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Castle Toward Estate

## Restoration and Development Masterplan



August 2016

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*Date of Issue: 22nd August 2016*

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## 1.0 Introduction

The Castle Toward Estate Restoration and Development Masterplan was prepared for Denice Purdie and Keith Punler by LDN Architects. Their vision for the future of Castle Toward Estate is to create an economic and cultural asset for the Cowal peninsula that provides local employment opportunities by addressing the neglect of the 20th century and restoring the Estate's buildings, structures and designed landscape to their former glory and creating new financially sustainable beneficial long-term uses for each.

The Masterplan drawings within this report are illustrative only and the report should be read with the accompanying large scale drawings which provide greater detail.





## 2.0 Location and Estate Boundary

The Castle Toward Estate covers 147 acres of the Cowal Peninsula and is located approximately 43 miles to the west of Glasgow. It is accessed by following the A815 Shore Road from Dunoon (6.5 miles) after taking a 30-minute journey on a ferry from Gourock. The original Castle Toward, a ruined tower house dating back from the 15th century, is a Scheduled Ancient Monument. It lies south-east of the now principal building of the estate, the Scottish Baronial Mansion House boasting 100 rooms and dating from 1821.

The Estate is a Designed Landscape listed by Historic Scotland and is unique being located within outstanding scenery on a south-facing slope with its own shore frontage (Toward Lighthouse, Quay and Pier are nearby) and looking out towards the Firth of Clyde Rothesay and the Isle of Bute and. The extensive gardens are home to an impressive collection of ornamental plants- kitchen gardens with wall-trained plants, bamboos, specimen trees, shrubs and many habitats- woodland, meadows, rivers and pastures. The Estate also incorporates the ruins of Auchawilling Chapel, a viaduct, a tunnel, two cottages and the following B listed structures:

- Castle Toward
- Gatehouse (Court of Offices) and Garage
- Two Walled Gardens with Glasshouse and Workshop Range
- Chinese Lakes with Islands and Bridges (previously reservoirs to supply the estate).

The original Castle Toward Estate covered 7000 acres and has a rich and varied history, having served as a family residence to important owners (Kirkman Finlay and Andrew Coats), World War II training centre (visited by Winston Churchill), a residential school for Glasgow children, training centre for famous musicians, conductors, composers and artists and more recently as a residential outdoor education centre for children.



Aerial view showing the extent of Castle Toward estate

Note: Red line denotes extent of estate boundary





*Toward Castle Ruins*



*Gate House*



*West Entrance*



*Castle Toward*



*Walled Garden*

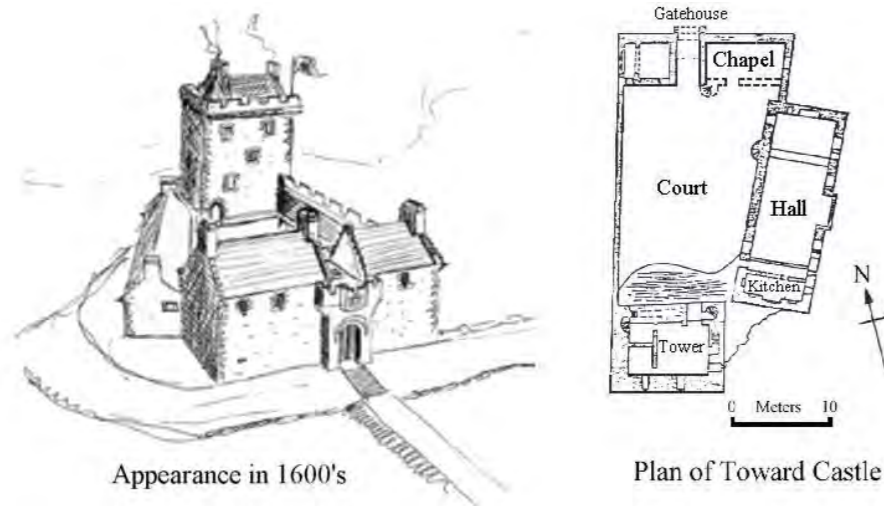


*East Entrance*



### 3.0 History

Toward Castle, a 15th century stronghold for Clan Lamont, is situated on the old Eastern driveway, where it's ruins are evident today. With a chequered and violent past, Toward Castle was left in ruins following the siege and clan massacre by the Campbells in 1646.



Appearance in 1600's

Plan of Toward Castle

Kirkman Finlay, a Glasgow businessman, MP and later Lord Provost of Glasgow, acquired the estate in 1818 from the Campbells, as his country seat, for what was to become the Clyde's grandest example of the Marine Villa. At the time of sale, the estate comprised of 6000 acres and cost £14,050.

Kirkman Finlay employed a leading Glasgow architect David Hamilton to design the new mansion, in the castellated picturesque Gothic style that was fashionable at the time. No expense was spared in this endeavor as the house was to be the pinnacle and representation of his success.



Mansion house in its initial form by David Hamilton

Kirkman also began work on the re-modeling of the estate soon after its acquisition that included a substantial amount of tree planting. The full history of the garden design is unclear but it is known that Edward Latrobe Bateman, an Anglo-Australian with Scottish connections, instigated landscaping changes around 1887-1888. One recorded and most important change was the realigning of the east drive that necessitated the removal of half the kitchen garden.

After Kirkman's death in 1842, the estate remained in the Finlay family for many years passing through various male heirs until the property went up for sale during the 1st war after the death of the then Finlay owner.

The estate was acquired by Major Andrew Coats in the early 20th Century. Major Andrew Coats and his wife Alice quickly set to work to increase the size of the already extensive property at Castle Toward doubling its size. The entire building was restored and enlarged over the course of the 1920s by the architect Francis William Deas, who also laid out most of the current landscaping.



Mansion house enlarged by Frank Deas

The ornate Italian plasterwork was installed in the public rooms in 1920 by a company that still exists today, and remarkably still holds the plaster moulds used on the property. The Gate House complex was substantially enlarged and remodeled at the same time, to incorporate a large laundry complex together with further garaging and chauffeurs accommodation. A large swimming pool complex (one of the world's first private pools) was built on the foreshore on the site where Toward Sailing Club now stands (the original swimming pool is still there, the clubhouse having been built over the top of it).

The Coats / Deas partnership had a major impact on the landscaping that included formal paved terraces, the north walled garden & glasshouses, loggia & workshops, ornamental water garden and lily ponds added to the south side of the walled garden, ha-ha walling in the south parklands and the construction of reservoirs in a Chinese style and called the Chinese Lakes (ponds).

Coats died in 1930 and the house was requisitioned by the Government, from Mrs Coats, in 1939 for use by the special services operation during World War II. Castle Toward became H.M.S. Brontosaurus over this period of history.

After the war the property was sold by Mrs Coats and purchased by the Corporation of Glasgow in 1948. The building was used initially as a residential school for children recovering from illness or living in deprived home conditions. It then became available for residential education for children from all Glasgow Primary Schools and operated for 50 years as an outdoor education centre for children from Glasgow and Renfrewshire. With the reorganisation of local government in Scotland in 1996, ownership passed to Argyll and Bute Council where it was used as both a residential school and during the summer months for gifted children.

