

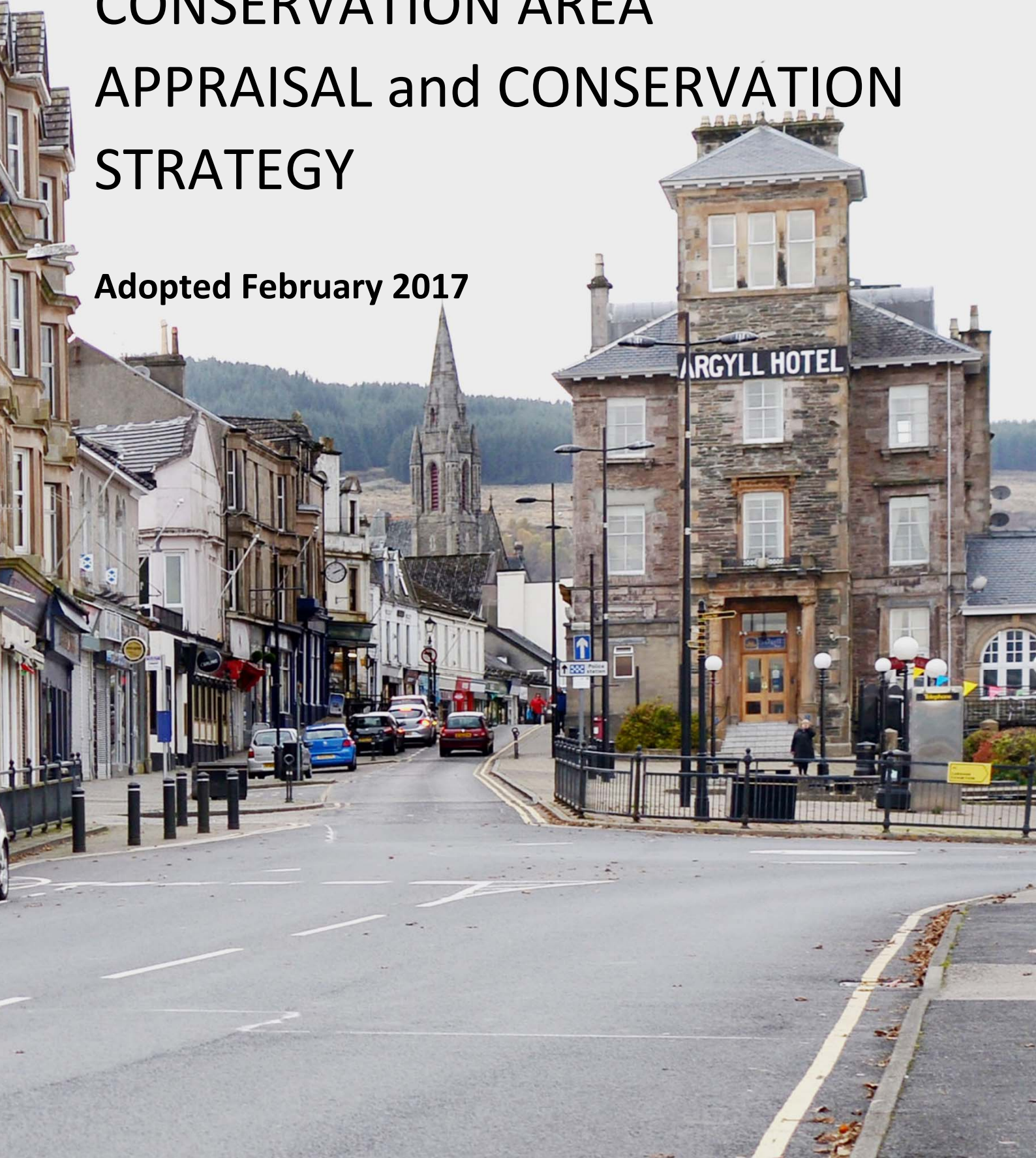


DUNOON

CONSERVATION AREA

APPRAISAL and CONSERVATION
STRATEGY

Adopted February 2017



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Post card view of Argyle Street – Argyll and Bute Archives

1. INTRODUCTION

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*’. 1.

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.

There are 32 Conservation Areas within Argyll and Bute. Further information can be viewed at :

<http://www.argyll-bute.gov.uk/conservation-areas>

1. Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997

1.2 REASON FOR CONSERVATION AREA REVIEW

A conservation area was first designated in Dunoon in 1973 in recognition of its special architectural and historic character.



Current Conservation Area boundary

Local Authorities are required to review their conservation areas on an ongoing basis. This latest

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appraisal of Dunoon, carried out over summer months of 2015, recognises that a significant period of time has elapsed since the original designation, and that a fresh review of the conservation area and its wider environs would be beneficial.

1.3 PURPOSE OF THE CONSERVATION AREA APPRAISAL

The purpose of this appraisal is to define and evaluate the character and appearance of a defined study area that includes the existing conservation area, Argyll Street, Victoria Parade and the open space setting of Dunoon primary school.



Appraisal study area boundary

The appraisal will identify key characteristics and ensure that there is an understanding of what is desirable to protect. It will also identify any detracting negative factors.

The appraisal will form the basis of a conservation area boundary review that will determine if potential redefinition of the current conservation area boundary should be considered.

Finally, the conservation area appraisal will provide the basis for the development of a conservation strategy. This strategy will define how change is managed within the conservation area, identify specific opportunities for positive enhancement

and will set out the policy framework for the determination of development proposals.

1.4 PUBLIC CONSULTATION

This Conservation Area Appraisal and resultant Conservation Strategy has been subject to public consultation prior to final Council approval. This has provided the opportunity to take in to account the views of stakeholders, community organisations, local residents and property owners.

2. LOCATION, HISTORY and DEVELOPMENT

2.1 LOCATION

Dunoon is situated on the Cowal peninsula and sits on the Firth of Clyde to the south of Holy Loch and to the west of Gourock. The town is built around two bays, East Bay and West Bay, separated by a contoured promontory projecting into the estuary at Castle Hill.



Dunoon location map

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Natural topography shapes the town, from the coastal location and the backdrop of the Cowal peninsula uplands. Royal Crescent, formerly Gallow Hill, sits on high ground with a range of gradients sloping down to the sea level esplanades at East and West Bays. Argyll Street is at an intermediate level and gently rises from South to North.

2.2 HISTORY AND DEVELOPMENT

It has been suggested that the origins of a castle at Dunoon can be traced back to the early 6th Century, to when Argyll was under Dalriadic rule and coastlines were defended by a series of fortified settlements. The promontory at Castle Hill is a natural vantage point at the entrance to the narrower portion of the Firth, with commanding views in all directions. It can still be clearly discerned today as to why this was an obvious site for a defensive stronghold. The ancient name of this location is claimed to be derived from *Dun-nain*, meaning the green hill. The early history of the castle is subject to conjecture (it has been suggested that the castle was captured by Norse invaders), however, from the early part of the 12th century the castle was the seat of the Lord High Stewards of Scotland. In 1370 it became a royal palace under the hereditary keepership of the Campbells and was visited by Mary Queen of Scots in 1563.

In 1646 the castle was the scene of a ruthless massacre brought by the Campbells on the Lamonts of Cowal and Bute. Following besiegement of Toward Castle, members of the Lamont clan were transported to Dunoon and sentenced to death on the Hill of Justice at Tom-A-Mhod Road (where the Clan Lamont Memorial now stands). Thirty six of the clan were hanged from an ash tree in front of the High Kirk, (latterly, the site occupied by the Old Parish and St Cuthberts).

The three towered castle was used as a residence until 1670 but from this period onwards fell in to disrepair with stone abstracted by villagers for building purposes.

There is evidence of an episcopal seat at Dunoon from latter part of the 15th Century. No remains of the Bishop's Palace now exist with the site occupied by the playground of Dunoon Primary School.

