



LOCHGILPHEAD CONSERVATION AREA APPRAISAL and MANAGEMENT PLAN



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Post card view of Argyle Street – Argyll and Bute Council Archive.

1. INTRODUCTION

1.1 CONSERVATION AREAS

Conservation areas are defined as ‘*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*’. 1.

The designation of a conservation area is a means to ensure that the character and appearance of a valued historic place is safeguarded for the enjoyment and benefit of future generations.

It is important to state that conservation area status does not mean that new development is unacceptable. What it does mean is that any proposed change will require careful management with the aim of maintaining the integrity of the area and enhancing its special character.

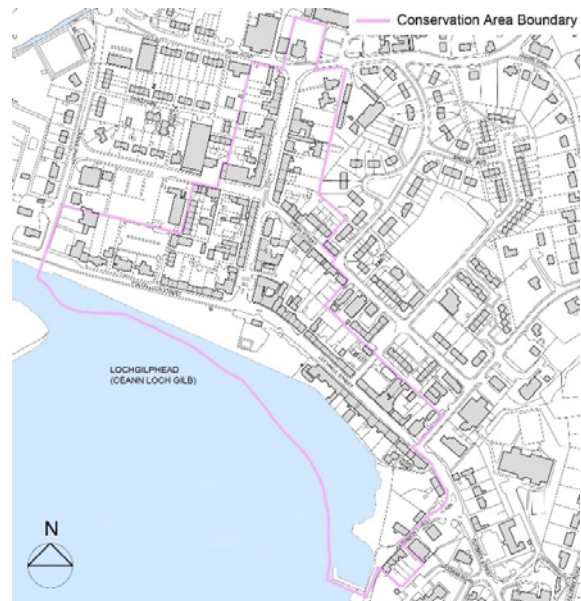
There are 32 Conservation Areas within Argyll and Bute. Further information can be viewed at :

<https://www.argyll-bute.gov.uk/planning-and-environment/conservation-areas>.

1. Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997

1.2 REASON FOR CONSERVATION AREA REVIEW

A conservation area was first designated in Lochgilphead in 1973 in recognition of its special architectural and historic character.



Current Conservation Area boundary.

Local Authorities are required to review their conservation areas on an ongoing basis. This latest

appraisal of Lochgilphead, carried out over summer months of 2018, recognises that a significant period of time has elapsed since the original designation, and that a fresh review of the conservation area and its wider environs would be beneficial.

1.3 PURPOSE OF THE CONSERVATION AREA APPRAISAL

The purpose of this appraisal is to define and evaluate the character and appearance of the existing Lochgilphead Conservation Area and the immediate surrounding context.

The appraisal will identify key characteristics and ensure that there is an understanding of what is desirable to protect. It will also identify any detracting negative factors.

The appraisal will form the basis of a conservation area boundary review that will determine if potential redefinition of the current conservation area boundary should be considered.

Finally, the conservation area appraisal will provide the basis for the development of a conservation strategy. This strategy will define how change is managed within the conservation area, identify specific opportunities for positive enhancement and will set out the policy framework for the determination of development proposals.

1.4 PUBLIC CONSULTATION

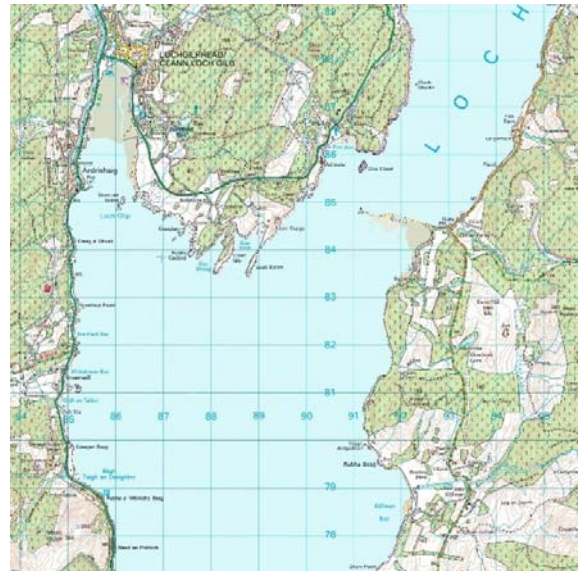
This Conservation Area Appraisal and resultant Conservation Strategy has been subject to public consultation in advance of final Council approval. This has provided the opportunity to take in to account the views of stakeholders, community organisations, local residents and property owners.

2. LOCATION, HISTORY and DEVELOPMENT

2.1 LOCATION

The development of Lochgilphead has always been related to its geographical position. Located at the top of Loch Gilp, and in close proximity with the Crinan Canal, the town sits close to the centre of mainland Argyll. Most significantly, it lies at the

convergence of the main routes connecting Inveraray to Central Scotland with Campbeltown to the south and Oban to the north.



Lochgilphead location map. Loch Gilp to the north west of Loch Fyne.

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Natural topography shapes the town. Lochgilphead's linear loch side frontage at Paterson Street, Lochnell Street and Poltalloch Street gently rising to the north backdrop with the rising contours of the Achnaba forest to the east.

2.2 HISTORY AND DEVELOPMENT

In about 1750 Roy's Map showed a small settlement, perhaps a single house on the north shore of Loch Gilp. It's position at the junction of the roads from Inveraray to Oban and Campbeltown, as improved in the 1770's, made it

even then a favoured venue for the meetings of public bodies.



One of the oldest prints of Lochgilphead – a dated print of the early nineteenth century. Image reproduced from Argyll and Bute Council Archive.

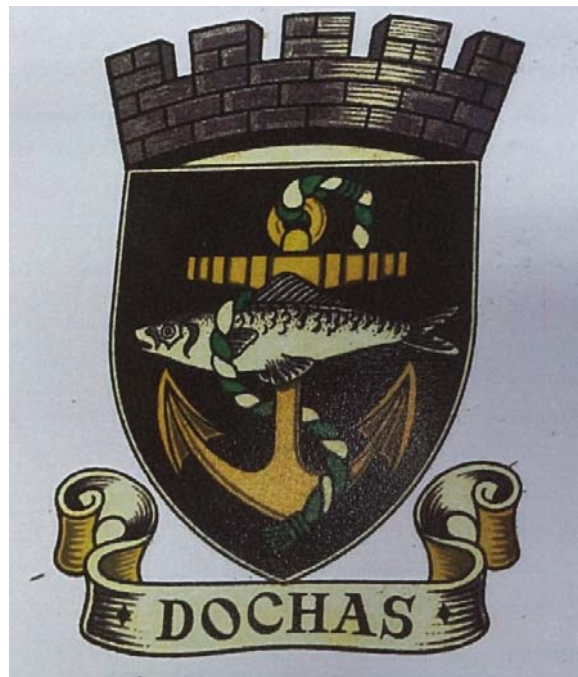
It was laid out as a planned village contemporarily with the building of the Crinan Canal which opened in 1801, and Langland's map of the same date shows a linear development on the lines of Lochnell Street, commemorating the Campbells of Lochnell and Poltalloch Street, the Malcolms of Poltalloch. Colchester Square is named after Lord Colchester, Speaker of the House of Commons and Chairman of the Commission for Highland Roads and Bridges.

The village was developed by John MacNeil of Gigha on the lands of Druim, part of his Oakfield estate, and a smaller village was laid out to the south east, in the area of Patterson Street and Whitegates Road, by John Campbell of Kilmory. Successive feudal superiors kept strict control over development, controlling the height and appearance of buildings, and it grew rapidly over the early 19th Century.

Herring fishing provided the mainstay of Lochgilphead's economy in the 19th Century and was based on the Kilmory Quay (Built by Campbell) at the south east edge of the bay. With cargo vessels calling daily at Ardrishaig bringing goods to the local merchants, other industries developed – whiskey distilling, wool processing, rope making. In

addition to building trades and general merchants the following crafts were listed in Slater's Directory of 1859 - Bakers, Shoemakers, Blacksmiths, Wheelwrights, Saddlers, Coppers, Sailmaker, a Rope and Twine Manufacturer, a Nailmaker, a Stay maker. There were also nearly thirty licensed premises.

The town was becoming more and more the market town for the surrounding area. Four market days were held throughout the year, at which horses and cattle were bought or sold. These were bustling days with livestock overflowing the public green on to the surrounding streets.