Since closing, the gradual decline has seen the progressive abandonment of many elements, the demolition of two gate lodges and neglect of the landscaping. Historic Environment Scotland summarises the site "This estate is an important example of a 19th century designed landscape on the Firth of Clyde made possible through mercantile money generated in the industrial revolution. It has suffered neglect since 1945 but is still an impressive and intact designed landscape. Much of importance and value remains of what was an important Victorian estate with equally significant Edwardian additions."

The ruin of Toward Castle is a Scheduled Ancient Monument and Castle Toward itself is Category B Listed along with a number of the other buildings and structures in the estate. The Designed Landscape is listed in the Inventory of Gardens and Designed Landscapes which describes Scotland's most important sites of national importance. There are no nature conservation designations within the site. However, statutorily protected species may well be present and these could pose a constraint upon the location or timing of any development, and could require licensing by SNH in the event of works which would displace such species.

A copy of the Historic Scotland Listing descriptions are included on the following pages.



## Toward Castle Monuments

### 🚩 Scheduled Monument

You can download copies of legal documents. These are the documents that must be used to determine what is scheduled.

### Toward Castle SM300

**Status:** Designated

### Documents

 [Legal Documents](#) [SM300 Legal Doc](#)  
(<http://portal.historicenvironment.scot/document/600003218>)

### Summary

Information	Location	National Grid Reference
<b>Category:</b> N/A	<b>Local Authority:</b> Argyll And Bute	<b>NGR:</b> NS 118 678
<b>Date Added:</b> 20/02/1948	<b>Parish:</b> Dunoon And Kilmun	<b>Coordinates:</b> 211800, 667800
<b>Last Date Amended:</b> 13/03/2001		
<b>Type:</b> Secular: castle		

### Description

The monument consists of the remains of Toward Castle, a 15th century tower house with a later courtyard extending to the NE. The castle stands on a steeply-scarped rock promontory associated with old sea-cliffs 150m N of the shore of the Firth of Clyde, commanding a wide view of the Ayrshire mainland and the islands of Bute and Cumbrae. The monument was first scheduled in 1948. The monument is being rescheduled in order to define more clearly the extent of the scheduling.

The castle was the principal stronghold of the Lamont family. Due the Sir James Lamont's support for the royalist cause and his association with Alasdair Mac Donald's attacks on the Campbells, the castle was besieged in 1645 by the Marquis of Argyll. Despite an artillery bombardment and the castle's lack of artillery defence, the Lamonts refuse to surrender. In May 1646 however, 'the whole power of the Campbells' commanded by James Campbell of Ardkinglas, landed from Ayrshire 'with shippes, boats and great cannons, and beleaguered (Sir James) by sea and land within his own principall house'. After two weeks Sir James agreed to 'overgive his house at Toward' after the walls of the castle had been breached. Despite agreeing to honourable terms, many from the garrisons at Toward, and another Lamont stronghold, Asgog Castle, were imprisoned in Toward's 'house and yards' for several days, and were subsequently massacred in Dunoon churchyard. Both castles were then plundered and burnt. The attack on Toward and Asgog were among the charges which led to the execution of the Marquis of Argyll. Tradition suggests that the castle was not reoccupied after it had been burnt by the Campbells. The castle was partially excavated and consolidated in the 1970s.

The core of the castle comprises an oblong tower house occupying the S edge of the promontory; it stands fully three storeys in height at the SE angle, including a corbelled parapet, but much of the remainder has collapsed. The principal entrance appears to have been the first floor doorway at the S end of the E wall, which has a round-arched head formed in two stones. The ground floor was divided

into two unequal chambers, each with a vaulted ceiling. The first floor also appears to have been vaulted.

The tower is associated with a rectangular courtyard whose N side incorporates a gatehouse range, while its E side is occupied by a single-storeyed hall-and-kitchen range. These elements apparently date to the late 16th or early 17th century. The courtyard is entered through a gatehouse passage with a projecting gate entrance, faced in ashlar with very fine decorative arch surround.

The area to be scheduled includes the scarped promontory and the remains of the castle. The area is irregular in shape and has maximum dimensions of 78m NW-SE and 81m NE-SW as marked in red on the attached map.

### About Designations

#### Scheduled Monuments

Historic Environment Scotland is responsible for the designation of buildings, monuments, gardens and designed landscapes and historic battlefields. We also advise Scottish Ministers on the designation of historic marine protected areas.

Scheduling is the way that a monument or archaeological site of national importance is recognised by law through the Ancient Monuments and Archaeological Areas Act 1979.

We schedule sites and monuments of national importance using the criteria published in the Historic Environment Scotland Policy Statement.

The description and map showing the scheduled area is the legal part of the scheduling. The additional information in the scheduled monument record gives an indication of the national importance of the monument(s). It is not a definitive account or a complete description of the monument(s). The format of scheduled monument records has changed over time. Earlier records will usually be brief and some information will not have been recorded. Scheduled monument consent is required to carry out certain work, including repairs, to scheduled monuments. Applications for scheduled monument consent are made to us. We are happy to discuss your proposals with you before you apply and we do not charge for advice or consent. More information about consent and how to apply for it can be found on our website at [www.historicenvironment.scot](http://www.historicenvironment.scot).

Find out more about scheduling and our other designations at [www.historicenvironment.scot](http://www.historicenvironment.scot). You can contact us on 0131 668 8716 or at [designations@hes.scot](mailto:designations@hes.scot).

### Images

There are no images available for this record.

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## Garden and Landscape

 Inventory Garden & Designed Landscape

### CASTLE TOWARD GDL00097

**Status:** Designated

### Documents

 [Map](#) [Map for CASTLE TOWARD \(GDL00097\)](#)  
(<http://portal.historicenvironment.scot/document/600000476>)

### Summary

Information	Location	National Grid Reference
<b>Category:</b> N/A	<b>Local Authority:</b> Argyll And Bute	<b>NGR:</b> NS 11638 68300
<b>Date Added:</b> 31/03/2007	<b>Parish:</b> Dunoon And Kilmun	<b>Coordinates:</b> 211638, 668300

#### Summary

This estate is an important example of a 19th century designed landscape on the Firth of Clyde made possible through mercantile money generated in the industrial revolution. It has suffered neglect since 1945 but is still an impressive and intact designed landscape. Much of importance and value remains of what was an important Victorian estate with equally significant Edwardian additions.

#### Type of Site

Extensive 19th century estate incorporating the ruined 15th century Toward Castle and with many Edwardian and inter-war additions.

#### Main Phases of Landscape Development

The designed landscape dates primarily from the 19th century with many additions made during the 1930s.

### Importance of Site

A site included in the Inventory is assessed for its condition and integrity and for its level of importance. The criteria used are set out in Annex 5 of the Scottish Historic Environment Policy (December 2011). The principles are represented by the following value-based criteria and we have assigned a value for each on a scale ranging from outstanding value to no value. Criteria not applicable to a particular site have been omitted. All sites included in the Inventory are considered to be of national importance.

#### Work of Art

Value: High

A fine 19th century estate with a design which intelligently incorporates many pre-park features and contains other interesting 19th and 20th century additions.

#### Historical



Value: High

The site's historical value stems primarily from the involvement of important owners Kirkman Finlay and Andrew Coats, and is one of the few Scottish sites to have been worked on by Anglo-Australian landscape architect Edward Latrobe Bateman.

