

## TECHNICAL APPENDIX 11.3: OUTER STUDY AREA GAZETTEER OF DESIGNATED HERITAGE ASSETS

This Technical Appendix provides details on the heritage assets recorded in the Outer Study Area<sup>1</sup> together with an assessment of their heritage sensitivity and of the potential effects of the Proposed Development on their setting.

This Technical Appendix should be read in conjunction with **Volume 1: Chapter 11: Cultural Heritage**, Section 11.6: Baseline Conditions and Section 11.8: Potential Operational Effects. The locations, and extents, of the recorded heritage assets are shown on **Volume 2: Figure 11.2: 400kV OHL: Cultural Heritage: Outer Study Area**.

Designation No.	Designation Name	Designation Type	Sensitivity of Asset	Setting	Distance to nearest tower (km)	Bare-Earth ZTV Number of towers visible	Magnitude of Impact	Significance of Effect	Visualisation Ref.
SM 794	Torr Dhuin, fort	Scheduled Monument	High	Remains of an Iron Age atop a rocky knoll south of Auchterawe. Clifftop setting with key views to east and southwest along the Great Glen. Topography and enclosing forestry screens views to west, north and northeast.	0.2	8	Low Visibility of eight proposed towers from the location of the fort largely screened by topography and forestry. Addition of towers in view towards fort from valley floor includes one tower at a higher elevation than the fort, largely screened by forestry. Views from the north and the east of the fort on its hilltop setting would also be changed. Visual prominence of the fort would not be appreciably altered by the Proposed Development; key views from the fort to east and southwest would be uninterrupted.	Moderate (significant in EIA terms)	Figures 11.3-5
SM 3614	Caledonian Canal, Fort Augustus to Loch Ness	Scheduled Monument	High	19th century inland waterway extending from top lock to Loch Ness, including lighthouse. Localised setting within Fort Augustus with views along Caledonian Canal to Loch Ness and towards Auchterawe.	2.2	7	Negligible. Distant views of proposed towers to the west, partially screened by forestry and the built environment.	Negligible	-
SM 5291	Caledonian Canal, Kyltra Lock	Scheduled Monument	High	19th century canal lock. Localised canal setting within the Great Glen.	0.4	9	Negligible. Localised setting along industrial waterway; views out from asset not an important contributor to cultural significance.	Negligible	-
SM 5293	Caledonian Canal, Cullochry Lock	Scheduled Monument	High	19th century canal lock. Localised canal setting within the Great Glen.	2.1	7	Negligible. Localised setting along industrial waterway; views out from asset not an important contributor to cultural significance.	Negligible	-
SM 5481	Invergarry Castle	Scheduled Monument	High	Late 17th-century castle situated on west shore of Loch Oich. Localised valley setting with views along the Great Glen.	2.6	0	No impact No visibility from location of asset or immediate locality.	None	-
SM 6142	Corrieyairack Pass, military road, Black Burn to Connachie Burn	Scheduled Monument	High	3.5 km length of 18th century military road, built between Dalwhinnie and Fort Augustus. Highland setting with open aspect views across the Great Glen.	2.6	3	Negligible. Limited distant views of Proposed Development from small section of the road, screened by intervening forestry and topography.	Negligible	-
SM 6143	Corrieyairack Pass, military road,	Scheduled Monument	High	1 km length of 18th century military road, built between Dalwhinnie and Fort Augustus. Valley setting with partial views along the Great Glen.	2.2	0	No impact No visibility from location of asset or immediate locality.	None	-

<sup>1</sup> Outer Study Area: the study area for consideration of impacts affecting the setting of heritage assets which employs a 4 km Zone of Theoretical Visibility (ZTV) from the centre line of the proposed 400 kV OHL and the proposed 132 kV OHL diversions