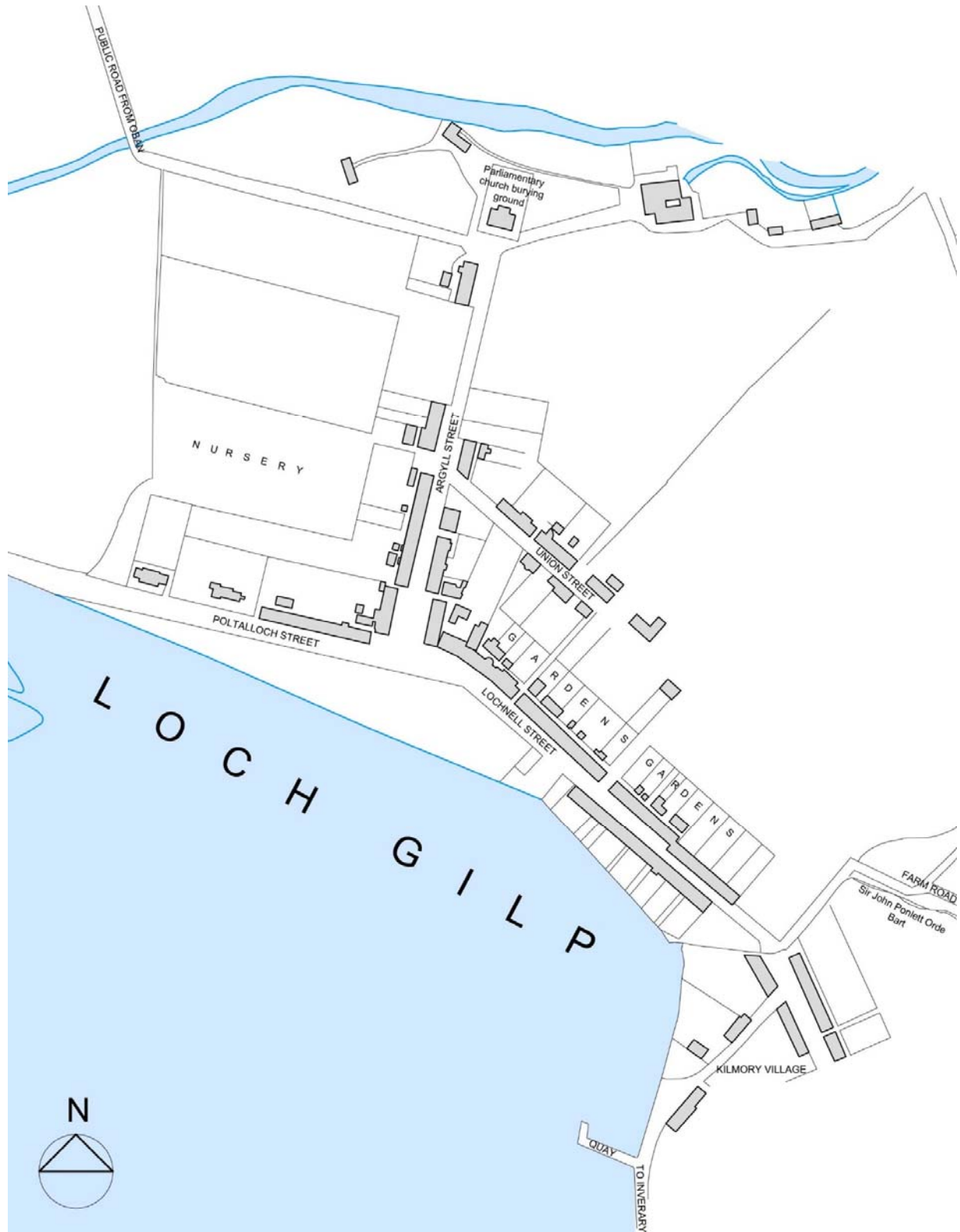
The Burgh's office seal and Lochgilphead's coat of arms, with its anchor, cable and herring, symbolises the town's link to fishing with the motto: Dochas.

The town's strategic central position in mainland Argyll made it convenient centre for the governance of the county. In 1858 the village was declared a "populous place" and was constituted as a Police Burgh, with its own Burgh Commissioners and Magistrates, later to become Lochgilphead Town Council. In 1975, when local government was re-organised in Scotland, Kilmory Castle became the headquarters of Argyll and Bute Council. The town continues to be the listed administrative centre for the Authority.

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1857 Historic Map of Lochgilphead

*Taken from a tracing of an original map prepared by J. Maclachlan
Esq Sheriff Substitute of Argyllshire dated 26th December 1857.
Provided by Argyll & Bute Council Archives.*





Lochgilphead on approach from west side of Loch Gilp north of Ardrishaig. A loch side town setting defined completely by geographical location and natural landscape.

3. CHARACTER and APPEARANCE

3.1 SETTING

The setting of Lochgilphead is overwhelmingly defined by local geography and in particular its location at the northern edge of Loch Gilp.

Leading north west from Loch Fyne, Loch Gilp is a small inlet located in between two headlands. The upper 1.6km of Loch Gilp is above low-water mark and so the loch side setting is visually accentuated by tidal movement and the large expanse of the loch bed exposed at low tide.

Approach from the east and west offer different aspects but the view is always dominated by the natural setting of Loch Gilp and the surrounding hills. From the east side of the loch the first full view of town is offered via the A83 on arrival at the Clock Lodge. In contrast, expansive panoramic views of Lochgilphead are offered when travelling north from Ardrishaig onwards. The eastern backdrop to Lochgilphead is formed by the Achnaba forest with the Knapdale forest forming the westerly backdrop.

Views from Lochgilphead's shorefront and from the Argyll Street vista offer an exceptional southerly aspect over Loch Gilp and onwards to the distant backdrop Loch Fyne and the Kintyre peninsula. The expansive panoramic coastal

location and the strong sense of visual enclosure provided by immediate and distant land-form provide the town with a unique natural landscape setting.

The setting of Lochgilphead is also shaped by man-made infrastructure. The Crinan canal has always been central to the town's development but of greater relevance past and present is the town's location on the roads connecting Inveraray, Campbeltown and Oban.



The first glimpses of Lochgilphead on approach from the Kilmory side of Loch Gilp at the Clock Lodge.

The Inveraray to Campbeltown road (A83) follows the shore line of Loch Gilp becoming Lochnell Street and Poltalloch Street before the main junction with the Oban Road (A816). This strategic

nodal location in mainland Argyll continues to underpin the town's status as a service town and commercial centre.

3.2 ACTIVITY AND USES

Lochgilphead has a character that relates to its regional importance as both a place of destination and a town visited transiently.

The principle land use is residential however, the town retains a diverse mix of civic, retail, business, industrial, health and leisure uses servicing the surrounding district, alongside a concentration of local authority facilities. This mix of activity set within a relatively compact town is a distinctive part of Lochgilphead's identity.

Argyll Street remains as the principle shopping 'main' street with almost continuous ground floor retail units from Colchester Square to the junction with Lorne and Union Street.

Local authority services, both local and regional, are dispersed over multiple venues.

The existing conservation area has four churches. Lochgilphead Parish Church is located at the north end of Argyll Street, St Margaret's Church to the east junction of Argyll Street and Manse Brae, Lochgilphead Baptist Church at the junction with Argyll Street and Union Street and the Free Church of Scotland at the corner of Lochnell Street and Manse Brae.

Hotel uses are prevalent with the Stag Hotel to Argyll Street as the principle large hotel.

3.3 STREET PATTERN

The plan of the town centre is compact and coherent with the street pattern deriving singularly from the convergence of the Inveraray / Campbeltown / Oban roads. By 1811 the coastal road link had been regularised as Poltalloch Street and Lochnell Street with Argyll Street, leading to the Oban Road, laid out as the spinal stem of a T plan. The junction widened and formalised into Colchester Square by 1822. Back streets, later becoming Lorne Street and Union Street, running parallel with the main East West route soon followed. These created two grid developments,

further subdivided by a series of interconnecting alleys and other smaller streets running north south. This organic and quite distinctive old street pattern preserves a sense of connection to old Lochgilphead (19th Century) where these areas would have been a hive of activity. The street pattern survives unaltered and the character of the old streets has largely been preserved.

3.4 BUILDINGS AND TOWNSCAPE

The townscape of Lochgilphead can be described and analysed by its streets.

1. Paterson Street.

A two storeyed terrace of four houses (Category C Listed) stands on the south east side of Paterson Street opposite Kilmory Quay. Formerly these houses were part of the village of Kilmory prior to 1859 when Lochgilphead was made a Burgh. The gable of Nr1 in tandem with the perpendicular front elevation to Kilmory House forms a prominent visual gateway on the eastern approach from the A83.



1,3,5 and 7 Paterson Street dating from 1825. The plain Georgian terrace preserves a street-row connection to Kilmory Village.

Kilmory Quay (Category C Listed) built in 1830 is an integral part of Lochgilphead's character and is of key historical significance. It provides a strong connection to the town's herring fishing industry. The L shaped quay is not immediately apparent from the roadside and does not have a linking

pavement but once accessed it provides loch side views of the town's shore front with the rear of the south facing Lochnell Street buildings and sea wall visually prominent.



Kilmory Quay to the west side of Paterson Street. Built by Sir John Campbell-Orde of Kilmory in 1830 for the fishing industry.