#### Horticultural, Arboricultural, Silvicultural

Value: High

There are interesting elements such as the collection of bamboos sited throughout the landscape, and the wall-trained plants in the 19th century kitchen garden. Some of the shrub groups and specimen trees are also of high value.

#### Architectural

Value: High

The combination of David Hamilton's 19th century castellated mansion, the ruined Toward Castle and other architectural elements make this a site of high importance.

#### Scenic

Value: Outstanding

The site is at a focal point within the Firth of Clyde with superb views from within the designed landscape.

#### Nature Conservation

Value: Some

The variety of habitats including woodland, meadows, rivers and pasture give this site some value for nature conservation.

#### Archaeological

Value: High

The 15th century Toward Castle and Auchawilling Chapel give the site high archaeological value.

### Location and Setting

The Castle Toward designed landscape occupies a site at the southern end of the Toward Peninsula, 10km (6.2miles) southwest of Dunoon and accessed from the A815. The house and grounds occupy the lower south-facing slopes of Toward Hill, at the southernmost point of the Toward Peninsula with views south to the Island of Bute and beyond to the Firth of Clyde.

The designed landscape at Castle Toward extends northwards up Toward Hill to include the Chinese Lakes (reservoirs to supply the estate which were made into an attractive landscape feature) and Ardyne Farm to the northwest. The A815 road forms the southern and western boundaries, and to the east, the boundary takes in old estate parkland and is bounded by a commercial coniferous plantation on what was probably former policy woodland. A belt of old policy woodland is included in the designed landscape, which stretches east of the old ruins of Toward Castle. The principal features of the designed landscape, except for the Chinese lakes (reservoirs constructed on Toward Hill), are contained within the current estate boundary comprising approximately 150ha (370 acres).

http://portal.historicenvironment.scot/designation/GDL00097

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### Site History

The 15th century Toward Castle began as the Lamont stronghold, was added to in the 17th century and then left in ruins following a siege and clan massacre by the Campbells in 1646.

General Roy's Military Survey (c.1750), the first accurate large scale landscape survey does not show any evidence of an 18th century designed landscape at the southern end of the Toward Peninsula.

The Glasgow businessman, MP and later Lord Provost of Glasgow, Kirkman Finlay acquired the estate in 1818 from the Campbells. He employed the Glasgow architect David Hamilton to design a new mansion, a marine villa called Castle Toward, to be designed in the castellated picturesque Gothic style that was fashionable at the time. Kirkman Finlay made a huge fortune exploiting new Asian markets for cotton, and did much to improve Glasgow's international trade, including breaking through Napoleon's Continental blockade. He was also made Lord Rector of the university and a statue of Finlay stands in the vestibule of Glasgow's Merchants' House. He began work on the remodelling of the estate soon after its acquisition. Although the figure may be exaggerated and is more likely to be in the tens of thousands, an 1854 account in the Scottish Gardener states that 5 million trees were planted by 1841, covering an area of nine hundred to a thousand acres.

The first edition Ordnance Survey map of 1864 shows the mansion in an elevated position at the centre point of a planting composition which frames views south to the Firth of Clyde. The primary approach passes a pair of lodges via the 15th century ruins of Toward Castle arriving at the dramatic forecourt of the mansion. Features evident at this time included a viaduct across the burn, a walled kitchen garden, an ornamental rock garden and burnside walks with associated ornamental planting.

During the late 19th century various changes were made to the estate, most importantly the realigning of the east drive, necessitating the removal of half the kitchen garden. This and other changes are recorded on the 2nd edition Ordnance Survey map of 1899. Edward Latrobe Bateman, an Anglo-Australian with Scottish connections, probably instigated further landscaping changes around 1887-1888. There is evidence of his correspondence with the Finlay Family at this time, and he was known to be involved with landscaping works at Ascog House on Bute, a short distance across the water from Castle Toward. Bateman was a graphic artist and interior designer who had made a name as a landscape designer in Australia when he was commissioned to design Fitzroy Gardens, a major park in Melbourne, in 1864. However, with the multiple layers of improvements in the grounds of Castle Toward it is extremely difficult to pinpoint exactly which improvements Bateman would have been responsible for.

In 1919 Castle Toward was sold to Major Andrew Coats, who with his younger brother James, ran a Paisley-based thread manufacturing business. Between 1919 and 1945 Coats invested enormous sums of money in the estate. The mansion was doubled in size and formal paved terraces were built to the south and west of the house. A new walled garden was built to the north of the house and new glasshouses were constructed in it by Mackenzie and Moncur. A new loggia and workshops were built against the north wall of the existing 19th century walled kitchen garden to the east of the house. An ornamental water garden with lily pond built added to the south side in what constituted a complete remodelling of this older walled garden. The architect of these structural improvements and alterations was Frank W. Deas, a 'pupil' of the well-known architect Sir Robert Lorimer. A new ha-ha was constructed in the parkland and trees and shrubs were planted extensively throughout the grounds. New stone-lined water supply reservoirs incorporating designs in the Chinese style and called the Chinese Lakes were constructed much higher up Toward Hill to the north of the house. These supplied water to the estate and are outwith the designed landscape boundary.

http://portal.historicenvironment.scot/designation/GDL00097

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In 1939, the Government requisitioned the house from Coats for use by the Special Services Operations during World War II. Castle Toward became 'H.M.S. Brontosaurus' during this period in its history, and there are Nissen Huts in the grounds and an Anderson Shelter beside the house. After the war the site was sold to Glasgow Corporation for use as a convalescent school and then outdoor centre. The gradual decline since then has seen the progressive abandonment of many elements, the demolition of two gate lodges and the felling of many important trees.

### Landscape Components

#### Architectural Features

**Castle Toward** is a large castellated mansion of ashlar with octagonal tower at the rear. It was designed by David Hamilton and built in 1821 for Kirkman Finlay, a Glasgow merchant and MP. Extensions were added to this building in the 1920s in a style in keeping with the original building. **Toward Castle** is a Scheduled Ancient Monument which was built in 1475 with bailey and domestic range added in the seventeenth century. The surviving masonry is three storeys high and built of random rubble. It is presently roofless and in a ruinous state. **Auchawilling Chapel** is a small chapel to the northeast of the modern Castle Toward and is presently ruinous.

The **East Walled Garden** was built by Finlay in the 19th century. In the 1920s an ogee-roofed glass-fronted loggia, octagonal conservatory and wrought-iron gates were added, very much in the style of Robert Lorimer. **Old Auchavoulin House** is the end or side of a building situated at the north east angle of the **Walled Garden**, with a notable group of *Crinodendron hookerianum* shrubs growing here. There is a formal water garden to the south of the 19th century walled garden. This contains a lily pond and is believed to have been built on top of an old vegetable garden at the instigation of Mrs Coats. There is a large 20th century **North Walled Garden** to the north of the house which is now abandoned. Both walled gardens and their associated additions are constructed from the same dark grey schist and were designed by the architect Frank W. Deas. A range of heated glasshouses and cold frames which were built by Mackenzie and Moncur beside the **North Walled Garden**, and workshops were added to the northeast of the house, incorporating the west gate with a finely detailed set of steps incorporating decorative carving in the style of Sir Robert Lorimer with flowers, fruit and animals. **West Lodge** which incorporates estate offices and garages is positioned to the south west of the house. All other lodges have been demolished.

