

Conservation Area Appraisal & Management Plan

INVERARAY

August 2017



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1 INTRODUCTION, PURPOSE & JUSTIFICATION

1.1 DATE AND REASON FOR DESIGNATION

There are 32 conservation areas within the Argyll and Bute local authority area. The Inveraray Conservation Area was designated in 1972 as a unique example of 18th century town planning by an improving land-owner. There are over 600 Conservation Areas in Scotland.

The Inveraray Conservation Area includes the original planned town, the Newtown area, the entirety of the original avenue, and the key approaches to the town. The map on page 2 shows the boundary of the Conservation Area.

1.2. WHAT DOES CONSERVATION AREA STATUS MEAN?

Conservation Areas are crucial to the protection of our historic environment. They allow us to manage change sensitively and protect the special qualities of an area that make it an attractive place to, live, work and visit. Many residents and businesses in Inveraray rely on the special qualities of Inveraray that attract thousands of visitors each year.

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that conservation areas “are areas of special architectural or historic interest, the character or appearance of which it is desirable to “preserve or enhance”. Local authorities have a statutory duty to identify and designate such areas and to keep these areas under review. This Act also requires property owners to seek Conservation Area Consent from the Local Authority Planning Service for certain works.

Conservation Area Consent is required for :

- Demolition of unlisted buildings and structures,
- Removal of, or works to, trees.
- Advertising/Signage

Most external alterations, including, *but not limited to*, replacement windows, exterior painting, stone cleaning, roof alterations, satellite dish installation and small extensions or the erection of outbuildings and sheds.

Recent changes to Householder Permitted Development Rights have strengthened the existing protection for conservation areas and these changes are reflected above. Before undertaking work it is always advisable to contact the Local Area Planning Office to check if consent is required. Failure to obtain appropriate consents and lack of requisite certification can result in difficulties and delay when properties are sold, and can result in liabilities with regard to enforcement action.

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

1.3. PURPOSE OF APPRAISAL

Planning Authorities have a duty under The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 to prepare proposals for the preservation and enhancement of conservations areas.

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

This document therefore seeks to:

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

Introduction, Purpose and Justification

Conservation Area Boundary



1:5,000 at A4

Introduction, Purpose and Justification

1.4 METHODOLOGY

This appraisal has been prepared by the Scottish Civic Trust, and updated by Argyll and Bute Council in 2017.

The Scottish Civic Trust was contracted in January 2010 to undertake a Boundary Review and Conservation Area Character Appraisal of the Inveraray Conservation Area on behalf of Argyll & Bute Council.

The Trust felt that the boundary may benefit from some revision. Initial proposals were for an extension to the boundary to include:

- The residential area to the south of the existing boundary;
- North Cromalt, the southern gateway to the conservation area;
- The historic 'Great Avenue' and the open space to the west of the town;
- The castle and grounds;
- Aray Bridge.

However, the full extent of this proposed extension was rejected by Argyll and Bute Council; as all of this area forms part of the Designated Designed Landscape and many elements are Listed independently, it was considered that there was sufficient protection already in place.

The proposal to extend the boundary to include the southern gateway to the town and the remainder of the avenue was considered further.

However, examination of the proposed boundary in 2017 by Argyll and Bute Council established that the proposed extension did not collectively justify becoming part of the conservation area as the houses in this area are of differing architectural styles and periods, many being of contemporary construction which has diluted the quality of the area.

Unsympathetic extensions and renovation works have been carried out to houses that at one time were positive examples of heritage assets. This part of town is quite separate from the existing conservation area and does not have the same

homogeneity of the planned town of terraced houses.

Therefore the boundary is to remain as it is and no further review will take place at this time.

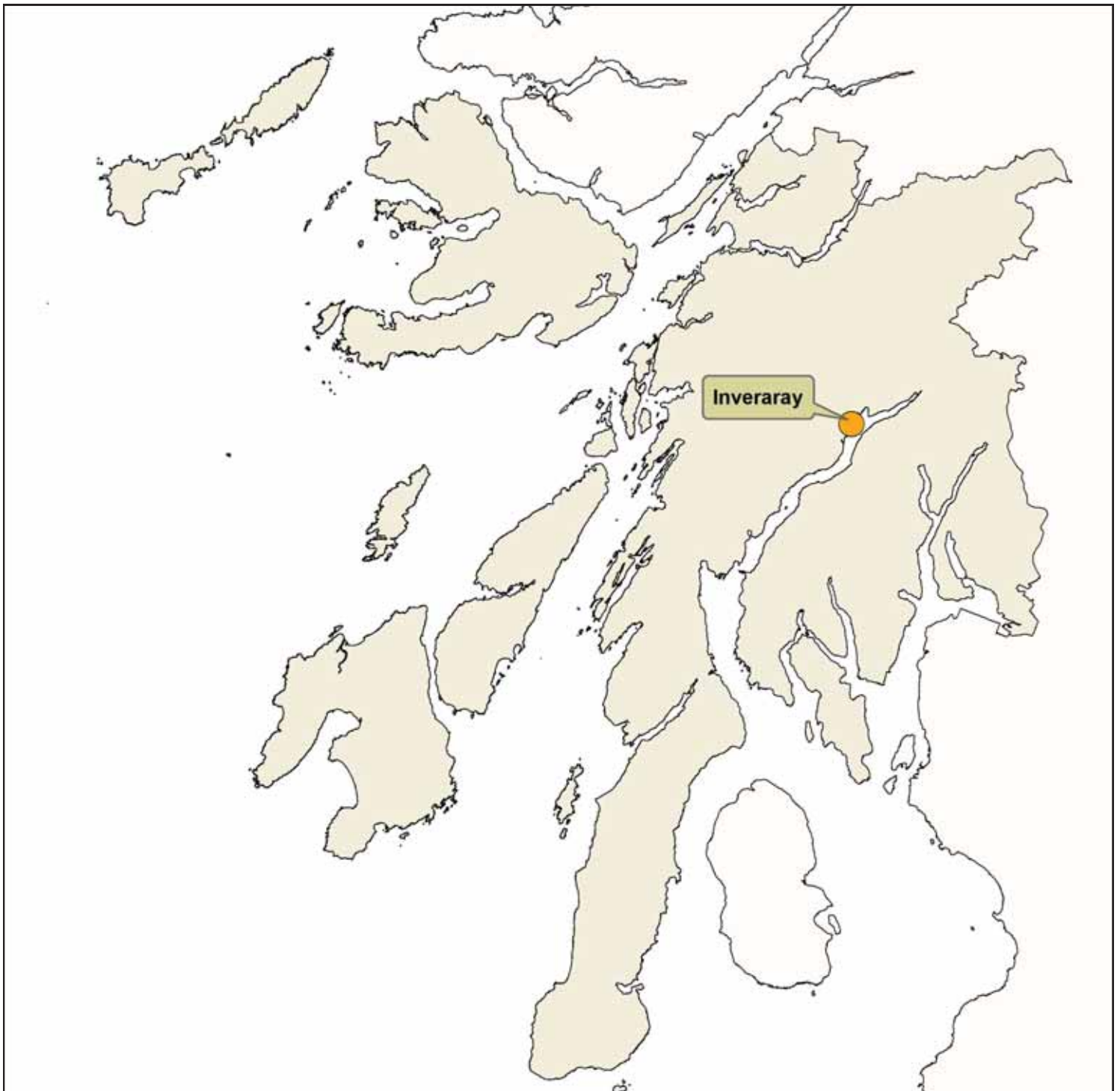
The Conservation Area Appraisal is intended to be a document in its own right and is intended to help the understanding and management of the historic town of Inveraray.

2 LOCATION AND LANDSCAPE

2.1 REGIONAL CONTEXT AND RELATIONSHIP TO LANDSCAPE

The Inveraray Conservation Area is situated in the town of Inveraray, at the foot of Glen Aray, overlooking the River Aray on the western shores of Loch Fyne.

The town is situated on the A83 on the Tarbet-Campbeltown Road. It is the traditional county town of Argyll and ancestral home to the Dukes of Argyll. The distinctive identity of the town and its relationship to Loch Fyne and Loch Shira, has led to the town becoming a popular tourist destination.



2.2 GEOLOGY AND TOPOGRAPHY

The Highland Boundary Fault crosses Scotland from Stonehaven in the east to Loch Lomond, Helensburgh, Bute and Campbeltown in the west. This line marks a major change in geology dividing the more resistant rocks of the Highlands to the north from the sediments to the south.

The Inveraray region, to the north of the Highland Boundary Fault, is underlain by deformed and metamorphosed rocks. Known as the Dalradian Supergroup, these rocks represent what was originally a very thick pile of marine sedimentary and volcanic rocks.

The dominant building material in the area is stone and this would have been quarried locally. Many of the Dalradian rocks are not generally suitable for building stone as they split too easily along their

cleavage. However the chlorite schists which are found in the Loch Fyne area have been used extensively. They were quarried at Creggan Quarry south of Inveraray and at St Catherine's Quarry east of Loch Fyne. Stone from both Creggan Quarry and St Catherine's was used in the construction of Inveraray Castle, other estate buildings and in the town.

Marble is found in small outcrops but its use is generally confined to features such as altars and fireplaces. The fireplace in the Factor's House is thought to be a local marble. Local marbles from the estate were also used on a small scale in Inveraray Castle.

The slate which roofed the buildings of New Inveraray were the Easdale slates of the Middle Dalradian age.

On three sides Inveraray is bordered by the rugged hills of Argyll covered by moorland and rocky outcrops. The loch borders the fourth side.



Location, History and Development

2.3 PLANNED LANDSCAPES

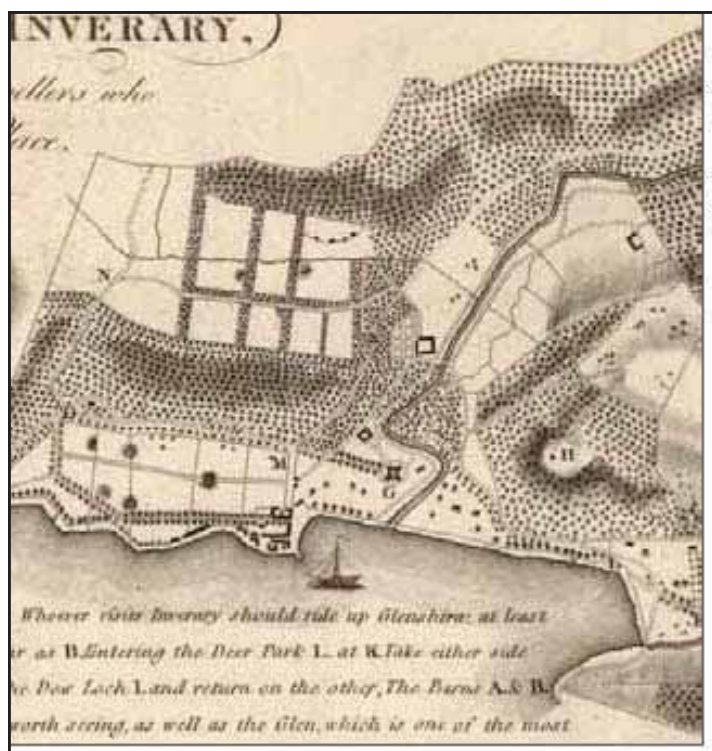
Inveraray town itself is a planned landscape, having been set out by the Dukes of Argyll in the 18th century. The planned new town layout with the church at its centre has remained significantly intact and its importance as an example of 18th century town planning and domestic Scottish architecture is recognised in its Conservation Area status.

Much of the land around the conservation area including the town itself is part of the Inveraray Castle Designed Landscape. The policies extend along the lower slopes of the two narrow glens and the flatter land to the north of the town. The Castle stands at the mouth of the River Aray at the southern end of the bay.

When Archibald, the 3rd Duke of Argyll, inherited the title at the age of 61, he initiated an ambitious scheme to rebuild the castle and the town, and to lay out the vast formal landscape. Duke Archibald introduced foreign trees and plants on the Estate.

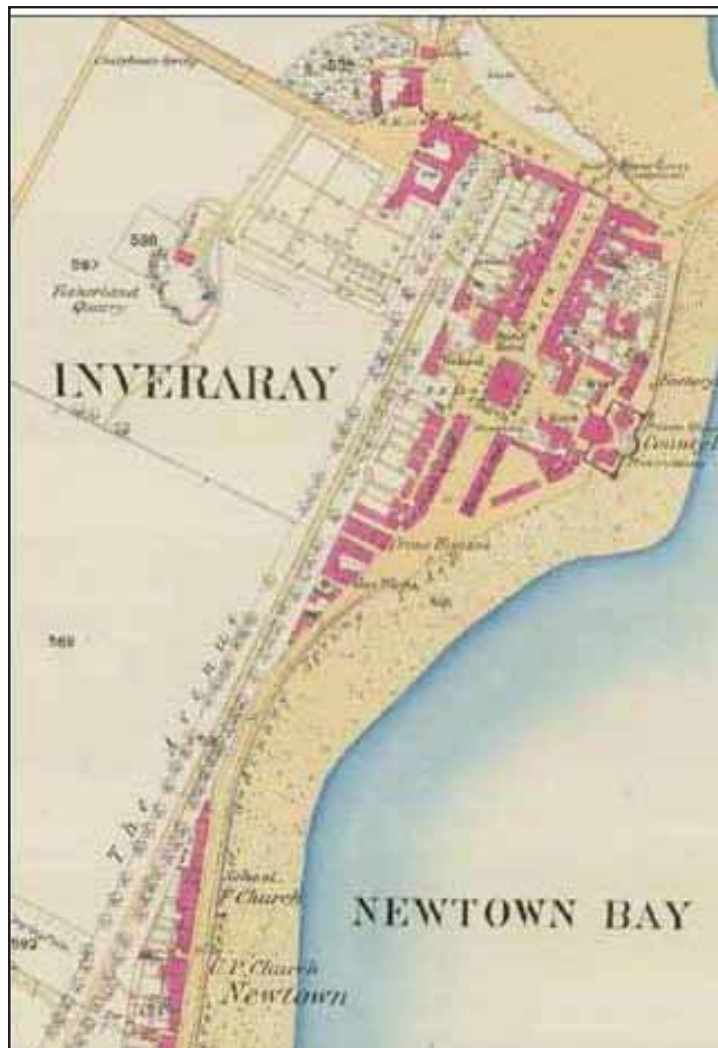
The 5th Duke succeeded in 1770 and over the next 20 years he remodelled the landscape extensively.

A large formal landscape had been laid out by the mid 18th century as shown on Langland's 1801 plan.



1801 plan—George Langlands

The large formal landscape laid out by the mid-18th century had been transformed by the mid-19th century to a more informal design as shown on the 1st edition OS plan, dated 1876. The trees which formed the 18th century avenues can still be seen on the OS plan, which also shows a large number of trees planted in the 1830s by the 6th Duke. Recently, much of the woodland has been replanted but the extent of the designed landscape, about 4,305 acres (1,742ha), has remained unaltered since the mid-19th century.