The back-court areas of Lochnell Street to the sea wall as viewed from Kilmory Quay – the rear of buildings to south side visually prominent and therefore part of loch side character.

Paterson Street continues to the roundabout junction and the left hand turn into Lochnell Street. The 2-storey former coach house to Kilmory House with external stair to the north gable runs parallel with the road. An important part of streetscape, again providing connection to historic village life.



The former coach house to Kilmory House, with external stair to the north facing gable and linking rubble boundary wall. An important part of streetscape.

2. Lochnell Street

Lochnell Street runs south west leading to Colchester Square. The street is distinctive in terms of streetscape, a mixture of older (19th C) two storey gable to gable terraced properties and 3 storey tenements with significant 20th century interventions. The street is dual sided in part and even though the buildings vary in terms of frontage the gable to gable streetscape is cohesive.



Lochnell Street looking west. Varied rhythm of storey heights with a number of well-considered and contextual mid-20th Century interventions. The building line is consistent.

The modest three stage belfried gable of the Free Church (1843-44) is an important visual marker at the eastern end of Lochnell Street.

The street continues west with the 3 storey Coronation Mansions, a Glasgow style tenement from 1905, leading to the infill Masonic Lodge.



The Idiosyncratic roughcast facade of William Todd's Masonic Lodge, 1909, "a provincial experiment in Glasgow Style Art Nouveau" – Argyll and the Islands – An Illustrated Architectural Guide. Frank Arneil Walker.

There then follows a series of three storey tenements that are plain but distinctive in design as part of a Lochgilphead post war housing programme by Dr Colin Sinclair. (Sinclair also designed the Stag Hotel, laid out the Council housing at Brodie Crescent, Sinclair Drive and Manse Brae and designed the World War I and II memorial)

The battlemented Court House and Police Station, begun in 1848-49 provides a robust termination to the south side terrace of buildings and the baronial styled Dalriada House from 1887 built as a hotel with its crenelated and corbelled bays is visual flurry.

The ground floor commercial use is concentrated to the western end of the street where it connects with Colchester Square.

Of note is the Comm Bar. A relatively plain 3-storey block, listed (Category B) primarily because of its well-detailed public house interior and frontage.



The west end of Lochnell Street at the connection to Colchester Square. The Scots Baronial Dalriada House (a former Hotel) is a key building frontage set within an earlier mostly two storey range of buildings.



The Category B Listed 'Comm Bar'. The bar frontage and hanging sign contribute to the street level character of Lochnell Street.

3. Argyll Street and Colchester Square

Argyll Street is Lochgilphead's main street. Commencing at Colchester Square to the south there is an almost continuous ground floor commercial frontage extending to the northern Union and Lorne Street junction. Buildings are largely two storeyed, although the gable to gable street frontage is peppered with attic dormers and the occasional third storey. The west side is remarkably consistent with most houses plain Georgian, dating from the 1820-60 period.

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Buildings are generally rendered with well-proportioned frontages and simple detailing. The rendered surfaces and projecting window surrounds are painted in a range of differing colours which is a significant part of the street's character.

Colchester square is central to Lochgilphead's townscape. It provides a focal point at the intersection of the T plan and provides a civic locus at the start Argyll Street. The enclosing building frontages are all important individually and as a grouping.



Colchester Square. The grouping of buildings with contrasting frontages is key to the Square's distinctive character. The two gables at the start of Argyll Street are particularly important in terms of street scape, they frame the view looking north, terminated by Lochgilphead Parish church.

5-11 Colchester Square (Category B Listed) built in 1822 is a plain range of three, three - bay, houses with pilastered doorways. Opposite is the former Lochgilphead Post Office and Institute (Category B Listed) built 1841. In contrast to the rendered elevations, this building is in stone (painted in part) with ashlar coursing, heavy cornice, pilastered shopfronts and consoled windows. The elevational system returns to form the Lochnell Street frontage which is three windows wide.

The grouping is completed by the two gables to the north side of the square where Argyll Street narrows. 2-4 Argyle Street (Category B Listed) built in 1816 is three storeyed and presents an assertive

gable with its symmetry interrupted by the large shopfront window to the ground floor.

Opposite at 1-3 Argyll Street (Category C Listed) is the mid-19th century house over 2 storeys and attic. The gable is used to display the illuminated town Coat of Arms.

The range of 5 houses at 71-85 Argyll Street 1828 – 1859 (all Category B Listed) are two storeyed, rendered and plain Georgian / early Victorian.



The range of 5 houses at 71-85 Argyll Street 1828 – 1859 late Georgian, early Victorian. The terrace is an essential part of the consistent streetscape of the west side of Argyll Street.



No 85 Argyll Street. Pedimented chimneyed gable with oculus. The intended symmetry of the elevation can still be recognised if somewhat disrupted by the relocation of the north side door. The building is currently listed in the Buildings at Risk Register for Scotland.

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The Stag Hotel, (Category C Listed) completed 1938 by Colin Sinclair of H&D Barclay is a demonstrative building in the Scottish Baronial style.

It is a large intrusion in the consistent frontage of the early 19th C buildings but the green schist bay with conical roof provides a confident flourish to the corner of Lorne Street and is an important visual marker, especially when view axially along Union Street.



The Stag Hotel. Incongruous with the setting of Argyll Street but none the less important in terms of street scape. The building is currently listed in the Buildings at Risk Register for Scotland.



Lochgilphead Parish Church. An asymmetric focal point to the top of Argyll Street.

Lochgilphead Parish Church (Category B Listed) constructed in 1884-85 by Glasgow architect John

Honeyman. Set at the head of Argyll Street the asymmetric gable and the four-stage tower is a key landmark and provides a strong visual termination to the axial view.



The medieval cross in the grounds of St Margaret's Roman Catholic Church. The Parish Church in the background.

St Margaret's Roman Catholic Church – 1927-29 T-plan in modest Norman Style. The free-standing cross, sited within the grounds of St the Church is a listed as a Scheduled Monument. The cross is of national importance as one of the few surviving early medieval crosses from the Outer Hebrides. The cross previously stood until about 1969 in a rockery garden at Kilmory Castle.



Simple shopfront fenestration to Argyll Street.

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A key constituent of character of Argyll Street is the shop frontages at street level. The predominant typology (particularly to the west side of the street) is a simple articulation of the plain Georgian façade with shop windows balanced around a central door. The one stand out exception is the strongly painted Victorian shopfront at Nos 10-12 and the infilled segmental arch at No 24 is a characterful feature of the east side of the street.



The colourful Victorian shop frontages at 10-12 Argyll Street.



The infilled pend and infill façade at No 24 Argyll Street.

Argyll Street remains as Lochgilphead's principle main street. The early 19th Century plain Georgian buildings reinforce the old townscape. The overall compact form, together with pavement level shop

frontages, consistent style, rhythm and refined detailing, define the street as an essential character area, central to the architectural and historic interest of Lochgilphead.



Roofscape – and essential character of Argyll Street. Gable to gable buildings with common chimney stacks and piended dormer windows, some with curved hips.



Decorative ironwork gutter brackets at Nos 7-13.

4. Poltalloch Street

Poltalloch Street looks south across the front green foreshore to Loch Gilp.

The building typology is varied and is in contrast to the continuous frontages to Argyll Street and Lochnell Street.



Poltalloch Street view from the western approach on the Inveraray road. The villa frontages and set back are a key part of character.

The earliest building (addressed 1 Colchester Square) stands at the corner of Poltalloch Street and the square and is set back to reveal the south gable to the range at 5-11 Colchester Square. The building is early 19th century, plain, 2 storeys with an external stair situated to the north. There then follows a range of much altered rendered houses, dating from 1840 and a plain tenement with canted bay windows.



The varied streetscape at the eastern end of Poltalloch Street set tight to the pavement.

After this are four large detached villas. The Hollies is castellated and the Clydesdale bank is Baronial, both late 19th Century.



The baronial typically asymmetric villa (Clydesdale Bank) with boundary wall and gate piers.

The most noteworthy is Islay Lodge. A Category B Listed Georgian villa with a 3-bay symmetrical main elevation with entry porch and single storey east and west wings and boundary wall.



Islay House. A beautifully proportioned Georgian villa with single storey wings and central porch. (Somewhat altered by garage door to the west wing).

5. Union Street, Lorne Street and the back street areas.

Union Street and Lorne street for the mid intersection with Argyll Street. Lorne Street is open in nature with the large return elevation of the Stag

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Hotel and the deco porte-cochere of the Stag Garage.

Union Street is a more continuous residential street with gable to gable rhythm of mostly late Victorian buildings.



Union Street. A gable to gable street of two storey houses. The set back of the post war housing being the exception.

Both streets, previously referred to as back streets, run parallel with Poltalloch Street and Lochnell Street forming a deep interior.



