

**APPENDIX 03_01 CAMPBELTOWN CONSERVATION AREA APPRAISAL AND
CONSERVATION AREA MANAGEMENT PLAN**



CAMPBELTOWN
CONSERVATION AREA APPRAISAL

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CAMPBELTOWN CONSERVATION AREA APPRAISAL

CONTENTS

1.0 Introduction

Introduction, Purpose and Justification

- Date of appraisal
- Purpose of appraisal
- Date and reason for designation
- Location map showing area in context with the surrounding area (including any adjacent conservation areas)
- Boundary map

1.2 Location, History and Development

- Reasons for location - natural landforms, strategic defence, river crossing, religious foundations etc
- Regional context
- Topography
- Historic pattern of land use
- Settlement development
- Planned landscapes

2.0 Character and Appearance

2.1 Setting

- Assessment of the landscape and surroundings
- The area in relation to its form and function
- Significance of views into, across and from the conservation area

2.2 Activity and Movement

- Direction, mode, volume, circulation and levels of activity

2.3 Street Pattern and Topography

- Street patterns and surfaces
- Streets and buildings in relation to man-made and landscape features

2.4 Buildings and Townscape

- Scheduled monuments
- Key listed and unlisted buildings
- Buildings considered to be of townscape merit
- Distinctive architectural style and detailing
- Building types
- Materials

- Past and current uses
- Orientation and density
- 2.5 Spaces
 - Public and private open space
 - Characteristics of each area of open space
- 2.6 Trees and Landscaping
 - Extent of tree and hedge cover
 - Landmark trees
 - Tree Preservation Orders
- 3.0 Analysis**
 - 3.1 Character Areas
 - 3.2 Negative Factors
 - 3.3 Building by Building Analysis
 - Details, condition and alterations
 - 3.4 Buildings at Risk Survey
 - Vulnerable buildings that contribute to the character of the area
 - 3.5 Public Realm Audit
 - Appropriateness of street furniture and signage
 - Effect of traffic and utilities engineering
 - Survival of traditional surfaces
 - 3.6 Surveys of Specific Issues
 - Aspects of distinctiveness e.g. typical shopfronts, boundary treatments, building details, materials etc.
 - 3.7 Sensitivity Analysis
 - Vulnerable areas, buildings or issues
 - 3.8 Photographic Record
- 4.0 Assessment of Significance**
 - Significance of the conservation area in the local, regional and national context
- 5.0 Future Strategies**
 - 5.1 Context
 - 5.2 Conservation and Regeneration Objectives
 - 5.3 Conservation Strategy
 - 5.4 Implementing the Actions
 - 5.5 Boundary Review and Recommendation
 - 5.6 Assessing Priority
 - 5.8 Opportunities for Development
 - 5.9 Monitoring and Review

1.1 INTRODUCTION

1.1.1 Date of appraisal

This appraisal was carried out during July and August 2008

1.1.2 Purpose of appraisal

In October 2007 the Heritage Lottery Fund (HLF) awarded Argyll & Bute Council a Stage 1 pass for a proposed Townscape Heritage Initiative (THI) for Campbeltown Town Centre. This resulted in the Council preparing for the HLF Stage 2 bid during 2008.

As part of this process Gray, Marshall & Associates were appointed to carry out a Conservation Area Appraisal and prepare a Conservation Area Management plan.

The Conservation Area Appraisal is intended to be a document in its own right and the appraisal, analysis and recommended conservation policies are intended to help understanding and management of the historic core of Campbeltown.

1.1.3 Date And Reason For Designation

Campbeltown Conservation Area was designated in 1981 to include the heart of the old town focusing on Main Street, Kirk Street and the harbour, with a southward extension along Kilkerran Road.

1.1.4 Boundary Map

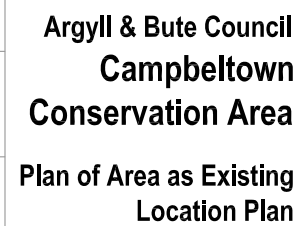
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1.1.5 The Area In Context With Its Surroundings

The brief for the appraisal and management plan included a request to examine the area to the north west of the conservation area, broadly around Longrow and Glebe Street. The includes an examination of this area, which is reported on in various chapters



Approach from the sea - the tower of the Lorne and Lowland Kirk, Longrow, is prominent in the centre



Drawing No. BMF 01
Scale 1:2500@A1
September 2008

1.2 SETTLEMENT LOCATION, POPULATION AND ORIGINS OF DEVELOPMENT

1.2.1 Location



1892 Bartholomew's Tourist Map (NLS Map Library)

1.2.2 Population

From: Campbeltown and Kintyre Strategy
November 2005
(Yellow Book, Willie Miller Urban Design &
TTC International)

The population of Kintyre at the 2001 Census was only 10,100, down 7% since the 1991 Census. The decline was particularly severe in South Kintyre (-16%) although there was a 7% increase in North West Kintyre. Population projections point to a continuing steep decline: -11% 2001- 2011, and -21% 2001-2021. This is the result of natural decline due to an ageing population and low levels of immigration.

The Kintyre peninsula includes 4 Census wards:



	Population	% of Kintyre Population
• Campbeltown Central	2,516	25%
• North and West Kintyre (includes the Isle of Gigha)	2,376	24%
• East and Central Kintyre, and	2,666	26%
• South Kintyre.	2,530	25%

1.2.3 Brief History of the Settlement

Settlement Origins

Extracts from "The Campbeltown Area in the Middle Ages", Norman S. Newton, The Campbeltown Book.

Although Castlehill was traditionally associated with a MacDonald stronghold and there is evidence of prehistoric activity in the area of the burgh-to-be, there is no sign of any recognised settlement within its original boundaries during early Christian and mediaeval times.

There are many signs of Viking settlement in Kintyre, and around Campbeltown. Dozens of Norse place-names survive from the Viking period, but it has been observed that almost all of them involve descriptions of the landscape, while only a few imply Norse farms and settlements. Of these few, most are around Campbeltown. Almost nothing is known of the Norse period in Kintyre. By extrapolation from other parts of the west coast subject to Viking raids and subsequent settlement, we can infer that the well-established network of Early Christian chapels and monasteries was obliterated in Kintyre, as elsewhere.

We know that Kintyre did come within the bounds of Norse sovereignty, as a result of the famous episode at the isthmus of Tarbert when Magnus Barelegs had his ship dragged across the narrow neck of land with himself sitting at the tiller, in order to fulfil the terms of a settlement with the King of Scotland allowing him control of all west coast islands he could sail around, 'with the rudder set'. This was in the 1090s.

The most important evidence of the merging of Norse and Gaelic culture is in the great warrior Somerled, who in 1156 is credited with 'liberating' the western isles (and thus Kintyre) from Norse rule.

Again, we know little from documentary sources of the period of Somerled in Kintyre. His son Reginald (Gaelic Ragnall, anglicised as Ranald) is credited with completing the Cistercian monastery at Saddell, established by Somerled, whose grandson Donald (Gaelic Domhnuill) gives his name to the lineage of MacDonald, the Lords of the Isles, who ruled the Hebrides until their forfeiture by the Scottish Parliament in 1493. Kintyre was included in their sphere of influence, though they lost it a little earlier than all the rest, in the 1470s.

With such sketchy evidence, how can we be sure that the Lords of the Isles were Lords of Kintyre? The main surviving evidence is architectural - the many mediaeval chapels of Kintyre and the few castles were built by the Lords of the Isles.

Kilkerran first comes into church records in the middle of the fourteenth century, from which it seems that the mediaeval parish encompassed the eastern part of the peninsula between Campbeltown Loch and Balnabraid Glen, including Davaar Island. After the Reformation the parishes of Kilmichael, Kilchousland (in 1617) and Kilkivan (in 1772) were joined to Kilkerran. The united parish was renamed Lochhead, and subsequently Campbeltown.

Kilkerran Castle, on the edge of the sea across the road from Kilkerran Cemetery, consists only of what the Royal Commission on the Ancient and Historical Monuments of Scotland dignifies as 'scanty remains'.

Kilkerran Castle was probably built around 1498, in the reign of James IV, as part of his campaign to establish and defend Stewart power in Argyll, following the demise of the Lords of the Isles in 1493. This castle was probably again garrisoned by

the Crown in 1536 during James V's expedition to the west, and was reportedly still habitable in the 1620s.



1595 Mercator (NLS Map Library)

Throughout this period, the west coast sea route played an important role. The expansion of the Scots into Dalriada from Northern Ireland, the early Christian missions and later the Norse raids and conquests followed by the establishment of the Lordship of The Isles, all relied on a sound understanding of the complex sea routes, strong tides and, often strong winds.

The Mull of Kintyre would always have figured as an important landmark, and a place to respect because of its strong tides and often rough conditions. The presence of a good, sheltered anchorage close by would have been known by these early seafarers and, when charts began to appear the loch was shown, even when the rest of the geography was a little askew.



1654 Blaeu's Map of "Cantyre" (NLS Map Library)



1654 Blaeu- detail showing "Loch Kilkeran" (NLS Map Library)



1794 Huddart Part of Chart of the West Coast of Scotland (NLS Map Library)



1794 Huddart - detail showing elevations of the land masses as viewed from the sea (NLS Map Library)

With the forfeiture of the Lordship of the Isles in 1493 the lands of the Lordship reverted to the Scottish Crown. The Edinburgh bureaucracy soon swung into action; what was needed urgently was an accurate inventory of these forfeited lands. Lists of tenants in Kintyre were compiled, for example in 1505, and an estimate made of the expected returns in rent and produce. It will come as no surprise to learn that the person appointed by the King to act as Crown Chamberlain of the forfeited lands in Kintyre was Archibald Campbell, 2nd Earl of Argyll.

A century later, the Campbells were in complete command in Argyll as dependable representatives of the Scottish Crown in a turbulent environment.

Extracts from "The Shaping of Campbeltown 1600-2000", Christine Richards, The Campbeltown Book.

17th C - Early Development

Campbeltown came into being as a direct result of three deliberate steps taken around the dawn of the seventeenth century. In 1597 the Scottish parliament legislated for the eventual founding of three Royal Burghs in the Highlands and Islands; in 1607 the Earl of Argyll received the feu of all crown lands in Kintyre, undertaking to expel from them all the MacDonalds, Macallasters, Macneills and other proscribed families who had been found so troublesome; and in 1609 he was relieved of all feu duties relating to these lands on condition that he would "plant a burgh to be inhabited by Lowland men and trafficking burgesses" within their bounds - and within five years.

Progress at first, however, was anything but rapid, the Earl being so "hopelessly in debt [that] it is difficult to understand how he could have accepted a burden so far beyond his capacity as the planting and building of a new town." In 1613, when it should have been well under way, the King refused the Earl's request for an extension of the five-year time limit, and two years later insisted that unless the contract was fulfilled feu duties must be paid for the eight years since the charter of 1607. His ultimatum evidently did the trick: nobody quite knows when the building of Lochhead castle began, but this if little else was in situ by 1615 and the Earl's younger son took up residence there after the Kintyre lands were (briefly) transferred to him in 1626 - the hangman on his staff accounting for the place-name of Gallowhill. Though the precise siting of the castle has sometimes been queried, traces of its foundations were revealed during the residential conversion of Castlehill Church in 1986; so it did indeed stand at the top of today's Castlehill - thus establishing the town's natural axis as the somewhat skewed bee-line from castle to shore which has presided over its development ever since.

Yet by 1636, despite the establishment of tolbooth and burgh school, the 'burgh' was still little more than a 'clachan', with fewer than half of its 30 householders having Lowland surnames. And though the Earl had boldly called it 'Campbeltoune' from the outset, the semi-anglicized name of Lochhead suited it better in a century ravaged by political unrest, pillaging, plague, and famine. Even the ecclesiastical structure was at sixes and sevens, episcopalian and presbyterian by turns; and when in 1643 the community instituted to spread the Lowland ethos could belatedly boast its first church building, this was an Irish church in the form of a Geneva cross, at the end of a street which then

became Kirk Street. That the parish of Lochhead, enlarged in 1617, was the only one in Kintyre with a placed minister during the 1650s, that its Lowlanders had no place of worship till 1654, and that the church recently provided for Gaelic-speaking Highlanders could accommodate about 400, are facts all too indicative of the scale of the local populace, the degree of 'plantation', and the state of the whole area at this juncture.

However, the mid-century formation of a Lowlanders' congregation, and the building of their own 'Thatched House' halfway along Kirk Street, perhaps marked a turning-point: the second phase of plantation was more organized than the first, on terms that encouraged the incomers to settle; and though the third influx derived spontaneously from persecution, the town by then was at last en route to achieving its primary purpose. In 1667 the "town of Lochhead" was erected into a Burgh of Barony now definitely "to be called the Burgh of Campbeltoun"; and, while no civic records of this period have survived, the Mercat Cross was certainly set up at the tolbooth by about 1680, with the burgh school upgraded to a grammar school in 1696.

The ninth Earl's eldest son was created first Duke of Argyll in 1701, died in 1703; but in 1700 he had secured Campbeltown's promotion to Royal Burgh status.

Dowager Duchess was ensconced at Limecraigs a few years after.

18th C - Formative years of the Royal Burgh : 1700-1770

There are no plans of the town as early as this, but, cartographically speaking, the basic differences between then and the same central area now are that the Town Burn ran openly and quite untapped to the sea, which, untrammelled by any breastworks, at high tide reached up to Shoregate (comprising the Shore and Bolgam Streets of today). Since the boggy Meadows terrain served as a catchment point for Ben Gullion's rainfall and springs, the volume of water in the burn must have been too variable for any bridges other than simple timber structures; and remains of the most westerly of these, whether or not the first on that site, were in fact unearthed in 1936, approximately where Glebe Street, Lorne Street, and the top of Burnside Street now converge. Downstream 200 yards (180m) or so, evidence of a masonry landing stage was discovered in 1900 near what must have been the mouth of the burn, and hereabouts on the north bank stood the malt mill which gave its name, temporarily, to Milngate. This followed the line of the present Union Street towards its High (now Main) Street end, where it became the forerunner of Cross Street; and Kirk Street opposite, with its 13' (4m) opening only a fraction wider, practically completed the pattern of side-streets.

The population at the turn of the century is reckoned to have been about 2,500, so that overcrowding was endemic and the lifestyle of most people primitive goes without saying. The castle being by this time derelict, if not in ruins, High Street ran from an open space at the top down to Shoregate fronting the loch at the bottom, with six tenement blocks above the Kirk Street junction and four below, all two-storeyed and tiled or slated. On the other side of High Street, the tenements were divided not only by Milngate but also by the Tolbooth, and some were three-storey blocks. High Street itself was causewayed - that is, paved with large flat stones set in mud; and so, in 1715, was Kirk Street, the most up-market address.

Improved standards, however, are not the same as development, and the prime mover in Campbeltown's eighteenth century development was not the Town Council but the Dowager Duchess of Argyll, "the first person to recognize the possibilities of Campbeltown as a seaport."

Though the Council resolved in 1736 (the Dowager Duchess having died at Limecraigs in 1735) to form "an enclosed basin or harbour for the preservation and safety of ships loading and unloading," they sensibly decided to postpone making a start on the second quay until completion of the first was at least in sight. Well might the Duke then comment, in 1754, "It is with great satisfaction that I see the Town engaged in so laudable an undertaking and therefore do very willingly agree to the Building the Key as is proposed;" but no subject so dominates the Council Minutes, year in year out thereafter, as the need to repair, and the cost of repairing, one or other or both of the quays that so dramatically opened up the commercial livelihood of Campbeltown.

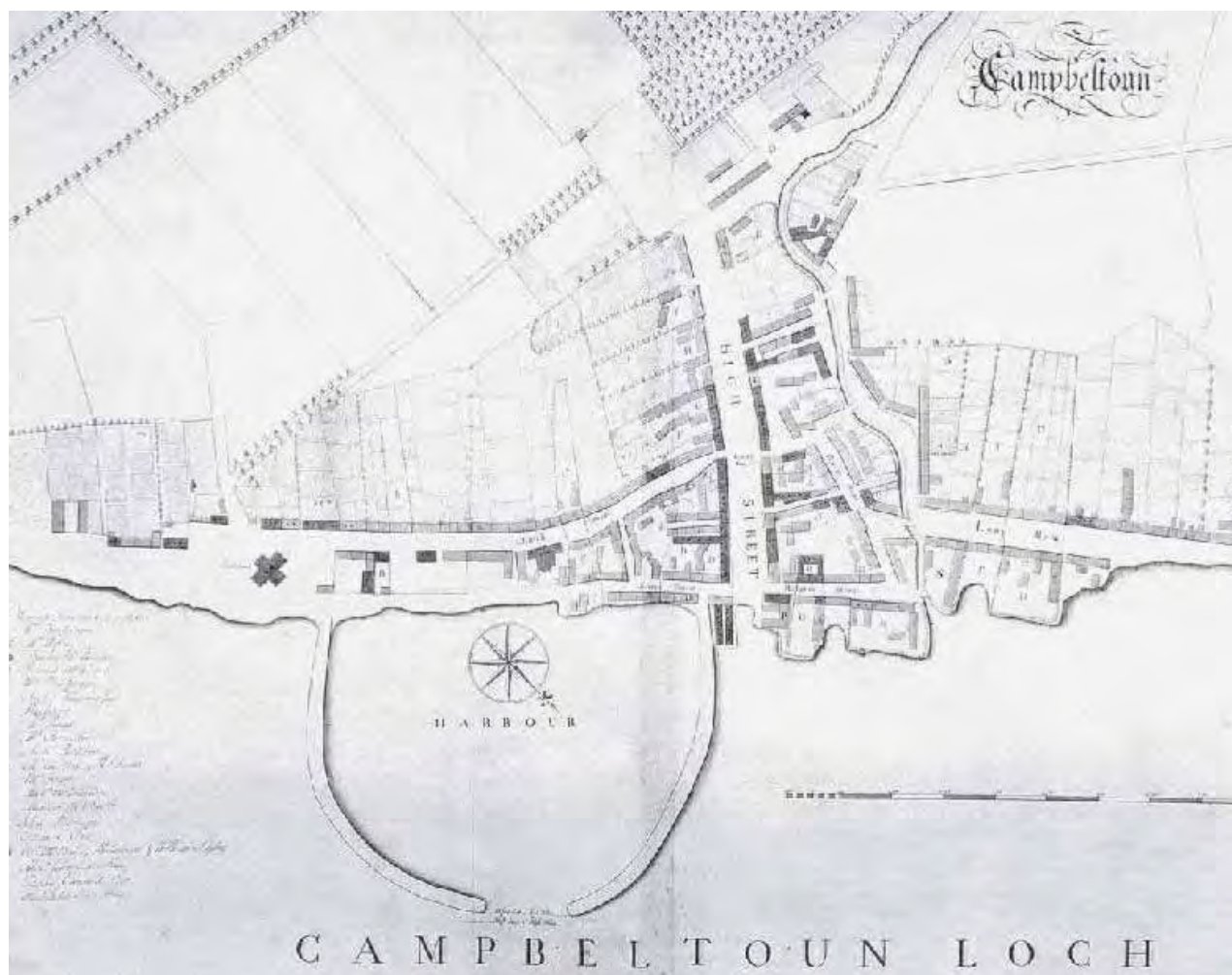


McGrory's late 19th C photograph shows the corner building which was demolished to make way for 'The Club'.

No buildings of this type (with front wallhead gabled chimney and crow-stepped gables) survive. It is probably a good example of the earlier 18th C type of buildings of Campbeltown

At this point the first plans of Campbeltown conveniently come in on cue to sum up its evolution to date, all of them being slightly variant copies of that "Drawn by William Douglas about the year 1760", though one claims to be from an earlier original and others are several years later. Their representation of the two quays can be dismissed as notional: neither quay was yet finished, neither can have been so curved, and both are quite roughly sketched in on plans designed to deal primarily with the layout of the Burgh. They all show the former Shoregate now split into Shore Street and Balam Street at the foot of High (or Main) Street, and a street on the line of today's Union Street then known as Back or Bridge Street, terminating at a bridge across to Long Row (the word 'Row' usually denoting a string of buildings rather than a street). Here the string of buildings on the landward side is not only 'Long' but in effect unbroken right up to the Roading, which name is supposedly a corruption of the Townhill 'road-end'; whereas the straight line of buildings on the seaward side extends about halfway, until the loch actually reduces the width of the road. On one version of the plan, three extra buildings at the end of the terrace even invade the sea.

The different versions also have different views as to the number of bridges over the burn - whether two or four or five; but whatever the number drawn, only the Long Row one is ever labelled "Bridge", and since this is the one which gives Bridge Street that name and which will later be widened by additional masonry 'arching', this must surely be the stone bridge resurrected (and "perfected") in 1722. But by the 1760s there's a fair amount of infill building between High/Main Street and the burn, plus further development beyond, echoing its course; so sooner or later something will have to be done about the burn itself: a Royal Burgh can't be pinned together for keeps with a series of vulnerable bridges, most of them little more than wooden footbridges.



1760 "Copyd by Wm Douglas Ano 1760 from an older plan"
(Civic Society - The Campbeltown Book)



Kirk Street And St John Street, Highland
Church Hall (Formerly Lowland Church)
1706, restored by H E Clifford 1904.

Three notable 'Listed' buildings at the heart of the town are, however, shown on the plans and very much part of our story. The first is the English church of 1706 which (thanks largely to the Duchess) replaced 'The Thatched House' in Kirk Street and, from 1770 on, has a chequered career to come; and next chronologically is the building that the NMRS refers to as 'The Old Court-house', though it has yet to be converted for that function, was put up in the 1750s simply as housing, and will later serve a variety of uses before sadly falling into disuse. And the third is our present Town Hall (or House), which, with the Duke's blessing and £100 from the Commissioners of Supply, by borrowing £300 and also imposing a stent, the Corporation erected in 1758-60 on the site of the original Tolbooth, because this had become so "ruinous" that its cells could no longer contain their prisoners. The Town Hall's octagonal tower, breaking the building line of Main Street, has been added on to some of the plans, but they cannot of course show that as yet it had only a timber spire.

The fishing port : 1770-1825

All the circumstantial evidence suggests a virtual doubling of population within the area of today's Campbeltown during the half century between the introduction of the fishing bounty in 1750 and its discontinuance in 1799, why did the area of the



1750 Fisheries Chart
(Civic Society - The Campbeltown Book)



58-60 Kirk Street, Early 19th century - Historic Scotland refer to it as "This is the best preserved of the early 19th century houses lining Kirk Street".

eighteenth century town itself not double in size under such pressure, instead of simply fraying along its northern edges? There were, I suppose, at least three reasons.

Some years ahead, parliamentary commissioners will pinpoint the first of these when reporting on the Burgh in connection with the 1832 Reform Bill. "The Boundary of the Burgh in the Charter is extensive," they write then, "but no part of the lands within it belong to the Town. They are the property of the Duke of Argyll, and the Houses of the Town are generally built upon leases for three times nineteen years, granted by his Grace: the impossibility of obtaining any other tenure is supposed to have very much prevented the increase of the Town. . . . There is no prospect of the Burgh increasing considerably unless the family of Argyll give more encouragement to building than they hitherto have done;" whereas, "on the Dalintober side [of the Loch], the Town is likely to extend, as the situation is extremely beautiful, and the proprietors on that side give liberal encouragement to feuars."

Those who had not made enough money to sport a couple of acres and a coachman but enough to build an up-to-date town house were required by the Dean of Guild's Committee to build it to an approved standard and on approved lines. For them, now, the trendiest address was the 'New' (Argyll) Street, aiming to run straight as a die from Main Street to the Limecraigs road but getting no farther than its junction with the Back Walk (Stewart Road) at first and New Quay Street later. Here a typical house of 1791 affords about 610 square feet (56.7m²) on each of its two well-lit main storeys, with 'garrots' above that will lend themselves to enlargement by dormers. As they had no side windows, such houses could be assembled into terraces, and this is how they are shown in the stylized town plan of 1801 prepared by George Langlands & Son, the Duke's land surveyors. If, on the other hand, you already had a Town-Burnside property and wanted to improve it, you could get the Council's permission to straighten the burn along your march with a breastwork doubling as new foundation, and so, for a small payment to the Common Good fund, gain several extra feet of building-ground. John McLean did better still: in 1820, when he proposed building McLean's Place at what was then the foot of Main Street, he acceded to the Council's request that he "throw back the front facing the Bolgam Street . . . in order to widen this street and thereby add to the uniformity thereof" provided the Council reciprocate "in exchange for the ground thus to be given up" with "an equivalent . . . in the sea behind" - but was actually allowed to build "three feet backwards" for every foot relinquished. Even for humbler houses beyond the town centre, thatch, with its inherent unwieldiness and hazards, was now officially frowned on: approval would be on condition that they had "Tyled Roofes."

But at the bottom of the social heap there were, of course, people so untouched by prosperity that they could scarcely afford to pay rent, let alone build houses; and the third reason why the town's increase in area fell so far short of its increase in population must be that it grew still more overcrowded as it became more compacted, particularly at its 200-year-old heart squeezed between Main Street and the burn. In 1794, writing the Parish of Campbeltown entry for the first Statistical Account of Scotland, the Rev. Dr John Smith calculated that 4% of the population were on the church poor roll, the large number of



Town Hall 'The Campbeltown Book'

lives lost at sea having left the town with an unduly high proportion of widows and orphans. Despite a government fishing bounty "which has not been niggardly", he thus ventured to claim that nowhere else in Scotland could there be "such an aggregate of miserable objects in so small a place."

The Council, though, had become increasingly active on almost every other front, including the Royal Burgh's civic respectability. In 1778 it replaced the timber spire of the Townhouse with a "handsome" stone steeple costing over £50, soon considered "one of the chief ornaments of the Town,"⁴ and the following year spent another £50 on installing an eight-day clock in it - the high cost of this job being partly due, according to the Greenock clockmaker, to "the steeple not being so properly adapted for a clock as it ought to have been." Happily the bell presented no such problem: hung in 1780, it was to be "regularly rung" thereafter at 6 a.m. and 10 p.m. , for ten minutes each time.

By the 1770s the old Gaelic Church above the New Quay, the single-storey schoolhouse erected close by in 1718, and the Lowlanders' 1706 English Church on Kirk Street, were all being declared 'ruinous' with accelerating frequency. All three, of course, had been strung out at low level near the shore in the early days of the Burgh. Castlehill Church was the first of the three replacements to be completed, built partly at the Burgh's expense as a 'burghal church' and standing proudly in the key position from which any lingering castle ruins had been removed by its site preparations of 1778.

Next in time comes the "proper schoolhouse", for which the Duke has "already been pleased to give ground . . . in a healthy convenient and chearfull situation." With a 95-year lease and the promise that for "so usefull an undertaking . . . an adequate rent will not be demanded", this substantial two-storey building was constructed in 1792 with accommodation over the shop, so to speak, for the Latin-teaching Rector and his English-teaching assistant.

Completion of the Highland Church was further delayed by a partial collapse, thanks to meddling with the design of the tower in the course of construction (it will twice need rebuilding later, after lightning strikes in 1830 and 1884); but two-thirds of a good though unworkable idea were realized when two-thirds of the parish population took possession in 1807 of their splendidly sited 'New Church' at the head of a still unnamed new street up from the New Quay.

Wheeled traffic was the norm by now, with the Corporation contributing to the cost of the County's

'patent roads', and even after the coal canal came into use in 1791. Since, too, there were as yet no proper breastworks in and around the harbour, where fishermen's boats could simply be drawn up on the shore, the space between the formal head of each quay and the foot of the street connecting with it resembled a kind of no-man's-land until, in 1774, the Council decided to build a wall from the north side of the Old Quay to the bottom of Main Street and ordered boats to deposit their ballast, hitherto "thrown out in different parts of the harbour" (i.e., Loch), as infill behind it. How well this arrangement worked is not on record, but New Quay head seems to have been similarly upgraded six years later.



Highland Kirk, New Quay Street, George Dempster of Greenock, 1803-08



1801 George Langlands & Son
(Civic Society - The Campbeltown Book)

However, the most ambitious waterfront scheme was instigated not by the Council but by a timber merchant, Archibald McNair, seeking its permission to extend his Bolgam Street timber-yard seawards. Two other proprietors on the east side of the street had been allowed 20' (6.1m) extensions of their ground in 1821, and now in 1823 he received approval to line up his property with theirs; but his long-term proposal was for an esplanade-type street 60' (18.3m) wide overall, spearheading north from the Old Quay to Lochend, with a "range of houses fronting the sea"m along the landward side. This tickled the Council's fancy: it asked for plans, and by 1826, with all proprietors between the Old Quay and the Town Burn having signed up for the initial phase of the project, had reached the specification and contract stage for the necessary "embankment", which was to be undertaken at Burgh expense pending eventual repayment as occupiers developed the land behind. Here the houses were to be of not less than two storeys, slate-roofed, with lintels and rybelts of doors and windows formed in "hewn freestone so as the whole may present an uniform appearance to the sea." Above all, there must be no "nuisance between the principal line of building and the sea." In 1828 the embankment deed was received from London ready for signature. But the first of Campbeltown's distilleries had been built at the head of Long Row in 1817, and by 1828 there were about fifteen of them - chiefly around the Mussel Ebb.



The rear area between Longrow and Kinloch Road contains some interesting buildings and remnants of old walls that once must have been on the shore line.



Thomson 1820
(NLS Map Library)

Mid 19th C Development

The whisky capital : 1825-1860

By the time the Rev. Daniel Kelly wrote his follow-up report in 1843 for the New Statistical Account, he reckoned that the parish (as distinct from the 1832 municipality, incorporating Dalaruan and Dalintober) still had 500 families engaged in fishing, but emphasized that "the great staple commodity of this place [i.e., the town] is the distillation of malt whisky." There were then 25 distilleries, an Excise Office employing 50 people, and no fewer than 76 public houses in addition to "two excellent inns" - the White Hart and the Argyll Arms.

Campbeltown's distilleries their permanent effect on the shaping of the town could hardly have been more profound; for to establish a reasonably long-term business they each required a fairly level site of two acres or so, a plentiful supply of water (whether from spring, well, burn, or reservoir), plus satisfactory discharge arrangements for their waste products of 'potale' and 'draff'. Apart from the complete outsider at Glenramskill, diverting that burn to its own advantage, and Burnside-cum-Meadows re-routing the Witch Burn even more, all the others were therefore concentrated by these three needs into an area barely half a mile square; and it's almost unimaginable to think



Springbank Distillery, Glebe Street and Well Close this is a surviving, substantial complex of distillery buildings, earliest dating from 1828.