In 1822, with Dunoon no more than a highland clachan, with a church, manse and a cluster of slated and thatched cottages, James Ewing, the Lord Provost of Glasgow, purchased the grounds to the castle and constructed his 'marine villa' as a

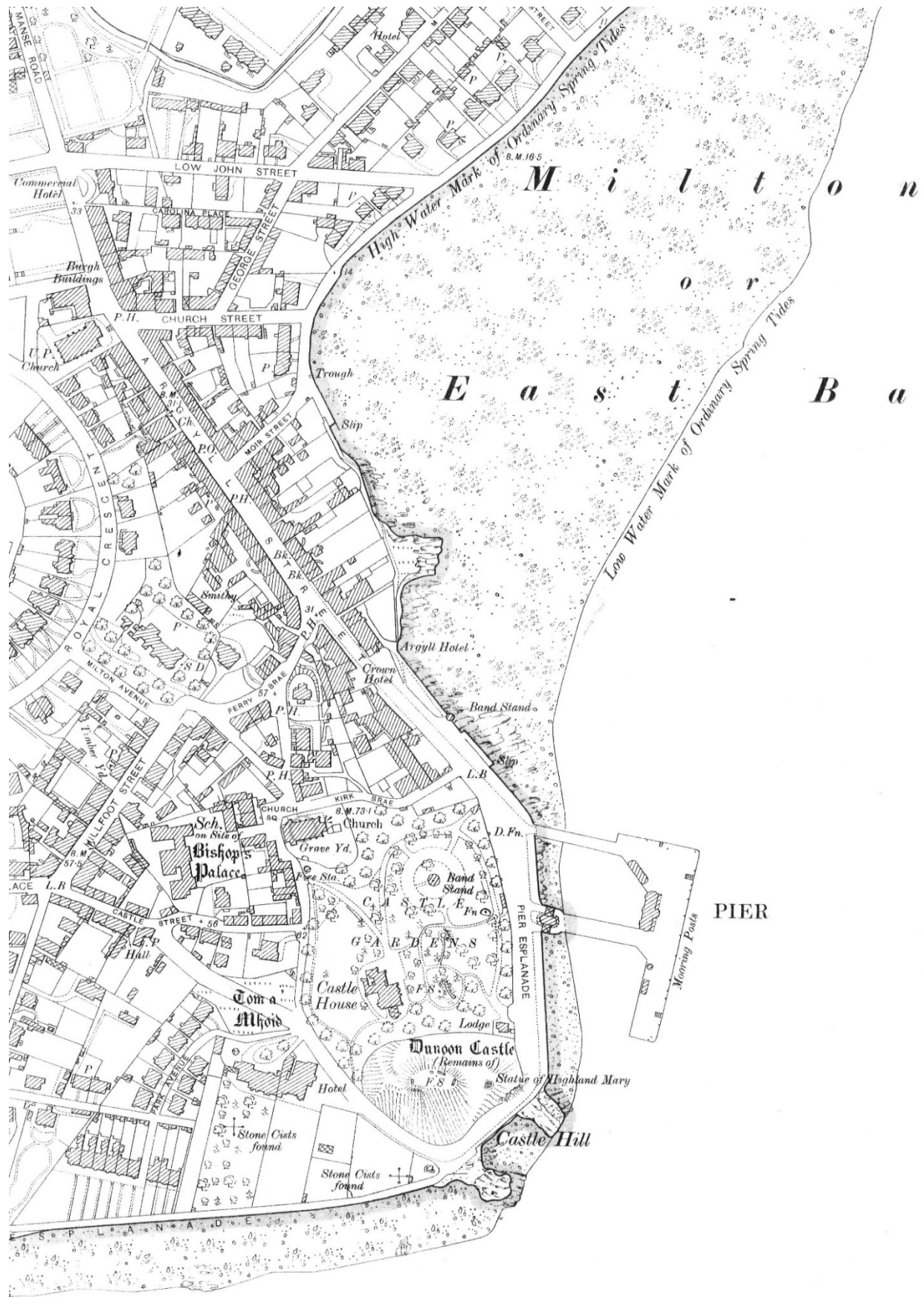
summer residence. Renamed Castle House, the villa was designed by David Hamilton in the castellated Gothic style. In 1935 Ewing began to build a wall around the boundary to his estate using stones claimed from the ruined castle. The construction of the wall was disrupted at night by local villagers, angered at restrictions imposed on their access to Castle Hill which had always been regarded as common property. Eventually Ewing compromised and the wall was not completed. The exceptional rubble wall to Tom-A-Void Road remains.



Joseph Swan's engraving of Dunoon and castle before the building of the pier : 1830s. Image reproduced from Castle House Museum archive

The development and rapid expansion of steam navigation brought Dunoon within practicable travelling distance from Glasgow, and with construction of the first pier in 1835, other wealthy Glasgow businessmen followed Ewing, building fine villas as summer residences. Dunoon quickly became established a prime Clyde resort on a par with Rothesay and Largs. A booming holiday trade developed and the town grew to cater for the many working class Glasgow holidaymakers making the seaside trip 'Doon the Watter'. Hotels and boarding houses were established, the pier expanded, and by the latter half of the 19th century the town had fully expanded with the villa typology to East Bay and West bays developed and suburban layout at Gallow Hill to form Royal Crescent laid out.

DUNOON CONSERVATION AREA APPRAISAL



1898 OS Map

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Dunoon Pier on approach from the Clyde estuary. A seaside town setting defined completely by natural landscape. A composition of sea, landscape and sky.

3. CHARACTER and APPEARANCE

3.1 SETTING

Dunoon lies on the west shore of the Firth of Clyde and is stretched around East and West Bays in sweeping linear form with the town centre located in between. All sea front locations offer exceptional expansive views over the Clyde estuary. The natural topography, immediately apparent at Castle Hill, provides for numerous dramatic view points and glimpses out to the distant backdrop of the Rosneath Peninsula, Inverclyde and North Ayrshire coasts.

In contrast, the western backdrop to Dunoon is formed by the forested Cowal upland hills, the highest ground is the plateau at Bishop's Seat (505m).

The expansive panoramic coastal location and the strong sense of visual enclosure provided by immediate and distant land form provide the town with a unique natural landscape setting. Best appreciated by sea crossing, the view of Dunoon on approach is a composition defined by sea, land and sky.

Even though part of the mainland, Dunoon has a very specific island character. Its location determines that the town still remains more readily accessible by sea than by land. This island character is reflected strongly in the built

environment. The pier, esplanades, pavilions, the commercial centre at Argyll Street, the villa typology and prominent hotel buildings are all constituent parts of the prime Victorian Clyde seaside resort.

3.2 ACTIVITY AND USES

The principle land use is residential however, the town centre retains a diverse mix of civic, cultural, retail, commercial and leisure uses. This vibrant concentration of building use is another key factor that underpins the seaside resort character and town centre status.

Argyll Street remains as the principle shopping 'main' street with almost continuous ground floor retail units along its south to north spine. Civic and cultural buildings range from Dunoon Burgh Hall, local authority offices at Milton House, Castle House Museum and Dunoon pier. Dunoon Primary School is located to the west of Castle Hill.

The study area has two churches, St John's church is located at the north end of Argyll Street and The High Kirk to Church Square. Hotel uses are still prevalent. The Argyll, facing the pier esplanade, and the Selbourne and Esplanade to West bay are the principle large hotels.

3.3 STREET PATTERN

The study area consists of three distinct areas.

The first is the narrow street pattern formed around the hill behind Castle Gardens. Tom-A-Mhoid Road bends and rises around the western

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boundary ascending to The High Kirk at Church Square before converging with Kirk Street and School Brae. This organic and quite distinctive old street pattern preserves a sense of connection to the period when Castle House was constructed at the early part of 19th century and Dunoon was no more than a small Highland township, with a few cottages assembled around the village church.



