



## Case Information

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<b>Reference/Case ID</b>	300019009
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<b>Scheduled Monument</b>	New Abbey Corn Mill, mill, mill pond, lade, fish pond and curling pond		
<b>Index no</b>	SM90323	<b>Grid ref</b>	NX 96100 66200

<b>Date application validated</b>	13 January 2017
<b>Summary of proposed works</b>	Within Mill Garden: tree removal, road edge reformation and reinforcement, hedge replanting

## 1. Summary recommendation

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This report recommends that approval for proposed garden road edge reinforcement works at New Abbey Corn Mill be granted.

## 2. Background

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New Abbey Mill is of the lowland type of water-powered grain mill that developed from the late 18th century across the South of Scotland. Such mills ground oatmeal, other types of grain, beans and pease for both human and animal consumption. New Abbey is a medium-sized mill which was built in the late 18th century, almost certainly replacing a medieval monastic mill on the same spot.

The scheduled area is irregular on plan. It measures 140m east to west by 160m north to south, plus a strip along the lade 1460m long by 4m wide. There is a further scheduled area 250m east to west by 100m north to south around the curling pond, which lies some 1000m south-southeast by south from the mill. The scheduled area includes all of the following elements; the mill, the kiln, the miller's house, the area around the mill used by the miller as garden ground and the associated water system comprising the mill lade, mill pond, fish ponds and curling pond.

The monument is of national importance because it is a fine example of a medium sized lowland water mill, with its machinery intact. Such mills were once very common in the life of rural Scotland but are now rare. In addition, the monument has the potential to provide information on the mechanisms of corn milling, and on the vital place mills in agricultural and rural social life from the monastic period to the twentieth



century. Deposits associated with the medieval use of the site are likely to survive below ground across the scheduled area.

It is the proposed tree removal, hedge replanting, road edge reformation and reinforcement within the Mill Garden that this application relates to. The application is for works to address continuing damage by heavy goods vehicles to the southwestern and western edge of the Mill Garden to prevent further damage arising. The application has been submitted by the Historic Environment Scotland Conservation Directorate.

The application is accompanied by photographs of the current condition of the hedge, roadside and general development area, a cross-section plan of the existing road section, a detailed cross-section plan of the proposed development, a Proposed Archaeological Mitigation plan, a location plan and a supporting statement.

HES Heritage Management Directorate has undertaken pre-application discussions with the applicant regarding the scope and timing of works, and this application accords with the outcome of those discussions.

### 3. Proposals

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- The removal of a damaged cherry tree within the Mill Garden;
- Grubbing out and replanting of the hedge to a slightly different alignment;
- The deposition of material in order to re-profile ground within the garden up to the road;
- Reforming the line of the verge to be set further back into the garden and extending road surface a little to abut;
- Installation of granite boulders beside the road edge; and
- Excavation of ground to create concrete foundations for the boulders.

The works will require the removal of a large cherry tree within the Mill Garden. The tree will be felled at its base. The remaining trunk and roots will then be ground down to just below the existing surface.

The damaged section of the hedge and sections beyond to the north and south will be removed, with hedge stumps also being ground down to just below the ground surface. The removed sections are to be replaced with a beech hedge. This will be set slightly behind the current hedge line on ground formed by new banking material. It will be aligned with the existing sections to maintain a similar visual appearance to the hedge which will be replaced.

Currently the ground falls away from the road edge down to garden level. The gradient becomes more pronounced towards the southern end of the Mill Garden. The ground will need to be re-profiled by uplifting the turf along the lower edge of the development



area. A separating membrane would be placed in advance of the deposition of new material, creating a gradual gradient down to the garden area.

A kerb will be installed into the edge of the roadside to provide reinforcement. This will require the insertion of a concrete base and precast concrete kerb into the roadside. This will be set into a depth of 375mm and measure 300mm in width. The road surface will be extended up to the new kerb to provide additional reinforcement for the road.

This line comprises of granite boulders with concrete foundations which will be embedded into the roadside. This will require a continuous reinforced concrete strip to be inserted beneath the boulders up to a depth of 450mm. Should the soil be too soft for the concrete foundations, an additional layer of gravel would be inserted at a further depth of 150mm. This would require a total depth of ground disturbance to be 600mm. The width of the foundations would match the width of the boulders, which would measure approximately 1000mm x 1000mm. Once the foundations have been completed the boulders would then be inserted into the concrete.

The above works will reinforce the road edge beside the Mill Garden and discourage further encroachment by HGVs into the garden boundary. The works will be undertaken by professional construction staff within a relatively short timeframe to minimise further damage to the monument.

## 4. Representations received

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A representation has been made by the Architectural Heritage Society of Scotland (AHSS), objecting to the proposed development. The representation raises concerns relating to the potential impacts on the scheduled monument and the Conservation Area. The impacts of the development on the scheduled monument are considered and have been assessed as part of the scheduled monument consent application. Impacts on the cultural significance of the Conservation Area are assessed by the Local Planning Authority and are outwith the remit of this assessment.

## 5. Report

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### a) Policy considerations

The application should be considered with the following legislative and policy considerations in mind:

#### Ancient Monuments and Archaeological Areas Act 1979

Part 1 Section 2: Control of works affecting scheduled monuments.