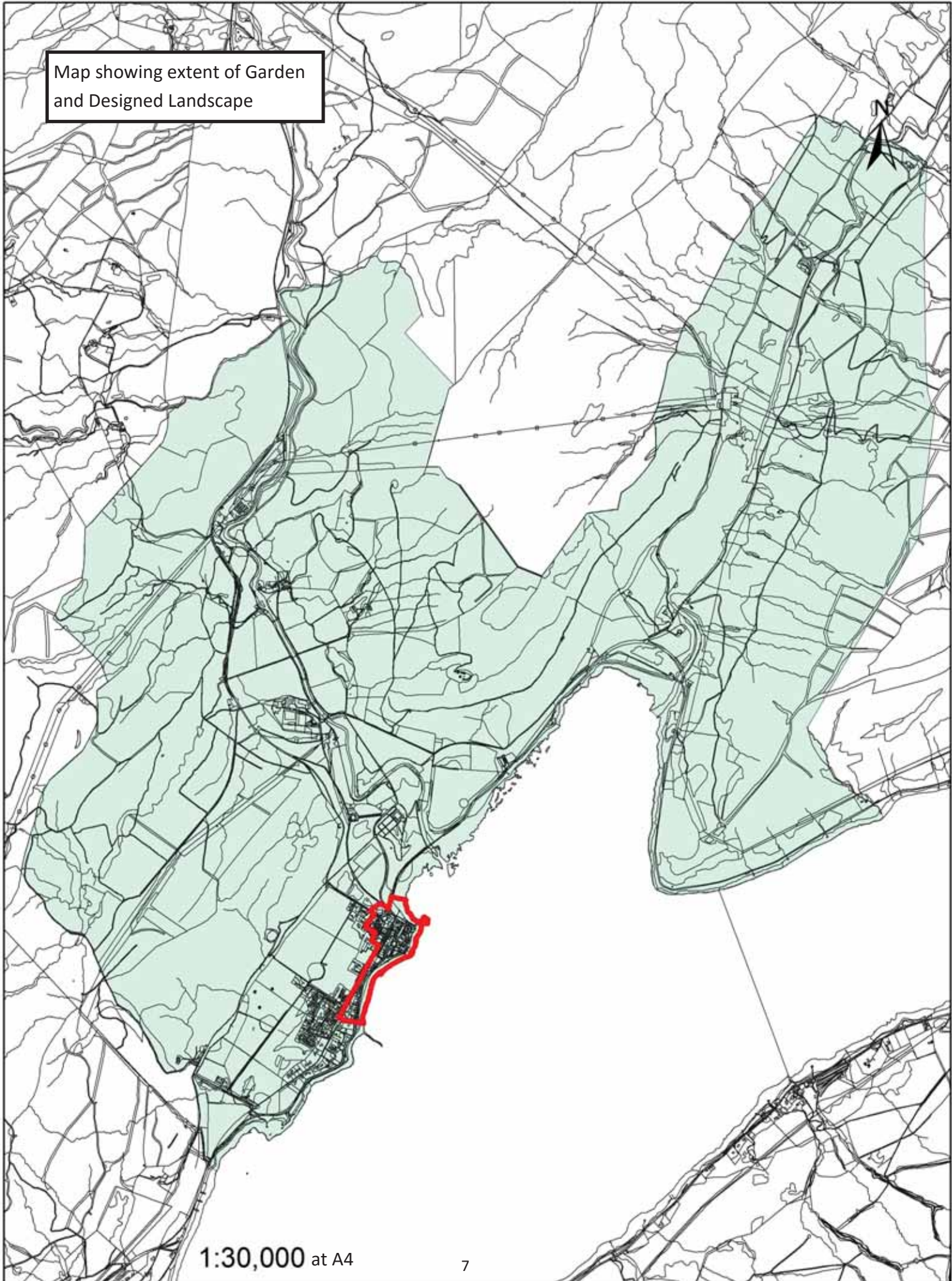


1876 OS map

The entry for Inveraray Castle in the Inventory of Gardens and Designed Landscapes notes that: "The designed landscape is the setting for over 34 listed buildings (...) giving Inveraray outstanding Architectural Value" and "the landscape was designed in association with Inveraray New Town which lies along the southern side of the bay." Thus, the Designed Landscape is recognised as having a very strong visual and architectural relationship with the new town and therefore, the conservation area. A map showing the extent of the Garden and Designed Landscape is shown on page 7.

Location, History and Development

Map showing extent of Garden
and Designed Landscape



1:30,000 at A4

Location, History and Development

2.4 HISTORICAL DEVELOPMENT SUMMARY

Inveraray grew up around its castle, with the original tower house having been constructed in the 15th century. The old town consisted of a tollbooth, church, school and rows of thatched dwellings lining an irregular triangle of streets on the right bank of the river. These houses would likely have been built of stone and roofed with slate, however no trace of the old town is believed to survive today.

In the mid-18th century a new military road was proposed to be built from Dumbarton which would ensure the future ease of travel to Inveraray.

In 1743 the 3rd Duke of Argyll (Archibald) launched a set of architectural and social changes. The old castle and existing town were demolished. The location of the proposed new town was out of sight of the new castle and separated from the estate parklands by The Avenue (a long line of beech trees planted in the 17th century). Its positioning on the headland allowed for a picturesque composition from a distance.

By the 1750's the town plan had been developed, with a single northeast-southwest line (Main Street), a short cross axis to create a central focus, and a coastal frontage looking east up to Loch Shira (Front Street).

The first house to be built was finished in 1753 (now the Fern Point Hotel). This, along with the second house to be built (Gillies' House on Front Street) are the only ones in Inveraray with a circular turnpike stair to the rear.

However by 1770, when the 5th Duke inherited the estate, the new town was still a concept rather than a completed work, and had begun to look abandoned, following 10 years of inactivity under the 4th Duke.

Under the 5th Duke various significant works took place, including the tenements (Arkland and Reliefland) being built, the church in the central square, and the screens that would connect the elements of Front Street. Generally the houses that were built by the Duke were regular in size and proportion, however Silvercraigs was the largest private house built, towering over its neighbours.

Inveraray suffered a further period of decline by the early 19th century, however a regular coach service from Glasgow allowed a revival, which saw new cottages being constructed in the Gallowgate (Newtown).

In the 1950's Inveraray was recognised as an outstanding example of a planned 18th century new town and restoration work was carried out with grants from the Scottish Development Department and the Historic Buildings Council. The architects for this work were Ian Lindsay and Partners. Some houses had to be totally gutted, but all external walls, street elevations and fenestration were retained. The original harling and Easdale slates were matched carefully. All external alterations were confined to the rear of the buildings.

A more in-depth account of the historical development of Inveraray can be found in Appendix 7.1.



Postcard print showing drawing of 'Inveraray about year 1700, showing Old Castle, Cross, Church & Bridge'

[Copyright RCAHMS]

3 CHARACTER AND APPEARANCE

3.1 SPATIAL ANALYSIS

3.1.1 Activities/Uses

Inveraray is the traditional county town of Argyll. The primary industry in the town is tourism and the uses in the town centre reflect this. The conservation area contains a variety of uses including residential, hotels, shops, cafes, pubs, and churches. Around Main Street and Front Street, building use is generally commercial and retail. Upper floors appear to be mainly in residential use. The fringes of the conservation area are more predominantly residential. Public buildings such as the churches and the community hall are focussed in the central area of the town, with other public services located on the fringes such as the police station, primary school, and the fire station.

3.1.2 Street pattern and urban grain

The conservation area is focused on the original planned layout as set out in the mid 18th century. The survival of the planned formal layout is a very strong and significant feature of the conservation area. The main axis of the town is north-south, but the town plan went through several changes before it reached its final form. The new town was very sophisticated for the time to the extent of being planned, rather than left to organic growth.



Main Street

At the south end of Main Street the road curves, following the water's edge to Newtown and beyond. Newtown Row was originally constructed in the 1740s prior to the majority of the building of the new town. Then called the Gallowgate, the cottages built here housed the Duke's masons and other employees. It is not thought that any buildings remain in Newtown from this time, except for the ruinous barn and the much altered Barn Brae garage.

The Avenue runs parallel to Main Street providing access to the more modern developments to the west and south. The Avenue is thought to date from c.1650 and was a strictly private approach road for the Castle. The Avenue marked the boundary between the Duke's estates and the new town and in 1757 the town wall was erected along the line of The Avenue. The trees forming the formal approach to Inveraray Castle were felled in 1955-7 and the street now provides a secondary route to Main Street.



The Avenue

Buildings are traditionally set on the roadside with narrow lang rigs or tacks stretching out behind. This is most clearly seen on Main Street West, where from The Avenue you can see the historic boundary walls dividing the tacks and also the long rear boundary of the Town Wall. Plot widths vary, presumably according to the needs of the feuar. While the houses built by the Duke are similar in size and proportion (for example the terrace at the northern end of Main Street East), those built individually vary, as seen at the southern end of Main Street East where a modest two and a half storey building is sandwiched between

Character and Appearance

the three-storey George Hotel and Campbell's house on the other side.

The densely knit Main Street frontages give a strong impression of enclosure, relieved by the open aspect over the loch at the northern and southern ends of the street.

The lanes and backland areas to the rear of Main Street South and along the shore line to the east of Main Street have an informal charm which complements the formal, dense layout of Main Street and Front Street.



Lane to the rear of Main Street South

The tenements which were built between 1774-6 at Arkland and Relief Land are set directly on the roadside with lanes behind and have very little outdoor space.

3.1.3 Circulation & permeability

Main Street provides the primary vehicular route through the conservation area, linking to Front Street to the north and forming the A83 main route from Glasgow. The traffic level is relatively high in the conservation area with visitor and residential traffic. The main entry and exit points of the conservation area are along this route. Pedestrian activity is focussed around Front Street and Main Street, due to the tourist attractions and amenities found here. The lanes to the rear of Main Street allow pedestrian connections around the shore and to the more informal parts of the town.

The Avenue forms a secondary route parallel to Main Street and provides parking for visitors.

3.1.4 Open spaces, trees and landscape

There is little open space within the town itself, but the setting is formed by the formal designed landscape of the Argyll Estate. The Fisherland area lies immediately outside the existing conservation area boundary and makes a significant contribution to its setting, providing an open aspect to the heavily wooded landscape to the west and relieving the dense built-form of the town itself.

Loch Fyne plays an important role in the setting of the town allowing views over it and picturesque views of Inveraray on the headland as you approach the town from the north. This relationship between the town and the surrounding open spaces is very important and has an impact on the town's ability to absorb new development.

Open space within the conservation area is generally confined to the gardens and yards of the buildings. The amount of open space has been reduced by subdivision of feus and backland development. The area of open space between Front Street and the shore is significant and allows space to appreciate the composition of buildings on Front Street.



Open space between Front Street and the shore

Character and Appearance

The conservation area contains relatively few trees within the centre, due to the density of development along Main Street. The majority of trees are found in the gardens behind Main Street, visible from the backland areas and The Avenue.

Trees are of particular importance in the wider Designed Landscape. The trees which once formed The Avenue were felled in the 20th century, but trees have been replanted on this route by the primary school. Further south in The Avenue, it is possible that vestiges of this historic treed avenue remain as the trees are more mature here.

3.1.5 Views, landmarks & focal points

Views and vistas were usually an important aspect of the kind of rational planning that resulted in the planned layout of Inveraray. The view up Main Street terminating in the A-listed Glenaray and Inveraray Parish Church is particularly significant in the conservation area.

Good long views are available between Newtown over the shoreline towards the main nucleus of the new town. Otherwise views within the conservation area are generally street scenes and views across the loch. The screens on Front Street neatly frame the views of the loch from Main Street and The Avenue.

The town itself was positioned to form a picturesque grouping on the loch side on approach from the north. Excellent elevated views of the new town are available from the Dun na Cuaiche hill. Views of special note within the conservation area are, moving from the north:

Within the conservation area buildings that stand out tend to be on junctions where they terminate a vista or mark a corner. The focal point of the new town is the Parish Church, which is a significant landmark. Front Street as a whole acts as a significant and very recognisable landmark from the north. The composition of Gillies House, the Town House and the Argyll Arms with the connecting screens makes a dramatic first impression for visitors. Inveraray Jail,

set in its own small square, is an important local landmark and tourist attraction. The George Hotel, marking the corner of Main Street and Church Square is also a key building by virtue of its size and corner location. Finally, the Duke's Tower can be seen throughout the conservation area as it rises above the building line of the new town.

Character and Appearance



A. View of Front Street on approach from Glasgow



C. Elevated view across to Bell Tower and Rooftops



D. View over the loch



E. View over the loch



F. Vista down Main Street



F. View of Church with Arkland (under renovation, May 2017) and Reliefland



H. Vista down the Avenue



I. Vista down the Avenue, incorporating the Bell Tower



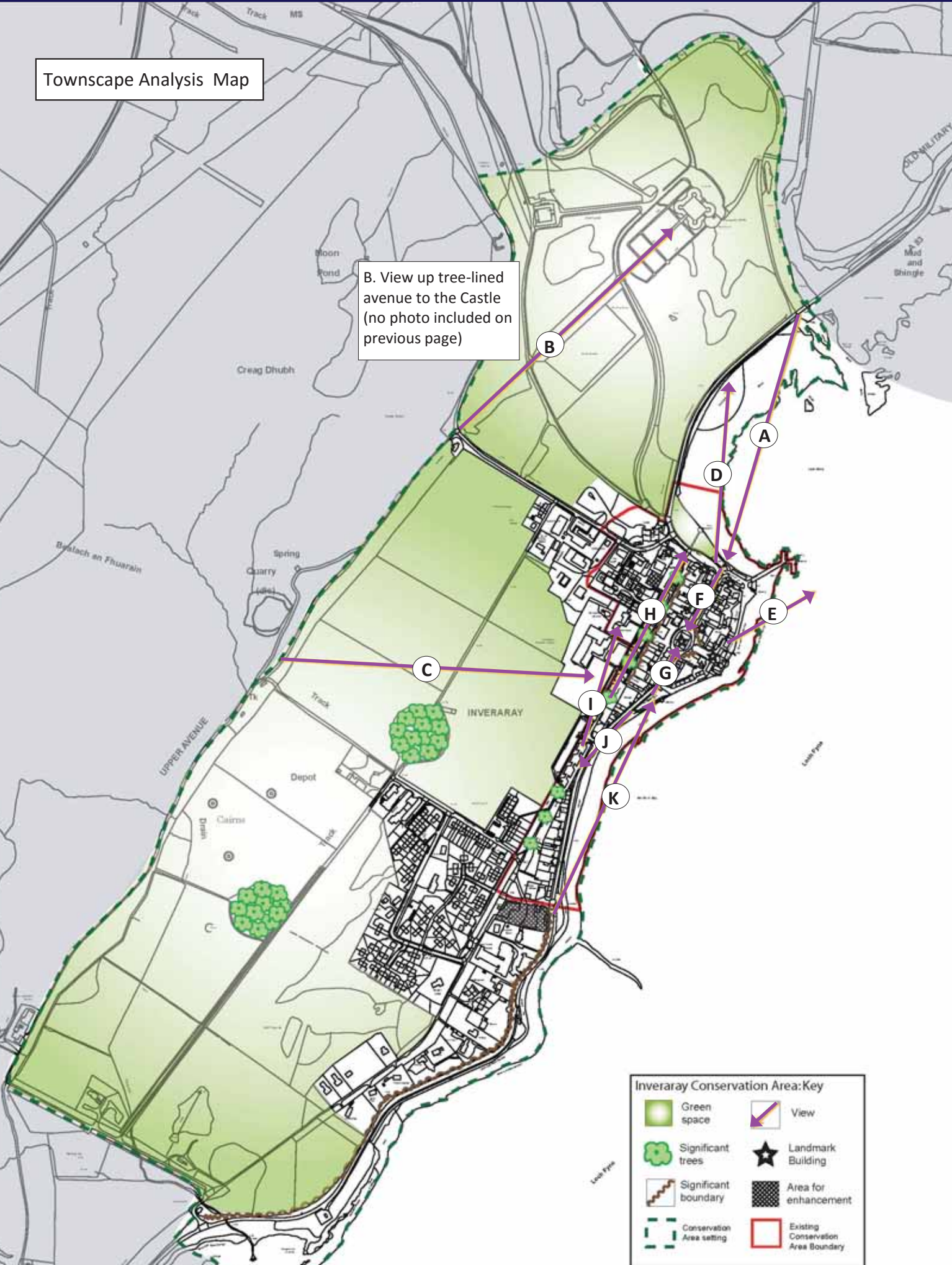
J. View of Newtown from Town Centre



K. View of Town Centre and Bell Tower from Newtown

Townscape Analysis Map

B. View up tree-lined avenue to the Castle (no photo included on previous page)



Inveraray Conservation Area: Key

	Green space		View
	Significant trees		Landmark Building
	Significant boundary		Area for enhancement
	Conservation Area setting		Existing Conservation Area Boundary