Big Kiln Street, Former Free Church School, circa 1845.

of about 30 distilleries being set up from scratch in about the same number of years, entirely by manual labour - first having quarried and carted the stone, then constructing massive blocks of several storeys and erecting 'stalks', then finding room for the ancillary stores, stables, and cartsheds, etc. - all in so crowded a space.

Nor were the distilleries themselves the end of the matter, for when they proved "gainful to a few individuals" the local tycoons whom they enriched not unnaturally wished to enjoy their wealth in villas as imposing as those that shipping magnates had indulged in half a century earlier.

In 1843 'The Disruption' also occasioned a veritable outburst of building as the new Free Church, because it needed to cater for both Gaelic- and English-speakers, scrambled to fit duplicate churches, manses, and schools into the jigsaw puzzle of a single awkwardly shaped site, broken into by the Witch Burn but wedged between Big Kiln and Castlehill. This had to be done at speed, and the two churches, looking more like factories, were never intended to be anything other than temporary structures; but the semi-detached manses on Castlehill survive, worthy of their 'Listing', and so does the school problematically fronting Big Kiln Street.

Three pre-existing denominations contributed to the building boom as well. Dating from around 1800, the youngest of these was an 'Independent' fellowship allied to the Congregational Union of Scotland: in 1805 they had acquired the Burnside ground where, sundry vicissitudes later, the Salvation Army would eventually succeed them in 1899. Initially, with fluctuating numbers, they used its old house as their meeting-house, consequently nicknamed 'The Tabernacle'; but by 1829 they felt flourishing enough to replace this with a nearly square chapel capable of seating 300 worshippers. Shortly after, having prayed and pressed for a new manse ever since Dr Smith began doing so in the 1790s, the Highland Church at last managed in 1835 to replace what remained of its ruined old Kirk Street manse - for the princely sum of £1,300. And by 1849 the growing Roman Catholic community justified erection of the present St John Street church on the site of a smaller chapel built 40 years earlier.

Some long-awaited civic developments too were now materializing. One was the jail of 1847, later (1871) converted and extended into the present police station. The question of a lighthouse on Davaar was another longstanding concern the lighthouse came into operation during the summer of 1854.

What did not materialize at this juncture, of course, was the esplanade-type road from the Old Quay to Lochend, let alone the carefully specified houses behind it; for what householder of taste and means would choose to reside amongst a maze of distilleries, with his nostrils increasingly assaulted by the 'noxious' stink of their waste products? No doubt it was for this reason, as much as the ones they cited, that the proprietors involved in the original scheme, or their successors, sought to wriggle out of it - even, according to the Council, reneging on contracts. The Council itself continued to carry out the early stages - widening the base of the Old Quay with a new breastwork, infilling behind with the 'rubbish' dredged from deepening the harbour, extending the breastwork northwards at the back of Bolgam Street, claiming for itself the ground so



Courtyard 'The Campbeltown Book'

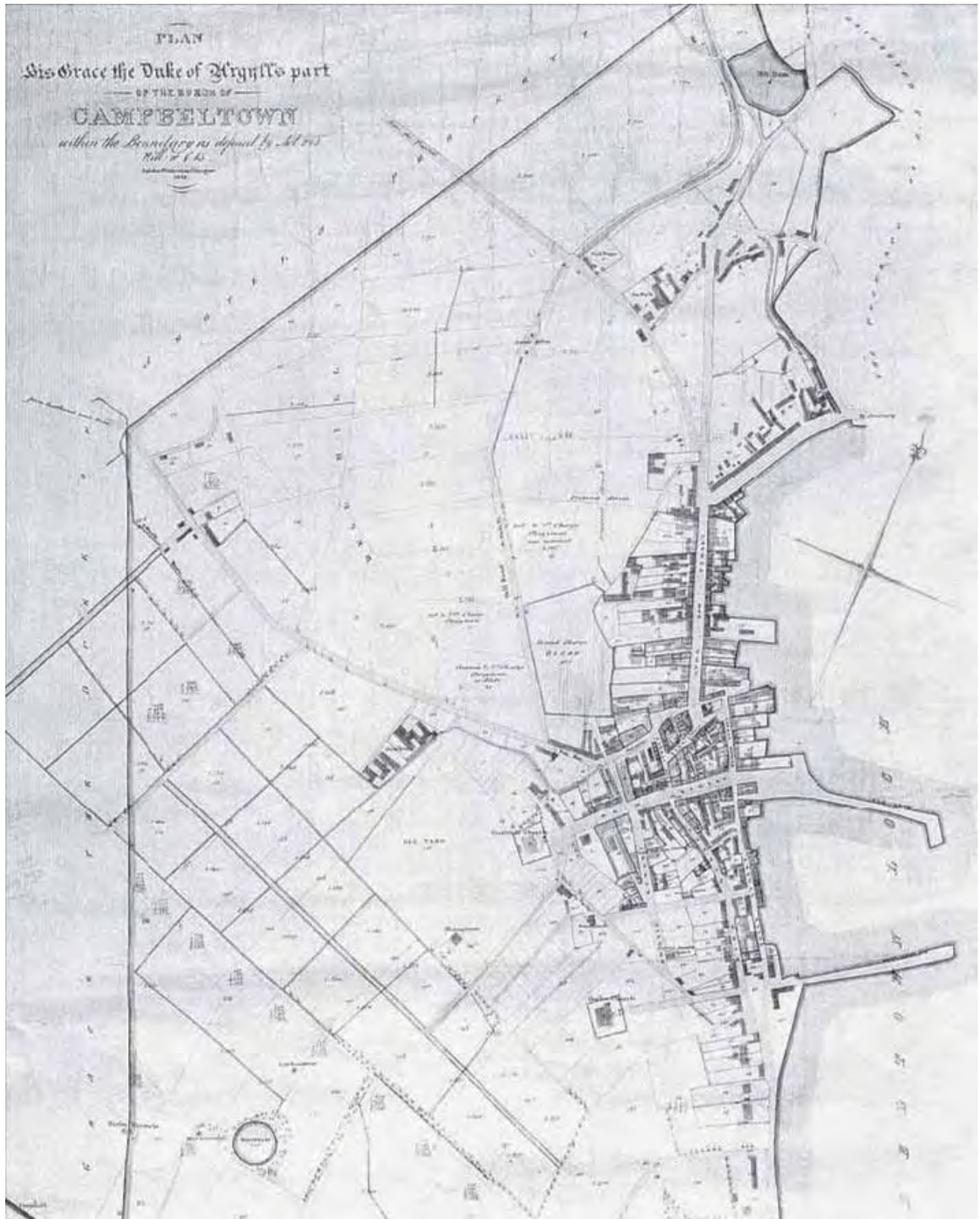
created, but talking now of simply a 'sidewalk' rather than a road. Halfway along Bolgam Street even that comparatively modest initiative petered out - partly, perhaps, because the Corporation, which now owned some of the town's oldest and most dilapidated buildings there, had enough difficulty in deciding what to do about them. The worst were condemned to demolition, but the fate of 'The Ark', which was to become 'The Old Court-house', lay in the balance for several years while the Council debated whether it was worth rescuing or not - and if not, whether its site would do for the new jail, since the Burgh could not afford to undertake its improvement for public use without financial assistance, whereas what the Duke really wanted was an inn!

..... by July 1852, when the alterations to 'The Ark' were more than half finished and the remodelled facade had been plastered "so as to immitate ashler", negotiations were in hand to lease it out as "the new Courthall in Bolgam Street," to which the Sheriff Court moved the following year.

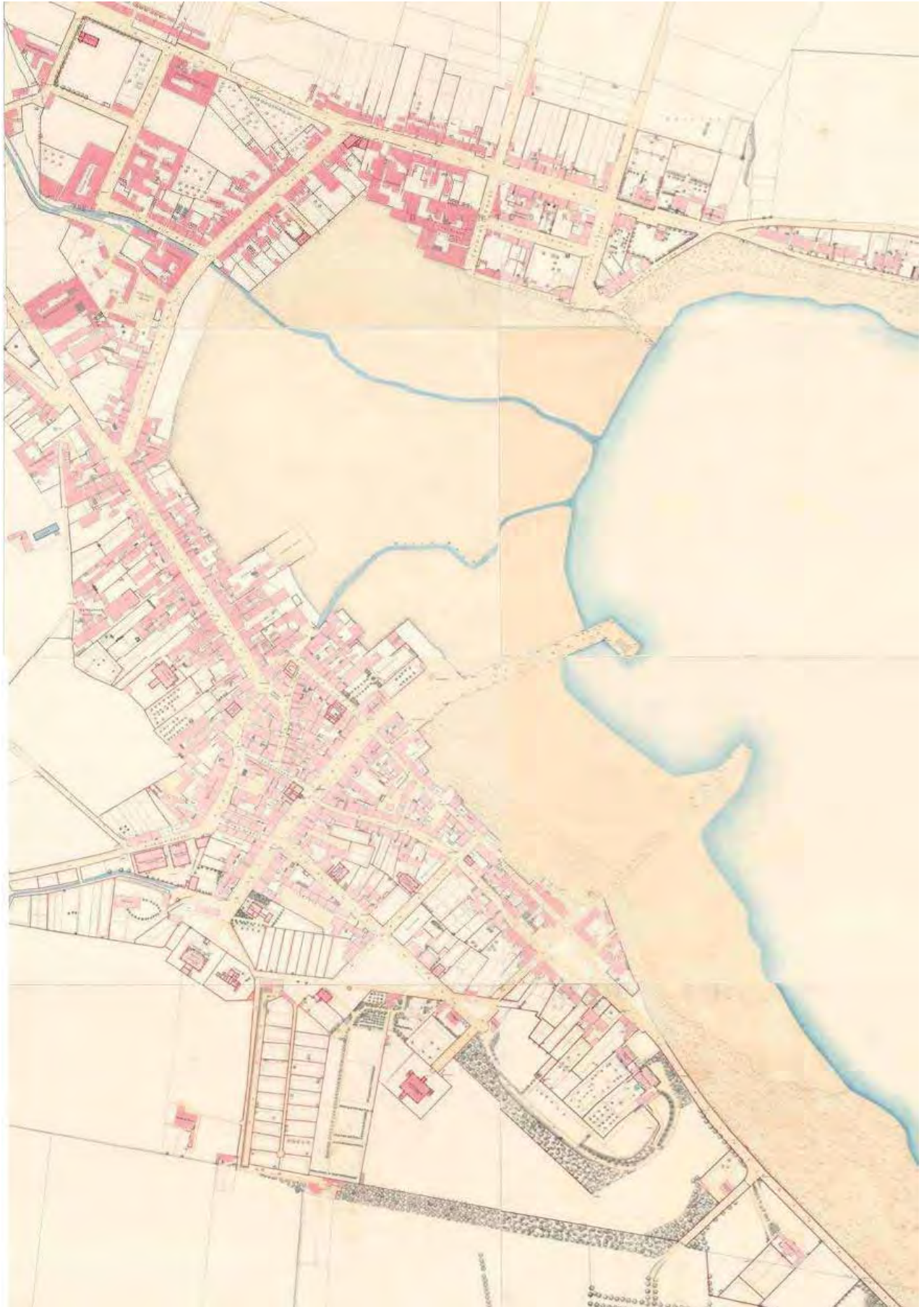


5 Bolgam Street - former Court House

Throughout this hyperactive period, from the 1820s to the 1860s, something quite radical to the shaping of the town is quietly going on as the Town Burn gradually disappears underground. Armed with a plan for "Arching the Town Burn at Corbett's Close", the Council did not tackle this final stretch till 1869, when, despite concern that some proprietors were "attempting to Encroach on the shore and bed of the Burn", the job seems to have been done without hassle for a contract price of £95, including removal of "the public necessary".



1841 Plan by John Waterston (Civic Society - The Campbeltown Book)



1865 Town Plan (NLS Map Library)

Water, loos, and legislation : 1860-1890

As early as 1801 a scattering of wells about the town could no longer cope with the water demands of its much increased and still increasing population, and in 1816, when the Duke's Chamberlain was also the Burgh's Provost, "the Duke of Argyll having been graciously pleased to give a perpetual Grant to the Magistrates and Council in behalf of the Community of the Springs of Fresh water at Crosshill," arrangements were made for a piped supply to which householders might soon connect their properties at their own expense..... by 1837, in the midst of a fever epidemic, the Council was 'treating with' the Chamberlain on the need for an 'additional reservoir'.....

.....in the mid-nineteenth century water was beginning to take on an entirely new significance: no longer required domestically just in portable quantities (of dubious quality) simply for drinking, cooking, and washing, it now became mandatory, in acceptable quality, for hygiene and sanitation reasons. Cholera was the great bugbear: when not in the grips of an epidemic (1831 and '32, twice in 1854), Campbeltown lived in fear of the next one as a succession of Public Health Acts called for increasingly strict statutory measures. Nor did the 1846 Campbeltown Burgh and Harbour Act solve the Council's dilemma in this respect for long: it provided for the impounding of Crosshill Loch at the Duke's expense and, at a nominal rent, a 99-year lease of the water there from for domestic use.....

This was in the very month of 1865 when medical opinion judged the town's water supply to be "totally inadequate for sanitary purposes" in the event of a cholera outbreak.

The friction must have been exacerbated by the town's nineteenth century rate of growth; for although the population fell between 1851 and 1861, it rose by almost 25% in the next 20 years, and in 1891 reached its zenith - of 8,235, an increase of 35% in 30 years; and, unlike the period of population growth a century earlier, these 30 years produced a matching rate of building activity - not just consolidation either, but outward expansion as well. In 1866 Campbeltown was surveyed for its first OS map, published two years later and dense with distilleries; but Burnside Street has made its quirky debut and the Crosshill reservoir is fully in place, there's the 1859 'Poorhouse' (= Witchburn Hospital) on what is not yet called Witchburn Road, and Stronvaar, since it's now occupied by the Duke's Chamberlain, has acquired an almost ceremonial new approach (complete with lodge) from the end of Argyll Street. But the real building explosion has yet to come.*

Later 19th C

In 1868 the English Free Church moved out to Lochend. And that year too, since temporarily homeless congregations were always welcome to use the Town Hall for Sunday worship, the Gaelic Free Church was rebuilt virtually on its previous site - at Big Kiln, notwithstanding the Lorne Street misnomer. Three years later, the 'new' Longrow UP Church, with its 150' (45.3m) tower, was erected immediately behind the 'Relief' Church of 1767, this being then taken down and a 130' (40m) forecourt thus opened up at the end of a Kirk Close now fully developed along both sides. Various ancillary church buildings were to follow: the UP church manse in 1877 and hall in 1889, St Kieran's R.C. school and presbytery in 1880, St Kieran's Episcopal parsonage in



Lorne and Lowland Church

1885, Lochend Church hall in 1888, Lorne Street Church hall in 1889.

Other building work of public interest included the Town House extension, with internal rejigging to provide a hall large enough for public meetings: this was opened in 1867 with "Wine and Cake for the occasion" - but not without misgivings "as to the sufficiency of the joisting." Then in 1871 there were two interrelated changes at the top of Castlehill: an Edinburgh-designed Court House, superseding the now outdated Bolgam Street premises, took pride of place just below the church, where a row of single-storey thatched cottages had formerly stood at right angles to the street, fronting waste ground; and the existing jail, as mentioned earlier, developed into police station. An Act of 1872 having introduced compulsory education, the Grammar School was extended in 1876 to accommodate 300 pupils, with Millknowe School erected that year at the Roading; and in 1889 Dalintober School, now under the School Board of Campbeltown, moved just up the road to bigger new buildings on a brand new site. By then, the Corporation had sold its (largely reclaimed) ground behind McLean Place, on the seaward side of Bolgam Street, for "a Drill Hall Armoury and other premises connected therewith" on the understanding that the Council and its successors would be entitled to the public use of the hall at 24 hours' notice, unless otherwise booked; and so originated the Victoria Hall of 1887, named in honour of the Queen's golden jubilee. The Christian Institute opened its doors that year.

Villas again abounded, now not only infilling along Kilkerran Road and Low Askomil but also spreading up High Askomil and even above, on either side of Bellfield Lane. Provost Sam Greenlees re-used 'Relief' Church stone for his, initially (1873) called Hazelbank, then Ardshiel, and today the Ardshiel Hotel; and, once installed, he obtained the Council's permission to improve the "unsightly locality" of the Kirk Street / Kilkerran Road junction by enclosing "the triangular piece of ground" there which had once been part of the Gaelic Church graveyard - on condition that everything was properly done "without putting the Town Council to any expense." Subscriptions were therefore invited and the work duly carried out in 1877. The new Chamberlain's house built beside Limecraigs in 1877-78, though "an imposing mansion" with a "magnificent view of the harbour," was most admired for its unpretentiously "picturesque cottage style," with oriel windows and high-pitched gables. This, however, was destroyed by fire in 1947.

Tenement blocks in this period were constructed or reconstructed, with or without ground floor shops, in all the principal streets while urban-style residential development ranged almost as far afield as villas, notably in the Dell Road and Glebe Street area. Glebe Street had been a "proposed new street" since at least 1801, but the Lowland Charge had to wait about 70 years for the Act of Parliament which empowered it to feu off its glebe lands: the feuars then had to wait until 1889 before the Council deemed the final stretch of their road fit for adoption under the 1862 General Police and Improvement Act, after arguments both about construction and, earlier, its width. The Council had required it to be "as broad as Argyll Street;" to which the first feuars responded that this would take up about an acre of the best land, that the agreed feu lots were only 100' (30.5m) deep, and what householder wants "curtailed back ground for the sake of having a wide street?"

The most significant housing breakthrough at this time, however, was the formation of Campbeltown Building Company in 1877 "to provide suitable accommodation for the working classes." It was launched with unanimous Council approval in a public meeting at which 500 of the 2000 £5 shares were subscribed that very night. With its prime constitutional object formulated as "the erection of comfortable dwellings for the working classes in the Burgh of Campbeltown, to be at reasonable rates and under strict sanitary regulations", the company immediately went into business, negotiating feus from three proprietors (including the Duke) and planning the first terrace of 28 units at Millknowe. In less than five months this was not only under construction but outwardly complete, its "neat slated tenements" contrasting favourably with the "antiquated buildings and thatched roofs in this part of the town."

But of course the most outstanding development of this period, and perhaps in the whole history of Campbeltown, was the conversion of the Mussel Ebb into Kinloch Park - undertaken neither to provide the town with a park, though as yet it had no public recreational open space whatever, nor to integrate Dalintober with the rest of the Burgh, but purely (!) for "the sanitary improvement of the Town."

The Council first raised this issue with the Duke in 1854.....but delays ensued. In the meanwhile, therefore, the Council turned its attention to constructing the "street through the Ebb, behind the Longrow, under an arrangement entered into many years ago", since even this Kinloch Road scheme, involving up to 5 acres (2 ha), would "abate the nuisance to a great extent."

The Corporation proceeded to continue with both the breast-wall and the road, which was "fairly opened for traffic" in 1878. "This new street", the Campbeltown Courier reckoned, "will by and by be one of the finest in the Burgh, and we trust that the Dean of Guild will exercise his authority in preventing the erection of any buildings along the street but such as will do credit to the town."

The Campbeltown Burgh and Harbour Act of 1876 empowered the Corporation to purchase the gas works company set up in 1830, to run a 6" (150mm) domestic water main and at last to effect the land reclamation of the Mussel Ebb under five conditions laid down by the Duke. In a town-shaping context, the two most important of these were that "a public Roadway not less than 60' (18.3m) wide be formed along the seaward face of the embankment or breastwork" and that the rest of the area reclaimed "be formed into and kept by the Corporation solely as a Public Park or recreation ground for the benefit of the inhabitants of Campbeltown." Embankment plans allowing for "an easy curve from George Street" were approved in 1877 and the work began from both ends - using 165 tons daily of material dredged from the harbour and causing a "quagmire" behind it. When the two arms of the embankment had reached near enough for the gap over Lochend Burn to be bridged, a "substantial wooden structure" was erected to link them, "thus connecting Dalintober and the town, and making the walk from one to the other a matter of only a few minutes" - a walk all the more historic because one of the bridge supports almost immediately gave way. But now the filling up of the Mussel Ebb started in earnest, at 6d. a cart-load of not less than one ton, till in 1880

2,000 cubic yards (1530m³) of Dalintober ground were excavated to finish the job off - and incidentally produce a flat site for the Dalintober school to-be. By now, sycamores of "the kind recommended to stand best with such an exposure to the east" had already been planted along Kinloch Road and Lochend, each in the name of a past or present councillor, with present members of the council planting their own. The reclaimed ground was ploughed and seeded with grass in the spring of 1881; that June the Park and Esplanade were officially named; and in 1885 the Council offered a £5 prize for the layout of the Park - which appears to have been won by none other than "Mr Clifford, Architect, Glas," - inasmuch as he was paid £5 in 1890 "for his trouble in preparing the plan sent in" five years earlier!

Glasgow-on-Sea : 1890-1915

The Council had by now developed a penchant for land reclamation: after infilling small areas at the heads of the Old and New Quays, then the huge area of the Mussel Ebb, it began thinking in 1880 of an inter-quay breast-wall "sufficient for quaying and berthing purposes." This, though, was a more complex proposition in that it not only called for the feuing of at least another three acres (1.2 ha) but also required Board of Trade and Crown agreement to changing the whole character of the harbour - not to mention that of the town centre waterfront. The 'free coup' here was rapidly accumulating material by 1884.

Meanwhile, though, the next 'free coup' had been started on the seaward side of Kilkerran Road, just north of the Quarry....

For fifteen years the Council that had created Kinloch Park in five then proceeded to struggle with and agonize over its Quarry Green project, the actual work tackled at first on a almost casual basis, with a single employee laying out a line of stones along the seaward edge and levelling the material "dumped down in any old way" behind it. The Second Edition OS map of 1899 shows that at the survey date of 1897 the land reclamation which started opposite South Park had barely reached North Park, and by 1900 the sea had washed away so much of the earth deposited that the Council queried whether they had the funds (or heart?) to continue: time and again they debated whether to press on from the south end, in which case nobody living "would get any use of it if they waited till they arrived at the New Quay," or whether to recommence from the north - and, just as often, whether the ground should be finished with a slope to the shore or a breast-wall.

In 1904, though, the proposed railway development became a timely catalyst for Quarry Green. The prospect of combining a colliery line to the New Quay with a passenger service to Machrihanish for excursionists landing at the Old Quay from Clyde steamers. In effect, the dual purpose determined the route. The Campbeltown and Machrihanish Light Railway Co started to carve out 'The Cutting' in 1905, using the excavated earth to form the northern end of Quarry Green where their rails would need to be laid. Though the line opened in August 1906, there was still infilling and levelling to be done;

The Council still dithered about what bit to do next. Not until 1912, with material from the embankment still at the mercy of

the tide, did they dare to investigate the cost of a 757-yard (692m) breast-wall..... and commissioned the first stretch in 1913.

The mainspring of the operation is evident from the references to swimming baths, excursion steamers, visitor attractions, and so on: with the reduction in distilling, the removal of the militia, uncertainty at the shipyard, and other signs of economic downturn, Campbeltown, seeking to boost its income, had begun to think of itself as a holiday resort.

Steamers had shaken out the whole Firth of Clyde at Glasgow's door, and Glasgow went for it in a big way. Though Sunday, the only work-free day, was of course steamer-free too, being sacrosanct, there were special sailings on special Mondays; so while well-to-do families might move to the coast and/or country for a month or more, others could at least indulge in trips and weekendening - or even escape for the whole of Fair Fortnight. The season was short, however, and Campbeltown in competition with all the less remote resorts - as councillors, hoteliers, landlords, and shopkeepers were only too keenly aware.

The two old-established principal hotels blazed the new trail in 1896 and 1897 respectively: first the Argyll Arms extended its Cross Street premises round the back of the Town Hall to emerge with a flourish in Main Street, and then the White Hart reformed and remodelled itself, sprouting a corner tower to rival that of the new Club diagonally opposite.

Ten years later the proprietor of Lloyd's Hotel in McLean's Place bought the prime site (then a coal yard) at the Kinloch Road junction with Main Street, and there built the "very handsome" four-storey Royal Hotel that "will greatly improve the amenity of the pierhead."

In 1913, saw the building of a unique little cinema between two significant buildings on the recently upgraded harbour-front.

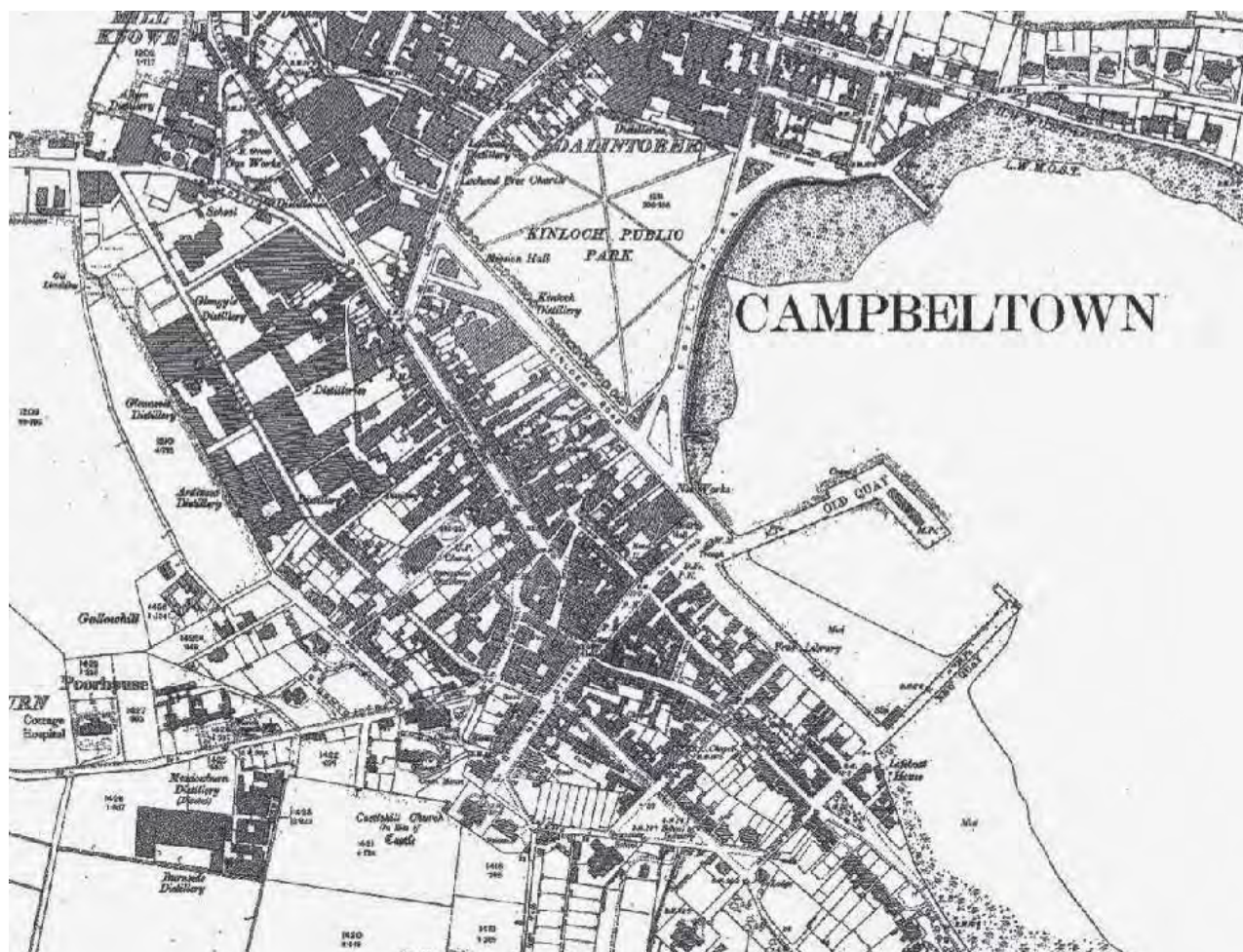
The Kintyre Scientific Association formed in 1890 was accumulating museum exhibits for which it had no proper display facilities; so in 1896 the elderly bachelor James Macalister Hall of Killean generously offered to build, equip, and endow a library-cum-museum for the Burgh. The library opened, just, in the closing days of 1898, by which time the harbour-front street had already been named Hall Street as a mark of appreciation.

By that time, too, preparations were already afoot for Hall Street's second significant building, the massive four-storey tenement block completed in December 1900 as Royal Avenue Mansions, comprising 18 spacious flats over 8 shops/offices.

The contrast in scale between these two buildings of similar stonework could hardly be greater, and highlights the fact that whereas public-use architecture of this period mostly remained in the traditional small-town mode (the Library/Museum, the Cottage Hospital of 1896, and three church halls including the 1904 renovation of the 1706 English Church on Kirk Street), tenement architecture quite suddenly assumed megalopolitan proportions - almost as if to make Glasgow visitors feel at home in Glasgow-on-Sea. By 1908 Barochan Place had the longest frontage in town, with no fewer than 32 'up-to-date' flats on the former site of Argyll Street's disused 'Militia Barracks' - and the whole block built in 18 months.

But in February 1908 the incredible news broke that, with the "public spirit . . . characteristic of so many of his actions", Mr

Fleming was now intent on "sweeping away" the "unsavoury area" . . . and at the same time forming a new thoroughfare . . . which will be, practically, a continuation of Longrow to Main Street, . . . fronted by handsome new properties composed of business premises and dwelling houses." . . . this "spacious extension of our principal thoroughfare" was completed in September 1910.



1899 OS Plan (Civic Society - The Campbeltown Book)

The final stages of 'The Great Building Scheme', however, brought the town face to face with the economic depression it had been trying to stave off since the previous century, partly by trawling for holiday trade but mostly by lurching from one construction job to the next - always a bad sign. True, quite a few of the projects had been admirably philanthropic, sanitary inspectors were pleased with the town's increasing respectability, and Campbeltown now looked a much more prosperous place; but almost all its industrial capital had been invested in distilling, together with the associated trades. The so-called 'People's Budget' of 1909, while introducing unemployment benefit and old age pensions, plunged distilleries in trouble with a crippling rise in the duty on spirits. Throughout the last few summers before the First World War, the local papers feature two weekly lists:- one of affluent families on vacation in Kintyre, and the other of local people leaving it, at the rate of up to 37 a week, for better prospects overseas, mostly in Canada. When the 1911 census confirmed an 8% drop in

population during the past decade, the Argyllshire Herald presented the situation in stark terms that have reverberated ever since:

"The removal from town and district of the best and most virile of our youth continues. . . . There is but one way to stem the tide; that is, by the promotion of, some new local industries. . . . It remains for somebody to take the initiative, to devise new industries and so resuscitate the trade of the town, otherwise the decline will certainly continue".

