Conservation Area Appraisal & Management Plan

EASDALE

November 2019

Argyll & Bute COUNCIL

Contents

1. INTRODUCTION, PURPOSE & JUSTIFICATION

1.1 CONSERVATION AREAS

Conservation areas are defined as "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" (Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997)

1.2 DATE AND REASON FOR DESIGNATION

Easdale Island Conservation Area was designated in 1973, but unlike the neighbouring Conservation Area of Ellenabeich, has not been granted Outstanding status. The conservation area covers the whole of Easdale Island incorporating the main settlement area, as well as an open space of landscape where remains of the quarry workings can be seen.

The map on page 3 shows the boundary of the conservation area.

1.3 WHAT DOES CONSERVATION AREA STATUS MEAN?

The designation of a conservation area is a means to ensure that the character and appearance of a valued historic place is safeguarded for the enjoyment and benefit of future generations.

Conservation area status does not mean that new development is unacceptable. It does mean that any proposed change will require careful management with the aim of maintaining the integrity of the area and enhancing its special character.

Planning Permission is required for most works, including, but not limited to, the following:

- New development including property extensions, enlargements, improvements or other alterations including roof, window or door replacements.
- Works within the curtilage of a dwellinghouse
- Minor operations e.g. painting, satellite dishes
- Changes of use or temporary buildings
- Hard surfacing within the curtilage of a dwellinghouse
- Changes to any part of a boundary wall, railings, gates or other enclosure
- Removal of, or works to, trees
- Works which materially affect the character of a building
- Advertisements

Please refer to Circular 1/2012—Guidance on Household Permitted Development Rights

Conservation Area Consent is required for demolition

Listed Building Consent is required for works to all categories of Listed Buildings.

Recent changes to the Householder Permitted Development Rights have strengthened the existing protection for conservation areas and these changes are reflected above.

Before undertaking work it is always advisable to contact the Local Area Planning Office to check if consent is required. Failure to obtain appropriate consents can result in enforcement action.

It is recognised that the successful management of conservation areas can only be achieved with the support and input from stakeholders, and in particular from residents and property owners.

1.4 PURPOSE OF APPRAISAL

Local Authorities are required to review their conservation areas on an ongoing basis. This latest appraisal of Easdale, carried out in 2017 recognises that significant time has passed since the previous draft was compiled in 2008. It was therefore considered essential that a full review be carried out .

Conservation Area Appraisals help the special qualities of the area be understood and how changing needs of that area can sensitively be managed. Appraisals play a positive role in facilitating change in a way that helps preserve and enhance the special quality of the area. Appraisals provide the opportunity to inform residents, businesses, developers, and investors about the special characteristics and needs of an area. This helps inform decisions and proposals for all levels of development.

No regulations or new policies are being imposed by this document

This document therefore seeks to:

1. **Define the special interest of Easdale Conservation Area and identify any threats to its special qualities.**
2. **Provide guidelines to prevent harm and achieve enhancement.**
3. **Provide Argyll and Bute Council with Technical Guidance to support the assessment of development proposals in the conservation area or in a location that may impact on the setting of the conservation area.**

1.5 METHODOLOGY

The appraisal identifies key characteristics and ensures that there is an understanding of what it is desirable to protect. It also identifies any detracting negative factors. The appraisal forms the basis of a conservation area boundary review that was used to determine if potential redefinition of the current conservation area boundary should be considered.

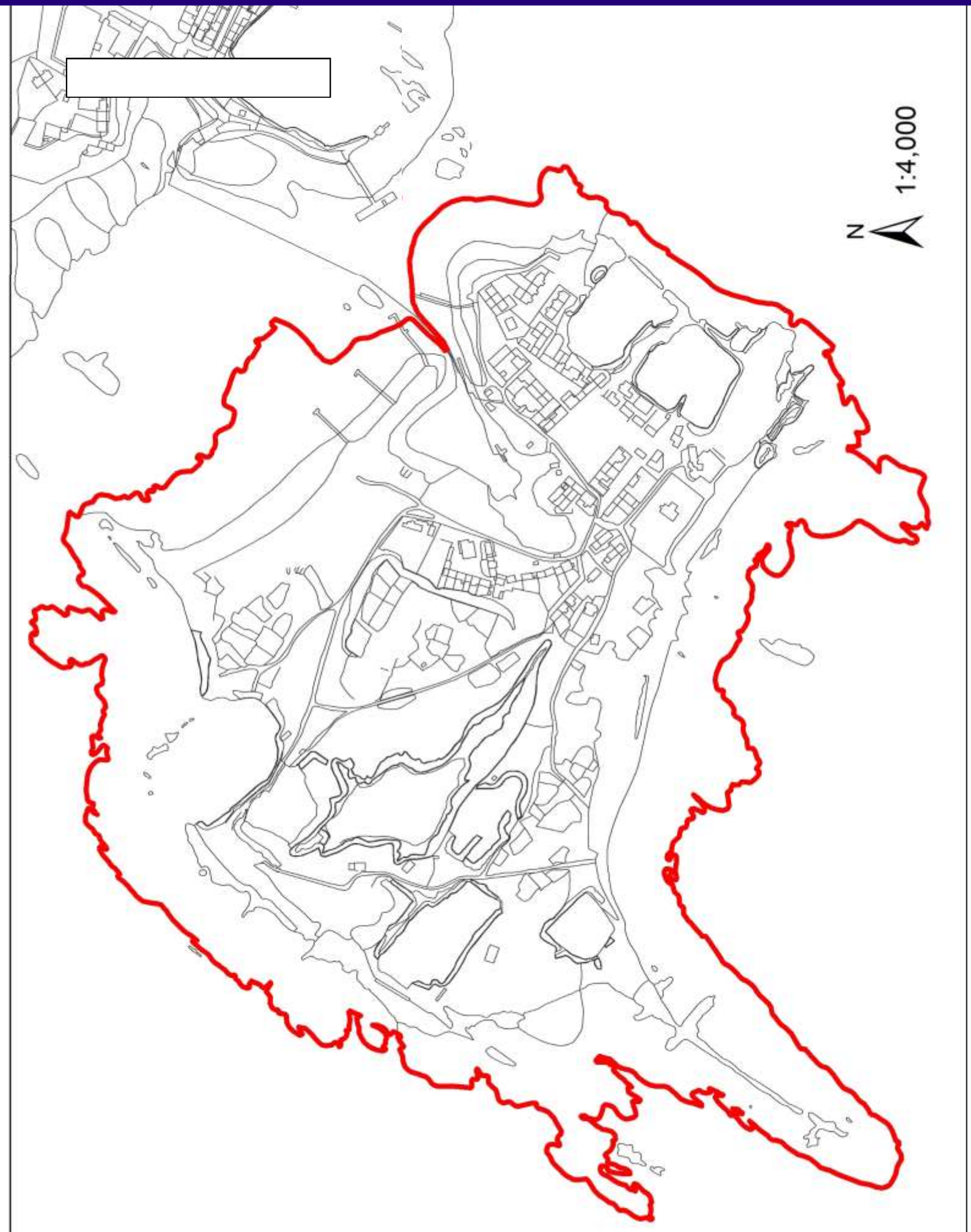
The conservation area appraisal provides the basis for the development of a management plan. The plan defines how change will be managed within the conservation area, identifies specific opportunities for positive enhancement and sets out the policy framework for the determination of development proposals.

1.6 PUBLIC CONSULTATION

This conservation area appraisal and resultant conservation strategy was subject to public consultation prior to final Council approval. This provided the opportunity to take into account the views of stakeholders, community organisations, local residents and property owners.