Tom -A- Mhoid Road looking towards The High Kirk



Kirk Street looking towards the High Kirk. The organic old street pattern reinforces the sense of old Dunoon (early 19th Century) as a highland 'clachan' then a cluster of cottages arranged around the village church.

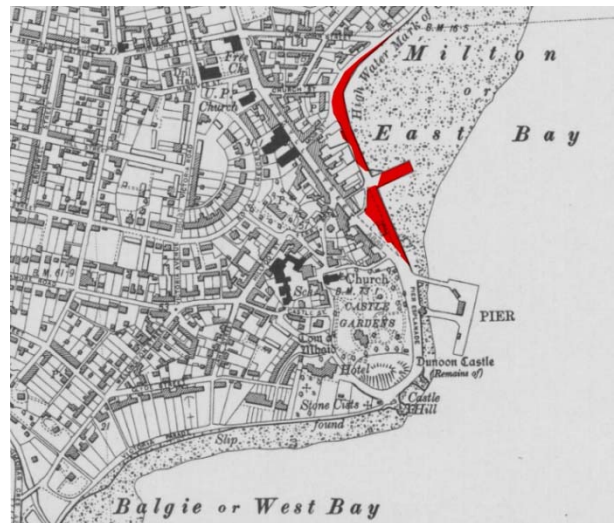
The second is the section of Argyll Street located within the study area, running from the Pier Esplanade to the junction with John Street. Set out in the first half of the 19th Century, it remains the principle shopping street. Prior to the land reclamation at the Pier Esplanade, Alexandria

Parade to East bay, previously Moir Place, formed a main junction with Argyll Street at Moir Street. The reclamation allowed Alexandria Parade to extend directly to the Pier Esplanade.



Argyle Street looking South – the commercial centre and principle shopping street.

The main Cowal transport link is the A815 with the road network leading traffic to the town centre with convergence at the pier esplanade.



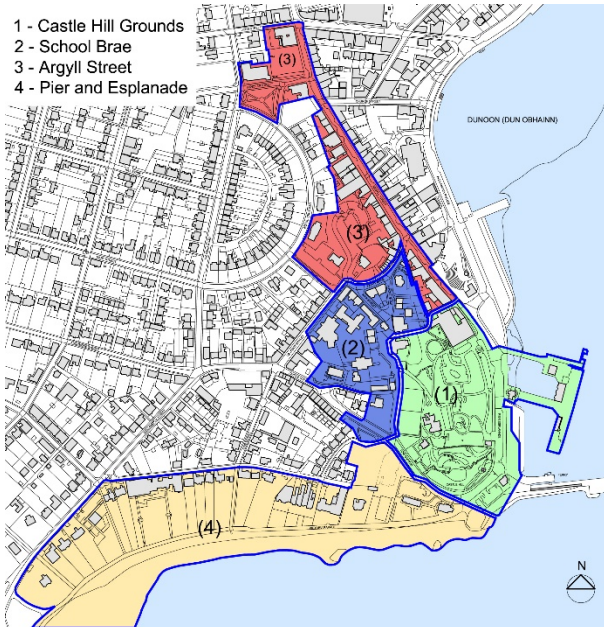
1950 OS Map indicating location of esplanade land reclamation (highlighted in red) and realignment of road network.

The third is the West Bay promenade. Victoria Parade, defined through Dunoon's villa expansion in the 19th century, follows the coast line with perpendicular north / south vennels connecting the Parade with Wellington Street and Clyde Street. The considerable depth of residential plot and the generally consistent building line are defining character elements.

3.4 BUILDINGS AND TOWNSCAPE

Character Areas

The townscape of Dunoon divides into four areas of distinct character :



Character areas

1. Castle Gardens and the Pier Esplanade.

Castle Hill lies at the heart of the town. Set at the transition between East and West Bays, the gardens, Castle House and the remains of Dunoon Castle provide a unique visual setting to the historic core of the town centre.

The remains of the medieval Dunoon Castle are now largely gone but the site, pushing out into the Firth, still identifies the obvious location for a fortification. The skyline is defined by the remaining conical mound and the fragmented remnants of the World War 2 defences. A network of paths lead to a flagpole and direction indicator. At the south east tip is the bronze figure of D W Stevenson's Highland Mary placed looking longingly across the Firth towards Ayrshire (Category B Listed). The open space of Castle gardens provides an important setting for Dunoon Castle having originally been the bailey or outerworks of the original fortification.

Dunoon Castle was listed as a Scheduled Monument in 1992.



Castle Gardens. The open space of the gardens provides an important and appropriate setting for the remains of Dunoon Castle. The grounds would have originally encompassed the outerworks of the original castle



D W Stevenson's Highland Mary placed looking across the Firth



Castle House viewed from the top of Dunoon Castle

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Castle House, (Category B Listed) erected by the Lord Provost of Glasgow, James Ewing, as his 'marine villa' in 1822 is an impressive castellated gothic style residence that commands the high ground of the hill. Designed by David Hamilton the house seemed '*as if sprung from the ruins of the scarce discernible walls of the ancient fortalice*'. The rear of the house is an important element in the area character of Tom-A-Mhoid Road and Kirk Street with the west facing bay window providing a visual termination when viewed from Park Avenue. The house and its setting, which remains largely unchanged, is of key historical significance due to the principal part its construction had in the development of Dunoon as a seaside resort.

The house was acquired by the then Dunoon Town Council in 1893.

The gate lodge, and associated screen walls and piers are separately listed (Category B) and are unfortunately in a poor state of dilapidation. An obelisk memorial to both world wars completes the eastern edge.



Castle Hill gardens facing the pier esplanade. Looking south towards the Gate House

Castle Hill extends downwards to meet the Pier Esplanade. The exceptional Dunoon Pier (Category A Listed) is regarded as the best surviving example of a timber ferry/steamer pier in Scotland. It is fundamental to the seaside resort character of Dunoon. The pier, waiting room and pier masters office, signal tower and ticket lodge are important in terms of architectural and historical significance.

The timber waiting room and pier master's office, located at the centre of the pierhead, is of key significance to the character of the pier and is an iconic building on the Firth of Clyde coast line. In terms of townscape, the vertical emphasis of the waiting room and signal tower provide strong focal points when viewed from Alexandria and Victoria Parades and from the slopes of Castle Hill.



Waiting Room and Pier Masters Office from the quayside. Dunoon Pier - Clarke and Bell with Sir William Copland in collaboration with R A Brydon and C J M Mackintosh, 1896-98; incorporating earlier pier to N by Campbell Douglas, 1867-68 Largely retaining its original form and distinctive detailing, it is acknowledged as the finest Victorian pier building of its type in the country. It is of crucial importance to the Dunoon's historic character

The open space setting at the centre of the town, natural topography and rock formations, Castle House, the pier and the scheduled monument makes this a compelling and unique part of Dunoon's townscape.

2. The High Kirk, Church Square, Milton House and Dunoon Primary School.

The High Kirk intermediates with its landscape setting to Castle Gardens and its aspect with the street layout at Church Square at the convergence of Kirk Street and School Brae. Several early 19th Century plain Georgian buildings reinforce the old townscape notably, the single story cottages at 4, 6 and 8 Castle Street (Category B Listed), the 2 storey corner house at 2 Castle Street and 44 Kirk Street (Category B Listed) and Ballochyle House (Category B Listed), possibly the town-house of the lairds of the nearby estate of Ballochyle.

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Kirk Street looking out over Castle Hill to the Firth with the central pavilion of the pier waiting room in the background



Kirk Street looking south. Georgian in character. The rubble boundary wall partially completed to Ewing's Marine Villa is Category B Listed.