Lorne Street. The lane to the rear of the Argyll Street range of buildings and view into the block interior.

In between are a series of tight lanes and interconnecting smaller streets, vennels and yards on a network of rubble boundary walls. Although

much altered with many modern insertions the block structure and street pattern are still clear. A series of utilitarian buildings dating from the early 19th Century - two and single storey stone stores and workshops still exist. These 'back street' areas still retain a quite specific character and provide an important connection to when these areas would have been part of Lochgilphead's merchant and craft industry.



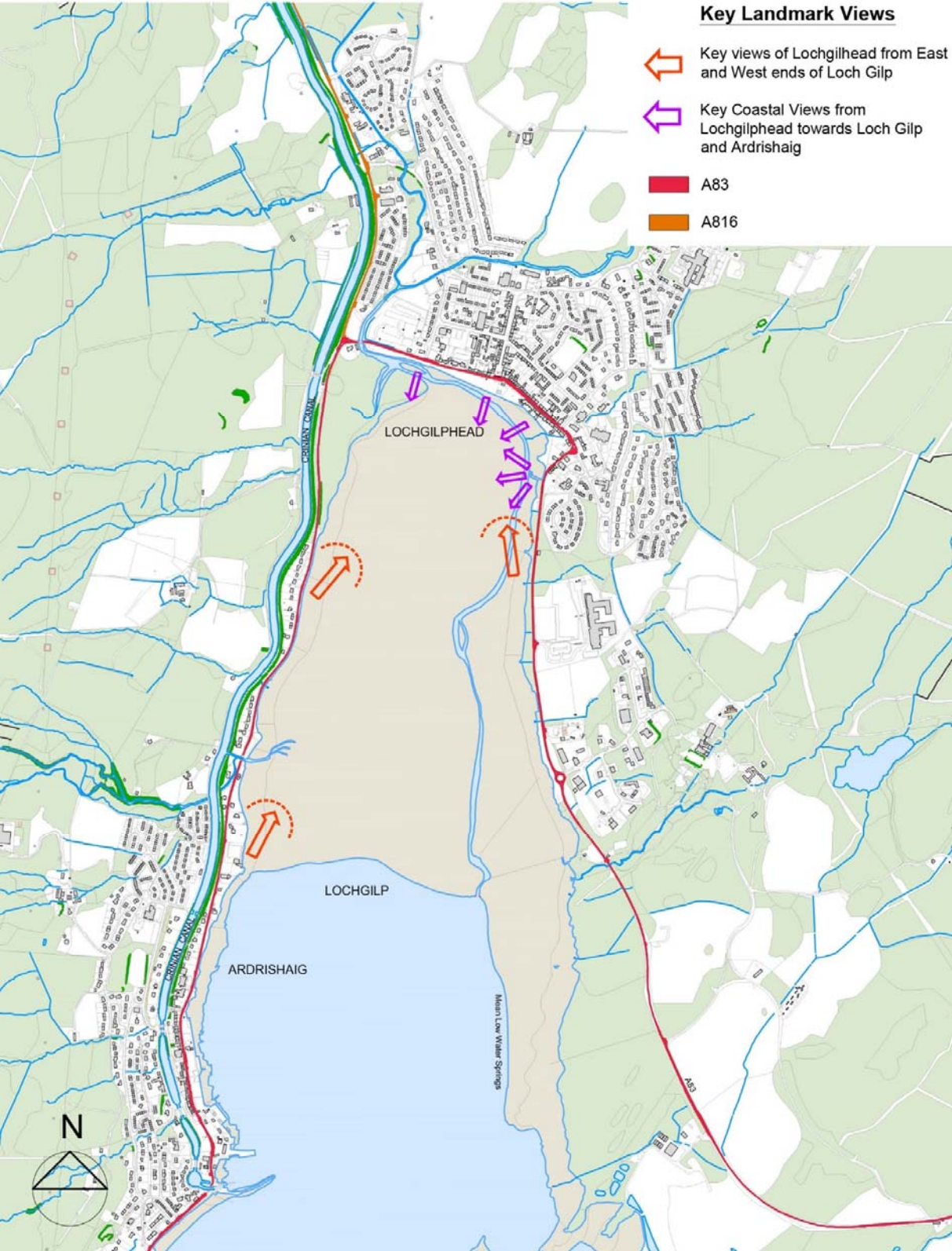
View of lane to west side of Argyll Street looking north. A working part of the town to this day with a distinct character. Many of the outbuildings used as space in connection with the retail units or as free-standing businesses. The residential upper floors are access from the rear external stairs and porches.



Smithy Street. A small street within the block interior with character derived from remaining single storeyed buildings and external spaces. These are important buildings, with gabled ends, interconnecting spaces and yards on rendered / rubble boundary walls.