The public consultation process included:

- Consultation from 11th December 2017 to 30th April 2018—publicity via Twitter, hand delivered flyers, publicly displayed posters and the Argyll and Bute Council website
- Drop in event held in Easdale Island Hall on 11th January 2018
- Collation and analysis of responses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2. LOCATION, HISTORY & DEVELOPMENT

2.1 LOCATION

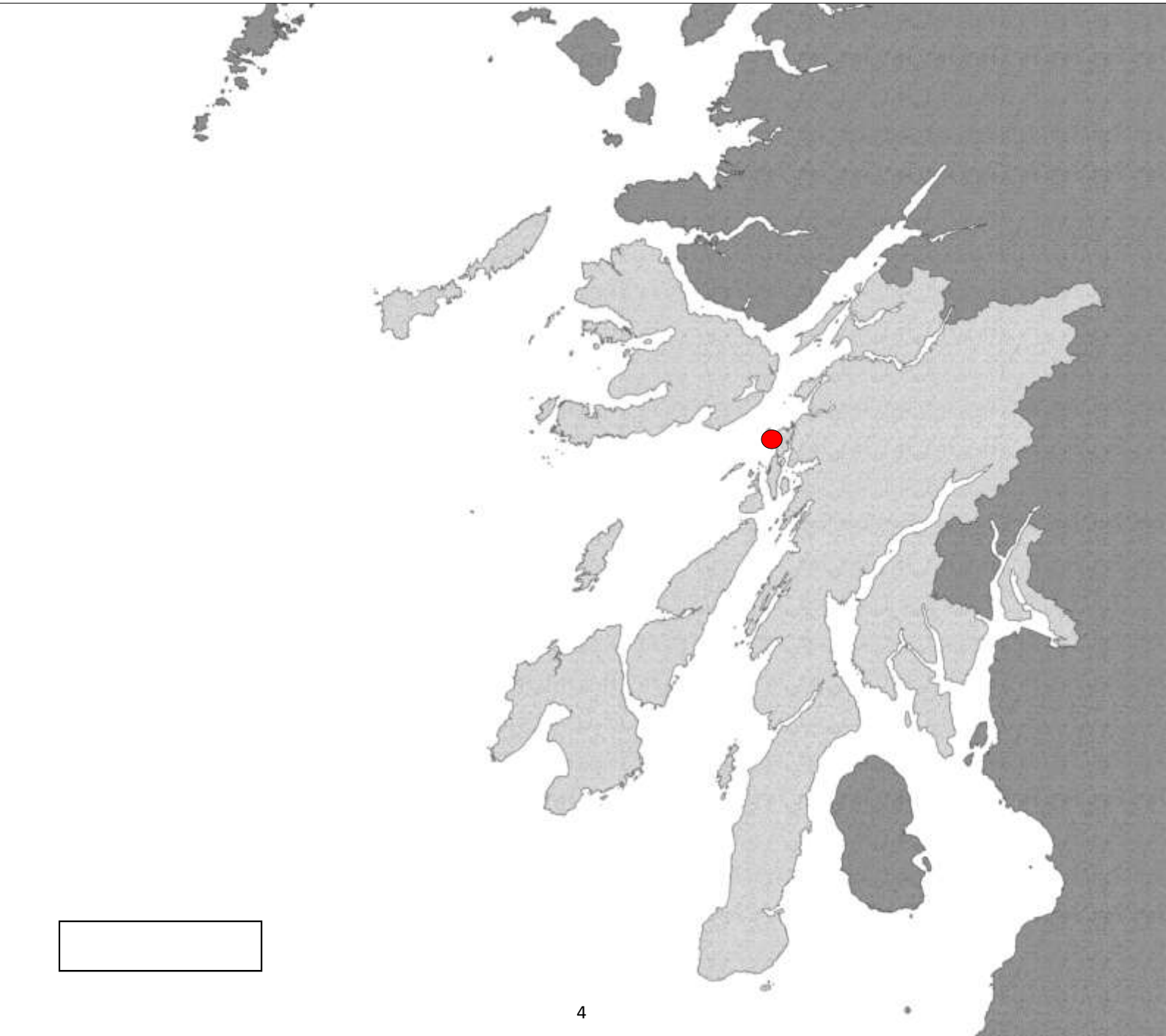
2.1.1 Regional Context, Geology and Topography

The Slate Islands comprise the islands of Easdale, Luing, Seil and Belnahua on the west coast of Argyll.

The bedrock of the Slate Islands comprises some of the oldest sedimentary rock (Dalriadan) that has been exposed in the British Isles. The name “Easdale” is generally used to refer to the whole group of quarries off the west coast of Argyll. Easdale Slate is blue-black with a rippled surface.

The island is reached by a 5 minute passenger ferry ride from Ellenabeich and is one of the smallest of Scotland’s islands currently supporting a community.

The exposed nature of the island has resulted in there being very few trees. However it is host to unique flora and fauna. The island is fairly flat and low-lying with one hill, reaching only 38 metres.



2.2 HISTORY AND DEVELOPMENT

The history provided in this document is intended only to set a basic context for the Appraisal.

2.2.1 Historic Pattern of Land Use and Settlement Development

The Slate Islands off the west coast of Scotland played a highly significant part in the industrial history of Scotland and are of considerable significance in the history of building construction generally. More importantly, they are of universal significance because they represent an early age in the history of industrialisation.

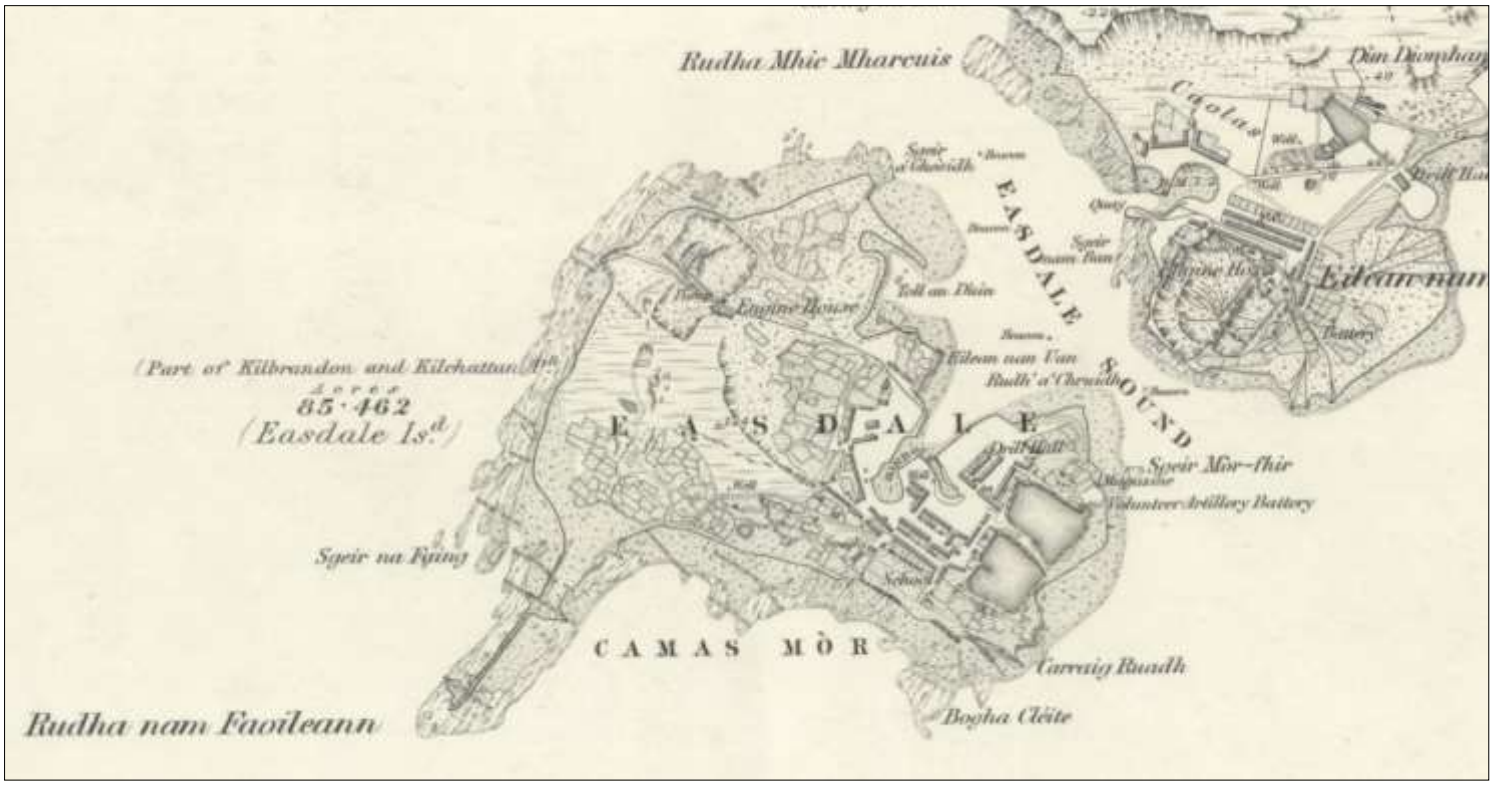
Of particular importance too is the socio-economic history of these industrial island communities:- the relationship between the workplace and the home, and the way of life led by the quarry-men and their families that can still be seen by the islands' built form.