The High Kirk (Category B Listed - 1816, J. Gillespie Graham, Edinburgh. Enlarged 1834, David Hamilton, Glasgow) acts as the focal point and completes the sense of enclosure while the north transept provides an axial termination to School Brae when looking south. The three staged square belfry tower (raised in 1839) is a key townscape feature. The various rubble boundary walls (The boundary wall to Castle Gardens is Category B Listed) and gateways, bind together buildings, street pattern, open space and entry thresholds. They are significant townscape features and of key importance to the High Kirk / Castle House precinct.

The immediate setting is also defined by the Category B Listed Dunoon Primary School (William Fraser, 1899-1901) and the collection of open spaces and buildings that interweave with the perimeter conditions at Kirk Street and Castle Street. The main frontage of the school buildings look onto Hillfoot Street. As a whole, the school, janitor's house and associated open space make a major contribution to the streetscape.



Dunoon Primary School – Hillfoot Street

The open space setting of Midton House (Category B Listed) and the fine mansion at Ferry Bank mark the western transition to the denser suburban layout at Royal Crescent.



Milton House circa 1842 - originally the Laird of Milton's house.



Argyll Street - Dunoon's main commercial centre and shopping street

3. Argyll Street

Argyll Street is the commercial centre of Dunoon. Commencing at Castle Gardens at the pier esplanade there is an almost continuous ground floor commercial frontage extending to the northern John Street junction. Buildings are varied and largely two storeyed with some single storey terraces and three / four storey Glasgow-style tenements.



The Argyll Hotel. Began mid 19th Century. The hotel is a key landmark building with the campanile-like tower a strong townscape feature. The bandstand area, created after reclamation to connect the esplanade to East bay is key to the setting of the building.

The retail section of Argyll Street is bookended by three key landmark buildings. The Argyll Hotel

(Category B Listed) and to the north, St John's Church (Category A Listed) and the town's most important civic building, Dunoon Burgh Halls (Category B Listed). The spire of St John's Church is a key landmark and provides a strong visual termination to the view along Argyll Street when viewed from Pier Esplanade. Particularly prominent in street scape terms is the assemblage of buildings that enclose the junction with Ferry Brae. The gushet building at 67 Argyll Street marks the acute angled corner and the former Caledonian Hotel (William Fraser 1903) makes the slow bend into Argyll Street. On facing side of Argyll Street, the classical bank building at No 78 and the solicitor's offices at No 82 provide visual enclosure.



The curve of Ferry Brae strongly articulated by the Caledonian Hotel

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While a number of traditional shopfronts have been lost there are still various remaining Victorian frontages and period detailing, with the shop units to the Caledonian Hotel being prime examples.

Argyll Street remains as Dunoon's principle main street. The overall coherent and compact form, together with vibrant pavement level trading and varied building style and rhythm, define the Street as an essential character area, central to the architectural and historic interest of Dunoon.



The curved shopfronts to Ferry Brae

4. West Bay - Victoria Parade

The west bay promenade is an essential part of town centre character. The shingle beach to the south and continuous boundary walls punctuated with private front entrances, with each residence signified by a varying arrangements of piers, gates and full surrounds provides the immediate context. Deep mature front gardens and building lines set back from the coastal edge, relate to the original plot sub division and provides the shorefront backdrop.

The small but important gothic 'Yaughtsman Seaside Café' pavilion sign posts the start of Victoria Parade at West Bay with the 2 storey pyramid tower providing an important focal point.



Post card view of West Bay – Argyll and Bute Archives



Aerial archive photograph of West Bay – Castle House Museum



The 'Yaughtsman' pavilion located at the commencement of Victoria Parade

Townscape Analysis Maps

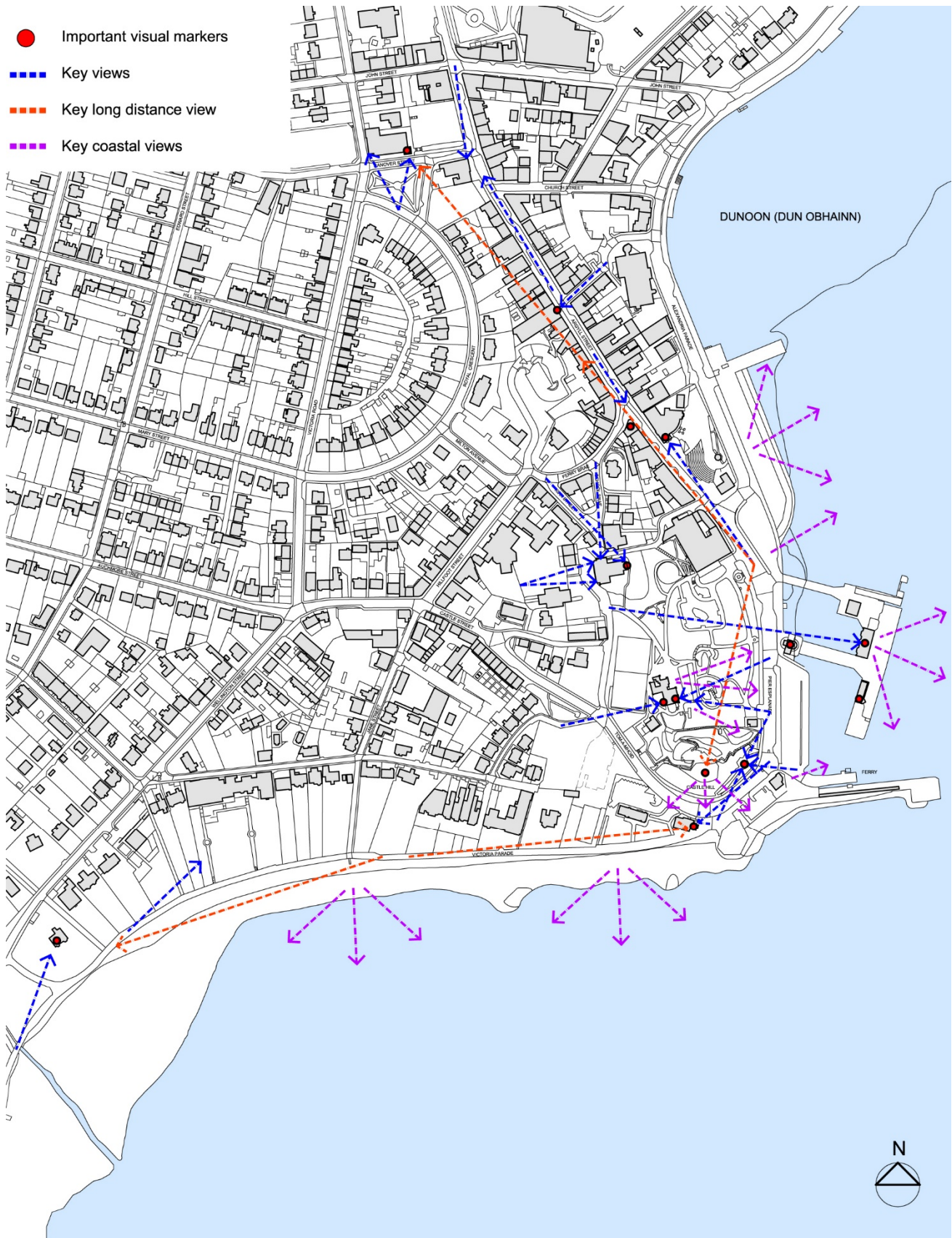
Townscape Analysis



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Townscape Analysis Maps

Key landmark views



DUNOON CONSERVATION AREA APPRAISAL

Townscape Analysis Maps

Open Spaces Analysis





Castle Gardens, the original bailey or outerworks of Dunoon Castle provide the setting to Castle House, The High Kirk and The Queens Hall.

