

Key for ROA Assessment Maps



Areas with potential to accommodate development, subject to criteria, without damaging the landscape character of the area



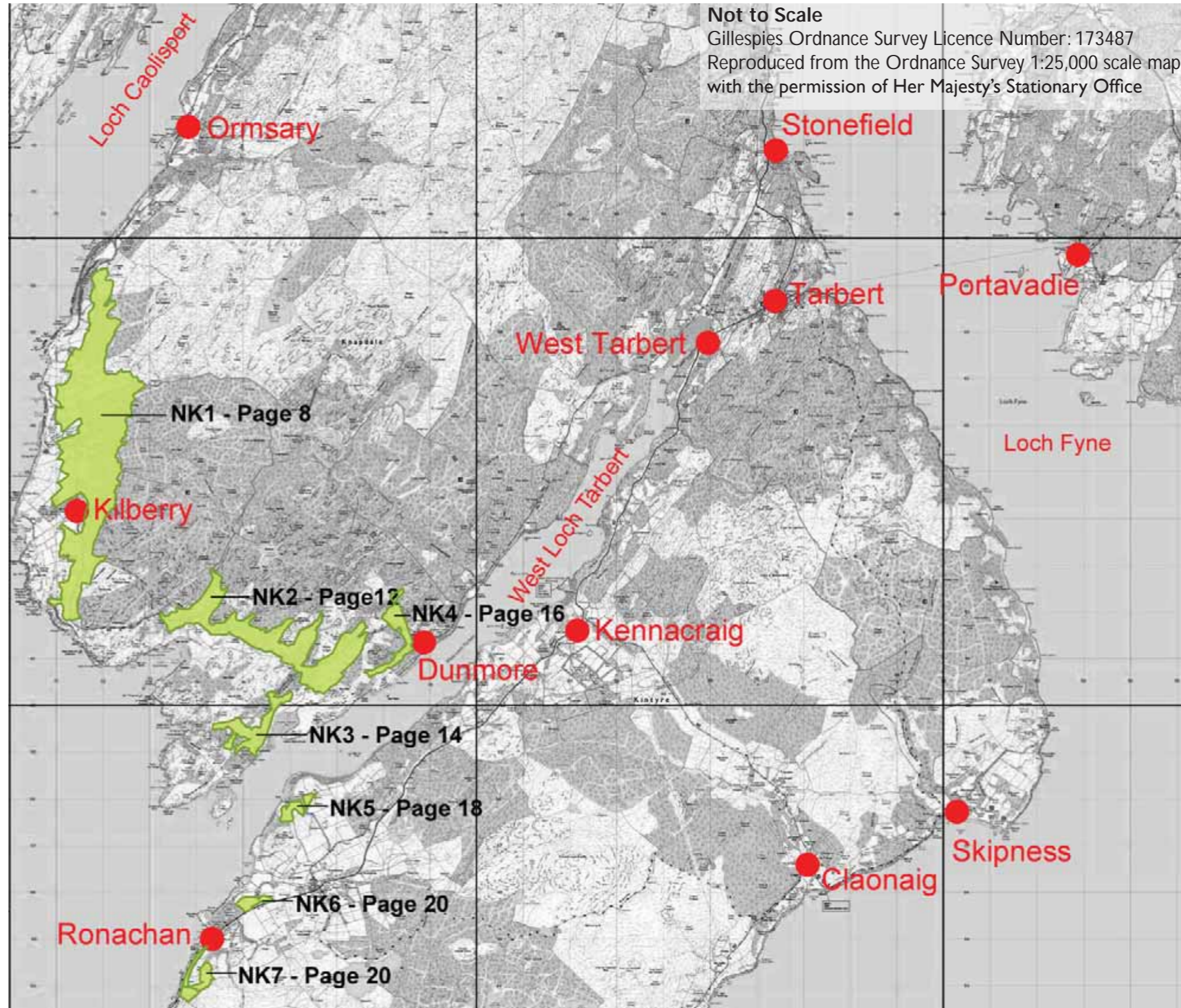
Areas where development is generally unacceptable and would have an adverse impact upon the landscape character of the area



Key viewpoints

All plans at 1:10,000 and orientated north unless stated otherwise.

North Kintyre - Site Reference Map



Rural Opportunity Area Assessments, North Kintyre Sites 1-7

Site Description

The site is located in an Area of Panoramic Quality and within the SNH Rocky Mosaic LCT. This extensive site extends from Gualann nan Carn at the northern end to Tiretigan in the south

The site enjoys an elevated, coastal location overlooking the Sound of Jura with completely open panoramic views to Jura and Islay.

The site comprises gently rolling hills, sloping to the west with open fields of upland improved pasture and coniferous plantations on upper slopes, some native woodland along field boundaries and watercourses. Existing buildings are generally tucked into sheltered areas in the lee of landform or amongst trees, although there are a number of large-scale farm buildings in open settings which are visible over long distances.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

- Development could be tucked in to existing landform or associated with existing planting which would provide a framework or setting;
- At Balure there is scope for development of 1 or 2 houses to replace the derelict farmstead or for the farmstead to be developed;
- The site north of Cnoc a' Chrochair next to an existing grain silo could accommodate some development.;
- Development would not affect key views.

Areas not recommended for development (Red Areas)

- Plantation woodland areas should not be considered as these are on the upper slopes and development would be too prominent after felling has taken place;
- The elevated open fields to the east of the road are clearly visible over long distances. Should development be considered it should be associated with farm steadings and be appropriate to the large-scale field pattern;
- Development should not be considered between the road and the coast where it would obscure / affect key views.