There is little robust evidence of early quarrying activity however reports suggest slate was sent to St Andrews in 1168, and to Glasgow to roof the Cathedral in 1197.

More reliable records began in 1745 when the Marble and Slate Company of Netherlorn was set up, and by 1772, 2 ½ million slates were being exported from Easdale annually.

The industry showed a steady and rapid growth, with production rising to 10 million slates a year (across the whole of the Slate Island quarries) at the end of the 19th century. Slates were transported via the Crinan Canal to Glasgow.

Tramways were built which replaced the use of horses for transportation of materials from the quarries in the north. The Coalery (the former stables) was therefore converted into an engine house for the tramways.



1st Series OS Map (1871)

2st Series OS Map (1898)

Production at Easdale was made challenging by the fact that the slate beds lay near sea-level and were susceptible to flooding. By publication of the OS map in 1877 the two quarries to the south-east were already marked as "old quarry" and flooded. Another quarry to the north was also denoted "old quarry" but had not yet flooded. A storm in 1881 resulted in a tidal wave which swamped many more quarries on Easdale island. As the quarries fell further below sea-level, walls were built to keep the sea out. One of these, 4 metres high, stands on the seaward side of one of the largest quarries on Easdale Island.

Easdale was the first of the slate island villages to be developed, with the first cottages built in the mid-18th century with thatched roofs and no glazing. Later, cottages were slated with small seconds.

Easdale Island was purchased by Donald Dewer in the 1950s and roofs of some of the houses were removed to avoid paying rates. By the 1970s, when Dewer drowned in the harbour and Peter Fennell subsequently bought the island, most of these buildings were ruinous. Fennel carried out significant restorations and sold the houses as individual plots in the 1980s.

In the 20th century all the quarries faced competition from abroad and from artificial roofing materials. The last commercial quarrying of slate on Easdale was in 1911 although production continued intermittently until around 1914. The last of the Slate Island quarries (Culipool and Balvicar) closed in 1966.

"Easdale" was the principle village of the area, more populous than pre-railway Oban. It has been a commercial centre for as long as it has been a village.

2.2.2 The Area in Relation to its Form and Function

The organisation of dwellings within the village of Easdale is not as systematic as in the neighbouring conservation area village of Ellenabeich. Houses are grouped together round greens, built on flat land backing a low hill within easy access of the quarries.

Tangible remains of quarrying activities are highly significant as they show how the industry developed over the years. Quarries became worked out or flooded and new quarries were opened up, the tramways were built then later removed.

3. CHARACTER AND APPEARANCE

3.1 ACTIVITY AND USES

Easdale is mainly residential, although many of the houses are used as holiday homes. According to the Eilean Eisdale website (no date) there are 71 inhabited houses of which 30 are occupied year-round. A regular foot passenger ferry service brings passengers to the island from Ellenabeich. On arrival at Easdale there is a community hall, a pub (The Puffer) and a playpark. There is no grocery store on the island, having closed in the late 1980s.

Easdale Island Hall

The Puffer

The Easdale Folk Museum sits behind some cottages, on the edge of one of the flooded quarries.

Scenic walks are afforded around the former quarry sites, where ruins of former quarry buildings can be seen and the water in the flooded quarries shines a deep blue. One such flooded quarry is now used for the annual World Stone Skimming Championships.

There is no school on Easdale Island:- primary school pupils attend school in Ellenabeich and secondary pupils travel 17 miles to attend high school in Oban. There previously was a side-school on Easdale Island, however this closed in the 1940s due to lack of pupils and is now a private house.