Designation No.	Designation Name	Designation Type	Sensitivity of Asset	Setting	Distance to nearest tower (km)	Bare-Earth ZTV Number of towers visible	Magnitude of Impact	Significance of Effect	Visualisation Ref.
	Connachie Burn to Culachy								
SM 6494	Caledonian Canal, Laggan Locks to Loch Oich	Scheduled Monument	High	19th century inland waterway extending from Loch Oich to Loch Lochy. Localised canal setting within the Great Glen.	3.8	0	No impact No visibility from location of asset or immediate locality.	None	-
SM 6495	Caledonian Canal, Loch Oich to Cullochay Lock	Scheduled Monument	High	19th century inland waterway extending from Loch Oich to Cullochay Lock. Localised canal setting within the Great Glen.	2.2	7	Negligible. Localised setting along industrial waterway with limited views of up to seven proposed towers, screened by intervening forestry and topography.	Negligible	-
SM 6496	Caledonian Canal, Cullochay Lock to Kyltra Lock	Scheduled Monument	High	19th century inland waterway extending from Cullochay Lock to Kyltra Lock. Localised canal setting within the Great Glen.	0.5	18	Negligible. Localised setting along industrial waterway with limited views of up to 18 proposed towers to the northwest, screened by intervening forestry and topography.	Negligible	-
SM 6497	Caledonian Canal, Kyltra Lock to Fort Augustus	Scheduled Monument	High	19th century inland waterway from Fort Augustus to Kyltra Lock. Localised canal setting within the Great Glen.	0.3	12	Negligible. Visibility of up to 12 proposed towers in views to the west, northwest and north from along the Canal; largely screened by commercial forestry.	Negligible	-
SM 9762	Cherry Island, crannog, Inchnacardoch Bay, Loch Ness	Scheduled Monument	High	Late prehistoric dwelling upon artificial island with possibly medieval submerged remains. Localised loch setting within Great Glen.	3.6	0	No impact No visibility from location of asset or immediate locality.	None	-
SM 9903	Kilwhimen Barracks, Fort Augustus	Scheduled Monument	High	Surviving western wall of 18th century barracks. Localised urban setting within Fort Augustus.	2.3	6	None Distant visibility of Proposed Development entirely screened by enclosing built environment.	None	-
LB 1861	Fort Augustus Abbey, Monastery and School	Category A Listed Building	High	Late 19th century Gothic buildings incorporating 18th century military fort of Fort Augustus. Localised urban setting overlooking Loch Ness.	2.7	5	Negligible Distant views of Proposed Development beyond built environment of Fort Augustus, screened by intervening forestry.	Negligible	-
LB 1862	Fort Augustus Abbey Church	Category A Listed Building	High	Late 19th to 20th century church, now residential and holiday apartments. Localised urban setting overlooking Loch Ness.	2.8	5	Negligible Distant views of Proposed Development beyond built environment of Fort Augustus, screened by intervening forestry.	Negligible	-
LB 1872 PIC 327	Oich, Old Bridge over River Oich	Category A Listed Building	High	Mid 19th century suspension bridge crossing River Oich, also a Property in Care (PIC 327). Localised river setting.	2.5	7	Negligible Localised setting with limited views of Proposed Development screened by intervening topography and forestry.	Negligible	-
LB 1845	Ardachy Bridge over River Tarff	Category B Listed Building	Medium	Late 18th/early 19th century single span rubble bridge. Localised rural setting.	2.2	0	No impact No visibility from location of asset or immediate locality.	None	-
LB 1851	By Fort Augustus, Lochunagan	Category B Listed Building	Medium	Mid 18th century house adjacent to the modern A82. Localised rural setting.	1.5	0	No impact No visibility from location of asset or immediate locality.	None	-

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LB 1854	Storehouse, Caledonian Canal, Cullochey Lock	Category B Listed Building	Medium	19th century canal store overlooking Cullochey Lock. Localised canal setting.	2.2	7	Negligible Views out from asset not an important contributor to cultural significance.	Negligible	-
LB 1857	Culachy House	Category B Listed Building	Medium	Mid 18th and later 19th century Scottish Baronial house, incorporating earlier dwelling. Localised rural setting.	2.5	0	No impact No visibility from location of asset or immediate locality.	None	-
LB 1859	Culachy House, Bridge Carrying Drive to House over sunken farm track.	Category B Listed Building	Medium	Later 19th century rustic rubble single span bridge. Localised rural setting.	2.1	0	No impact No visibility from location of asset or immediate locality.	None	-
LB 1863	Fort Augustus Abbey, Gate Lodge	Category B Listed Building	Medium	Late 19th century gate lodge to abbey grounds. Localised setting within Fort Augustus built environment.	2.5	2	Negligible Views out from asset not an important contributor to cultural significance.	Negligible	-
LB 1865	Fort Augustus, Old Bridge over River Oich	Category B Listed Building	Medium	Single span of earlier 18th century bridge linked to south bank of river by 19th century wooden trestle bridge. Localised river setting.	2.0	1	Negligible Distant views out from asset not an important contributor to cultural significance.	Negligible	-
LB 1866	Fort Augustus, Road Bridge carrying the A82 over River Oich	Category B Listed Building	Medium	20th century reinforced concrete bridge within Fort Augustus built environment. Localised river setting.	2.5	0	No impact No visibility from location of asset or immediate locality.	None	-
LB 1867	Fort Augustus, Former Engine and Gunpowder House	Category B Listed Building	Medium	Earlier 18th century powder room and later engine room for canal construction. Now part of Loch Ness Exhibition Centre. Localised urban setting.	2.5	0	No impact No visibility from location of asset or immediate locality.	None	-
LB 1868	Fort Augustus, Nos 1-10 (Inclusive) Lovat Terrace	Category B Listed Building	Medium	Later 19th century, east facing terrace of ten cottages.	2.2	7	Negligible Localised setting within built environment; distant views of proposed towers largely screened by intervening forestry.	Negligible	-
LB 1873	Oich, Bridge Of, over River Oich	Category B Listed Building	Medium	20th century concrete road bridge over River Oich. Localised river setting.	2.5	0	No impact No visibility from location of asset or immediate locality.	None	-
LB 6825	Well of the Seven Heads Monument (By Loch Oich)	Category B Listed Building	Medium	Monument erected in 1812 commemorating 17th century execution of seven murderers. Localised setting along A82 by Loch Oich.	3.5	0	No impact No visibility from location of asset or immediate locality.	None	-
LB 6826	Invergarry, Roman Catholic Church of St Finnan	Category B Listed Building	Medium	20th century rectangular gabled church in modern use, south of River Garry. Localised rural setting.	2.2	3	Negligible Views out from asset not an important contributor to cultural significance.	Negligible	-
LB 6827	Invergarry, Suspension Foot-Bridge over River Garry	Category B Listed Building	Medium	Late 19th century cast-iron footbridge across River Garry. Localised river setting.	1.7	6	Negligible Views out from asset not an important contributor to cultural significance.	Negligible	-
LB 6846	Great Glen Hydro Electric Scheme, Invergarry Power	Category B Listed Building	Medium	20th century power station along A82 north of River Garry; key part of the Great Glen hydroelectric scheme.	2.4	0	No impact No visibility from location of asset or immediate locality.	None	-