The uneasy interwar peace : 1919-1939

In so far as the returning heroes most needed a livelihood and a decent home, however, this meant a daunting amount to do in Campbeltown: here, the 19 distilleries in business at the start of the 1920s were reduced to three by their end, with all the obvious implications for associated trades; whereas in 1931 there were still 633 privately-owned dwellings without basic WC accommodation - and still some owners "utterly incapable" of upgrading their tenements because even poorer than their tenants.

Castle Park, Campbeltown's 1923 cul-de-sac début into the trials and tribulations of council house building.

Three considerations then prompted an outright switch to 'brownfield' sites. First and foremost, the Lochend/Dalaruan/Dalintober area was by now clogged with an agglomeration of redundant distillery buildings, semi- if not wholly derelict.... Secondly, the Council reckoned that tenements in blocks of 12 would be more economical to build than 'flatted houses' in blocks of four..... But thirdly, by 1931, there resurfaced a sense, largely lost during the age of distilleries, of the loch-head-type shape most appropriate for Campbeltown's good: instead of "a housing scheme which would be an excrescence on the old town", the Council now "wanted to see the town reconstructed around the shores of the loch, which was its natural base." By the summer of 1933, with the work proceeding straight into its second phase of another three blocks creating 53 new homes by the end of 1935. Though not a square, the complex was called Park Square to simplify its numbering, and the final block was grafted in later, after clearance of the intervening Longrow properties.

1945 - Present

After removal and safe storage during the war, Campbeltown Crosswas relocated in 1948 at the purpose-designed Old Quay Head roundabout.

After a 1954 Act legislated more strongly than ever for the upgrading or closure of 'unfit' pre-1914 housing, and in response to a 1955 government drive for improvement where possible, renovation and redevelopment became very much the order of the day. In Campbeltown, this led to three kinds of re-shaping:- (1) where outdated accommodation was not done away with, but comprehensively done over instead; (2) where old properties were taken down not so much for replacement as for site redevelopment to suit entirely new functions; and (3) where sites were not so much redeveloped as simply opened up to relieve congestion and afford the town, or traffic, more

breathing-space.

The Old Quay Head block was demolished in the mid-1950s for 'modern Municipal Buildings' - or a 1963 'multiple store'!



The Old Quay Head buildings, replaced by Woolworths



Urban square created in 1971

The final clearance of Kirk Close in 1952, opening up a spacious approach to Longrow Church, whereas by 1971 wholesale demolition had indeed "opened up an interesting square in the centre of the Burgh" even if, stopping short on the west side of Harvey's Lane, this ended by being only about half the size intended at the outset. That summer a car park for 26 cars was constructed, with surrounding flower-beds.

An identity crisis : 1975-2000

It is particularly striking that in Campbeltown's passage through the fourth quarter of the twentieth century compared with the previous three, after 75 years action-packed with demolition and development, not much appears to happen in the next 25. Work that did take place included:

One development was the remodeling of Pensioners' Row in its 1995. Another, Bute Housing Association's L-shaped Ciaran Court, was completed in November 2000 at the St John Street/Argyll Street intersection.

In 1996-97, after over 200 years of alterations and improvements to both Campbeltown's quays, the 'New' one underwent its most dramatic development yet, for the sake of a summer ferry to Northern Ireland which, in the event, barely lasted three summers. The quay was extended by 31m lengthwise and by about 37m of width at the shore end to accommodate a ferry linkspan, terminal building, and traffic marshalling area.

2.0 Character and Appearance

2.1 Setting

Assessment of the landscape and surroundings

The photograph below shows well how Campbeltown sits at the head of its loch on the east side of the lower lying broad neck of land separating the Kintyre peninsula to the north from the broad, hilly area that forms the distinct area of south Kintyre. The peninsula gives protection to the loch from the prevailing westerly winds, while Davaar Island and the twist of the loch provides protection from easterly weather. This relationship with the sea and the excellent natural harbour is the chief reason for the siting of the town. The slight rise to the site of the former castle (at Castlehill) and presence of the Witch Burn provided strategic and functional reasons for the development of the site.



The hinterland of good farmland and natural resources of the area complimented the resources provided by the sea in terms of fishing and trade.

The photograph also demonstrates the divided nature of the town - the original core to the south west while a secondary focus developed early on at the north west (right hand side) of the loch head at Dalintober. The flat land there providing room for the 19th C expansion of distilling and housing

Villa development occurred during the 19th C along both the north and south shores of the loch at Askomil and Kilkerran Road respectively.

The sequence of views below demonstrate the combination of natural shelter derived from the higher ground to the north and south of the town, and also to the east by Davaar Island



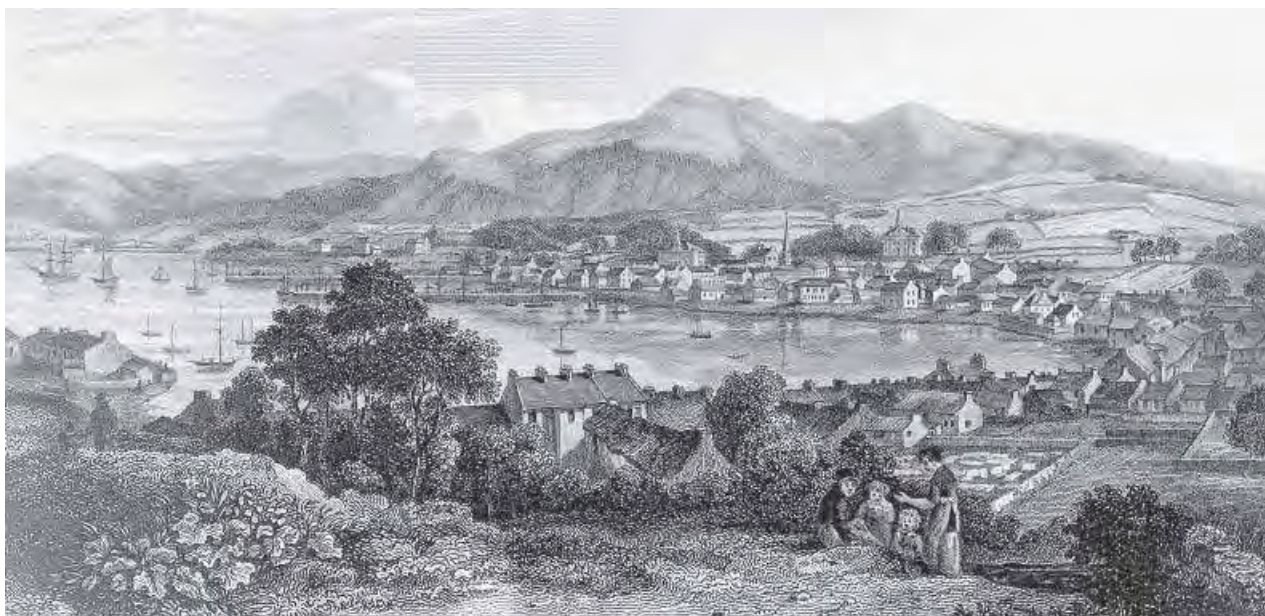
View from outside the loch



View from the outer part of the loch, Campbeltown hidden behind Trench Point but with the spire of the Lorne and Lowland Church prominent. The rugged hillsides give way to a gentler farmland and wooded setting.



As the inner loch is approached Dalintober and Askomil finally open up to view while the low lying background becomes less obvious.



This early 18th C lithograph (Campbeltown Civic Society), demonstrates the interaction of the different elements of the town's setting - the loch, sheltering hills and surrounding farmland.



The view of today's town demonstrates much the same interaction. The main difference being the extent of building to the south west (right) and the filling in of the head of the bay to form Kinloch Park.

Kinloch Park gives the town a fine open space at its heart, but it has also served to reinforce the split between the two main parts of the town and has, to an extent, removed the connection between parts of the town and the sea.

Similarly the filling in of the shore-front at Quarry Green brought about a significant change in the setting of the south end of the town. It created a wide green space where views open out to the entrance to the loch and Davaar Island and provided a landscape setting for the row of Villas along Kilkerran Road (below).



The relationship between loch, buildings and the green hills rising behind is important to the character of Campbeltown and care must be taken, when considering future developments, to ensure that this is not compromised. In particular building on or close to sky-lines could be quite detrimental.



These elements also define the views out of the area. From the harbour or shore the foreground is dominated by marine activity. Further into the town the townscape dominates but glimpses of the loch or harbour create interest while the more distant landscape is a constant presence.





Immediate Environment - Kinloch Road

To the west of the Old Quay the historic relationship was changed significantly when Kinloch park was formed in the late 19th C. What had become an unpleasant, polluted shoreline, especially at low tide, became a significant park. The siting of the swimming pool, replaced by the recent new building detracts from the original sweep of the park, however the historic part of the town suffers badly because the land along Kinloch Road, facing onto the park, developed as a series of depots and sheds, with the backs of Longrow visible between across the yards. The row of mature trees helps mitigate this effect but in terms of a first approach to the town centre by vehicle (from the north west) the effect is very unfortunate.





Immediate Environment - Kinloch Road

The main road from the north leads directly to the street behind Kinloch Road - Longrow. This is an historic street and although presently outwith the conservation area is lined by traditional buildings, many of some age and several of merit.

Unfortunately the straightness and width of the street make it somewhat of a corridor and vehicles tend to continue at speed. Asphalt dominates. A number of lanes exist between Longrow and Kinloch Road. Although poorly surfaced and with poor environments at present these links are important survivors from the time when the shore was close to the backs of the Longrow properties.

Other Approaches

The other principal points of entry are much better: people arriving from the airport approach along Witchburn Road and enter straight into the heart of the town; the approach from Carradale opens up broad views of the town and the loch, and passes the attractive villas of High Askomil.



The area in relation to its form and function



The waterfront

The importance of the relationship between the town and the sea is illustrated above. As noted in the Yellow Book Report:

Campbeltown has an active working waterfront, with facilities for a small fishing fleet, pontoons for yachts, cargo handling at New Quay and the (currently mothballed) ferry terminal. This is an asset that adds vitality and interest to the life of the town as well as providing some useful employment.

However, links between the town centre and the waterfront are disappointing, and the quality of most development on the landward side has been poor. Heavy vehicles bring timber and wind turbine sections to the harbour for export; some of this traffic passes through the town centre and it all approaches New Quay past Old Quay Head and along Hall Street, which is a dual carriageway.



The area around New Quay Head is particularly unfortunate in townscape terms; here functionality has taken over and large areas of asphalt or concrete dominate.



The Town Centre

As noted in the chapters outlining the development of the town, the waterfront was not considered as much more than a working environment, or somewhere to dispose of effluent and waste until around the end of the 19th C. Perhaps because of this the form of the town can be seen to be much more related to the trade, religious and civic activities which developed within the centre. Religious buildings were prominent because of their size and number and in some cases physical prominence on raised ground (such as the Highland Kirk or at Castlehill) or the dominating height of their spires and towers (as at the Lowland Church). The Town Hall provided an early focal point within the town but it was during the 19th C that civic buildings grew in importance, and prominence with the Sheriff Court building and Police Station occupying prominent sites at Castlehill. Later the Museum provided an important landmark on the recently extended waterfront.

The main contribution to the form of the town, in terms of the built fabric, was provided by the growth in buildings for trade and commerce during the later 19th century and early 20th C. Distilleries occupied large areas of ground to the west while within the town numerous large tenement buildings give the town its urban feel. While providing housing, many of these buildings also contained numerous shops. The hotels (Royal Hotel, White Hart Hotel and Argyll Hotel) all occupying significant frontages.



2.2 Activity and Movement



The Yellow Book Report notes:

Other key issues relate to the impact of traffic and parking, and the quality of the pedestrian environment. Main roads pass through the town and carry a significant volume of heavy goods vehicles (see below). Historically, the town has enjoyed a parking free-for-all, which may have had some merits in terms of access and drop-in shopping, but has created an unexpectedly hostile environment for pedestrians considering the small size of the town.

Unrestricted parking also affects the environmental quality of streets and public spaces, and has invaded potentially attractive spaces such as at Burnside Street.



Day & night variations, Seasonal variations

Being located almost at the end of a long peninsula, Campbeltown does not appear to suffer a large volume of through traffic, however, as the main service town for quite an extensive, and dispersed, hinterland it appears that personal transport is dominant, coupled with an expectation of reaching and parking at a particular destination. Witchburn Road brings traffic from South Kintyre straight into the Main Street and this is a mixture of cars, buses and lorries. While the volume appears insufficient to cause significant back-ups, its sporadic frequency, couple with the ease of movement along relatively wide main streets, makes pedestrian road crossing daunting.

The route to the New Quay also brings heavy vehicles along the front at moderate intervals.



Perhaps the most unfortunate result of the traffic circulation pattern is the isolation of the Town Cross in what is, effectively a traffic roundabout. There are no pedestrian crossings to the centre and the monument is somewhat isolated.



Pedestrian movement within the town is important; many people live close to the centre and apart from the main streets there is an important network of smaller streets, lanes and closes that provide direct and interesting routes about the centre.

Cross Street (left) is, perhaps the most obvious example but streets such as Union Street and Burnside Street provide pleasant routes lined with shops.



It is important for the character of the town that these streets maintain their activity and patterns of movement. Some vehicular access may be necessary to ensure that customers have access to the businesses, however the domination of parked cars needs to be alleviated.

Cross Street and the square beyond have received some surface upgrading, mainly using concrete paviors and paving materials, however the majority of the surfaces comprise asphalt roadways and a mixture of concrete or asphalt paving surfaces

Small streets also link the longer streets of Kirk Street, The Shore and Argyll Street. Again these are vehicle dominated and present poor environments for pedestrians. Fisher Row is a typical example (left).

A particularly poor environment exists around the link between Shore Street and Old Quay Head. The combination of missing buildings, poorly surfaced streets and a roughly finished parking lot creates a particular eyesore in a key part of the town centre.



Less prominent are the lanes leading off both sides of Longrow. To the south west the connection to Glebe Street past the Springbank Distillery, while a key access to the distillery, provides a direct link and is frequently used by pedestrians. Unfortunately the surface is poor and the general environment is vehicle dominated. The junction at the Glebe Street end is poorly defined and in need of improvement.



To the north east a number of lanes link Longrow with Kinloch Road. Again these are poorly surfaced and uninviting for pedestrians.



2.3 Street Pattern and Topography



Campbeltown, being relatively recent (essentially 17th C), has a layout which is significantly different from many older Scottish towns where a main street, often between castle and friary, lined with narrow burgess plots, gives a typical 'herring-bone' pattern. When the 2nd Earl of Argyll (Archibald Campbell) established the town the site chosen was closer to the head of the loch than that of the medieval castle of Kilkerran, perhaps because it provided a more suitable anchorage while also providing a fresh water supply (the Witch Burn) and a prominence on which to site the new castle which was built and occupied by the Earl's younger son by 1626.

The focus of the new town was, from the first, the main street, rising from the shore to the castle. The castle did not survive for long - it was demolished by General Leslie's army in 1647. The 1760's plan, left, shows a blank space, which was later occupied by the imposing Lowland Church, built in 1779-81



The ninth Earl's eldest son, created first Duke of Argyll in 1701, died in 1703; but in 1700 he had secured Campbeltown's promotion to Royal Burgh status. The Dowager Duchess was ensconced at Limecraigs a few years after (this is shown as the 'Duke of Argyll's House' at extreme top left in the plan above) and was instrumental in establishing the Old Quay, although was not completed until the middle of the 18th C by which time New Quay had also come into existence.

These above man made features, utilising natural changes in level provided the node points from which the town developed, principally with substantial buildings lining Main Street, further development in the immediately adjoining streets and also along the shore. In contrast, the Witch Burn provided a natural feature which literally shaped one side of the town centre and to a large extent, by squeezing the available land between the burn and Main Street, led to an increase in the density of that area.



Longrow appears on town plans at an early date, stopping abruptly at the Witch Burn (bridged at this point). Some development is shown up the west side of the burn. Bridging the burn appeared at first problematic but the number of bridges increased and by the end of the 19th C most of its course down Burnside Street had been culverted and covered over.

Kirk Street, leading east off main Street became a more upmarket residential street at an early date, particularly in comparison to the more crowded tenements to the north-west of Main Street. The street, which is slightly cranked in plan follows a contour, raising its buildings slightly above those of Shore Street, still retains a number of substantial earlier houses.

The Shore



Traditional vernacular buildings gave way to more formal modern structures (above, Old Quay Head - current Woolworths store)

The present, largely man-made, shore line developed relatively late on. Mid 19th C plans show the shore following its (relatively) natural line, with the exception of some seaward expansion to the north-west of the Old Quay and some, to a lesser extent, around new Quay head.

The key change to the north-west came with the creation of Kinloch Public Park, completed by the 1880's.

A little later the shore was extended outwards between the quays, while to the south-east the creation of Quarry Green took a considerable number of years - started in 1893 but not fully infilled until 1913, with work on the breast wall continuing, as a means of providing employment, well after the first world war.

The relatively late and lengthy development of the shore produced significant changes in the street pattern of the town. The previous somewhat irregular shore, became, in its central part (between the quays) more formal and lined with imposing buildings while a recognizable public space developed at Old Quay Head. Unfortunately by the time Kinloch Road developed it was lined with depots and industrial sheds while to the south-east, architectural quality, after the high point of the Museum and Library petered out.

Other Streets

Other than the irregularities created by the shore line and the Witch Burn, the ground to the north west is relatively flat or with gentle gradients, while to the south-east the coastal strip is also relatively even. This allowed the planning of quite regular streets which can be seen, as proposed, on the 1801 plan above and which were developed in accordance with these lines over the 19th century.



Other photographs indicated a surface of setts on the pier



Longrow South - this and other photographs indicate an unfinished surface, perhaps just after construction of the buildings



Asphalt dominates

Surfaces

Surfaces in Campbeltown are, on the whole, of utilitarian quality with vehicular use predominating and asphalt or tarmacadam the predominant materials.

Historical records suggest that Main Street and Kirk Street were the first streets to be paved with stone setts or flags, but no evidence of this remains. Even the early McGrory photographs indicate fairly basic surfaces



The above photograph indicates stone flag pavement with a stone kerb while the street appears quite rough, possibly made up with small cobbles. Other photographs indicate that the Old Quay was surfaced in setts, however, elsewhere within the town there is little evidence that these existed.

As noted in the previous section, Cross Street and its square have been surfaced using concrete pavers and flags, otherwise asphalt dominates as the carriageway surface while pavements tend to be concrete, concrete paving flags or asphalt.



Illustrations are given on the following page, generally showing the type and quality of paving.



Burnside Street/Square at Cross Street



Hall Street



Lane from Kinloch Road to 50/52 Longrow



Old Quay Head and Town Cross - townscape dominated by vehicles.



Kirk Street/St John Street



St John Street - large areas of asphalt, poor quality build-outs.



Main Street - the only pedestrian crossing in Campbeltown, and with a distinct temporary feel.

2.04 BUILDINGS AND TOWNSCAPE

2.04.01 SCHEDULED MONUMENTS



The only Scheduled Monument within the conservation area is the 'A' listed Town Cross; the list description gives:

Late medieval disk-headed chlorite-schist cross mounted on octagonal base. NW (front) elevation contains carvings of religious figures, a 10-line inscription in Lombardic capitals, and foliate pattern terminated by 2 beasts. SE (rear) elevation contains carved foliated cross with mermaid and animal carvings to arms and foot.

Notes:

Scheduled Ancient Monument No 249. The inscription reads "This is the cross of Sir Ivor MacEachen, sometime parson of Kilkivan, and of his son, Sir Andrew, parson of Kilchoman, who caused it to be made" Sir Andrew MacEachen was promoted from Kilkivan to the church of Kilchoman, in Islay, before 1376, and dispossessed of this benefice shortly after 1382. This suggests that the cross originally stood within or near the graveyard at Kilkivan. It was removed to Campbeltown and adapted to serve as a market cross sometime after the foundation of the Burgh in 1607. It was formerly sited outside the town hall, but was taken down during the Second World War for safety and erected afterwards in its present position. The socket stone appears to be original due to the similarity in the stone, but the rest of the base is modern. This is the finest surviving example of late medieval carving in Kintyre.

2.04.02 KEY LISTED BUILDINGS

These are described in detail in Chapter 3. The following are the key buildings that make a special contribution to the character of the conservation area.

MAIN STREET AND CASTLEHILL

Town Hall



One of the most important buildings in terms of defining the character of Campbeltown. It is 'B' listed and dates from 1758-60. The spire of 1778 by John Brown was remodelled by Campbell Douglas in 1865-6.

Historic Scotland's notes attached to the list description, state:

One of Scotland's finest town houses, marred by some out of character alterations. It replaced an earlier tollbooth standing on the same site, and was built by the Town Council raising a loan of £300 sterling. The original spire, which was of timber, was replaced by the existing stone structure in 1778, and the clock and bell installed by John Townsend of Greenock in 1779. In 1866, the building was enlarged by the addition of the SW wing and the interior was remodelled. External carving, including the coat-of-arms, was executed by the sculptor William Mossman. In the original arrangement the ground floor contained prison-cells while the town hall and court room occupied the 1st floor. There was also a debtors' prison at an upper level, which may have been in the garret of the main block. External alterations have been more sympathetic to the original design, apart from the glazing. Replacement with sash and case windows of traditional design would improve the appearance of the building.



The Lowland Church and adjacent Sheriff Court House (below), from the McGrory archive, possibly taken in the early 20th C.

Castlehill, Castlehill Mansions, (Formerly Lowland Church Of Scotland)

'B' listed, the list description gives:

George Haswell of Inveraray, 1779-81. 5-bay, 2-storey (3-storey to rear) symmetrical classical former church, of rectangular plan with wing projecting to rear, converted to residential use circa 1985. This building replaced the Lowland Kirk in Kirk Street. It was built on the site of Kinloch (or Lochhead) Castle, stronghold of the Earls of Argyll as Lord of Kintyre, which was demolished by General Leslie's army in 1647. George Haswell of Inveraray was the architect, and building operations were supervised by John Brown, mason and architect, also of Inveraray.

The building is of great visual significance, terminating the view up Main Street and Castlehill. It is, generally, in good condition.

Castlehill, Sheriff Court House

'B' listed, the list description gives:

David Cousin of Edinburgh, 1869-71. The town hall had served as a courthouse and prison since 1760, but friction between Sheriff Bruce and the Town Council in 1852 led to proposals to convert old buildings in Bolgam Street into a courthouse, and the courts moved there in 1853. Disagreement in 1868 between the Town Council and the County authority, the Commissioners of supply, about the rent of the Bolgam Street premises prompted the Commissioners to build the new courthouse on Castlehill. The courtroom was refitted after a fire in 1989.

Another prominent building, generally in good condition and fulfilling its intended purpose.



Sheriff Court House

The Club

A distinctive property on a key corner site. 'B' listed, by Henry E Clifford of Glasgow, 1898. This building is of high quality construction and individual design by a significant west coast architect, and is a particularly prominent feature in the view down Main Street from Castlehill.

Historic Scotland's notes attached to the list description, state:



The Club

The Campbeltown Courier of June 1896 announced "we understand that Messrs Robert Weir and Son have secured the entire contract for the new building, the plumber work has been sub-contracted to Messrs R Armour & Son". In May 1898, it states "The work in connection with the club is now almost completed, and the members having possession of their new premises at the corner of Main Street and Lorne Street enjoy the greater comforts and facilities afforded by their new commodious quarters. The ground floor accommodation consists of a large L-shaped reading room, a committee room, staircase and lavatory. A cycle stable has also been provided, entering from Lorne Street and having direct communication to the Club. The upper floor is wholly occupied by the billiard room - a spacious apartment with 2 tables - which has an open timber roof and lofty proportions.

The building throughout has been designed with breadth and simplicity and is a pleasing addition to our street architecture. The walls are built of red freestone from the famous Lochabriggs quarry in Dumfriesshire, and the roofs are covered with Etterwater green slates. Externally, the principal feature is the corner tower, while internally, a feeling of comfort is obtained by the plentiful use of wood panelling on the lower walls. Altogether, very good effects have been got without elaboration". This building is of high quality construction and individual design by a significant west coast architect, and is a particularly prominent feature in the view down Main Street from Castlehill.



White Hart Hotel (McGrory)

Castlehill and Argyll Street, White Hart Hotel, Castlehill and Argyll Street

'B' listed, the list description gives:

Circa 1900, incorporating earlier fabric. A photograph of the hotel prior to rebuilding shows a plain 7-bay gabled building. Warrant applications for alterations and additions were made in 1897 and 1907 by Captain H Macneal Younger of Lossit, who also owned the Machrihanish hotel, by Sydney Mitchell. The forcefulness of the main design elements grouped around the corner is somewhat reduced by the absence of the deer sculpture which worked visually in conjunction with the chimney to great effect. This remains, however, an impressive building on this prominent corner site.



EARLY TENEMENTS

There are several buildings from the late 18th C or early 19th C which contribute to the townscape of the centre of Campbeltown. They tend to be well proportioned, regular buildings, often with shops at ground floor (many of which are later alterations). They also tend to be in relatively poorer condition than the later buildings. A few are illustrated here, but more detail is given in Section 3.00



Old Post Office

53 Main Street (Old Post Office)

'C' listed - early 19th century. 2-storey, 5-bay tenement with former post office accommodation at ground floor on corner site. On corner site with Argyll Street. This building is an important survivor of the type of building that used to line Main Street.



50-52 Main Street and Cross Street

50-52 Main Street and Cross Street

'B' listed - a key property on a key corner site. More restrained than many of the later tenement buildings, it survives as a very good example of the quality of late 18th C development.

16-20 Main Street and 1-3 Bolgam Street

'B' listed - a relatively plain earlier building (late 18th century) with overside Victorian dormers occupying a significant corner site.

2-14 Main Street & Maclean Place

'B' listed - a large earlier tenement in a prominent location within the Main Street but also in relation to Old Quay Head.

LATER BUILDINGS - LATE 19TH AND EARLY 20TH CENTURY



Royal Hotel

Royal Hotel

Its location at a prominent corner overlooking the harbour and at a key node point in the town gives this building a significance that goes well beyond its architectural merits. It is *'C' listed*, by *"James M Monro of Glasgow, 1907, partially rebuilt, 1941."*

Tenement properties

There are several tenements built around the end of the 19th or beginning of the 20th centuries, many not listed, that reflect the development of good quality buildings, such as the corner building, left, and latterly the prominence of the Glasgow influence of the period on the buildings within Campbeltown. Examples of the latter include prominent corner buildings such as at the corner of Main Street and Longrow South, below. Many have distinctive and often well preserved shopfronts - see 3.06.



Main Street/Kirk Street corner



AROUND MAIN STREET

The streets leading off Main Street or in its immediate surroundings possess a number of notable buildings.



Former Free Church School

Former Free Church School, Big Kiln Street

'B' listed, Circa 1845. Single storey, 5-bay symmetrical gothic former school with rhomboidal double-pile plan. This building is an interesting survival of its type and has local importance being the only building surviving of a group of 4 buildings originally on this site. This group comprised the 2 free churches, each with their associated schools (their linear arrangement shown on the burgh plan of 1868), demolished for the construction of the Free Church (now Heritage Centre) by James Boucher in 1867.

The building is in very poor condition and in need of major restoration and repair. The building is important in terms of defining the edge of the conservation area at this point.



5 Bolgam Street

5 Bolgam Street

'B' listed, late 18th century, possibly incorporating earlier fabric, modernized 1852-3. Dating to the late 18th century, the old courthouse is a fine example of a range of buildings with high quality stonework detailing, ranged around a small court. It retains many features of note to both exterior and interior and is particularly remarkable for retaining a timber pegged oak roof in the South Range. This roof dates back to at least the late 18th century but may well be earlier as its structure is similar to roofs dating back as early as the 17th century. The roof is `single; rafter, without longitudinal members such as purlins or ridge board.

The roof constitutes a rare and special survival to the region. The town hall had served as a courthouse and prison since 1760, but friction between Sheriff Bruce and the Town Council in 1852 led to proposals to convert the buildings in Bolgam Street into a courthouse, and the courts moved there in 1853. Disagreement in 1868 between the Town Council and the County authority, the Commissioners of supply, about the rent of the Bolgam Street premises prompted the commissioners to build a new courthouse on Castlehill.

This building is in a state of serious disrepair and is 'at risk', ie without intervention much of the surviving building fabric, or even the building itself could be lost.



6-10 Union Street

6-10 Union Street

'B' listed, later 18th century, 3-storey and attic, 7-bay tenement. Historic Scotland note 'This tenement, with its fine surviving shopfront, is a good example of 18th century Scottish burgh architecture'.



30 - 32 Union Street

30 - 32 Union Street

'B' listed, This building is listed primarily for its high quality shopfront. Although downgrading of the original sash and case windows mars the traditional character of the upper floors, the tenement as a whole continues to make a valuable contribution to the townscape.



Argyle Street

Dominating the south west side of Argyle Street is the enormous tenement, described by Historic Scotland as " 'B' listed, Thomas L Watson of Glasgow, 1907. These tenements are of good quality design and construction and an excellent example of the style of architecture brought to the town by the architects visiting from Glasgow".

Kirk Street

There are two main sections to this street, nearer the Main Street a terrace of fairly plain buildings represent survivors of the earlier development of Campbeltown.



These include nos 11, 13-15 and 17-19. The buildings are not significant in themselves but form part of an important group within this part of the town.



Kirk Street and St John Street, Highland Church Hall (Formerly Lowland Church)

Lying at the end of the first section of the street, on the corner with St John Street, lies the 'B' listed church built in 1706 by lowlanders that had settled in Campbeltown on the site of an earlier church known as the "Thatched House" that was built for 17th century English-speaking worshippers. The new church continued in use until the Castlehill Church was built in 1778-80. An 18th century plan of the town depicts the church as a T-plan structure with fronting Kirk Street with a central wing at the rear.