# Scheduled Monument Consent: Report on Handling



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## Historic Environment Scotland Policy Statement June 2016

3.16. Works on scheduled monuments should therefore normally be the minimum level of intervention that is consistent with conserving what is culturally significant in a monument.

3.18. Scheduled monument consent applications must be considered in terms of the cultural significance of the monument and the impact that the proposals would have upon this cultural significance. The more important particular features of the monument are to its cultural significance, the greater will be the case against interventions which modify these features.

The proposed works involve tree removal, hedge replanting, road edge reformation and reinforcement on the southwestern boundary of the Mill Garden. This is intended to replace, protect and conserve the hedge within the Scheduled Area and avoid further damage to the monument. The proposed works will also ensure the road remains usable in the long term; thus improving public access, use of and enjoyment of the Mill Garden. The physical impact of these works on the monument and its cultural significance would be comparatively minor, but the benefits to the long term preservation of the monument would be significant.

The removal of the hedge and cherry tree will not produce significant ground disturbance as they are to be felled at their base and the root system is to be left in the ground. Any ground breaking as a result of grinding down the roots will be slight and limited to ground which will have already been disturbed by the root system of the tree and hedge. The re-profiling of the ground would require the deposition of new soil in order to level out the gradual slope from the roadside into the garden. This will be lain over the original ground surface and would not disturb any buried archaeological deposits. Any concerns, therefore, relate to ground disturbance involved in the construction of the concrete kerb, the concrete foundations for the boulders and the extension of road surface in-between.

The physical impact of the proposed works would be through excavation and construction of the concrete foundations for the granite boulders and the kerb, in addition to the extension of the road surface. The ground impacted by these works consists of upthrow created during the construction of the road; much of which has been previously disturbed by the growth of the damaged hedge and its root system. It is therefore unlikely that the development would impact on previously undisturbed archaeological deposits.

The new hedge line will be placed slightly back from the original to provide room for the boulders and their foundations. However, the repositioning of the hedge line will be slight, and the same species of hedge is to be replanted in order to maintain the visual character of the roadside and the southwestern boundary of the Mill Garden. This will allow partial coverage of the granite boulders by the hedge to minimise visual their

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impact. The boulders themselves are relatively low-lying and will be partially buried. They will be aligned with the roadside when constructed. The removal of the tree would represent a visual change both within and outwith the Mill Garden. Trees are a relatively common feature within historic gardens and in this case the tree does not contribute to our understanding of the form or function of the wider monument. Therefore, the road extension and reinforcement works will not impact upon the form and function of the monument and no significant impacts on the character of the monument are anticipated.

The works proposed are not extensive and will have minimal impact. The application has been accompanied by a detailed Proposed Archaeological Mitigation plan that sets out a well-considered, appropriate and careful methodology. This includes the monitoring of all ground breaking works. If significant archaeological deposits are encountered, excavation will stop and the findings will be recorded. This will be undertaken by a professional archaeologist under the terms of the HES Archaeology Call-off Contract, who will report back to the HES Cultural Resources Advisor to discuss implications of any significant archaeological deposits identified during works with the District Architect, Interpretation Manager and Heritage Management Directorate.

If the works as set out in the application are not undertaken with some urgency then there is a likelihood that the structural integrity of the current road which straddles the stone pitching of the monument will continue to deteriorate, with the likely outcome that historic fabric and architectural detailing will be lost. Any impacts the works could have should therefore be mitigated. This would also benefit of the long term preservation of the monument.

## **b) Assessment**

The proposed works involve tree removal, hedge replanting, road edge reformation and reinforcement on the southwestern boundary of the Mill Garden. This is intended to replace, protect and conserve the hedge within the Scheduled Area and avoid further damage to the monument. The proposed works will also ensure the road remains usable in the long term; thus improving public access, use of and enjoyment of the Mill Garden. The physical impact of these works on the monument and its cultural significance would be comparatively minor, but the benefits to the long term preservation of the monument would be significant.

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## c) Other material considerations, including impact of the works on Protected Species and Places

No impact on Protected Species and Places considered likely – see PP&S assessment.

## d) Conclusion

The application should be viewed as works as set out in both Part 1 Section 2 of the AMAA Act 1979 and paragraph 3.4 of the policy statement.

The works, comprising tree removal, hedge replanting, road edge reformation and reinforcement, are being done to elements of the monument in such a way that they will have minimal impact on the cultural significance of the monument. The works will also be of long term benefit to the monument and therefore comply with paragraphs 3.16 and 3.18 of the policy statement.

## 6. Recommended decision

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The works proposed are considered acceptable in meeting the terms of national policy for scheduled monuments, and also accounting for other material considerations

It is recommended that consent is **granted without conditions**.

## 7. Conditions

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No conditions have been attached to this decision.

## 8. Approval

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<b>Case officer</b>	Sam Fox	<b>Date</b>	13 February 2017
<b>Approved by</b>	John Raven	<b>Date</b>	13 February 2017

### Annex A – list of supporting documents

- Photographs of the current condition of the hedge, roadside and general development area
- Cross-section plan of the existing road section
- Detailed cross-section plan of the proposed development
- Proposed Archaeological Mitigation plan
- Location plan
- Supporting Statement