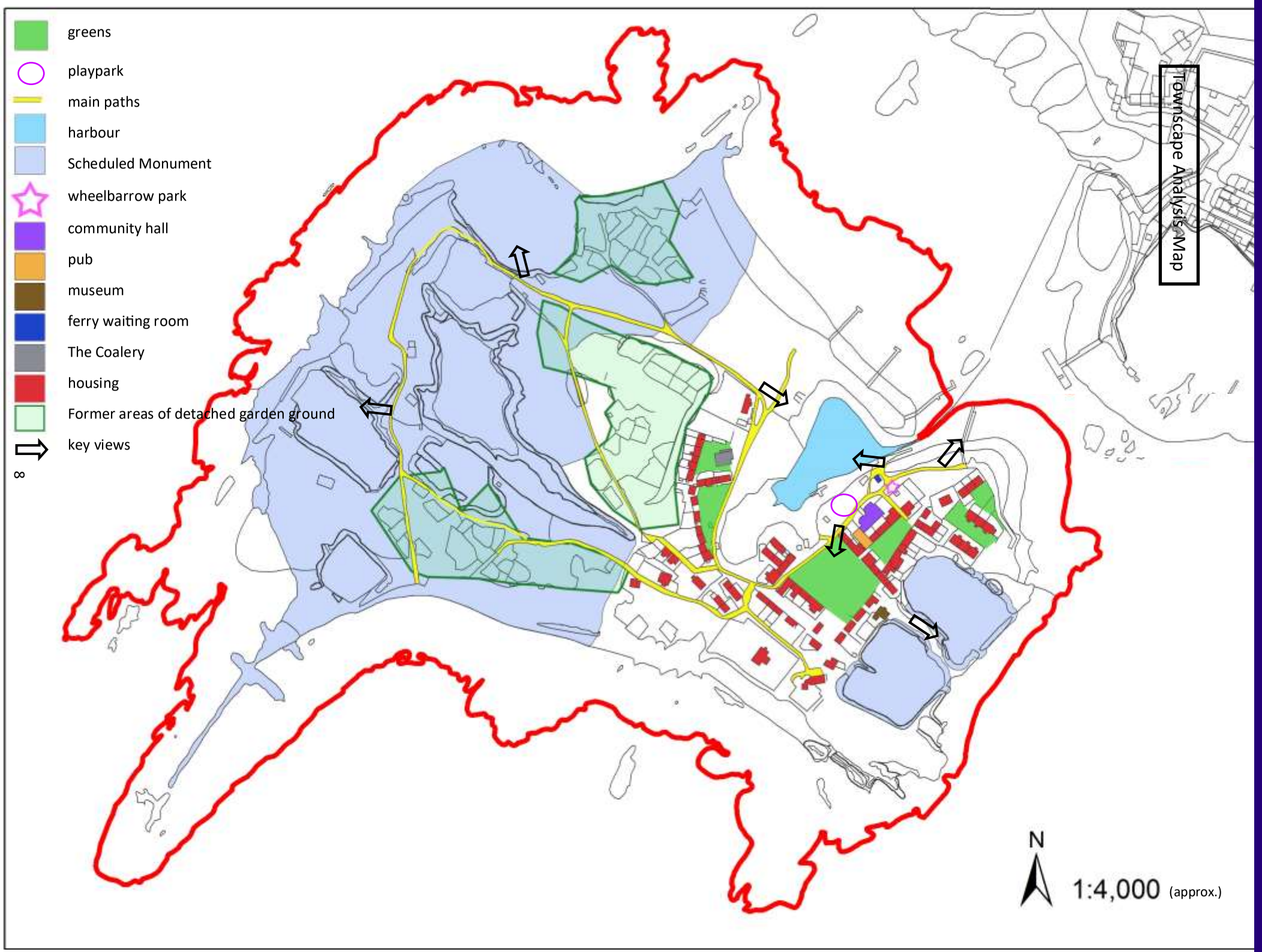
3.2 STREET PATTERN AND LANDSCAPE

There are no vehicles on Easdale Island. Local residents store wheelbarrows at the ferry terminal to assist them with carrying their belongings to their houses.

Wheelbarrows

The narrow pedestrian paths are covered with pieces of slate, and provide the main routes around the island. Access to many of the houses however is across greens, of which there is a large square one on the left after departing the ferry, and further smaller ones are dotted around between the houses. Where new houses have been built to the north-east of the island a respect for the traditional landscape pattern has been maintained, with further greens incorporated into the landscape design here.

Townscape Analysis Map



Slate path

Behind some of the terraces of houses, to the east of the island, are two flooded quarries. The houses are sited with their back gardens leading right up to these.

Landscape

As the houses feature little private ground adjacent to the properties, allotments are sited within open landscape areas to the west of the settlement area.

Allotments

Here, the slate paths continue round through the former slate quarries where ruined stone buildings sit beside the blue waters of the flooded quarries, and open views are afforded across out to sea.

Telegraph poles support electricity and phone lines which currently run overground. Residents expressed a wish that these be replaced with underground services.

3.3 PUBLIC REALM

Arrival at the conservation area is into the B-Listed harbour, where the wall has fallen into disrepair and is being propped up by timber supports. The harbour area provides the main public space, with a small ferry waiting room constructed of exposed stone, and an old K9 telephone box converted into a defibrillator unit. The outdoor space features tyre planters and wooden seating.

Ferry waiting room

There is little signage, the only being some hand-crafted signs in the main green, and there is no street lighting.

Signage

3.4 ARCHITECTURE AND CHARACTER

The main architectural character of Easdale Island is defined by the former slate-workers' cottages (built in the early 19th century) which are arranged around greens. Many of the former cottages are no longer there, leaving gap sites. This would most likely have been as a result of the decline of the industry in the early-20th century, followed by the removal of roofs in the 1950's by Donald Dewer, resulting in many cottages falling into a ruinous condition.

The traditional form of the cottage is single-storey with pitched slate roofs featuring chimneys, and gable ends. Porches did not feature as part of the original house form. Traditional window openings were small with timber sash and case windows, and doorways were low and wide. Although most are terraced, some detached cottages can also be seen. The cottages are generally finished in white render.

Traditional cottage

Many of the cottages have now been extended to suit modern lifestyles. Roofs have been raised up to allow use of the attic space and velux rooflights fitted. Many houses have been extended to the rear with mono-pitched roofed extensions. These adaptions to suit modern living requirements are acceptable, whereas extending to the front (and the greens) would not be.

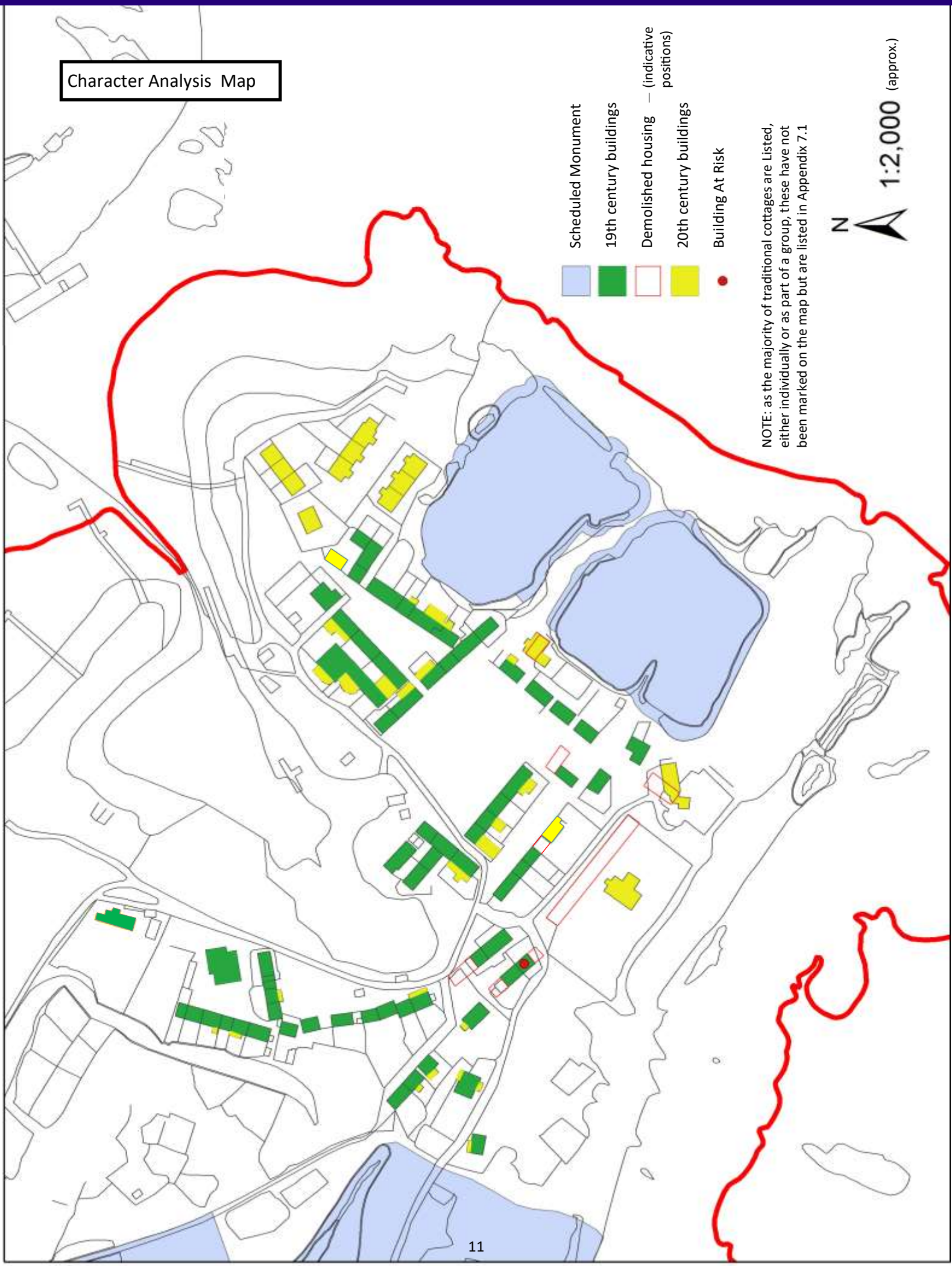
Many houses open directly onto the greens and aren't defined by a boundary wall. The greens blur the boundary between private and public space. The greens are a distinctive feature that forms the basis of the island's character. Where boundary walls can be found (generally bounding rear gardens), these are traditionally of dry-stone slate walling.