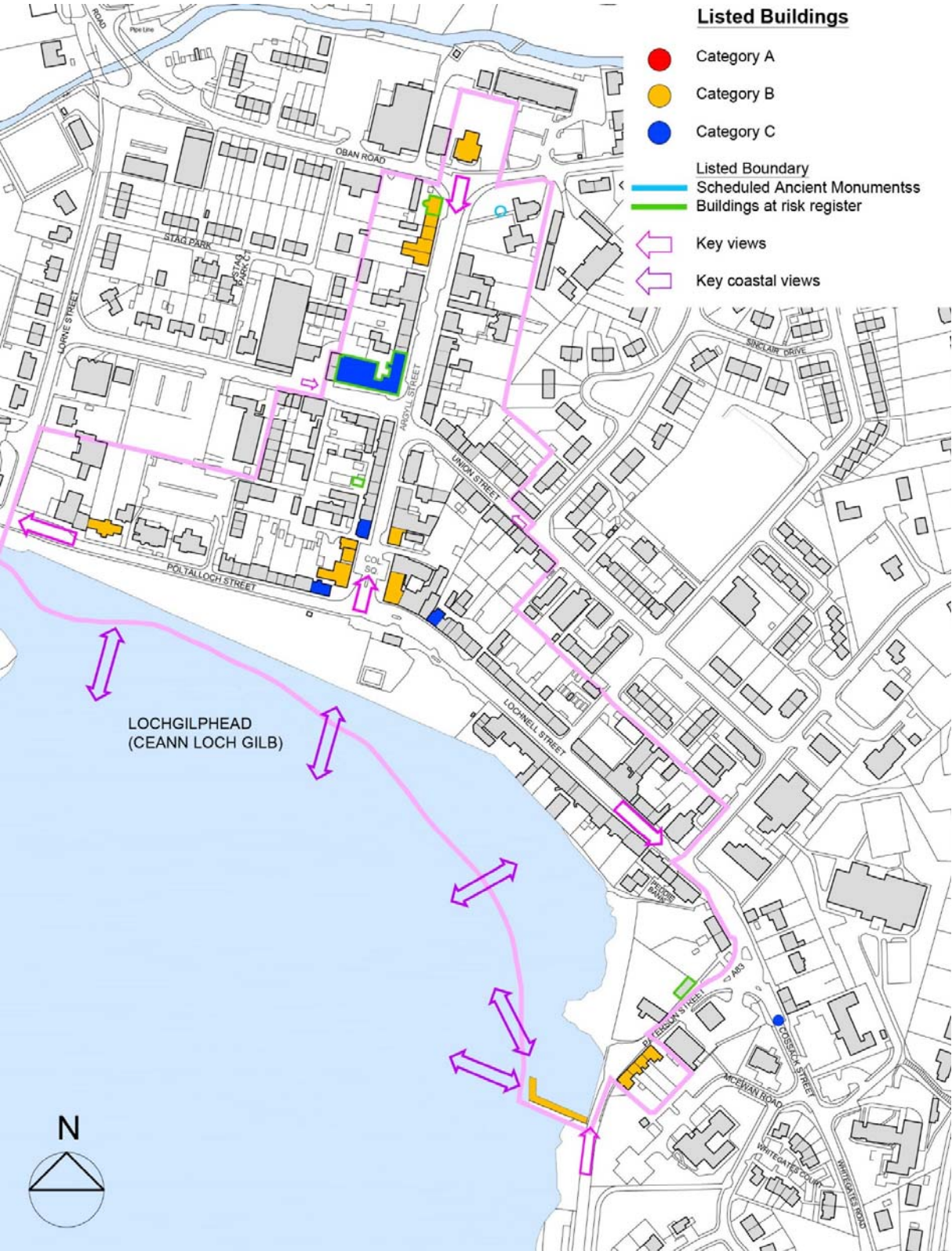
Wider Context Analysis Map

Key landmark views



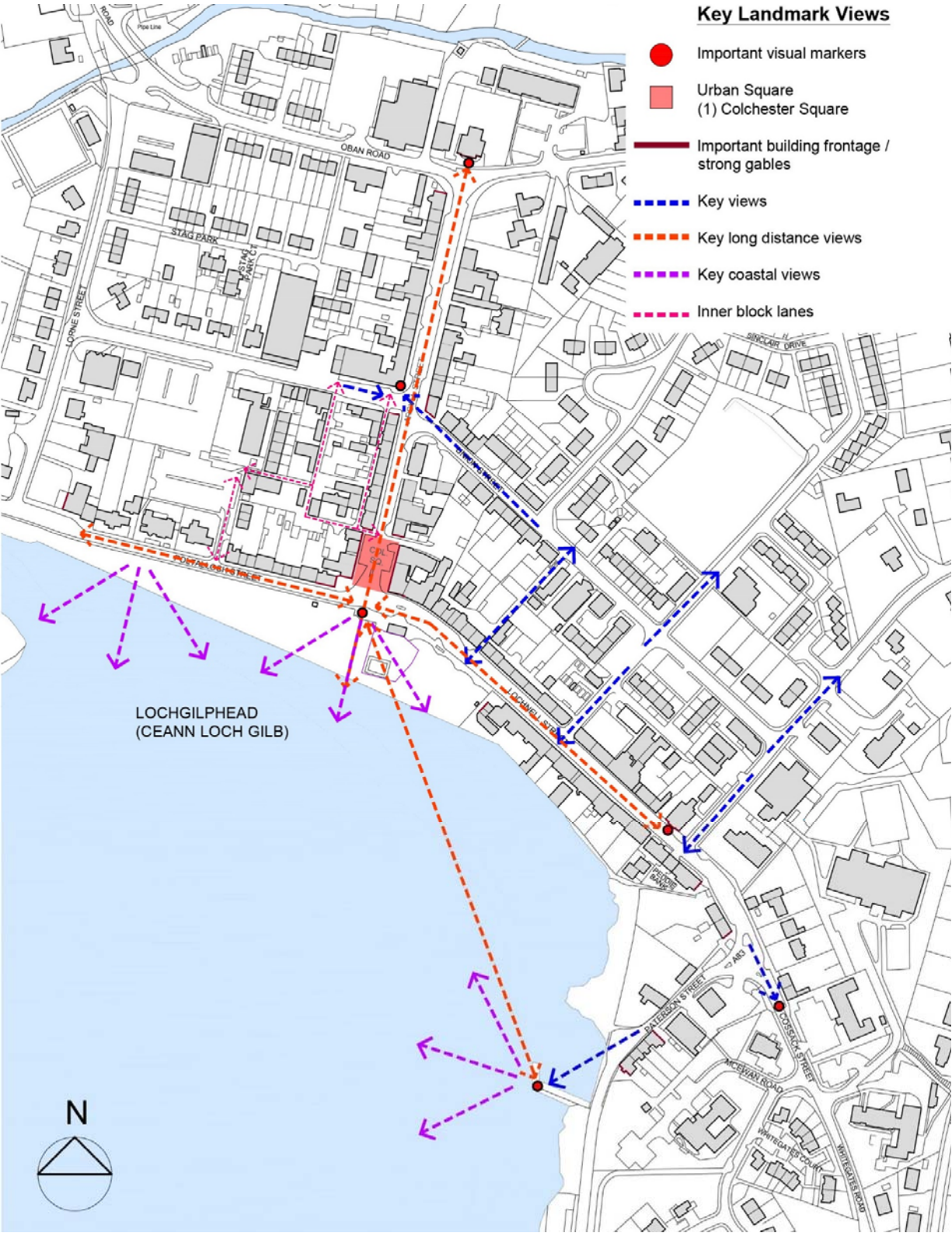
Townscape Analysis Maps

Townscape Analysis



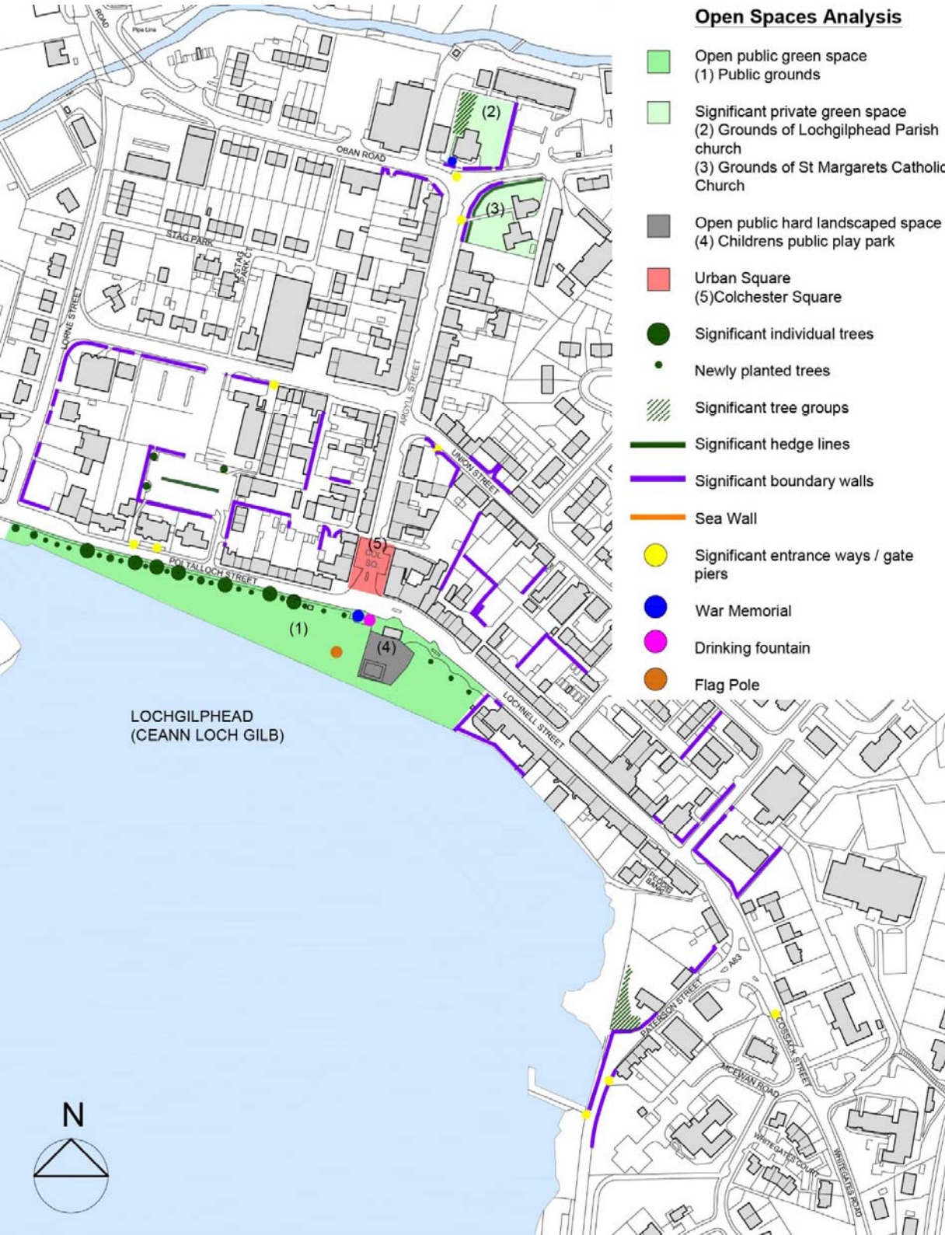
Townscape Analysis Maps

Key landmark views



Townscape Analysis Maps

Open Spaces Analysis



3.5. Open Space

The principle open space is the public front green to the foreshore at the southern edges of Poltalloch Street, Colchester Square and Lochnell Street (in part). Reclaimed from the edge of Loch Gilp the Green is formed by a linear sea wall which runs east to west.



The front green looking east from Poltalloch Street. Mature Horse Chestnut trees are an important part of street scape.



The front green looking towards Colchester Square with public toilet pavilion in the foreground.

The Green is important open space and an essential part of the town's character. It provides a connection to Lochgilphead's trading past where the Green was the venue for the regular markets

and public events and offers an expansive setting to the Poltalloch Street and Lochnell Street frontages, with long outward views over Loch Gilp. The Green also provides a 4th side to Colchester Square. Located on the centre line of Argyll Street is the World War I and II war memorial with the commemorative water fountain for Dr Alexander Rodger Frazer ships surgeon to the east. The town flagpole as also a prominent civic feature. Archive information illustrates the previous use of Estate fencing to the pavement boundary.



The celtic cross World War I and II memorial. Designed by Dr Colin Sinclair.



The commemorative water fountain for Dr Alexander Rodger Frazer.

The dominant deciduous tree species to the street boundary are Horse Chestnut. These landmark

mature trees make a positive contribution within the townscape and in particular the axial route on Paltalloch Street. These trees have been interplanted new tree standards (also Horse Chestnut).