3.5. Open Spaces

The principle public open space areas within the study area are; Castle Hill, Victoria Parade promenade, Hanover Street Gardens, the green at the front of Milton House, the band stand area to the Argyll Street / Pier Esplanade and the grounds to St. John's Church and the High Kirk.

The principal public open space is Castle Gardens located between East and West Bays. The gardens represents the former grounds to 19th Century Castle House. They are important as they provide the setting to the Scheduled Monument and three prominent buildings, each with a distinct architectural style and period; Castle House, Queens Hall and the High Kirk. The gardens includes viewing platforms that utilise the exposed Dunoon Phyllite rock. The rock outcrops provide a ruggedness to the setting of the house, which are reminiscent of the sublime landscape movement in the 18th century.

Hanover Street Gardens whilst being a small town park, are important as they provide a valuable open space from which to admire the adjacent St. John's church and Dunoon Burgh Hall. The gardens provide long outward views across the Firth of Clyde to Kilmun and the Cloch Lighthouse, with Argyll Street in the foreground.

The deep entrance grounds to St John's Church provides a unique setting for prominent east gable and spire and is also essential to the setting of the adjacent Dunoon Burgh Hall. It is a key open space at the north end of Argyll Street in counter-balance to Castle Gardens to the south.



St John's Church – Hanover Street Gardens

3.6. Dominant Species and Landmark Trees

The dominant deciduous tree species are species capable of withstanding the exposed maritime conditions, namely; Sycamore and Lime, with occasional Horse Chestnut, Beech, Sessile Oak, Elm, and Ash. The dominant evergreen species are Yew, False Cypress, Holly and occasional Pine and Fir. Landmark trees and tree groups make a positive contribution within the townscape. However, there is physical and pictorial evidence to suggest that the present tree cover is substantially less than it once was. Notable landmark trees and tree groups within public spaces are located in the grounds to Milton House, the grounds to St. John's and the High Kirk, Castle Gardens, and on Castle Street. The management of trees within the townscape is significant. There are examples of trees, notably the Sycamore on Castle Street, which have been pollarded.

Trees and boundaries within private gardens also contribute significantly to the townscape. Some tree groups were planted to provide a windbreak to the prevailing sea breezes, notably on Tom-A-Mhoid Road and within the gardens of the properties along Victoria Parade.

Solitary trees growing in exposed locations are severely wind pruned, and the leaves of trees are discoloured by the salt laden winds. This is a characteristic feature of trees planted within gardens fronting the esplanade.

4. NEGATIVE FACTORS

There are a number of negative factors - buildings, facades or ill-defined spaces that detract from the quality of the townscape. There may be the potential to enhance these areas.

4.1 McColl's Hotel Site

The site of former McColl's hotel, demolished late 2015, presents a major opportunity for positive intervention and enhancement. The redevelopment of the site should be considered carefully and sensitively in order to appropriately relate to the wider context at the start of West Bay and proximity to Castle Gardens.



McColl's Hotel – prior to demolition

4.2 Gate Lodge to Castle House

The gate lodge occupies a prominent setting to the pier esplanade and is immediate line of sight on arrival by ferry. It is currently in a derelict condition. (The building is on the Building at Risk Register). The roof has unfortunately collapsed internally. Action is urgently required to intervene to secure the remaining building fabric with a follow up scheme of repair and development plan for possible adaptive re-use.



Castle House Gate Lodge

5. PUBLIC REALM AUDIT

The current public realm to Argyll Street, surface treatments, car parking layout, kerb upstands, balustrades, benches, while fit for purpose compromise the special character of the 'main' street. The changes in level from pavement down

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to street level have been augmented in the past, unfortunately resulting in the requirement for protective barriers. These barriers are intrusive. The redevelopment of the Queens Hall will involve comprehensive public realm works to the Pier Esplanade, removal of the current incongruous Careers Scotland building and realignment of the road network.

Opportunity exists to look at a wider public realm strategy to include the spine of Argyll Street, the bandstand area and the open space setting to St John's Church to provide a holistic response. Such a carefully considered strategy would significantly enhance the character of Argyll Street and provide for greater public space definition and connectivity from the pier esplanade to Dunoon Burgh Hall.



Barrier to pavement – Argyll Street



Existing finger post signage to Pier Esplanade

The scope of the public realm strategy should also encompass the gardens to St John's Church. With the relationship to the new arts led cultural hub at Dunoon Burgh Hall and strategic location to Argyll Street, the gardens have the potential to be considered more as 'civic' public space.

Throughout the study area there is assemblage of variant signage – directional and street signage, tourist and commercial signage that when clustered detract from the character of the public realm. There is also an opportunity to consider a coordinated signage strategy that more appropriately reflects the character of the area. There are various examples of existing signage that could be considered as a possible reference point.



Original direction sign to Pier Esplanade

There are also a number of specific public realm issues in relation to open space as follows:

- The loss of original railings to the boundary walls of principle buildings including St. John's Church and Dunoon High Kirk.
- The loss of tree cover within Castle Gardens, St. John's Church and Milton House.
- The poor condition of path surfaces within Hanover Street Gardens, Castle Gardens and the Victoria Parade esplanade.
- Inappropriate street lighting to Victoria Parade.

6. CHARACTER APPRAISAL and ASPECTS of DISTINCTIVENESS

Having examined the historical development and townscape of Dunoon it is now possible to identify those features which contribute to its character and appearance as an area of special architectural and historical interest.

Key features of special character:

- Seaside resort. The 19th century expansion of Dunoon to create a major Clyde resort.
- Coastal setting and prominent location on the Clyde estuary.
- Natural sloping topography enabling long views connecting the town centre to the wider coastal context.
- Distinctive open spaces. Castle Gardens and Pier Esplanade, Victoria Parade, St John's Church and Dunoon Primary School.
- Historical street pattern and in particular the 'highland clachan' character centred on Church Square.
- Townscape shaped by historic buildings, in particular the nationally significant Dunoon Pier and Dunoon Burgh Hall, 14 Listed Buildings, and many un-listed buildings that make a significant contribution to townscape.
- Argyll Street as the remaining principle shopping street.
- Dunoon Castle. Its landscape context and setting and essential role in Dunoon's historical development.

There are also important specific elements that contribute to Dunoon character and appearance.

- Various boundary walls. Consistent definition of boundary thresholds, incorporating many variants of gates and entrance surrounds and gate piers.
- Historic shopfronts to Argyll Street.
- Traditional materials, stone (sandstone, schist, whin), slate roofs, cast iron rainwater goods, timber windows and doors.



Boundary wall 1. Victoria Promenade. Key character area - Consistent building line, depth of front gardens, entry thresholds and open space setting to sea frontage.



Boundary wall 2. Vennels between Victoria Parade and Clyde Street



Boundary wall 3. The category B Listed wall to Castle Gardens

7. CONSERVATION STRATEGY

‘Designation of a conservation area should not be regarded principally as a means of increasing control but rather as a commitment to take positive action to safeguard and enhance the character and appearance of the conservation area.’ 1.

‘When effectively managed, conservation areas can anchor thriving communities, sustain cultural heritage, generate wealth and prosperity and add to quality of life.’ 2.

1. & 2. PAN 71 Conservation Area Management.

The Dunoon Conservation Area Appraisal provides the basis for the development of a Conservation Area Strategy. It also provides the framework for highlighting opportunities for positive enhancement. Good conservation can be described as the management of change. This recognises the ongoing need for areas to adapt physically, socially and economically to meet the needs of living and working communities.

The key objectives for the ongoing active management of the proposed conservation area are :

- To protect and reinforce the integrity of the conservation area.
- To prevent erosion of character through further inappropriate small scale change.
- To ensure that any new development enhances the character and appearance of the conservation area, with an emphasis on high quality design.
- To promote positive change to enable sustainable growth and economic regeneration.

The Council will seek to achieve these key objectives through the Development Management process.