3.2 CHARACTER AREAS

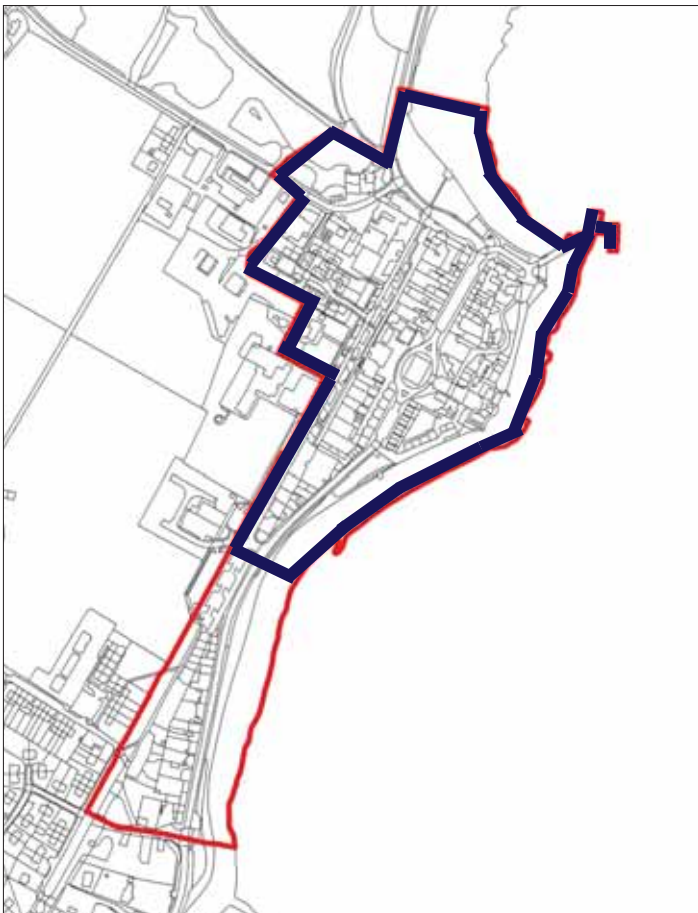
The conservation area can be split into two distinct character areas. Further character areas in the wider setting are considered in Appendix 7.3.

3.3 CHARACTER AREA: PLANNED NEW TOWN

3.3.1 The Character Area

This area forms the core of the conservation area, being the formally laid out part of the New Town. The character is defined by the plan form and the regular appearance of the buildings. Buildings are traditionally harled and painted white with black detailing and signage.

Front Street forms a picturesque group on the loch side, while the focus is provided by the Parish Church in the central square. This area is popular with tourists and contains a variety of shops, cafes, hotels and other amenities.



The backland areas along the shore and behind Main Street have a more informal character.

This character area also includes the northern part of The Avenue, with its views of the loch to the north framed by the Front Street screens.

3.3.2 Key Buildings

The following list is by no means exhaustive. Buildings have been selected to represent a range of building types and dates found in the town. Buildings not included in this list are of equal heritage value to the conservation area.

The Argyll Hotel, Front Street

Built in 1757.

Originally called The Great Inn and built by the 3rd Duke to house his guests to designs by John Adam. A long block with a wing to the rear on Dalmally Road. Three storeys and nine bays painted white with black banding around windows. Three storey south-west wing and semicircular stair tower added 1793-4 probably by Robert Mylne. A central pend once led to the stables at the rear. The pend was later filled to form an entrance hall and the conservatory was added c.1900. Damaged by fire in 1955.

Category A



Character and Appearance

George Hotel, Main Street East.

1779.

Designed by Robert Mylne. Originally built as two houses accommodating the two Gaelic and Lowland churches until completion of the Parish Church. For this reason there are two front entrances. The south house became a hotel in the 1820s, the north in 1954. Three storeys with attics. Harled; slate roofs; four piended dormers.

Category A.



Arkland, Main Street South

1775.

Robert Mylne. Long plain three storey tenement block. Harled; slate roof. Five three-storey projections at rear; with outside mid 20th century stairs to 1st floor. Five tenements and shops on ground floor.

Category A



Town House, Front Street.

Designed by John Adam 1750 and built 1754-7.

Originally a Customs House and County Court House and Prison (until 1819). For a time it was Argyll Estates Office. Harled with 3 storeys and a rusticated ground floor of grey-green schist emphasising the centre 3 bays.

Category A.



Relief Land, Main Street South.

1775-6

Built for labourers and consequently even plainer than Arkland opposite. Long 3-storey block of five tenements, harled.

Category A.



Character and Appearance

Inveraray Woollen Mill, Front Street

Built 1772.

1 1/2 storey buildings built as the smithy and bakehouse by the 5th Duke. Harled; later 19th century slate roof with exposed timbers and gabled dormers. Smithy would have been on the ground floor with Smith's house in the attic, entered by outside stair at end. Here the problems with signage can be seen.

Category B



Castle Lodge, Front Street

1795-6

Three bay, single storey lodge building marking entrance to castle grounds. Ashlar walling with shallow hipped slate roof.

Category B



Inveraray Parish Church, Church Square

Built 1795-1802

Designed by Robert Mylne in 1792. Centre-piece of the town. Designed to house separate Gaelic and English-speaking congregations under one roof divided by solid partition. Harled, with freestone dressings; slate roof. Two segmental-headed windows on each side. Pedimented facade at each end with three Palladian windows above and Classical doorway with half-columns and entablature below, flanked by dummy windows; slender column and half-column at each corner. Bell on south facade and clock on north facade. Formerly had a central steeple (removed 1941).

Category A.



Macvicar's Land (Arkland II), Back Lane

Later 18th century

Domestic building. Two storeys and three bays. Harled; slate roof; black banding around windows and doors.

Category B.



Character and Appearance

Inveraray Pier

Constructed in 1761 with improvement and extension works carried out 1809 and 1836.

Built of massive courses with timber extension on piles. Due to lack of maintenance and neglect the pier is currently closed to the public in the interests of safety.

Category B



Temperance Hotel, Front Street

1776

Built as a manse to designs by Mylne, with an identical sister on the opposite side of Gillies House. Harled with a slate roof and dressings of St Catherine's stone. 3 pined dormers and a porch on the Front Street elevation are later additions.

Category A.



Avenue Screen, West Front Street.

Built 1787

Robert Mylne. High, round arch screen crossing The Avenue and linking the buildings on either side. Harled with dressed copes. 3 central ones with gates; outer ones partly filled by walls.

Category A.



Dalmally Arch, Front Street.

c.1790

Built to designs by Robert Mylne. High segmental arch, flanked by 2 lower arches set at an angle. Harled with dressed copes.

Category A.

Currently on the Buildings at Risk Register.



Character and Appearance

Chamberlain's House, Front Street.

Built 1755-7

Town House and matching flanking house on western side by two designs by John Adam. Later addition to rear on Main Street 1775. Two storeys with panted dormers to the front elevation. Harled with a slate roof. Gabled porch is a later addition.

Category A.



Court House, Crown Point.

Designed by James Gillespie Graham in 1813, built 1816-20.

Now a Visitor Centre. Provides closure to the town's cross-axial plan. Superseded the Town House on Front Street. Rusticated ground floor, plus first and second floors of ashlar sandstone. Central large Palladian window. Was partially redesigned to house the post office in 1931.

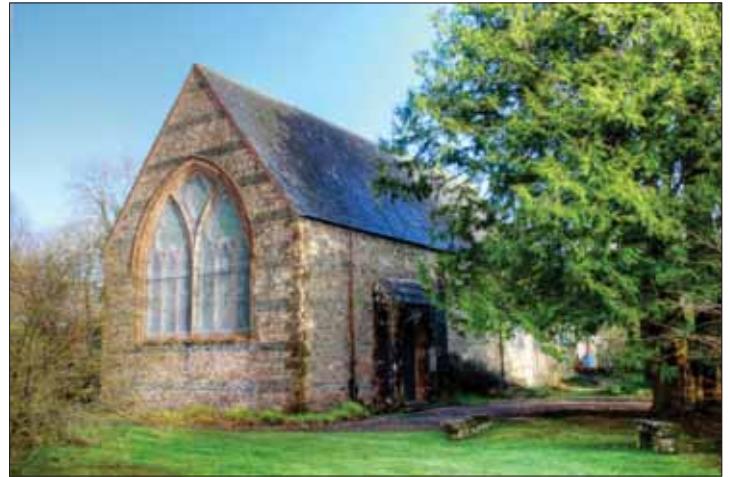
Category A.



All Saints Episcopal Church.

1886

Built in by Wardrop and Anderson in a Gothic Revival style.



Community hall.

1905-07

Built as a grammar school by E. J Sim. Built on the site of a temporary church (1871) by William Mylne. In 1907 the old building was demolished to make way for a new school house, which itself was superseded by a new school built on a new site in 1962. Converted to a community hall 1970s. Three gables to the front elevation each with a tall tripartite window. Rubble walling to end elevations. Slate roof with clay ridge tiles.

Unlisted.

Currently on the Buildings at Risk Register.



Character and Appearance

Bank Manager's House, Church Square.

Later 19th century domestic building.

Two storeys and attic; three bays. Harled; slate roof with two gabled dormers. Black painted rybats. Bipartite windows. One storey gabled extension to the east.

Category B



Royal Bank, Church Square.

Built 1865.

Three storeys of snecked rubble and ashlar dressings with tripartite windows at first floor and a central chimneyed gable above. . (image source: Google)

Unlisted



The Duke's Tower.

1923-31

Built by Haore & Wheeler as a memorial to Campbells killed in World War I. Square in plan and built in pink granite rubble. Pointed arch windows. Tusking stones may indicate an unfulfilled intention to connect the tower to the church.

Category A.



3.3.3 Scheduled Monuments

There is one Scheduled Monument within the existing Inveraray Conservation Area. This is the Inveraray Mercat Cross on Front Street. The cross dates from c.1400. It was formerly used as the Mercat Cross in the old town and is believed to be ecclesiastical in origin. The cross was set up in New Inveraray in 1839 after long period of neglect. The cross is also Category A-listed.



Character and Appearance

3.4 CHARACTER AREA: NEWTOWN

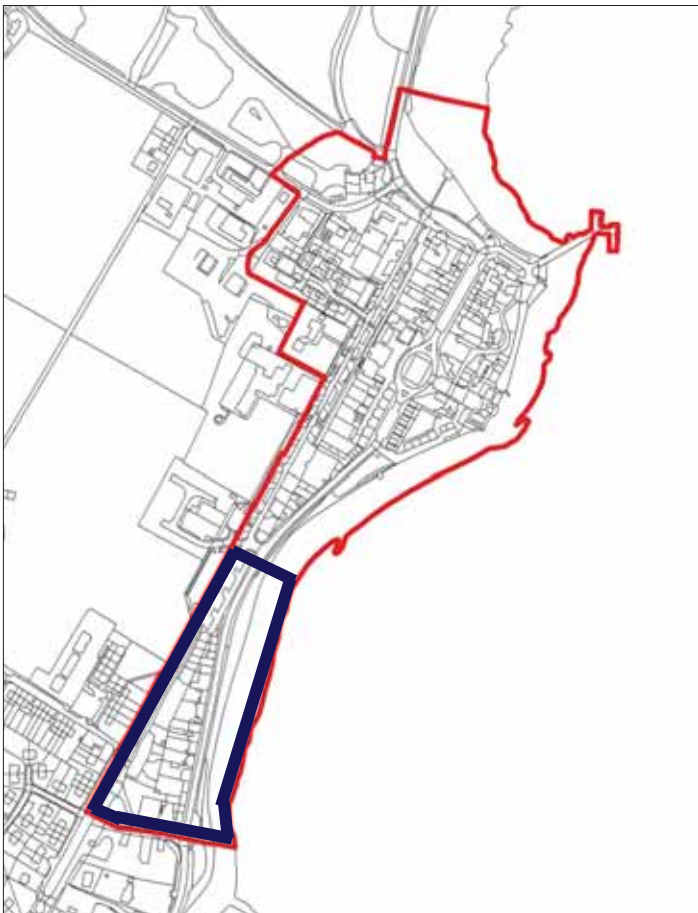
3.4.1 The Character Area

The Newtown area to the south of the town centre was developed at around the same time as the New Town as workers' cottages.

It has a more informal varied character and a sense of suburban detachment from the town centre. While some of the buildings here were originally in ecclesiastical or educational use, most are now residential and date from the 19th century.

Houses are packed together along the roadside and are 1 1/2 or two storeys.

While the distinctive white harl and black and white detailing common in the main part of the town continues in this area, there are also several buildings where the stone is left bare.



3.3.2 Key Buildings

The following list is by no means exhaustive. Buildings have been selected to represent a range of building types and dates found in the town. Buildings not included in this list are of equal heritage value to the conservation area.

Ferguson's Cottage, Newtown Row.

Early 19th century

1 1/2 storey cottage. Harled, with prominent pitched slate roof with piended dormers. Black banding around doors and windows.

Category C



Newtown Row cottages.

Mid 19th century

1 1/2 storey cottages. Snecked rubble walling, left bare; slate roofs; wall head dormers and small staircase windows.

Category C(s).



Character and Appearance

3.5 MATERIALS AND LOCAL DETAILS

In Inveraray the most important materials are harl, stone, and slate. Traditionally, roofs are pitched with prominent chimneys and no skews. Easdale slate was originally used. Easdale slate is blue-black in colour, bears a ripple on its surface which distinguishes it from other smoother slates and is identified by the large quantity of iron pyrites it contains. These crystals can be easily seen glistening on the wet slate roofs. The terms of the tack show that thatch was never allowed in the new town, all specifications were for stone-built and slated buildings.



Roof slates

For walls, buildings are traditionally stonebuilt and harled. Concessions were granted in the original tacks to use the Duke's quarries. Various quarries are shown in the Fisherland on OS maps of the 19th century. Ian Lindsay suggests in 'Inveraray and the Dukes of Argyll' that large amounts of Dumbarton freestone were being transported to Inveraray in the late 18th century. This would presumably have been used for the fine dressings and details.

White or near white was specified in the original terms of the tacks (the lease for a plot of land, which set out the contract between landowners and tenant). This contributed to an unusually regular appearance for a Highland town of this period. Often contrasting black banding is painted around the windows and doors and quoins are also painted black. Traditional limewash and lime mortars are ideal as they allow the wall below to "breathe", rather than sealing-in any moisture these materials also provide a flexible finish which expands and contracts with changes in temperature and humidity.

The Listed Building and Conservation Area Consent process allows applied colours to be strictly

controlled on the buildings within the conservation area.

Another significant aspect of the character of the buildings is the use of timber windows and doors, the design of which varies according to the status of the house. Windows are generally timber sash and case, vertically proportioned and painted white. There are various glazing patterns found within the conservation area, but many are six over six, some two over two. Although we know from archival research that some windows were replaced in the 1960s when the town underwent significant repairs, it seems that windows were replaced only where necessary so some buildings feature a mixture of older and more recent frames.

Dormer windows are found frequently within the conservation area, enabling the roof space behind the typically steep roofs to be used effectively. These are most frequently pended dormers, with slated haffits, or wall head dormers.



Traditional windows

Doors are generally panelled to front elevations and the higher status properties, with timber vertically boarded doors to more modest buildings. In much of the conservation area the buildings themselves form the boundary to the road. As a consequence of this, pends can be found allowing access to the ground to the rear. The glimpses through pends or between houses to ancillary buildings and garden ground, add variety and interest to the street scene.

Many of the houses have outbuildings to the rear in the tacks. These ancillary buildings are in a variety of uses and often have significant historical interest and character themselves.

