



Argyll & Bute Council

## **Tarbert Area Character Appraisal**

Rev A October 2025

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## Overview

## 1.0

## Introduction, Purpose & Justification

This work took place between April 2024 and March 2025.

### 1.1 Purpose and Scope

The purpose of the appraisal and plan, in line with best conservation practice, is to review the previous draft Conservation Area Appraisal and Conservation Strategy that was carried out in 2019, and to update this accordingly.

The scope included:

- A review of the draft Conservation Area Appraisal and Conservation Strategy, as well as gathering and reviewing source materials
- Carrying out existing and historic mapping exercises.
- Preparation of a gazetteer of heritage assets of value (listed and unlisted), with recommendations for listing or conservation area(s), if applicable, and highlighting any historic buildings at risk (listed or otherwise) eligible for addition to the Buildings at risk Register.
- Assessment of the cultural significance and identification of place making opportunities in line with best practice guidance.
- A description of the heritage and conservation value of the area, and potential threats.
- Policies and strategies.
- A framework for design and maintenance standards.
- Evidence of community consultation and engagement.
- A short statement about how the plan will be put into practice.
- Consideration as to whether any training and learning activities are necessary to sustain a conservation-led approach to managing the area over the longer-term and build upon traditional skills training and community heritage activities completed during the scheme.
- Setting out good practice standards that owners of historic assets will be expected to achieve in work to their buildings and places, including maintenance.
- Expressing how the long-term vision for the area will be achieved.

### 1.2 Climate Change

In addition to the exposed conditions of the west coast of Scotland, it is essential to consider what impact increased rainfall and extreme weather, due to climate change, has on our stock of traditional buildings and townscapes, and the resulting implications on repairs and maintenance.

# **DRAFT Conservation Area Appraisal & Management Plan**

## 1.3 Community

The local community need to be genuinely engaged in their environment and heritage in order that the integrity of the area's historic character is celebrated, maintained, and managed sustainably in a way that supports a community to thrive for future generations.

## **2.0 Methodology**

The Conservation Area Appraisal was carried out first and the findings used to inform the Conservation Management Plan.

The methodology, and format used to document these studies is in line with guidance given within the following:

- Scottish Executive Planning Advice Note 71, Conservation Area Management, Part 1 and 2, 2004
- Stephen Bond & Derek Worthing, Managing Built Heritage, The Role of Cultural Values and Significance, 2015
- Heritage Lottery Fund, Conservation Plan Guidance, 2017
- Historic Environment Scotland, Conservation Plans: A Guide to the Preparation of Conservation Plans
- Historic Environment Scotland, Interim Guidance on the Designation of Conservation Areas and Conservation Area Consent, 2019

Methodology of research included desktop research and reference, archival research, site visits, as well as community meetings and consultations.

Diagrams, maps, and photographs have been used as much as possible to create the clearest and most accurate record of Tarbert Conservation Area.

## 1.0

# Introduction

Conservation areas are designated under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Local planning authorities should designate and review existing and potential conservation areas, and these should be supported by Conservation Area Appraisals and Management Plans.

The definition of a conservation area is contained within Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as, “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. Local planning authorities should designate and review existing and potential conservation areas, and these should be supported by Conservation Area Appraisals and Management Plans.

This Conservation Area Appraisal and Management Plan was compiled by Studio SJM Architects.

“A conservation area appraisal is a management tool which helps to identify the special interest and changing needs of an area. An appraisal provides the basis for the development of a programme of action that is compatible with the sensitivities of the historic area and enables local authorities to fulfil their statutory duties to protect and enhance conservation areas. Appraisals also inform policy and assist development control. They provide an opportunity to educate residents about the special needs and characteristics of the area and help developers identify and formulate development proposals.”

PAN 71 Conservation Area Management, December 2004

## 1.1

# Conservation Guidance

Once adopted, this Conservation Area Appraisal will accompany the policies within the Local Development Plan 2 and assist in the improved management and enhancement of Tarbert to encourage and promote economic growth. It will be used by Argyll and Bute’s Planning and Conservation team as a Material Consideration when assessing appropriateness of development applications during the planning process.

Anyone looking to make a change to their property is encouraged to seek advice from their local planner: Contact Planning | Argyll and Bute Council.

Historic Environment Scotland (HES) have a wide range of short guides, available to download online, which contain practical information relating to carrying out works on all elements of traditional buildings, including maintenance, windows, retro-fit guidance and traditional shopfronts.

- Short Guide: Maintaining Your Home | Historic Environment Scotland
- Short Guide: Maintaining Your Home | Historic Environment Scotland
- Short Guide: Sash and Case Windows | Historic Environment Scotland
- Short Guide: Sash and Case Windows | Historic Environment Scotland
- Guide to Energy Retrofit of Traditional Buildings | Hist Env Scotland
- Guide to Energy Retrofit of Traditional Buildings | Hist Env Scotland
- Short Guide: Scottish Traditional Shopfronts | Hist Env Scotland
- Short Guide: Scottish Traditional Shopfronts | Hist Env Scotland

(Note that many more short guides are available to download from the HES website.)

Historic Environment Scotland’s, Engine Shed is a dedicated building conservation centre in Stirling which also offers useful and sound advice to owners of traditional buildings.

Learning |The Engine Shed | Part of Historic Environment Scotland

## 1.2

# Planning Guidance

Guidelines within this document are consistent with;

- **National Planning Framework 4 (NPF4) principally relevant policies:**  
Policy 7: Historic assets and places  
Policy 9: Brownfield, vacant and derelict land and empty buildings  
Policy 14: Design, quality and place  
Policy 15: Local Living and 20 Minute neighbourhoods  
<https://www.gov.scot/publications/national-planning-framework-4/>
- The Local Development Plan 2 published by Argyll and Bute Council in early 2024. Specific relevant policies are highlighted within section 2.5 Planning Context of this document.  
<https://www.argyll-bute.gov.uk/planning-and-building/planning-policy/local-development-plan-2>

As stated in the overview, diagrams, maps and photographs have been used as much as possible to create the most clear and accurate record of Tarbert Conservation Area.

On review, the draft Conservation Area Appraisal carried out in 2019, is still generally an accurate representation of the topography and architectural characteristics of Tarbert Conservation Area. This document supersedes the 2019 draft.

In line with good conservation practice, this draft document seeks to ensure that the appraisal is fully up to date in terms of condition of buildings and assessment of cultural values and significance, opportunities, and risks.



## National Planning Framework 4

### Revised Draft

Laid before the Scottish Parliament  
on 8 November 2022



## 2.0

# Context & Overview of Area Today

Map on opposite page showing Conservation Area Boundary

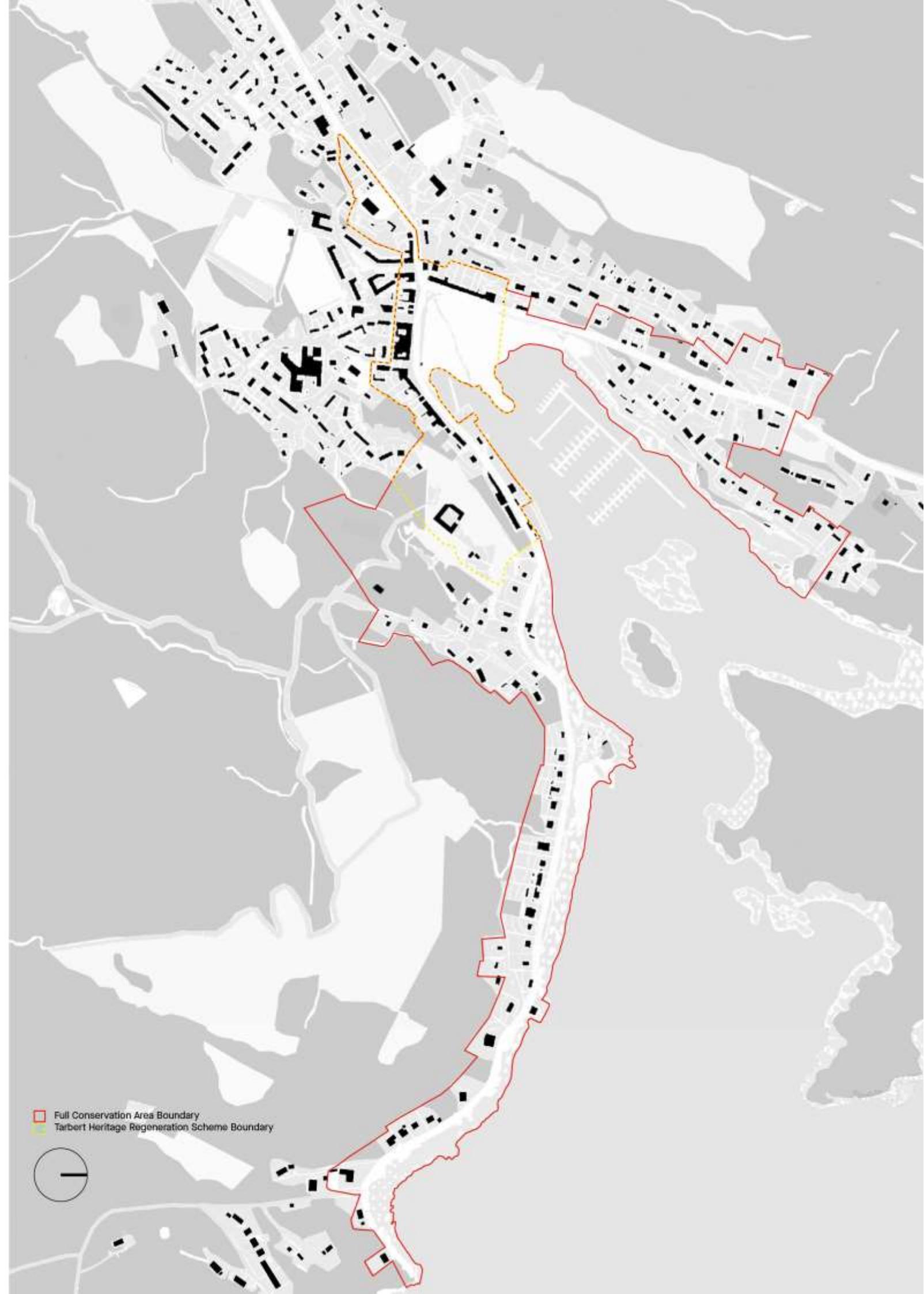
Tarbert Conservation Area was established in 1972. Its boundary was extended in 1977.