8. OPPORTUNITIES for PLANNING ACTION : CONSERVATION AREA BOUNDARY

An important part of the Conservation Strategy is to determine if the current conservation area

should be re-defined. The Conservation Area Appraisal has established that there are further areas of the town centre that meet the criteria for special architectural and historic significance that would be desirable to preserve and enhance.

The proposed boundary redefinition relates to the four distinct character areas as outlined within the appraisal. The historic core area, covered by the existing conservation boundary, should not be subject to any de-designation and should be expanded to encompass the following areas:

Argyll Street. The proposed boundary extends from the Queens Hall to the logical urban streetscape termination at the junction with John Street, encompassing all buildings that have a frontage to Argyll Street. The new build residential scheme on the former site of St Cuthbert’s Church has been excluded. It is also proposed that the open space of the bandstand area, critical to the setting of the Argyll Hotel and pier esplanade, is also included. The boundary will enclose St John’s Church and take in the gardens bounded by Hanover Street and Royal Crescent.

Dunoon Primary School. It is proposed that the redefined boundary encloses the Primary School and playground, encompassing the open space and vehicular entrance at Castle Street. The detached Victorian villa at Castle Street to the west of the (Category B Listed) single storey cottages is also included.

Victoria Parade. The boundary will encompass the promenade and all plots, buildings and gardens that make up the Victoria Parade frontage. It will terminate westerly at point where Victoria Parade connects with Wellington Street at Milverton, the last detached villa plot. The boundary returns along Wellington Street and Clyde Street and fully encloses the site of the former McColls Hotel.

It is important to note that the conservation area boundary will be kept under review. Future re-appraisals may conclude that other areas within the town centre meet the criteria for special architectural and historic significance and that further redefinition and extension of the boundary should be considered.



9. MANAGEMENT POLICIES

A key objective of Argyll and Bute Council’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 proposed Conservation Area the Council will uphold the use of Local Development Plan Polices, Supplementary Guidance as well as

apply policies and guidance defined at a national level.

9.1 LEGISLATION and NATIONAL POLICY

The Planning (Listed Buildings and Conservation Areas) (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.

A national policy framework includes: Scottish Planning Policy 2010, Scottish Historic Environment Policy (SHEP), Scheduled Monument Consent Procedures 2015 and Historic Environment Scotland's Managing Change in the Historic Environment guidance note series.

9.2 LOCAL POLICY

9.2.1 Argyll and Bute Local development Plan March 2015

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.'

9.2.2 Local development Plan – Supplementary Guidance.

Development proposals are also expected to be consistent with Supplementary Guidance in particular the following :

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 Ancient Monuments

SG LDP ENV 21 Protection and Enhancement of Buildings

SG LDP ADV 1 Advertisements

SG LDP Shop front - Shop front / Advertising Design Principles

SG LDP RET 2 Change of Use to and from Use Class 1 (Shops) in the Core Shopping Areas of the Main Town Centre.

9.3 ADVICE on PROCEDURES

The Town and Country Planning (General Permitted Development) (Scotland) Amendment 2012 introduced changes to the regulations governing planning permission in Scotland. Under the terms of the Amendment, permitted development rights for householders have been removed from conservation areas.

Conservation area designation means that planning permission from Argyll and Bute Council will be required for most works including the following :

- New development including, property extensions, enlargements, improvements or other alterations including roof, window or door replacements.
- Works within the curtilage of a dwelling house.
- Minor operations e.g. repainting, or works to masonry such as painting and stone cleaning.
- Changes of use or temporary buildings.
- Hard surfacing within the curtilage of a dwelling house.
- Changes to any part of a boundary wall, railings, gates or other enclosure.
- Demolition.
- Removal of or works to trees.
- Works which materially affect the character of a building.
- Advertisements.

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

When considering the need for planning and or Listed Building Consent contact should be made with the Council's Local Development Management Team prior to any works starting on site.

Further information is available at Argyll and Bute Council's Historic Environment web page on Listed Buildings:

<https://www.argyll-bute.gov.uk/listed-buildings>

9.4 APPLICATIONS for DEVELOPMENT

Applicants for new or re-development on sites within the conservation area will be required to submit a Design Statement to explain the principles on which the development is based and to illustrate the philosophy behind the proposed design solution. A conservation statement should be included that takes account of the Conservation Area Appraisal and Conservation Strategy. The conservation statement should include the following information:

- How the development reflects the purpose of this management plan.
- How the proposal secures the repair and retention of features of historical value and detail.
- How the proposal reflects and responds to the area's special townscape, architectural and visual qualities.
- How the new development or alteration provides for positive enhancement to the character and appearance of the conservation area.

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

For further guidance on the above matters applicants are advised to contact the local Development Management team. Application forms and guidance for making an application are also available from Argyll and Bute Council's web site.

<http://www.argyll-bute.gov.uk/planning-and-environment/make-planning-application>

9.5 PROTECTING AGAINST INAPPROPRIATE SMALL SCALE CHANGE

Original architectural detail and the use of traditional materials makes a defining contribution to the character and appearance of the proposed conservation area. A focus on retention and appropriate repair is an important criteria in the context of preservation and enhancement. Inappropriate change such as replacement roof coverings, windows, doors, and the loss of building

elements such as chimney stacks has eroded, to some extent, the appearance of the area. Such change on a singular basis may be seen as small but incrementally will lead to a detrimental loss of character.

The reversal of the trend is therefore important.

Outlined below are the most significant contributing factors in cumulative loss of character.

9.5.1 Roofs

Roofs and associated features such as chimneys, dormer windows, rainwater goods and detailing are a key constituent of the character of the proposed conservation area. Roofs can be essential to the character of buildings on an individual basis or collectively when viewed as a grouping. This is especially prevalent with regards to the traditional collective roofscape of Argyll Street and the ability to view from higher vantage points. The dominant roofing typology within the proposed conservation area is traditional in Scottish slate.



Streetscape photographs of Argyll Street showing condition of 2 and 3 storey buildings with varied roof profile and arrangements. Details include mansard roofs, dormer windows, parapet conditions, prominent gables, chimney stacks and brattishing.

To safeguard and enhance 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.

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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 and colour and laid in the same coursing pattern – particularly important are graded lengths (diminishing courses) and random widths. Poor quality or synthetic slate or concrete tiles should be avoided. The use of concrete tiles is particularly visually intrusive, they raise the finished surface of the roof, disrupting relationships with skews and chimneys, and surcharge additional weight onto the roof structure.

Roof fixtures such as aerials, satellite dishes, vents 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.

Chimneys make an important contribution to the character of a 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 details such as cornices, copes and chimney 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 information 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 Managing Change in the Historic Environment – Micro Renewables.

9.5.2 Windows

The prevailing original window type within the study area is timber sash and case. It is important to acknowledge that for many simple buildings, such as the tenements and vernacular buildings to Argyll Street that considerable character is gained

from the window fenestration. Unfortunately the appearance of many buildings has been compromised by the inappropriate use of PVC windows.

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.



Photograph of the Bank of Scotland at 66 to 76 Argyll Street. A good example of where the original sash and case and casement windows play an important role in defining the character of the overall building.

Existing sash and case windows should be repaired whenever possible. Repairs should be on a like for like basis and can include effective draught proofing measures. Re-glazing with slim profile double glazing units, manufactured specifically for sash and case windows, can be successfully incorporated into existing frames. Such overhaul, carried out by experienced contractors can extend serviceable life for modest cost.

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. Details such as the presence of horns and the method of glazing fixing (putty), paint coatings and colour should be considered. The use of externally visible proprietary trickle vents and dry glazing beads should be avoided.

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 policy reference should be made to Historic Environment Scotland's Managing Change in the Historic Environment – Windows.