3.6 CONDITION

One of the greatest threats to any heritage site is the loss of primary fabric through decay and damage, thus reducing the authenticity of the site. The vast majority of the buildings within the conservation area are traditionally constructed, and whilst many buildings appear to be in sound condition, the accumulative effect of piecemeal alterations and maintenance has caused significant issues relating to the structure and fabric of the buildings.

A common significant threat to the historic fabric is inappropriate modern details, such as, impermeable modern paints and renders, replacements windows, doors and boundaries. These changes can be inappropriate due to the quality of design or/and inappropriate due to their incompatibility with the traditional fabric of the building. Some modern material choice and design detailing can cause or exacerbate the deterioration of the built fabric by encouraging damp and rot issues. With the large proportion of listed buildings in the conservation area and the recent changes to householder permitted developments rights, such alterations can be controlled through the planning system.



Replacement of traditional features such as windows

In the wider area, outwith the conservation area, there are several other buildings on the Buildings at Risk Register, these include:

Maam Steading, listed category A

Inveraray Castle Ice House, listing category B

Former Society School, Glen Aray, listing category B

Former Mill, Carloonan, listing category C

The Buildings at Risk Register:

Within the conservation area the barn at Barn Brae, the Dalmally Arch and the community hall in Church Square are all included on the Buildings at Risk Register for Scotland.

The barn dates from 1774 and was designed by Robert and William Mylne. The barn is currently roofless and in ruinous condition. The Dalmally Arch dates from c.1790 to designs by Robert Mylne. Matching the Avenue Screen, the arch is harled with dressed copes. The arch is currently being restored by Argyll and Bute Council. The community hall is a former public school built in 1907 and superseded by the new primary school on The Avenue in 1962. The building makes a positive contribution to the streetscape and, as the old school, it is important socially and historically. The building is currently in poor condition and in need of maintenance.



Barn Brae—currently on the Buildings at Risk Register is a threat to the character of the area.

Inclusion on the Buildings at Risk Register facilitates the monitoring of the condition of these important buildings and can be a positive contribution when seeking certain types of grant aid to help fund repairs.

Character and Appearance

3.7 PUBLIC REALM

Road and pavement surfaces are generally tarmac and concrete slabs, with some areas of stone kerb stones. In the lanes off Main Street and around the shore, there is a more informal character with less finished road surfaces of concrete or tarmac. While these surfaces are unobtrusive, they do not enhance the conservation area or the setting of the adjacent buildings. The buildings themselves generally form the boundary to the street, but where boundary walls exist they range from around 50cm to 2m. Walls are generally rubble or snecked natural stone.



Car park and open space

Due to the narrow pavements on Main Street, opportunities for the introduction of street furniture are limited. Sandwich boards advertising cafes and shops are common on the pavements. The usual litter bins and public telephone boxes are of standard off-the peg designs which, while unobtrusive, do not enhance the conservation area or the setting of the



"Heritage" design bus shelter

adjacent buildings. Bus shelters are a standard 'heritage' design which bears little relation to any of the detailing and character within the conservation area. Street lighting in the Inveraray Conservation Area is mainly provided by modern lanterns attached to buildings at a high level. There are some modern 'traditional' style lanterns in The Avenue.



Lanterns in The Avenue

Street name signs appear to be cast iron or plastic replicas. They are traditional with raised black lettering on white background. Other signage is found in association with shops and services. A variety of signage styles can be found but this is generally in keeping with the character of the conservation area as signage has been strictly controlled to a palette of black and white. Shop signage would traditionally have been hand-painted on timber; good examples of this are the Mr Pia's and the Royal Burgh Café signs on Main Street. This type of traditional sign makes an important contribution to the character of the town.



Shop signage

4 ASSESSMENT OF SIGNIFICANCE

4.1 KEY FEATURES

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

- A significant and influential early example of an 18th century planned layout which survives largely intact
- Good examples of 18th and 19th century Scottish architecture
- Houses are generally constructed from local traditional materials such as natural stone, slate, and harl
- In the core of the town houses front the road with narrow 'tacks' behind
- A distinctive black and white colour scheme, resulting in unusual unity
- Relationship between the built up area and the surrounding open spaces. Part of the wider Inveraray Castle Designed Landscape, providing the setting and formal landscape features
- Views and vistas designed to showcase landmark buildings and the picturesque grouping of the town
- The impact of Inveraray castle: as the seat of the Dukes of Argyll and the impetus for the building of the new town, in views in and around the conservation area and as a significant visitor attraction
- A popular tourist destination, often bustling with visitors and traffic.

4.2 NEGATIVE FACTORS

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

- Pressure for development has led to the subdivision of some of the plots
- The existing conservation area contains two Buildings at Risk
- Pressure on areas of open ground outwith the existing conservation area for development, and its impact on the setting of the conservation area.
- Lack of maintenance creates an impression of neglect in the conservation area and had led to more serious building defects. This has been addressed in some buildings by CARS-funded works where owners have signed up to maintenance plans as a condition of their grant. Poor maintenance remains an issue at some other buildings albeit on a less serious scale. Poor maintenance has also led to the closure of the Grade B Listed Pier which is closed for public safety.
- High traffic volumes in the high tourist season and associated car parking requirements can detract from the historic environment.
- Unauthorised signage and advertising is a serious problem in Inveraray, harming the special character and appearance of the conservation area.
- Inappropriate modern details such as uPVC windows and doors, and impermeable modern paints and renders which can exacerbate deterioration of the built fabric as these are incompatible with the fabric of the traditional building.

4.3 SENSITIVITY ANALYSIS

4.3.1 Loss of original architectural details and building materials

Although many of the buildings in the conservation area are in fair physical condition the area as a whole is at risk from small changes which can cumulatively dilute the special character of the area. The high proportion of listed buildings in the conservation area has required property owners to get permission for small alterations which otherwise would have been Permitted Development and so most replacement features are generally in keeping with the character of the conservation area. There are however instances of inappropriate materials used for repairs and maintenance. Some buildings appear to be in need of maintenance, which detracts from the high quality historic environment and leads to more serious building defects in future.

4.3.2 Pressure for new development

The Inveraray area is a highly desirable place to live and modern development has been introduced on the fringes of the existing conservation area. There is a concern that if this development were to continue it would be detrimental to the setting of the conservation area. These open spaces around the town make a significant contribution to the character of the conservation area, providing the landscape setting of the town. Any new development in these areas will be expected to be of the highest quality and react sensitively to the surrounding historic environment.

4.3.3 Quality of new development, alterations and extensions

While most modern development is sympathetic to the local details which have provided the group value of the conservation area, it is essential that the council continues to pay particular attention to the character of the conservation area when determining planning applications affecting the conservation area.

4.3.4 Buildings at Risk

Two buildings in a poor condition have been identified in the existing conservation area. The demolition of even unlisted buildings in a conservation area can result in the whole character of the conservation area being undermined.

4.3.5 Protection of trees

Trees, albeit that there are few within the Conservation Area, make an important contribution to the landscape and enhance the setting of historic buildings. Measures to ensure that trees are properly managed and protected are required.

5 OPPORTUNITIES FOR PRESERVATION AND ENHANCEMENT

5.1 BUILDING MAINTENANCE AND REPAIR

It is important that historic buildings are adequately maintained and repaired using traditional materials and techniques. Traditional materials will last much longer than man made counterparts if properly maintained and repaired. Natural building materials are the most sustainably responsible response to altering an historic building. Modern replacements usually look out of place, can cause problems with the building fabric if the traditional construction methods have not been fully considered and often do not last as long. Grants may be available to owners to ensure that eligible works are undertaken to a high standard. Buildings where CARS grant funding was received for works between 2015 and 2018 are obliged to maintain the properties to a high standard as a condition of the grant.

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

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

5.2 REGENERATION PROJECTS

The Inveraray CARS (2015—2018), funded by Historic Environment Scotland with match funding from Argyll and Bute Council, has allowed extensive restoration of "Priority Buildings" within Inveraray. This has significantly enhanced the area, however a number of

prominent structures remain that would benefit from restoration works:

5.2.1. The Avenue Screen

Copes are allowing rainwater to percolate through into the masonry below. This means that the masonry is saturated and the cement render is delaminating causing both structural and aesthetic problems. A proposed solution would include inserting a lead DPC below the copes, removing all existing cement render and re-harling in an appropriate lime render and paint in a breathable white mineral paint.



5.2.2. Dalmally Arch

There is damage to the render on the underside of the arch. Some repairs to the copes would be required to replace temporary coping stones with appropriate green schist coping stones. It would also be desirable to paint the existing lime harl with a breathable white mineral paint. Currently on the Buildings at Risk Register.



Opportunities for Preservation and Enhancement

5.2.3 Community Hall

The building is derelict and suffering from serious structural faults and decay. The Inveraray Community Company (now called 'Inspire Inveraray') acquired possession of the building in May 2017 following a CARS-funded Options Appraisal carried out by Simpson and Brown. Inspire Inveraray are working with Argyll and Bute Council's Social Enterprise Development officer and others to develop a plan to raise the funds necessary for the rehabilitation of the Community Hall for sport, leisure, cultural uses etc.

Currently on the Buildings at Risk Register.



5.2.4 Inveraray Pier

Lack of maintenance has resulted in the Pier, which is in private ownership, being closed to the public. A survey of the structure and condition would need to be carried out to assess the extent of the repairs required in order to make this safe for public use.



5.2.5 Barn Brae

The barn at Barn Brae is currently in a ruinous condition with no roof (and is classified as a High Risk on the Buildings at Risk Register). Extensive works, including structural works to the east elevation, require to be carried out to bring the building back into use.



6 MANAGEMENT PLAN

6.1 STRATEGY

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

6.1.1 Objectives

There are some key objectives in the management of the Inveraray conservation area to be considered in the short, medium and long term. These key objectives are:

- **To support and promote high standards of maintenance and building repair.**
- **To support positive change and avoid erosion of character through piecemeal change or unsympathetic works.**
- **To support and promote economic growth of the area by maintaining and improving quality of place.**
- **To make decision making more cohesive amongst stake holders.**

6.2 MANAGEMENT POLICIES

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

In order to meet the core objective of preservation and enhancement of the historic character and

appearance of the conservation area the council will uphold the use of Local Development Plan policies and Supplementary Guidance as well as applying policies and guidance defined at national level.

6.2.1 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.

When a building is Listed both the exterior and the interior have statutory protection under the provisions of the 1997 Act. Listing is intended to safeguard the character of Scotland's built heritage and to guard against unnecessary loss of damage. The Listing of a building also applies to any building within the curtilage of the main subject of Listing that was erected on or before 1st July 1948. This could include main ancillary structures such as boundary walls, garages or estate buildings.

A national policy framework includes: Scottish Planning Policy 2012; Historic Environment Scotland Policy Statement June 2016; Scheduled Monument Consent Procedures 2015 and Historic Environment Scotland's Managing Change in the Historic Environment guidance note series.

6.2.2 Local Policy

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

The Development Plan for Argyll & Bute comprises:

The Argyll and Bute Local Development Plan (adopted

March 2015) made up of a Written Statement and Proposal Maps. The Local Development Plan sets out a settlement strategy and spatial framework for how the Council wants to see Argyll and Bute develop to 2024 and beyond, excluding the area of Argyll and Bute covered by Loch Lomond and the Trossachs National Park that has its own plan.

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

Supplementary Guidance—the following policies are particularly relevant:

- SG LDP ENV 15 Development Impact on Historic Gardens and Designed Landscapes
- SG LDP ENV 16(a) Development Impact on Listed Buildings
- SG LDP ENV 16(b) Demolition of Listed Buildings
- SG LDP ENV 17 Development in Conservation Areas and Special Built Environment Areas
- SG LDP ENV 18 Demolition in Conservation Areas
- SG LDP ENV 19 Development Impact on Scheduled Monuments
- SG LDP ENV 20 Development Impact on Sites of Archaeological Importance
- SG LDP ENV 21 Protection and Enhancement of Buildings
- SG LDP ADV 1 Advertisements
- SG LDP Shopfront—Shopfront / Advertising Design Principles

6.2.3 Permitted Development and Article 4 Directions

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

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

The new Class 3 Development (Any Alteration) will include replacement windows and doors, cladding, painting, new flue, satellite dish, etc. and will mean that these works will require permission in a conservation area, where they did not previously.

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

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

6.3 APPLICATIONS FOR DEVELOPMENT

6.3.1 Development Guidance and Checklist

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

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

National planning policy has indicated that any assessment of development proposals must be made against the whole conservation area. However, if there are distinct areas of unifying character within the whole, then proposals can be considered in this context. As such, the identification of these smaller areas is an important objective for effective development management. This is found in section 3.

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

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

For guidance on the content and structure of Design Statements refer to [PAN 68-Design Statements](#) published by the Scottish Government.

6.3.2 Quality of New Developments, Building Alterations and Extensions

Inveraray is picturesque town, situated in an attractive rural area at the gateway to the Highlands and Islands. There is therefore high demand for housing and pressure for extensions and alterations to existing properties, sub-division of existing plots and the development of backland sites. Historic Scotland recently published guidance on New Design in Historic Settings, developers will be encouraged to work with the key principles set out in this document. In assessing planning applications within the

Inveraray Conservation Area, the Council shall pay particular attention to the following:

- **There will be a presumption against backland development within the original tacks in Main Street and Front Street**
- **Developments which would generate more on street parking will be resisted**
- **New development should follow existing plot ratios**
- **New development, building alterations and extensions should be in accord with the prevailing form of historic development, including the scale and massing of buildings**
- **New development, building alterations and extensions should not impinge on the setting of existing buildings**
- **Original or historic features should be retained where they exist. Replacement of windows, doors etc should be a last resort and only used when repair is clearly out of the question (see sections 6.3.3 to 6.3.8)**
- **New development, building alterations and extensions should use materials which are traditional to the conservation area and of high quality (see sections 6.3.3 to 6.3.8)**
- **New developments must be sympathetic to the traditional shopfronts style and avoid inappropriate modern materials and styles.**
- **Trees, including those within private gardens, should be maintained and managed as an important townscape asset. New development should protect important trees, hedges and other established boundaries**
- **New boundary treatments should use traditional materials and be of appropriate design to suit the locality**

6.3.3 Roofs

Roofs and associated features such as chimneys, dormer windows, rainwater goods and detailing are a key constituent of the character of Inveraray Conservation Area. Roofs can be essential to the character of buildings on an individual basis or collectively when viewed as a grouping, for example on Main Street (photo).

Refer to section 3.2.4 (materials and local details) for an analysis of predominant materials used.

Repairs to slate roofs should be done with second-hand **Easdale slate** and every effort should be made to source this in the first instance. Should reclaimed Easdale slate not be available then another reclaimed Scottish slate may be considered, a sample of which would require to be provided to and approved by the Planning Officer or Conservation Officer. Similarly, applicants for new-builds and extensions within the conservation area would need to consider a suitable type of slate which would integrate into the area, with a sample being approved by the Planning Officer or Conservation Officer. Any slate used must 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 as they raise the finished surface of the roof, disrupting relationships with chimneys, and surcharge additional weight onto the roof structure.

Existing roofs in the conservation area generally do not have skews, and so any applications for new builds and extensions should follow this typology.

Roof fixtures such as aerials, satellite dishes and 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.



Slate roof

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 detailing. 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 further information reference should be made to [Historic Environment Scotland's Managing Change in the Historic Environment – Roofs.](#)

6.3.4 Windows and Doors

Refer to section 3.2.4 (materials and local details) for an analysis of predominant materials used.

Original windows and doors should be retained and repaired where possible. Should it be demonstrated that an original window or door is beyond repair, then a suitable replacement must be approved by the Planning Officer or Conservation Officer. Generally this will be a white-painted timber sash and case window or a timber-panelled door. Window glazing patterns vary within the conservation area thus replacement windows must use the same glazing pattern as that being replaced. Details such as the presence of horns and the method of glazing fixing (putty) should be considered. The use of externally visible proprietary trickle vents and dry glazing beads should be avoided.