The **Viaduct**, which carries the Main Drive across the burn, features rustic stone balustrades, gothic stonework and a pedestrian route below. The **Chinese Lakes** which lie to the north on Toward Hill are a series of stone-lined ponds with islands, linked by finely detailed semi-circular bridges. They are linked to the other landscape features of Castle Toward by a path network. Evidence of a stone-built summerhouse ahs been uncovered beside the Chinese Lakes. This would have afforded a very impressive sweeping view over the entire estate and over to Bute and the Hebrides. There are two other architectural features that are linked to the estate historically but lie outwith the southwestern designed landscape boundary: **Toward Lighthouse** was built in 1812 and is a circular tower of ashlar; **Toward Quay** is an early 19th century rubble built pier.

#### Drives & Approaches

The Main Drive and approach originally came past the now demolished East Lodges. This route passes the rock garden and travels below the foot of Toward Castle crossing the burn across the **Viaduct**. Passing the south side of the water garden, the drive ends at the forecourt of Castle Toward. This drive is currently not used by vehicles because the viaduct is believed to be unsafe. A secondary drive runs around the north side of the mansion and then southwest through woodland, leaving the site via the **West Lodge** and giving direct access to **Toward Quay**. Originally the two drives met at the front (i.e. the south side) of the house, but were replaced by the present terrace.

#### Paths & Walks

http://portal.historicenvironment.scot/designation/GDL00097

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Footpaths are primarily concentrated around the burn in the valley to the east of the house. These connect features including Toward Castle, the rock garden, the walled garden, a summer house (demolished) and the Chinese Lakes to the north. A tunnel carries the burnside path beneath the viaduct and east drive.

There are many specimen Rhododendrons throughout the burnside area, alongside *Gunnera manicata*. South of the approach road viaduct there are large clumps of bamboo, forming a tunnel effect through parts of the burnside walks. Some clumps are quite overgrown but still in good health. There are extensive clumps of bamboos throughout the designed landscape at Castle Toward, and sale particulars of 1919 refer to the bamboos as '...possibly the finest collection in the west of Scotland.'

#### Parkland

Parkland areas originally extended north, south and east of the mansion. The area to the south was planted with parkland specimen trees and featured a ha-ha. However the ha-ha was filled in and the trees felled to create playing fields. The area remains open today as lawn and a specimen cypress survives from the old parkland planting. To the north of the house and walled garden, the area of parkland is kept as grazed land, rising steeply above the mansion. A modern dwelling has been built in this area. North of the old Toward Castle ruin (to the east of the house) is a small area of parkland with some notable specimen trees including sycamore and cedar of Lebanon.

#### Woodland

East and west of the mansion, there are two north-south strips of woodland extending from the high ground to the north down to the shore-line road A815. From a line to the north of the mansion the 19th century plantations have been removed and replanted with commercial coniferous forestry of Sitka spruce, except for the area around Chinese lakes where birch, beech, oak and Scots pine predominate. From a line roughly south of the mansion, mature deciduous woodland predominates with beech, oak, elm, sycamore, lime and horse chestnut. Locally there are also ornamental conifers including Scots pine, Western hemlock and Douglas fir.

There are some notable specimen trees still surviving in the Castle Toward landscape, including a remarkable huge-girthed *Griselinia littoralis* immediately beside the old ruins of Toward Castle, and some interesting cut-leaved Japanese maples to the north of the old East drive near the viaduct. A mixture of broad-leaved trees including sycamore and oak grow on either side of the burn, providing a sheltered canopy.

#### Walled Gardens

The **North Walled Garden** is abandoned while the East Walled Garden contains little of plant interest. There is, however, an interesting collection of wall-mounted shrubs on the outer west wall of the **East Walled Garden**, including an unusual wall-trained *Ginkgo biloba*, the maidenhair tree more commonly grown as a tree. The south walled garden and loggia are currently (2005) leased to the BBC for the making of a children's television series. To the east of this walled garden and towards the burn are good specimens of Crinodendron and some large-leaved Rhododendrons.

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## References

### Bibliography

## Maps, Plans and Archives

Roy's Military Survey c.1750

<http://portal.historicenvironment.scot/designation/GDL00097>

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First Edition 6" to 1 mile O.S.

Second Edition 6" to 1 mile O.S.

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## About Designations

### Inventory of Gardens and Designed Landscapes

Historic Environment Scotland is responsible for the designation of buildings, monuments, gardens and designed landscapes and historic battlefields. We also advise Scottish Ministers on the designation of historic marine protected areas.

The inventory is a list of Scotland's most important gardens and designed landscapes. We maintain the inventory under the terms of the Ancient Monuments and Archaeological Areas Act 1979.

We add sites of national importance to the inventory using the criteria published in the Historic Environment Scotland Policy Statement.

The information in the inventory record gives an indication of the national importance of the site(s). It is not a definitive account or a complete description of the site(s). The format of records has changed over time. Earlier records may be brief and some information will not have been recorded.

Enquiries about development proposals, such as those requiring planning permission, on or around inventory sites should be made to the planning authority. The planning authority is the main point of contact for all applications of this type.

<http://portal.historicenvironment.scot/designation/GDL00097>

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Find out more about the inventory of gardens and designed landscapes and our other designations at [www.historicenvironment.scot](http://www.historicenvironment.scot). You can contact us on 0131 668 8716 or at [designations@hes.scot](mailto:designations@hes.scot).

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## Castle Toward

### 🏠 Listed Building

The legal part of the listing is the address/name of site only. All other information in the record is not statutory.

### CASTLE TOWARD LB5068

Status: Designated

#### Documents

#### Summary

Information	Location	National Grid Reference
<b>Category:</b> B	<b>Local Authority:</b> Argyll And Bute	<b>NGR:</b> NS 11513 68172
<b>Group Category Details:</b> B - SEE NOTES	<b>Planning Authority:</b> Argyll And Bute	<b>Coordinates:</b> 211513, 668172
<b>Date Added:</b> 20/07/1971	<b>Parish:</b> Dunoon And Kilmun	

#### Description

David Hamilton, dated 1821 with significant later additions and alterations circa 1921 by Francis W Deas (see Notes). Large and impressive, 2-storey with attic and basement, asymmetric-plan, castellated Gothic Revival mansion house located at southerly point of the Cowal Peninsula. Stugged, pale sandstone ashlar with earlier sections of building slightly warmer in colour. Cill courses, hood mouldings. Turreted corner angles. Crenellated parapets. Raised terrace to S.

S (PRINCIPAL) ELEVATION: turreted porte-cochere to SE corner; square-plan tower behind with large pointed-arch window. Slightly advanced bay to centre with corbelled out stone balcony at 1st floor. Projecting wing to far left with canted windows at basement, ground and 1st floors.

E ELEVATION: pair of moulded shields with date and initials KF/JS. Rounded, castellated tower to NE corner angle with mullioned and transomed window. Small octagonal tower to segmental-arched entrance to rear courtyard. Tall, machicolated octagonal tower to centre of N (rear) elevation. W ELEVATION: bifurcated T-plan staircase with stone balustrade rising to large recessed loggia with 3 four-centre arches and crenellated parapet set between advanced square-plan towers.