Green

Former cottages have been converted into non-residential uses (one now forms the Puffer pub and another has been incorporated in the new community hall design).

New housing has been built to the north-east of the island. These cottages follow the form of the traditional cottages and feature slate roofs (part of which are of reclaimed slates), and suitably sized chimneys. The siting of the houses directly onto greens respects the island's traditional layout, as do rear boundary walls of dry-stone slate. The windows are timber sash and case and although these feature cills (which wouldn't have been found on their traditional counterparts), these form a function in terms of protecting the building fabric and are a key component in modern building design. These are therefore a positive and welcome addition to the island's architectural character.

New housing


Character Analysis Map
Scheduled Monument
19th century buildings
Demolished housing
(indicative positions)
20th century buildings
Building At Risk
NOTE: as the majority of traditional cottages are Listed, either individually or as part of a group, these have not been marked on the map but are listed in Appendix 7.1
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Character and Appearance

The Coalery was built in the late-19th century of exposed stone with a bell tower to the east gable. The Coalery was originally built as stables then later converted to an engine shed for the tramway. The building sits taller than the traditional island architecture due to its former function. The tall building acts as a dominant feature, significant to the history of industry on the island.

The Coalery

Whilst the small single storey cottage forms the main character of the area, larger, one-off styles of architecture can also be found dotted around. A large distinct house (built 1987-92) sits to the south-east of the island bounded by low slate walls, overlooking Camas Mor. When approaching from the west the exposed stone walls tie in with the boundary walls and the relationship between the design and its context can be seen.

Approach to modern house

Modern house

This corner of the island features a number of detached houses. A further house of a larger size sits adjacent to this contemporary addition. An Lionadh is a 20th century house sited behind a demolished row of cottages. It is one of the few houses on the island to have dormer windows. Moreover these dormers, as well as the other windows, are now untraditional uPVC and of horizontal proportions. The other detached (slate industry) dwellings here are smaller single height houses although these are both in a poor state of repair.

Easdale Island Hall (former drill hall) sits in a prominent position in the conservation area, being instantly visible on arrival at the island as well as from the other side of the harbour. The new structure incorporates that of the former drill hall, which was a square slate-rubble structure dating from 1871 with a high pyramid roof, as well as an old cottage. The new centre was designed in 2002 and is of a style completely different to anything else on the island, with timber protrusions contrasting sharply with the delicate nature of the island's traditional architecture. The original pyramid roof structure has been retained, but rooflights introduced. The building is C-Listed.

Easdale Island Hall

Building at Risk:

There is one registered Building at Risk on Easdale, which is an early 19th century former slate worker's cottage (number 34) located to the west of An Lionadh. The building was in ruinous condition in 2012 when last appraised by Historic Environment Scotland (HES). Photos by HES and the Scottish Civic Trust show the building had no roof. A planning application and a Listed Building application were submitted in 2004 but at the last site visit works were not yet complete. The slate roof is now reinstated.

Scheduled Monument:
Approximately half the island has been designed as a Scheduled Monument (SM 10355), the majority of this being the open landscape and flooded quarries to the east, with two further flooded quarries in the west also being included in the designation. The designation incorporates the associated industrial buildings and infrastructure. Historic Environment Scotland consider that the retention and preservation of such quarries can "significantly enhance our understanding of the early quarrying of slate".

3.5 MATERIALS AND DETAILS

Roofs were traditionally slated with local (Easdale) slates. Small slates were used for the cottages to allow the larger ones to be exported. As there are no active slate quarries in Easdale (or even in Scotland), there is a limited supply of (reclaimed) Easdale slates for repairs and new developments – a discussion regarding specification for this purpose is covered in section 6.3.3. The use of artificial slates or corrugated roofing is inappropriate. Therefore where these materials have previously been used, upgrading to slate, even if imported, is encouraged.

Generally houses feature gable ends .

Dormers are not a feature on the traditional housing being found only on An Lionadh and the B&B (Eilean an Ilan).

Rooflights were not a traditional feature of the majority of buildings. Many have now been incorporated and where flat and sensitively proportioned these are an acceptable inclusion for modern living. Unfortunately however some of these are larger and wider than is best suited to the context.

External walls were constructed of slate rubble with corners built from whinstone (a hard basaltic granite). The external walls of slate-workers' cottages have now generally been rendered in cement and finished with a modern masonry paint but previously would have been lime-rendered and/or limewashed. Further information about the performance of these materials can be found in section 6.3.4.

Buildings (if not exposed stone) are all finished in white with the exception of the B&B (Eilean an Ilan), which was formerly white but is now a pale beige. Encouragement will be given to returning this building to white.

Original windows have been removed and replaced with a variety of styles and materials, including uPVC. Many (modern timber as well as uPVC) have thick profiles that contrast sharply with the traditional form of the window. Even where an attempt has been made to seek a higher quality of uPVC windows these don't fit the traditional architecture. Horns should only be used if precedent is found, and only then where they are moulded to match the historic profile.

Traditional doors are low and wide. These would have been timber with simple door knobs. Modern replacements are of various styles and materials including inappropriate use of uPVC.

Traditional and new doors showing different proportions

Slate has been used around the conservation area in details such as window cills. It is likely that the original buildings would not have featured cills, however as these are clearly a modern inclusion that would not be misleading to someone trying to understand the historic architecture, and as these are protecting the walls from water ingress, they are a welcome addition.

4 ASSESSMENT OF SIGNIFICANCE

Easdale Conservation Area is of historic importance due to its significance in the Easdale Slate Industry. Preservation of the former slate quarries and associated historical and architectural assets is therefore of critical importance.

As the quarries are no longer active, the area now relies heavily on tourism provided not only by this historical significance, but also due to its rural island location. Whilst it is important to preserve the remaining evidence of quarrying activity, it is of equal importance to protect the economy and allow the village to be active and thriving today.

4.1 KEY FEATURES

Having carried out an assessment of the buildings and areas it is possible to identify the key features that define the special architectural and historic character of the area. These are:

- **The piers and harbour**
- **The flooded quarries and ruinous remains of quarry buildings (designed a Scheduled Monument)**
- **The former slate workers' cottages with their unique characteristics**
- **The greens**
- **Traditional local materials such as whinstone and slate**
- **The absence of traffic**

4.2 NEGATIVE FACTORS

A number of negative factors have been identified and are listed below. These form the basis for the Opportunities for Enhancement.

- **Inappropriate windows – the orientation, proportions, opening style, materials and detailing of windows are of paramount importance. For example astragals should not be stuck onto the pane of glass, should be timber and should be slender; and horns should not be included in windows of buildings pre-dating 1850. uPVC and other inappropriate windows have incrementally and negatively affected the character and appearance of the conservation area.**
- **Roof tiles – in any conservation area poor quality roof tiles would not be considered acceptable, and this is of even higher importance in a conservation area designated as such due to its production of roofing slates.**
- **Lack of maintenance – There are a number of cottages or parts thereof, that, if not maintained in the immediate future, are at risk of becoming derelict.**
- **Quality of newer developments and extensions – recent development in the area has not wholly understood the sensitivities of the conservation area. Discussions with the planning department can assist in making an appropriate application.**
- **Dumping of waste of open land**
- **Overground telegraph poles (electricity and phone lines)**

4.3 SENSITIVITY ANALYSIS

Easdale is important in architectural terms and fragile in economic terms.