The turn-of-the-century increase in historical awareness resulted in a campaign to rescue the building which had fallen into disrepair. It was restored by H E Clifford 1904 who's scheme appears to have involved extending the original main block a little to the NW, and replacement of the original NE wing by an aisle, linked to the main block by a pier arcade.



Highland Kirk, New Quay Street

'B' listed, George Dempster of Greenock, 1803-08. The Highland Church was built to accommodate the Highland Congregation of Campbeltown, replacing the Gaelic Church that stood at the end of Kirk Street. Superintendent for building works was Robert Watt, a Glasgow contractor. The estimated cost of £2,395 was considerably exceeded owing to an ill-considered attempt to change the design of the steeple whilst the structure was in the course of erection, an enterprise which led to the partial collapse of the building. The steeple was then demolished by lightning in 1830, and rebuilt by John Baird of Glasgow in 1833, the contractor being James Taylor. It was then demolished and rebuilt once again in 1884-5, prior to the church being (as stated in the Heritors minutes) "thoroughly renovated" in 1890.

ALONG THE WATER-FRONT

The water front along Hall Street, built on land reclaimed towards the end of the 19th C, contains some prominent and significant buildings.



Christian Institute

Hall Street and Old Quay head, Christian Institute

'C' listed, *Henry E Clifford, 1885. The Christian Institute was opened in June 1887 by Lord Kinnaird. Although this building is not of great architectural merit, it occupies a prominent position in the town, as well as being designed by an architect of local importance.*

The setting of the building is compromised by the traffic arrangements around the end of Hall Street/Old Quay head.



6-22 Hall Street, Royal Avenue Mansions

6-22 Hall Street, Royal Avenue Mansions

'B' listed, the list description gives *Frank Burnet & Boston of Glasgow, dated 1900. This is a tenement good quality design and construction occupying a prominent waterfront site. The Campbeltown Courier of 1901 states "Campbeltown can now boast quite a number of imposing buildings, but there is none which takes the eye more readily than the handsome new block of shops and dwelling-houses erected at the Old Quay Head by ex-Bailie McQueen. The building is of 4 stories and is of a most pleasing style of architecture, its appearance from the front being very attractive".*

Old Picture House, Hall Street

'A' listed, *Albert V Gardner of Glasgow, 1913 with some surviving 1935 'atmospheric' interior details. Important and rare purpose-built cinema with unusual Glasgow School Art Nouveau treatment characterised by particularly unusual oval plan form surmounted by projection room belvedere.*

The Campbeltown Picture House is an important and rare example of an early purpose-built cinema. It is one of the earliest surviving purpose-built cinemas in the UK and also the only example in Scotland of this first wave of cinema building still in use as such. Stylistically, the building is highly distinctive with a strong streetscape presence overlooking Campbeltown Harbour. The exterior treatment is Glasgow School Art Nouveau and it uses a combination of concentric ovals in plan form and multiple verticals to the principal elevation.



Old Picture House, Hall Street

The use of this style, including the use of roughcast harl, is very uncommon in cinema design. Its interior is of equal significance. It retains elements of a 1935 'atmospheric' refurbishment, undertaken by Gardner (the original architect). The Campbeltown Picturehouse was built as part of the first wave of British picture houses constructed after the cinematograph Act was passed in 1910. Less than 10 purpose-built cinemas constructed in Scotland prior to the outbreak of the First World War are thought to survive. As a developmental stage within the history of this building type, these first purpose-built cinemas are of particular significance.



McGrory Archive

St John Street/ Hall Street, former Public Library and Museum with Caretaker's House

'A' listed *John James Burnet, 1897-8. Free Scots Renaissance, asymmetrically composed, Library and Museum of L-plan crowned with lantern cupola.* Notes:

The building is L shape in plan and the ground open to Shore Street is laid out as a garden to form an adjunct to the museum for the exhibition of archaeological and other exhibits not requiring cover.

This is a building designed in a controlled imaginative style by an architect important in Glasgow and other parts of Western Scotland at the end of the 19th century, and is built in the best quality materials and finishes.

Kirk Street, South Section

The area between Main Street and New Quay Street, from Argyll Street to Shore Street contains many good quality buildings, several of which are listed. These include buildings such as St Kieran's Episcopal Church and St Kieran's RC Church and a number of more modest buildings such as those at Shore Street/Fisher Row.

The section of Kirk Street between St John Street and New Quay Street also contains a number of fine early 19th C houses representing good examples of the domestic architecture of the period.

On the north east side of the street another large scale tenement occupies a prominent corner (below).



KILKERRAN ROAD

The villas along Kilkerran Road were built over a long period (from the early 19th C onwards) and many are good examples of their type, reflecting the wealth that was created in Campbeltown during that period. They include the very fine 'A' listed Redholme, designed by Henry E Clifford in 1896.

LONGROW AND GLEBE STREET AREA



Longrow, Lorne and Lowland Church (Church Of Scotland) 'B' listed, *John Burnet, 1869. Symmetrical classical church comprising 3-bay pedimented principal (NE) front, slightly advanced at 1st floor centre and extending into tall tower with crown spire. In 1767 a section of the Lowland congregation at the Castlehill Church broke away due to a dispute with the Patron, the Duke of Argyll, about a minister's settlement, and built a church in Longrow. They associated themselves with the Relief movement, which had just started in Scotland. By the time the present church was completed the congregation was known as the United Presbyterians following the union of the Relief and Secession Churches in 1847. It became Longrow United Free Church on the union of the Free and United Presbyterian Churches in 1900, and entered the Church of Scotland at the larger union of 1929.*

The tower is the most prominent structure in the town, visible from almost all approaches and particularly from seawards.



Springbank Distillery, Glebe Street and Well Close



'B' listed, *substantial complex of distillery buildings, earliest dating from 1828. The extensive building of distilleries in Campbeltown after 1815 was due to the introduction of new government licensing regulations in 1814-15. During his visit in the late 19th century, Barnard observed "(the) distillery is situated at the heart of the Whisky City, and stands in its own grounds of upwards of 10 acres. The buildings, which cover three acres, have a frontage to the street of 600 feet, and at the back there is a small grass park. The distillery was built in the year 1828, by the father-in-law of the present proprietors (J & A Mitchell & Co), and is more conveniently arranged than some of the old works. The establishment is built in the form of a quadrangle, and there is only one gateway".*



Springbank Distillery

38-48 Longrow (below)

'B' listed, Early 19th century tenement with a rare example (for Campbeltown) of scrolled skewputts at end gables and between 4th and 5th bays. Historic Scotland notes state: 'A fine example of early 19th century burgh architecture'.



2.4 DISTINCTIVE ARCHITECTURAL STYLE AND DETAILING

Principal building Styles

2.4.1 Early Civic Buildings



Castlehill, former Lowland Church Of Scotland, 'B' listed George Haswell of Inveraray, 1779-81 (left)

Highland Kirk, New Quay Street, 'B' listed

George Dempster of Greenock, 1803-08 (below).



Both buildings reflect the formal Georgian architecture of the late 18th and early 19th centuries - formal symmetrical compositions and classically proportioned details. The spires break free of this to an extent. That of the Highland Kirk having been rebuilt twice.

2.4.2 Early tenements



The McGrory photograph (taken around 1900) shows an interesting pair of the buildings. The corner building is an early type (probably 17th C) that is no longer represented in the town, although the small windows and openings carry on in and are seen in a number of the early buildings. The central gabled wallhead chimney and the crow-stepped wallheads are strong features but no early examples survive.



The corner building was replaced by 'The Club', but the (later, 19th C) tenement adjacent to it survives.

Roofs are slated; walls generally harled or rendered; windows traditional sash and case with, originally, small panes.

Early shopfronts have openings separated by masonry piers.



40 Main Street, left, is a good example of the surviving earlier tenements, mostly dating from the late 17th or early 18th centuries. They tend to be plain, symmetrical or regular at upper levels and, in some cases, small scale openings at ground level, as can be seen in the McGrory photograph above. In this case the ground floor openings have been enlarged, possibly later in the 19th C, possibly around the time the over-sized Victorian dormers were added.

2.4.2 Early Houses



Kirk Street contains a number of good quality houses, dating from the early 19th C. 58-60 is, perhaps, the best preserved of these, however several others are of note.

Roofs are slated and have projecting wallheads with stone copes and prominent chimneys which are usually harled but also have stone copes. High quality ashlar stonework is rare - 50-52 Kirk Street has "*squared and cherry-caulked rubble walls to Kirk Street, roughcast walls to sides and rear, ashlar dressings. Base course and lintel course at eaves. Raised margins to windows and framing street elevation, projecting cills*" (Historic Scotland). More commonly elevations are rendered or harled.

Dormers are not always present. Earlier dormers tend to be smaller, as in the middle photograph, above, and often larger bay-fronted dormers were added later in the 19th C.

Windows were timber sash and case, with small panes (usually 6 pane over six pane). Windows with larger single paned sashes are often later alterations, while modern replacements are often in unsympathetic PVC, and the fake astragals, left above, are regrettable.

Timber panelled doors with fanlights are customary.

2.4.3 Mid 19th C Building styles - Civic Buildings and Churches

The Sheriff Court House (1869-71) and nearby police station demonstrate the more individualistic design of the civic buildings of the period.



The architecture follows various styles (French Gothic in this case) and is often richly detailed. Building materials are good quality - slate roofs and sandstone walling, in this case rough faced ashlar but with many dressed or carved stone details. Other buildings, such as the nearby Royal bank follow a more classical style with smooth faced ashlar.

Windows are usually sash and case, but by mid-century plate glass became more common and windows have large pane configurations.

The widespread use of good quality, well detailed original construction is notable.



St Kieran's RC Chapel (1849-50) and adjacent Chapel House (1880) are good examples of the use of ashlar stonework.

2.4.4 Mid - later 19th C Building styles - Tenements



There are several tenements in the town centre built to a straightforward urban pattern, common throughout the towns of Scotland at this time, 3 or four stories in height, generously proportioned, with large windows (typically with larger panes as glass technology advanced). Detailing is competent with well proportioned elevations and elements such as hood mouldings, and dressed stone window surrounds. The use of cast iron beams permitted large spans at ground floor - many shops retain the original configuration, although the example, left, shows a common alteration where the fascia has been deepened, hiding the original detail. Several retain the original storm doors and security shutters which are distinctive architectural elements.

Buildings such as this contribute to the general townscape in a well-mannered, modest way, lacking the panache of the later, more flamboyant Glasgow style of buildings.

2.4.5 Late 19th / early 20th C Building styles - Tenements



The town's prosperity at this time, together with its regular steamship links to Glasgow and other Clyde ports and the influence of Glasgow based architects produced a number of good quality tenement buildings. These generally have prominent corner features and quite highly modeled facades, often with red sandstone used for the the dressed stone architectural features and either red sandstone or contrasting buff/grey sandstone walling. Shop fronts are prominent features of these buildings.



2.4.6 Late 19th / early 20th C Building styles - Civic Buildings

These have been described above in section 2.04.02 and include such notable buildings as the Christian Institute (Henry Clifford), and the 'A' listed, former Public Library and Museum by John James Burnet.



2.4.6 Early 20th C Building styles

The cinema is prominent as a distinctive example of a new building type. It is 'A' listed and was built in 1913.



Old Picture House, Hall Street

2.05 PUBLIC REALM AND URBAN SPACES

Key spaces within the urban area

Main Street

The Town Centre of Campbeltown is urban in character, quite tightly built up and comprising a network of streets of varying widths, generally lined with buildings which are either terraced or built relatively tightly together.

Other than the Pierhead (and to an extent the peripheral triangular green formed by Argyll Street/St John Place and Stewart Road) formal urban spaces do not exist in terms of the squares or broader market places found in many of Scotland's towns. Historically the main urban space that acted as a focus for civic activities was Main Street. Its scale and breadth are referred to in early accounts of the town and the archive photographs from the 19th and early 20th C reinforce the view that the street, centred on the Town Hall (with Campbeltown Cross also at that location) served as a focus for the town's activities.



Main Street is dominated by pedestrian movement. The Pierhead, in the distance, is a rather poorly defined space.



Today, the Pierhead has more definition, framed in part by the Royal Hotel. Although the street has retained the same widths of pavement and carriageway it is dominated by vehicles and the build-outs and pavement surfaces are of very poor quality. The Town Cross is located in a roundabout at Pierhead.

Old Quay head



The pierhead and waterfront, although a hub of activity in terms of fishing, commerce and transport, appears, historically, to have been regarded as a mainly working area. Although the Old Quay was built at a relatively early date (during the first half of the 18th C) the waterfront on each side was, until quite late the tidal shoreline. The head of the loch became quite polluted during the 18th and 19th centuries and there are many references to the unpleasant smells emanating from this area due to the discharge of distillery waste and the presence of sewage. The extent of the fishing fleet and amount of fish arriving at the pier must also have produced a distinctive smell.



The Pierhead and adjacent shore changed towards the end of the 19th C when tourism increased, accompanied by a number of major changes including the enclosure of the head of the loch to form Kinloch Public Park (completed in the 1890's) and the reclamation of land and building of sea walls alongside and between the Old and New Quays at around the same period. The building of the Christian Institute (1885), Royal Avenue mansions, Hall Street (1900) and finally the Royal Hotel (1907) gave the area the present sense of enclosure and definition.



Sadly the area is dominated by traffic. The Campbeltown Cross is isolated in the middle of a busy roundabout and the space is not pedestrian friendly. The nature of the space effectively cuts off the quay head from the activity of the town. Given the activity which takes place around the pier and the attraction of the various marine activities this is much to be regretted.





Harvey's Lane/Cross Street/Burnside Street/Union Street Square.

This square came into being as late as 1971, when buildings in the centre were cleared away. The result is a potentially pleasant urban space, bounded by some of the town's interesting listed buildings and with shops and public houses giving life to the area. It is on well frequented pedestrian routes and its scale and orientation make it a sheltered sunny space. Unfortunately it is laid out as a car park which detracts from its potential contribution to the streetscape of Campbeltown. The surfaces are also of poor quality and are designed to suit vehicular movement rather than pedestrians.



Big Kiln Street/Burnside Street

More of a crossroads than an urban space, yet the area has the potential to tie together some of the elements within the town centre, such as the former Free Church School, Heritage Centre and the corner of Glebe Street with the more defined urban centre along Burnside Street. It is however dominated by traffic.



St John Street/Argyll Street and Stewart Road

A pleasant green space close to the town centre, marred by the excessive areas of asphalt and pavoids and by the poor quality build-outs in St John Street.



New Quay Street/Kilkerran Road

Another pleasant green space, again with excessive areas of roadway in comparison to the area of soft landscaping.



Networks of Lanes and closes

- There are a few remaining public lanes and closes linking streets. These include:
- Well Close - very much a lane serving the Springbank Distillery, although providing a useful connection between Longrow and Glebe Street. A square has developed in the centre, but it is poorly surfaced and used for car parking. Generally the surfaces and lighting are of poor quality.



- Kinloch Road to Bolgam Street - a narrow and claustrophobic lane alongside the Victoria Hall
- Kinloch Road to Longrow - another narrow and claustrophobic lane with a poor environment
- Dell Road to Glebe Street - a small and undistinguished lane.



Generally the lanes and closes are poorly surfaced and lit with some serving more as vehicle access rather than of benefit to pedestrians. Generally they make little contribution to the townscape, but are important survivors of earlier street patterns and could easily be improved.



Small private closes and spaces

There are numerous back gardens or enclosed drying greens, mostly located behind buildings and not playing a significant role in defining the character of the town, other than that they reflect the spacing of the, generally fairly dense, urban fabric. Occasionally glimpses are obtained of small private spaces such as at Fleming's Land. These often create a small haven within the built fabric.



Boundary Walls

Stone boundary walls are an important element of the town centre, particularly towards the outer edges of the central built up core, where walls often continue the street pattern.



In some streets garden walls enclose small front gardens and define the extent of the property. These often comprise low walls with dressed stone copes and solid stone gate piers. These were probably fitted with cast iron railings and gates, however most of these are now missing. In some cases hedges have been grown while in others modern steel railings have been fitted. These lack the formality of the original.

In the Kilkerran Road area the importance of boundary walls and railings increases as a means of defining property divisions and, as a result, contributing to the character of this more generously laid out area, see below.



2.06 TREES AND LANDSCAPING

Although the centre of the town is built up with few trees within the principal streets, the town's landscape setting provides a distinctive backdrop, so that trees and green spaces are often seen in the distance framed between buildings. In several places there are sufficient garden spaces to allow trees to become part of the town. From outside the centre, for example from across the bay, below, this relationship between urban fabric and landscape is apparent.



Trees have become established in a number of the smaller spaces around the town centre and help soften the built fabric.





Towards the south east where the nature of development changes to larger scale villas, trees become increasingly important and are an integral part of the conservation area. They also define the boundary at the top of the bank behind Kilkerran Road, between the conservation area and the later houses and fields beyond, as seen from outside the area, looking north, below.



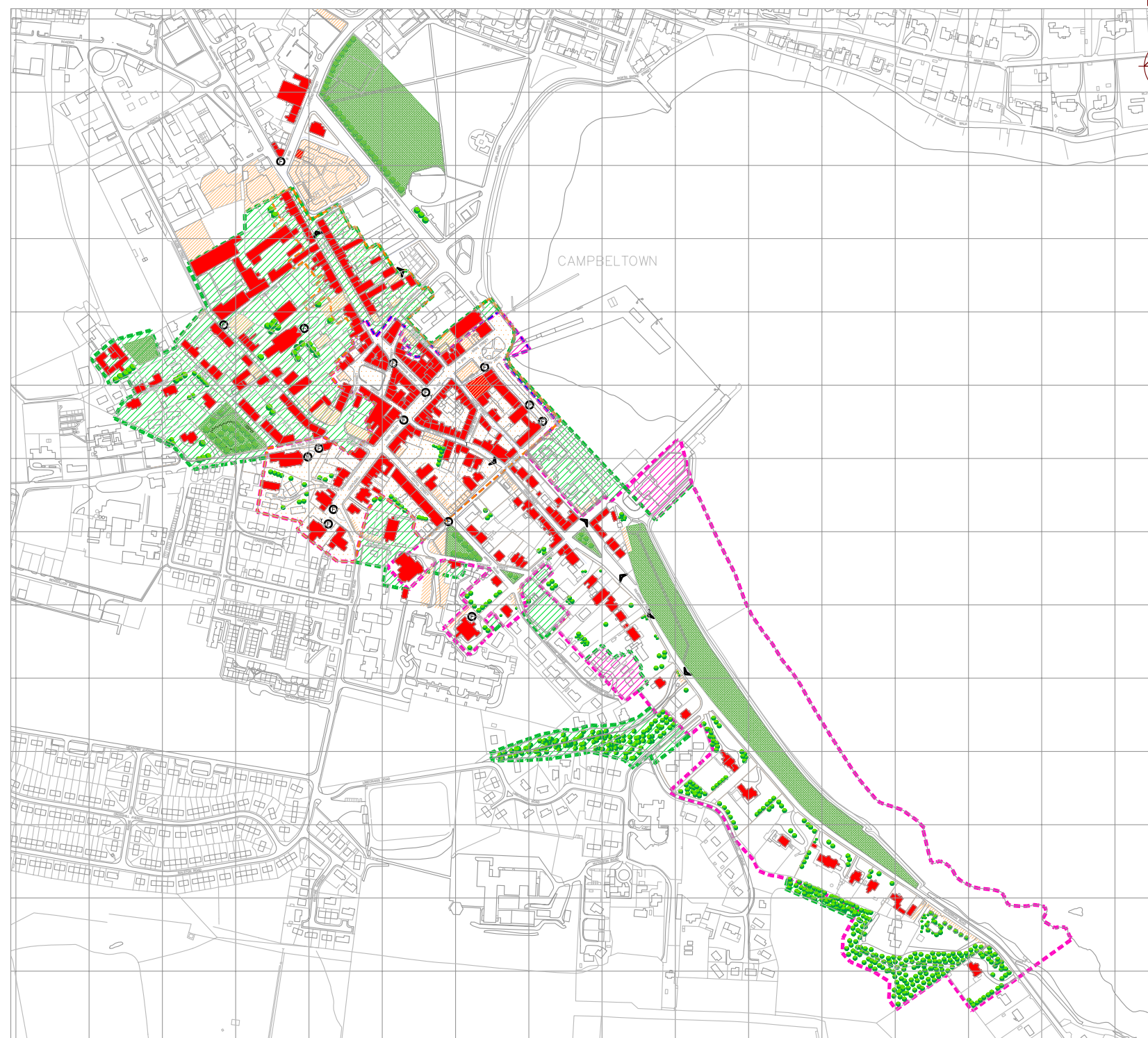
Quarry Green, created on reclaimed land has become an important green space along the waterfront at Kilkerran Road and provides both a significant public green space and a good setting for the elegant villas along Kilkerran Road.



NORTH



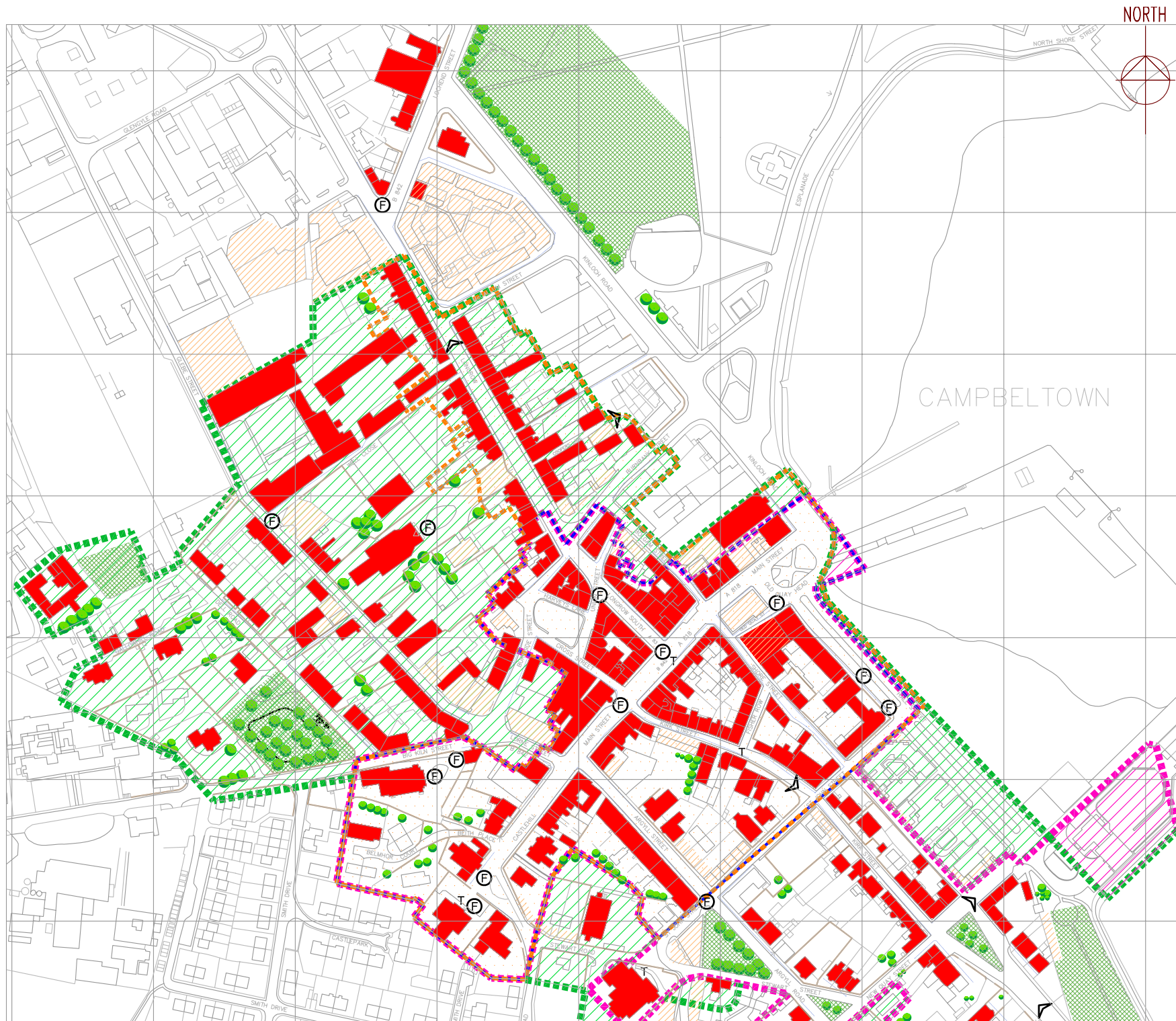
- Key
- Buildings of Great Value
 - Areas of Important Green Space
 - Areas of Important Potential
 - Important Trees/Planting
 - Important Building Lines/Frontages
 - Important Walls/Hedges/Gates and Railings
 - Focal Features/Landmarks
 - Terminal Features
 - Views
 - Conservation Area
 - Possible extension/boundary adjustment to Conservation area



Argyll & Bute Council
Campbeltown
Conservation Area
Appraisal - Plan of Area

Gray, Marshall & Associates
23 Stafford Street - Edinburgh EH3 7BJ

Drawing No. BMF 50
Scale 1:2500@A1
July 2008



- Key**
- Buildings of Great Value
 - Areas of Important Green Space
 - Areas of Important Potential
 - Important Trees/Planting
 - Important Building Lines/Frontages
 - Important Walls/Hedges/Gates and Railings
 - F Focal Features/Landmarks
 - T Terminal Features
 - └─ Views
 - - - Conservation Area
 - - - Possible extension/boundary adjustment to Conservation area

Argyll & Bute Council Campbeltown Conservation Area Appraisal - North

Gray, Marshall & Associates
23 Stafford Street : Edinburgh EH3 7BJ

Drawing No. BMF 51
Scale 1:1250@A1
July 2008

3.00 ANALYSIS

3.01 CHARACTER AREAS

The historical analysis of Campbeltown, demonstrated well in the various historical plans included within this report, shows that the town centre developed about the main axis of main Street/Castlehill and roads or lanes leading off on both sides. These included, from an early date, the shore, along what are now Shore Street and Longrow, which backed on to the then shore. Both, now, are somewhat isolated from the sea because of the 19th C land reclamation. In particular Kinloch Park has advanced the shore at the head of the bay so much that the relationship of Longrow to the former shore line has been completely lost. Kirk Street and Argyll Street and the area of building between the Main Street and the burn all developed early on.

Because of this it is recommended that the Conservation Area is extended to include the area around Longrow/Glebe Street, as indicated on the attached plan. Further, in assessing character areas this area fits with the town centre and it is proposed to include the whole historic core, including the Longrow area as one character area - the "Town centre Character Area".

The remaining southern portion of the area, from New Quay Street onwards is of quite a different character. Although some of the villas date from relatively early (ie early 19th C), the nature of development, generally large houses in extensive grounds or on large plots, is quite different from that of the town centre. The spacious grounds are often large enough to support large trees and the rear slopes behind are also wooded, making this area, in effect, a leafy suburb. It is proposed that this area should be seen as the "Kilkerran Road Character Area".

3.02 ASSESSMENT OF ATTRIBUTES

Positive Attributes

Given the remoteness of Campbeltown, in terms of its road connections, it comes as a surprise to find such an urban environment at the end of the very long peninsula. The chapters on historical development chart the reasons for this but there are three key factors which have contributed to its present form.

- First, the growth of the early town, principally during the 18th and early 19th centuries established the street patterns and the basis for future growth and prosperity. This period produced many fine buildings, such as the Town hall, early Churches and also the good quality early tenement buildings.
- Secondly, the growth of the distilling brought wealth and increased population. The industrial buildings have left their mark on the town, some by surviving and forming distinct enclaves within the town, others, by their disappearance, creating open sites close to the town centre. Perhaps most significantly the lasting contribution in terms of the conservation area is the spread of high quality villas along Kilkerran Road.
- Thirdly, the development of the town at the end of the 19th C and into the early 20th C, with its clear Glasgow influences

(and close connections with Glasgow both through regular steamer services and close ties of association/family such the prominent architect Henry Clifford) produced a rich collection of large scale tenements as well as some individual buildings of distinction, such as the Museum on Hall Street and Redholme on Kilkerran Road.

These factors together with a continual effort from the 18th C onwards to improve the harbour and seafront have produced the distinctive urban form of Campbeltown. It is a rich mixture with a very large stock of notable buildings.

Negative Factors

- **Derelict or run-down buildings**

The loss of many of the traditional industries has left Campbeltown with almost a surfeit of buildings and sites. Along Glebe Street, outside the conservation area at the western edge of the town, large areas that were formerly distilleries have been cleared and serve as depots or rough storage areas. Within the town centre declining fortunes in trade and a reduction in population have left some building under-used or derelict.

Derelict buildings are of particular concern and should be given high priority for regeneration. The worst examples (the Old School and Old Court House) are not in themselves prominent, however, they are both integral parts of the urban fabric and every effort should be made to retain them. Under-used buildings are also of concern. The Town hall is the chief example, but the Old Post Office, close by, although a modest building is also an important part of the streetscape. The earlier tenements have suffered from change and, to an extent, neglect more than later buildings. Many of these are plain, well proportioned buildings that play a more modest role in the street scene than their more flamboyant late Victorian neighbours. However they are an integral part of the townscape and efforts should be concentrated on repairing fabric and restoring historic detail.

- **Setting**

The rear of Longrow, towards Kinloch Road, once followed the shore line of the head of the loch; The creation of Kinloch park in the late 19th C provided a great asset for the town in terms of the open space. Unfortunately, perhaps because of the economic climate at the time, Kinloch Road, while lined on one side with fine trees, is lined on the other side by an unfortunate series of gap sites, run-down depots, industrial sheds and poor quality boundary and surfacing materials. Although outside the conservation area (and proposed extension) the area is crucial to the setting of the historic town. Argyll & Bute Council are in the process of issuing a development brief for this area. It is vital to the town that the link between the historic core and the fine open space of Kinloch Park is of high quality.

- **Loss of traditional building details:**

- **Roof Materials and roofscape.**

The Town Council, from an early date, appears to have ordained the use of slate and this is the (almost universal

roofing material. The exceptions are the occasional large distillery or industrial/depot building or the few more modern buildings with either flat roofs or concrete tiles.