The area has been reviewed as follows:

- 1972 - The special architectural character and historic significance of the inner harbour area of Tarbert was recognised with a Conservation Area designation.
- 1977 – The Conservation Area boundary was extended to include Victorian villas along Garvel Road, Peir Road and Lady Ileene Road, as well as the curtilage of Tarbert Castle.
- 2019 – The Conservation Area boundary was reviewed, and no amendments were proposed.
- 2024 – The Conservation Area boundary was reviewed, and no amendments are proposed.
- Tarbert Conservation Area is covered by an Article 4 Direction, meaning permitted development rights may be affected or removed. Property owners are therefore encouraged to speak with their local planner prior to embarking on works to their building.

Email: [planning.maki@argyll-bute.gov.uk](mailto:planning.maki@argyll-bute.gov.uk)

Conservation Areas | Argyll and Bute Council



## 2.1

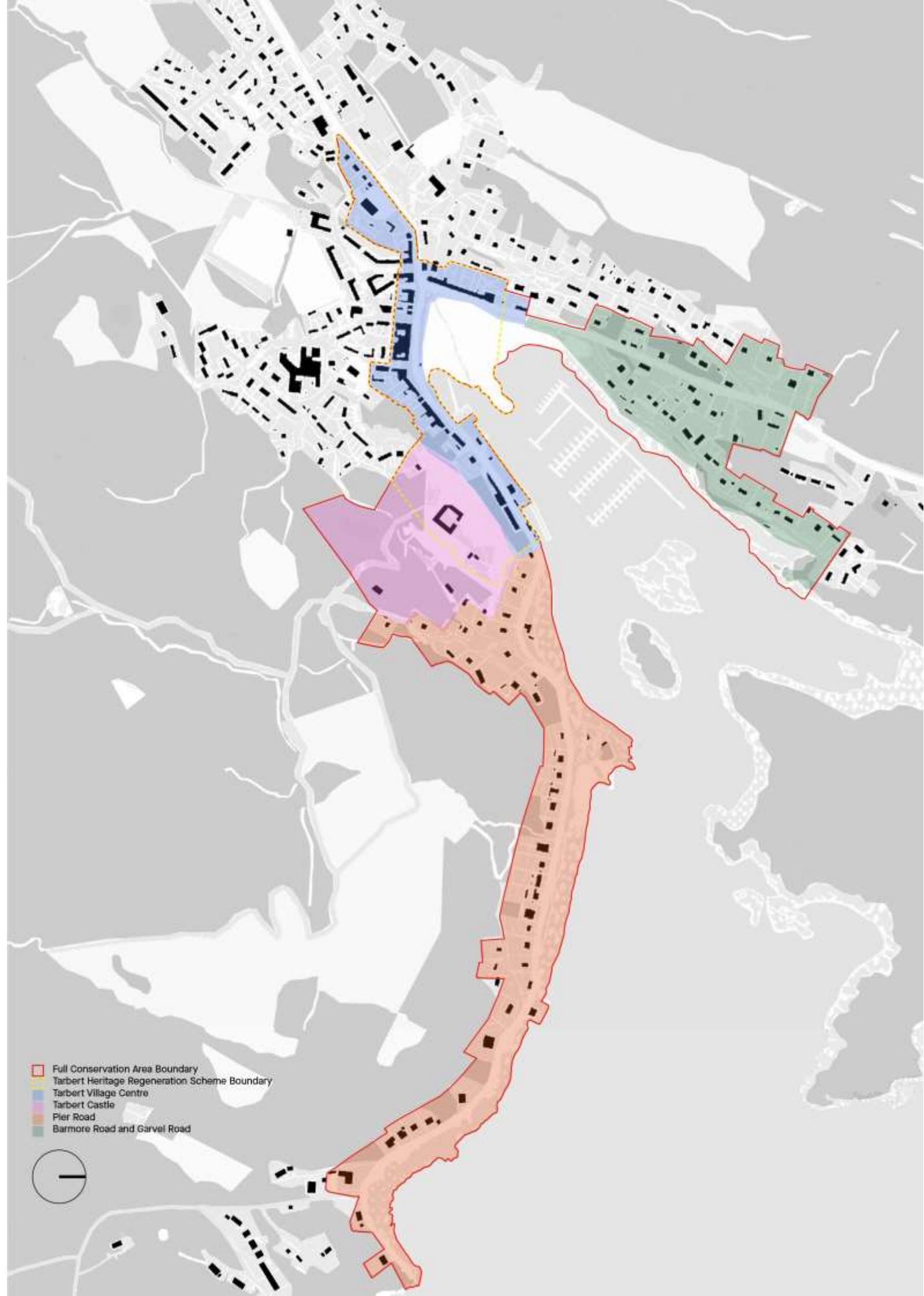
# Identity & Summary of Character & Significance

Map on opposite page showing Conservation Area Boundary and Conservation Area Character Areas.

The village of Tarbert (An Tairbeart in Scottish Gaelic) is built around East Loch Tarbert, which is an inlet of Loch Fyne. The village stretches over the isthmus which links Kintyre to Knapdale and West Loch Tarbert. This location made Tarbert an important harbour, and historically a strategic trading and guard point to Kintyre and the Inner Hebrides. Its origins date back to as early as the first century, indicating a place of unique identity, with significance in terms of several categories of value including: historical, scenic, associational, and archaeological.

These values are particularly evident within the boundaries of Tarbert Conservation Area. The variation of character within the Conservation Area reflects the timeline of Tarbert's development and rich history. The draft 2019 Conservation Area Appraisal categorises the Conservation Area into four distinct character areas:

- The Village Centre**  
A mix of architectural styles and uses which radiate from the activity of the fishing harbour, stretching west to Tarbert Parish Church on Campbeltown Road.
- Pier Road**  
A series of mostly large, handsome, Victorian villas, whose plots follow one side of the road alongside the south shoreline providing panoramic views across East Loch Tarbert and Loch Fyne, continuing east from the edge of the village centre, past the East Peir and Battery Point to the Conservation Area boundary at Old Peir.
- Barmore Road (North) & Garvel Road**  
A mix of architectural styles and uses to the North of East Loch Tarbert, animated by the activity of the marina.
- Tarbert Castle**  
The curtilage of the scheduled monument of the 15th century castle tower house remains on the elevated plateau to the Southeast of the loch, overlooking Peir Road, and associated Tarbert Castle Heritage Park and Community Woodland and Nature Conservation Area in the sheltered valley beyond.



## 2.2

## Climate

The climate in Tarbert is typical to the West of Scotland. Statistics from [www.meteoblue.com](http://www.meteoblue.com) recorded that in 2023, the highest temperature was around 24 degrees in July and lowest was around -2 degrees in January and December with average temperatures between 6 degrees and 17 degrees throughout the year. The same research demonstrates that during 2023 precipitation did not fall below around 110mm per month with the highest precipitation of around 175mm recorded in January and October.

[www.meteoblue.com](http://www.meteoblue.com) also recorded a steady increase in both mean yearly precipitation and mean yearly temperatures in Tarbert from 1979 to 2023 which is consistent with Climate Change weather patterns.