The character and appearance of the Slate Island Villages are highly vulnerable to changes arising from modernisation and new development. It is not the intention of the planning department to thwart socio-economic progress, but simply to ensure that development is not detrimental to the character of the area, by paying particular attention to the negative factors identified in Section 4.2 and the Management Plan (Section 6).

5 OPPORTUNITIES FOR PRESERVATION AND ENHANCEMENT

5.1 BUILDING MAINTENANCE AND REPAIR

It is important that historic buildings are adequately maintained and repaired using traditional materials and techniques. Traditional materials may last much longer than man-made counterparts if properly maintained and repaired. Natural building materials are the most sustainably responsible response to altering an historic building. Modern replacements usually look out of place, can cause problems with the building fabric if the traditional construction methods have not been considered and often do not last as long. Grants may be available to owners to ensure that eligible works are undertaken to a high standard.

Crucial to the preservation and enhancement of character and appearance is regular maintenance. Significant and costly repairs can be avoided by systematic annual inspections and dealing with small issues quickly.

Argyll and Bute Council's planning team and conservation staff can provide advice on traditional repairs and potential sources of grant funding. The council will encourage owners of historic buildings to use traditional materials and repair techniques through advice and publications and ensure that the availability of relevant grant funding is well publicised.

Chimney requiring maintenance

Easdale Cottages

A number of cottages are in need of maintenance and repair, to varying degrees. Early repair of such buildings would not only be of aesthetic benefit to the area, but would preserve the life of these historic buildings and their traditional features. For example slipped slates can result in water ingress which will cause wetting and potential rot of the roof timbers.

5.2 BOUNDARY REVIEW

As part of the assessment process the boundaries of the conservation area were inspected and research was carried out into the historic development of the town. Existing designations were also examined. Designation and review will not, in its own right, ensure that the character or appearance of the area is preserved or enhanced. The development of a robust Management Plan (section 6) will provide a basis for Development Management decisions.

5.2.1 General Principles of Review

In considering any review of the content and boundary of a conservation area, it is important to establish criteria against which decisions can be assessed. An overarching principle comes from the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 itself. In defining conservation areas and the role that the planning authorities have in considering development proposals within them, four main themes are identified. These are:

A) Architectural interest
B) Historic interest
C) Character
D) Appearance

5.2.2 Easdale Review

The conservation area covers the whole of the island, thus the boundary cannot be extended. This incorporates the settlement with its former slateworkers' cottages, as well as the open landscape area which hosts the remains of quarries and associated structures. Both areas are considered to be of historical significance therefore **it is not proposed to amend the conservation area boundary.**

5.3 OPPORTUNITIES

The Landscape

There is currently open land to the north-west of the harbour (which is not part of the Scheduled Monument). The ground is currently mostly outwith the settlement zone so could not be used for development at this time. However, the open land is not being treasured or maintained, with parts being used as a dumping ground. There is therefore an opportunity to tidy this up and make better use of the land through environmental improvements.

Rubbish dumped on landscape

34 Easdale Island

The former slate worker's cottage which is designated "At Risk" should be repaired and developed to a wind and watertight standard in order to preserve the building fabric. A planning application and a Listed Building application were submitted in 2004. The proposal included the demolition of a rear shed, to be replaced with a new lean-to extension, as well as replacement of the existing roof and new render to be applied to the existing stone walls. However at the last site visit the remedial works had still not been completed. There is an opportunity to complete these vital works and restore the cottage to a habitable condition. Consideration should be given to a lime render (see section 6.3.4)

Cottage "At Risk"

Harbour Sea Wall

The B Listed harbour has fallen into disrepair and is being propped up by timber supports. The residents expressed a desire to find a means of repairing this.

6 MANAGEMENT PLAN

6.1 STRATEGY

The Easdale Conservation Area Appraisal highlights opportunities for preservation and enhancement within the conservation area as well as sensitive elements that require positive management in order to help preserve the special quality of the conservation area. This strategy is therefore intended to assist on the positive management of preservation, enhancement and change.

6.1.1 Objectives

There are some key objectives in the management of the Easdale Conservation Area to be considered in the short, medium and long term. These key objectives are:

- **To support and promote high standards of maintenance and repair.**
- **To support positive change and avoid erosion of character through piecemeal change or unsympathetic works.**
- **To support and promote economic growth of the area by maintaining and improving quality of place.**
- **To make decision-making more cohesive amongst stakeholders.**
- **To balance conservation issues with socio-economic realities**

6.2 MANAGEMENT POLICIES

Please note that these policies are already operational—this Appraisal and Management Plan simply seek to clarify their existing role within the context of Easdale Island Conservation Area.

Any policies referred to here may be superseded by subsequent policies.

A key objective of Argyll and Bute's Historic Environment Strategy 2015—2020 is to promote positive development management and intervention for Argyll and Bute's historic environment.

In order to meet the core objective of preservation and enhancement of the historic character and appearance of the conservation area the Council will uphold the use of Local Development Plan policies and Supplementary Guidance as well applying policies and guidance defined at national level.

6.2.1 Legislation and National Policy

The Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997, provides the legislative framework to listed buildings and conservation areas, setting regulatory measures covering development and statutory designations. Scheduled Monuments
are given legal protection under the Ancient Monuments and Archaeological Areas Act 1979.

The national policy framework includes: Scottish Planning Policy 2014; Historic Environment Scotland Policy Statement June 2016; Scheduled Monument Consent Procedures 2015 and Historic Environment Scotland's Managing Change in the Historic Environment guidance note series.

6.2.2 Local Policy

This appraisal provides a firm basis on which applications for development within the conservation area can be assessed. It should be read in conjunction with the wider development plan policy framework produced by Argyll and Bute Council.

The Development Plan for Argyll and Bute comprises:

The Argyll and Bute Local Development Plan (adopted March 2015) made up of a Written Statement and Proposal Maps. The Local Development Plan sets out a settlement strategy and spatial framework for how

the Council wants to see Argyll and Bute develop to 2024 and beyond, excluding the area of Argyll and Bute covered by Loch Lomond and the Trossachs National Park that has its own plan.

Policy LDP 3—Supporting the Protection, Conservation and Enhancement of our Environment
"A development proposal will not be supported when it does not protect, conserve or where possible enhance the established character of the built environment in terms of its location, scale, form and design"

Supplementary Guidance—the following policies are particularly relevant:

SG LDP ENV 16(a)	Development Impact on Listed Buildings
SG LDP ENV 16(b)	Demolition of Listed Buildings
SG LDP ENV 17	Development in Conservation Areas and Special Built Environment Areas
SG LDP ENV 18	Demolition in Conservation Areas
SG LDP ENV 19	Development Impact on Scheduled Monuments
SG LDP ENV 20	Development Impact on Sites of Archaeological Importance
SG LDP ENV 21	Protection and Enhancement of Buildings
SG LDP CST 1	Coastal Development
SG LDP ADV 1	Advertisements
SG LDP Shopfront	—Shopfront / Advertising Design Principles

6.2.3 Permitted Development and Article 4 Directions

The Town and Country Planning (Permitted Development) (Scotland) Order 1992 (known as the GPDO) sets out certain types of development that do not require planning permission, known as permitted development rights. The rules about changes made to a dwellinghouse or other property which is listed or in a conservation area are more stringent.

The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 Householder Permitted Development Rights, came into force in February 2012 and further restricts permitted development in conservation areas.