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	Station, including Boundary Wall, Railings and Gates			Localised rural setting.					
LB 6847	Invergarry, Glengarry Castle Hotel (Formerly Invergarry House) Stables and Sundial	Category B Listed Building	Medium	Mid 19th century hotel on south bank of River Garry, overlooking Loch Oich. Localised rural setting.	2.3	0	No impact No visibility from location of asset or immediate locality.	None	-
LB 6848	Invergarry, Glengarry Castle Hotel North Lodge and Gate Piers	Category B Listed Building	Medium	Mid 19th century gate lodge to south of River Garry. Localised rural setting.	2.1	1	No impact Views out from asset not an important contributor to cultural significance.	None	-
LB 6849	Invergarry, Glengarry Castle Hotel, West Lodge and Gate Piers	Category B Listed Building	Medium	Mid 19th century gate lodge along A82 west of Loch Oich. Localised rural setting.	2.6	0	No impact No visibility from location of asset or immediate locality.	None	-
LB 6852	Invergarry, Nursery Cottages	Category B Listed Building	Medium	Mid 19th century dwellings constructed as estate cottage, north of River Garry. Localised rural setting.	1.8	0	No impact No visibility from location of asset or immediate locality.	None	-
LB 6855	Invergarry, Invergarry Church of Scotland	Category B Listed Building	Medium	Mid to late 19th century church along A87. Localised rural setting.	1.7	4	Negligible Views out from asset not an important contributor to cultural significance.	Negligible	-
LB 6857	Invergarry 1, 2, 3, 4, Old Ground Cottages	Category B Listed Building	Medium	Later 19th century estate cottages to north of River Garry. Localised rural setting.	1.6	6	Negligible Localised setting within village of Invergarry.	Negligible	-
LB 6858	Invergarry Tigh-Mhonaigh (Former Hospital)	Category B Listed Building	Medium	Late 19th century hospital built for village of Invergarry. Localised rural setting.	1.3	4	Negligible Localised setting within village of Invergarry.	Negligible	-
LB 6861	Invergarry, Bridge carrying A82 over River Garry	Category B Listed Building	Medium	20th century concrete road bridge carrying A82 over River Garry. Localised river setting.	1.8	0	No impact No visibility from location of asset or immediate locality.	None	-
LB 1844	Abercalder, Railway Cottage (L) and Mo Dhachaidh (R)	Category C Listed Building	Low	Building comprising 2 dwellings, built circa 1900 for the Invergarry-Fort Augustus railway. Localised rural setting.	2.5	12	Negligible Views out from asset not an important contributor to cultural significance.	Negligible	-
LB 1853	Caledonian Canal Cullochry Lock, Pair Lock Keepers' Houses (East Bank)	Category C Listed Building	Low	Pair of early 19th century houses to east of Cullochry Lock. Localised canal setting.	2.2	7	Negligible Views out from asset not an important contributor to cultural significance.	Negligible	-
LB 1855	Caledonian Canal, Cullochry Lock, Lock Keeper's Cottage (West Bank)	Category C Listed Building	Low	Early 19th century house with modern extension to west of Cullochry Lock. Localised canal setting.	2.1	7	Negligible Views out from asset not an important contributor to cultural significance.	Negligible	-
LB 1858	Culachy House, Cottage And Steading Range	Category C Listed Building	Low	Mid 19th century cottage and steading, predating Culachy Mains. Localised rural setting.	2.3	0	No impact No visibility from location of asset or immediate locality.	None	-