## 2.3

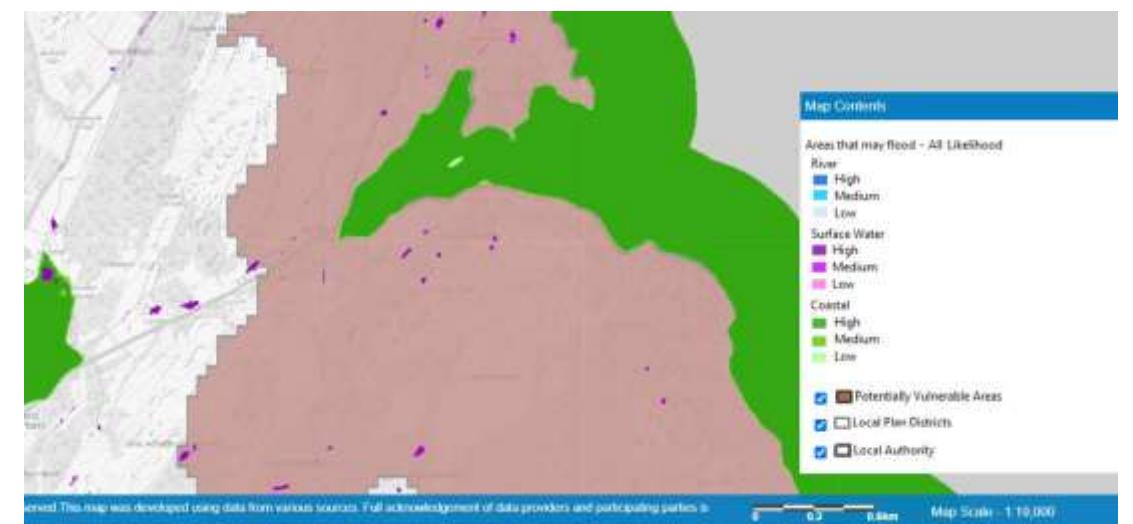
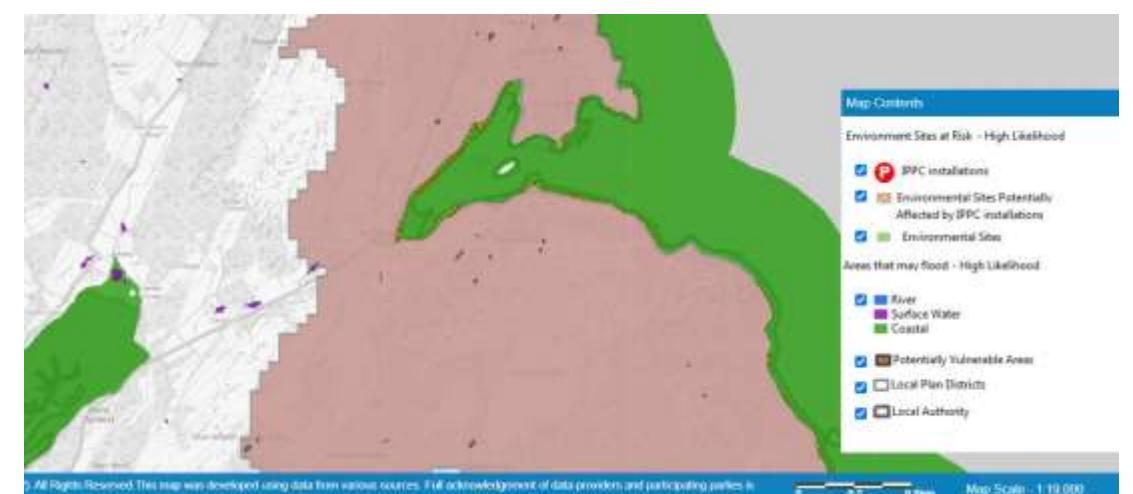
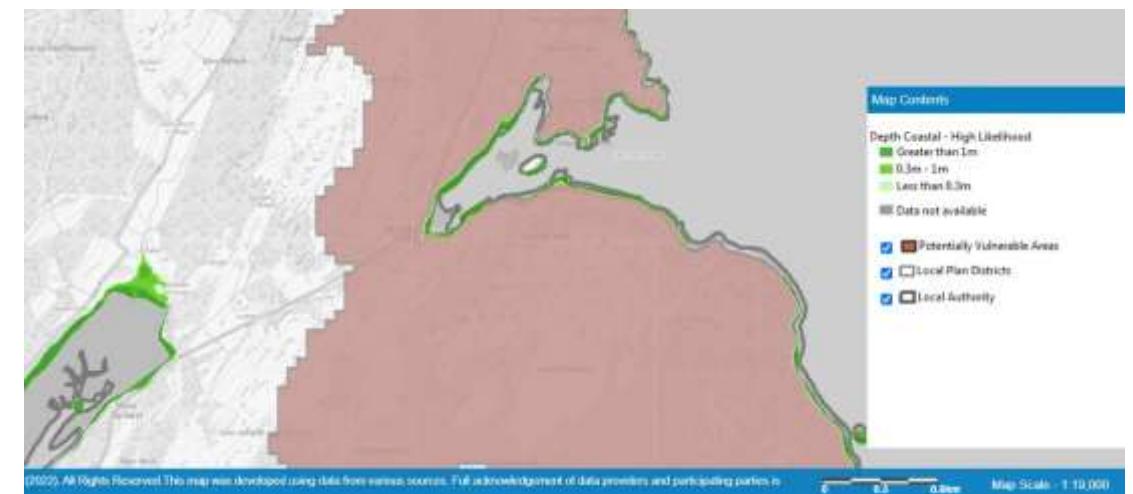
## SEPA Flood Maps

1. Depth of Coastal Flooding Likelihood - Map Updated 08 Nov 2023

2. Environment Sites at Risk - Map Updated 08 Nov 2023

3. Likelihood of Area Flooding - Map Updated 08 Nov 2023

Source:  
Maps extracted from <https://beta.sepa.scot/flooding/flood-maps/>



## 2.4

## Planning Context

Opposite page:  
Map extracted  
from LDP 2  
- Diagram 6  
Tourism

Source:  
[Argyll and Bute Local Development Plan 2](https://storymaps.arcgis.com/stories/0e4137e311864857937eee8f140aeb9e)  
<https://storymaps.arcgis.com/stories/0e4137e311864857937eee8f140aeb9e>

Tarbert should be considered within the context of the current Local Development Plan 2.

The objective of the LDP2, published in early 2024, recognises that, *“Argyll and Bute’s economic success is built on a growing population.”*

Argyll and Bute Local Development Plan 2

<https://storymaps.arcgis.com/stories/0e4137e311864857937eee8f140aeb9e>

In particular, within the LDP2, Tarbert is identified as;

- a ‘Key Settlement’
- ‘not economically fragile’
- a Tourist Development Opportunity with the Cowal Way, existing cycle track network, the ferry route and Argyll Sea Kayak Trail all passing through the town – see Diagram 6 Tourism
- as an area where there is an existing public electric car charging point, on a ferry route, on a main trunk road and where infrastructure action should be taken – see Diagram 7 Connectivity

The Areas for Action Schedule within LDP2 highlights the following potential development opportunities;

- A3004 Tarbert Harbour and Conservation Area Strategic; harbour improvements; regeneration and environmental improvements, and flood protection scheme
- A3013 Tarbert - South Campbeltown Road/Back Street Local; land use rationalisation and redevelopment Business & Industry
- B3007 0.7 Tarbert - Glasgow Road Industry, Business and Storage Housing
- H3024 Tarbert – Oakhill/Easfield 50 units Potential Development Areas
- P3019 Tarbert – Campbeltown Road Mixed use – housing and open space



2.5

## Nature and level of statutory protection / designations

**Photograph:**

View South East over the Loch.

As well as having Conservation Area status, the village of Tarbert has ten listed buildings, and two scheduled monuments within Tarbert Castle Heritage Park; all of which are within the Conservation Area.

The trees, and vegetation, within Tarbert Conservation Area contribute significantly to its character and as such any tree within the Conservation Area is protected and permission may be required to cut, lop, or uproot etc. In addition to this, there are a number of Tree Preservation Orders.

Reference should be made to paragraph 73 of the following:  
Scottish Planning Series: Planning Circular 1 2011: Tree Preservation Orders

East Loch Fyne is within the Clyde Marine Region, but is not a designated Marine Protected Area, nor are there any other associated statutory protections.

3.0

## Location, History & Development



## 3.1 Location

Tarbert nestles around the natural harbour of East Loch Tarbert. The landscape is characterised by the local geology and varied topography which blends coastal and rugged bedrock hill formations creating a picturesque backdrop to the village.

The coastline is dotted with small, rocky coves and sandy beaches, providing views across East Loch Tarbert and beyond to Loch Fyne. The working harbour to the south of the loch is sheltered and often filled with fishing boats, contrasting with the leisure of the marina and yachts to the north, reflecting both historic and contemporary maritime significance.

Inland, the terrain quickly rises into a series of rolling hills and rugged high ground. The hills are covered with a mix of heather, bracken, and areas of ancient woodland, providing a rich tapestry of colours throughout the year. The highest points offer panoramic views of the surrounding landscape, including the intricate coastline of the Kintyre peninsula, the distant peaks of the Scottish Highlands, and on clear days, the islands of Jura and Islay.

As previously noted, this unique location historically made Tarbert an important harbour and strategic trading and guard point to Kintyre and the Inner Hebrides. Indeed, the ancient hill fort, which later became the site of the Royal Castle, and the fishing port and walls were constructed to take advantage of the natural topography.