Typical window styles

Non suitable window or door types such as uPVC units will not be allowed.

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

Veluxes do not feature heavily within the conservation area and as such, installation of these in prominent elevations will be resisted.

For detailed information on policy reference should be made to Historic Environment Scotland's [Managing Change in the Historic Environment – Windows](#), and [Doorways](#).

6.3.5 Walls

The predominant wall type in Inveraray Conservation Area is render painted white or near-white. Lime render, limewash and mineral paints should be used as they are suited to the traditional methods of construction and allow the building to breathe. The Listed Building and Conservation Area Consent process allows colours to be strictly controlled on the buildings within the conservation area. Therefore proposed wall finishes must be approved by the Planning Officer or Conservation Officer.

A number of buildings within the conservation area do not feature a rendered finish for example various houses in Newtown, Inveraray Jail, RBS and the Community Hall. Walls such as these must remain bare.



Example of buildings finished in white



Example of bare buildings at Newtown

6.3.6 Individual Basis

The typologies specified in sections 6.3.3 to 6.3.5 are those which feature predominantly within the conservation area. Planning applications must be considered on an individual basis, taking into account the particular detailing of the building in question.

6.3.7 Performance

It is important to consider the performance of materials as well as the appearance. For example a mortar should be sacrificial to the stone in wall construction, so a suitable lime should be used to allow sufficient permeability and breathability.

6.3.8 Boundary Walls

Boundary walls, gate piers and gates have a value to the open space and public realm. 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 traditional materials and any significant repair that will require rebuilding should be on a like for like basis.

6.3.9 Management of Unlisted Buildings

As part of the appraisal process unlisted but “positive” buildings have been identified. Generally, these are individual or groups of buildings which retain all or a high proportion of their original architectural detailing and which add interest and vitality to the appearance of the conservation area. As with listed buildings, there is a general presumption in favour of the retention of the building as well as its original features.

All aspects of this Management Plan therefore are as applicable to such “positive” buildings as they are to Listed buildings.

6.4 IMPLEMENTATION

Whilst current planning policies and this appraisal provide a framework for protection of the Conservation Area, it is important to ensure implementation of this framework to meet the objectives highlighted in 6.1.1. A combination of Guidance, information and planning tools can be used in this role.

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

6.4.1 Buildings at Risk

HES maintains a list of buildings which are at risk from demolition or deterioration due to neglect or vandalism. This is updated as necessary and the Council has powers to protect all listed buildings and also unlisted buildings in any conservation area, where they make a positive contribution to the area's special character.

The Council will encourage the reuse of existing

vacant buildings over new build construction where possible.



Barn Brae—currently on the Buildings at Risk Register

6.5 MONITORING AND REVIEW

This document should be reviewed cyclically by Argyll and Bute Council. A review should include the following:

- A survey of the conservation area including a photographic survey
- An assessment of whether the various recommendations detailed in this document have been acted upon, and how successful this has been
- The identification of any new issues which need to be addressed, requiring further actions or enhancements

6.6 FURTHER WORK

The Council will consider the preparation of a public realm strategy, working with stakeholders such as the statutory undertakers to ensure that any works carried out in Inveraray Conservation Area are sympathetic to the special character as defined in this appraisal.

7 APPENDICES

7.1 HISTORICAL DEVELOPMENT

The Campbells, the Earls and Dukes of Argyll, lived in Inveraray since the 15th century. The original tower house was constructed in the 15th century and can be seen on an 18th century drawing, which shows the building of the new castle next to the old one.

Naturally, a town grew up around the castle and although this was not a rich estate, the area was well placed for trade by land and sea. Inveraray became a Burgh of Barony in 1472 and a Royal Burgh in 1648 under a charter signed by Charles I. By this charter Inveraray was to be the only market and fair in the sheriffdom of Argyll, except Kintyre. The town was also entitled to a provost, four bailies, a Dean of Guild and twelve councillors. Inveraray was of considerable importance as the capital and centre of jurisdiction of a large but thinly populated area.

7.1.1 Old Town

The old town consisted of a tolbooth, church, school and rows of thatched dwellings lining an irregular triangle of streets on the right bank of the river. No trace of the old town is believed to survive today. The presence of the Court of Justiciary meant that Inveraray contained the houses of local lairds and resident lawyers. The returns from 1748 onwards show at least 21 houses subject to window tax (ten or more windows) Far from being mean cottages, these houses would likely have been stone built and slated. James Fisher, a leading merchant and one of the provosts of the town, had built a stone house two storeys high with a street frontage of 46 feet (wider than most houses in the new town today). The only



Postcard print showing drawing of 'Inveraray about year 1700, showing Old Castle, Cross, Church & Bridge'

industry in the town was herring fishing, for which Loch Fyne was famous. Herrings are shown on the town coat of arms, and the town motto is 'Semper tibi pendeat halec' which translates to something like 'May a herring always hang to thee'.

7.1.2 18th Century and the 3rd Duke of Argyll

In 1743 the 3rd Duke, Archibald, ascended to the estate and was intent on improvements. Archibald was already 61 years old, a widower with no legitimate children. But he was a man of energy and vision, with a peerage in his own right awarded by Queen Anne. The 3rd Duke was a member of the Privy Council, Lord Justice General of Scotland and then Keeper of the Privy Seal of Scotland. Sir Robert Walpole dispatched him to Edinburgh after the Porteous Riots of 1736 to manage the situation for the Government. He and his brother, with Lord Milton and Duncan Forbes of Culloden 'managed' the elections, patronage and in effect the government of Scotland for nearly 20 years.

The 3rd Duke had a keen interest in architecture, building and garden design, he launched a set of architectural and social changes which were to revolutionise Inveraray. The old castle was razed and replaced. The existing town was also demolished. In 50 years the estate was totally transformed. By this time the castle was ruinous and almost uninhabitable. In November 1743, only a month after his succession, the 3rd Duke wrote to Lord Milton: "I intend if possible to remove the Town of Inveraray about half a mile lower down the Loch, but it must be a great secret or else the few there will stand in my way or be held up at very extravagant prices."

At the same time he ordered a mason in Inveraray to prepare a report on the state of the old castle, with the idea of restoring and extending the old building. The mason's report put this possibility out of count. It was therefore decided to build an entirely new castle of a different design. For most of the time, the Dukes of Argyll lived in London and only regularly travelled north in the later part of the 18th century, staying for a short period in the autumn. The 3rd Duke made his first visit to Inveraray in 1744, which at that time was

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accessible only by sea or by horseback through the mountains. No carriage road existed nearer than Dumbarton. In the mid 18th century a new military road was proposed to be built from Dumbarton. This was an army operation but the Duke took great interest in the project. The new road would ensure the future ease of travel to Inveraray, but he also wanted to be sure of road's line of approach to his parks and the design of the bridge at the head of Loch Shira.

The new town was proposed for a site a short distance south of the existing town at Gallows Foreland Point, out of sight of the new castle and separated from the estate parklands by The Avenue (a long line of beech trees planted in the 17th century). This was an ideal site from the Duke's point of view, as the great beech avenue would ensure that there would be no interference with the estate agricultural activities (The Avenue was strictly private) and positioning the town on a headland allowed for a picturesque composition from a distance.

The new town was very sophisticated for its time for being planned, rather than left to organic growth. An early plan for the town of 1743, by the 3rd Duke and Lord Milton, shows two northeast-southwest streets parallel to The Avenue and a short central street at right angles. A third street (equivalent to Front Street) runs northwest back along the loch shore.

This early plan places the focus on a central crossing. The idea of siting important buildings to provide a focus for views along streets and the presence of a Great Inn on Front Street all stayed. Early commercial plans for granaries, warehouses, a tannery, brewery and a stocking manufactory in the town were never realised.

More developed drawings were produced by William Adam in around 1747 proposing a half octagonal sea wall with bastions, enclosing a symmetrical layout with a circular double church in a square at the centre. This church survived in John Adam's two plans of 1750. However he abandoned the rectilinear grid for oblique ranges of houses forming an arrowhead layout echoing the shoreline. A dotted line indicated a street parallel to the Avenue.

In the 1750s the town began to assume its final form. The plan reverted to a single northeast-southwest line (Main Street) with a short cross axis creating a central focus, and a coastal frontage looking north-east up to Loch Shira (Front Street).

In the meantime, the first house had been built in the new town of Inveraray by John Richardson, a local merchant and later a Provost of Inveraray. The tack was granted in 1748, though the house was not finished until 1753. This house (now the Fern Point Hotel) and his second house (Gillies' House on Front Street) are the only ones in Inveraray with a circular turnpike stair to the rear. Persuading others to move to the new town proved to be less easy. In 1749 Provost Duncanson was asked by the Duke to press individuals to make building proposals but this was met with little enthusiasm. Duncanson himself was reluctant to leave the house which "he and his predecessors have had for these Two Hundred years bygone" unless compensated by money, equivalent land, and materials from the old house to build the new. The new town of Inveraray was off to a slow start.



The population was however swelled by the masons and labourers working at the castle, and houses were built for them in the Gallowgate, the present day Newton Row. Sixteen cottages were built to house the employees of the Duke and the townspeople he had moved there to allow old houses to be demolished. The Great Avenue ran behind this row. It was a constant battle to exclude the townspeople from trespassing in the parks, grazing animals there and stealing timber.

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The 1750s saw a variety of schemes for Inveraray's larger public buildings such as the inn, the court house and the tolbooth. Inveraray had a need for a good inn, for although there were many taverns selling liquors, there was no accommodation for travellers despite the hordes of legal professionals attending the courts twice a year. In 1750 John Adam produced plans for a new court house (also known as the Town House) and inn, the latter to be paid for by the Duke. The simple design was remarkable for its size: nine bay windows facing the loch and three storeys with cellars and servants attics. The inn first opened to the public in 1754 on the day the foundation stone was laid on the court house. Since opening the inn has undergone many alterations, but the street frontage is almost unaltered.

In 1757 the town boundary wall was built 25 feet from The Avenue by the mason James Potter. Little else had yet been built in the new town except the Gallowgate and Front Street. One single house had materialised on Main Street. McPherson's house was built in 1756 on the southern end of a triple plot formerly allotted to James Whyte. The house is easily distinguishable from the rest by the dressed stone quoins and keystones. It is also more elaborately finished than the others. The terms of the tack show that thatch was never allowed in the new town, all specifications were for stone-built and slated buildings with concessions granted to use the Duke's quarries.



Gillies' House, Front Street, built 1759-60

Provost John Richardson offered to build a second house in the new town to set a good example and the

foundations were dug as early as 1756. At that time it was the sole building at the quay end of Front Street balancing out the Town House. Richardson disposed of the house at once to a sea captain named Neil Gillies. The quoins, steps up to the door and the five-bay facade imparts a more sophisticated air than most of the houses which followed.

In 1758 John Adam applied to build a new church. He took over the idea of a circular church from William, an idea that was actually derived from Hamilton Church built in 1732. The Hamilton Church is centrally planned, however in Inveraray both the Gaelic and Lowland (English speaking) churches needed to be accommodated. This led to an interior of two semi circular churches. The designing and siting of the main church meant that the line of the main town street had been defined, although the building was never constructed to Adam's designs.

By 1761, Inveraray's public buildings (the inn, court house and jail) were functioning. Three privately built houses stood in different parts of the town. At Gallows Foreland Point a harbour and a quay were taking shape. The new town wall divided the town area from the Duke's parks, the main street was marked out parallel to that wall and a church facing east down another hypothetical street was visualised in the centre.

Archibald Campbell, 3rd Duke of Argyll died suddenly and unexpectedly on 15th April 1761. In seventeen years he had gone a long way to transforming Inveraray according to his vision, but he had never yet spent a night in his new castle. After nearly two decades, its interior was still incomplete and the principal storey had no floors. New Inveraray was still a concept rather than a completed work. The old castle still stood next to the new and the old town remained apart from a few demolished houses.

7.1.3 The 5th Duke

The new Duke, General John Campbell was not very interested in Inveraray. The 4th Duke rarely came to stay at Inveraray and little work was carried out apart from maintenance of the estate and one or two houses built by feuars in the new town. The 4th Duke's heir, the Marquess of Lorne showed a little interest in the site, suggesting to his father

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in 1767 that he could manage the estates and run them to greater profit. In 1768 and 1769 half a dozen houses were pulled down in the old town.

The 4th Duke died in 1770 and a new era began at Inveraray. The architect Robert Mylne began work for Lord Lorne, the 5th Duke of Argyll, in 1769 and John Adam appears to have no further work at Inveraray. Many of the old figures involved in the work at Inveraray with Archibald Campbell, the 3rd Duke, were now dead or gone and newcomers took their places.

In 1769 Lord Lorne visited Inveraray from Rosneath where he and his wife were living. In the same year Inveraray was visited by the traveller Thomas Pennant, whose Scottish tour was published in 1771 and contains an impression of the town in this transitional period.

Pennant did not like the castle's exterior, describing the unusual design as 'a most disagreeable effect.' For the new town he allowed that, 'This place will in time be very magnificent : but at present the space between the front and the water is disgraced with the old town, composed of the most wretched hovels that can be imagined.' It is unsurprising that the old town described as the 4th Duke as a 'charming pretty place' 25 years earlier had deteriorated. No new projects had been undertaken under the 4th Duke and repairs were not carried out on a place which had been determined as having no future.

By 1770 when the 5th Duke of Argyll inherited the estate, Scotland had seen significant political and social changes. The increased stability in the country since the Jacobite Risings of 1745 brought with it improved communications and opportunities for building and agricultural improvements. Military roads were now an accepted part of the countryside, easing travel to previously hard to reach areas. The 5th Duke was typical of his family in being a man of vision with a constructive attitude. He saw opportunities for new industry and agricultural improvement and was eager to develop his own estate as a model of enlightened planning. The new town had begun to look abandoned, left unfinished, and with ten years of inactivity under the 4th Duke, the gap between the vision of Duke Archibald and reality seemed depressingly wide.

The Duke's first orders for the new town were to build a smithy and a granary (now the Inveraray Woollen Mill) and to extend the town plan to the south for the tenement blocks that were to be built shortly. At this stage the Duke's architect was William Mylne. In December 1771 one of three plans submitted by Mylne was for a church which may have been the temporary building erected in 1772 between the present church and The Avenue.

In September 1772 Robert Mylne first came to Inveraray which resulted in a drawing 'for front of new town of Inveraray' produced in 1774. This design was for the screens that would connect the elements of Front Street, but was not carried out until 1787 with some modifications. Robert Mylne had a significant influence on New Inveraray, producing the designs for Arkland, Relief Land, and the church which was finally built in Church Square.

Arkland was the first tenement built in Inveraray, a row of five 'Great Houses' dating from 1774-5, it is a plain building only adorned by the window and door surrounds. Relief Land was built opposite in 1775-6 and is even plainer still. Although the elevation is almost identical to Arkland, Relief Land is totally functional in appearance, reflecting that it was built to house 'workmen, & others of the low people'.



Arkland and Relief Land, built 1774-6

The last set of tenements was built to house the last of the residents of the old town before it was demolished. Neil MacCallum, the Duke's wright, had built a house at the end of Arkland in 1775, set at an angle to the row due to the curving of the shore. Now the

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new tenement had to go beyond that again, but the street is so close to the shore here that they had to run inland at right angles from the row; the building becoming known for this reason as Cross Houses.

The manses, designed by Mylne, were built in 1776 on either side of Gillies' Front Street house, forming a small row. The current church in Inveraray's central square was designed by Mylne in 1792. In 1776 however, Mylne fixed a site for a new kirk where Highland and Lowland churches were built side by side concealed as a double house, now the George Hotel. The Lowland church was moved to this building in 1783 from its previous temporary home.