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LB 1878	Caledonian Canal, Abercalder Cottage (Swing Bridge Keeper's Cottage)	Category C Listed Building	Low	Early 19th century cottage by Telford with ramp of original swing bridge at Bridge of Oich. Localised canal setting.	2.6	7	Negligible Views out from asset not an important contributor to cultural significance.	Negligible	-
LB 44608	Fort Augustus, Former Railway Bridge over Canal Side Road	Category C Listed Building	Low	Early 20th century concrete girder bridge for abandoned railway to Inverness. Localised canal setting.	2.3	7	Negligible Views out from asset not an important contributor to cultural significance.	Negligible	-
LB 48927	Aberchalder, Leitirfearn	Category C Listed Building	Low	18th century vernacular cottage with adjoining byre, on southeast shore of Loch Oich. Localised valley setting within Great Glen.	2.8	0	No impact No visibility from location of asset or immediate locality.	None	-
LB 52231	The Clansman Centre, The Abbey, Fort Augustus	Category C Listed Building	Low	Former 1878 Board School at Fort Augustus, situated in a prominent position in the village, now the Clansmen Centre. Localised urban/canal setting.	2.6	0	No impact No visibility from location of asset or immediate locality.	None	-
LB 52383	War Memorial Hall (Former Drill Hall), Fort Augustus	Category C Listed Building	Low	Late 19th century hall with war memorial added to the porch in 1918. Localised urban/canal setting.	2.6	0	No impact No visibility from location of asset or immediate locality.	None	-
LB 6828	Invergarry, Suspension Footbridge over River Garry By Hydro Dam	Category C Listed Building	Low	Late 19th century narrow suspension bridge west of Invergarry village. Localised river setting.	0.3	3	Negligible Localised setting; views out from asset not an important contributor to cultural significance.	Negligible	-
LB 6845	Invergarry Drynachan	Category C Listed Building	Low	Late 18th/early 19th century former steading probably incorporating 17th century fabric, on the west shore of Loch Oich.	2.3	0	No impact No visibility from location of asset or immediate locality.	None	-
LB 6851	Invergarry Old Invergarry Bridge over River Garry	Category C Listed Building	Low	Early 19th century rubble bridge, superseded by 20th century road bridge, now serves Glengarry Castle Hotel and neighbouring dwellings. Localised rural setting.	2.1	0	No impact No visibility from location of asset or immediate locality.	None	-
LB 6853	Invergarry, Inn On The Garry (Formerly Invergarry Hotel)	Category C Listed Building	Low	Late 19th century former hotel along A87 in Invergarry village. Localised rural setting.	1.8	2	Negligible Localised setting within village of Invergarry.	Negligible	-
LB 6854	Invergarry, Old School Cottages	Category C Listed Building	Low	Later 19th century pair of cottages along A87 within village of Invergarry. Localised rural setting.	1.7	3	Negligible Localised setting within village of Invergarry.	Negligible	-
LB 6856	Invergarry, School And Master's House	Category C Listed Building	Low	Mid 19th century L-plan school with mid 1970's extension, and schoolmaster's house along A87 within village of Invergarry. Localised rural setting.	1.6	3	Negligible Localised setting within village of Invergarry.	Negligible	-
LB 6859	Invergarry, Post Office and Shop	Category C Listed Building	Low	Three-bay house dated 1878, along A87 to the west of Invergarry village. Localised rural setting.	1.3	4	Negligible Localised setting within village of Invergarry.	Negligible	-
LB 6860	Invergarry, Old Mill by Post Office/Shop	Category C Listed Building	Low	Early-mid 19th century former mill, along A87 to the west of Invergarry village. Localised rural setting.	1.3	3	Negligible Localised setting within village of Invergarry.	Negligible	-

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CA 109	Fort Augustus	Conservation Area	Medium	Conservation Area flanking the Caledonian Canal and encompassing the built environment of Fort Augustus. Localised urban/canal setting.	2.2	7	Negligible Views of proposed towers to the southwest, screened by intervening forestry, would not detract from the urban character of the town, centred around the Caledonian Canal.	Negligible	-
BTL 29	Blar Na Léine	Inventory Historic Battlefield	High	Site of 16th century clan battle surrounding northern end of Loch Lochy to southern end of Loch Oich. Valley setting includes key vantages atop slopes to northwest and southeast of Laggan.	3.4	0	No impact No visibility from location of asset or immediate locality.	None	-