## 3.2 Geology

### Map:

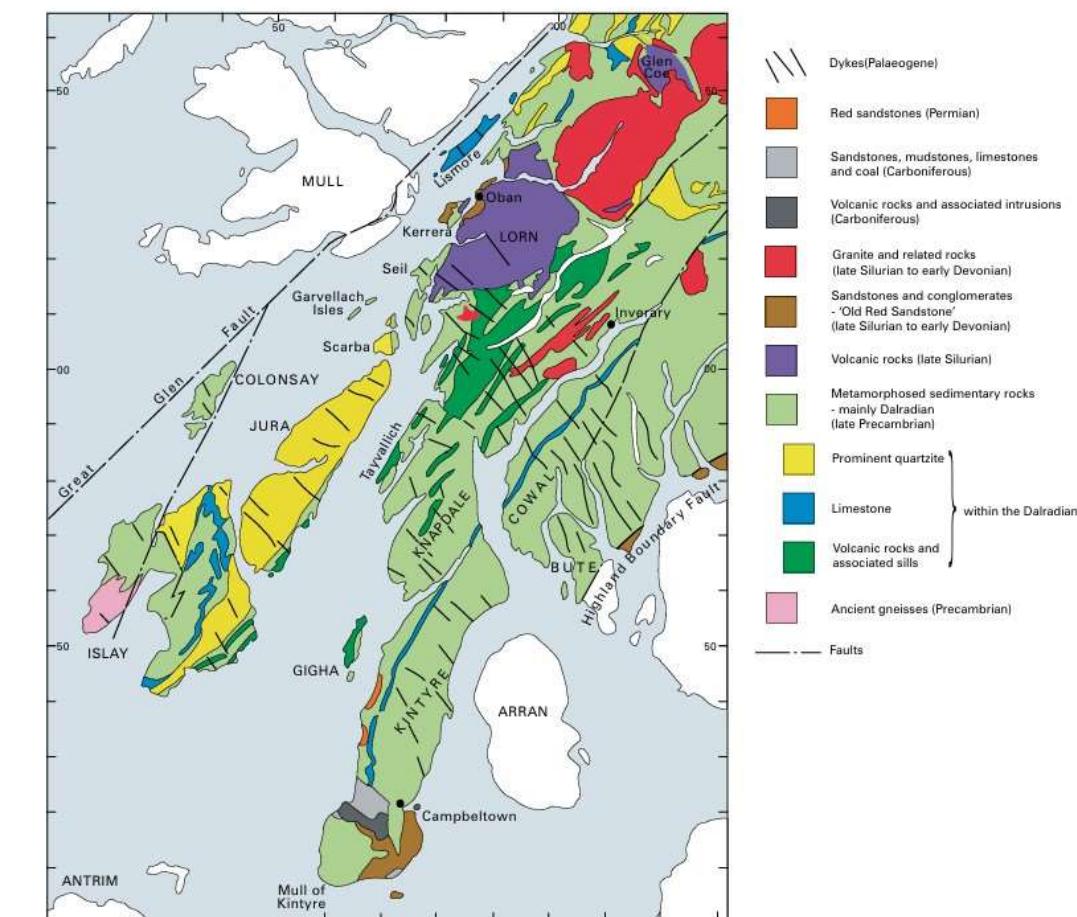
Geological Map  
Source: *Argyll and the Islands, A Landscape Fashioned by Geology*, David Stephenson and Jon Merritt

Tarbert and the immediate surrounding areas of Knapdale and Kintyre are formed of Metamorphosed sedimentary rocks - mainly Dalradian (late Precambrian) and Dykes (Palaeogene).

As is the case across Kintyre, large loose rocks can be found some distance away from similar rocks, around Tarbert.

The land itself is peaty and mossy, which accounts for the large areas of woodland and forestry.

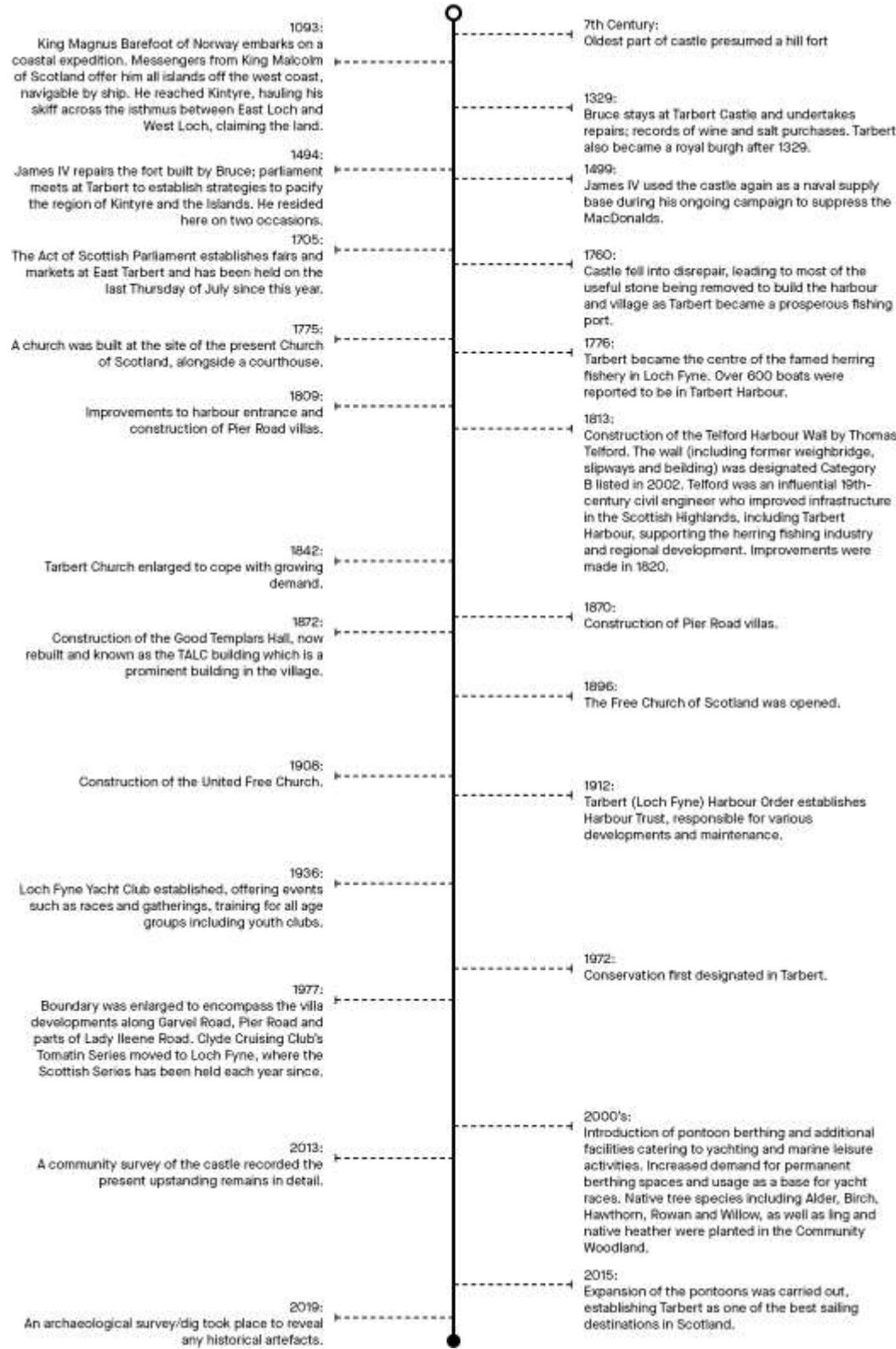
Geological Map of Argyll and the Islands



### 3.3

## Settlement development

The development of settlement in Tarbert reflects the pattern of land use that is still evident today. A timeline of key events throughout the history of Tarbert have informed settlement development.



### 3.3.1

## Early Development

**Photograph:**  
Historic  
Photograph from  
Tarbert Life -  
undated. Likely  
early 19th century.  
Source: Tarbert  
Life.

It is known that East Loch Tarbert was used as a shelter for fisherman and traders for over a thousand years. There are records of a settlement in the area as early as the first century, with the oldest part of the now ruined castle, presumed to date back to a seventh century hill fort.

Tarbert became a royal burgh and a much more developed settlement with the construction of the Royal Castle, on the site of the ancient hill fort, to the south of East Loch on the high ground overlooking the isthmus between East and West Lochs Tarbert, at the northern end of the Kintyre peninsula. This brought about increased trade and a growing population who were employed in administration and law enforcement.

From the 1700s Tarbert was established as a thriving fishing community, and it is recognised that a small village had developed to the west of the castle. Local archives suggest this development consisted of a row of simple thatched cottages with earth floors, along what is now known as Back Street, with similar cottages dispersed across the hillside.



### 3.3.2 1800s Development

**Photographs:**  
Historic  
Photographs  
from Tarbert Life  
- undated. Likely  
mid 19th century.  
Source: Tarbert  
Life.



Developments in the early 1800s started to inform the street pattern and character of the village as it is today. Improvements to the harbour wall by Thomas Telford along with the introduction of steamers in the early 1800s meant increasing population and number of visitors to Tarbert. In turn, further infrastructure such as houses, lodging houses and shops, started to be built on the front street and Tarbert Church was established in 1837.

By the late 1800s key development such as Battery point, an extension to Tarbert Church, a Cholera isolation Hospital, a wooden landing place, the Peir Road and Garvel Road villas as well as the historic Old Templars Hall had all been constructed.