Predominantly 2-pane glazing pattern to timber sash and case windows. Pointed-arch windows with octagonal leaded glass. Slated roofs behind crenellated parapets. Octagonal chimneystacks arranged in groups of six.

INTERIOR: remodelled with decorative work predominantly early 20th century in a variety of historicist classical styles - some original Gothic Revival elements intact. Plaster rib-vaulting to SE porch, hall and staircase is early 19th century. Ornate Louis XVI decorative plasterwork, fluted mouldings and brass fittings to former music/drawing room; Adamesque, segmental plasterwork ceiling to library, full-height timber bookcases; heavy and ornate timber Jacobean fireplace to ballroom. Curved timber staircase to E range and large stair with central well and upper loggia to W wing. Some marble fireplaces to ground floor; largely timber fireplaces to 1st and 2nd floors. Timber panelling; extensive use of parquet flooring. Stone flags to basement.

#### Statement of Special Interest

Part of a B-Group comprising - Castle Toward; Castle Toward, Gate Lodge and Garage; Castle Toward, Walled Garden To East, Walled Garden To North and Glasshouse and Workshop Range; Castle Toward, Chinese Lakes including Bridges (See separate listings).

Castle Toward is a large and impressive castellated Gothic-Revival mansion house characterised by its wealth of towers, turrets and good stonework detail. Among numerous architectural features adding to its interest are the porte-cochère, corbelled balcony and tower and garden terrace to S elevation, round tower and courtyard entrance to E and the loggia to W elevation. The early 20th century additions and remodelling faithfully adhere to the Gothic-Revival style of the earlier building while collectively, the programme of aggrandisement at Toward works as an ensemble and is an excellent example of large-scale estate development in Scotland during the inter-war period.

The original mansion house, or 'marine villa' was built by David Hamilton for Kirkman Finlay, a successful merchant and former Lord Provost of Glasgow, who bought the estate of Auchavoulin from the Campbell family in 1818 and renamed it Toward. The New Statistical Account of Scotland notes that there can be "few specimens of modern Gothic more happily conceived" than Hamilton's original design. Between 1919 and 1945, new owner Major Andrew Coats, a member of a wealthy Paisley threadmaking family, invested huge sums of money into the estate. The mansion house more than doubled in size with additional towers to the E and N and the creation of a large W wing including ballroom, billiard room, music room and numerous additional bedrooms. Following its use as a military outpost during WW2, during which the building was known as 'HMS Brontosaurus', a residential school was founded at Toward in the 1940s following its purchase by Strathclyde Regional Council and continues to be run as an outdoor education centre. Some of the nissan huts installed by the Navy remain and are used as stores.

Francis W Deas was a very close friend of renowned Scottish architect Robert Lorimer and favoured a similar Arts and Crafts approach to design as reflected in Deas's Lorimeresque garden ancillary buildings at Toward (see separate listings). Kellas House (see separate listing) in Moray is probably his finest work in the Scottish Art and Crafts manner.

The ruinous remains of the 15th century 'Toward Castle', (located on the estate at OS Map Ref: NS 1161, 6815) is a Scheduled Ancient Monument.

#### References

##### Bibliography

1st Edition Ordnance Survey Map (1862). Groome's Gazetteer. New Statistical Account of Scotland (1845), pp609, 610, 616. Frank A Walker, Buildings of Scotland - Argyll and Bute (2000) pp493-496.

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#### Images

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#### Map

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## Chinese Lakes including Bridges

### Listed Building

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## CASTLE TOWARD, CHINESE LAKES INCLUDING BRIDGES LB51863

Status: Designated

### Documents

### Summary

Information	Location	National Grid Reference
<b>Category:</b> B	<b>Local Authority:</b> Argyll And Bute	<b>NGR:</b> NS 11777 68987
<b>Group Category Details:</b> B - SEE NOTES	<b>Planning Authority:</b> Argyll And Bute	<b>Coordinates:</b> 211777, 668987
<b>Date Added:</b> 20/07/1971	<b>Parish:</b> Dunoon And Kilmun	

### Description

Circa 1930. Pair of man-made, crescent-plan, stone-lined reservoir ponds in picturesque style, each with its own island. Pond to S with pair of ornamental round-arched pedestrian bridges and stone-lined boat mooring cut. Bridge arches are of shuttered concrete construction overlaid with grey schist stone steps and rubble voussoirs.

### Statement of Special Interest

Part of a B-Group comprising - Castle Toward; Castle Toward, Gate Lodge and Garage; Castle Toward, Walled Garden To East, Walled Garden To North and Glasshouse and Workshop Range; Castle Toward, Chinese Lakes including Bridges (See separate listings).

This pair of man-made ponds, each with its own small island reached by ornamental round-arched pedestrian bridges occupy a secluded, wooded location on high ground to the N of Toward estate and are an interesting element of the early 20th century designed landscape. They are commonly referred to as the 'Chinese Lakes' due to the island/bridge design being reminiscent of oriental forms. Toward Estate is notable for its innovative use of stone-lined channels for water courses supplying water throughout the estate. The spring that feeds the two ponds runs down to the house and provides its water supply.

Collectively, the early 20th century programme of aggrandisement at Toward Estate, including the ancillary additions within the designed landscape, provide an excellent and rare example of estate building on a significant scale in Scotland during the inter-war period.

Castle Toward was built by David Hamilton for Kirkman Finlay, a successful merchant and former Lord Provost in Glasgow. Between 1919 and 1945 new owner Major Andrew Coats, a member of a wealthy Paisley threadmaking family, invested huge sums of money enlarging the estate at Toward. The large castellated Gothic mansion house (see separate listing) doubled in size and new buildings, additions and alterations to the existing estate and grounds were carried out by Coats's architect, Frank W Deas.

<http://portal.historicenvironment.scot/designation/LB51863>

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Deas was a very close friend of renowned Scottish architect Robert Lorimer and whose Arts and Crafts approach to design was much akin as demonstrated in Deas' garden ancillary buildings at Toward which are notable for their distinctive use of grey schist stone, layered in thin courses, providing a distinctive character to the 20th century re-modelling at Toward and clearly distinguishing them from the earlier 19th century fabric.

### References

#### Bibliography

1st Edition Ordnance Survey Map (1862). Groome's Gazetteer. New Statistical Account of Scotland (1845), pp609, 610, 616. Frank A Walker, Buildings of Scotland - Argyll and Bute (2000) pp493-496.

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### Images

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### Map

There is no map available for this record.

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## Gatehouse and Garage

### Listed Building

The legal part of the listing is the address/name of site only. All other information in the record is not statutory.

## CASTLE TOWARD, GATEHOUSE (COURT OF OFFICES) AND GARAGE LB51864

Status: Designated

### Documents

### Summary

Information	Location	National Grid Reference
<b>Category:</b> B	<b>Local Authority:</b> Argyll And Bute	<b>NGR:</b> NS 11157 67787
<b>Group Category Details:</b> B - SEE NOTES	<b>Planning Authority:</b> Argyll And Bute	<b>Coordinates:</b> 211157, 667787
<b>Date Added:</b> 20/07/1971	<b>Parish:</b> Dunoon And Kilmun	

### Description

David Hamilton, 1820-21 with later additions and alterations circa 1921 by Francis W Deas (see Notes). Long and imposing, 2-storey gatehouse with accommodation range to E, in castellated Gothic-Revival manner. Stugged, pale sandstone ashlar. Turreted corner angles to entrance tower. Battlemented parapets. Canted corner angles. Hood mouldings with distinctive carved figurative corbels.