9.5.3 Boundary walls

The Conservation Area Appraisal defines that existing boundary walls, gate piers and gates are of particularly distinctiveness and contribute considerably to character and appearance of Dunoon town centre. They are important in terms of reinforcing the setting of particular buildings and have intrinsic value to open space and public realm. They are in the main largely unaltered and require to be protected. 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 (particularly pointing) to avoid deterioration. Repair to masonry components should be undertaken using appropriate traditional materials and any significant repair that will require rebuilding should be on a like for like basis.



Photograph of Victoria Parade illustrating the key role of the boundary condition in defining the character of shore frontage and promenade.

For detailed information on policy reference should be made to Historic Environment Scotland's

Managing Change in the Historic Environment – Boundaries.

9.5.4 Maintenance

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. Early action “stitch in time” repair is far more beneficial in the long term.

Argyll and Bute Council's Historic Environment web page on Maintaining a Historic Building provides a resource of information:

<https://www.argyll-bute.gov.uk/maintaining-historic-building>

9.6 POLICY APPLICATION

The proposed conservation area boundary encompasses the character areas as defined within the Conservation Area appraisal. The application of conservation area management policy will be applied consistently with the exception of the Victoria Parade character area.

Victoria Parade is deemed a key element of the proposed conservation area. The criteria of special architectural and historic significance is met principally by the open space and public realm of the parade, character and definition of threshold provided by the boundary treatments, the consistent building line of the detached properties and the considerable depth of front gardens. It is recognised however that significant sequential change has occurred to many of the buildings, typically exemplified by the large extended commercial hotels. As a result the character and appearance of the buildings has diminished to the extent that a pragmatic and flexible approach to the application of conservation area policy will be required. While the principles of enhancement and reinstatement will be encouraged, the final application of policy in this area will be at the discretion of the Local Development Management Team.

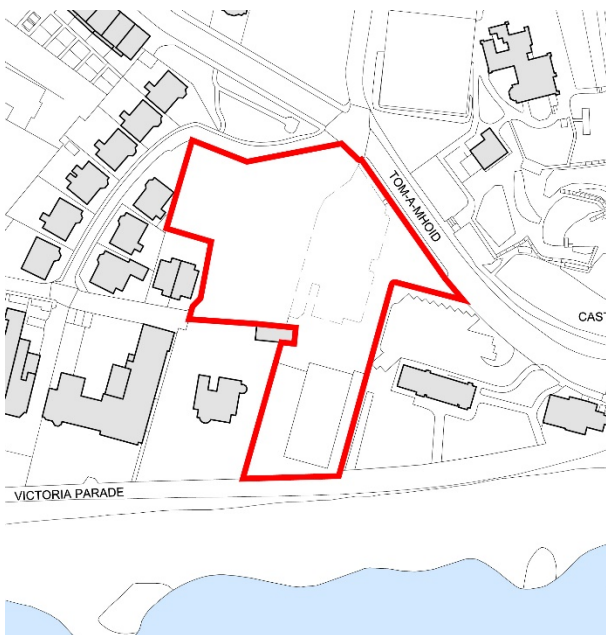
10. OPPORTUNITIES for DEVELOPMENT

There is a presumption against new development within the conservation area which would harm its character or appearance, however, it is important to define that proposals that only deliver a neutral effect will not be sufficient. Local plan policy and supplementary guidance promotes positive intervention, with an emphasis on high quality design, with the core objective of enhancement and contribution to a sense of place.

There are two key sites within the proposed conservation area boundary.

10.1 FORMER McCOLL'S HOTEL SITE

Following demolition of McColl's Hotel, late 2015, the future redevelopment of the cleared site presents a major opportunity for positive intervention and enhancement. It is the single largest development site within the proposed Conservation Area and has significant economic potential.



Site plan of the former McColl's Hotel site.

The site is particularly sensitive. It occupies an area that has a number of townscape considerations:

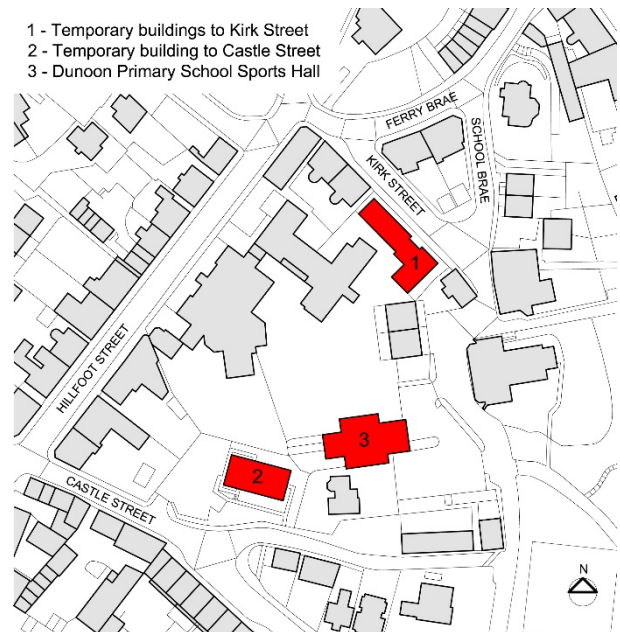
- First easterly building plot in the historic villa plot pattern to West Bay.
- Prime coastal location and boundary with Victoria Parade.

- Proximity to the Scheduled Monument and Castle Gardens, boundary condition with Tom-A-Mhoid Road.
- Linkage to the urban street pattern at Clyde Street, and relationship with the detached residential typology to Park Avenue.
- Significant existing boundary walls.
- Encompasses the separate plot and detached house at Englemere.
- Highly visible site when viewed from the immediate setting and wider context from the pier esplanade and Victoria Parade.

An appropriate high quality design response based on an understanding of the significance of the site and analysis of setting, context, character, historical development sense of place and context will be supported.

10.2 DUNOON PRIMARY SCHOOL

The wider environs of the playground to Dunoon primary school makes a significant contribution to townscape in terms of open space. Particularly relevant are the key streetscape edge conditions at Hillfoot Street, Kirk Street and Castle Street.



Site plan of Dunoon Primary School.

The school is currently the subject of a detailed study by Argyll and Bute Council looking at comprehensive refurbishment of the original school building with new accommodation provided

by additional development. The dilapidated flat roofed sports hall, located perpendicular to Kirk Street and opposite to the west gable of the High Kirk, is proposed for demolition.

There are two temporary buildings occupying primary edge locations to Castle Street (Argyll Social Inclusion Support Team) and Kirk Street (Dunoon Youth Centre). Although both are Argyll and Bute Council buildings they are not currently part of the current Education led development study. Recognising that both buildings have low residual life spans, and that both currently detract from the character and appearance of the area, and opportunity exists positive development.

A masterplan that encompasses the primary school with the adjacent Council buildings would be of benefit to ensure that development proposals are considered in relation to enhancement of streetscape and open space setting.

10.3 REFERENCE DOCUMENTS

New Design in Historic Settings published by Historic Scotland and Architecture + Design Scotland sets out broad principles on how good design in historic settings can be achieved.

Argyll and Bute Council – Sustainable Design Guidance 3 – Working with Argyll and Bute’s Built Heritage is also relevant.

11. OPPORTUNITIES for ENHANCEMENT

The following represent initial suggestions for opportunities to enhance the proposed conservation area over the duration of potential short, medium and long term timescales. This will be subject to a consultation process to allow the input of all stakeholders.

11.1 ARGYLL STREET – promoting a high quality ‘main’ street environment.

Argyll Street is the focal point of the town centre and the continuation of vibrant retail operation is of vital economic importance.

Many of the historic shopfronts are completely intact, some have been partially altered or

replaced. Unsurprisingly there has been loss of some architectural detail to shopfronts or parent buildings. However, the key historic retailing character is very much apparent. Conserving and enhancing the historic features of shopfronts not only enhances shopping streets but can bring economic benefits by encouraging tourism and increased footfall.