4. CHARACTER APPRAISAL and ASPECTS of DISTINCTIVENESS

Having examined the historical development and townscape of Lochgilphead it is now possible to identify those features which contribute to its unique character and appearance as an area of special architectural and historical interest.

Key features of special character:

- Coastal / lochside setting and strategic nodal location on the Argyll mainland.
- Setting shaped by natural environment - long views connecting the town to the wider context on Loch Gilp.
- Historical development as a market town and administrative centre for the local region. This service town status remains as a key contributor to the local economy.
- A planned town with historical street pattern deriving singularly from the convergence of the Inveraray / Campbeltown / Oban roads. T plan structure that survives unaltered. Colchester Square is an essential part of the town's character.
- Townscape shaped by a diverse range of historic buildings, in particular 22 Listed Buildings, and many un-listed buildings that make a significant contribution to townscape.
- A number of buildings from the 20th C that are distinctive and contextually well considered.
- Argyll Street, the principle main street, with a concentration of Georgian buildings from the early 19th C, characterised by simple well-proportioned and cohesive street frontages, demonstrates the strict control of the town's development. The painted rendered surfaces and varying colours is a valued part of street character.

- Distinctive civic open space at the front green with significant mature trees.
- Consistency of gable to gable building line and frontage to the main principal streets with no gap sites.
- Back Street areas. These areas, specifically the block interior to the west of Argyll Street, still retain a quite specific character unique to Lochgilphead. A network of tight lanes and interconnecting smaller streets, vennels and yards on a series of rubble boundary walls. Although much altered with many modern insertions the block structure and street pattern is still clear.
- Historic shopfronts to Argyll Street.
- Traditional details and materials: stone (sandstone, green schist, whin), painted rendered/harled surfaces, slate roofs, prominent chimney stacks, cast iron rainwater goods, dormer windows, timber sash and case windows and doors.

5. NEGATIVE FACTORS

There are, however, a number of negative factors that detract from or threaten the quality of the townscape.



Store building to Back Street area west of Argyll Street. The building is currently listed in the Buildings at Risk Register for Scotland.

Buildings at risk: The Buildings at Risk Register for Scotland currently records a number of properties with the Conservation Area.

The Register is maintained by Historic Environment Scotland, and provides information on properties of architectural or historic merit throughout the country that are considered to be at risk.

Vacancy and under-use: Buildings capable of reuse but lying empty or partly used.

Need for repair: through poor maintenance; life expiry of building fabric; prolonged lack of investment; low property values.

Lack of maintenance: difficulties due to ownership; safe access to repair high level areas; high cost; low use of factoring arrangements.

Inappropriate repair: non-traditional materials or techniques; poorly executed repairs.

Damaging small changes: loss of architectural character through incremental and inappropriate changes to building elements – windows, doors, roofs, chimneys, dormers, shopfronts.

Inappropriate development: modern redevelopment which does not respond sympathetically to its townscape context.

Public realm: issues relating to the design, detail and management of public spaces.



The Green at Colchester Square. An assemblage of street furniture – bike stands, interpretation panels, telephone boxes, benches and signage compete together and detract from the setting of the War Memorial and commemorative fountain.

Shopfront fronts and signage: inappropriate shop frontages and ill-considered signage (layout, graphical content and materials).

The historic legacy and individuality of Lochgilphead is a finite resource and magnified due to the compact nature of the town centre. These negative factors (not unique to Lochgilphead) are a threat its special character and appearance.

5.1 SOCIO-ECONOMIC FACTORS

The overarching socio-economic factor which contributes to the need for continued action in the Conservation Area is as follows:

Neglect and Deterioration

The built environment of the Conservation Area is vulnerable due to a number of factors, often co-related. Significant levels of long-term under investment, combined with a predominantly 19th Century building stock and a difficult economic setting has led to deterioration of building. Over a relatively short period of time these factors will lead to further progressive decline.



6-8 Argyll Street. Contemporary with 2-4 Argyll Street (Category B Listed) but much altered. The building fabric is in poor condition.

The poor condition of the building fabric is a result of a lack of regular maintenance and repair. This is exacerbated and underpinned by a number of local and specific issues:

- The severely exposed West of Scotland coastal location (accelerating decay and increased effects of climate change).
- Multiple ownership with limited factoring agreements (complicating implementation of repair works).
- No planned maintenance or inspection regimes.
- Accessibility for basic maintenance / repair operations (access to rear elevations).
- Economic factors (high cost of repairs relative to low property values; changing demographic profiles).

Once a building descends into disrepair it can become increasingly complex and expensive to rectify. In some instances, poor quality, partial or inappropriate repairs have been made. In other instances, buildings have been vacated, threatening the building's ability for reuse and repair.

5.2. INCREMENTAL DAMAGING CHANGE

Small, incremental inappropriate changes, can damage the quality and appearance of historic buildings and spaces that contribute to the character of the Conservation Area. Significant levels of damaging change are evident in Lochgilphead including:

Loss of original timber sash and case windows and inappropriate replacement in a variety of configurations, opening methods and materials (uPVC, aluminium).

Unsympathetic modern shopfronts or inappropriate interventions (fascia's, signage, entrance doors, colours).

Loss of visual character of roofscapes (chimneys, dormer windows, decorative ironwork, rain water goods) and the use of non-traditional materials.

6. MANAGEMENT PLAN

This Management Plan will define how change is managed within the conservation area, identifying specific opportunities for positive enhancement.

The plan will also support the important policy framework for the determination of development proposals.

'Designation of a conservation area should not be regarded principally as a means of increasing control but rather as a commitment to take positive action to safeguard and enhance the character and appearance of the conservation area.' ¹

'When effectively managed, conservation areas can anchor thriving communities, sustain cultural heritage, generate wealth and prosperity and add to quality of life.' ²

1. & 2. PAN 71 Conservation Area Management.

The Conservation Area Appraisal provides the basis for the development of a Conservation Area Strategy. It also provides the framework for highlighting opportunities for positive enhancement. Good conservation can be described as the management of change. This recognises the ongoing need for areas to adapt physically, socially and economically to meet the needs of living and working communities.

The key objectives for the ongoing active management of the proposed conservation area are :

- To protect and reinforce the integrity of the character area.
- To promote enhancement and positive change to enable sustainable growth and economic regeneration.
- To consider the negative factors and threats to the special conservation value of Lochgilphead.
- To prevent erosion of character through further inappropriate small scale change.
- To ensure that any new development enhances the character and appearance of the conservation area, with an emphasis on high quality design.

Management of the conservation area will be of particular relevance to the planning authority. The Council will seek to achieve these key objectives through the Development Management process. However, effective management requires support

and input from other stakeholders. The main purpose of a Conservation Area Management Plan is to ensure that all stakeholders are working within a mutually agreed framework and common set of aims, objectives and priorities.

7. OPPORTUNITIES for PLANNING ACTION : CONSERVATION AREA BOUNDARY

An important part of the Conservation Strategy is to determine if the current conservation area should be re-defined.

The Conservation Area Appraisal has established that no adjustments to expand or de-designate the current existing boundary should be considered.

It is important to note that the conservation area boundary will be kept under review. Future re-appraisals may conclude that other areas within the town centre meet the criteria for special architectural and historic significance and that further redefinition and extension of the boundary should be considered.

8. MANAGEMENT POLICIES

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

In order to meet the core objective of preservation and enhancement of the historic character and appearance of the Conservation Area the Council will uphold the use of Local Development Plan Policies, Supplementary Guidance as well as apply policies and guidance defined at a national level.

8.1 LEGISLATION and NATIONAL POLICY

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, provides the legislative framework to listed buildings and conservation areas, setting regulatory measures covering development and statutory designations. Scheduled monuments are given legal protection under the Ancient Monuments and Archaeological Areas Act 1979

A national policy framework includes, Scottish Planning Policy 2014, Historic Environment Scotland Policy Statement 2016, Scheduled Monument Consent Procedures 2015 and Historic Environment Scotland's Managing Change in the Historic Environment guidance note series.

8.2 LOCAL POLICY

8.2.1 Argyll and Bute Local development Plan March 2015

Policy LDP 3 – Supporting the Protection, Conservation and Enhancement of our Environment.

'A Development proposal will not be supported when it does not protect, conserve or where possible enhance the established character of the built environment in terms of its location, scale, form and design.'

8.2.2 Local Development Plan – Supplementary Guidance.

Development proposals are also expected to be consistent with Supplementary Guidance in particular the following :

SG LDP ENV 16(a) Development Impact on Listed Buildings

SG LDP ENV 16(b) Demolition of Listed Buildings

SG LDP ENV 17 Development in Conservation Areas and Special Built Environment Areas

SG LDP ENV 18 Demolition in Conservation Areas

SG LDP ENV 19 Development Impact on Scheduled Ancient Monuments

SG LDP ENV 21 Protection and Enhancement of Buildings

SG LDP ADV 1 Advertisements

SG LDP Shop front - Shop front / Advertising Design Principles

SG LDP RET 2 Change of Use to and from Use Class 1 (Shops) in the Core Shopping Areas of the Main Town Centre.