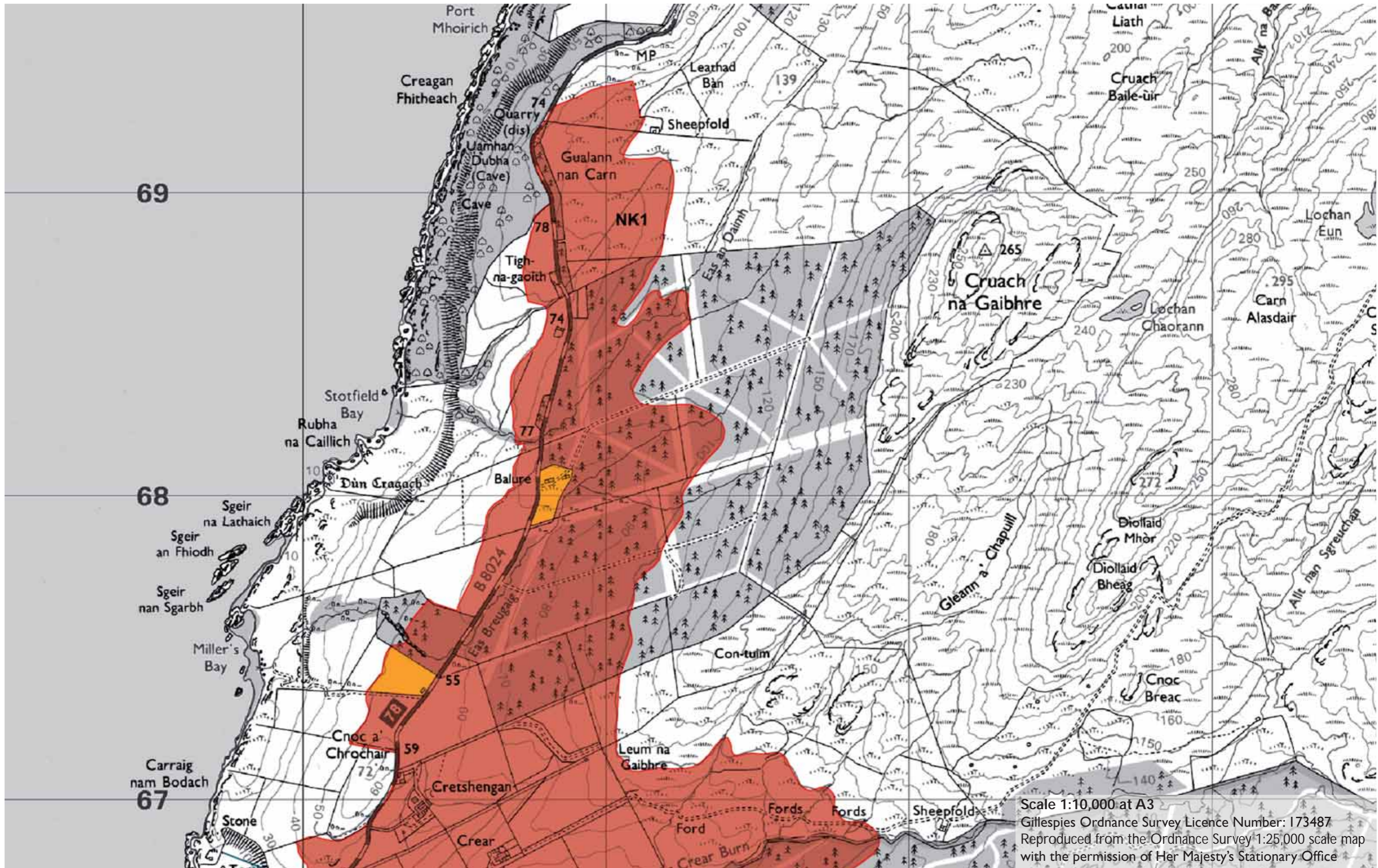
North Kintyre 1

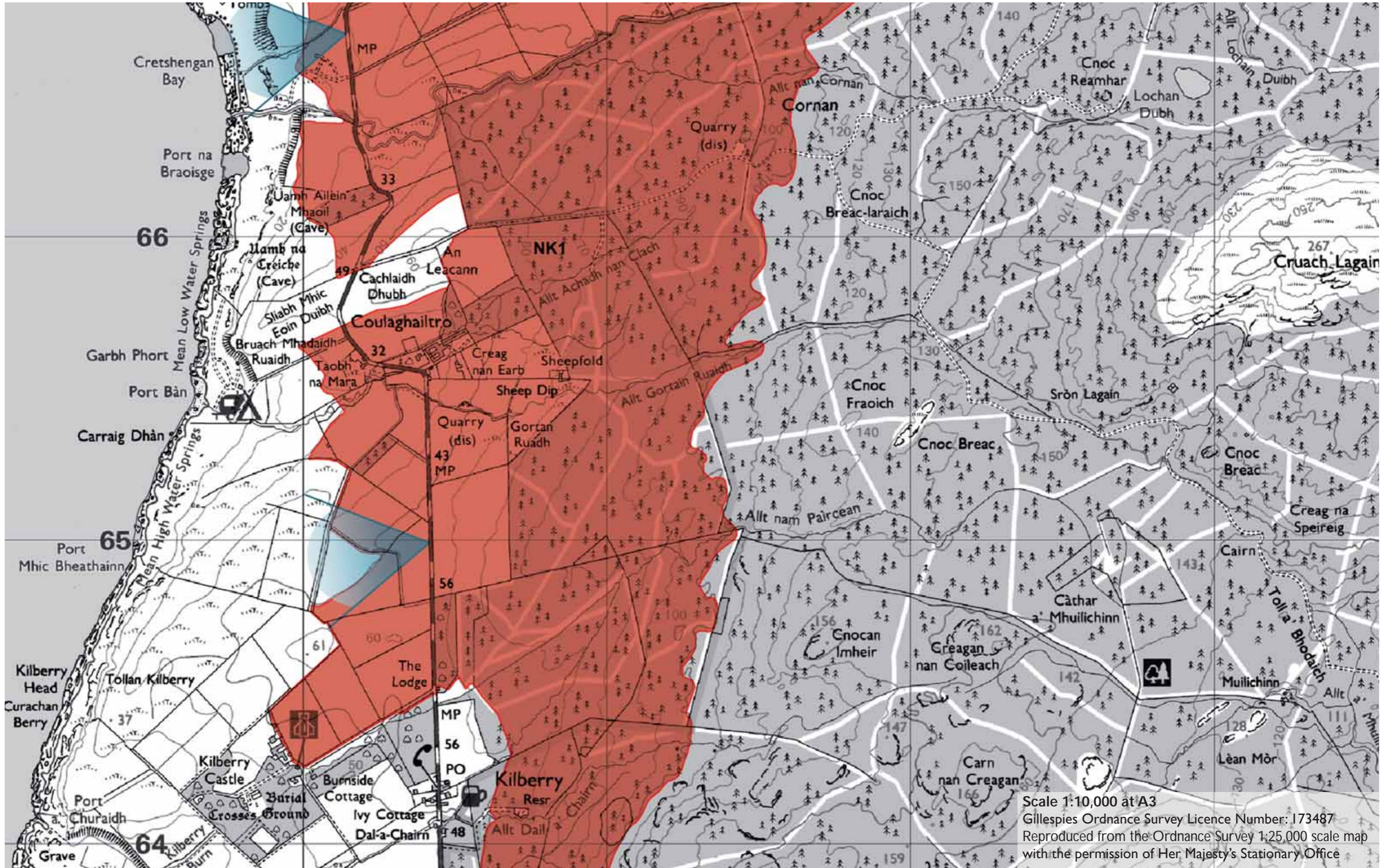


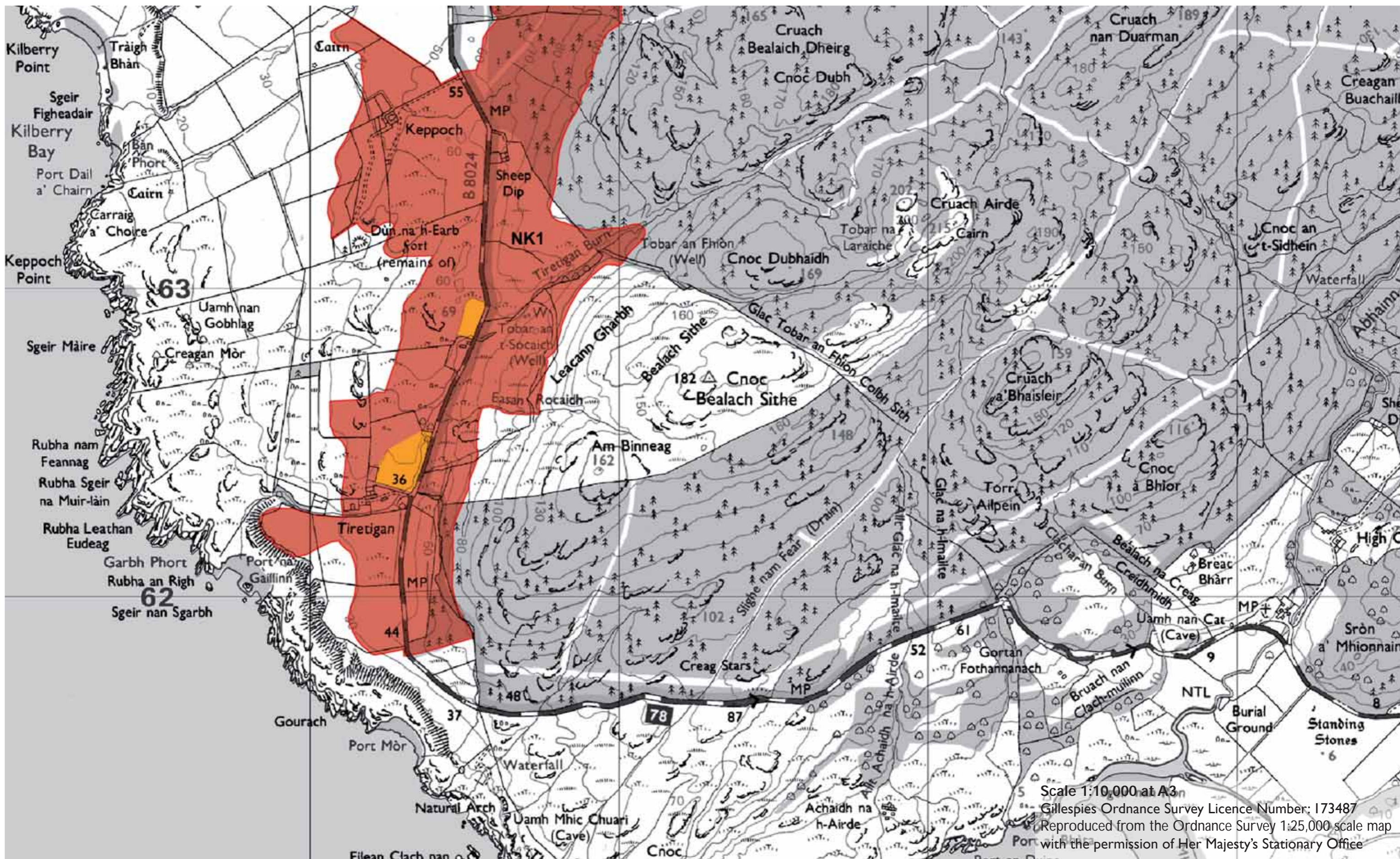
NKI -View from NK I to Jura

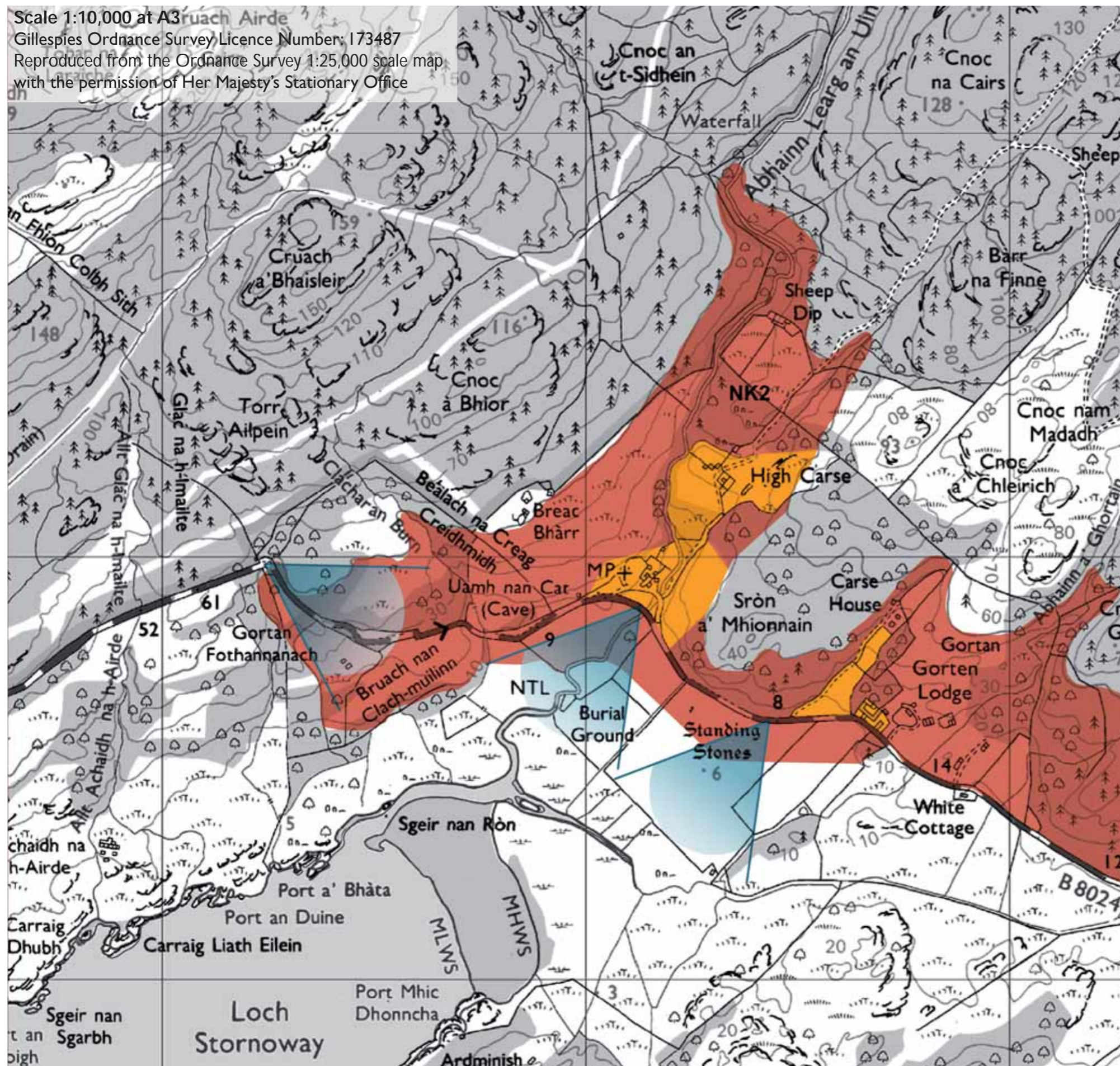


NKI -View north to Crear









SITE NK2 GORTAN FOTHANNANACH TO CNOC CHALLTUIN

Site Description

The site is located in an Area of Panoramic Quality and within the SNH Rocky Mosaic LCT. This large site extends from Gortan Forthannanach at the bay of Loch Stornoway to Cnoc Challtuin.

This ROA stretches alongside the B8024, between the base of forested hills and the sea sitting along flat land at the head of Loch Stornoway with the land rising steeply to the west as the road passes White Cottage. At Tigheata the topography forms a small river valley