Chimneys are generally harled and have stone copes. Many of these are in need of repair.

There are a few examples of over-sized box dormers but these are, fortunately, rare. Many of the earlier buildings sport later Victorian dormers, but on the whole these do not detract from the overall roofscape.

Wallheads to the older buildings generally project and have simple copes. The buildings at 38-48 Longrow have the only examples of scrolled skew-puts in the area. Later Victorian buildings have a wealth of features at roof level from crow steps and ornate chimneys to very distinctive Glasgow style corner turrets.

- **Wall finishes**

Many of the older buildings appear to have been harled as their original finish. In many cases this has been replaced by more modern harling/render and sometimes painted

- **Rendering and Harling** - cement rendered frontages tend to crack leaving unsightly fissured surfaces. Damp problems may lead to worse cracking and leave empty frontages. Cement based wet dash harling, although textured, is often applied in heavy coats and has a dull grey finish (unless painted). Dry dash harling, often with buff pea gravel or chips produces a bland finish that disguises the quality of the wall below.
- **Pick and Pointing** - Some buildings are finished pointed stonework. Modern pointing is often carried out using hard cement based mortar keyed back from the face of the stone.
- **Rendering and Dressed Stone** - older shop fronts are usually cement rendered, coursed ('cement ashlar') and sometimes painted. Separation between shop front and residences above is achieved by painting the render. This provides colour and adds visual emphasis to the purpose of each part. Ground floor delineation is also frequently emphasized by a moulded cornice/string course. Cement ashlar, as it contains no lime is often liable to cracking, and where not painted, presenting a grey and drab appearance.
- **Rainwater goods, ironwork** - traditional cast iron drainage/guttering and more ornate painted Victorian iron drainage are frequently lost to modern pvc often in unsympathetic light grey. Sometimes light grey pvc, has replaced part of the iron drainage, leaving a mismatch of style and colour.
- **Doors and Windows** - details such as traditional styles of doors and windows are frequently lost to unsympathetic modern styles or mock traditional. PVC windows stand out due to their often very thick profiles. Wood stained window finishes lack colour and quickly lose finish quality. Inward opening windows with 'stick-on' astragals look fake and lack visual quality. Glazed front doors look incongruous with the historic fabric.
- **Public realm** - the quality is generally poor and utilitarian, simply asphalt or concrete surfaces, and signage is poor.

3.03 BUILDING BY BUILDING ANALYSIS

The following pages give descriptions of all the listed buildings and some of the non-listed buildings within the conservation area and the Longrow/Glebe Street area.

A schedule of all the buildings in the conservation area is attached. This identifies the listed buildings

A plan showing the listed buildings is attached.



NORTH



- Conservation Area ----
- Possible extension/boundary adjustment to Conservation area ----
- CARS Area ----
- Listed Buildings
- Category A ■
- Category B ■
- Category C ■

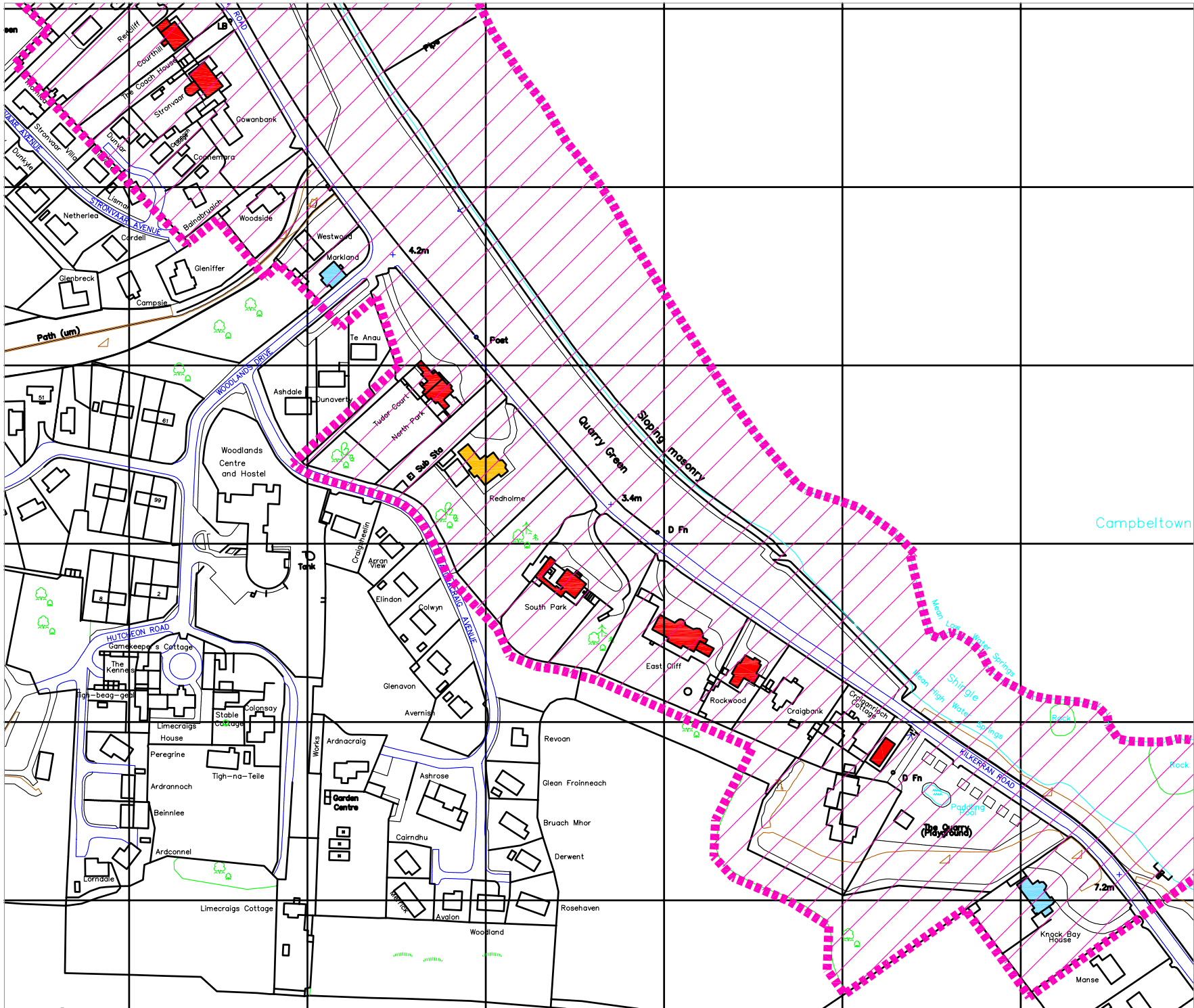
Argyll & Bute Council

Campbeltown Conservation Area

Plan of Area

Gray, Marshall & Associates
23 Stafford Street : Edinburgh EH3 7BJ

Drawing No. BMF 06
Scale 1:2000@A1
July 2008

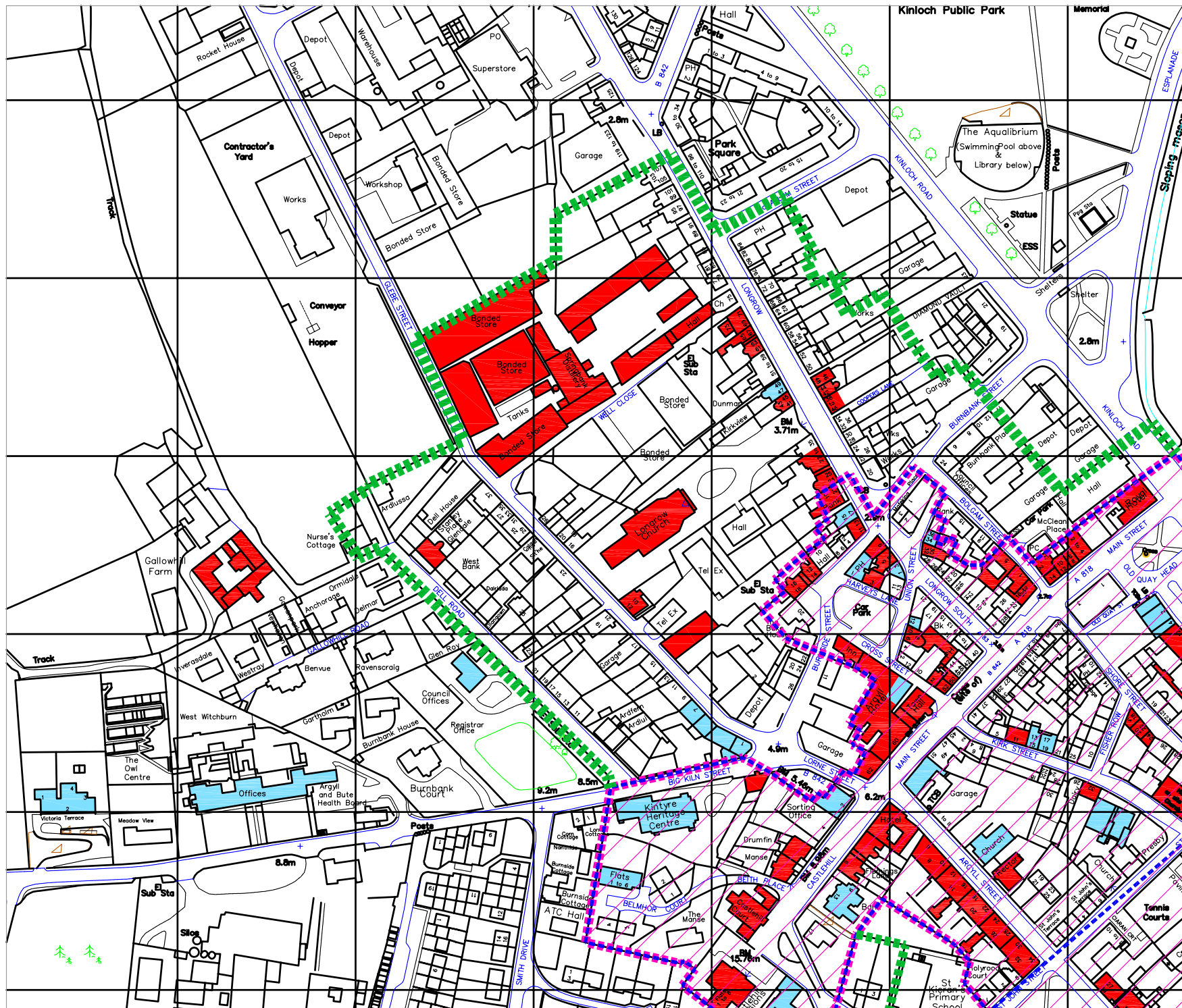


- Conservation Area
- Possible extension/boundary adjustment to Conservation area
- Listed Buildings
- Category A
- Category B
- Category C

Argyll & Bute Council
Campbeltown
Conservation Area
Plan of Area - South

Gray, Marshall & Associates
23 Stafford Street : Edinburgh EH3 7BJ

Drawing No. BMF 08
Scale 1:1000@A1
July 2008



- Conservation Area ---
- Possible extension/boundary adjustment to Conservation area ---
- CARS Area ---
- Listed Buildings
- Category A ■
- Category B ■
- Category C ■

Argyll & Bute Council Campbeltown Conservation Area Plan of Area - search

Gray, Marshall & Associates
23 Stafford Street - Edinburgh EH3 7BJ

Drawing No. BMF 09
Scale 1:1000@A1
July 2008

3.03 BUILDING BY BUILDING ANALYSIS KEY LISTED AND UNLISTED BUILDINGS

3.03.01 THE TOWN CENTRE



Town Hall

One of the most important buildings in terms of defining the character of Campbeltown. 'B' listed, the list description gives:

"1758-60, spire of 1778 by John Brown, remodelled by Campbell Douglas in 1865-6. 2-storey and attic 4-bay classical town hall comprising 3-bay earlier section with Gibbsian tower projecting at centre. Painted ashlar S (principal) elevation, cement rendered and lined NE gable and roughcast rear elevation. Partially exposed base course, string course at ground floor, band course and eaves cornice. Rusticated quoins at S elevation framing early building and at left of later bay, margins at corners to rear. Architraved round-arched windows with impostes and keystones at S elevation, margined at gable and rear, all with projecting cills".

The building no longer serves a formal civic function but is well liked by the community and numerous formal and informal meetings are held there. Although reasonably well maintained it suffers from a number of fabric defects which could lead to more rapid deterioration if not remedied. The services and decoration are of some age. Replacement of the slightly oddly proportioned windows with sash and case windows of traditional design would improve the appearance of the building.

It is not known how long the building has had a painted finish, however the present gloss paint may prevent the stonework underneath from breathing properly. Removal and application of a more traditional mineral or lime based system may be desirable.

The setting of the building has suffered - the loss of the cross and narrow pavement coupled with an increase in traffic mean that there is no effective civic space outside. This is compounded by the location of a taxi rank immediately outside the building





The Club

A distinctive property on a key corner site. The importance of this corner in the view down Main Street is noticeable in the photograph, above. It is 'B' listed, the list description gives:

"Henry E Clifford of Glasgow, 1898. 2-storey, 3 x 2-bay, Glasgow Style Club of rectangular plan on corner site. 3-bay elevation to Main Street including 2-storey 5-light semi-octagonal corner tower to left. Red sandstone ashlar, stugged in honeycomb pattern, droved at dressings. Chamfered arrises to windows".

The building appears to be in fair condition, reasonably close to the original.



53 Main Street (Old Post Office)

'C' listed, the list description gives:

Early 19th century. 2-storey, 5-bay tenement with former post office accommodation at ground floor on corner site. Ashlar ground floor, smooth cement render at 1st floor, lined at Argyll Street elevation, all painted. Base course, band course at 1st floor, eaves cornice. Raised margins with projecting cills at 1st floor and margins at corners.

The notes state:

On corner site with Argyll Street. This building is an important survivor of the type of building that used to line Main Street.

It is in poor condition, particularly at the rear which is visible from Argyll Street.



50-52 Main Street and Cross Street

A key property on a key corner site close to the Town Hall. More restrained than many of the later tenement buildings, it survives as a very good example of the quality of late 18th C development. The later shopfronts are reasonably well preserved, however the whole building is somewhat run down and is in urgent need of repair. 'B' listed, the list description gives:

"Later 18th century. 3-storey and attic, 4-bay near-symmetrical tenement corner site with 2-bay, 3-storey and attic wing projecting from NW giving L plan building, regularly fenestrated at 1st and 2nd floors. Roughcast walls painted ashlar dressings. Intermittent base course, lintel course and cornice eaves, raised ashlar margins at 1st and 2nd floor windows. Rusticated ashlar quoins at corner with Main Street and Cross Street".



2-14 Main Street & Maclean Place

A simple earlier building, well composed and of significant scale. The oversized central fascia disguises the simple nature of the earlier shopfronts. 'B' listed, the list description gives:

"Early 19th century. 3-storey and attic, 8 x 4-bay near-symmetrical tenement of U-plan layout. Smooth cement rendered shopfronts, roughcast walls above with painted ashlar dressings. Base course, moulded string course over shopfronts, band course and cornice at eaves. Raised margins at street elevation windows and corners, projecting window cills".



16-20 Main Street and 1-3 Bolgam Street

Another relatively plain earlier building, with overside Victorian dormers. Long return elevation to Bolgram Street and occupying a significant corner site. 'B' listed, the list description gives:

"Late 18th century. 3-storey and attic, 6-bay tenement on corner site with 3-bay, 3-storey wing projecting to rear along Bolgam Street. Smooth cement rendered, lined and painted elevation to SE (Main Street), roughcast upper floors at NE (Bolgam Street) elevations".



Royal Hotel

Its location at a prominent corner overlooking the harbour and at a key node point in the town gives this building a significance that goes well beyond its architectural merits. 'C' listed, the list description gives:

"James M Monro of Glasgow, 1907, partially rebuilt by him 1941. 3-storey and attic, 5 X 5-bay Glasgow Style hotel of approximate L-plan on corner site. Bull-faced squared and snecked sandstone with polished red sandstone ashlar dressings, partially roughcast NE elevation. Cornice at eaves. Ground floor bipartite windows with sloping cills, 1st floor windows transomed, with projecting cills, corniced cills at 2nd floor. Circular 3-storey corner tower corbelled out at 1st floor over chamfered corner".



Main Street, Argyll Arms Hotel

'B' listed, the list description gives:

"James Weir, circa 1900. 3-storey, 3-bay symmetrical hotel in terraced site. Sandstone ashlar, high base course, moulded at top, and eaves course. Bipartite windows at ground flanking architraved entrance door with keystone at centre. Large 5-light canted oriels at 1st floor flanking blank centre bay linked by plain balustrade. Oriels adorned with string course at base, cill course, and corniced parapet. Slightly advanced tripartite windows above with tall corniced and finialled stone dormerheads, breaking eaves. 3-storey 4-bay wing projecting to rear, cement-rendered, raised margins with projecting cills to windows, Plate glass timber sash and case windows, 4-pane to rear. 6-panel 2-leaf fielded panel entrance door, glazed inner screen, 2-leaf glazed doors with diagonal brass handles. Cast-iron lettering "Argyll Arms Hotel" at 2nd floor. Profiled gutters at eaves to front and rear. Square section downpipes framing façade with hoppers and brackets to front. Grey slate roof, ashlar stacks with rendered sides and round cans, rendered and shouldered wallhead stacks flanking rear wing, apex stack to end gable, all coped with round cans. Skew copes to gables".



Feathers Inn, Cross Street

'B' listed, the list description gives:

Circa 1800. 2-storey, 5-bay symmetrical public house of rectangular plan. Cement rendered and lined principal front painted including dressings. Door at centre flanked by windows and with regular fenestration at 1st floor.

Wee Toon Lounge Bar

Late 19th century. 2-storey, 2-bay symmetrical public house in irregular terrace. Ashlar frontage with droved ashlar dressings, all painted. Cill course at 1st floor, eaves course.



Commercial Inn, Cross Street/Burnside Street

'B' listed, the list description gives:

Circa 1800. 2-storey and attic, 5-bay public house of rectangular plan comprising symmetrical principal front, apsidal stair tower projecting to rear, and single storey wing projecting to W. Smooth cement rendered walls at ground floor of principal front, walls roughcast elsewhere. Moulded string course and projecting cills at 1st floor. Entrance door at centre with windows in flanking bays and to each bay at 1st floor. Single bay, single storey wing projecting from W gable. Doors in N and S elevations, chamfered NW corner.



12-18 Burnside Street

'B' listed, the list description gives:

Early 19th century. 3-storey, 6-bay tenement of rectangular plan. Cement rendered and painted principal front with ashlar dressings, roughcast side and rear elevations. Eaves course, and projecting cills at windows.

SE (PRINCIPAL) FRONT: regularly fenestrated (grouped 3-3) and symmetrical, except at ground. Entrance door in 2nd bay, classical doorpiece with pilasters and entablature. Segmental-arched pend in 4th bay. Paired entrance doors between 5th and 6th bays (door to left infilled), flanking shop windows with curved cills and lintels.



6-10 Union Street

'B' listed, the list description gives:

Later 18th century. 3-storey and attic, 7-bay tenement of rectangular plan. Droved and painted ashlar piers to shopfront, polished ashlar frieze with cherry-caulked red sandstone walls above, droved ashlar dressings. Partial base course, wide lintel course at shopfront, 1st floor cill course over frieze, cill course at 2nd floor, eaves course. Shop entrance door at 2nd bay, with shop window to left and entrance door to common stair to right. Shop to right with central door and flanking shop windows. Raised margins at windows with projecting cills at 3rd floor. Regular fenestration to upper floors, round arched niches at 1st and 2nd floors of bay to left of centre.



11-13 Union Street

'C' listed, the list description gives:

Mid 19th century. 2-storey and attic, 4-bay tenement with shopfront and classical details, on corner site. Smooth rendered and painted principal front, roughcast gable end with droved ashlar dressings.

Typical of a type of good quality, unassuming building that makes a definite contribution to the townscape, particularly in terms of forming part of the tight urban grain of the area.



30-32 Union Street

'B' listed, the list description gives:

Early 19th century. 3-storey and attic, 2-bay tenement on terraced site. Cement-rendered and lined elevation, roughcast rear elevation with ashlar cills. Eaves cornice, projecting cills at windows.

The notes state:

This building is listed primarily for its high quality shopfront. Although downgrading of the original sash and case windows mars the traditional character of the upper floors, the tenement as a whole continues to make a valuable contribution to the townscape.



34-36 Union Street

'C' listed, the list description gives:

Circa 1800. 2-storey and attic, 2-bay tenement, later raised to include attic. Roughcast walls and margins with projecting windows cills at each floor. Entrance door to pend at outer left, shop door at right with flanking rectangular windows, timber fascia above.

The notes state:

This building is a survivor of the early street plan. Loss of its chimney stack is unfortunate, but this tenement continues to make a contribution to the townscape.



3 Harvey's Lane

'B' listed, the list description gives:

Mid 19th century. 3-storey, 3-bay former warehouse in irregular terrace. Squared and coursed stone walls with droved ashlar dressings. Eaves course, raised margins to openings and outer right edge of elevation, projecting cills. Ground floor, segmentally-arched opening off-set to left of centre, 2 windows to right with loading doors at 1st and 2nd floors.



Burnside Street/1Harvey's Lane - Burnside Bar

'C' listed, the list description gives:

Early 19th century. 3-storey L-plan tenement, with 4-bay and 3-bay elevations to W (Burnside) and S respectively. Smooth cement rendered pub frontage at both elevations to 1st floor cill height. Stugged ashlar upper to W elevation, roughcast to S. Base course, string and cill courses at 1st floor, cill course at 2nd floor (Burnside elevation only), and eaves course. Raised margins to upper floors, tightly curved corner treatment.

5 Bolgam Street

'B' listed, the list description gives:

Late 18th century, possibly incorporating earlier fabric, modernize 1852-3. Courthouse complex comprising tall 2-storey, 3-bay building on terraced site to Bolgam Street and stone flagged courtyard to rear with 2-storey ranges to N, S, and W. Cement rendered walls to Bolgam street, harled elsewhere, droved ashlar dressings. Raised margins at openings and projecting cills at windows.



The notes expand as follows:

Dating to the late 18th century, the old courthouse is a fine example of a range of buildings with high quality stonework detailing, ranged around a small court. It retains many features of note to both exterior and interior and is particularly remarkable for retaining a timber pegged oak roof in the South Range. This roof dates back to at least the late 18th century but may well be earlier as its structure is similar to roofs dating back as early as the 17th century. The roof is 'single' rafter, without longitudinal members such as purlins or ridge board.

Racking is prevented by the sarking, to which the slates were pegged. Ashlar posts are also present, although they have been cut short at some point, probably to allow the insertion of a ceiling. The roof constitutes a rare and special survival to the region. The town hall had served as a courthouse and prison since 1760, but friction between Sheriff Bruce and the Town Council in 1852 led to proposals to convert the buildings in Bolgam Street into a courthouse, and the courts moved there in 1853. Disagreement in 1868 between the Town Council and the County authority, the Commissioners of supply, about the rent of the Bolgam Street premises prompted the ommissioners to build a new courthouse on Castlehill.



1-3 Longrow

'C' listed, the list description gives:

Mid 19th century. 2-storey and attic, 4-bay curved tenement with shops. Smooth rendered elevation to street with droved ashlar dressings, all painted. Base course, paired shop entrance doors at centre, flanking square shop windows. Section of cornice over shopfront to right, windows at 1st floor with projecting cills, blank 3rd bay. Plate glass timber sash and case windows to 1st floor and attic. Grey slate roof, timber slate-hung piend-roofed canted dormers at pitch to street, centre light with 2-pane lower sashes. Cast-iron gutter.

The notes state:

Re-instatement of suitable shopfront for the unusual curved street elevation would benefit this building enormously. It remains, however, an important part of the fabric of Longrow.



5-7 Longrow

'B' listed, the list description gives:

Early 19th century. 3-storey and attic, 3-bay near-symmetrical tenement in terraced site. Droved ashlar shopfront with smooth lined render above, all painted, roughcast SW gable and rear elevation. Base course and stall risers to symmetrical shopfront with mullions flanking recessed door at centre, tenement entrance door to outer right. Cornice over shopfront fascia, raised margins and projecting cills at 1st and 2nd floors. Apsidal stair tower projecting at rear. Plate glass shop windows, glazed door at centre with infilled fanlight above. Timber railed gate to shop, vertically-boarded timber gate with slatted upper and boarded infill above to pend at outer right. Modern 12-pane tilt-and-turn glazing to upper floors at front and rear elevations. Grey slate roof, 3 piend roofed, slate-hung timber dormers, bipartite at centre, all with modern glazing, curved slate roof over stair tower. Cast-iron gutter and downpipe. Roughcast, coped, 3-flue apex stack to SE gable, skew copes removed.

The notes state:

Although removal of the original sash and case windows is unfortunate, this building continues to make an important contribution to the fabric of Longrow, particularly when view in conjunction with its neighbours.



5-7 Longrow

'B' listed, the list description gives:

Early 19th century. 3-storey, 2-bay tenement, additional bay at curved corner and 2-bay return to Burnside. Red cherry-caulked sandstone walls, painted droved ashlar shopfront at ground. Base course, intermittent cill course at stall risers, cornice over shopfront with cill course above, eaves course. Raised margins and projecting cills to 1st and 2nd floor windows.

The notes state:

A photograph of circa 1977 shows an 8-flue shouldered wallhead stack over the left bay of the NW elevation, and another large stack over the dividing wall with the adjacent building. Removal of these stacks from this building mars the traditional profile, but this building continues to provide a particularly fine focus for this part of Longrow, and its early 19th century burgh architecture. It is currently (1995) further enhanced by a very smart shop-sign painted on the frieze.



11-13 Longrow

'B' listed, the list description gives:

Early 19th century. 3-storey and attic, 3 bays (unevenly spaced) tenement at S end of terrace. Smooth rendered and lined principal front. Base course, lintel course at eaves. Simple stone shopfronts with pair of doors at centre bay, flanking square shop windows, cornice at 1st floor. Raised margins to openings and corner, some stuccoed, all painted.

The notes state:

This building is an important part of the early 19th century burgh architecture that is the fabric of the Longrow.



15-17 Longrow

'C' listed, the list description gives:

Early 19th century. 3-storey, 2-bay symmetrical tenement at N end of terrace. Smooth rendered and painted principal front with roughcast N gable and rear elevation. Base course, central entrance door with flanking rectangular shop windows. Outer left end of principal front set back slightly with shopfront cornice from adjacent building overlapping, partially chamfered corner to project at right. Projecting eaves, dressed ashlar margins to N elevation.

The notes state:

This building is an important part of the fabric of Longrow and the grouping of the adjacent tenement and that to the N of the Clydesdale Bank.



19-21 Longrow, Clydesdale Bank

'B' listed, the list description gives:

Late 19th century, incorporating earlier fabric. 3-storey, 3-bay nearsymmetrical bank building of rectangular plan. Stuccoed sandstone ashlar with polished ashlar dressings and details, rubble rear and side elevations, squared and stuccoed at SE gable. Base course, eave course at 2nd floor, corbelled low parapet at eaves, articulated around segmentally-arched 3rd floor windows.

The notes state:

The 1868 Ordnance plan shows a building on the same site suggesting the building was modernized with a new principal elevation of circa 1900.



Castlehill and Argyll Street, White Hart Hotel

'B' listed, the list description gives:

Circa 1900, incorporating earlier fabric. 3-storey and attic hotel of L-plan arrangement, 6-bay elevations to Castlehill and Argyll Street with additional chamfered mutual corner entrance bay comprising entrance door at ground floor with 3-storey semi-octagonal oriel above. Roughcast walls with dressed ashlar dressings, all painted. Base course and eave course, raised margins at windows and door openings.

Notes:

A photograph of the hotel prior to rebuilding shows a plain 7-bay gabled building. Warrant applications for alterations and additions were made in 1897 and 1907 by Captain H Macneal Younger of Lossit, who also owned the Machrihanish hotel by Sydney Mitchell. The polygonal corner tower with ogee roof (echoed in the neighbouring red sandstone Barochan Place) is redolent of Mitchell's designs. Bracket marks at 2nd floor, 6th bay, indicate the point where there was formerly a sculpture of a deer. The forcefulness of the main design elements grouped around the corner is somewhat reduced by the absence of the deer sculpture which worked visually in conjunction with the chimney to great effect. This remains, however, an impressive building on this prominent corner site.



Castlehill, Fleming's Land, With Wash-Houses, Garden Walls, And Gates

'B' listed, the list description gives:

Early 19th century, recast by T L Watson, 1909. 3-storey 7-bay symmetrical tenement. Roughcast finish, droved ashlar quoins and dressings. Bull-faced sandstone base course, margins to principal front corners, doors, and windows with projecting cills.

Notes:

Built for Captain John Fleming R N of Glencreggan (Killeen) one of Nelson's officers, it was restored by Watson (the architect of Barochan Place) who also designed the wash house and garden to the rear. This building is an important part of the fabric of Castlehill. It is a good example of an early 19th century tenement, and all the more interesting due to the turn of the century improvements which were part of a wider building program including the White Hart Hotel and Barochan Place.

Castlehill, Drumfin And Former Lowland Church Manse, With Walls, Railings, And Gatepiers



'B' listed, the list description gives:

Mid 19th century. 2-storey, 6-bay, mirrored pair of double pile houses, each of 3 bays with door at centre and outer bays advanced to give U-plan, slightly splayed to centre corresponding with angled rear elevation. Stugged ashlar walls with droved and painted details, including quoins and dressings. Coursed rubble rear elevation with stugged dressings. Base course, band course over ground floor lintels, cill course at 1st floor, cornice at eaves. Architraved window surrounds with projecting cills.

Notes:

Built as manses of the English speaking and Gaelic speaking (now Heritage Centre) Free Churches circa 1845. These are houses of good quality construction with many traditional external details and finishes surviving, including an original floreate chimney can at the W stack which complements the Regency flavour of the design.



Castlehill, Sheriff Court House, With Boundary Wall

'B' listed, the list description gives:

David Cousin of Edinburgh, 1869-71, extended 1903. 2-storey 3-bay French Gothic courthouse. 3-storey tower projecting at centre of principal front, flanking single storey wings, 2-storey wing projecting to rear with single storey courtroom wing beyond, giving approximate T-plan. Bull-faced ashlar to principal and NE elevations, stugged squared and snecked elsewhere, droved dressings. Base course, string course below 1st floor cills, eaves course. Stop-chamfered window reveals.

