

CAMPBELTOWN CONSERVATION AREA

1. SUMMARY

- 1.1 The current Campbeltown Conservation Area was designated in 1982. Councils have a duty to re-evaluate boundaries from time to time and a statutory responsibility to prepare Conservation Area Appraisals that may trigger the need to change boundaries.
- 1.2 The current CARS scheme and the proposed THI bid has required the need to comprehensively re-assess the Conservation Area boundary as part of a Character Appraisal and management plan for the Campbeltown Conservation Area. To allow the THI to be extended to Longrow it will be necessary to have it included within a Conservation Area.
- 1.3 The Character Appraisal has been carried out by consultants Gray Marshall and Associates and the revised boundary decided following consultations between them, members of the Campbeltown Town Centre Regeneration Steering Group and Council officers. Further public involvement is envisaged for a six week period prior to the formal approval of the extension of the Conservation Area.

2. RECOMMENDATIONS

- 2.1 That the designated Conservation Area boundary be amended as indicated on the attached plan and put out for formal public consultation to gauge the views of the local community prior to it coming back to the Area Committee for final approval.

3. BACKGROUND

- 3.1 The present Conservation Area was designated 26 years ago and focuses on the town centre and Kilkerran Road but currently excludes the majority of Longrow. The historic and architectural importance of this street has long been acknowledged however, and is noted in the Kintyre Local Plan as a Townscape Policy Area and in the emerging

Argyll and Bute Local Plan as a Special Built Environment Area worthy of additional protection.

- 3.2 As part of the current bid to receive a stage 2 pass for the proposed THI for Campbeltown, Gray Marshall Associates have undertaken a comprehensive review of the Conservation Area and have recommended as part of this review that Longrow be included within the Conservation Area in recognition of its historic importance to the town and its setting. This extension also ties in to the proposed boundary for the THI which will allow owners of properties located within this area to apply for grants from the THI fund. Please see attached Map 1 to this report that shows the proposed extension to the boundary of the Conservation Area.
- 3.3 Historic maps clearly show the early existence of Longrow which includes some interesting late 18th Century, early 19th Century and later buildings. The shore line once ran close to the rear curtilages of the properties on the north east side.
- 3.4 In addition, to Longrow, Gray Marshall Associates further recommends that Longrow Church and Springbank Distillery also be included within the Conservation Area in recognition of their respective historic, social and architectural significance to the town. The proposed boundary extension would also take in Dell Road and a number of historic villas, Gallow Hill Farm and significant woodland on Kilkerran Road. There are also minor boundary changes on Kinloch Road, the new Quay, Stewart Road and Stronvaar Avenue and some small deletions as well as additions.

4. CONCLUSION

- 4.1 This report considers that, following a comprehensive review of the Campbeltown Conservation Area by specialist conservation consultants Gray Marshall Associates, its boundary be extended to include a number of areas of historic, social and architectural significance to the town. If agreed to by Members the extension of the Conservation Area boundary will allow this area to receive greater protection from inappropriate new development and enable property owners to be eligible for grants from the proposed THI. Prior to final approval of the Conservation Area being extended, a further period of public consultation will be held to gauge additional public opinion on the proposed alterations to the Conservation Area boundary.

5. IMPLICATIONS

Policy: The extension of the Conservation Area will result in these areas being afforded additional protection in terms of approved Local Plan policy LP ENV 15 that prohibits the unauthorised demolition of any structure which contributes to, or enhances the character or appearance of the Conservation Area or its setting.

Financial: There are no specific financial implications arising from this report except the costs of advertising the proposed extension of the Conservation Area that will be met by existing budgets.

Personnel: None.

Community: The community will be involved during the public consultation phase and will benefit from additional access to grant aid from the proposed THI.

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