before spreading out into a wider, flatter plain sloping southward towards the sea. The upper limit of the ROA is defined by the 40m, 50m and 60m contours.

Views are a mix of open panoramic views alongside Loch Stornoway, elevated views at the western end of the ROA and a mix of filtered and long views at the eastern side. The bay at Loch Stornoway is visually very important and also contains a burial ground and standing stones.

There are a number of properties reasonably discreetly tucked into the landform within the river valleys and clearings of the wooded foothills. The formerly grand Gortan Lodge is now derelict but still provides an attractive, architectural feature within the landscape.

Scenic Quality

High

Sensitivity to Change

Medium

Capacity to Accommodate Development

Limited

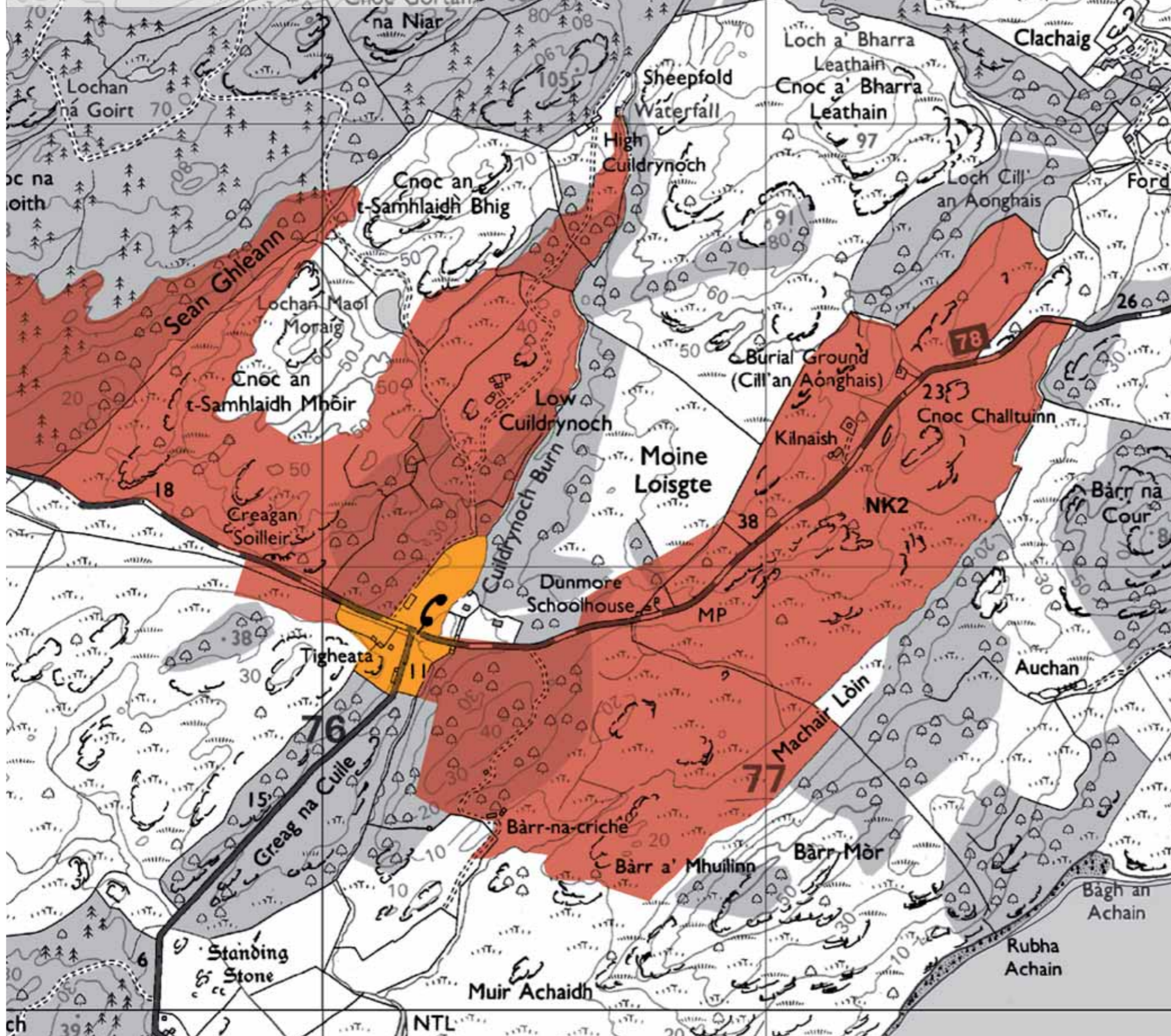
Areas with potential to accommodate development (Orange Areas)

- Redevelopment of the Gortan Lodge buildings;
- Development of 3 or 4 dwellings in the valley of Abhainn Learg an Uin, between the church and High Carse, providing that it is set into the landscape at lower levels and tucked in amongst trees;
- The area at Tigheata presents an opportunity to create a clustered development of 4 to 5 properties (in addition to the existing development) as it is sheltered, enclosed and any development would not affect the wider landscape or views out. It is also a natural place for settlement (in a valley, route junction, riverside) and would follow the pattern of existing development in the area.