8.3 ADVICE on PROCEDURES

The Town and Country Planning (General Permitted Development) (Scotland) Amendment 2012 introduced changes to the regulations governing planning permission in Scotland.

Under the terms of the Amendment, permitted development rights for householders have been removed from conservation areas.

Conservation Area designation means that planning permission from Argyll and Bute Council will be required for most works including the following :

- New development including, property extensions, enlargements, improvement or other alterations including roof, window or door replacements.
- Works within the curtilage of a dwelling house.
- Minor operations e.g. repainting, or works to masonry such as painting and stone cleaning.
- Changes of use or temporary buildings.
- Hard surfacing within the curtilage of a dwelling house.
- Changes to any part of a boundary wall, railings, gates or other enclosure.
- Demolition.
- Removal of or works to trees.
- Works which materially affect the character of a building.
- Advertisements.

Listed Building Consent will be required for works to all Categories of Listed Buildings.

When considering the need for planning and or Listed Building Consent contact should be made with the Council's Local Development Management Team prior to any works starting on site.

Further information is available at Argyll and Bute Council's Historic Environment web page on Listed Buildings:

<https://www.argyll-bute.gov.uk/listed-buildings>

8.4 APPLICATIONS for DEVELOPMENT

Applicants for new or re-development on sites within the conservation area will be required to submit a Design Statement to explain the principles on which the development is based and to illustrate the philosophy behind the proposed design solution. A conservation statement should be included that takes account of the Lochgilphead Character Area Appraisal and Management Plan. The conservation statement should include the following information:

- How the development reflects the objectives of this management plan.
- How the proposal secures the repair and retention of features of historical value and detail.
- How the proposal reflects and responds to the area's special townscape, architectural and visual qualities as set out within the Conservation Area Appraisal.
- How the new development or alteration provides for positive enhancement to the character and appearance of the Conservation Area.

For guidance on the content and structure of Design Statements refer to PAN 68 – Design Statements published by the Scottish Executive.

For further guidance applicants are advised to contact the local Development Management team.

Application forms and guidance for making an application are also available from Argyll and Bute Council's web site - <http://www.argyll-bute.gov.uk/planning-and-environment/make-planning-application>

8.5 PROTECTING AGAINST INAPPROPRIATE SMALL SCALE CHANGE

Original architectural detail and the use of traditional materials makes a defining contribution to the character and appearance of the town. This is magnified in Lochgilphead due to the compact size and streetscape focus of the Conservation Area. Retention and appropriate repair are an important criterion in the context of preservation and enhancement.

Inappropriate change such as, windows, doors, shopfronts and the loss of building elements such as chimney stacks has eroded, to some extent, the appearance of the area. Such change on a singular basis may be seen as small but incrementally will lead to a detrimental loss of character.

The continued reversal of the trend is therefore important.

Outlined below are the most significant contributing factors in cumulative loss of character.

8.5.1 Windows

The prevailing original window type within the character area is timber sash and case. It is important to acknowledge that considerable character is gained from the window fenestration for the majority of late Georgian / early Victorian buildings within the town centre. Unfortunately, the appearance of many buildings has been compromised by the inappropriate use of PVC windows or by the loss of glazing patterns (astragals).

Continued positive action is required to ensure that window repair and replacement is carried out to safeguard and enhance the character of the building.



Argyll Street. A good example of traditional timber sash and case windows and a demonstration of their importance to the overall Georgian character of the building. 6 over 6 glazing pattern formed with astragals.

Existing sash and case windows should be repaired whenever possible. Repairs should be on a like for like basis and can include effective thermal improvements such as draught proofing measures, and secondary glazing. Re-glazing with slim profile double glazing units, manufactured specifically for sash and case windows, can in many cases be successfully incorporated into existing frames. Such overhaul, carried out by experienced contractors can extend serviceable life for modest cost. Replacement of historic windows will only be acceptable where it can be demonstrated that they have deteriorated beyond practical repair. In such cases the replacement windows should replicate the historic design, in terms of proportion, section sizes, astragal arrangement and profile and material. Details such as the presence of horns and the method of glazing fixing (putty), paint coatings and colour should be considered. The use of externally visible proprietary trickle vents and dry glazing beads should be avoided.

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

For detailed information on policy reference should be made to Historic Environment Scotland's Managing Change in the Historic Environment – Windows.

8.5.2 Roofs

Roofs and associated features such as chimneys, dormer windows, rainwater goods and detailing are a key constituent of the character of the Conservation Area. Roofs can be essential to the character of buildings on an individual basis or collectively when viewed as a grouping. This is especially prevalent with regards to the traditional two and three storey roofscapes of Argyll Street, Lochnell Street and Poltalloch Street. The dominant roofing type within the Conservation Area is traditional pitched roofs in Scottish slate.

To safeguard and enhance positive action is required to ensure that the repair of historic roofs is carried out using appropriate traditional materials and detailing. It is important to note that

with regular maintenance traditional materials such as slate, lead and cast iron can be extremely durable.

Existing slate should be re-used whenever possible with any new slate required to make up any shortfall sourced to provide a good match in terms of size, thickness and colour and laid in the same coursing pattern – particularly important are graded lengths (diminishing courses) and random widths. Poor quality or synthetic slate or concrete tiles should be avoided. The use of concrete tiles is particularly visually intrusive, they raise the finished surface of the roof disrupting relationships with skews and chimneys and surcharge additional weight onto the roof structure.

Roof fixtures such as aerials, satellite dishes, vents should be carefully sited to ensure that they are not visible from ground level or break the profile of the roof at ridges and chimney stacks.

Where a roof has been previously altered the reinstatement of traditional materials and form will be encouraged and supported.

Chimneys make an important contribution to the character of a roof and should be retained. Where repair is required this should be on a like for like basis using traditional materials with particular attention to details such as cornices, copes and chimney pots. Where major intervention is required due to structural issues there will be a presumption that chimneys should be reconstructed on a like for like basis.

For detailed information on policy reference should be made to Historic Environment Scotland's Managing Change in the Historic Environment – Roofs.

For information on roof mounted renewable energy systems such as photovoltaic panels refer to Historic Environment Scotland's Managing Change in the Historic Environment – Micro Renewables.

8.5.3 Boundary walls

The open space analysis of the Conservation Area Appraisal defines that existing boundary walls, are

of particular distinctiveness and contribute to character and appearance. They are important in terms of reinforcing the setting of some buildings and have intrinsic value to open space and public realm and are a particular important to the back street areas.

Those that remain require to be protected. Their removal or inappropriate alteration will not be supported. Positive action should be undertaken to ensure that boundary walls are kept to a good standard of repair (particularly pointing) to avoid deterioration. Repair to masonry components should be undertaken using appropriate traditional materials and any significant repair that will require rebuilding should be on a like for like basis.

For detailed information on policy reference should be made to Historic Environment Scotland's Managing Change in the Historic Environment – Boundaries.

9. OPPORTUNITIES for DEVELOPMENT

There is a presumption against new development within the conservation area which would harm its character or appearance, however, it is important to define that proposals that only deliver a neutral effect will not be sufficient.

Local plan policy and supplementary guidance promotes positive intervention, with an emphasis on high quality design, with the core objective of enhancement and contribution to a sense of place.

The key site within the Conservation Area boundary is the Back Street area to the west of Argyll Street. It presents a major opportunity for positive intervention and enhancement.

The site is particularly sensitive. It occupies an area that makes a significant contribution to townscape in terms of built form and external space. It also is a unique component of Lochgilphead's historic character.

The area has undergone much change, however, the spatial network of lanes and smaller streets is still completely legible and a number of important 19th century buildings and boundary walls remain.

These structures should be retained and any new development, however small, should be carefully considered.

The current public car park would be a significant development site. If any re-development were to be considered in the future then a masterplan that encompasses the site and the wider environs of the back street area would be of benefit to ensure that development proposals are considered in relation to enhancement of streetscape and open space setting.

9.1 REFERENCE DOCUMENTS

New Design in Historic Settings published by Historic Scotland and Architecture + Design Scotland sets out broad principles on how good design in historic settings can be achieved.

Argyll and Bute Council – Sustainable Design Guidance 3 – Working with Argyll and Bute’s Built Heritage is also relevant.

10. OPPORTUNITIES for ENHANCEMENT

The following represent initial suggestions for opportunities to enhance the proposed conservation area over the duration of potential short, medium and long term timescales. This will be subject to a consultation process to allow the input of all stakeholders.