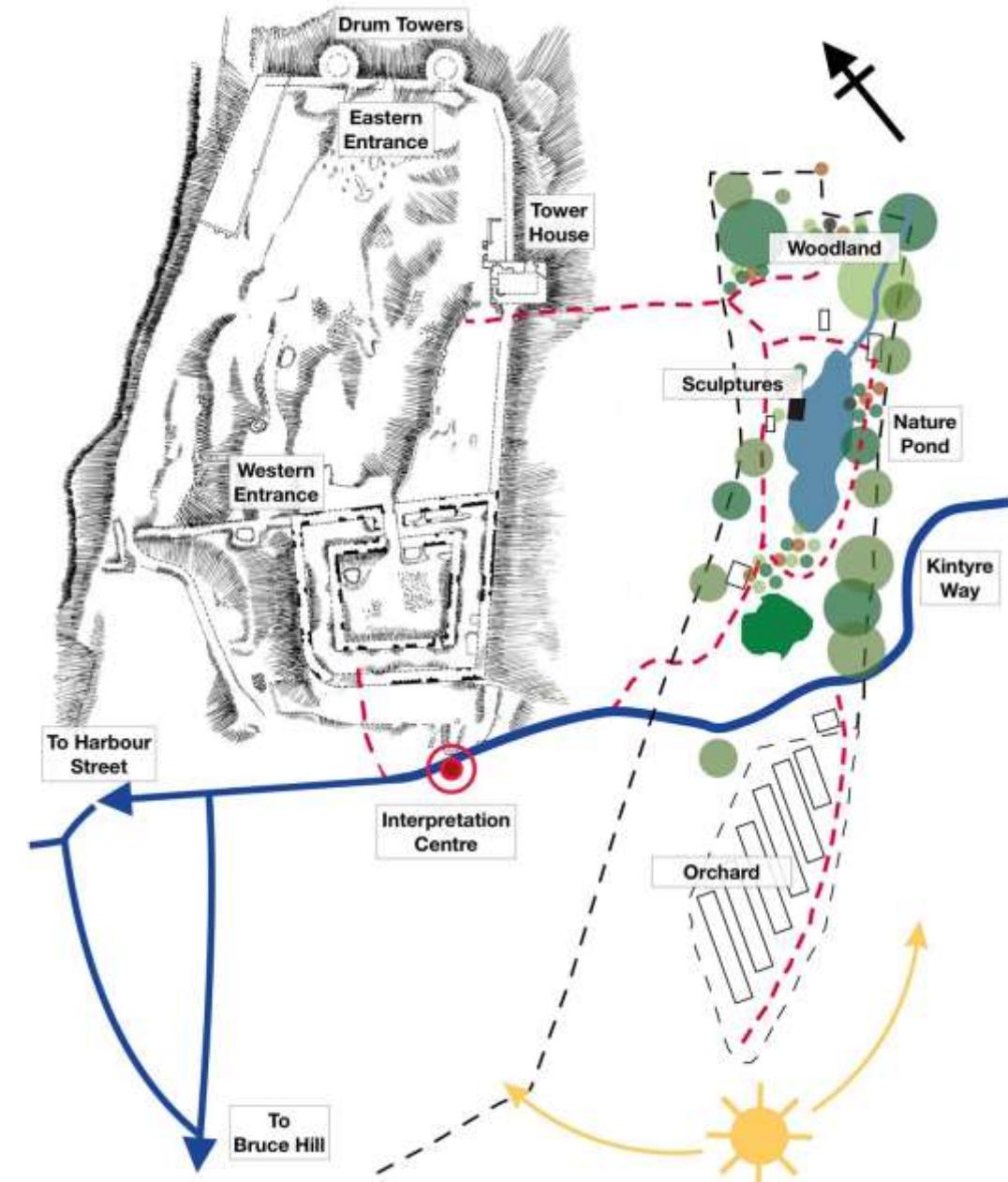
By this time Tarbert had become a thriving community and holiday resort supported by the construction of the Tarbert and Victoria hotels as well as around 58 shops, such as sweet shops, grocers, bakers, butchers, tailors and chandlers. There were also banks, tea rooms, a fish and chip shop and cinema.

### 3.4 Archaeology

**Map:**  
Tarbert Heritage  
Park  
Source:  
[https://www.  
tarbertcastle.info](https://www.tarbertcastle.info)

Tarbert Castle Trust in partnership with Historic Environment Scotland, Kilmartin House Museum and the local school and community, has commissioned a series of excavations in and around the site of the castle. Reports and findings can be found on Tarbert Castle Trust's website.

<https://www.tarbertcastle.info/archaeological-dig>



## 4.0

## Character and Appearance

## 4.1

## Setting

Tarbert Conservation Area covers the heart of the village of Tarbert. The village is set in picturesque natural landscape and surroundings, forming a panoramic backdrop of seascape, rugged hills and coastline to its built heritage, in a way that creates an intrinsic link between nature and architecture.

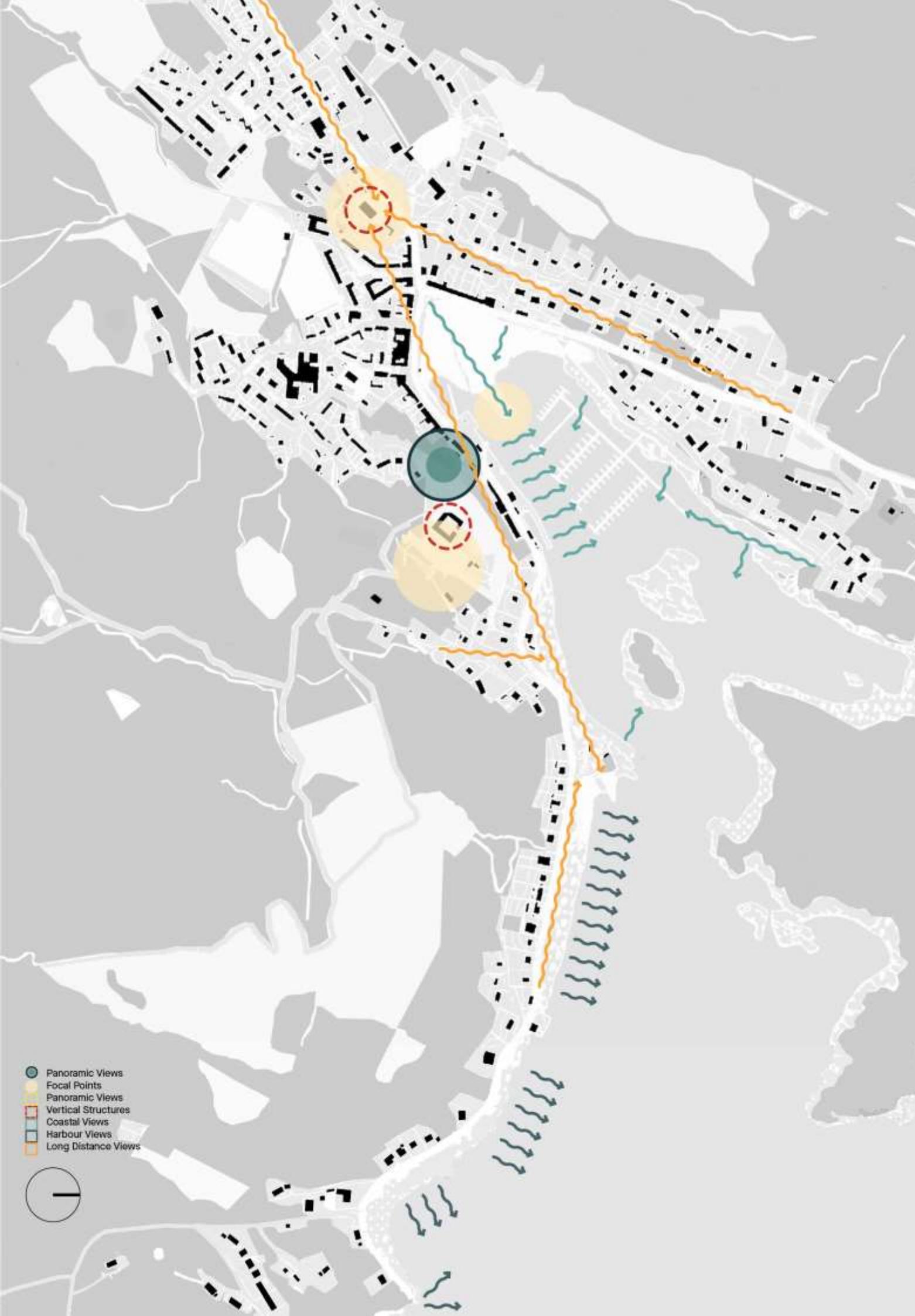
This intrinsic link is likely why the configuration of the natural setting has fundamentally informed the development and function of the built environment over many centuries from the location of the castle as a strategic vantage point to the location of the fishing harbour set within the sheltered natural inlet of the East Loch. From these two strategic settlements, places of worship, commerce and trade, homes and later tourism and leisure have filled the landscape between, radiating from the shores of the loch.

The extent and topography of the Conservation Area means there are numerous significant panoramic vistas to, across and from, which contribute greatly to the character of the setting. Notably, these views are framed by the natural topography of the rock formations and shoreline or are anchored between the verticality of the castle tower ruins and Tarbert Parish Church.

Photograph looking South to the Village Centre, Castle and Harbour from Garvel Road.

Map on opposite page showing key views and focal points.