Scale 1:10,000 at A3

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Areas not recommended for development

(Red Areas)

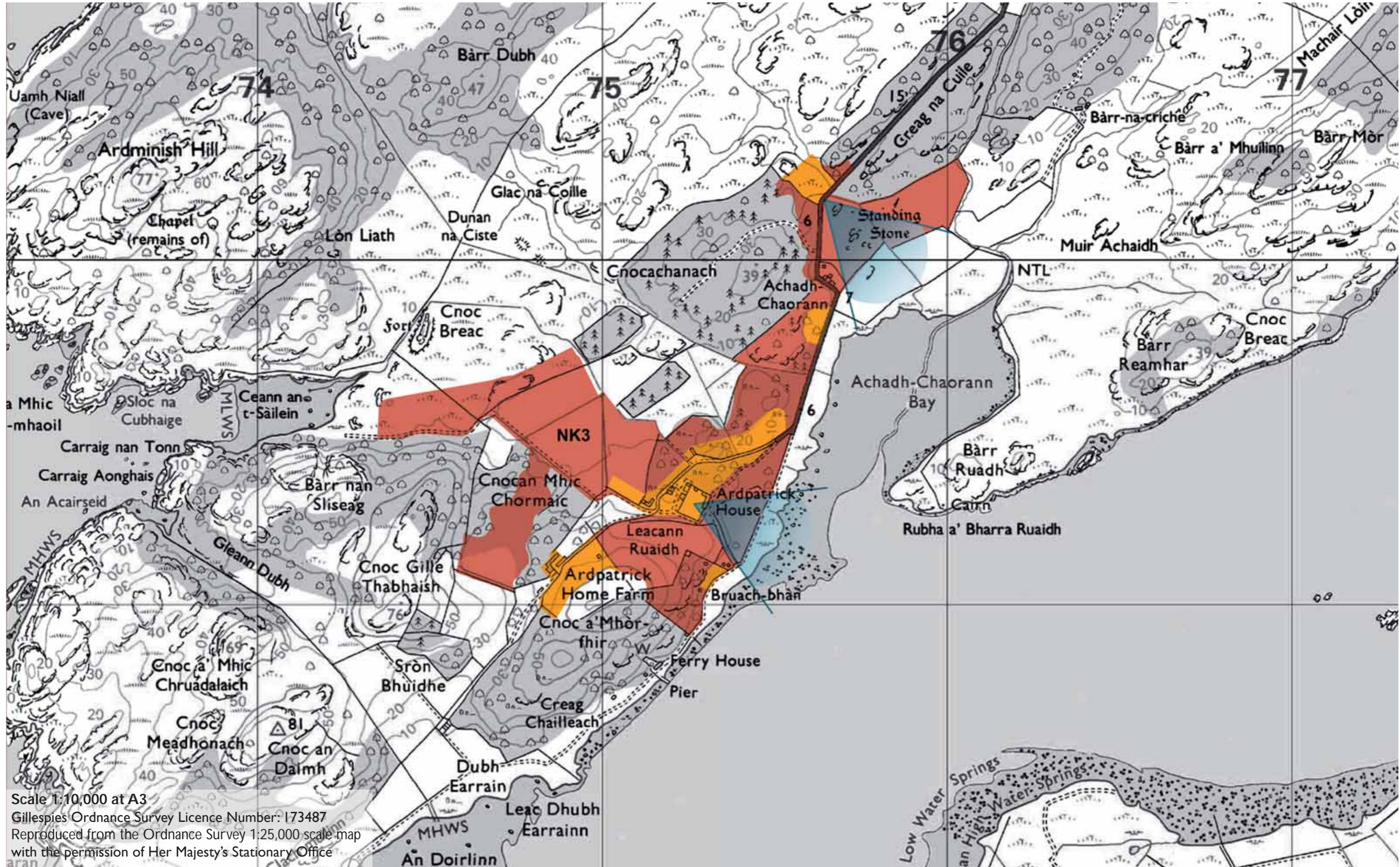
- Development should not take place to the south (seaward) side of the road to preserve views;
- Key views to Loch Stornoway should not be obscured or obstructed;
- Ensure that the setting of the standing stones and burial ground are not compromised. No development should take place to the south of the road at the head of Loch Stornoway due to the view, the standing stones and the burial ground.



NK2 - Derelict buildings at Gorten Lodge



NK2 - The view north west to Kilnaish



North Kintyre 3

SITE NK 3 ACHADH CHAORANN TO ARDPATRICK HOUSE

Site Description

This site is located in an Area of Panoramic Quality and within the SNH Rocky Mosaic LCT.

The site lies within and around the Ardpatrik Estate on the low lying, coastal foreshore of West Loch Tarbert, accessed from the B8024 along a narrow track which leads to Ardpatrik House and Ardpatrik Home Farm, with sudden views of the loch and Arhadh-Chaorann Bay experienced on leaving woodland.

Ardpatrik House is set back from the coast surrounded to the south and west by landform and on all sides, except the east with mixed woodland. A framed view, over a formal lawn, of the loch is afforded between the trees. The Home Farm, other cottages and out buildings are tucked away, out of site amongst the trees and landform

On the approach to the house is a standing stone at the head of the bay and a couple of small cottages at Achadh Chaorann.

A narrow, rough track leads west to the bay at Ceann an t-Sailein to an area of open, rough moorland, contained by rocky landform and mixed woodland. No development exists within this part of the site ensuring an unspoilt setting for the bay at Ceann an t-Sailein.