S (PRINCIPAL) ELEVATION: double-leaf, timber gates to four-centre entrance archway with moulded surround in square-plan, octagonal-turreted entrance tower. Slightly lower, battlemented wing to W with tri-partite window to ground. Long 7-bay range to E terminating in square-plan pavilion block, returning to 7-bay range to E elevation with pedimented dormers breaking eaves; square bartizan to NE corner angle. Garden wall projects from E elevation with timber door and small tower to far E.

GARAGE RANGE: single-storey, rectangular-plan, red sandstone block with battlemented parapet and corner towers with buttressed corner angles. Canted stone cills. Large metal framed, multi-pane windows; pitched roof with grey slate. Pitched, half-timbered canopy over courtyard joining gatehouse and garage range.

### Statement of Special Interest

Part of a B-Group comprising - Castle Toward; Castle Toward, Gate Lodge and Garage; Castle Toward, Walled Garden To East, Walled Garden To North and Glasshouse and Workshop Range; Castle Toward, Chinese Lakes including Bridges (See separate listings).

The Castle Toward Gatehouse is a distinctive, imposing and prominently sited example of ancillary estate architecture. Located at the southerly point of the Cowal Peninsula opposite Toward Quay, the building takes the form of a castle in miniature offering a wealth of figurative detail in the castellated Gothic Revival manner. It is notable for its carved details and its high quality, early 20th century additions to rear in a similar style. The single-storey red sandstone workshop range with covered

motor garage component is in keeping with the Revival style of the earlier gatehouse and mansion house while functionally it illustrates changing attitudes to travel in the inter-war years.

Castle Toward was built by David Hamilton for Kirkman Finlay, a successful merchant and former Lord Provost in Glasgow. Between 1919 and 1945, the new owner of Castle Toward, Major Andrew Coats, a member of a wealthy Paisley threadmaking family, invested huge sums of money into the estate. The mansion house doubled in size with additional towers to the E and N and the creation of a large West wing in the same castellated style. Following its use as a military outpost during WW2, a residential school was founded at Toward in the 1940s following its purchase by Strathclyde Regional Council and continues to be run as an outdoor education centre.

Coats's architect was Frank W Deas, a very close friend of renowned Scottish architect Robert Lorimer whose Arts and Crafts approach to design influenced Deas' garden ancillary buildings at Toward. Collectively, the early 20th century programme of aggrandisement at Toward's designed landscape provides an excellent and rare example of large-scale estate development during the inter-war period in Scotland.

### References

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### Images

There are no images available for this record.

### Map

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## Walled Garden, Glasshouse and Workshop

### Listed Building

The legal part of the listing is the address/name of site only. All other information in the record is not statutory.

## CASTLE TOWARD, WALLED GARDEN TO EAST, WALLED GARDEN TO NORTH AND GLASSHOUSE AND WORKSHOP RANGE LB51865

Status: Designated

### Documents

### Summary

Information	Location	National Grid Reference
<b>Category:</b> B	<b>Local Authority:</b> Argyll And Bute	<b>NGR:</b> NS 11616 68153
<b>Group Category Details:</b> B - SEE NOTES	<b>Planning Authority:</b> Argyll And Bute	<b>Coordinates:</b> 211616, 668153
<b>Date Added:</b> 20/07/1971	<b>Parish:</b> Dunoon And Kilmun	

### Description

WALLED GARDEN TO EAST: 1820s (probably David Hamilton); remodelled circa 1921 by F W Deas. Earlier E, W and S walls are rubble with stepped pediments and round-arched pedestrian gate with ornamental wrought-iron work to S wall.

N wall re-modelled circa 1921: bowed section of layered dark grey schist with engaged pillars at corner angles; glazed, garden loggia breaching wall to centre with bellcast roof and wolf and lamb sculpture to ridge. Glazed link between loggia and octagonal glasshouse to N.

Formal water garden with associated hard and soft landscaping to S of walled garden. Remnants of earlier 18th century building (possibly old Auchavoulin House) at NE corner of walled garden with various carved stonework fragments incorporated into round-arched opening to E.

WALLED GARDEN TO NORTH: circa 1920s by F W Deas. Large, square-plan walled garden. Dark grey schist stone. Double-staircase with decorative carving in the style of Robert Lorimer rising to pedestrian entrance in W wall; carved panel above doorway depicting Greek god Pan surrounded by grape vines; elaborate fruit and flower carving to rounded pier caps; carved lions flanking doorway. Simple doorway to S wall. Single-storey lean-to range to N wall with multi-pane glazing to timber frame windows and grey slate to roof.

FORMER GLASSHOUSE AND WORKSHOP RANGE: circa 1930 by F W Deas with heated glasshouses by engineers, Mackenzie and Moncur. U-plan arrangement of garden offices, workshops and former heated glasshouses. Predominantly dark grey schist stonework. SOUTH WALL: 3 large, fan-lit, round-arched windows to central section; stepped gables to N (formerly glazed roof); flanked by half-piend slate roofed stores. Former greenhouse foundations and remnants of heating system to S. Tall chimney stack to right. Further workshops and office wings advancing to E and W, forming U-plan. Timber windows and grey slate.

### Statement of Special Interest

<http://portal.historicenvironment.scot/designation/LB51865>

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Part of a B-Group comprising - Castle Toward; Castle Toward, Gate Lodge and Garage; Castle Toward, Walled Garden To East, Walled Garden To North and Glasshouse and Workshop Range; Castle Toward, Chinese Lakes including Bridges (See separate listings).

Collectively, the early 20th century re-modelling and extension of Toward's designed landscape provides an excellent and rare example of large scale estate development during the inter-war period in Scotland.

The walled gardens and former glasshouse and office range form an intervisible group of related garden structures, each with its own features of particular interest. The Lorimeresque loggia at the East walled garden and the staircase at the N walled garden are of particular architectural quality. The early 20th century work is also notable for its distinctive use of grey schist stone, layered in thin courses, providing a homogenous character to the 20th century ancillaries at Toward, distinguishing them from the earlier 19th century work. The U-plan range retains some elements of its heated glasshouses and the workshop buildings are constructed of the same quality schist.

Castle Toward was built by David Hamilton for Kirkman Finlay, a successful merchant and former Lord Provost in Glasgow. Between 1919 and 1945, new owner Major Andrew Coats, a member of a wealthy Paisley threadmaking family, invested huge sums of money into enlarging the estate at Toward. The house doubled in size and new buildings, additions and re-modelling of the existing estate and grounds were carried out by Coats's architect, Frank W Deas. Deas was a close friend of renowned Scottish architect Robert Lorimer whose Arts and Crafts approach had many similarities as seen in Deas ancillary garden buildings at Toward. Kellas House (see separate listing) in Moray is probably his finest work in the Scottish Art and Crafts manner.