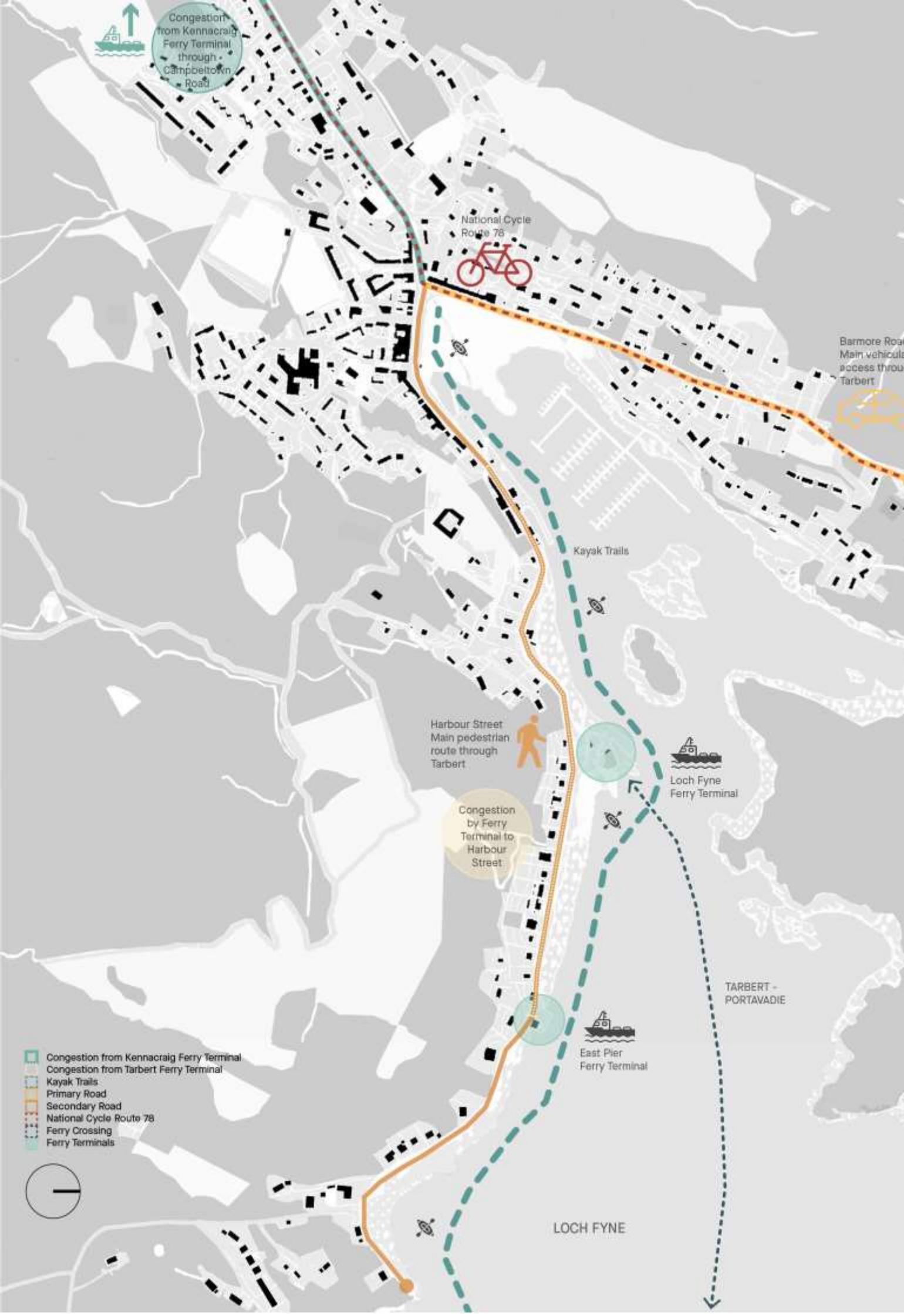
## 4.2

# Activity & Movement

The diagram on the opposite page highlights the following activity and movement within the Conservation Area:

- Direction
- Mode
- Volume
- Circulation, and levels of activity
- Accessibility

This activity and movement is impacted by day, night and seasonal variations.



## 4.3

# Street Pattern & Topography

As established, the street pattern of Tarbert Conservation Area and wider village is intrinsically linked to the topography and historical development of the area.

This topography has provided a natural restriction to the development of the village.

The village follows a logical pattern of streets radiating from Harbour Road on the loch side edge in the village centre, graduating up into the hillside with Pier Road extending from the village centre along the south of the loch side, eastward to the Old Pier. The main routes through the village centre form a slight 'V' shape where Campbeltown Road and Barmore Road slope to meet at the tip of the harbour walls. Barmore Road rises north up the hillside to leave Tarbert, while Garvel Road forks off to follow the northern edge of the loch side.

In a street pattern that has remained relatively unchanged for centuries, streets are principally loch facing as they hug the loch side providing panoramic viewpoints. Similarly, as the streets radiate up the hillside from the loch side, views to the loch are maintained.

Extract of Map -  
surveyed in 1865  
-1866. Published in  
1893.



## 4.3.1 Frontages & Beyond

These strong street frontages are punctured by vennels secured by metal gates which lead to back court areas that are often carved out of the bedrock or within rock outcrops which often retain their native flora of gorse bracken and brambles. In many of these back courts there are historic structures, such as outhouses and stables, ancillary to the main buildings.

Arguably, the pattern of vennels, court yards and ancillary buildings contributes just as significantly to the street pattern and character of Tarbert Conservation Area as the frontages.

### Photographs

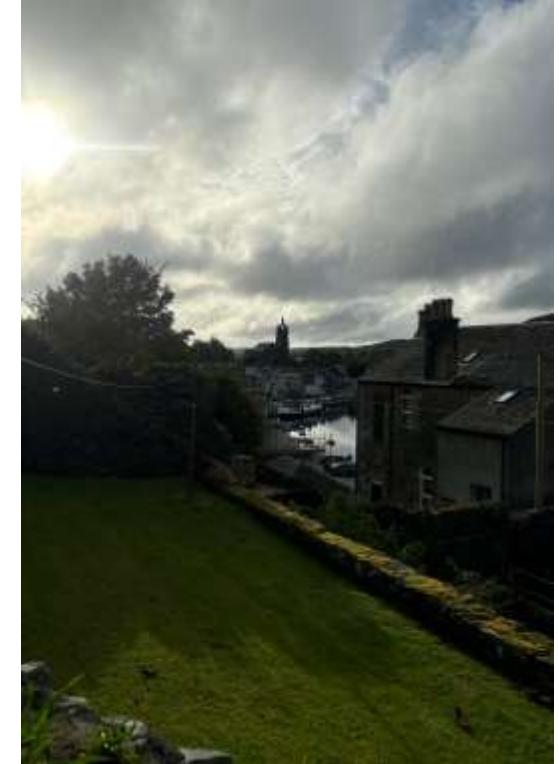
Top left: Pend at the Starfish Restaurant on Castle St.

Top right: Pend at 1 Argyll Place.

Bottom left and right: back court / garden areas that carved out of bedrock to the buildings along Harbour Road.



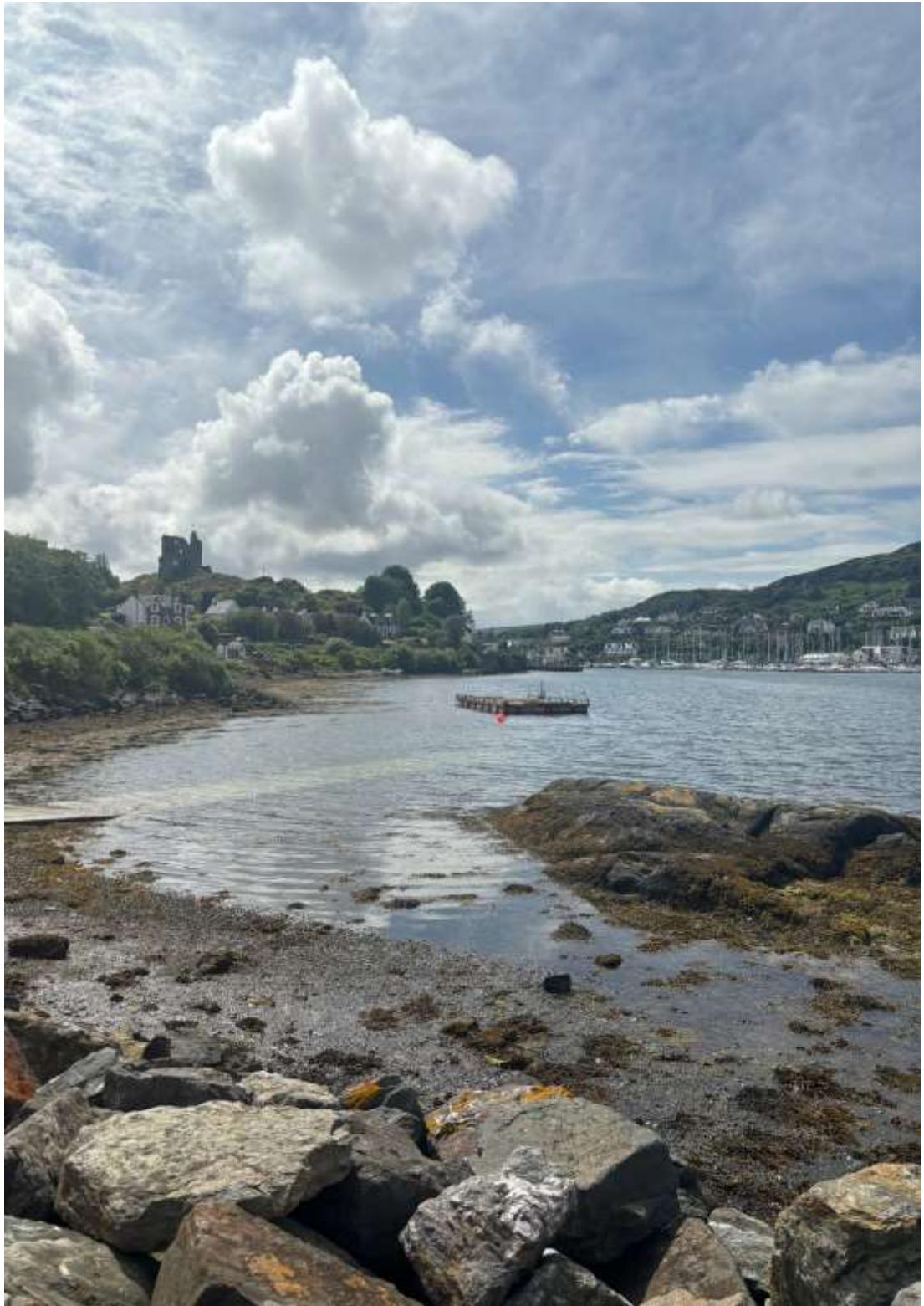
Photographs of the Old Library on Barmore Road close and back court with cobbles.