Scenic Quality

High

Sensitivity to Change

Medium

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

- At the northern part of the ROA there is capacity to accommodate 1 or 2 dwellings. These should be set back from the road and utilise the tree planting as a back drop;
- To the south of the cottages, at Achadh Chaorann, there is a clearing in the forest, this could support 1 or 2 dwellings;
- Within the Ardpatrik House Estate there is potential for a large number of houses, these should be sited in hollows and utilising tree groups to avoid being seen from the road, and further afield;
- The fields to the south of Ardpatrik Home Farm could support a number of houses, these should be sited so that they do not break the skyline. Preferably they should be limited to the lower contours, next to the farm access road;
- All development should ideally be set in hollows in the landscape

with a backdrop of woodland to minimise its impact.

Areas not recommended for development (Red Areas)

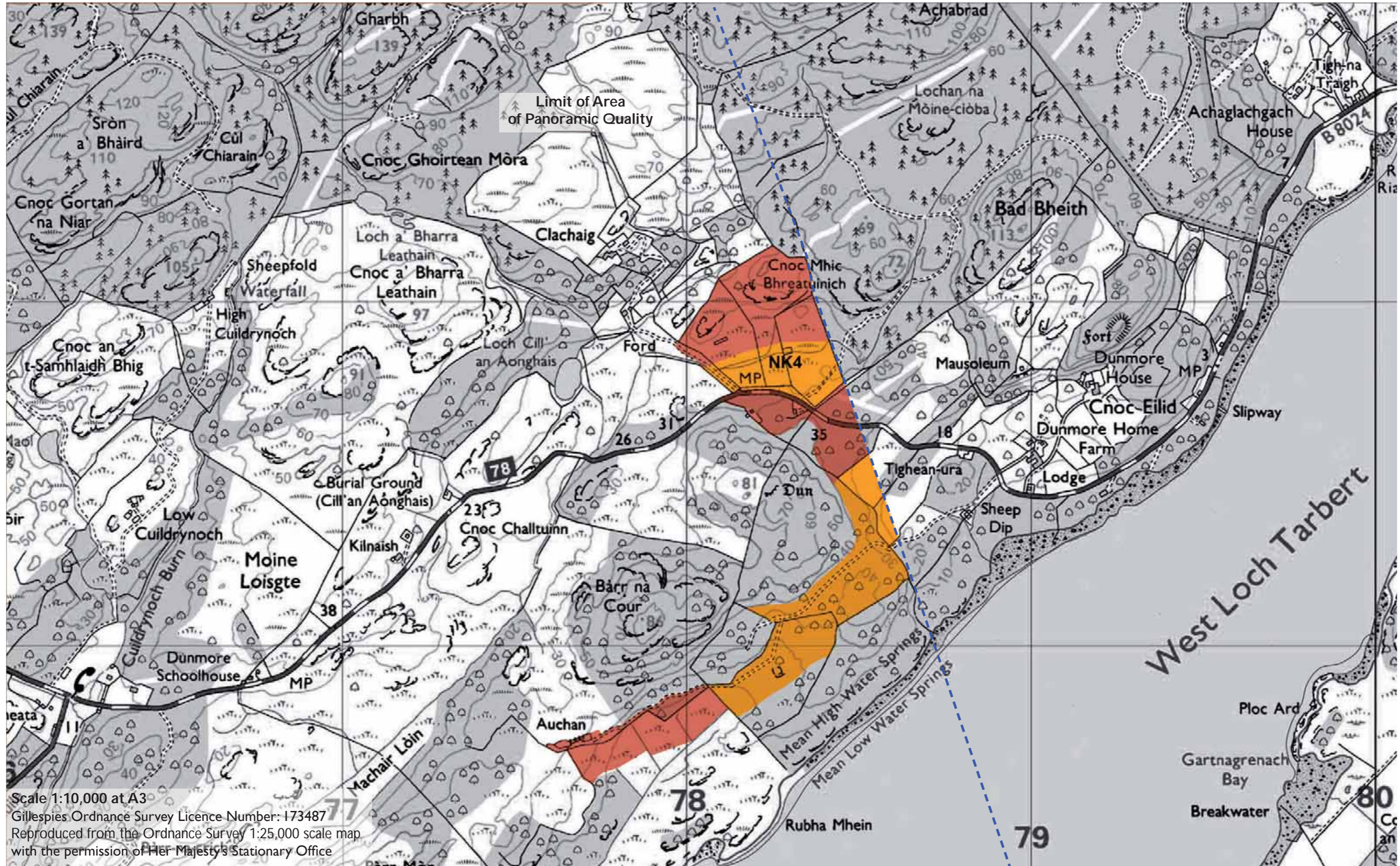
- Development should not take place in areas that are the most highly visible from West Loch Tarbert;
- Development should not be sited on the low lying coastal areas to the east of the road to avoid affecting views of the loch;
- The setting of the standing stone should not be compromised (any new development should not encroach closer than the existing cottages at Achadh Chaorann);
- Development should not be considered in the coastal area to the west of the house and farm. There is currently no development in this area and inclusion would compromise the unspoilt setting of the bay.



NK3 - Bruach Bhan



NK3 - Approaching Ardpatrik House



SITE NK 4 CNOC MHIC BHREATUINICH TO AUCHAN

Site Description

This site is located in an Area of Panoramic Quality and on the boundary of the SNH Upland Forest Moor Mosaic LCT with the Rocky Mosaic LCT.

The heavily wooded site is dissected by the B8024 and accessed by a number of tracks, including the track opposite Dunmore Home Farm which leads through the trees to an open area of rough ground, overlooking West Loch Tarbert.

The west of the site is contained by small, rocky, wooded hillocks and views out are limited to the open area at the southern end of the site.

The ROA does continue to the east, but does not form part of this study as this eastern area does not fall within the Area of Panoramic Quality.

Scenic Quality

High

Sensitivity to Change

Medium

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

- The area to the north of the B8024 could accommodate some development in the lower levels, next to the road, utilising existing tracks for access;
- Development could be tucked within the woodland along the access track, extending southwest towards Auchan;
- Development could be considered to west of woodland where trees and landform would 'anchor' / ensure a positive setting within the landscape.