In this busy period of activity in the 1770s, building materials were arriving weekly from Clydeside, Ayr and Campbeltown, and masons' wages ran into hundreds of pounds. In the summer of 1774 alone 100,000 bricks arrived from Glasgow and a similar number of slates from Easdale. Timber was shipped in with Greenock lead, Dumbarton freestone, Irish limestone for harling and Newcastle glass.

The largest and most elaborate private house is James Campbell's Silvercraigs, begun in 1773. It is equivalent in height to the George Hotel and has a 63-foot wide frontage with a central pend. Owing to the building's size and expense it was not completed until 1780. In between this building and the George Hotel was Lachlan Campbell's house, which seems remarkably small in comparison. Generally however, the



Silvercraigs, Main Street, built 1773-80

houses built by the Duke are regular in size and proportion. The terrace from Front Street to Silvercraigs was built as a uniform group by the Duke in 1773. This regularity imparts urbanity to the town.

A woollen factory was completed in 1776 on an upper floor over a series of tenements. In 1777, when the woollen factory was removed to Claonairigh, a three-storey tenement, known as Ferry Land as it traditionally housed ferry men, was built against its north side.

By 1776 the town was taking shape, with an elegant Front Street, (although the various elements were as yet unconnected), and a Main Street of private houses leading to the still empty square. With Arkland and Relief Land in progress, the Duke ordered the complete demolition of the old town by Whitsun (the 7th Sunday after Easter) 1777.

Mylne's 1774 designs for the Front Street of Inveraray were finally carried out in 1787, creating the screens which connect the various elements. Inveraray Parish Church was designed by Mylne in 1792 and built in 1800-1805. New Inveraray was a new town at last.

7.1.4 Decline and Revival—19th Century

After this period of vigorous activity, Inveraray suffered another period of decline and by the early 19th century the houses in the town were nearly uninhabitable. Sir Nathaniel Wraxall and his wife saw Inveraray in 1813 and observed that, "The inn is large, comfortless, ill furnished, dirty & devoid of everything which can render it agreeable...The Houses are dirty, mean & not in the best Condition." During Wraxall's Scottish tour he saw the first steamboats on the Clyde between Glasgow and Greenock. This technological advance restored prosperity in Inveraray to a certain extent, as by 1820 three steamers served Inveraray. A regular coach service from Glasgow also meant that Inveraray was now within the reach of any traveller. This upturn in Inveraray's fortunes saw a short burst of building activity in the early 19th century. New cottages were constructed in the Gallowgate (Newtown). By this time the court house and gaol on Front Street were considered to be out of date and Adam's design was thought to be a case of aesthetics over functionality. It was also seen as incongruous that one of the first buildings seen by visitors on Front Street was the

gaol. A new court house, designed by James Gillespie, was therefore built in 1816-20 facing the church in a small square created by the demolition of a few houses. This was the last important building constructed in Inveraray's great tradition.



Inveraray Jail , Grade B listed, c.1820

After this time little of architectural interest took place for many years. The 1820s saw the end of the Argyll Arms monopoly when the two houses formerly housing the churches were converted to form the George Hotel. The Parish Church steeple was destroyed by lightning in 1827. In 1841 an English style manse was built beyond what had been renamed Newtown Row. The old town cross was re-erected on Front Street in 1839.

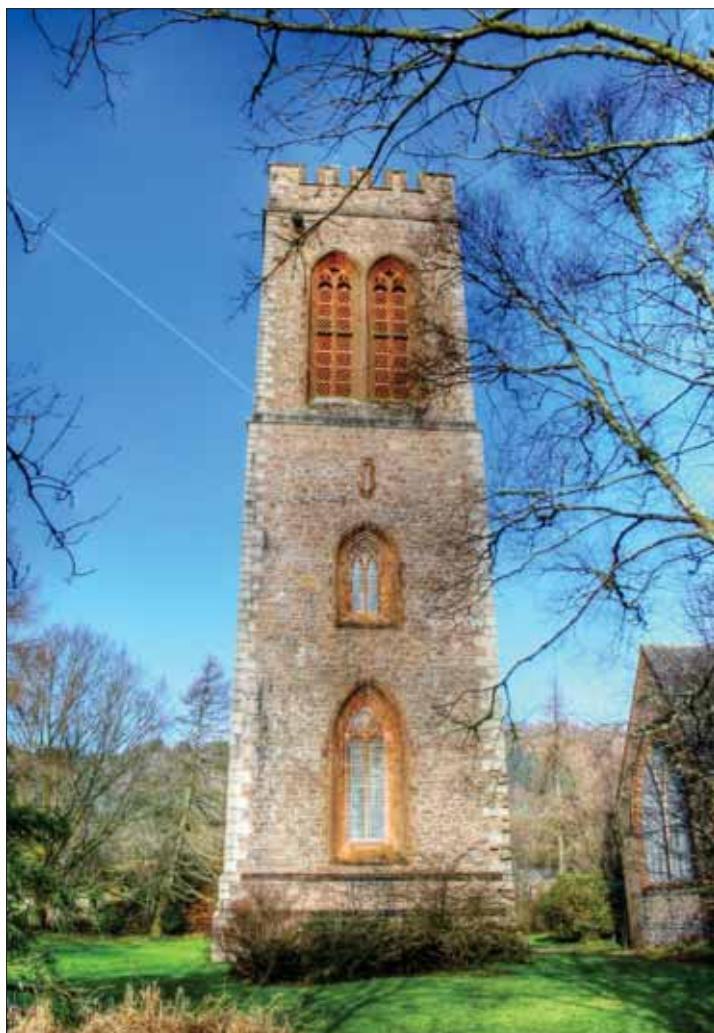
The All Saints church was built in the Fisherland in 1886. This modest church built on the fringes of the town did not disturb the lines of the new town until 1923 when the 10th Duke built a tall campanile alongside it. This contrast was increased further when the steeple was removed from the church in 1941 due to its instability.

Perhaps the most significant development of the 19th century was one that never happened. In 1897 the Callander and Oban Railway proposed to bring their line past the town but this was strongly resisted by the Duke. Ian Lindsay notes in his book *Inveraray & the Dukes of Argyll* that interesting sketches have been found at the castle showing the proposed route running behind Wintertown and Fisherland as far away from the castle as the contours would allow.

But this was not considered acceptable and so the railway never came to Inveraray. This decision may have made a great contribution to the survival of the town. Had the railway come to Inveraray there is no doubt it would have brought wealthy new residents and the planned town may have disappeared under Victorian developments. Without the railway bringing in new investment however, Inveraray was set to suffer yet another fall into disrepair.

7.1.5 20th Century

During World War II the Loch Fyne area was a Combined Operations training area with its headquarters at the Victorian villa Tigh-na-Ruadh (now the Loch Fyne Hotel). Inveraray Castle was not commandeered, but the parks were used for army camps and nissen huts covered the valleys. When the war ended the parks were a wreck of debris and the town was neglected once again. The condition of the town was a daunting problem both practically and



The Duke's Tower, beside All Saint's Church, Grade A listed, , 1923-32

economically, and the Argyll Estates were quite unable to deal with the task without help.



RAF WW II oblique aerial view of Inveraray, with military camp in the foreground on what is now the housing estate of Newtown. [Copyright RCAHMS]

Fortunately, by the 1950s Inveraray was recognised as an outstanding example of planned 18th century new towns, and the rebuilding and restoration of the town was accepted as important. Of 103 houses only 13 had bathrooms and only 22 had indoor sanitation. Many roof joists, floors and partition walls were rotten. At this time the population of the town was a mere 503 and an increase in rates would not bring in anything like the sums of money needed for the work. At the suggestion of the Historic Buildings Council the Argyll Estates handed over the properties to the Ministry of Works. Ownership was now vested in the Town Council, with the Ministry as feu superiors. The restoration work was carried out with grants from the Scottish Development Department and the Historic Buildings Council between 1958 and 1963.

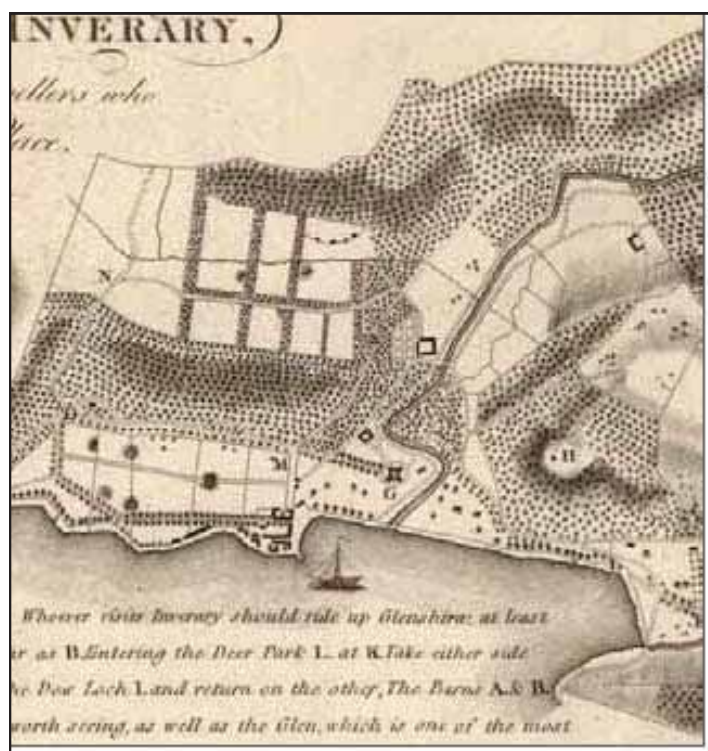
The architects for the work were Ian Lindsay and Partners. Some houses had to be totally gutted, but all external walls, street elevations and fenestration were retained. Pains were taken to match the original harling, mixed with Irish limestone, and to renew the roofs with Easdale slates. Modern features such as rear staircases were designed to be light and unobtrusive and all external alterations were

confined to the rear of buildings. Previously inharmonious street lighting was redesigned, old pavements were renewed and shop signs were regulated.

Infill development in the 20th century has been limited by the dense layout, and expansion has mainly been to the west in the Fisherland where the 20th century saw the construction of public housing developments, sheltered housing, a filling station, fire station, police station, youth hostel and telephone exchange. This has extended the linear part of the village and created a 'backland' area of less satisfactory urban planning. The car parking at The Avenue bridges the two areas. However the original town form is largely intact and its bold relationship to the loch continues to present a picturesque view to visitors. Tourists now flock to see the elegance of the 18th century planned town.

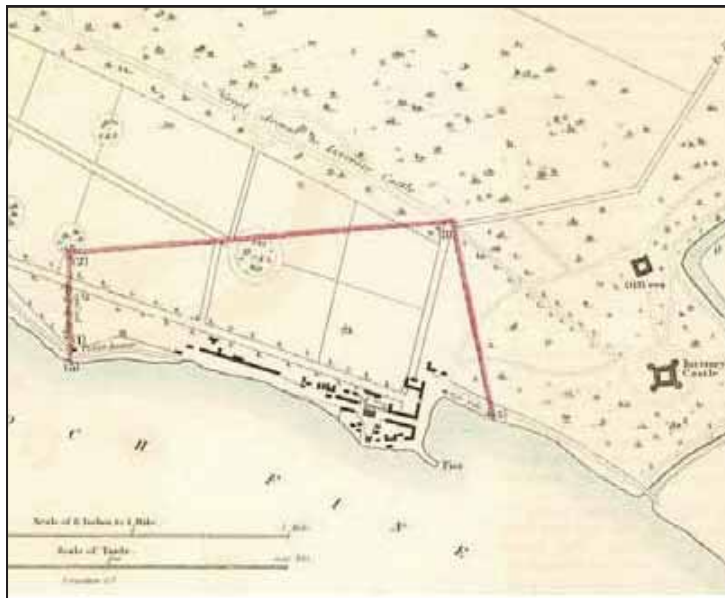
7.1.6 Historic Map Analysis

George Langlands' map of 1801 shows the formal landscape as set out in the 18th century with great avenues of trees leading to the castle. The town is beginning to take shape, although Inveraray Parish Church at the centre of the planned layout is yet to be built.



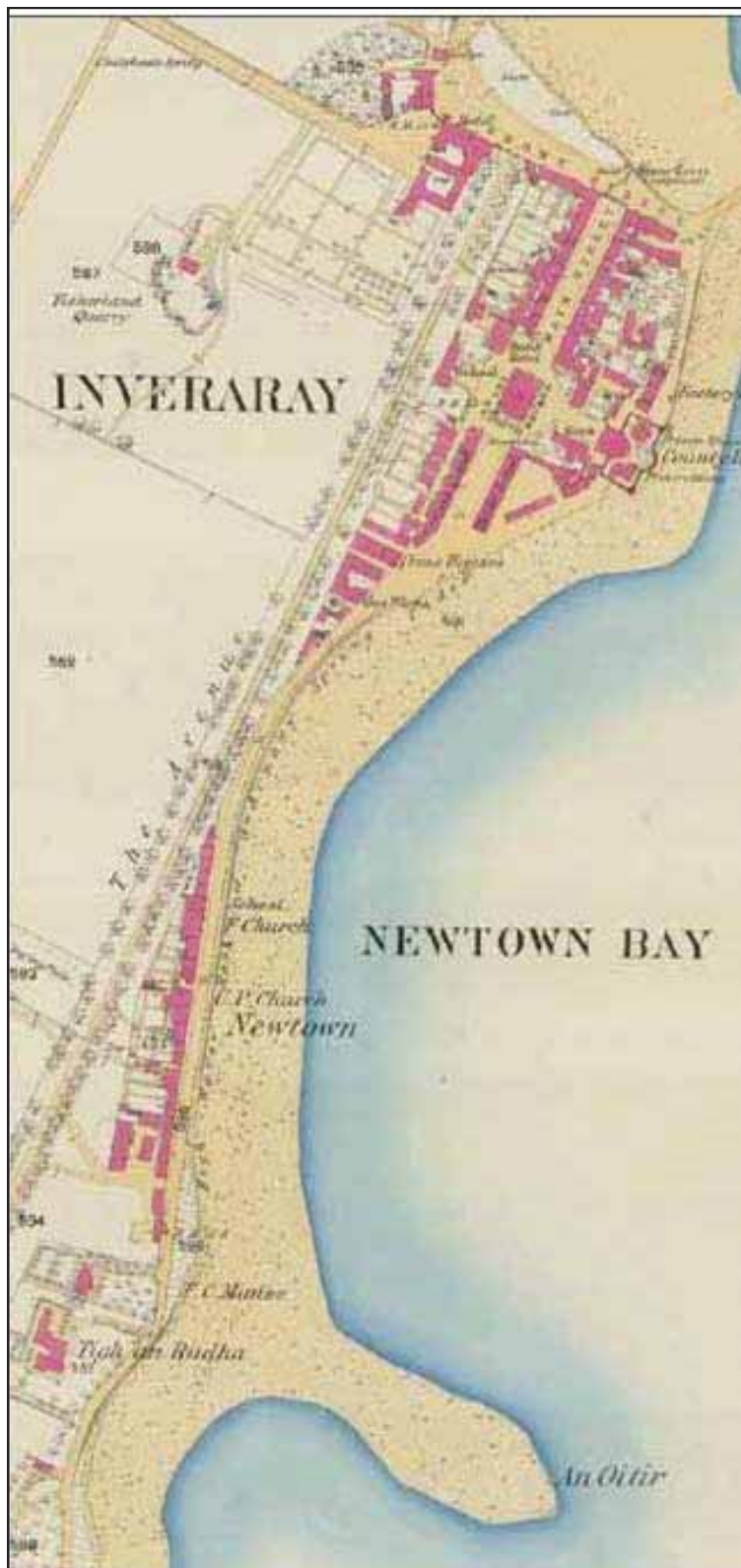
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The Great Reform Act Plan of 1832 shows the town's buildings in greater detail. The church at the centre has now been built and the line of Main Street is clear, with the tree-lined Avenue running behind towards the Cromalt Burn. The new Inveraray Court House, built 1816-20 is also clearly visible.