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### Images

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### Map

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#### 4.0 Restoration and Development Vision

*“Castle Toward is an important example of a 19th century designed landscape set at a focal point on the Firth of Clyde and funded by mercantile success. It is of significance due to its castellated mansion, its designed landscape incorporating pre-park woodland, and the fact that it incorporates earlier castle ruins. This is recognised in the various designations protecting its historic environment. As an estate, it has suffered latterly from wartime requisitioning, the demolition of some curtilage structures and the abandonment of others, the loss of important trees, garden features and horticultural interest, the introduction of inappropriate conifer plantation, and a general lack of maintenance. However, the parkland/woodland setting of the site and the built features which remain still afford the potential for there to be sensitive restoration of the estate underpinned by enabling development, although care is required to ensure that the nature and scale of such development does not undermine the very qualities which give rise to the landscape qualities and the and historic importance of this site.”*

Argyll and Bute Council, 2015

Denice Purdie and Keith Punler’s vision for the future of Castle Toward Estate is to create an economic and cultural asset for the Cowal peninsula that provides local employment opportunities by addressing the neglect of the 20th century and restoring the Estate’s buildings, structures and designed landscape to their former glory and creating new financially sustainable beneficial long-term uses for each.

The development vision includes:

- the restoration of Castle Toward and the other significant buildings around the estate and their conversion to a beneficial new long-term uses
- the restoration of the designed landscape including the re-opening of the east drive and the enhancement of the setting of the Castle
- development of commercial and revenue generating opportunities around the estate
- promotion of managed public access

In developing the masterplan Denice and Keith have taken into account the following issues:

#### No adverse effects on other local businesses:

Discussions have identified what is considered lacking within the area, as well as what would be detrimental to other businesses. For example, hotels in the area struggle so the concept of another hotel, no matter how good it is, would create an adverse impact on current local hotel businesses. It was decided there was no sense developing one in the castle that hinders or possibly shuts down another.

#### Comparisons:

Various estates around Scotland have been identified that are similar to Castle Toward and demonstrate a range of sympathetic development approaches. These estates include Kinross House, in the East of Scotland, where the historic building has undergone substantial renovation and is run as a residence that offers events and also has a spa facility. They cater for corporate group bookings as well as events such as weddings, but are also very much part of the local community where they have community days with events. Inveraray Castle also falls into a similar category where it is very much still the home of the current Duke and his young family. They have the Castle open to the public during certain months of the year and they use the Castle for events, weddings and even photo/film shoots. Hopetoun House - one of Scotland’s best loved and most visited - is also home to the current Earl and his family while being one of the most popular wedding and event hosts. Locally to the area are Ardkinglas and Knockdow who have similar offerings.

Castle Toward Estate will be developed in a similar manner tailored to meet its unique location and the needs of the local community.

#### Phasing:

It is intended first to repair and develop the Castle Toward itself as it is the heart of the estate and key to its financial future but is very much now in disrepair and its condition is getting worse with every year.

At the same time it also intend to reinstate the east drive way so that any visitors will be welcomed and impressed by the front façade of the Castle upon their arrival, rather than the current situation of arriving at the rear of the building. The upgrading of this driveway will open up views of the ancient Castle ruins for people walking around the east side of the estate and will be a major enhancement of the existing overgrown and wet dirt track that covers the route of the drive.

Whilst Castle Toward and the driveway will be getting restored, much needed maintenance and land management of the grounds will be being carried out including clearing gullies and dead trees as well as re-establishing the old Ha-ha, Chinese fountain garden, the top garden as well as the path garden which sit directly outside the curtilage of the Castle. These are also the areas most needed for events which it is hoped will take place in and around the Castle and grounds.

Clan Lamont have been offered (when purchase is completed) the lease of the ancient castle at £1 per annum to allow them the opportunity to have substantially larger and more frequent events at their family seat which in turn should encourage more tourism within the area. New directional signage as well as educational and interpretation boards will also be installed. This will make the ancient castle so much more accessible and visible visitors.

Other developments around the state will be programmed as funding allows and revenue opportunities arise

#### The Secret Garden:

It is intended to create an events space in the South Walled Garden so that visitors can enjoy the experience of being surrounded by both sea view and flower garden. This will be used for events for the community also.

#### Livestock:

Talks about the husbandry of the Estate are on-going and advice is being taken with regards to the size and quality of the land within the estate. A small scale deer farm is envisioned where it is intended to incorporate a small abattoir as well as other livestock which will allow food to be produced with its own label from the estate.

#### Wider Designed Landscape:

The wooded area of the estate will be upgraded and land managed to identify and protect the specimen trees as this estate has some rather special and rare species within the grounds. An arborist has carried out an initial inspection and a detailed survey of what is actually on the estate as well as its condition will be carried out.



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### **Public Events:**

It is intended to have local and public events for music, sport and art throughout the year and musicians who have had a previous involvement with Castle Toward have expressed an interest in doing a future event here. Making Castle Toward a preferred venue for both events and displays is a key objective of the masterplan.

### **Future public access:**

It is hoped to increase this in the future as it is hoped to restore the designed landscape as well as planting concepts which represent today's horticultural designs. A small charge will be made for access which will help with the upkeep and renovation of the garden. Some areas may need to be closed off from general access at times when events are being held.

### **Holiday Cottages:**

The spectacular views and natural beauty of the estate make it an ideal vacation spot that should attract tourists and visitors to the region, providing another source of income and further employment opportunities. There are a number of dwellings around the estate and it is intended to convert some into holiday lets encouraging weekly visitors into the area. Additional holiday accommodation will also be created in the northern most part of the estate if a viable market can be identified.

### **The Gate house:**

The Gate House is an amazing structure in its own right and is ideally placed to be a commercial development showcasing local produce. The development would also include a café with a gift shop to entice visitors.

### **New Homes:**

It is intended to develop small-scale housing around the estate. The scope of such proposals will be limited to the west and south boundaries of the estate and provide a mix of restoration of residential flats within the Coach House, estate style tenement cottages along the west boundary and larger detached housing to the south boundary.

The proposed developments will target a mixed housing market and tenures, with some of the new homes being aimed at the affordable market. It is intended that these properties would be similar to mid-market rental properties delivered by the Scottish Futures Trust in partnership with the Scottish Government.

The concept is to create homes that working families get the opportunity to live in for at least 10% below the market value rent, and allow them to save for a deposit for the property between 5 and 10 years.

We see the development of more homes within this area as a benefit, and would look to sell to local families who might otherwise need to leave the area. With an increase in population the local transport and schools may also feel the benefit of more people coming into the area.

The success of the Castle Toward Estate Development relies ultimately on it being both community orientated and financially self-sustainable through the various ventures outlined within the masterplan. The proposals outlined in this masterplan, which may be subject to change as opportunities arise, describe how such a success can be achieved

## 5.0 Masterplan

An overall view of the estate development is contained on the masterplan drawing. This provides an indication of the proposed works throughout from upgrading, restoration and new build.

Due to the importance of the landscaping and features within the estate, the masterplan seeks to conserve and enhance these landscape features through upgrading and restoration. Neglect and lack of maintenance over the years has allowed most areas to be overrun with ground vegetation and self seeding trees that has detracted from the splendor of the original design. Through careful consideration it is the intension to carry out such works that would restore the grounds, whether it is landscaping, a feature or associated outbuilding.

The estate wide network of woodland footpaths and informal walkways that provide access around the estate and out with the private grounds of the house will also be upgraded.