Areas not recommended for development (Red Areas)

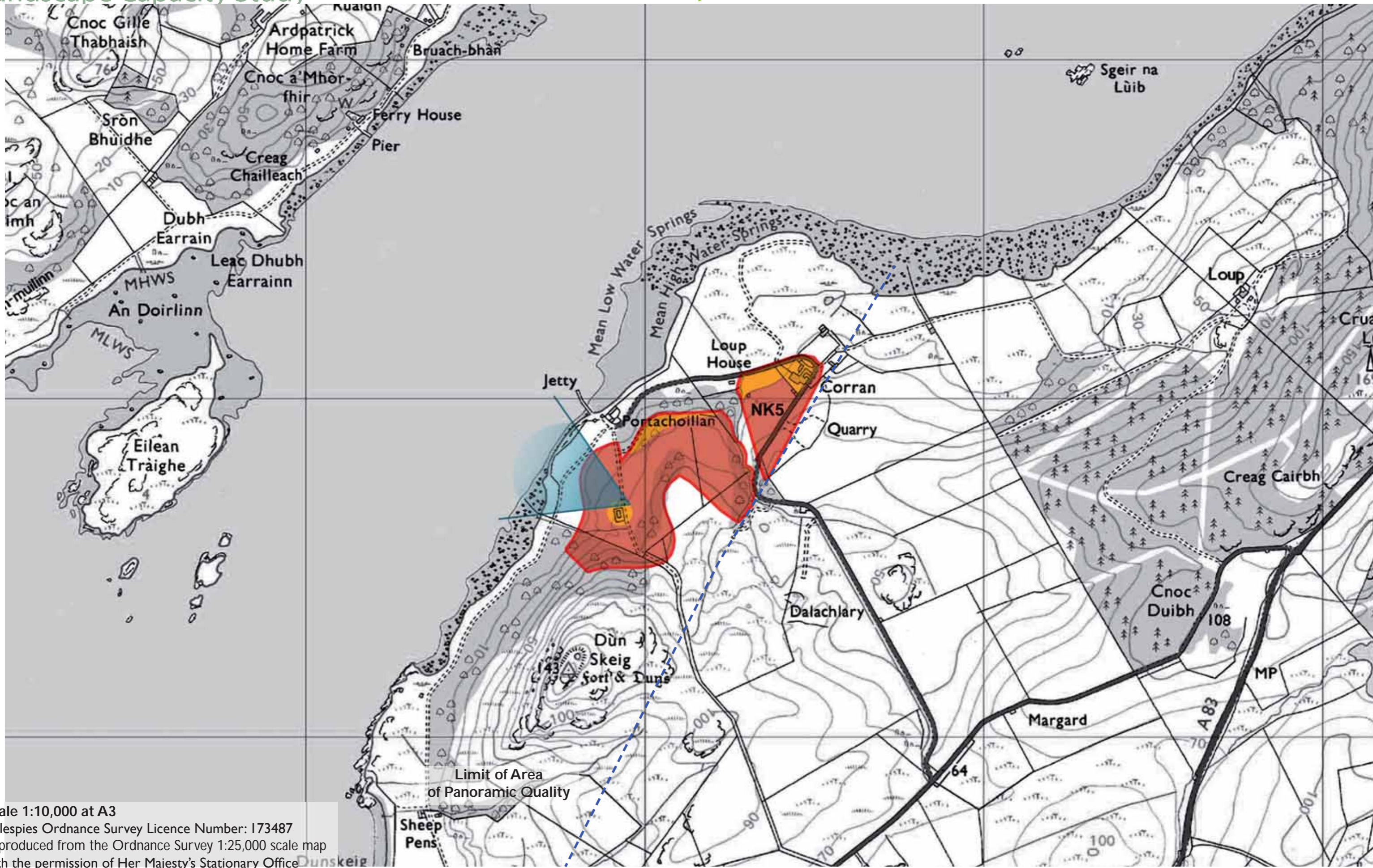
- Woodland to either side of B8024 should be kept intact to preserve character of the road and setting of the Dun (if development is considered it should be located close to the road, to minimise loss of trees);
- Development is not recommended at Auchan as it would introduce development into an area currently unspoilt and would be highly visible from the opposite shores of West Loch Tarbert.



NK4 - North of B8024



NK4 - View north east along the track leading to Cnoc Mhic Bhreatuinich



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North Kintyre 5

SITE NK 5 PORTACHOILLAN

Site Description

This site is located in an Area of Panoramic Quality and within the SNH Rocky Mosaic LCT on the east side of West Loch Tarbert.

This remote site is accessible only via an unclassified road through the village of Clachan and through a small farmsteading at Corran. The ROA lies approx 1.5km from the main A83. The area has a north and westerly aspect on elevated ground overlooking the lower reaches of West Loch Tarbert. It is partially wooded with birch and oak scrub woodland interspersed with open fields of improved pasture. Upper slopes are exposed and open.

The area is undulating with north and west facing slopes and a steep escarpment leading down to the lower flood plain with occasional rocky outcrops. There are extensive views from the elevated central parts of the area overlooking the loch across to Knapdale and Gigha. The north and western parts of the area are on visually exposed ground and visible from long distances from the unclassified road to the east. The area is not visible from the main A83.

On the steeper slopes there are open fields with native woodlands and existing buildings are individually located, not clustered. There are farm buildings currently under reconstruction/refurbishment on the upper open slopes at the centre of the ROA which command panoramic views to the north and west. There is only one single track road system through the area. There are no overriding landscape characteristics such as walls or hedgerows.

Scenic Quality

High

Sensitivity to Change

Medium

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

- There are opportunities for a small number of new units within this ROA. They should be located on the lower flat fields between Corran Farm and Loup House where the steeply rising ground will provide a backdrop;
- Further opportunities exist for several units in the wooded area around the property at Portachoillan if set back against the rising ground and away from the lochshore;
- The elevated open ground at the centre of the site in the vicinity of the current farm building reconstruction should ideally remain free

of any new development unless considered as an integral part of the existing building cluster.

Areas not recommended for development (Red Areas)