Notes:

The town hall had served as a courthouse and prison since 1760, but friction between Sheriff Bruce and the Town Council in 1852 led to proposals to convert old buildings in Bolgam Street into a courthouse, and the courts moved there in 1853. Disagreement in 1868 between the Town Council and the County authority, the Commissioners of supply, about the rent of the Bolgam Street premises prompted the Commissioners to build the new courthouse on Castlehill. Cousin had built the Poorhouse in Tobermory, Argyll & Bute Hospital in Lochgilphead, and the Free High Church in Oban. The main contractor chosen was the local builder and architect Robert Weir, who built it at a cost of £3,250.2s.5d. The Argyllshire Herald thought that the new courthouse made a substantial improvement to the Castlehill area, making it now "one of the most beautiful districts of the burgh", but criticised the fact that it advanced across the building line of the street and intruded into the view of the Castlehill Church from the Main Street. On 14th January 1903, the Standing Joint Committee of The Argyll County Council applied for an addition. A photograph from the Colville Papers shows the building without the wing to the S. The courtroom was refitted after a fire in 1989.



Castlehill, Castlehill Mansions, (Formerly Lowland Church Of Scotland) With Boundary Walls, Railings, And Gatepiers

'B' listed, the list description gives:

George Haswell of Inveraray, 1779-81. 5-bay, 2-storey (3-storey to rear) symmetrical classical former church, of rectangular plan with wing projecting to rear, converted to residential use circa 1985. Rubble walls with ashlar dressings and details, all painted. Base course, cornice at eaves. Raised margins to windows and corners, projecting cills.

Notes:

This building replaced the Lowland Kirk in Kirk Street. It was built on the site of Kinloch (or Lochhead) Castle, stronghold of the Earls of Argyll as Lord of Kintyre, which was demolished by General Leslie's army in 1647. George Haswell of Inveraray was the architect, and building operations were supervised by John Brown, mason and architect, also of Inveraray. As it was intended chiefly as a burghal church, the Town Council was classified as a heritor and paid two-fifths of its cost. A photograph of 1868 shows it with 24-pane timber sash and case windows at ground, 16-pane at 1st floor with 20-pane windows at centre. It also shows square gatepiers with ball finials and iron gates, as well as a weathercock surmounting the tower and a bell in the bellcote. It was altered to a T-plan arrangement from 1883 with a gallery on three sides of the main hall and a

pulpit centring the SW side. It was closed in 1971 and converted to flats circa 1986. There is evidence on the side elevations that the windows adjacent to the rear elevation have been altered from their original sizes that corresponded to the principal front. This means that the side elevations would originally have been symmetrical. Although glazing to the 3-storey section is unfortunate, an effort has been made to retain the original appearance of the building from the street. The building is important for terminating the view up Main Street and Castlehill.



2 Castlehill And Lorne Street, With Railing, Boundary Wall, And Outbuilding

'C' listed, the list description gives:

Peddie & Kinnear, 1885. 2-storey and attic, 4-bay asymmetrical 17th century revival former bank building on corner site with paired, gabled, wings projecting to NW (rear) to give square plan. Bull-faced, squared and snecked sandstone walls with droved ashlar dressings. Cill course at 1st floor, eaves course.

Notes:

On the 22nd April 1884, warrant was applied for to erect a 3-storey tenement and office for the Royal Bank of Scotland. It was referred to in the Argyllshire Herald of 1885 as a building in the "Scotch Baronial Style". It is an imposing building of good quality construction on this prominent town centre site.



Castlehill, Royal Bank Of Scotland, With Walls, Railings And Gates

'C' listed, the list description gives:

Later 19th century, with late 19th century addition. 2-storey, 4-bay bank and bank manager's house of rectangular plan. Polished ashlar principal front with roughcast and coursed rubble elevations to SW and NE respectively. Base course, cornice and blocking course at eaves. Raised ashlar margins at windows, droved with projecting cills to side elevations.

Notes:

The ridge stack and asymmetry of the principal elevation would suggest that this building was extended by an extra bay to the N. The architecture of the principal front is strikingly similar to the Royal Bank in Lanark High Street.

This building is constructed with good quality materials, and occupies a prominent position in the town.



Ralston Road, Police Station, With Boundary Walls And Gatepiers

'C' listed, the list description gives:

Thomas Brown of Edinburgh, 1847, extended 1871. Irregularly composed 2-storey Jacobethan former prison, comprising 8 x 2-bay near symmetrical gabled cell block to SW, gabled wing advanced to left of centre of NE (principal) front giving approximate T-plan to original design. 2-storey, gabled L-plan infill in re-entrant angle to right of principal gable with later 4-bay, single storey addition advanced at ground to Ralston Road. Stugged ashlar walls and dressings, droved at arrises. Eaves course, chamfered arrises.

Notes:

The Town Hall had served both as a courthouse and prison from 1760. By the 1840's, the available space was inadequate for both functions. Following the Prisons (Scotland) Act in 1839, the Argyllshire Prison Board was formed in the county to oversee the prisons in Inveraray, Campbeltown and Tobermory. After much deliberation the Board secured a site for a new prison on the Castlehill. Thomas Brown (circa 1781-1850) of Edinburgh, was the architect of the new jail, completed in 1847 at a cost of £3,250.2s.5d. Conditions inside the new prison can be judged from information contained in the minutes of the Prison Board. The institution had to be inspected regularly and the reports of the inspectors show infants and children to be frequently incarcerated with their mothers. A typical entry reads "31st May 1856. Visited the prison this day and found 10 male prisoners and 5 female prisoners, one of the latter having her infant child - found all in good order (signed) John Beith, jun".

**Former Lowland Church Manse, Off Castlehill**

'C' listed, the list description gives:

Early 19th century, with later additions and alterations. 2-storey and attic, 3-bay house, lower single bay, single storey and attic addition to E with further lean-to addition beyond giving 5-bay frontage. Stugged, squared and snecked rubble walls with droved ashlar dressings, coursed rubble side and rear elevations. Base course and eaves course to main block and additions.

Raised margins and projecting cills to openings.

Notes:

Although this former manse has been sub-divided into flats, it remains a handsome house that still retains many of its original details.

**Big Kiln Street, Heritage Centre, (Formerly Lorne Street Free Gaelic Church) With Hall, Boundary Walls, Railings, Gates, And Gatepiers**

'C' listed, the list description gives:

James Boucher of Boucher & Cousland, Glasgow, dated 1867, with church hall addition by Henry E Clifford 1889. Rectangular plan, gabled entrance front to E with steeple at apex and flanking stair towers. Late 19th century single storey L-plan hall projecting to W from rear (W) elevation. Stugged squared and snecked red sandstone ashlar to nave, vestry, stair towers and hall. Alternating red and yellow sandstone banded quoins and details to E front. Chamfered arrises and sloping cills at windows.

Notes:

This church was built to replace the Gaelic Free and English Free churches that previously stood together on this site. The Campbeltown Courier of 8th August 1908 records "the proposal to renovate the old Gaelic Church was not favourably entertained by the friends of the Gaelic Congregation. The late Provost Beith took up the cause of the highland people, and largely at his own expense, with the assistance of like-minded friends, Lorne Street church was built and opened free of debt. The fine suite of halls were built in 1899 through the energy of



the minister, the Rev D F Mackenzie B D, and through a legacy of £100 from the late Malcolm McEachran, Kirk Street, the gallery of the church was lowered at this time, thereby remedying a defect in the original the plan, and making the building for comfort and compactness, with perfect acoustic, everything that one could desire, and which to succeeding generations, by the faithfulness of the gospel preached within its walls, has been a Bethel - the house of God, the very gate of Heaven". This church is also interesting due to the striking resemblance of its unusual design to the church of St Francis, Gorton, by the architect E W Pugin which is dated 1866-72. The striped stonework may be derivative of the more common mixture of red brick and stone used in England. It is unfortunate that this pattern has been painted out at the entrance door surrounds. The church was closed in 1990, and the ground floor cleared for conversion to a museum. The original entrance steps have been dismantled and the materials incorporated in the modern ramp and steps.



Big Kiln Street, Former Free Church School

'B' listed, the list description gives:

Circa 1845. Single storey, 5-bay symmetrical gothic former school with rhomboidal double-pile plan. Stugged and squared ashlar elevation to street with polished ashlar dressings and details. Random rubble side and rear elevations with droved margins and projecting cills. Base course, cornice at eaves returned at ends, raised margins to pointed-arched windows, sloping cills to street.

Notes:

This building is an interesting survival of its type and has local importance being the only building surviving of a group of 4 buildings originally on this site. This group comprised the 2 free churches, each with their associated schools (their linear arrangement shown on the burgh plan of 1868), demolished for the construction of the Free Church (now Heritage Centre) by James Boucher in 1867. An illustration of the previous churches shows their architecture to be much plainer than the school.

The building is in extremely poor condition. It has lost the slates from the roof and water penetration has damaged the internal fabric.





Argyll Street

'B' listed, the list description gives:

Thomas L Watson of Glasgow, 1907. 3-storey and attic 28-bay Glasgow style tenement of L-plan with additional 4-bay elevation facing to SE giving L plan. Bull-faced squared and snecked sandstone walls with red ashlar dressings and details to NE and SE elevations. Rendered NW and SW elevations with red ashlar lintels and projecting cills. Base course with "shot hole" ventilators, string course at 1st floor, articulated around downpipes and oriels. Cill course at 2nd floor and eaves course.

Notes:

On the 23rd May 1906, Alexander Fleming applied for a warrant to erect a "tenement of dwelling-houses". These tenements are of good quality design and construction and an excellent example of the style of architecture brought to the town by the architects visiting from Glasgow. The wash-houses, drying greens, coal cellars, and many original internal and external details make this building a particularly interesting survivor.



Argyll Street, St Kieran's Episcopal Church

'C' listed, the list description gives:

Ronald Walker Stirling, 1891, with gates by Henry Edward Clifford of 1885. 5 x 1-bay gothic hall church of simple rectangular plan with entrance porch and organ recess projecting on SE elevation, and vestry projecting to outer left of NW elevation. Bull-faced, squared and snecked sandstone walls with droved ashlar dressings to street elevation, porch and SE elevation to left of porch. Random rubble walls with stugged and droved dressings elsewhere.

Notes:

The Episcopal congregation was formed in Campbeltown in 1848 and initially worshipped in the Town Hall. In 1849, they considered and turned down schemes proposed by Butterfield, a Mr Nisbet of Gloucester, and James Wylson of Glasgow, and subsequently bought the United Session Church in Argyll Street in 1850. Stirling is first mentioned in the Minutes of the Trustees in 1890, the mason being a Martin Wallace. The present building is a modification by Stirling of a much more ambitious scheme by Clifford who had designed the rectory and gates in 1885. The pulpit and communion rails were designed in 1891 by Canon Charles T Wakeham who had also designed the Episcopal church in Islay. B group with the neighbouring rectory.



Argyll Street, Episcopal Church Rectory

'B' listed, the list description gives:

Henry Edward Clifford, 1885. 2-storey, 3-bay asymmetrical Tudor gothic rectory. Stugged squared and snecked ashlar walls with polished ashlar dressings. Stugged rubble NW elevation, roughcast SE elevation. Battered base course, cill course at 1st floor, eaves cornice. Chamfered arrises and sloping cills to windows.

Notes:

Built by James Weir, Clifford's design echoes work by Burgess in the park area of Cardiff. Although his scheme for the neighbouring church was not executed, the dwarf wall to Argyll Street with its iron gates are of his design and harmonise the

two buildings into a striking group on this side of Argyll Street. The timber chimneypieces were carved by the first occupant, Canon Charles T Wakeham. Some of the carved detail on the stair was damaged when the rectory was used as a hostel during the war, and is now concealed behind boarding. B group with neighbouring church.



7-11 Kirk Street

'B' listed, the list description gives:

Early 19th century. 3-storey, 3-bay near-symmetrical tenement of rectangular plan with rectangular stair tower projecting to rear. Roughcast random rubble walls (lime harl surviving at NW elevation) with polished ashlar dressings. Base course and eaves cornice with concealed gutter. Raised margins at openings, projecting cills at windows.

Notes:

A fine piece of burgh architecture from Campbeltown's early 19th century prosperity.



13-15 Kirk Street

'C' listed, the list description gives:

Early 19th century. 3-storey and attic, 2-bay tenement on terrace site. Cement-rendered shopfront at ground, harled upper floors with ashlar dressings. Margins and projecting cills to windows. Door to left and window to right of each bay at ground, cornice over shopfront, regular fenestration to upper floors. Timber sash and case windows, plate glass at ground, 4-pane to upper floors. Grey slate roof with cast-iron gutters and downpipes. Piend-roofed, slatehung canted timber dormers with 4-pane timber sash and case windows and plate glass sidelights. Mutual rubble stack to W gable, coped brick upper with variety of circular cans. Harled and coped mutual stack to E.

Notes:

This building makes an important contribution to the fabric of this part of Kirk Street, characterised by these early 19th century tenements.



17-19 Kirk Street

'C' listed, the list description gives:

Early 19th century. 3-storey and attic, 2-bay tenement on terrace site. Harled walls with cement rendered dressings. Door to right and window to left of each bay at ground, regular fenestration at floors above. Lintel course and eaves cornice at 2nd floor. 4-pane timber sash and case windows. Grey slate roof, piend-roofed slatehung canted timber dormers. Harled mutual stack with circular cans to W.

Notes:

This building makes an important contribution to the fabric of this part of Kirk Street characterised by these early 19th century tenements.



32 Kirk Street

'B' listed, the list description gives:

Circa 1800. 2-storey 3-bay asymmetrical tenement. Coursed sandstonerubble walls with droved dressings, roughcast rear and side elevations. Eaves course, raised margins at window and door openings, projecting cills.

Notes:

This small tenement, a fragment of a former terrace, is a significant survivor of the planned burgh of the late 18th and early 19th centuries, and is a reminder of the former appearance of the town.

Kirk Street And St John Street, Highland Church Hall (Formerly Lowland Church)



'B' listed, the list description gives:

1706, restored by H E Clifford 1904. Hall church with single aisle to NE and office accommodation to SE end. Random rubble walls with ashlar dressings, some droved. Chamfered window arrises.

Notes:

This church was built in 1706 by lowlanders that had settled in Campbeltown on the site of an earlier church known as the "Thatched House" that was built for 17th century english-speaking worshippers. The new church continued in use until the Castlehill Church was built in 1778-80.



An 18th century plan of the town depicts the church as a T-plan structure fronting Kirk Street with a central wing at the rear. The turn-of-the-century increase in historical awareness resulted in a campaign to rescue the building which had fallen into disrepair. Clifford's scheme appears to have involved extending the original main block a little to the NW, and replacement of the original NE wing by an aisle, linked to the main block by a pier arcade.

Kirk Street , St Kieran's Primary School

'C' listed, the list description gives:

Henry Edward Clifford, 1906. Single storey, 11-bay near-symmetrical school building of rectangular plan with entrance porches projecting at ends, sited on falling ground. Stugged squared and snecked ashlar with droved red sandstone ashlar dressings. Projecting cills at windows, corniced at principal and side elevations.

Notes:

Clifford's building combines purposeful detailing and a neat plan with good quality construction and materials. The open timber roof is a particularly fine feature.

The list description appears to relate to the single storey part on the right.

This entry is grouped with those below on St John Street as they form a coherent group on an important corner site.





St John Street, St Kieran's Chapel (RC)

'C' listed, the list description gives:

1849-50. Gothic church of rectangular plan with canted NW end elevation. Polished ashlar principal front, roughcast walls to sides and rear with droved ashlar dressings.

Notes:

According to the Catholic Directory, the original of the present St Kieran's Church was built in 1809, and the present one on the same site in 1849-50. It underwent extensive interior alteration in the early 1960's. A memorial plaque to the front of the church reads when translated from Latin: "Pray for James Cattenah, a priest of this parish, who after working for 55 years, died in 1836, at the age of 85". It is thought that he was the priest that supervised the building of the first church in 1809. A local legend states that he obtained a lease of the ground for a long as he himself remained there. To ensure perpetuity he arranged that at his death he would be buried in this piece of ground, apparently near or under the altar of the old chapel. The principal gable of this buildings makes a striking centrepiece to this section of St John Street.



St John Street, St Kieran's Chapel House (RC)

'C' listed, the list description gives:

Dated 1880. 2-storey, 3-bay asymmetrical presbytery. Stugged ashlar principal front, droved at arrises, stugged rubble side and rear elevations. Base course, chamfered at top. Chamfered arrises and sloping cills at windows.

Notes:

Although in itself a plain building, the presbytery is of good quality construction and, with the church, forms an eye-catching group along the north side of St John Street.



Kirk Street , The Manse

'B' listed, the list description gives:

David Hamilton of Glasgow, 1835. 2-storey 3-bay manse of rectangular plan with flanking single storey screen walls and garage to SE. Roughcast with painted ashlar margins. Stepped base course and eaves course. Raised margins at corners, windows, and doorways.

Notes:

On 18th April 1834, a plan for rebuilding the manse on the site of the old one was procured from Mr Hamilton with a consulting room connected to the study. Mr James Taylor offered to execute Hamilton's scheme, including the railings, for £1176. 12s and agrees to finish the work by 1835. £18 was allowed for three marble chimneypieces in the library, dining room and drawing room. A single storey former kitchen wing has been demolished giving a larger yard between the house and the garage. The crisp lines of this building belie the sophistication of Hamilton's design, evident in purposeful continuity of line and elements. This has been compromised somewhat by the removal of the timber sashes and rebuilding of the SE stack without the original cope, but this remains Campbeltown's most important house of this period.

Kirk Street, New Quay Street And Shore Street, Craigdhu Mansions

'B' listed, the list description gives:



John James Burnet, dated 1896. 9, 6 and 3-bay elevations to Kirk Street, New Quay Street and Shore Street respectively. Irregularly composed austere Scots Baronial tenement, U-plan comprised of 4-storey and attic L-plan block to NE, with adjoining 2-storey and attic L-plan block to SW. Bull-faced sandstone street elevations, random rubble rear elevations, all with stugged and droved red sandstone ashlar dressings and details. Projecting window cills, raised margins to openings and band course at eaves of street elevations.

Notes:

The Campbeltown Courier of 1896 announced that "the plans have been completed for the new property to be erected by Bailie Mactaggart at New Quay Head, between Kirk Street and Shore Street, and will form one of the finest and largest erections of its kind in the town. The contract has been decided as follows: - joiner work, Mr Malcolm Martin, mason work Mr Neil McArthur, plumber work Mr John McLaren". This is a building of the first quality, by an architect important to both Glasgow and Campbeltown at the turn of the century. Unusually, the massing and elevations of the building have more in common with a country house than a tenement, Burnet having achieved a multiple- occupancy building without resorting to the usual thinly disguised symmetry displayed by most contemporary tenements.



65 Kirk Street

'C' listed, the list description gives:

Early 19th century, with late 19th century alterations. 2-storey and attic, 3-bay near-symmetrical end-of-terrace tenement. Smooth, painted, cement render finish to Kirk Street and blank NW end gable. Margins to openings, projecting cills, all painted. Entrance door at ground floor bay 3, off-set to left, 4-panel entrance door with rectangular fanlight over, additional window to right.

Notes:

This building is included in the list due to its role in continuing and terminating the Kirk Street frontage of Craigdhu Mansions.



'Cnocbaan' Kirk Street

'B' listed, the list description gives:

Early 19th century. 2-storey, 3-bay house with classical details. Smooth cement rendered and lined walls with droved ashlar dressings, all painted, roughcast side elevations. Eaves course, raised margins to windows and framing elevation, projecting cills.

Notes:

Loss of the original glazing is unfortunate as the frontage to Kirk Street is otherwise well preserved. This house is an important member of the row of similar houses in Kirk Street, particularly as it is set back from the streetline echoing the stature of the Manse.



54-56 Kirk Street

'C' listed, the list description gives:

Early 19th century, with later alteration. 2-storey, 3-bay house of rectangular plan. Painted, roughcast walls. Base course, raised margins at openings, projecting cills at windows.



58-60 Kirk Street

'B' listed, the list description gives:

Early 19th century. 2-storey and attic, 3-bay house with classical details. Squared and cherry-caulked rubble walls to Kirk Street, roughcast walls to sides and rear, ashlar dressings. Base course and lintel course at eaves. Raised margins to windows and framing street elevation, projecting cills.

Notes:

This is the best preserved of the early 19th century houses lining Kirk Street.



66 Kirk Street

'B' listed, the list description gives:

Earlier 19th century, 2-storey 3-bay house of rectangular plan with single storey and attic annexe projecting to N.

MAIN HOUSE (NO 66): symmetrical elevation to Kirk Street, smooth cement rendered walls and dressings, all painted. Base course, raised margins at windows, pilastered entrance door at ground floor centre with entablature and block pediment.

ANNEXE (NO 64): 2-bay, single storey, roughcast addition with base course, window at left, and entrance door at right. Rubble wall with vertically-boarded timber door at N end of street elevation.

Notes:

An important part of the earlier 19th century fabric of Kirk Street.





68 Kirk Street

'B' listed, the list description gives:

18th and earlier-mid 19th century. 2-storey, 3-bay asymmetrical terraced house of L-plan with apsidal stair tower to rear in re-entrant angle. Roughcast walls with painted ashlar dressings.

Notes:

This is an interesting early 19th century conversion of an earlier building, evident from the lower window heights at the north end.



70 Kirk Street

'B' listed, the list description gives:

Early 19th century, with mid 19th century alterations. 2-storey, 3-bay near symmetrical end-terrace classical house with round stair tower to rear projecting wings giving approximate U-plan. Walls roughcast except for random rubble rear wing to NW, droved ashlar dressings. Base course and eaves course, raised margins and projecting cills at windows.

Notes:

The doorpiece and 8-pane and tripartite windows would suggest a rebuilding of a plainer 3-bay house in the mid 19th century. The doorpiece appears to be a less sophisticated copy of that at the Kirk Street Manse. This is a large house with many details surviving intact, and one of the finest of the period in Campbeltown.



49 Kirk Street

'C' listed, the list description gives:

Early 19th century. 2-storey, 3-bay symmetrical house of rectangular plan. Roughcast walls with painted dressings. Raised margins at openings and projecting cills at windows.



27-29 Argyll Street

'B' listed, the list description gives:

Earlier 19th century. 2-storey, 3-bay house with classical details, and lower single bay entrance stair addition recessed at right. Stugged ashlar at ground floor, polished ashlar above and polished ashlar dressings. Roughcast side and rear elevations. Base course, dentilled string course at 1st floor, bandcourse, and cornice at eaves.

Notes:

A house of good quality construction with many traditional external details and finishes surviving.



31 Argyll Street

'B' listed, the list description gives:

Earlier 19th century, with later 19th century alterations. 2-storey house with 3-bay ground floor and 4-bay 1st floor at principal front. Polished ashlar, roughcast side and rear elevations with droved ashlar dressings. Base course, eaves course with paired brackets regularly space. Strip pilasters framing principal front, ground floor windows margined, 1st floor windows architraved with projecting cills. Pilastered entrance door, cornice above articulated at end over decorative stylised brackets.

Notes:

The different number of bays at ground and 1st floors of the principal elevation is extremely unusual. This is also a house of good quality construction with many traditional external details and finishes surviving.

Argyll Street and New Quay Street, Muneroy, Annfield and Benroy

'C' listed, the list description gives:

Later 19th century. 2-storey, 4-bay symmetrical semi-detached houses with 2-bay, single storey and attic wing (Benroy) projecting to SE. Stugged squared and snecked sandstone ashlar walls with polished ashlar details, coursed rubble walls at sides and rear with ashlar dressings and projecting cills.

Notes:

This is a building of good quality construction. Loss of the original windows at Muneroy has removed some of the building's original character, and its appearance would benefit considerably from reinstatement of finials cresting the bows, however this remains a building with many details intact. It is particularly notable for the rubble wall, adjoining to the S, turning the corner from Argyll Street into New Quay Street.

Highland Kirk, New Quay Street

'B' listed, the list description gives:

George Dempster of Greenock, 1803-08. 2-storey 7 x 4-bay classical church of rectangular plan with 3-tier entrance/bell tower of 1884 projecting at centre of NE (principal) front. Roughcast walls with droved ashlar margins and details. Droved ashlar tower. Base course, string and cill courses at 1st floor level, eaves cornice. Margins to windows, doors and corners, projecting cills.

Notes:

The Highland Church was built to accommodate the Highland Congregation of Campbeltown, replacing the Gaelic Church that stood at the end of Kirk Street. Superintendent for building works was Robert Watt, a Glasgow contractor. The estimated cost of £2,395 was considerably exceeded owing to an ill-considered attempt to change the design of the steeple whilst the structure was in the course of erection, an enterprise which led to the partial collapse of the building. The steeple was then demolished by lightning in 1830, and rebuilt by John Baird of Glasgow in 1833, the contractor being James Taylor. It was then demolished and rebuilt once again in 1884-5, prior to the church being (as stated in the Heritors minutes) "thoroughly renovated" in 1890.





Kirklea, (Caber Feidh) Stewart Road, Argyll Street and New Quay Street

Located, confusingly at the corner/junction of three streets.

'B' listed, the list description gives:

1865. 2-storey, 3-bay symmetrical classical house of rectangular plan. Polished ashlar principal (Argyll Street) elevation. Roughcast rear and side elevations with droved ashlar dressings. Base course, cornice and blocking course at eaves with raised centre and terminal dies.

Notes:

The burgh plan of 1868 marks Kirklea as the United Presbyterian Manse. This is a good quality house retaining most of its original details.



18-24 Shore Street

'B' listed, the list description gives:

Early 19th century, 2-storey terrace with later 19th century alterations to corner building. 5 and 2-bay elevations to Shore Street and Fisher Row respectively, with additional bay at chamfered corner. Squared red sandstone walls with droved ashlar dressings, at Nos 20-24. Corner building cement rendered and lined at ground floor, roughcast at 1st floor. Roughcast rear elevation. Eaves course at Nos 20-24, raised margins and projecting cills to openings at street elevations.

Notes:

An important survivor of the original houses of the late 18th and early 19th century burgh that once bordered the loch.



18-24 Shore Street

'C' listed, the list description gives:

Early and later 19th century. 3-storey and attic, 4-bay near symmetrical tenement of square plan with circular stair tower projecting at rear. Droved rubble walls at ground and 1st floor of principal front, droved ashlar above. Droved ashlar dressing and roughcast rear and blank side elevations. Base course and cill course at 1st floor.

Notes:

A building of great character in a prominent site, containing a fragment of the late 18th and early 19th century houses that once bordered the loch.



Hall Street and Old Quay head, Christian Institute

'C' listed, the list description gives:

Henry E Clifford, 1885. 2-storey, 3 x 5-bay public hall and offices of rectangular plan. Stugged, squared and snecked sandstone walls to E and N, coursed rubble to W and S, stugged and polished ashlar dressings droved at arrises. High base course to ground floor cill level, cill course at 1st floor and eaves course, except to rear elevation.

Notes:

The Christian Institute was opened in June 1887 by Lord Kinnaird. The new (1994) windows conform to the pattern of the previous windows, although not all of these were to the original pattern. The wallhead stack on the Hall Street elevation was also reduced in height recently (1994) to a third of its original height. Although this building is not of great architectural merit, it occupies a prominent position in the town, as well as being designed by an architect of local importance.



Old Picture House, Hall Street

'A' listed, the list description gives:

Albert V Gardner of Glasgow, 1913 with some surviving 1935 'atmospheric' interior details (see Notes). Important and rare purpose-built cinema with unusual Glasgow School Art Nouveau treatment characterised by particularly unusual oval plan form surmounted by projection room belvedere. Brick with roughcast harl, painted white. Red fish-scale tiles. Probably 1930s gabled annexe attached to right.

Notes:

The Campbeltown Picture House is an important and rare example of an early purpose-built cinema. It is one of the earliest surviving purpose-built cinemas in the UK and also the only example in Scotland of this first wave of cinema building still in use as such. Stylistically, the building is highly distinctive with a strong streetscape presence overlooking Campbeltown Harbour. The exterior treatment is Glasgow School Art Nouveau and it uses a combination of concentric ovals in plan form and multiple verticals to the principal elevation. The use of this style, including the use of roughcast harl, is very uncommon in cinema design. Its interior is of equal significance. It retains elements of a 1935 'atmospheric' refurbishment, undertaken by Gardner (the original architect). These alterations show an important developmental step within cinema architecture by inserting atmospheric scenery into the auditorium. Known locally as "wee houses", the pair of houses flanking the screen, one a Spanish mission style house and the other a half-timbered structure with pantile roof and castellated tower, are of particular interest and are probably the last of their type to survive in Scotland. The cinema is also one of the few cinemas whose interior remains undivided, allowing films to be seen from the stalls or balcony.

Renowned Glasgow-based architect, Albert Gardner specialised in cinema

design, building more than 25 throughout Scotland during the early 20th century. The Campbeltown Picturehouse is one of only four of his cinemas surviving in some form and the only one

currently still in use as such (2007). His design for the building was unique, based around a series of concentric ovals, the highest and narrowest of which consisted of the projection box, with a larger oval below at balcony level.

The Campbeltown Picturehouse was built as part of the first wave of British picture houses constructed after the Cinematograph Act was passed in 1910. The act stipulated that the projection equipment had to be physically separated from the auditorium in order to protect the audience from the risk of fire, due to the flammability of nitrate film. Less than 10 purpose-built cinemas constructed in Scotland prior to the outbreak of the First World War are thought to survive. As a developmental stage within the history of this building type, these first purpose-built cinemas are of particular significance.

List description updated and category changed from B to A as part of the Cinema Thematic Study 2007-08.



6-22 Hall Street, Royal Avenue Mansions

'B' listed, the list description gives:

Frank Burnet & Boston of Glasgow, dated 1900. 4-storey, 11-bay tenement with Glasgow Style influence. Bull-faced, squared and snecked sandstone, stugged sandstone ashlar to rear, all dressings of droved red sandstone ashlar, rendered gable elevations. Shopfronts at ground, cill course at 1st floor, 2 and 3-storey canted windows, gabled and pedimented dormerheads to 3rd floor windows breaking eaves, eaves course. 1st floor windows basket arched.