Clarification of what permitted development rights do not apply in conservation areas can be found in Circular 1/2012. Please note that this is a Scottish Government document and these requirements as a result of national policy over which Argyll and Bute Council has no control.

It is considered that the existing protection provided by the listed building designations in the area, supported by this further legislation, will be sufficient to protect and enhance the character of Easdale Conservation Area. It is therefore not proposed to apply an Article 4 Direction at this time.

Building owners should contact the Planning Department if they are unsure whether works will require planning permission

6.3 APPLICATIONS FOR DEVELOPMENT

6.3.1 Development Guidance and Checklist

- **Development proposals must be in accordance with current development plan policies relating to conservation areas, and the special character of historic buildings. Proposals must also be in accordance with guidance laid out in this appraisal.**
- **Design, materials and detailing will require to be in accordance with design guidelines prepared by the Council and this appraisal.**
- **Development proposals should demonstrate a sustainable approach, including use of materials and sustainability of use.**
- **Adaptive re-use of buildings and mixed use projects to ensure a reverse in physical, visual or economic decline will be positively considered subject to compatibility with neighbouring properties and uses.**

Original architectural detail and the use of traditional materials makes a defining contribution to the character and appearance of a conservation area. A focus on retention and appropriate repair is an important criterion in the context of preservation and enhancement. Inappropriate change such as replacement roof coverings, windows and doors has eroded, to some extent, the appearance of the area. Such change on a singular basis may seem small, but incrementally will lead to a detrimental loss of character.

National planning policy has indicated that any assessment of development proposals must be made against the whole of a conservation area.

6.3.2 Quality of New Developments, Building Alterations and Extensions

Historic Environment Scotland have published guidance on New Design in Historic Settings. Developers will be encouraged to work with the key principles set out in this document. In assessing planning applications within the Easdale Conservation Area, the Council shall pay particular attention to the following:

- **New development should follow existing plot ratios**
- **New development, building alterations and extensions should be in accordance with the prevailing form of historic development, including the scale and massing of buildings.**
- **New development, building alterations and extensions should not impinge on the setting of existing buildings or features of historic importance, such as the flooded quarries (Scheduled Monument) or the greens. Specifically, extensions or porches infringing on the greens will not be permitted**
- **Original or historical features should be retained where they exist. Replacement of windows, doors etc. should be a last resort and only used when repair is clearly out of the question**
- **New development, building alterations and extensions should use materials which are traditional to the conservation area and of high quality (the use of UPVC, aluminium, concrete tiles or other non traditional materials are generally not considered appropriate) (refer to sections 6.3.3 to 6.3.6)**
- **New boundary treatments should use traditional materials and be of appropriate design to suit the locality**

The Council will expect most applications for new development with the conservation area to include a Conservation Statement (as part of a wider Design Statement) which provides the following information:

- **A character appraisal and design rationale identifying the means by which any new development will reflect the area's special architectural and visual qualities and "fit in"**
- **How the proposal secures the repair and retention of features of interest**
- **How the proposal enhances the special character and qualities of the area as outlined in this appraisal**
- **An assessment of alternative design approaches to ensure the proposal has a positive impact on the character and appearance of the area**
- **How the proposal uses appropriate design, siting, scale and materials to enhance the existing character of the area**
- **How the proposal avoids or minimises any negative demolition works and any loss of mature trees**
- **How the proposal enhances and addresses areas of poor character**

For guidance on the content and structure of Design Statements refer to PAN 68—Design Statements, published by the Scottish Executive.

6.3.3 Roofs

The dominant roofing typology within the conservation area is Easdale slate. To safeguard and enhance the area, positive action is required to ensure that the repair of historic roofs is carried out using appropriate traditional materials and detailing. It is important to note that with regular maintenance traditional materials such as slate, lead and cast iron can be extremely durable.

Existing slate should be re-used whenever possible with any new slate required to make up any shortfall sourced to provide a good match in terms of size, thickness, colour and performance, and laid in the same coursing pattern. Poor quality or synthetic slate or concrete tiles should be avoided. It is considered that reclaimed slate should be sought for repairs to roofs to any prominent buildings. Due to the limited supply of reclaimed Easdale slates, there will be situations where the planning department may consider an alternative natural slate appropriate. Discussions are required with the planning and conservation staff to ascertain in which specific situations new, imported slate would be considered, and in this event, samples would require to be agreed to determine a suitable alternative in terms of colour, cleavage, grain size, size etc.

Neither artificial roof slates nor corrugated roofing will generally be acceptable.

The predominant roof form is the gable end thus it is preferable for future extensions and new developments to be sympathetic to the area's character by using a gable.

Rooflights were not a traditional feature of the majority of buildings, therefore whilst insertion of such may be completely acceptable, there is no reason for these to feature a "conservation style" bar down the centre. They should, however, be appropriately small, narrow and flat.

Contrasting rooflights, demonstrating how the low profile and slenderness of that on the left is more sensitive to the character of the area

Roof fixtures such as aerials and satellite dishes should be carefully sited to ensure that they are not visible from ground level or break the profile of the roof at ridges and chimney stacks.

Where a roof has been previously altered the reinstatement of traditional materials and form will be encouraged and supported. If artificial slates are currently present, upward improvement to imported slates would be encouraged.

Chimneys make an important contribution to the character of the roof and should be retained. Where repair is required this should be on a like for like basis using traditional materials with particular attention to the detailing and size (such as copes and pots). Where major intervention is required due to structural issues there will be a presumption that chimneys should be reconstructed on a like for like basis.

For detailed reference on policy, reference should be made to Historic Environment Scotland's Managing Change in the Historic Environment—Roofs.

For information on roof mounted renewable energy systems such as photovoltaic panels refer to Historic Environment Scotland's Micro-Renewables in the Historic Environment

6.3.4 Walls

The prevailing wall construction type is a solid masonry wall of local slate rubble and whinstone (an igneous rock). Traditionally, as well as lime mortar being used, the external finish would also have been lime (whether that had been a lime render and limewash, or limewash directly on the stone). Unfortunately, the majority of buildings have now been rendered in cement and painted with a plastic masonry paint. This is inappropriate for traditional solid wall construction which was designed to be vapour-permeable. Whilst lime mortars and renders allow a building to "breathe" and pass moisture harmlessly through the fabric, cement and plastic finishes are likely to cause moisture build-up in the wall, which can cause damage to the structure.

Where buildings are of exposed stone, repointing work should be done with lime mortar (removing any cement mortar first).

Buildings of a certain period would not have had a damp proof course. It is therefore not recommended to introduce a damp proof course into such buildings, where water will become trapped in the wall.

6.3.5 Windows

The prevailing original window type within the conservation area is timber sash and case. Unfortunately the appearance of many buildings has been compromised by the inappropriate use of uPVC, metal, or poorly detailed timber, windows.

Traditional style sash and case windows—no horns, no trickle vents, suitably slim astragal

Positive action is required to ensure that window repair and replacement is carried out to safeguard and enhance the character of the building and streetscape.

Existing sash and case windows should be repaired whenever possible. Repairs should be on a like for like basis and include effective draught proofing measures. Guidance on maintenance of windows and doors can be found at https://www.engineshed.org/publications/publication/?publicationId=de744d4d-0610-48f4-af5e-a59500f93be8 and https://www.engineshed.org/publications/publication/?publicationId=868ab7cf-176f-4f85-b925-a59500e4b21b

Replacement of historic windows will only be acceptable where it can be demonstrated that they have deteriorated beyond practical repair. In such cases the replacement windows should replicate the historic design, in terms of proportion, section sizes, astragal arrangement and profile and material. Traditional putty should be used to fix the glass in. Neither horns nor trickle vents should not be used unless there is historical evidence that shows their use is appropriate . Refer to HES's "looking after your sash and case windows" for more detailed guidance (LINK ABOVE)

Where previously inappropriately replaced or altered, the reinstatement of windows in keeping with the character of the building will be encouraged and supported.