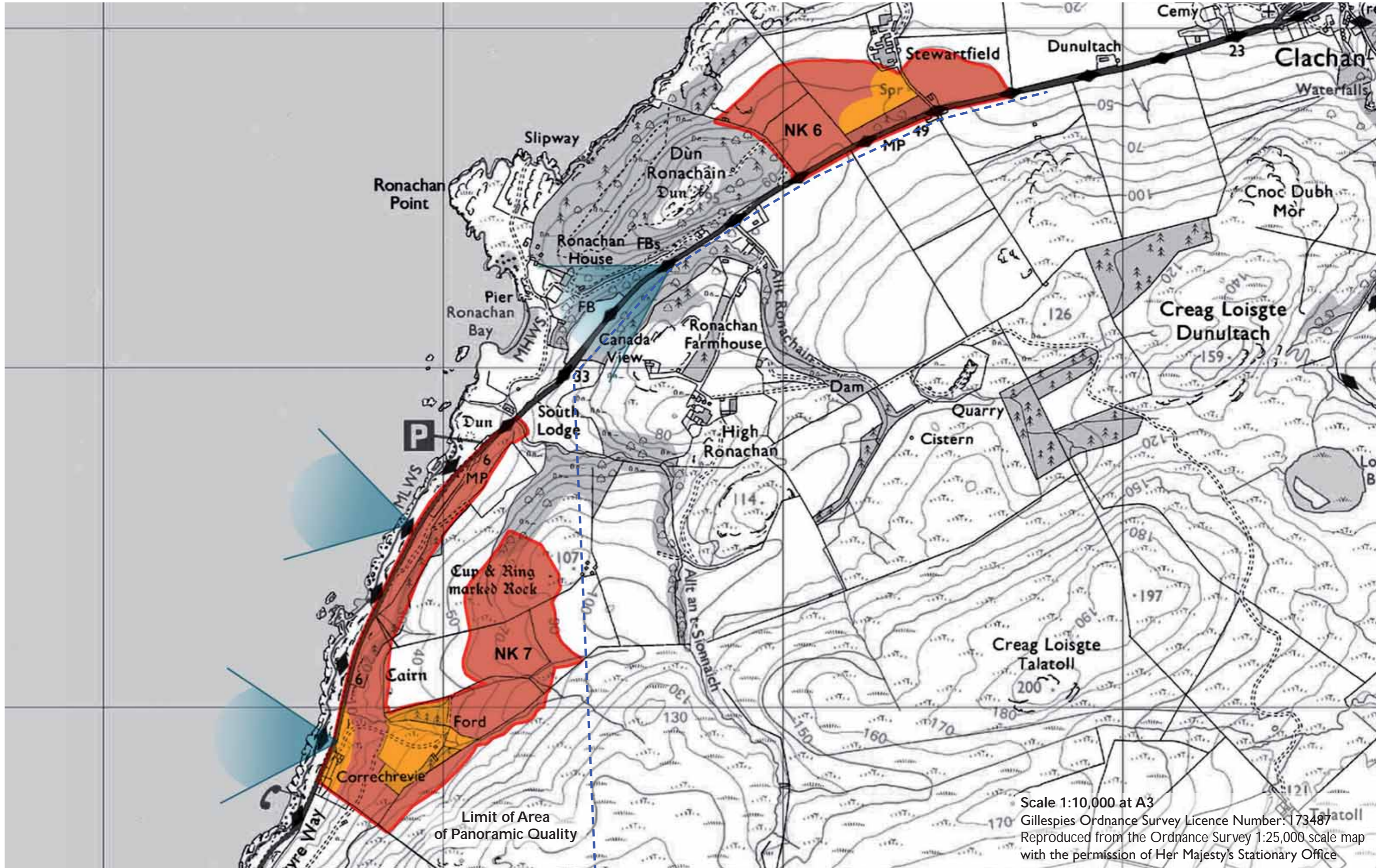
- The elevated open fields to the west of the access road and south west of Corran Farm preferably should not be developed as they are highly visible and exposed to view and would be out of character with the surrounding landscape.



NK5 - Loup House



NK5 - Existing buildings and extensions under construction



North Kintyre 6 + 7

SITE NK 6 STEWARTFIELD

Site Description

This site is located in an Area of Panoramic Quality and within the SNH Rocky Mosaic LCT on the east side of West Loch Tarbert.

The site is a small area immediately west of the A83, comprising a few fields used for grazing sheep, to the north and south of Stewartfield Farm. This is a predominantly agricultural landscape with a block of mixed coniferous and deciduous trees immediately adjacent to the road. The larger coniferous woodland to the south at Dun Ronachain forms a dominant backdrop to the views to the south.

Gently undulating slopes with northwest facing slopes lead down to a craggy shoreline away from the road, from which there are good views, westward, across open fields to Knapdale and Jura except where blocked by existing blocks of woodland.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Accommodate Development

Limited

Areas with potential to accommodate development (Orange Areas)

- Development could be considered within the immediate curtilage of the existing farm buildings or up against existing woodland blocks where the longer open views would not be impeded.

Areas not recommended for development (Red Areas)

- The large open fields should remain free from development as it would be highly visible and potentially block the longer views;
- There are limited opportunities to absorb development due to the predominantly open aspect of the landscape in this location and the fact that any development would be located between the road and the coast which offer the best views.

SITE NK 7 CORRECHREVIE

Site Description

This site is located in an Area of Panoramic Quality and within the SNH Rocky Mosaic LCT on the east side of West Loch Tarbert.

This is a predominantly open coastal landscape made up of steep, scrubby slopes immediately adjacent the A83 on both sides with agricultural fields on the more gentle upper slopes to the east and some blocks of coniferous plantation, traversed by a couple of minor watercourses and there area boggy areas on some of the upper slopes.

There is no development between the road and the coast although there are two, semi-derelict, agricultural buildings close to the east side of the road on a small flat are at Correchrevie. There are also two derelict stone barns on the upper pasture set into a gently sloping area set within blocks of mature coniferous plantation.

The prevailing westerly slopes, step in parts but with some flatter areas in elevated pasture to the east. The larger fields are convex slopes set up the steep scrubby slopes immediately adjacent to the road.

There are spectacular, uninterrupted views from the road west towards Gigha, Jura and Islay. Views to the east are restricted by the steeply rising ground close to the road.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Accommodate Development

Limited

Areas recommended for development (Orange Areas)

- There are two areas within the ROA which could be developed. The first is in the small flat area of pasture close to the road in which the existing agricultural buildings are located. The fact that built development has already been established suggests that the change in landscape character would be minimal and also the steeply rising ground behind would allow new buildings to be set back into the landscape without skylining.
- The second area for potential development is the upper flatter field in which the two existing derelict stone barns are located. This area is not visible from the road and the steeply rising ground behind would provide a suitable backdrop. The existing coniferous plantations at this location provide a green backdrop on three sides forming a natural amphitheatre. Although the plantations may be felled

at some point in the future it would be possible to establish new woodlands here to recreate shelter and a visual anchor. There is an existing track leading up to this area which would need only modest improvements.

Areas not recommended for development (Red Areas)

- The steeply sloping scrubby areas to the northern end of the ROA adjacent to the road should remain undeveloped to preserve the fine views and avoid physical impacts on attractive wooded slopes;
- The upper convex slopes of open fields should also remain undeveloped as they are highly visible and climatically exposed with no woodlands or landform features to create shelter or screening.



NK6 - View to Stewartfield



NK7 - View of upper fields