10.1 COLCHESTER SQUARE

Colchester Square is the focal point of the town. As defined in the Conservation Area Appraisal the grouping of buildings with contrasting frontages is key to the Square’s distinctive character. The two gables at the start of Argyll Street are particularly important in terms of street scape. While the range of buildings to the west side of the square are in excellent condition, the remaining frontages are variable and therefore negatively impact on the setting. Significant enhancement could be achieved through:

- Re-unifying the stone frontages to the former Post Office building and Institute. Removal of the dilapidated paint coatings

and presenting a singular ashlar frontage would be a major enhancement.

- The condition of the gables to the North side of the Square is poor. Significant enhancement would be achieved through a programme of fabric repair. There is also an opportunity to enhance further through appropriate fascia and shop signage. Archive images provide several precedents for previous traditional signage treatments.

10.2 ARGYLL STREET AND LOCHNELL STREET

The promotion of a high quality ‘main’ street environment.

Many of the historic shopfronts are completely intact, some have been partially altered or replaced. Unsurprisingly there has been loss of some architectural detail to shopfronts or parent buildings. However, the key historic retailing character is very much apparent particularly to the Georgian frontages. Conserving and enhancing the historic features of shopfronts not only enhances shopping streets but can bring economic benefits by encouraging tourism and increased footfall.

The improvement of shopfronts through repair and reinstatement of traditional detail would be an ideal enhancement opportunity.

For detailed policy information reference should be made to Historic Environment Scotland’s Managing Change in the Historic Environment – Shopfronts and their Short Guide series - Traditional Shopfronts - A short guide for shop owners

Argyll and Bute Council Supplementary Guidance SG LDP Shop Fronts and Advertising Design Principles should also be considered.

10.3 MAINTENANCE

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

small issues quickly. Early action “stitch in time” repair is far more beneficial in the long term.

Historic Environment Scotland has published a Short Guide – Maintaining Your Home:

<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=9b3ca2e8-afcc-42ba-92c3-a59100fde12b>

Argyll and Bute Council’s Historic Environment web page on Maintaining a Historic Building provides a resource of information:

<https://www.argyll-bute.gov.uk/maintaining-historic-building>

The on-line resource Under One Roof provides impartial advice on repairs and maintenance for flat owners in Scotland:

<http://www.underoneroof.scot>

The maintenance requirement of buildings is very much dictated by Lochgilphead’s coastal location. Building fabric is continually exposed to severe weather conditions, however, the extent of avian activity at roof level necessitates a higher frequency of maintenance work. Roofs are continually affected by the accumulation of bird guano. This means that gutters very quickly become fully choked. If not attended to the discharge of rainwater at wall head level can quickly lead to significant problems (timber decay and fabric deterioration through moisture ingress). Bird nests, particularly gulls can cause blockages and block outlets and is a yearly problem during the bird nesting season.

It is also important to recognise that buildings are more energy efficient when they are kept well maintained. Defects can cause the building fabric to become wet. In this circumstance the building will not only feel colder but will also have a reduced thermal performance, contributing to heat loss and increased energy costs.

Guidance on improving the energy efficiency of traditional buildings is provided in Historic Environment Scotland’s Short Guide 1 – Fabric

Improvements for Energy Efficiency in Traditional Buildings:

<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=179c1909-3679-4486-9583-a59100fa98c1>

10.4 PUBLIC REALM

There are also a number of public realm / open space related enhancements that can be considered:

The Front Green

- Opportunity exists to look at a public realm strategy to holistically look at the Front Green as civic amenity space and in particular the cluster of structures (toilet pavilion and playpark) signage and furniture. A key emphasis would be to improve the setting of the War Memorial and commemorative fountain and enhance the setting to the forth open side to Colchester Square.
- Potential to reinstate the ‘lost’ estate fencing.
- Undertake a Tree Survey to inform tree management and removal. (Note: Horse Chestnut do not lend themselves as a first line of defence tree in a coastal location. Scorching of the leaves is evident. The epicormic growth may indicate trees under stress).

Colchester Square

- Public realm enhancements and improvements to enhance surface treatments with natural materials, de-cluttering of the street scape and introduction of quality street furniture and street lighting.
- Improve traffic / car parking layout to promote pedestrian priority.

Kilmory Quay

- Improve / re-instate the boundary threshold to Kilmory Quay. Consider small interpretation panel.

Refuse collection

- A refuse collection strategy would be of benefit to reduce the impact of bins being located at street frontages.

11. IMPLEMENTATION

The Area Property Action Group (APAG), providing a collaborative Council-wide approach should continue to liaise on matters relating to the management of the Conservation Area. The group allows the department the opportunity to share information on the services, landowner details, financial assistance and statutory powers they use. The group comprises of representatives from planning, building standards, environmental health, Council Tax and housing improvement officers.

The use of statutory powers, including enforcement will be considered and used as appropriate.

Public awareness of the Lochgilphead Conservation Area Appraisal and Management Plan will be strengthened to ensure understanding of the importance of the town's built heritage.

The Management Plan to be made accessible on the Council's web site to encourage public 'ownership' of the document with more likelihood of action and engagement.

Implementation will also rely on the continued involvement of key local stakeholders.

12. MONITORING AND REVIEW

The conservation area will be monitored and reviewed through the following processes:

Photographic surveys: A detailed photographic survey of all buildings and open spaces within the proposed conservation area has been carried out as part of the appraisal process. This 2018 record will form the basis for monitoring further change.

Observation: Officers from the Local Development Management Team will visit the conservation area on a regular basis.

Monitoring indicators: The implementation and impact of the management strategy will be reviewed against the following indicators :

- Progress in the prevention of inappropriate small scale change and progression to good maintenance and adoption of traditional repair techniques.
- Progression and implementation of proposed enhancement opportunities.
- The design quality of new development.

The Conservation Area Appraisal and area boundary will be reviewed cyclically with appropriate updating and revision as required.

13. FURTHER GUIDANCE and USEFUL PUBLICATIONS

FOR GUIDANCE ON PREPARING AND SUBMITTING A PLANNING APPLICATION

Contact :

Argyll and Bute Council

1A Manse Brae, Lochgilphead PA31 8RD

Tel: 01546 605518

Argyll and Bute Council – Make a Planning Application

<http://www.argyll-bute.gov.uk/planning-and-environment/make-planning-application>

Argyll and Bute Council – Planning Application Guidance

<https://www.argyll-bute.gov.uk/planning-application-guidance>

FOR GENERAL BACKGROUND INFORMATION

Argyll and Bute Council

Our Historic Environment

<https://www.argyll-bute.gov.uk/our-historic-environment>

Conservation Areas

<https://www.argyll-bute.gov.uk/conservation-areas>

Buildings at Risk

<https://www.argyll-bute.gov.uk/buildings-risk>

Policy and Guidance

<https://www.argyll-bute.gov.uk/policy-and-guidance>

Historic Environment Strategy

https://www.argyll-bute.gov.uk/sites/default/files/hist_env_strat_combined.pdf

Local Development Plan

https://www.argyll-bute.gov.uk/sites/default/files/written_statement_0.pdf

Supplementary Guidance

https://www.argyll-bute.gov.uk/sites/default/files/supplementary_guidance_adopted_march_2016_b.pdf

Sustainable Design Guides

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

Listed Buildings

<https://www.argyll-bute.gov.uk/listed-buildings>

FOR INFORMATION ON CONSERVATION, REPAIR AND MAINTENANCE

Historic Environment Scotland

Inform Guides – A series of guides providing detailed advice on conservation, repair and maintenance of traditional building elements and materials

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

Short Guide 9: Maintaining Your Home - A Guide for Homeowners

<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=9b3ca2e8-afcc-42ba-92c3-a59100fde12b>

Sash and Case Windows: a Short Guide for Homeowners

<https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=9ea41caf-aa32-4827-ba08-a59100fea1a3>

Technical Conservation Knowledge Base

<http://conservation.historic-scotland.gov.uk/>

FOR INFORMATION ON FUNDING

Argyll and Bute Council - Funding

<https://www.argyll-bute.gov.uk/funding-and-links>

Historic Environment Scotland - Grants and Funding

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

FOR GUIDANCE ON MANAGING CHANGE IN THE HISTORIC ENVIRONMENT

Historic Environment Scotland

Managing Change in the Historic Environment: Guidance Notes

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

14. BIBLIOGRAPHY

Argyll And The Islands – An Illustrated Architectural Guide. Frank Arneil Walker. Published by Royal Incorporation of Architects in Scotland.

Argyll: An inventory of the monuments: volume 7: Mid-Argyll and Cowal: Medieval and later monuments. The Royal Commission on the Ancient and Historical Monuments of Scotland

Lochgilphead Millennium Group – project papers, photographs and notes on Lochgilphead. Argyll and Bute Archives.



LOCHGILPHEAD CONSERVATION AREA APPRAISAL and CONSERVATION STATEMENT

Agreed as a technical note to be used to inform planning decisions at Full Council2019