A parterre, or formal garden associated with the house, will be formed to the West of the Castle and over the south lawns. Typical planting beds and lawns will be set out in symmetrical patterns including water features and interlinked with footpaths.

The original eastern driveway, currently overgrown, including the entrance gates, pedestrian gate and gatehouses, will be reinstated.

Opportunities for additional accommodation on the estate either associated with the house or for private ownership, through restoration of old properties and new build will be developed.

Commercial enterprise ventures within the Gate House, Greenhouse / Workshops and development of prestige holiday lodges at the north end of the estate will provide revenue to safeguard the future of the estate and provide local employment.



Note: The Masterplan drawing is shown as an indication within this report, please refer to the full scale A1 drawing attached for descriptive text

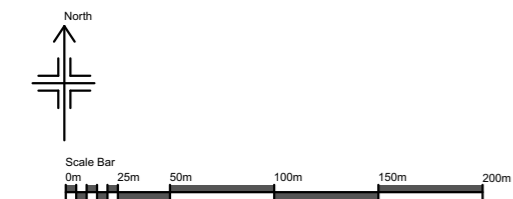
Masterplan Drawing  
Full Scale A1 Drawing Ref: 1544\_L(MP) 001



## Phasing Development Plan

The Phasing Development Plan outlines the strategy for the restoration and development of the estate. Timescales will depend on market demand and revenue generation from the initial phase of work.

The following pages summarise the anticipated content of each phase. The detailed scope of work for each phase will be developed over coming months and will be developed as a series of detailed planning applications in due course.



### Legend



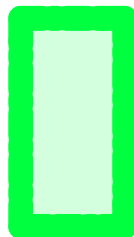
#### Phase 1 (proposed scope)

- Formal gardens to the south lawns and restoring of the hard and soft landscaping currently overgrown and neglected, particularly along the Eastern boundary.
- Restoring and upgrading of various outbuildings.
- Reinstatement of the Eastern driveway and horseshoe access off the A815, subject to the Highways Department.
- Promote public access to Toward Castle ruins.
- Promote public access along the East boundary with informal access through the woodlands utilising previous estate paths.
- Upgrading of the estate access network of footpaths within this zone.
- Reinstatement of the estate fence line and the re-exposure of the Ha Ha walling currently buried in the South lawn.
- Thinning of the trees to the South boundary for open views of Castle Toward from the A815 and the inclusions of an informal fishing lake adjacent to the estate access footpaths.
- Reinstatement of Heather Cottage.
- Reinstatement of the East driveway gatehouses, entrance gates and piers.
- Reinstatement of the Single Lodge and access driveway off the A815, in addition, 4 individual houses served from this access point along the South boundary.
- Restoration of the existing 4 residential units that form part of the historic Coach House.
- Upgrade of the North lodge.
- Upgrade of both the flower and kitchen walled gardens.



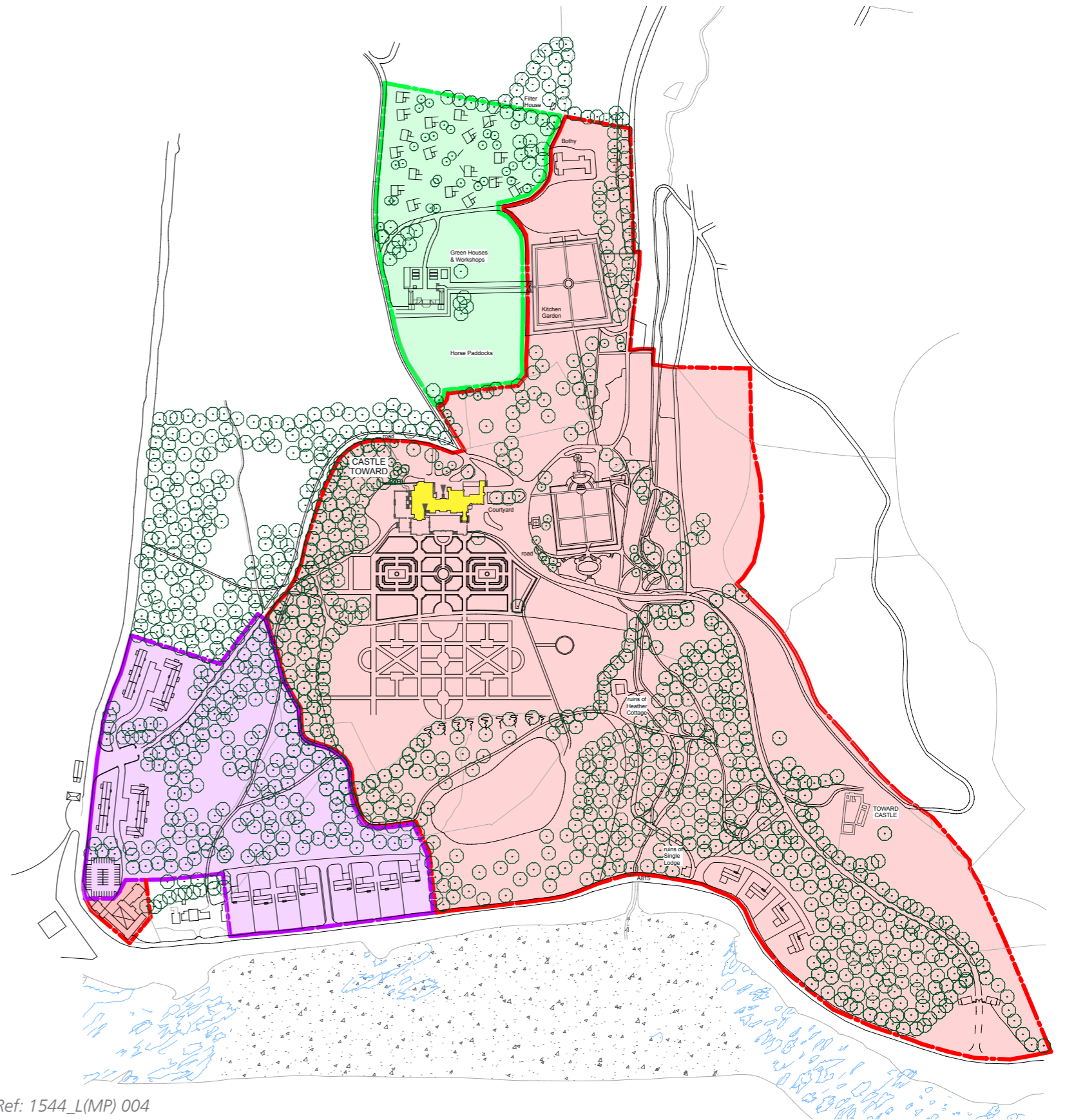
#### Phase 2 (proposed scope)

- Possible housing sites to the West and South boundaries, including upgrading the existing West entrance off the A815.
- The restoration and upgrade of the historic Coach House to accommodate commercial opportunities - manufacture, retail, cafe, visitor & historic centre.
- Visitors car parking.



#### Phase 3 (proposed scope)

- Existing greenhouses and workshop developed to provide a garden market and shop.
- Possible development of prestige holiday lodges.



Note: The Phasing drawing is shown as an indication within this report, please refer to the full scale A1 drawing attached for descriptive text

Phasing Drawing  
Full Scale A1 Drawing Ref: 1544\_L(MP) 004