For detailed information on national policy (including guidance on trickle vents and draught proofing), reference should be made to Historic Environment Scotland's Managing Change in the Historic Environment—Windows.

Windows generally only account for around 20% of the heat loss in a traditional stone building. For further information on reducing heat loss in buildings refer to Historic Environment Scotland's guidance on sash windows.

6.3.6 Boundary Walls

Where houses are sited directly onto greens, no boundary walls exist and should not be built.
Boundary walls add value to open space and public realm.

Where boundary walls exist (i.e. rear gardens) these should be of dry-stone slate to match the typology prevalent in the area.

Their removal or inappropriate alteration will not be supported. Positive action should be undertaken to ensure that boundary walls are kept to a good standard of repair to avoid deterioration. Repair to masonry components should be undertaken using traditional materials and any significant repair that will require rebuilding should be on a like for like basis.

For detailed information on policy, reference should be made to Historic Environment Scotland's Managing Change in the Historic Environment—Boundaries

Dry-stone slate boundary walls

6.3.7 Individual Basis

The typologies specified in sections 6.3.3 to 6.3.6 are those which feature predominantly within the conservation area. Planning applications must be considered on an individual basis, taking into account the particular detailing in question.

6.3.8 Energy Performance

Although mentioned in section 6.3.5 (windows), it is worth reiterating that windows generally only account for around 20% of the heat loss in a traditional stone building. Therefore, when considering making energy improvements to buildings this should be borne in mind. Historic Environment Scotland have published guidance on Improving Energy Efficiency in Traditional Buildings which demonstrates how to improve the thermal envelope whilst maintaining its traditional features as well as its permeability.

Refer to section 6.2.8 of the Scottish Building Standards Technical Handbook (Domestic) 2017, which states that a flexible approach to implementation should be taken, based upon investigation of the traditional construction, form and character of the building (…). Provisions under other legislation (e.g. planning consent for listed buildings or those within conservation areas, where there is a need to maintain character, form or features) are also relevant.

6.4 IMPLEMENTATION

Whilst current planning policies and this appraisal provide a framework for protection of the conservation area, it is important to ensure implementation of this framework and to meet the objectives highlighted in Section 6.1.1. A combination of guidance, information and planning tools will be used in this role.

- Conservation area guidance and design guidance will be provided for owners and occupiers of residential and commercial property with regard to building alterations and improvement. There will also be advice for any new-build proposals within the conservation area.
- Grant aid: the Council will provide information regarding what grant schemes may be available from partnership agencies and other organisations for certain types of repair or enhancement works.
- Education and training: the Council is in the process of establishing links with Historic Environment Scotland, businesses, enterprise bodies and construction skills providers to facilitate traditional and conservation skills training for local contractors and home owners. Details of opportunities will be promoted on the Council's website
- As a last resort the Council may consider enforcement action in relation to unauthorised work.

6.4.1 Buildings at Risk

Historic Environment Scotland maintains a list of buildings which are at risk from demolition or deterioration due to neglect or vandalism.

The Council will encourage the reuse of existing vacant buildings over new build construction where possible.

The building currently At Risk in Easdale is discussed in section 3.4.1.

6.5 MONITORING AND REVIEW

The conservation area will be monitored through the following process:

- Photographs from this Appraisal will provide a monitoring indicator for the area.
- Officers from the Local Development Management Team will visit the conservation area on a regular basis.

This document should be reviewed periodically. A review may include some or all of the following:

- A survey of the conservation area including a photographic survey to aid possible enforcement action
- An assessment of whether the various recommendations detailed in this document have been acted upon, and how successful this has been
- The identification of any new issues which need to be addressed, requiring further actions or enhancements
- The production of a short report detailing the findings of the survey and any necessary action
- Publicity and advertising

7.1 LISTED BUILDINGS

NUMBER	ENTRY	CATEGORY	WEB LINK
LB48053	Easdale Island, Harbour Breastwork	B	HES Link
LB48075	The Coalery, Easdale Island	C	HES Link
LB48057	Easdale Island, the Drill Hall	C	HES Link
LB48054	1 Easdale Island	C	HES Link
LB48055	2, 3, 4 and 5 Easdale Island, including garden walls to rear	C	HES Link
LB48056	8, 100 and 6 Easdale Island	C	HES Link
LB48058	9 Easdale Island	C	HES Link
LB48059	11, 11A , 11B Easdale Island	C	HES Link
LB48060	12 and 12A Easdale Island	C	HES Link
LB48061	13 Easdale Island	C	HES Link
LB48063	15 Easdale Island	C	HES Link
LB48064	32, 18 and 19 Easdale Island including garden walls to rear	C	HES Link
LB48066	23 Easdale Island	C	HES Link
LB48067	24 Easdale Island	C	HES Link
LB48065	29 Easdale Island including garden wall to rear	C	HES Link
LB48068	31, 33A and 33 Easdale Island	C	HES Link
LB48069	34 and 35 Easdale Island	C	HES Link
LB48074	36 Easdale Island	C	HES Link
LB48070	41, 42, 43 Easdale Island	C	HES Link
LB48071	44 Easdale Island	C	HES Link
LB48085	47 Easdale Island	C	HES Link
LB48073	48 Easdale Island	C	HES Link
LB48077	50, 51, 52, 53 and 54 Easdale Island	C	HES Link
LB48076	55 Easdale Island including boundary wall	C	HES Link

7.2 FURTHER INFORMATION AND LINKS

Argyll and Bute Local Development Plan
www.argyll-bute.gov.uk/ldp

Argyll and Bute Sustainable Design Series
https://www.argyll-bute.gov.uk/planning-and-environment/design-guides

Historic Environment Scotland Policy Statement
https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=f413711b-bb7b-4a8d-a3e8-a619008ca8b5

Historic Scotland's Managing Change Guidance Note series
https://www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/

Historic Scotland - Advice for Owners of Listed Buildings
https://www.historicenvironment.scot/advice-and-support/

Historic Scotland's INFORM Guides
https://www.historicenvironment.scot/archives-and-research/publications/?publication_type=36

Historic Scotland - Grants
https://www.historicenvironment.scot/grants-and-funding/

Argyll and Bute Council advice on grants and funding
www.argyll-bute.gov.uk/node/30895

Funds for Historic Buildings
www.ffhb.org.uk

Buildings at Risk Register
www.buildingsatrisk.org.uk

Scottish Civic Trust
www.scottishcivictrust.org.uk

Heritage Lottery Fund
www.hlf.org.uk

7.3 SOURCES

Buildings at Risk Register
https://www.buildingsatrisk.org.uk/

Eílean Eísdale
http://www.easdale.org/

Historic Environment Scotland Designations
http://portal.historicenvironment.scot/designations

Historic Scotland (now Historic Environment Scotland) ***Technical Advice Note 21: Scottish Slate Quarries***

National Library of Scotland
http://maps.nls.uk/

Slate Islands Heritage Trust
http://www.slateislands.org.uk/islands.html

The Royal Commission on the Ancient and Historical Monuments of Scotland ***Argyll: An Inventory of the Ancient Monuments—Volume 2: Lorn***

Undiscovered Scotland—Easdale
http://www.undiscoveredscotland.co.uk/easdale/easdale/index.html

Walker, Frank Arneil ***The Buildings of Scotland: Argyll and Bute***

Withall, Mary ***The Islands that Roofed the World***