## 4.4

## Buildings & Townscape

**Photograph:**  
View looking  
Eastwards towards  
the Village Centre  
from Pier Road.



### 4.4.1

## Scheduled Monuments

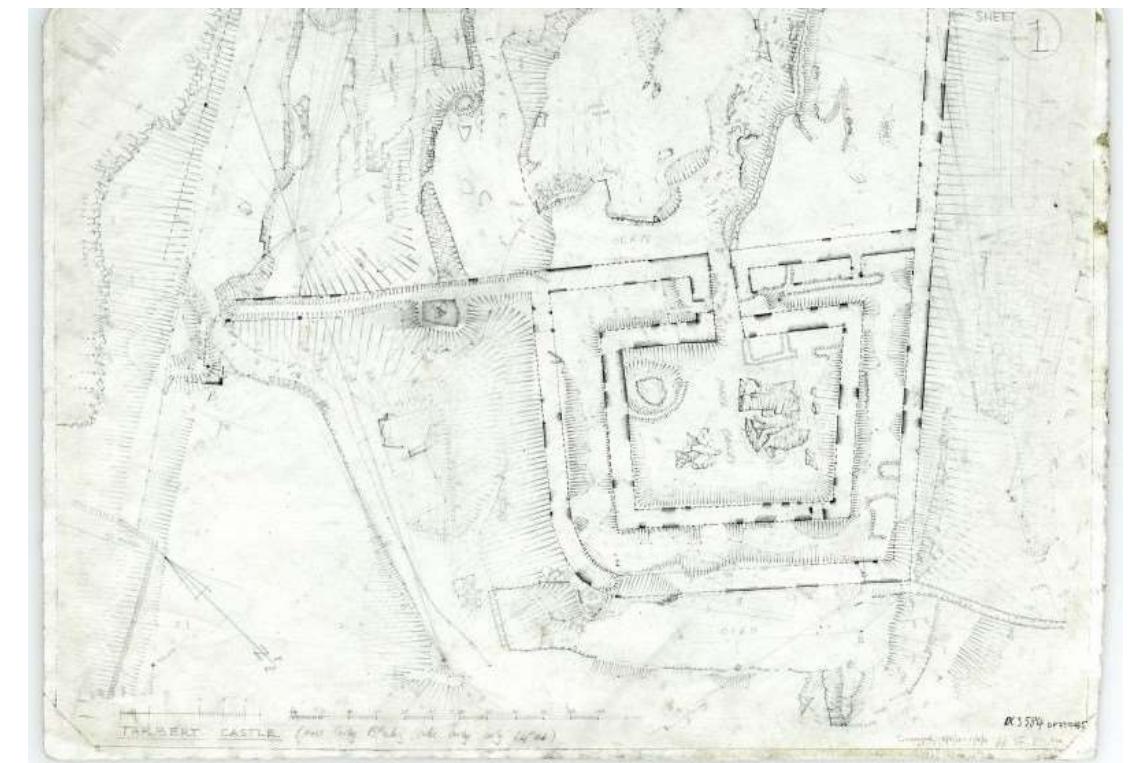
**Photograph:**  
*Description Tarbert,  
Tarbert Castle.  
General view from  
South.  
Date 1967  
Collection Records  
of the Royal  
Commission  
on the Ancient  
and Historical  
Monuments of  
Scotland (RCAHMS),  
Edinburgh  
Catalogue Number  
SC 2527117  
Category On-line  
Digital Images*

**Map:**  
*Description Tarbert,  
Tarbert Castle. Part  
plan of site, sheet 1.  
Date 1966  
Collection Records  
of the Royal  
Commission  
on the Ancient  
and Historical  
Monuments of  
Scotland (RCAHMS),  
Edinburgh  
Catalogue Number  
DP 339485  
Category On-line  
Digital Images*

A scheduled monument is a site of national importance that is protected by law and maintained by Historic Environment Scotland. Scheduled monuments can be buildings, structures, caves, or excavations that are above or below the surface.

**Tarbert Castle**  
SM276  
*designated in 1935*

Full HES listing can be viewed online:  
Tarbert Castle (SM276)



## 4.4.2 Key listed and unlisted buildings

### Photographs:

Top right:  
Tarbert Hotel  
Harbour Street

Bottom left:  
Old Harbour  
Master's Office,  
Harbour Street

Bottom right:  
Larkfield  
Garvel Road, Tarbert

Refer to Gazetteer within the appendix for listing, description and photographs of each building within the Conservation Area.

The table on the following pages lists key listed and unlisted buildings.



Building / Structure	Category Listing / Scheduled Monument	Within Tarbert Conservation Area	Within Tarbert Regeneration Scheme Boundary
'Larkfield', Garvel Road	C	Yes	No
'Lorne Villa', Garvel Road	B	Yes	No
'Lorne Cottage', Garvel Road	C	Yes	No
Victoria Hotel, Barmore Road	C	Yes	Yes
Tarbert Harbour Walls Including Former Weighbridge, Slipways and Beilding	B	Yes	Yes
Tarbert Church Of Scotland, Campbeltown Road	B	Yes	No
Tarbert Hotel, Harbour Street, Kintyre Place, And Church Street	C	Yes	Yes
'Queensgate' Peir Road	C	Yes	Yes
Columba Hotel, Peir Road	C	Yes	Yes
Peir House, Peir Road	C	Yes	Yes
Argyll Place & ancillary structures	Not listed	Yes	Yes

### 4.4.3

## Sense of place and intangible qualities

The Old Bank	Not listed	Yes	Yes
The Old Chandlery, Harbour St	Not listed	Yes	Yes
The Old Harbour Master Office	Not listed	Yes	Yes
Leitch & Son Sailmakers, Garval Terrace	Not listed	Yes	No
Undercliffe, Harbour St	Not listed	Yes	Yes
Quay House, Harbour St	Not listed	Yes	Yes

### Photographs

Top right: view to the marina from the harbour.

Bottom right: view back to the village from Pier Road.

The way in which the built environment engages with the dramatic natural geology and coastline provides a unique experiential quality within each character area of the Conservation Area.

There is a contrast between the Village Centre and the other character areas within the Conservation Area.

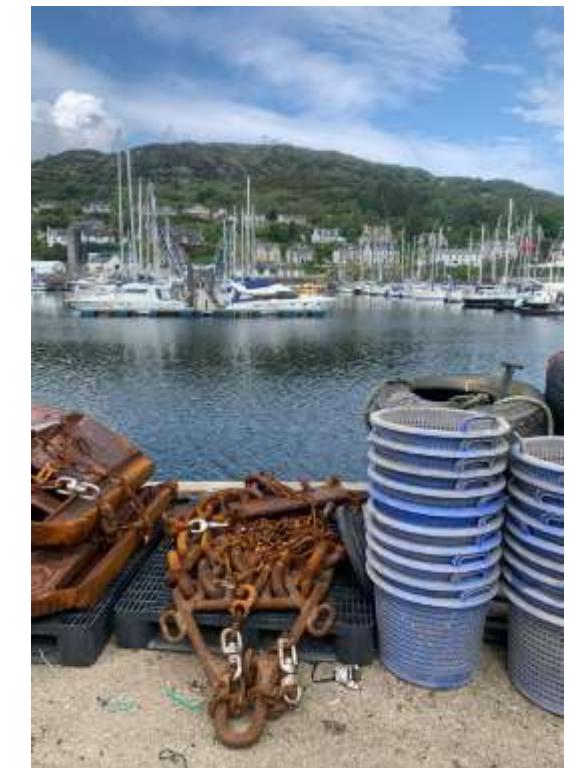
The village centre is noisy with the bustle of people, sea gulls, traffic, and general activity in and around the harbour, marina and shops.

There is a quieter, calmer atmosphere around the high ground at the castle, along Pier Road and Garvel Road. These three areas offer incredible vantage points and a connection to nature. Furthermore, the castle remains and archaeology within Tarbert Castle Heritage Park, offer a connection to an ancient past and geology.

Along Pier Road and Garvel Road there is a close connection to the loch where the lapping of water and bird song are inescapable.

Several public benches are available throughout the Conservation Area, which offer people the opportunity to sit and experience the unique qualities of each space.

It is perhaps these intangible qualities and sense of place that have made Tarbert such an attractive place to people since the first century.



## 4.5

# Open Spaces and Landscape Setting

### Photographs

Top right: Southern backdrop of the Conservation Area.

Bottom right: view to Garvel Road and the marina from the harbour.

As described, Tarbert's natural topography has largely informed the plan of the village and as such there are no formal public designed landscapes or gardens within the Conservation Area.

Telford's harbour wall is one of the most significant man-made structures impacting upon the natural landscape setting however even this construction has been designed to support the topography of the natural harbour.

The beauty of the natural topography and landscape setting of the Conservation Area and wider geological context of the village of Tarbert, described previously, is augmented by the lush vegetation that exists all year round in both private gardens and public areas.