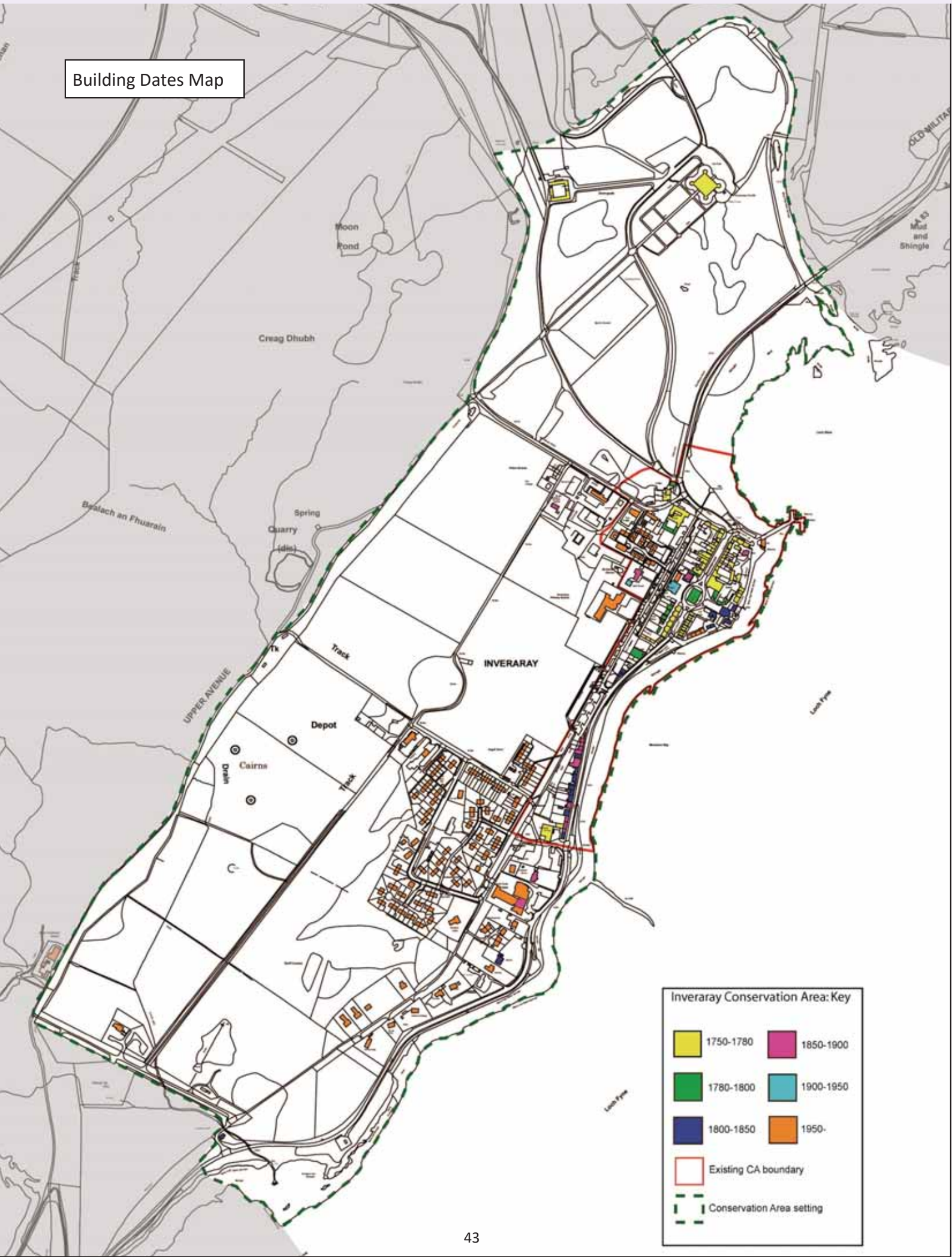


The 1876 First Edition OS shows that the structure of the town has changed very little. Two quarries are located in the Fisherlands to supply buildings stone for the town. To the south of Newtown, villas have begun to be developed in spacious plots, in contrast to the densely developed town centre. The All Saints Church and The Duke's Tower are still yet to be built.

Unfortunately, Ordnance Survey maps of Inveraray during the 20th century are limited. But the dense pattern of development left little room for infill and development has mostly occurred on the fringes of the town, most significantly with the mid century housing development to the west of Newtown on the old military camp. Most 20th century development has occurred outwith the existing conservation area boundary and the original new town has survived significantly intact.



Building Dates Map



7.2 LISTED BUILDINGS

HBNUM	Entity Reg	Address	Category	Group Cat	
11522	Inveraray, Newtown Manse	Inveraray manse Lochgilphead Road			
11528	Inveraray Castle Estate, Cherry Park, House and Farm Offices	Cherry Park (Castle Offices and Stables), Inveraray Castle Policies			
11529	Inveraray Castle, Icehouse	Icehouse, Inveraray Castle Policies			
11544	Inveraray Castle, Garden Bridge	Garden Bridge, River Aray			
11545	Inveraray Castle Estate, Aray Bridge	Aray Bridge, Mouth of River Aray, Arrochar Road			
11552	Inveraray Castle	Inveraray Castle			
11553	Inveraray Castle, Gate Piers	Gate Piers, near Inveraray Castle			
11554	Inveraray Castle Kirkapoll Cross	Kirkapoll Cross, near Inveraray Castle			
11547	Inveraray Castle Estate, Campbell Monument	Campbell Monument, Inveraray Castle Policies			
13768	Inveraray, Lochgilphead Road, North Cromalt Lodge	North Cromalt Lodge, Lochgilphead Road			
34978	Inveraray Parish Church	Glenaray and Inveraray Parish Church and Church Hall, Church Square			
34979	Inveraray, North Main Street West, Bookshop	Radio and Shop (Grant and Lawson's), North Main Street, West			
34980	Inveraray, North Main Street West, Workshop	Workshop (Grant and Lawson's) in Yard at Rear of Shop (Item 2)			
34981	Inveraray, North Main Street West, Corner House	Morrison's Land, North Main Street West and close at Rear			
34982	Inveraray, North Main Street West, House and Jeweller's Shop	House and Jeweller's Shop, North Main Street West			
34983	Inveraray, North Main Street West, MacPherson's House	House and Chemist's Shop (MacPherson Tough's)			
34984	Inveraray, North Main Street West, Butcher's Shop and House Above	House, Bakers and Butcher's Shop (Nicol's and Fleming's) North Main Street West			
34984	Inveraray, North Main Street West, the Paddlewheel and Pharmacy	House, Bakers and Butcher's Shop (Nicol's and Fleming's) North Main Street West			
34985	Inveraray, North Main Street West, Albion Tea Rooms	Albion Tea Rooms and House, North Main Street West	B		

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HBNUM	Entity Reg	Address			
	Inveraray, North Main Street West, Clerk's Shop	House, Tweed and Hardware Shops (MacIntyre's and Clerk's) North Main Street West			
	Inveraray, North Main Street East, Roses House	House (Roses) and Ironmongers (Clerk's) North Main Street East			
	Inveraray, North Main Street East, Clerk's Store	House (Roses) and Ironmongers (Clerk's), North Main Street East			
	Inveraray, North Main Street East, Clerk's Shop	House (Clerk's) and Ironmongers (Clerk's) North Main Street East			
	Inveraray, North Main Street East, Clerk's House	House (Clerks) and Ironmongers (Clerk's), North Main Street East			
	Main Street East, Outhouse	Outhouse at Rear of House (Item 11)			
	Inveraray, North Main Street East, Dewar's shop	House and Shoe Shop (Dewar's) North Main Street East			
	Inveraray, North Main Street East, Campbell's Shop	House and Shoe Shop (Dewar's), North Main Street East			
	Inveraray, North Main Street East, MacIntyre's Warehouse and Spar Shop	MacIntyre's Highland Warehouse, North Main Street East			
	Inveraray, North Main Street East, Paymaster's Close, Stables and Carthouse	Stables and Carthouse, Paymaster's Close, Off North Main Street East			
	Inveraray, North Main Street East, MacArthur's Shop and House	House (Campbell's) and Draper's Shop, North Main Street East			
	Inveraray, North Main Street East, Bunton's House	House (Buntain's), North Main Street East			
	Inveraray, North Main Street East, George Hotel	George Hotel, North Main Street East			
	Inveraray, North Main Street East, George Hotel, Coachman's House	Kitchen, at Rear of George Hotel			
	Inveraray, Church Square, George Hotel Garden Wall	Garden Wall of George Hotel, Church Square			
	Church Square, Bank of Scotland, Garden Wall	Garden Wall of Bank of Scotland, Church Square			
	Inveraray, South Main Street East, Relief Land	Relief Land, 86 Main Street, East			
	Inveraray, MacKenzie's Land	MacKenzie's Land, South Main Street West			
	Inveraray, South Main Street West, Black's Land	Black's Land, South Main Street West			

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HBNUM	Entity Reg	Address			
	Inveraray, Front Street East, Post Office	Post Office, Grocers Shop and House East Front Street			
	Inveraray, Front Street East, Gillies's House	House (Buntain's) East Front Street			
	Inveraray, Front Street East, Temperance Hotel	House (Miss MacLacklands), Formerly Temperance Hotel, East Front Street and North Main Street West			
	Inveraray, Front Street West, Chamberlain's House	Chamberlain's House, West Front Street and North Main Street West			
	Inveraray, Front Street West, Town House	Town House, West Front Street			
	Inveraray, Front Street West, Ivy House	Ivy House', West Front Street			
	Inveraray, Front Street West, Avenue Screen	The Avenue Screen Wall, West Front Street			
	Inveraray, West Front Street, Argyll Arms Hotel, Cottage	Cottage (Formerly Porter's Lodge) (New) Part of the Argyll Arms Hotel, West Front Street			
	Inveraray, Front Street West, Argyll Arms Hotel	West Front Street and Dalmally Road, The Great Inn			
	Inveraray, Argyll Arms Hotel, Stables and Coachhouses	Stables and Coachhouses to Rear of Argyll Arms Hotel			
	Inveraray, Front Street West, Screen Wall	Dalmally Road Screen Wall, West Front Street			
	Inveraray, Old Smithy	Shop and Restaurant (Old Smiddy), West Front Street			
	Inveraray, 4 Front Street West, Old Bakehouse	House ('Old Bakehouse'), West Front Street			
	Inveraray Estate Policies, Front Street West, Park Wall	Park Wall, Inveraray Castle Policies Between Old Bakehouse and Castle Lodge, West Front Street			
	Inveraray, Castle Lodge	Castle Lodge, Inveraray Castle Policies			
	Inveraray, All Saints' Episcopal Church	All Saints Episcopal Church, Off The Avenue			
	Inveraray, The Duke's Tower	The Duke's Tower, (Belfry) Beside All Saints Church			
	Inveraray, The Avenue Wall, East Side	The Avenue Wall (on East Side of the Avenue from West Front Street to Newtown)			
	Inveraray, Arkland 2, House and Outhouse 1	Outhouse 1, Back Lane			

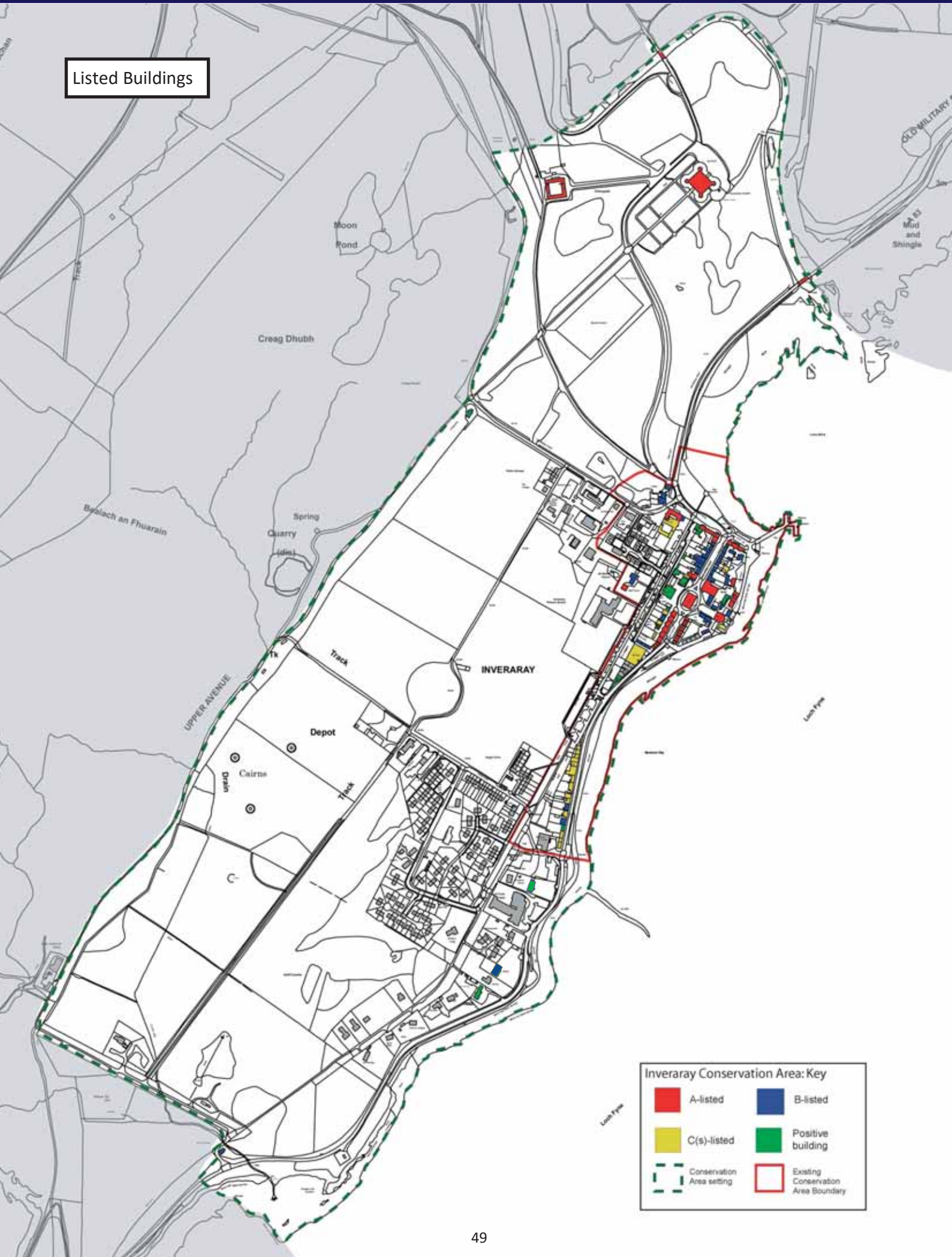
Appendices

HBNUM	Entity Reg	Address	Category	Group Cat	Date
35023	Inveraray, Arkland, Back Lane, Outhouse 2	Outhouse 2, Back Lane	B		Later c18
35024	Inveraray, Back Lane, Arkland 2, Outhouse 3	Outhouse 3, Back Lane	C(S)		Later c18
35025	Inveraray, Cross Houses	Cross Houses, Lochgilphead Road	B		
35026	Inveraray, Semple's Garage	House and Semple's Garage Office, Lochgilphead Road	C(S)		Later c18
35027	Inveraray, 1 Crombie's Land	Crombie's Land	B		
35027	Inveraray, 2 Crombie's Land	Crombie's Land	B		
35028	Inveraray, Church Square, Bank Manager's House	Ban Manager's House, Church Square	B		
35029	Inveraray, Church Square, Bank of Scotland	Banks of Scotland, Church Square	B		
35030	Inveraray, Court House	Inveraray Court House, Crown Point	A		
35031	Inveraray, Old Police Station	Old Police Station, Crown Point	C(S)	B	
35032	Inveraray, Crown Point, Prison Wall	Prison Wall, Crown Point	A		
35033	Inveraray, The New Jail	New Jail, Crown Point	C(S)		
35034	Inveraray, The Old Jail	Old Jail, Crown Point	B		
35035	Inveraray, Church Square House	House (A Blyth's) (Joiner's House), Church Square	B		Later c18
35036	Inveraray, Old School House	Old School House, Off Church Square	B		Later c18
35037	Inveraray, Factory Land	Factory Land	A		
35038	Inveraray, 1 Ferry Land, Ferry Land	Ferry Land	A		
35039	Inveraray, Fern Point Hotel	'Fern Point' ('Ardrainich')	A		
35040	Inveraray, Fern Point Hotel, Bar and Restaurant	Restaurant and Bar, ' Fern Point' Hotel	B		Mid c18
35041	Inveraray, Fern Point Hotel, Garden Wall	Garden Wall, Fern Point Hotel	B		
35042	Inveraray, Quay Close, The Coffee House	Quay Close, Coffee House	B		
35043	Inveraray, The Old Dower House	Store House (Old Dower House), Quay Close	B		
35044	Inveraray Pier	Inveraray Pier	B		
35045	Inveraray Pier, Mercat Cross	Inveraray Mercat Cross	A		