Notes:

This is a tenement good quality design and construction occupying a prominent waterfront site. The Campbeltown Courier of 1901 states "Campbeltown can now boast quite a number of imposing buildings, but there is none which takes the eye more readily than the handsome new block of shops and dwelling-houses erected at the Old Quay Head by ex-Bailie McQueen. The building is of 4 stories and is of a most pleasing style of architecture, its appearance from the front being very attractive". It goes on to describe the shops at ground floor as "roomy and well ventilated" and the 18 dwelling-houses on the upper floors with entrance doors containing "figured and stained glass (which) give these quite an artistic appearance". The parlours are described as having fireplaces "tastefully set off with coloured tilework, giving the rooms a most cheery appearance, and the mantelpieces are of solid marble".



St John Street/ Hall Street, former Public Library and Museum with Caretaker's House

'A' listed, the list description gives:

John James Burnet, 1897-8. Single and 2-storey over concealed basement, 9 x 8-bay Free Scots Renaissance, asymmetrically composed, Library and

Museum of L-plan crowned with lantern cupola. Bull-faced, squared and snecked rubble with contrasting polished red sandstone dressings. Corbel course to canted bays.

Notes:

In January 1899, the Campbeltown Courier reported: "The library and museum have now been completed and opened and



everyone who inspects the building will confess that it has been finished in a style which amply justifies the time spent on it. The structure is a handsome and commodious one situated at the corner of the Esplanade and St John Street. The building is L shape in plan and the ground open to Shore Street is laid out as a garden to form an adjunct to the museum for the exhibition of archaeological and other exhibits not requiring cover. In front there is an ample promenade while seats are placed at intervals. Internally the buildings are divided into a library 47ft long and 24ft wide and capable of containing over 10,000 volumes, a ladies reading room 24ft x 18ft, a general reading room 37ft x 24ft, and a general hall or news room 36ft x 19ft. The latter is the general vestibule and gives independent access to each department. In the library or book store the finish is of the simplest. The book racks are in the centre of the floor clear of the outside walls and everything is done to reduce the harbour of dust and the risk of damp. The museum has been handsomely furnished, the cases containing the exhibits being arranged with neatness and taste. This room is lighted primarily from the roof, small side windows which may be closed when the room is used as a picture gallery, give interest and afford opportunities of suitably lighting cases containing those smaller exhibits which depend for their interest on closer inspection. Though entered from or through the general reading room the museum has an independent access from the hall through a covered walkway or cloister passing along one side of the garden and it is intended that the walls of this cloister shall also be used for exhibition purposes. The ornamentation of the exterior is very striking. Chaste carvings adorn the walls while a handsome cupola towering over the edifice enhances the effect of the ornamentation. It is thought the total cost to Mr Hall would not be under £12,000".

This is a building designed in a controlled imaginative style by an architect important in Glasgow and other parts of Western Scotland at the end of the 19th century, and is built in the best quality materials and finishes.

Campbeltown Cross, Old Quay Head

A Scheduled Monument; 'A' listed, the list description gives:

Late medieval disk-headed chlorite-schist cross mounted on octagonal base. NW (front) elevation contains carvings of religious figures, a 10-line inscription in Lombardic capitals, and foliaceous pattern terminated by 2 beasts. SE (rear) elevation contains carved foliated cross with mermaid and animal carvings to arms and foot.

Notes:

Scheduled Ancient Monument No 249. The inscription reads "This is the cross of Sir Ivor MacEachen, sometime parson of Kilkivan, and of his son, Sir Andrew, parson of Kilchoman, who caused it to be made" Sir Andrew MacEachen was promoted from Kilkivan to the church of Kilchoman, in Islay, before 1376, and dispossessed of this benefice shortly after 1382. This suggests that the cross originally stood within or near the graveyard at Kilkivan. It was removed to Campbeltown and adapted to serve as a market cross sometime after the foundation of the Burgh in 1607. It was formerly sited outside the town hall, but was taken down during the Second World War for safety and erected



afterwards in its present position. The socket stone appears to be original due to the similarity in the stone, but the rest of the base is modern. This is the finest surviving example of late medieval carving in Kintyre.

The cross is of significance to the townscape of Campbeltown today. The cross was not just a visual focal point, it appeared also to be the focus for many of the parades and civic ceremonies, many of which were recorded and form part of the McGrory Archive. The photographs show that on a number of occasions platforms for dignitaries were erected adjacent to the cross. The Main Street served an important social role; many of the archive photographs show people using the full width of the street. Sadly the cross is now the focal point of a what is, effectively, a traffic roundabout. Although surrounded by some civic landscaping, the area is difficult to reach safely (there are no pedestrian crossings).



McGrory Archive



Town Cross - setting

3.03 BUILDING BY BUILDING ANALYSIS KEY LISTED AND UNLISTED BUILDINGS

3.03.02 KILKERRAN ROAD AREA



2-4 Kilkerran Road, and New Quay Street, Including Boundary Wall And Gate

"C" listed, the list description gives:

Early 19th century. Pair of 2-storey, 2-bay asymmetrical terraced houses. No 2 on corner site with 2-storey, 2-bay wing projecting to rear bordering S side of New Quay Street giving L-plan. Roughcast walls, droved ashlar dressings, all painted.

The notes state:

Alterations including loss of 1st floor glazing at No 2 are out of character, but these houses from the earlier part of Campbeltown's development occupy a prominent corner site at the end of Kirk Street.



Kilkerran Road, 'Ailsa', With Railing And Garden Wall

"B" listed, the list description gives:

Earlier 19th century, 2-storey, 3-bay classical house of rectangular plan. Squared and stugged rubble walls with painted ashlar dressings to principal front, lined and rendered side elevations and plain rendered rear elevation. Base course and eaves cornice to principal front with corresponding cornices at rear corners. Raised margins to windows and corners, projecting cills.

The notes state:

A house, little altered externally, from Campbeltown's early 19th century prosperity.



Courthill, Kilkerran Road.

"B" listed, the list description gives:

Early 19th century. 2-storey over raised basement 3-bay classical house comprising symmetrical principal front with single bay, single storey over basement wing projecting from NW elevation. 2-storey coach house to SE linked by wall. Roughcast walls with polished ashlar dressings. Band course over basement and eaves course. Raised margins at windows with projecting cills.

The notes state:

A fine house from Campbeltown's prosperity in the early 19th century.



Kilkerran Road, Stronvaar, With Outbuildings, Railings, Boundary Walls And Gatepiers

"B" listed, the list description gives:

Early 19th century with later 19th century remodelling. 2-storey over raised basement, 5-bay symmetrical classical house of rectangular plan with flanking pavilions giving Palladian arrangement. Painted ashlar principal front, roughcast walls to sides and rear with polished ashlar dressings. Base course, band course below principal floor, cill course at principal floor (principal front only), band course, cornice and blocking course at eaves. Raised margins at corners and windows, with projecting cills at side and rear elevations.

The notes state:

The Ordnance Plan of 1868 shows the driveway leading from Argyll Street around the S side of the house, with no vehicular access from Kilkerran Road, and also shows the W wing within

the grounds of Skipness Court (Courthill). This is an impressive house from the early 19th century period of Campbeltown's prosperity. It is unfortunate that the W wing has now become separated from the main composition. 12-pane windows at principal floor improve the appearance of the house, being a replacement of plate glass windows, removed during a recent (1995) thorough restoration of the house.



Markland, Killerran Road

"C(s)" listed, the list description gives:

Early 19th century. Single storey, 3-bay romantic classical villa of rectangular plan with modern porch centering principal front and small addition projecting at rear. Random rubble walls with droved ashlar raised margins at windows and corners. Eaves course, projecting cills at windows.

The notes state:

Built on the site of a defensive battery of 1780, this is a small, but sophisticated building with many important details remaining intact. It is also interesting due to the similarities with villas of the same date including Beach Hill and Seaside. The gate adjacent to the principal front is identical to the pedestrian gate at Beach Hill.



North park and Tudor Court, Kilkerran Road

"B" listed, the list description gives:

Early 19th century house with later additions and alterations. 2-storey, 3-bay symmetrical principal block of square plan with garage wing projecting to SE, and later 2-bay, 2-storey wing (Tudor Court) projecting to NW. Roughcast walls with droved ashlar dressings, raised margins at windows and corners.

The notes state:

Alteration of the NW wing to the present 2-storey addition is out of character, but this house remains an important part of the early 19th century development of Kilkerran Road and the burgh.



Redholme, Kilkerran Road

"A" listed, the list description gives:

Henry E Clifford, 1896. Single storey and attic asymmetrical Arts and Crafts villa comprising main double pile block of 2 wide bays with inglenook projecting to left, single storey and attic service wing projecting to right with 2-storey Elizabethan hall window in re-entrant angle. Roughcast walls with droved sandstone ashlar details. Ashlar quoins at corners, chamfered arises and sloping cills to windows.

The notes state:

Built by Robert Weir & Son for Arthur Gardiner, this is an excellent example of the work of Clifford, and clearly displays the influence of contemporary architects such as Charles Voysey, Lutyens and other exponents of the Arts and Crafts movement.



Southpark, Kilkerran Road

"B" listed, the list description gives:

Circa 1824. 2-storey over raised basement, 3-bay symmetrical classical house of double pile plan with flanking coach-house and roofless wing giving Palladian arrangement. Cherry-caulked stugged sandstone principal front, roughcast walls elsewhere, droved ashlar dressings. Band course below principal floor, cill and lintel courses at 1st floor with cornice at eaves, raised margins and projecting cills at windows.

The notes state:

In 1823, the Rev Norman McLeod, Minister of the Highland Parish Church, was granted a 76-year lease (from 1824 to 1900) by the Duke of Argyll of "the South Shore Park or Limecraigs.....bounded on the South by the Magazine Park or Quarry Green" with the condition that he would build and finish upon the ground a dwelling house within the space of two years from the commencement of the lease. McLeod sold the remainder of the lease in June 1825 to Major George Colin Campbell of Malvern in Worcestershire for '1025, "the house, offices, and garden, and the Park, above described", "with entry to the house etc at Whitsunday 1825, and to the Park from the separation of the Crop from the ground in the present year 1825".



East Cliff, Kilkerran Road

"B" listed, the list description gives:

Circa 1825, rebuilt by Henry E Clifford 1896. 2-storey 3-bay classical house of rectangular plan, with 4-bay, 2-storey service wing projecting to NW. Polished ashlar principal front, harled side and rear elevations with raised polished ashlar margins to openings. Base course and cornice with blocking course.

The notes state:

In 1823, the Rev Norman McLeod, Minister of the Highland Parish Church, was granted a 76-year lease (from 1824 to 1900) by the Duke of Argyll of "the South Shore Park or Limecraigs..... bounded on the South by the Magazine Park or Quarry Green" with the condition that he would build and finish upon the ground a dwelling house (South Park) within the space of two years from the commencement of the lease. McLeod sold the remainder of the lease in June 1825 to Major George Colin Campbell of Malvern in Worcestershire for '1025, "the house, offices, and garden, and the Park, above described", "with entry to the house etc at Whitsunday 1825, and to the Park from the separation of the Crop from the ground in the present year

1825". East Cliff appears to have been built by Campbell on this ground shortly after this year - perhaps for the use of his sisters. It was subsequently sold for ?710 by Miss Mary Campbell and her sister's trustees to the writer David Colville, who lived there from 1855. An application for "additions" was made on the 25th March 1896 by a Duncan McCallum. Unusually, Clifford's work completely conceals the earlier house, producing an elegant classical villa built with very good quality materials, finishes and fittings.



Rockwood, Kilkerran Road

"B" listed, the list description gives:

Probably Henry Edward Clifford, circa 1895. 2-storey, 2-bay asymmetrical house, of irregular double pile arrangement with service wing projecting to rear giving approximate T-plan. Harled walls with droved red sandstone ashlar dressings. Chamfered arises and sloping cills to principal windows, raised margins with irregular long and short dressings at windows and corners.

The notes state:

On 25th March 1896, warrant to erect a house was applied for by James Lothian, writer in Campbeltown. This is a house of good quality design and construction with almost all its original details intact. The massing and detailing suggest that it was designed by H E Clifford, and clearly display the contemporary influence of the Arts and Crafts movement.



Kilkerran Road, Former Lifeboat House, With Boundary Wall and Gatepiers

"B" listed, the list description gives:

W T Douglass of London, dated 1898. 4 x 1-bay, single storey and attic former Lifeboat House with Voseyesque influence. Rectangular plan, bullfaced, squared and snecked sandstone walls with droved red sandstone ashlar dressings. Base course, articulated at foot of battered buttresses, eaves course.

The notes state:

Plans at the Dean of Guild, dated 13th October 1890, record an application by W T Douglas, civil engineer. The Campbeltown Courier from 15th October 1898 states: "the lifeboat house is a neat ornate structure. It is built of Killellan stone with Ballochmyle red dressings. The roof is pitch pine. The house has a pleasing exterior, and is certainly not out of keeping with the other houses on Kilkerran Road. The interior presents a bright and cheery appearance, and has been fitted with all the necessary appliances for lifeboat work. The second storey is occupied by a small committee room in the front of the building and a loft at the other end. The doors of the house are hung on an improved pattern as adopted by the London Fire Brigade and a neat railing encloses the structure. The plans were prepared by Mr W T Douglass, engineer and architect of the RNLI, and the work was carried out by Mr Neil McArthur, contractor. The slipway opposite, 250 feet in length, has been constructed on piles running down to low watermark of spring tides, and this as well as the boathouse has been erected under the supervision of Mr N G Gedy, the assistant of Mr Douglass. The total cost has amounted to about £1400. It is unfortunate that the railings and gates no longer survive. Runners at the entrance suggest that the gates would have been a low 4-leaf folding arrangement to prevent obstructing the exit of the lifeboat. This is a stylish building of good quality construction. The pronounced battering of the buttresses and door suggests a strong influence of Charles Voysey, but the design and construction also has a striking similarity to the Museum at J J Burnet's library. The same design is used for the Lossiemouth lifeboat house although it excludes the buttresses and gabled bay at the side.



Knock Bay House, Kilkerran Road.

"C(s)" listed, the list description gives:

1893, with slight alterations of circa 1910. 2-storey and attic, 3-bay asymmetrical house with Arts and Crafts influence, and of rectangular plan. Bull-faced, squared and snecked sandstone ashlar walls with droved ashlar dressings to front and side elevations, harled rear elevation with droved ashlar dressings.

The notes state:

In 1891, warrant to erect a house was applied for by Archibald McQueen of Campbeltown. Bay windows at dining room and study are from the alterations of circa 1910. This is a house of good quality design and construction with most of its original details surviving intact. Its architecture has striking similarities to other villas in Campbeltown designed by H E Clifford.

Other villas of note, although not listed, include:



Ardshiel Hotel



Redcliffe



Craigbank



Seafield Hotel

3.03 BUILDING BY BUILDING ANALYSIS KEY LISTED AND UNLISTED BUILDINGS

3.03.03 LONGROW AND GLEBE STREET AREA (Currently outwith the Conservation Area)



23-29 Longrow

'B' listed, the list description gives:

Early 19th century. 3-storey and attic, 6-bay symmetrical tenement of rectangular plan with shops at ground and projecting curved stair towers to rear. Polished ashlar principal front, rendered (partially exposed) SE gable and rear elevation. Base course, cornice over painted ashlar shopfronts, dentilled cornice at eaves.



41-45 Longrow

'B' listed, the list description gives:

Early 19th century. 3-storey and attic, 2-bay symmetrical tenement of square plan at end terrace with shops at ground floor. Painted stone shopfronts, roughcast walls with ashlar and cement margins elsewhere. Base course, string course at 1st floor and eaves course. 3 entrance doors between mirrored shop windows. Raised margins and projecting cills at 1st and 2nd floor.



47-49 Longrow

'C' listed, the list description gives:

Early 19th century. 2-storey 3-bay tenement with shop at ground. Painted ashlar ground floor shopfront, roughcast walls above with droved ashlar dressings. Base course, band course and corniced cill course at 1st floor. Raised margins and projecting cills. Stop-chamfered entrance to common stair at outer right. Shopfront to left with roll-moulded surround containing large windows over ashlar stall risers with door recessed at centre, timber shop sign above.

The notes expand on this:

Loss of the original 1st floor windows, and the large box dormer are downgrading alterations to this building. It remains, however, an important part of the early 19th century fabric of the burgh, with its good shopfront and other surviving details.



61-67 Longrow

'B' listed, the list description gives:

Early 19th century. 3-storey, 4-bay tenement in terrace with shops at ground floor. Cement rendered and lined shopfront, roughcast upper floors with painted dressings, roughcast rear elevation. Base course, cill course at 1st floor. Raised margins at openings, projecting cills at windows, curved at ground floor.



69-73 Longrow

'B' listed, the list description gives:

Early 19th century. 3-storey and attic, 3-bay near-symmetrical tenement of T-plan on end terraced site. Coursed and cherry-caulked red sandstone rubble principal front, roughcast side and rear elevations. Eaves course, raised ashlar margins to principal front, projecting cills.

The notes expand on this:

The recent (1994) windows have been made to a pattern that is in sympathy with the original ones, and as such this building retains its character and continues to contribute to the early 19th century character of the Longrow.



38-48 Longrow

'B' listed, the list description gives:

Early 19th century. 3-storey, 7-bay tenement. Roughcast walls with painted dressings. Cill courses at 1st and 2nd floors, lintel course and cornice at eaves. Margined windows and corners. Timber shopfront at 1st and 2nd bays (No 46), door at centre with flanking fluted pilasters and shop windows. Mid 20th century shopfront at 3rd to 7th bays. Circular rubble stair tower at rear elevation. Ell stones flanking entrance to close at left. Timber sash and case windows, 12-pane at 1st and 2nd floors of 4 bays to left, plate glass at 3 bays to right. Panelled shop door to No 46 with 2 roundarched glazed upper panels. Grey slate roof, conical over stair tower. 4 roughcast coped apex stacks with circular cans, skew copes with scrolled skewputts at end gables and between 4th and 5th bays.

The notes give:

A fine example of early 19th century burgh architecture.





**Longrow, Lorne and Lowland Church
(Church Of Scotland), with Hall, Boundary Walls, Gates and Gate piers**

'B' listed, the list description gives:

John Burnet, 1869. Symmetrical classical church comprising 3-bay pedimented principal (NE) front, slightly advanced at 1st floor centre and extending into tall tower with crown spire. Quadrants flanking principal front, curving back to 3 x 5-bay hall with pedimented ends orientated NW-SE at right angle to entrance. 6-bay single storey church hall projecting from centre of rear elevation of hall with flanking square single storey wings in re-entrant angles. Stugged sandstone ashlar walls with polished ashlar arrises and details. Base course, band and string courses at ground and 1st floor window arch springer levels. Band course at eaves and corniced pediments at gables. Church Hall: projecting to SW from ground floor of rear elevation. Square flanking wings in re-entrant angles, each with bracketted timber canopies at entrance doors. Centre wing projecting by 2 bays, modern 4-bay extension to SW in matching style.

Boundary Walls And Gates: ashlar gatepiers to Longrow comprising square shafts over 2-tier bases, each with incised pilasters at corners, pyramidal cap, corniced and articulated around semicircular pediments to each face, moulded dome at apex. Flanking ashlar dwarf wall, coped and surmounted by early 20th century wrought-iron railings matching 2-leaf entrance gates. Random rubble boundary walls to SE and NW, coped to SW (Glebe Street), with entrance gate at centre comprising square ashlar gatepiers with pyramidal caps and 2-leaf wrought-iron gate

The notes give:

In 1767 a section of the Lowland congregation at the Castlehill Church broke away due to a dispute with the Patron, the Duke of Argyll, about a minister's settlement, and built a church in Longrow. They associated themselves with the Relief movement, which had just started in Scotland. By the time the present church was completed the congregation was known as the United Presbyterians following the union of the Relief and Secession Churches in 1847. It became Longrow United Free Church on the union of the Free and United Presbyterian Churches in 1900, and entered the Church of Scotland at the larger union of 1929.





Springbank Distillery, Glebe Street and Well Close

'B' listed, the list description gives:

Substantial complex of distillery buildings, earliest dating from 1828. Buildings including office at centre, principal building to SW approximate T-plan including still house, malt bins, mash tun, and stores. Kiln situated at W end, linking to maltings and barley loft. To E and N include a cooperage, bottling halls, and variety of warehouses and stores.



Office: single storey, 3-bay symmetrical building at centre of complex. Stugged squared and snecked sandstone S and W elevations, random rubble elsewhere, droved ashlar details. Grey slate roof with cast iron gutters and downpipes, stugged ashlar 2-flue apex stacks, coped with circular cans, ashlar skew copes.

Warehouse No 3: single storey warehousing adjoined to N of office, double-pile plan giving M-roof. Random rubble walls with stugged sandstone dressings. M-gabled W elevation, horizontal window with iron bar centring left gable Corrugated sheet cladding and concrete skews to roof.



Still House, Mill, Malt Bins, Mash Tun, Wash Backs and Stores: 3-storey 7-bay malt bin, and store building to Well Close with double-pile 3-storey 5-bay Mill, Stillhouse, and Mash Tun range projecting to N at rear giving approximate T-plan. Rubble walls (whitewashed to E) with stugged ashlar lintels.

Maltings and Barley Loft: double-pile L-plan range with 6 and 11-bay elevations to Glebe Street and Wells Close respectively. Rubble walls with droved and stugged dressings.

New Bottling Hall: long single storey range along Well Close with shorter range alongside to N, giving M gable to W. Random rubble walls with stugged sandstone dressings.

Whisky Bottling Plant: 5-bay 2-storey double-pile building with M-roof.

Cooperage: double-pile building, to E of office, of rectangular plan comprising 2 ranges, 2-storey rubble and brick range to N, 3-storey rubble range to S. Profiled sheet metal M-roof.



Store: rectangular partially harled and gabled rubble building to N of cooperage. Brick reveals to openings, 2-leaf vertically boarded timber doors to centre and right of W gable, horizontally-boarded timber infill to left.

Dry Goods Store: single storey double-pile building of rubble and stugged sandstone, with profiled sheet metal roof and concrete skews.



Duty Free Warehouses 7, 8, And 9: 2-storey 13-bay double-pile warehouse lining N extent of site. Rubble walls with stugged sandstone dressings, eaves and skews built up in brick. Grey slate M-roof with cast-iron gutters and downpipes.

Notes:

The extensive building of distilleries in Campbeltown after 1815 was due to the introduction of new government licensing regulations in 1814-15. During his visit in the late 19th century, Barnard observed "(the) distillery is situated at the heart of the Whisky City, and stands in its own grounds of upwards of 10



acres. The buildings, which cover three acres, have a frontage to the street of 600 feet, and at the back there is a small grass park. The distillery was built in the year 1828, by the father-in-law of the present proprietors (J & A Mitchell & Co), and is more conveniently arranged than some of the old works. The establishment is built in the form of a quadrangle, and there is only one gateway".



Glebe Street, former Springside Distillery, Duty Free Warehouse No 1

Circa 1830. 2-storey former warehouse with 3-bay SW elevation to Glebe Street and 6-bay SE elevation. Random rubble walls with stugged ashlar dressings.



10-12 Glebe Street

'B' listed, the list description gives:

Later 19th century. 2-storey, 3-bay symmetrical house of rectangular plan with apsidal stair tower projecting to rear. Stugged ashlar SW (principal) elevation, droved at arrises, stugged coursed rubble to NW and NE elevations. Roughcast SE elevation. Projecting cills to windows at front and rear elevations. Classical stone doorpiece comprising pilasters with capitals and bases, corniced and blocking course above; deep set door; regular fenestration.



1-7 Glebe Street and Big Kiln Street

'C' listed:

Mid and later 19th century. 3-storey tenement with 8 and 7-bay elevations to Glebe Street and Big Kiln Street respectively. Roughcast walls with to Glebe Street, smooth cement-render to Big Kiln Street, painted ashlar shopfronts at ground floor. Droved dressings, margins at corners, projecting cills to windows.

3.4 BUILDINGS AT RISK

3.4.1 Buildings at risk of loss due to poor condition

Former Free Church School, Big Kiln Street, 'B' listed

Circa 1845. This building is an interesting survival of its type and has local importance being the only building surviving of a group of 4 buildings originally on this site.

The building is derelict and has lost its roof coverings, allowing water to penetrate the building. This has caused considerable damage to the internal finishes and fabric. The stonework remains sound, however the building as a whole is in very poor condition.



The Old Court House, 5 Bolgam Street, 'B' listed

Dating to the late 18th century, the old courthouse is a fine example of a range of buildings with high quality stonework detailing, ranged around a small court. It retains many features of note to both exterior and interior and is particularly remarkable for retaining a timber pegged oak roof in the South Range. This roof dates back to at least the late 18th century but may well be earlier as its structure is similar to roofs dating back as early as the 17th century.

The building is in very poor condition, particularly within the internal courtyard where water ingress has led to severe deterioration in the fabric. Parts of the internal structure have collapsed.



3.4.2 Buildings at risk - loss of original fabric/detail

53 Main Street (Old Post Office), 'C' listed

Early 19th century. On corner site with Argyll Street. This building is an important survivor of the type of building that used to line Main Street.

One of the earlier buildings lining the Main Street. The ground floor façade has been altered in the past, however at the rear some original detailing remains but is in poor condition.



50-52 Main Street (and Cross Street), 'B' listed

A key property on a key corner site. More restrained than many of the later tenement buildings, it survives as a very good example of the quality of late 18th C development. The later shopfronts are reasonably well preserved, however the whole building is somewhat run down and is in urgent need of repair.



13-15 Kirk Street (left)

Former residential property that has been empty for some years and is now in an extremely poor state of repair.



12 Longrow South

This small lock-up shop is boarded up and empty.



27-33 Main Street, Unlisted

The building is a survivor from the earlier period, but has been much altered in the past. The ground floor detailing has been overlaid and obscured, while above the windows have been replaced with unsuitable modern windows which are now in poor condition. The modern cement render is cracked in places and the paintwork is flaking



28 Kirk Street

Part of this building has been removed and altered to form an entrance to a yard. The fabric of the building is in poor condition with cracked render and flaking paintwork.



18-24 Shore Street, 'B' listed

Early 19th century. An important survivor of the original houses of the late 18th and early 19th century burgh that once bordered the loch.

The corner building is in poor condition with boarded up windows, flaking paintwork and leaking pipework.



38-48 Longrow, 'B' listed

Early 19th century. A fine example of early 19th century burgh architecture.

The building (really two similar buildings) is not at risk overall, however it is an important survivor from the earlier period of building and has some rare original details such as the scrolled skew puts. The building has suffered a loss of authentic detail in terms of the unsympathetic replacement windows, modern roughcast and broad sweeping fascia continuing across two buildings.



1-7 Glebe Street and Big Kiln Street, 'C' listed
Mid and later 19th century. A relatively undistinguished building, however important because of its strong presence at an important corner.
Again not at risk overall, but occupying an important corner site and suffering from a loss of authentic detail on terms of unsympathetic window replacements and modern render.

3.05 PUBLIC REALM AUDIT



Paving and surfaces

Most of the modern road surfacing within the town centre is asphalt, with the exception of the relatively new public square at Cross Street/Burnside Street where modern concrete pavoids have been laid.

There is no physical evidence of earlier surfacing, however a search of the McGrory Archive reveals that many of the streets appear to have been roughly formed, possibly irregular cobbles or broken stones compacted to form a relatively even, but quite rough surface. Kerbs and pavements can be seen, a few of these clearly in stone flags.



Longrow South

Other photographs show setts as a finish on the Old Pier, however these have not survived (or may be covered).

The photographic record indicates that the present road/pavement arrangements, in terms of pavement widths, may have originated in the 19th century



Current pavements are generally utilitarian. Some areas have concrete paving flags while others are surfaced in asphalt or concrete. The pedestrian crossing in Main Street has some coloured concrete paving, but elsewhere it is plain. The McGrory photographs show that in the days before motor vehicles the streets were well used by horse drawn transport, but many also show crowds walking or assembling in the street. Buildings are usually in plain view with only occasional carts delivering goods. The streets would have appeared spacious. Unfortunately vehicles now dominate and the wide streets mean that many of them are lined with parked cars, in some cases obscuring important listed buildings. The most significant example of this is at the town house, where a taxi rank provides the permanent foreground to this prominent building.



Although the intention of providing a safer crossing for pedestrians is laudable, the poor quality of the arrangement and materials detracts from the historic character of the street and emphasizes the dominance of vehicles over the needs of pedestrians within what should be a traditional setting.



Bolgam Street also provides an example where a significant historic building has a poor setting - obscured by parked vehicles and with a foreground of poor quality, cracked surfacing and narrow pavements.

The bleak car park and public conveniences also detract from the environment of this historic street.

Examples of existing surfaces



Square at Cross Street/Burnside Street



St John Street



Bolgam Street, above



Hall Street (Waterfront)

In many areas the 20th C paving has deteriorates with much cracking and patching evident, as for example, along the shore (above).

Parking

As noted above, kerbside parking throughout the town centre dominates the foreground and in some cases (eg left) dominates the view. The square at Cross Street/Burnside Street is an example of a potentially useful civic space that is set out as a car park.

Street Signs, Signposts and Street Lighting

In a number of locations road signs are intrusive and dominate their locality (eg in Main Street), however these are relatively limited. Signage is more notable in terms of the lack of interpretive or wayfinding signage. Some explanatory signs exist near the new Aquilibrum centre and at the now defunct ferry terminal at New Pierhead, however little else exists.

Apart from the two decorative civic lamp standards outside the Town Hall and some pastiche Victorian lamps in the square at Burnside Street, street lighting is generally utilitarian. In some places it has been fixed to buildings, while elsewhere lamp standards are set on pavements, often close to buildings. Lighting does little to enhance the historic buildings or built environment.

Effect of traffic and utilities engineering

The main negative aspects occur along the waterfront. The need to maintain access to the New Quay for large articulated vehicles determines some of the highways planning but has led to some excessive areas of asphalt or concrete.



3.6 SHOPFRONTS



Older Shopfronts

Several of the older buildings (ie late 17th and early 19th C) retain examples of shops with smaller openings, separated by masonry piers, giving a higher proportion of wall to opening. These are often smooth rendered and lined out, perhaps to imitate ashlar and are painted. Painted signs are more typical of the period.



In these buildings the shopfronts often relate to the windows above in terms of being part of a pattern of 'piercings' within the overall wall plane, although of different size and at the same time often being separated from the domestic windows above by means of a simple string course and different wall treatment or colour of wall.