The improvement of shopfronts through repair and reinstatement of traditional detail would be an ideal enhancement opportunity.

The creation of a shopfront design and maintenance guide to help business owners understand how to make appropriate improvements and repairs would therefore be of considerable benefit.

Such a guide would ideally be based on an analysis of the eighty six active frontages to establish the range of differing shopfront types, contexts and parent buildings.

For detailed policy information reference should be made to Historic Environment Scotland’s Managing Change in the Historic Environment – Shopfronts and their Short Guide series - Traditional Shopfronts - A short guide for shop owners

Argyll and Bute Council Supplementary Guidance SG LDP Shop Fronts and Advertising Design Principles should also be considered.

11.2 FORMER LA SCALA CINEMA

The frontage of the art deco La Scala cinema is a dominant feature of the west side of Argyll Street. It also visually terminates the vista of Moir Street at the junction with Argyll Street. For this reason it is a landmark building.

Currently the building presents a blank façade to the street and occupies a neutral position with regards to character and appearance. The existing art deco colour, detailing and materiality has been over painted, original horizontal glazing infilled and vertical signage removed. The original symmetrical fenestration to the ground floor has been altered by the new main department store frontage.



Archive photograph of the original La Scala cinema. Provided by Castle House Museum.



Photograph of current frontage.

11.3 ESPLANADE PAVILIONS

The pavilion typology is a significant and important part of the coastal setting of the pier esplanade.

The pavilions that mark the commencement of West Bay have been much altered. The two storey pyramid tower to the 'Yachtsman' tea room marks the change in direction but is compromised by an intrusive flat roofed extension and by general poor fabric condition. Elements of decorative balcony remain. The Rock Café occupies a prominent location to the esplanade and immediately on view

when arriving by passenger ferry. An opportunity exists to enhance the setting of the Esplanade and West Bay by improving the appearance of both pavilions. This could be achieved through a defined 'Esplanade pavilion strategy' taking into account factors such as comprehensive fabric repair, restoring architectural detail, improving the immediate setting and linkage with external space, signage, and future improvements to enhance the external visual character.



The 'Yachtsman' pavilion



The 'Rock Cafe' pavilion

11.4 PUBLIC REALM

There are also a number of public realm / open space related enhancements that can be considered:

St. Johns Church

- Reinstall 'lost' railings to the Hanover Street and Argyll Street boundaries.
- Replanting 'lost' trees to Hanover Street and Argyll Street.
- Remove amenity planting to Hanover Street where the railings were reinstated and trees replanted.
- Consider feature lighting of building.

Hanover Street Gardens

- Conservation and repair of the cast iron drinking fountain and restoration of original decorative scheme.
- Renew path surfaces.
- Undertake necessary repairs to masonry boundary walls.
- Reinstall planting beds and consider replacing bedding display beds with a permanent planting scheme.

Milton House Green

- Tree planting to perpetuate tree cover;
- Undertake a Tree Survey to inform future management and removal.

Dunoon High Kirk

- Reinstall 'lost' railings.
- Replant sentinel trees to pedestrian entrance from Castle Hill Park.

Castlehill Park

- Prepare a CMP and 10 year Management and Maintenance Plan of the park.
- Prescribe a series of improvements, which respond to the park's character zones, namely; Castle House; Queens Hall; Highland Mary; the site of Dunoon Castle and Recreation area.
- Unify path surfaces, steps and street furniture within the park.
- Undertake a Tree Survey to inform tree management and removal.
- Undertake tree planting to perpetuate tree cover.

- Manage heritage trees to increase life span, whilst improving the setting and maintain the relationship between the park and buildings.
- Remove inappropriate tree planting, amenity shrub beds and selective removal of vegetation to reveal rock outcrops.
- Consider feature lighting of rock outcrops together with the park's statues and memorials, notably Highland Mary and the town's War Memorial.
- Castle Hill Gate House

Argyll Street

- Public realm enhancements and improvements including replacement pre-cast concrete products with natural materials, de-cluttering of the street scene and introduction of quality street furniture and street lighting.
- Improve traffic layout to promote pedestrian priority.

Victoria Parade Esplanade

- Undertake necessary repairs to the original boundary walls to properties, including gate pillars and gates.
- Resurface the esplanade.
- Promote fabric improvements to 'pavilion' buildings at the commencement of West Bay.

12. MONITORING AND REVIEW

The conservation area will be monitored and reviewed through the following processes:

Photographic surveys: A detailed photographic survey of all buildings and open spaces within the proposed conservation area has been carried out as part of the appraisal process. This 2015 record will form the basis for monitoring further change.

Observation: Officers from the Local Development Management Team will visit the conservation area on a regular basis.

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Monitoring indicators: The implementation and impact of the management strategy will be reviewed against the following indicators :

- Progress in the prevention of inappropriate small scale change and progression to good maintenance and adoption of traditional repair techniques.
- Progression and implementation of proposed enhancement opportunities.
- The design quality of new development and in particular the emerging proposals for the former McColl's Hotel site.

The Conservation Area Appraisal and area boundary will be reviewed cyclically with appropriate updating and revision as required.

13. FURTHER GUIDANCE and USEFUL PUBLICATIONS

FOR GUIDANCE ON PREPARING AND SUBMITTING A PLANNING APPLICATION

Contact :

Argyll and Bute Council

Milton House, Milton Avenue, Dunoon PA23 7DU

Tel: 01546 605518

Reference material :

Argyll and Bute Council – Make a Planning Application

<http://www.argyll-bute.gov.uk/planning-and-environment/make-planning-application>

Argyll and Bute Council – Planning Application Guidance

<https://www.argyll-bute.gov.uk/planning-application-guidance>

FOR GENERAL BACKGROUND INFORMATION

Argyll and Bute Council

Historic Environment web-pages

<https://www.argyll-bute.gov.uk/our-historic-environment>

Historic Environment Strategy

https://www.argyll-bute.gov.uk/sites/default/files/hist_env_strat_combined.pdf

Local Development Plan

https://www.argyll-bute.gov.uk/sites/default/files/written_statement_0.pdf

Supplementary Guidance

https://www.argyll-bute.gov.uk/sites/default/files/supplementary_guidance_adopted_march_2016_b.pdf

Sustainable Design Guides

<https://www.argyll-bute.gov.uk/planning-and-environment/design-guides>

Listed Buildings

<https://www.argyll-bute.gov.uk/listed-buildings>

FOR INFORMATION ON CONSERVATION, REPAIR AND MAINTENANCE

Historic Environment Scotland

Inform Guides – A series of guides providing detailed advice on conservation, repair and maintenance of traditional building elements and materials

https://www.historicenvironment.scot/archives-and-research/publications/?publication_type=36

Short Guide 9: Maintaining Your Home - A Guide for Homeowners

<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=9b3ca2e8-afcc-42ba-92c3-a59100fde12b>

Sash and Case Windows: a Short Guide for Homeowners

<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=9ea41caf-aa32-4827-ba08-a59100fea1a3>

DUNOON CONSERVATION AREA APPRAISAL

Technical Conservation Knowledge Base

<http://conservation.historic-scotland.gov.uk/>

FOR INFORMATION ON FUNDING

Argyll and Bute Council - Funding

<https://www.argyll-bute.gov.uk/funding-and-links>

Historic Environment Scotland - Grants and Funding

<https://www.historicenvironment.scot/grants-and-funding/>

FOR GUIDANCE ON MANAGING CHANGE IN THE HISTORIC ENVIRONMENT

Historic Environment Scotland

Managing Change in the Historic Environment: Guidance Notes

<https://www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/>

14. BIBLIOGRAPHY

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Dunoon Pier – A Celebration. Ian McCrorie. Published by Argyll Publishing.

Dunoon & Cowal. A guide. Julian Hill. Published by Argyll Publishing.