Appendices

HBNUM	Entity Reg	Address	Category	Group Cat	Date
35046	Newtown, Newtown Row Cottage	Cottages, adjoining Old Free Church School	C(S)	B	Mid c19
35047	Inveraray, Newtown, Newton Row, Free Church School	Old Free Church School	C(S)	B	1848 & 1880
35048	Inveraray, Newtown, Newtown Row, Free Church	Masonic Hall (formerly Inveraray Free Church)	C(S)	B	1895
35049	Inveraray, Newtown, Newton Row, Old Schoolmaster's House	House (Ferguson's) (Old Schoolmaster's House)	C(S)	B	Early c19
35050	Inveraray, Newtown, Newton Row, Stewart's House	House (Stewart's)	C(S)	B	Early c19
35051	Newtown, St milieu Hall	St Malieu Hall (formerly Inveraray United Presbyterian Church)	C(S)	B	1836
25052	Inveraray, Newtown, Newtown Row, Cameron's House	Housing (Cameron's)	C(S)	B	Early c19
35053	Inveraray, Newtown, Newton Row, Old Rectory	House (Davidson's) (Old Episcopal Rectory)	B		
35054	Inveraray, Newtown, McIntyre's Cottage	Cottage (McIntyre's)	C(S)	B	
35055	Inveraray, Newtown, Newton Row, Newton House	House (Old United Presbyterian Manse)	B		
35056	Inveraray, Newtown, Johnson's Houses	Houses (Johnson's)	C(S)	B	
35057	Inveraray, Newtown, Newton Row, Cruchonn Cottage	Crucchon Cottage (Morrison's)	C(S)	B	Mid c19
35058	Inveraray, Newtown, Newton Row, Britton's Cottage	Cottage (Britton's)	C(S)	B	Late c19
35059	Inveraray, Newtown, Newton Row, Ferguson's Cottage	Cottage (Ferguson's)	C(S)	B	Early c19
35061	Inveraray, Newtown, Craighdu House	Craighdu (formerly Free Church Manse)	B		1852
50993	Barn Brae, Barn to rear of Cottages at Newton Row	Barn Brae, Barn to Rear of Cottages at New- ton Row	C(S)		

Listed Buildings

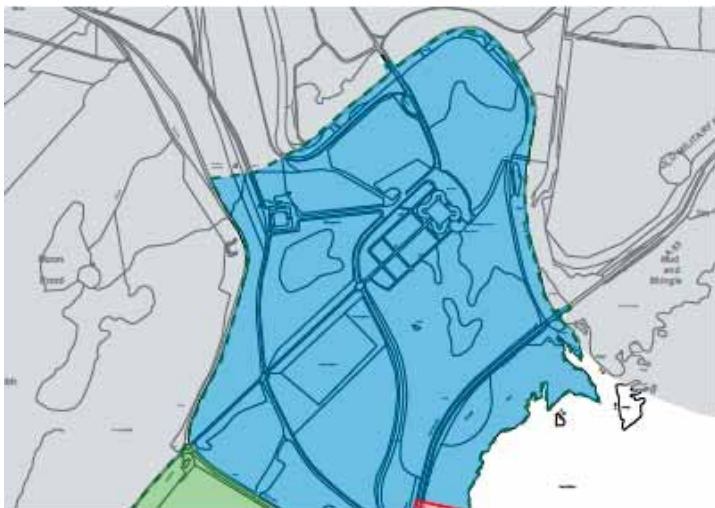


7.3 CHARACTER AREAS

An analysis of the Inveraray Conservation Area and its setting indicated that it can be divided into six character areas, roughly according to historical development; street pattern and layout; built form; and uses and activities.

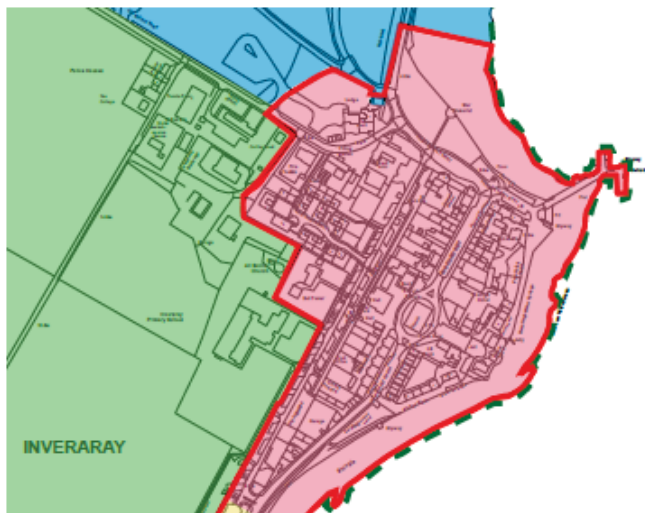
It should be noted that the boundaries between these areas may be blurred, as the buildings close to the boundaries may contribute to the character of more than one character area.

7.3.1 Character Area 1: Castle Grounds



This area extends from the northern edge of the existing conservation area to the River Aray. The area consists of Inveraray Castle, the parks immediately surrounding it, and associated estate buildings and bridges. The character of this area is dominated by the castle itself and the surrounding formal landscaping. Typical materials are similar to those in the town: local natural stone, and slate. This is a private area belonging to the Argyll Estates although the parks and castle are open to the public. The Castle's construction and wider estate improvements were the original impetus for the planned new town. The entrance to the Castle grounds is within the current conservation area boundary and the Castle is highly visible in many views of the conservation area, particularly in the winter months.

7.3.2 Character Area 2: Planned New Town



This area forms the core of the conservation area, being the formally laid out part of the New Town. The character is defined by the plan form and the regular appearance of the buildings. Buildings are traditionally harled and painted white with black detailing and signage. Front Street forms a picturesque group on the loch side, while the focus is provided by the Parish Church in the central square. This area is popular with tourists and contains a variety of shops, cafes, hotels and other amenities. The backland areas along the shore and behind Main Street have more informal character. This character area also includes the northern part of The Avenue, with its views of the loch to the north framed by the Front Street screens.

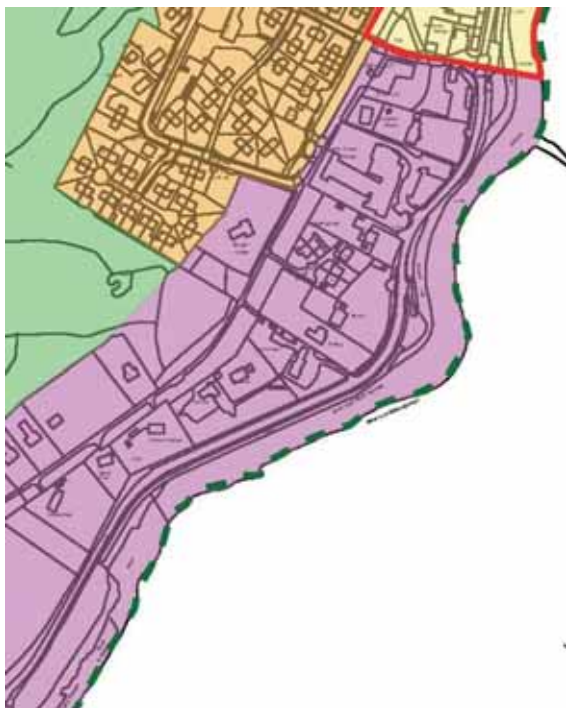
7.3.3 Character Area 3: Newtown



The Newtown area to the south of the town centre was developed at around the same time as the New Town as workers cottages. It has a more informal varied character and a sense of suburban detachment from the town centre. While some of the buildings here were originally in ecclesiastical or educational use, most are now residential and date from the 19th century. Houses are packed together along the roadside and are 1 ½ or two storeys.

While the distinctive white harl and black detailing common in the main part of the town continues in this area, there are also several buildings where the stone is left bare.

7.3.4 Character Area 4: South end



This area forms part of the approach to the conservation area to the south. While the development here is later than the planned layout, the 19th century villas found here are felt to be of historic and architectural interest and show another stage in the development of the town. Significant buildings include the listed Manse and the Loch Fyne Hotel. The boundary wall, which runs along the road here, is likely to be a historic estate boundary and has definite historic and architectural interest. These buildings are more varied in character due to the increased availability of imported materials and a sense of detachment from the more uniform town centre.

To the south this area includes the North Cromalt Lodge. This building can be seen on historic maps of the estate at least as early as 1801 and is listed as Category B. It is felt that this lodge is of historic interest as a southerly entrance point to the avenues leading towards the castle. The building itself is certainly of historic and architectural interest, being an Argyll Estate building of a style similar to that of the traditional town buildings and those on the wider estate. This is felt to be a significant marker on the approach to the town from the south.

7.3.5 Character Area 5: Post-war housing



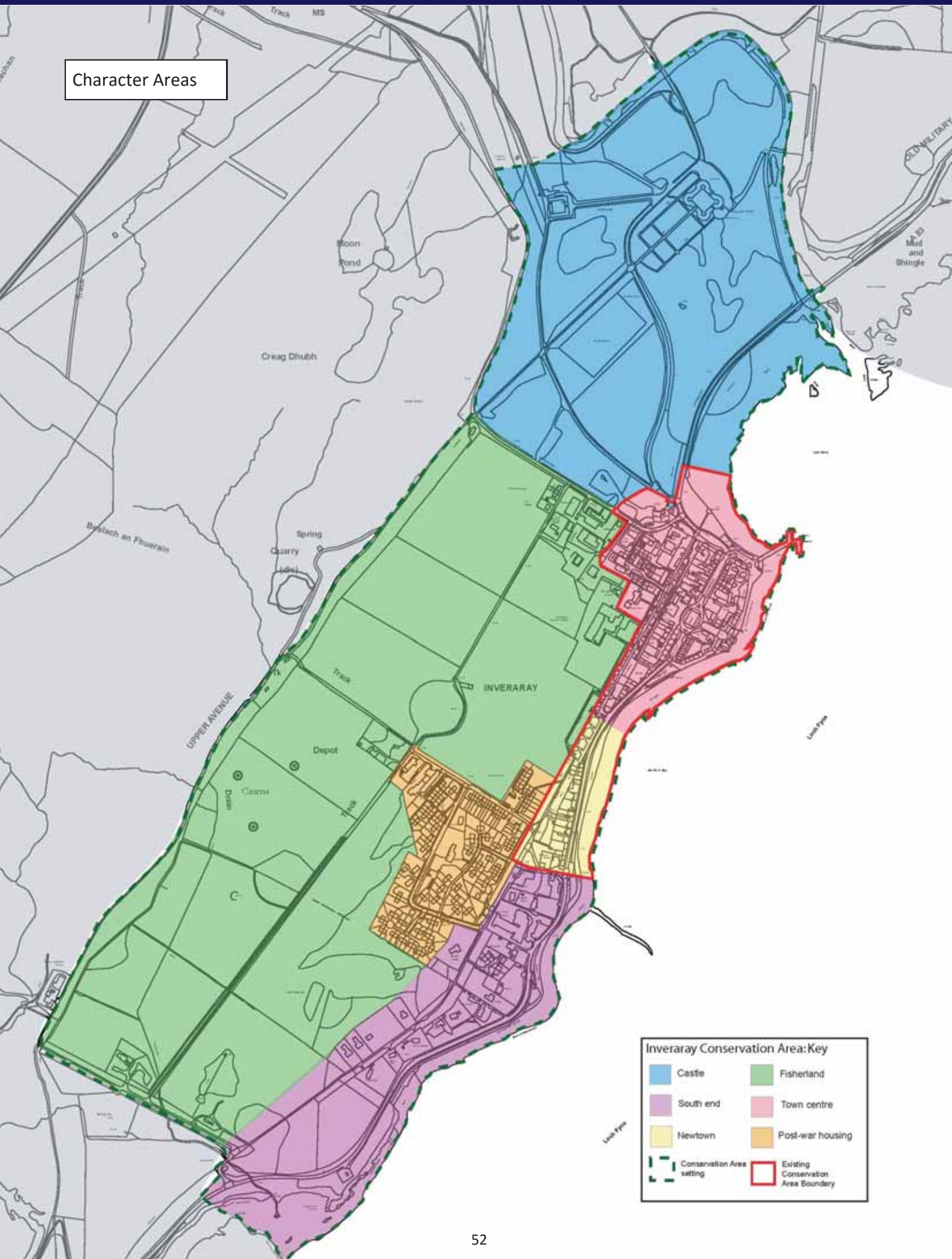
This residential area is built on the site of a World War II military camp to the rear of Newtown. Due to its size and location the development is highly visible in views within and towards the conservation area. Although the buildings themselves are of little interest and are not considered to contribute positively to the conservation area; developments on this site will impact significantly on the setting and character of the conservation area. We can also find in this area vestiges of the avenue of trees which leads towards the castle and would have been a significant landscape feature.

7.3.6 Character Area 6: Fisherland











This character area mainly consists of the open space to the north-west of the town itself, known as Fisherland, which is felt to have a very significant impact on the setting of the town. This area includes several roundels of trees which are shown on historic maps as features within the Designed Landscape. This historic line today marks the boundary between the low land close to the water's edge and the heavily wooded parkland to the north and west. On the northern edge of this area, running parallel with The Avenue, we find the remains of another grand avenue leading towards the castle. It is labelled on a map of 1832 as 'Great Avenue to Inveraray Castle'. This area also includes an area of 20th century development including the police and fire stations.

Character Areas



Inveraray Conservation Area: Key

	Castle		Fisherland
	South end		Town centre
	Newtown		Post-war housing
	Conservation Area setting		Existing Conservation Area Boundary

7.4 FURTHER INFORMATION AND LINKS

Argyll and Bute Local Development Plan

www.argyll-bute.gov.uk/ldp

Argyll and Bute Sustainable Design Series

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

Historic Environment Scotland Policy Statement

<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=f413711b-bb7b-4a8d-a3e8-a619008ca8b5>

Historic Scotland's Managing Change Guidance Note series

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

Historic Scotland - Advice for Owners of Listed Buildings

<https://www.historicenvironment.scot/advice-and-support/>

Historic Scotland's INFORM Guides

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

Historic Scotland - Grants

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

Argyll and Bute Council advice on grants and funding

www.argyll-bute.gov.uk/node/30895

Funds for Historic Buildings

www.ffhb.org.uk

Buildings at Risk Register

www.buildingsatrisk.org.uk

Scottish Civic Trust

www.scottishcivictrust.org.uk

Heritage Lottery Fund

www.hlf.org.uk