Many shopfronts retain panelled and boarded storm doors and often elaborate inner shop doors.

Unfortunately many of these have been altered, often unsympathetically, as the example, left illustrates (the old Post Office) and also below (27-33 Main Street) where the age and quality of the original building has been severely degraded.



19th C Shopfronts

Many of the older buildings were altered in the 19th century (particularly towards the end of the century). The example of

16-20 Main Street, undergoing alterations between survey dates, shows, after the removal of the facia, that cast iron beams and columns have been inserted. The McGrory photograph, below, shows well the ambitions of the shop owner at the time to have plate glass windows and a prominent facia (note that this is flanked by consol brackets)



One of these alterations is of particular note - Eaglesome's frontage remains almost unchanged and well cared for after. It illustrates many of the design elements of this period - the facia framed with a cornice and consol brackets, a recessed door and slender cast iron framework to the glazing, with decorative heads adding detail below the facia.





Towards the later 19th C a number of larger tenements replaced earlier buildings, as the McGrory photograph below demonstrates.



Many of these were built with shops as part of the design, using slender cast iron columns with cast iron beams supporting the masonry above. The use of removable paled security gates was common. A great many of these have survived relatively intact although some detailed elements have been lost.

Regrettably, the later 20th C fashion of creating more flush shop facades, often using modern tiling and deep facias has obscured some of the original, as the example from Longrow, left, shows. Modern blinds and canopies can have a detrimental effect on the integrity of the original design.



By the turn of the 19th and 20th centuries, buildings became more exuberant with a strong Glasgow influence in the detailing (many of the buildings were designed by Glasgow based architects). Again the shop fronts are integral to the design of the tenement and many of these survive in a form close to the original.

Regrettably many others have been altered unsympathetically. Examples include over-large facias that ignore the original divisions or mask the original detailing, doors brought out to the street line and poor quality replacement material.



The pharmacy in Longrow South is an example where the original frontage is recorded in an early photograph, but more recent changes (above) obscured the original detail. A change of occupant which occurred during the course of the appraisal allowed a more sympathetic treatment of the façade, bringing back the glazing pattern.



Poor trading conditions in recent years (and currently) have led to an under-investment in shop property and in some cases dereliction, below.



3.07 VULNERABLE AREAS - PRIORITIES

Overall, a study of the buildings within the conservation area leads to a view that the centre of the town is vulnerable to a number of negative changes. These include:

- Lack of commercial vitality leading to a lack of investment in commercial property,
- Resultant fabric deterioration creating a poor image,
- Where changes have been made these have often been carried out cheaply, using poor quality materials and with little regard to the historic fabric.
- Closure of premises, and in some cases dereliction.
- Buildings generally are suffering from a lack of good quality maintenance - gutters and downpipes in particular are poorly maintained and water damage to the building fabric is evident in many places.

The above creates a spiral of decline. Investment is necessary to reverse this and to bring about the repair and restoration of historic fabric. For this to be effective some concentration of effort is necessary.

The buildings in the central character area have been assessed on the base of their current condition, degree of authenticity (or degree of loss of historic detail), visual impact and relative need for conservation work. Conservation work should be focussed on:

- Repairing historic fabric
- Restoring lost architectural detail and finishes
- Bringing the buildings into a fit state for continued use
- Bringing derelict or under-used buildings into use.

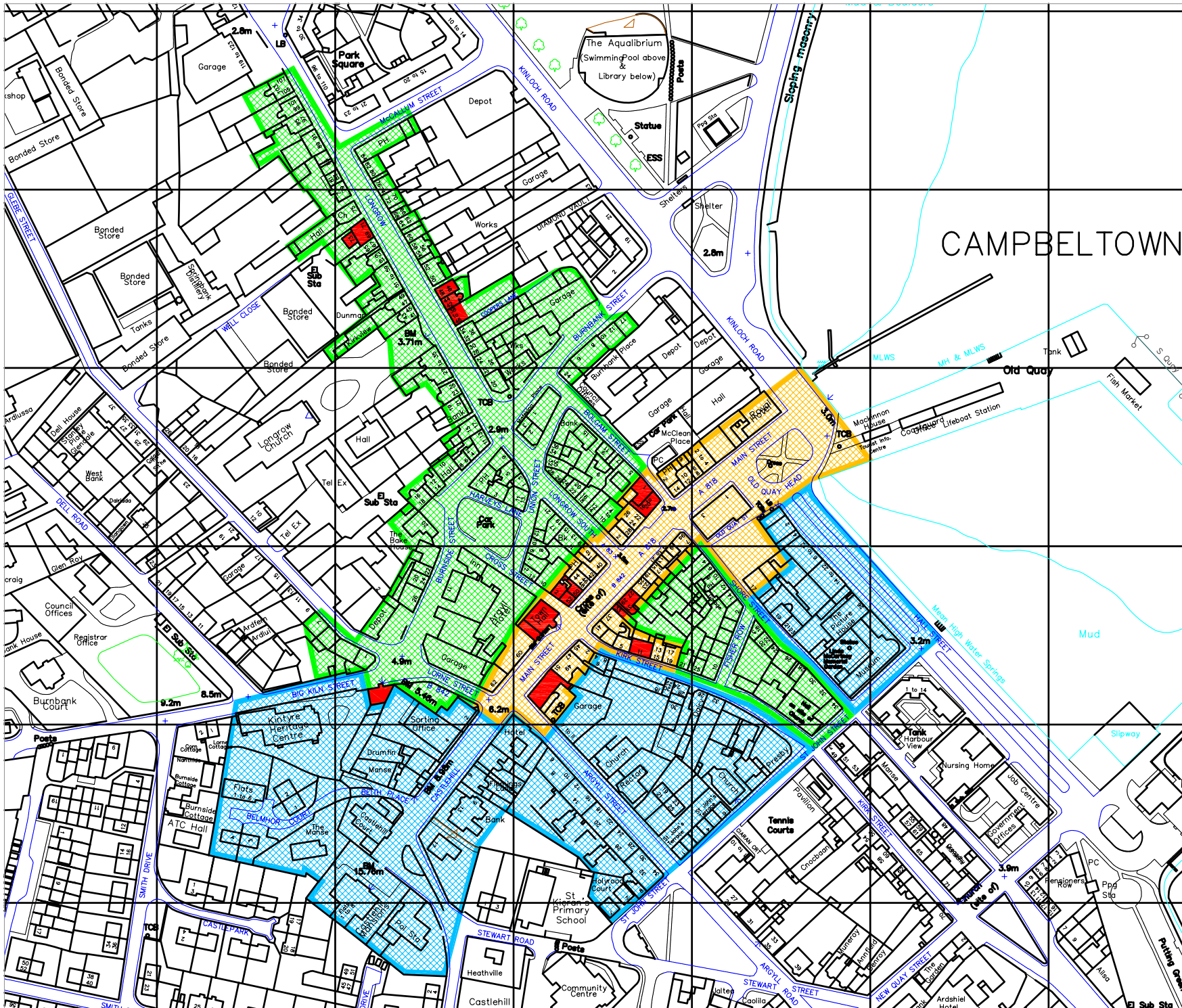
A clear strategy emerges that, in order of priority, focuses on the following:

- A number of buildings at risk - these need significant effort and investment to ensure that the buildings survive and can be given useful future lives,
- Target properties - a second tier of buildings includes many of the older surviving buildings in the centre, particularly around Main Street and Longrow.
- Following this the fabric of the central area in general should be repaired and restored.
- The next areas are each side of the central area - Longrow and Kirk Street.
- Public realm improvements.

A plan is attached which shows the assessment of priority.

3.08 PHOTOGRAPHIC RECORD

CD appended



- Target Buildings
- Priority A Area
- Priority B Area
- Priority C Area



Argyll & Bute Council Campbeltown Conservation Area THI PRIORITIES

Gray, Marshall & Associates
23 Stafford Street : Edinburgh EH3 7BJ

Drawing No. BMF 20
Scale 1:1000@A1
August 2008

4.00 ASSESSMENT OF SIGNIFICANCE

Introduction

Campbeltown is a relatively small town but is well known within Scotland both through popular culture and because of its unique, remote setting at the end of the very long Kintyre peninsula. However, its history is not well known but, when understood, helps explain the unique historical and natural setting of the town and underpins its significance at local, regional and national levels.

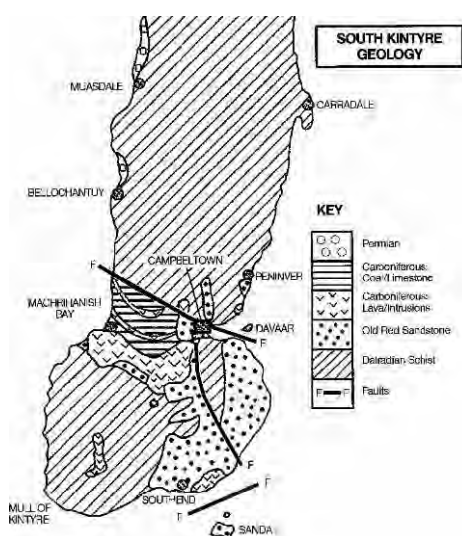
Setting - natural landscape

Campbeltown is located at the head of a sheltered natural harbour close to the major headland of the Mull of Kintyre. From the earliest days of seafaring the harbour has provided a secure haven for ships travelling up and down the west coast of Scotland and for those making a rounding of the Mull of Kintyre either outbound from or inbound to the various Firth of Clyde Ports. It is of note that, in heading out from the Firth of Clyde, Campbeltown provides the last safe anchorage before a relatively long passage to the next nearest haven at Gigha or beyond. While less important for modern shipping this factor is important for the many leisure and fishing craft that make the passage.

The Kintyre peninsula comprises a long range of moderately low hills, generally sparsely populated upland landscape and extensive forest, with cultivated agricultural land along some of the coastal strips or in sheltered glens. It terminates with the higher ground of the Mull of Kintyre itself which, around the south west end of the peninsula forms some dramatic sea cliffs and crags. Between these two elements the landform (and Geology) accentuates the difference because between them the ground is relatively flat right across the peninsula from Macrihanish to Campbeltown - Campbeltown loch itself representing an element of this feature.

These geological elements provide a fine setting for the town. It occupies an area beside (and around) the head of the loch, having utilised some of the low prominences for key buildings. Behind the town the land rises to the south, while to the west the flatter ground provides a large, fertile agricultural hinterland.

It is this combination of the natural bowl of fertile land, backed by hills and forest, around a substantial loch that gives Campbeltown a unique and significant setting as one of Scotland's finest coastal towns.



Urban form in relation Historical development

Campbeltown is, for such a remote location, a surprising urban small town. It owes much of the present character to its relatively wealth and prosperity which grew during the 18th and 19th centuries, reaching a peak in around from around 1890 until the First World War dramatically changed the town's fortunes. Prior to the war Campbeltown was well connected to Glasgow and the towns around the Clyde estuary. Regular steamship services made communications relatively quick and easy and the various economic generators (distilling, shipbuilding, fishing, tourism and agriculture) seemed to be part of the network of activity around the Clyde. Many of Campbeltown's finest buildings date from this period and the Glasgow influence is strong in terms of the vibrant tenements, commercial and public buildings of the period. Many of these were built to a three or four storey pattern more akin to a city centre location rather than a remote coastal town. Meanwhile the wealthier residents built large villas along both shores of the loch, those on the south side, along Kilkerran Road, providing a series of distinctive, handsome villas that would grace the suburbs of any large town. This form, of tight urban centre and more spacious suburbs (on quite a small scale), survives to this day and gives the town much of its character.

Despite this Edwardian richness, the form of the town is older and dates from its foundation at the very end of the 16th century as a deliberate plantation of lowland Scots (as part of the Crown's efforts to subdue the Highland clans and end the influence of the Lordship of the Isles). Although it developed slowly at first during the 17th century the present form of the town was established at the outset. A prominence was utilised for the 17th century castle (later Castle Church) and the line of the Main Street and other streets established, so that by the time the town was elevated to a Royal Burgh in 1700 the basic form of the town as seen today was set out. Some of the earlier buildings survive and many from the period of expansion that began around the end of the 18th century and continued through the earlier part of the 19th century.

The First World War saw a dramatic reduction in services to the town, the cessation of the tourist industry and a loss of vitality. The years following the First World War and the depression continued the process of decline and to some extent the vitality of the pre-war period has not returned.

Perhaps because of this lack of 20th century development much of the earlier fabric remains and the townscape is significant in that the history can be clearly read in terms of the town's establishment, early development and later prosperity.

5.00 THE CONSERVATION AREA MANAGEMENT PLAN

5.01 CONTEXT

1 - In February 2005, a consultant team led by yellow book was appointed to carry out the Campbeltown regeneration study. The consultant team includes Willie Miller Urban Design (WMUD) and Ryden. The study was commissioned by Argyll & Bute Council (ABC) on behalf of a client group that also included Argyll & the Islands Enterprise (AIE) and Communities Scotland (CS).

2 - Waterfronts and town centres in settlements across Argyll & Bute need investment to rejuvenate them as the main centres of economic activity within the region. Argyll & Bute Council's Corporate Plan identifies waterfront and town centre regeneration as a strategic priority.

However, the work programme and required investment is huge and hence the Council wish to prioritise its limited regeneration resources in terms of officer time and capital spending on its five largest waterfront towns, namely Campbeltown, Helensburgh, Oban, Rothesay and Dunoon (hence C*H*O*R*D).

Each of these towns had an Initial Business Case produced for them, and at a meeting of the council on the 26th September 2007 it was agreed to move each of these forward to an Outline Business Case (OBC) in order to equitably determine a priority for undertaking the work. On 20th December 2007, Argyll & Bute Council's Executive agreed to appoint external consultants to help with the preparation of the OBCs using a common format.

This review of the conservation area has taken place at time when a number of economic and planning studies have taken place, such as the Yellow Book 'Campbeltown and Kintyre Strategy'¹ completed in November 2005 and the more recent appraisal as part of the 'CHORD'² process. These documents identify the need for a regeneration strategy for Campbeltown that encompasses comprehensive regeneration of the historic core of the town, the redevelopment of the Kinloch Road area and the development of the waterfront/marina area and it is important that proposals for the town centre are based on a sound assessment of the conservation area and that clear strategies for conservation work are developed. Both areas designated for development/redevelopment adjoin the conservation area so that it is important that there is a clear context for tying these developments into the historic core of the town. In addition, The first part of the Campbeltown CARS initiative also commenced in 2008.

Campbeltown's position as the most 'peripheral' town in mainland Britain has made it hard to overcome personal and commercial poverty. Historically, the population of the town has been ageing very rapidly, and has been in danger of shrinking into itself as the number of people of childbearing age falls. This makes it hard to raise incomes and asset values and means that opportunities for growth are extremely precious. This appraisal has also come at a time of economic difficulty, dramatically illustrated during the course of the study when the closure of the recently established wind turbine factory was announced.

Good conservation practice for town centres recognises the pressures for change (including loss of historic fabric through lack of resources to invest) and seeks to strengthen the assets and qualities of the historic town, including the traditional businesses and uses within it while seeking to expand and develop the activities and attractions of the place. Re-invigorating the commercial life of Campbeltown is, perhaps, the best way to ensure that the historic core of the town survives with viable uses well into the foreseeable future

5.02 CONSERVATION AND REGENERATION OBJECTIVES

Specific objectives can be seen as follows:

- Safeguarding and enhancing the quality and value of the historic built environment, through targeted investment to repair historic fabric, restore missing detail and bringing vacant historic space back into use.
- Safeguarding and enhancing the quality of the historic public realm, repairing and restoring damaged fabric and protecting spaces with special qualities.
- Promoting the regeneration of the historic core of Campbeltown, through encouraging business to invest in their properties, providing for new uses and encouraging diversity through cultural and artistic initiatives.
- Increasing the attraction of the area as a place to live and

visit,

- Strengthening existing statutory and economic initiatives, to both encourage investment and protect the historic environment,
- Promoting the understanding, enjoyment and sustainable management of the heritage resource.

These objectives can be achieved through encouragement backed up by control:

- Encouragement to carry out work, by offering financial assistance, providing training and raising public awareness of the conservation issues and techniques. Important elements of this include:
 - The CARS programme
 - The Proposed THI Programme
- Control of unsuitable alterations or development, and establishing statutory advice and guidance for work within the conservation area, through:
 - Building Repair Notices or other statutory enforcement
 - Shop front design guidance
 - Window design guidance
 - Strengthened Article 4 direction

5.03 CONSERVATION STRATEGY

In order to achieve the above objectives, a Conservation Strategy is required, based on preserving and enhancing the historic fabric of the area and obtaining funding to initiate a series of programmes. In overall terms the strategy would include the following programmes:

- Restoration of severely damaged listed buildings (rescuing 'buildings at risk' in some cases)
- Repair and re-use of redundant or underused listed buildings
- Repair and conservation of listed buildings in use
- Reinstatement of lost architectural detail
- Support for similar work to unlisted buildings of merit that contribute to the townscape
- Public realm enhancement.

Recommended Actions

To implement this strategy, a series of policies is recommended;

1. Target key projects for the restoration, repair and re-use of redundant or underused buildings through making grant aid available and by working with owners, agencies and others to provide viable uses.
2. Establish a an order of priority for the repair and conservation of buildings in use, ie, take a pro-active approach through making grant aid available and encouraging take-up.
3. Include in the above measures to bring about the reinstatement of lost architectural detail.
4. Encourage best practice in terms of building repair techniques and the use of appropriate materials through education and training initiatives and the production and

issue of appropriate conservation and design guidance.

5. Exercise control of unwanted alterations and loss of detail through use of the statutory framework.
6. Encourage the retention and repair of traditional shop fronts and improve signage; encourage the redesign and replacement of inappropriate shop fronts.
7. Carry out work to the public realm involving repair and reinstatement of lost detail and enhancements to mitigate the domination of vehicular traffic and improve the setting of key listed buildings.
8. Introduce measures to improve the setting of the Outstanding Conservation area and preserve its links to the shore and to Kinloch Park.
9. Develop a signing and interpretation strategy that enhances the conservation area while improving interpretation and understanding.

5.04 IMPLEMENTING THE ACTIONS

These actions will require a number of measures to be put in place. These include;

1. **Re-definition of the area** - adjust the boundary of the Outstanding Conservation area to provide consistency
2. **Management** - effective management of the strategy will be required with staff dedicated specifically to the project.
3. **Strategic Planning** - ensure that the conservation objectives for Campbeltown are recognised fully within other economic and regeneration strategies.
4. **Priorities for Funding and Grants** - create funding and grant regimes specifically targeted to the priority projects.
5. **Grants** - at the same time, to achieve improvements throughout the area measures will be needed to encourage individual owners through a grant system that can;
 - o Generate widespread interest in carrying out often small scale repair and conservation work.
 - o Encourage similar widespread interest in reinstating architectural detail.

Grants could be made available on the basis of relatively high percentages but with amounts capped to encourage widespread take-up.

6. **Repair Techniques and Building Methods** - a programme of training and educational initiatives would help build up a body of local knowledge. These should be targeted at the construction professionals and building firms in the area. The local chapters of the professional institutes could be encouraged to include regular conservation training within their CPD programmes. Seminars and workshops involving conservation techniques could be established for the local building industry, perhaps with the help of the local college. The Scottish Lime centre could be invited to run local courses.
7. **Design Guidance - Repair and maintenance** - private owners and their professional advisors and contractors will play an important role in the process, however it will be important to ensure that work is carried out to an appropriate standard. Specific guidance for Campbeltown

should be developed. In the meantime a number of published maintenance guides will be of relevance. Specific guidance should be included for the repair/restoration of roofs, external wall finishes, window and door repairs.

8. **Design Guidance - new building, extensions and alterations** - the character of the area requires to be maintained through establishing appropriate design guidance for gap sites, redevelopment and work involving extension and alteration. Design guidance for the area as a whole, for example on building heights and materials, should be supplemented with individual planning design briefs prepared for each development site. Planning briefs should also be prepared for development sites adjacent to the conservation area to ensure that these sites relate to the pattern and scale of historic lanes and streets.
9. **Design Guidance - Shop fronts** - specific design guidance should be implemented for shop front improvements. This should include examples of best practice.
10. **Control** - it will be important to balance the encouragement to improve with good control procedures to prevent further loss of character. This will involve strengthening existing policies, and issuing Article 4 Directions to achieve specific aims.

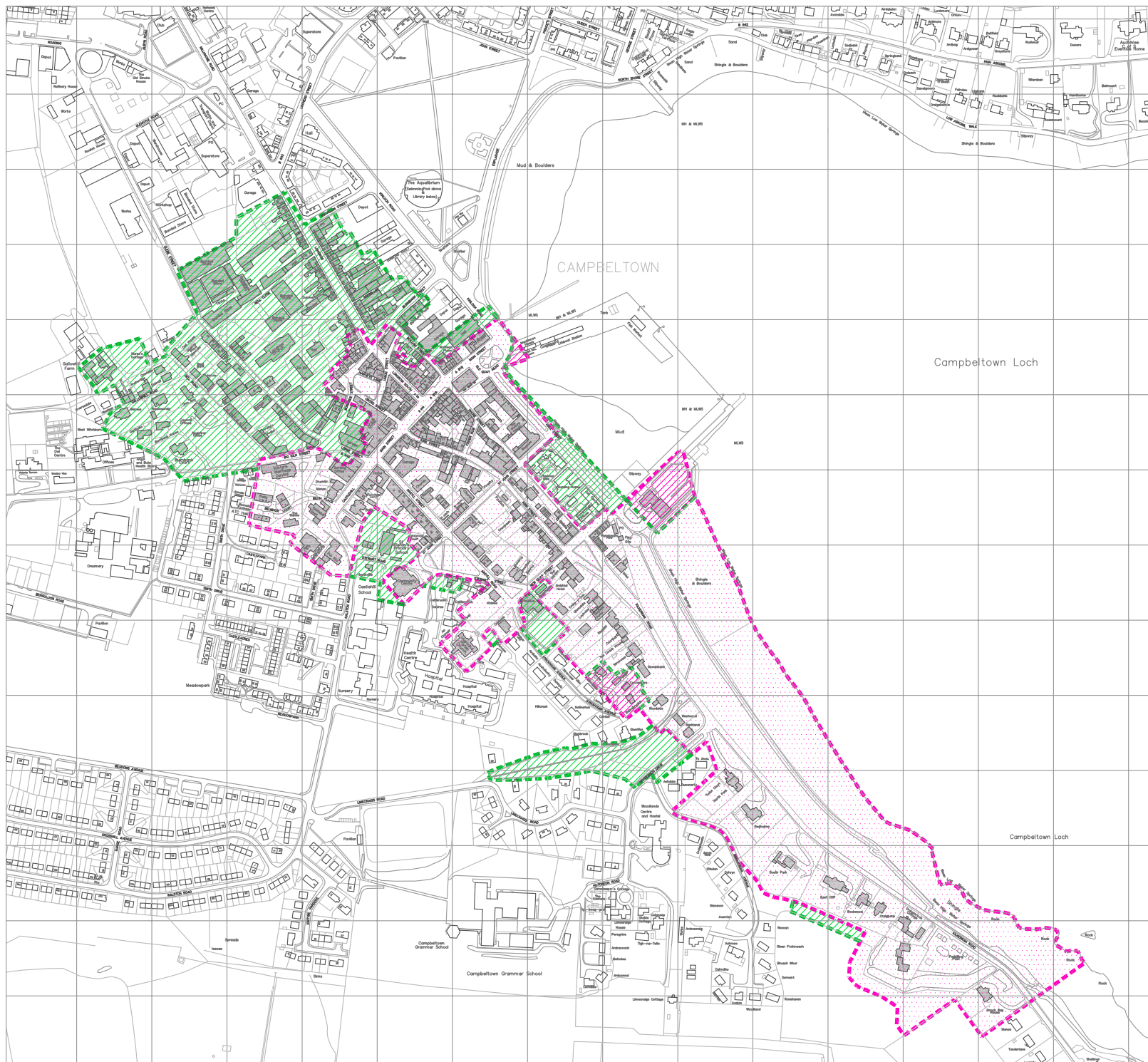
5.05 BOUNDARY REVIEW AND RECOMMENDATION

As part of the assessment, the boundaries of the conservation area were inspected and research was carried out into the historic development of the town. It became apparent that the current conservation area excluded a significant part of the original town, namely the area to both sides of Longrow. This was considered to be a significant omission, particularly because the properties on the north east side of Longrow once backed onto the original shoreline. Although this disappeared as land was reclaimed, first in small lots then with the development of Kinloch Park, there are many surviving elements of the previous shoreline and the lanes and built structures related to it. On the other side of Longrow the street frontage is of an early date and the pattern of development behind reflects Campbeltown's development in terms of both housing and the expansion of the distilling industry. Some fine examples of this industrial heritage remain, in particular the working Springbank Distillery.

The boundary further to the south west of Longrow is perhaps harder to define, however the pattern and character of the tightly knit housing between Glebe Street and Dell Road and the area of villas beyond, with their more spacious grounds, stone walls and mature trees, reflects that of the conservation area as a whole and it is considered that this area should be included.

Further south, for example around St Kieran's Primary School, anomalies exist so that relatively minor adjustment of the boundary is recommended in several places.

The area around New Quay Head is also problematic. The current boundary includes an area of modern development on the pier, while the sea wall along Hall Street is only partially included. It is considered that while the proposed changes incorporate an area with several new buildings, the shore line and street pattern should be contained within the area.



- Conservation Area as Existing ----
- Possible extension/boundary adjustment to Conservation area ----
- Conservation Area as Existing
- Possible additions to area
- Possible removals from area

Argyll & Bute Council Campbeltown Conservation Area Plan of Area & Possible Amendments

Gray, Marshall & Associates
23 Stafford Street : Edinburgh EH3 7BJ

Drawing No. BMF 02
Scale 1:2500@A1
July 2008

5.06 ASSESSING PRIORITY

For the Conservation Strategy to be effective resources will need to be targeted. Priorities for funding must be identified in order to achieve significant improvements. These can be summarised as follows:

Key Projects

Throughout the conservation area a number of buildings have been identified as both contributing significantly to the character of the area and being in need of significant repair, restoration and, in several cases, the return of vacant space to use. 16 key buildings/ sites have been identified as key projects:

- Town Hall, Main Street
- Former Free Church School, Big Kiln Street
- The Old Court House, 5 Bolgam Street
- Victoria Hall
- 16-20 Main Street and 1-3 Bolgam Street
- 53 Main Street (Old Post Office)
- 50-52 Main Street (and Cross Street)
- 13-15 Kirk Street
- 12 Longrow South
- 27-33 Main Street, Unlisted
- 28 Kirk Street
- 18-24 Shore Street
- 38-48 Longrow
- 69-73 Longrow
- 61-73 Longrow
- 1-7 Glebe Street and Big Kiln Street

Priority areas

In addition to Campbeltown Conservation Area covers a relatively large area and the recommendation above is to increase this to include the Longrow area and related areas to the south west. This is important in order to define the area of character and value. At the same time it is recognised that some parts of the area are less vulnerable to change and loss of fabric than others and it is considered that conservation efforts would have most effect if targeted to areas in most need.

It is recommended that efforts should be targeted first in the town centre which contains a concentration of the traditional properties together with a number of significant buildings and building groups, then in areas immediately adjoining. Priorities are indicated on the attached plan.

Owners should be actively encouraged to participate in the repair and restoration programme, with grants being made available.

5.07 PUBLIC REALM AND LANDSCAPE STRATEGY

Priorities

- Improving the general poor quality of the public realm

Recommended strategy -

- Focus on the setting of the key historic buildings - the Town Hall and the Old Court House both have poor quality, vehicle dominated settings. Studies should be carried out into ways to reduce the impact of vehicles and improve the nature and quality of public realm in these areas
- Improve/re-design the traffic crossing and parking areas in Main Street with a view to reducing the dominance of vehicles and enhancing the quality of the environment for pedestrians.
- Re-surface the lanes and alleys leading off Longrow with appropriate conservation materials.
- Reduce the extent of road surface and temporary build-outs in the open space at St John Street/Argyl Road and Stewart Street. Improve the general design of the landscaped area.
- Consider tree planting in areas such as the open space at the corner of Bolgam Street and Union Street, the corner of Well Close and Glebe Street, the setting of the Longrow Church, the frontage to the Kilkerran Road playground and Kinloch Road.

- Signage - retain and enhance traditional signage.

Recommended strategy -

Retain and repair/repaint traditional street signs. Where beyond repair replace with signs that match in size, colour and style of lettering.

- Street Furniture - Although not a widespread problem there are some places where accumulations of street furniture and other items, or poor quality furniture, has detracted from the character of the street, detracts.

Recommended strategy -

Survey the existing street furniture in detail and develop proposals to replace and or upgrade the street furniture.

Traffic and parking issues within the area

Strategies:

Major interventions in the transport infrastructure and highway network are not envisaged in the short term.....

....The Yellow Book report.... Recommends measures to improve traffic and pedestrian circulation along the shore and Quay heads.....

.....build on recent best practice in encouraging place-making and the informal integration of traffic with the public realm.

.....develop a distinctive, locally-informed, and locally controlled approach to street design and management

- *Encouraging movement, especially pedestrian movement, through careful attention to street detailing and supporting attractors and interest at key locations*
- *Promoting a low-speed design framework by minimising the use of highway-related elements such as road markings, signs and barriers.*
- *Introducing more time restricted parking in the town centre that would permit limited parking only in specified bays to encourage frequency of turnover and access to commercial premises.*
- *Creating and reinforcing the gateways and entry-points to the town centre, to emphasize the transition to the low-speed environment.*
- *Measures to improve and humanize the sea front.*
- *A programme of place-making at selected points within the town centre to create a stronger identity at key locations.*

The town centre of Campbeltown represents an excellent opportunity to build on emerging best practice in street design and place-making to enhance the economic attractions of its public realm, strengthen a sense of local identity, and to reconcile the need for movement with the qualities of the built environment.

Conclusion

Public realm improvements are an essential part of the regeneration of the area and in many cases are essential in terms of conserving and restoring architectural and historic integrity.

5.08 OPPORTUNITIES FOR DEVELOPMENT

Within the conservation area, opportunities for new development are relatively limited.

5.09 MONITORING AND REVIEW

To be developed by A & B Council