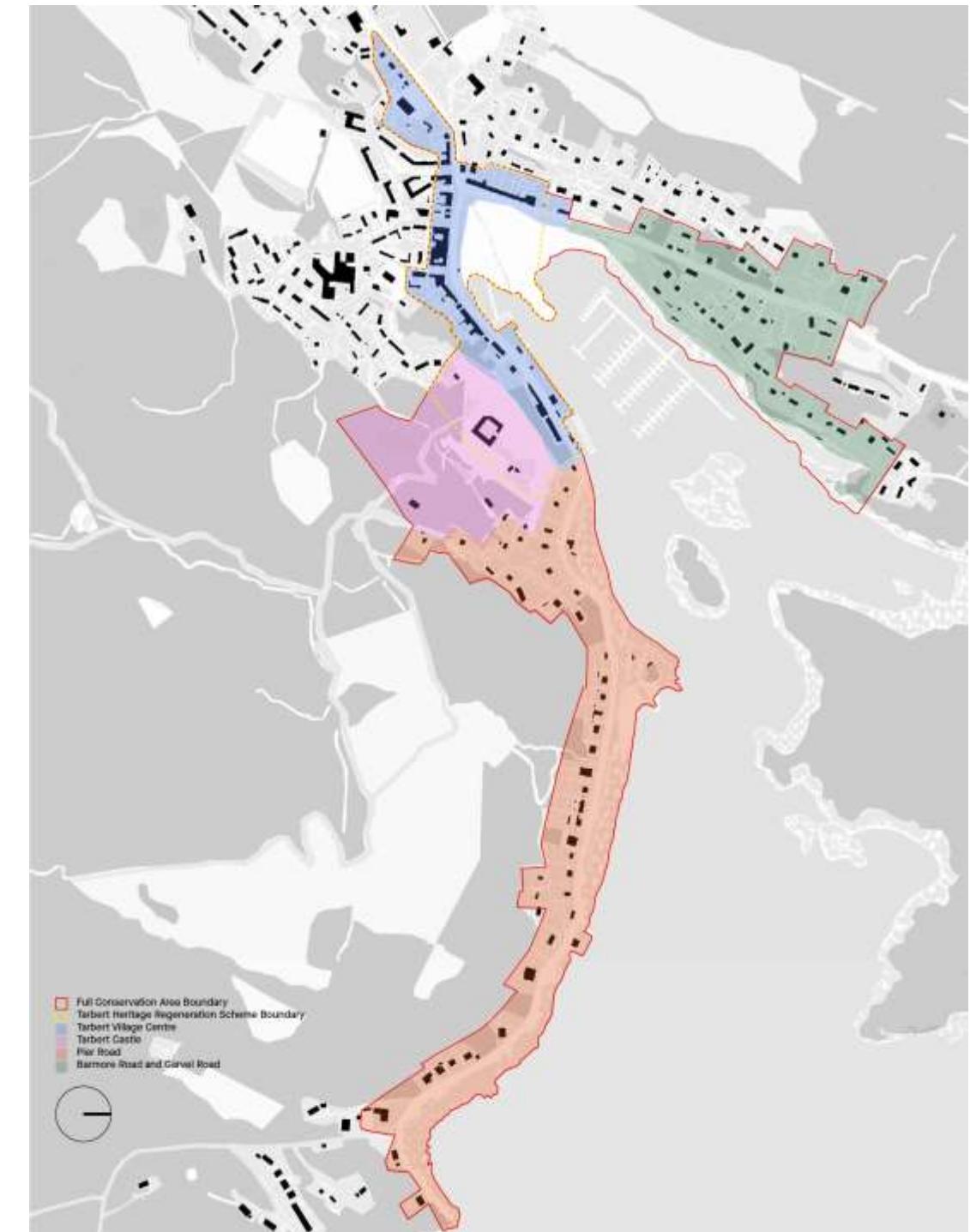
Generally, the vegetation is a mix of native and some non-native species of flora and trees, mostly typical to the coastal location. Over time introduced planting and native woodland have created an important characteristic of the Conservation Area.



## 4.5.1

# Open Spaces

There are a number of public spaces within the Conservation Area, which are distinct in their character and landscape setting.



## 4.5.1.1 Tarbert Castle Heritage Park

**Photograph:**  
Looking south to Tarbert Castle Heritage Park which forms the backdrop to the village centre character area.

Tarbert Castle Heritage Park is a public area located on the high open grassland plateau around the castle, which leads to an orchard, community woodland and sculpture trail beyond. Places to sit, informal pathways and boardwalks lead through interpretation of the historic castle structure and adjacent archaeological finds as well as to key panoramic viewpoints over the village of Tarbert, the loch and the Kintyre beyond.

More information relating to Tarbert Castle Heritage Park can be found at:  
<https://www.tarbertcastle.info/>

The woodland in this area was planted in the early 2000s and includes native tree species such as Alder, Birch, Hawthorn, Rowan and Willow with a ground cover of Calluna, also known as Ling heather.

The importance of this area of land on the character of the village was established in 1977 when the Conservation Area was enlarged to include the slope to the woodland. This high ground is important as it provides the southern backdrop to the Conservation Area.



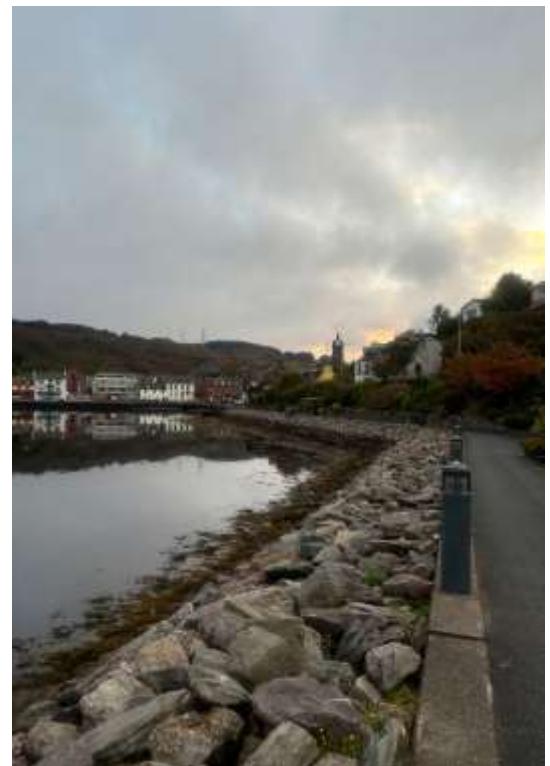
## 4.5.1.2 The Promenade

**Photographs:**  
Top: view to the West along the promenade.  
Bottom: The marina and leisure area.

The modern pedestrian promenade runs parallel to Garvel Road at lower level hugging the shore of the loch. It provides an area of car-free public realm, connecting Harbour Street to the marina, leisure and events developments to the northwest of the loch.

This area also provides key viewpoints back to the village centre and the south shore of the loch to Pier Road.

The adjacent landscape of the Garvel peninsula is relatively untouched with rugged rock outcrops and native trees such as Birch, Hazel, Willow and Scots Pine, with a ground cover of bracken, blaeberry, ferns and sedge grasses.



### 4.5.1.3 Pier Road

**Photographs:**  
Informal parking  
eroding the grass  
verges along Pier  
Road,

Although there are no pavements or footpaths, Pier Road could be said to provide an informal promenade to the south side of the loch. It is characterised by villas with dry stone boundary walls to the south of the road with an informal grass verge of varying widths to the shoreline, which extends right to the boundary of the Conservation Area at the East Loch Tarbert viewpoint and memorial.

The tops of some of the boundary walls to the private plots are planted with Privet or Griselinia hedges while some boundaries are less formally planted with ornamental shrubs such as Hydrangea and Fuschia. A common characteristic is vegetation growth of sedums and ferns from the dry stone walls and bedrock planted up with ornamental shrubs.

Playfully coloured seating and some shelters are dotted along the grass verge on this route facing outwards to the rocky shoreline and verge. However as noted in the 2020 Conservation Appraisal, the character of this setting is at risk due to informal parking eroding the grass verges.



### 4.5.1.4 Tarbert Parish Church

**Photographs:**  
Left: view  
East down  
Campbeltown  
Road to village  
centre.

Right: view of  
Tarbert Parish  
Church North  
Elevation.

Tarbert Parish church sits to the western extent of the Conservation Area on a grassy embankment raised from street level. The church sits back from the pattern of the street scape creating an open space around the front of the building to signify its importance to the community at the time of building. The gates to the grounds are not locked allowing free public access to this space.

The raised ground also assists in the verticality of the church tower which is a significant element of the townscape skyline.



#### 4.5.1.5 White Shores (Port Ban)

White Shores skirts the northern side of Tarbert Harbour at the mouth of East Loch. Although out-with the Conservation Area, it is an open public space offering key viewpoints back to the townscape and sea inlets.

#### 4.5.2 Tree Preservation Orders

**Photograph:**

Left: Trees and vegetation growth on the rock outcrops along Pier Road.

Right: Common Alder Tree at Battery Point is the only landmark tree within the Tarbert Conservation Area.

Any tree within the Conservation Area is protected and permission may be required to cut, lop, or uproot etc. In addition to this there are a number of Tree Protection Orders within the Conservation Area.

See paragraph 73 of:  
Scottish Planning Series: Planning Circular 1 2011: Tree Preservation Orders

The trees within Tarbert Conservation Area play a significant role in the character of the landscape setting and it is important that this is considered when considering any future development.



### 4.5.3 Nature of dominant species

The following native tree species can be found within the Conservation Area;

Alder, Birch, Common Ash & Sessile Oak

The following non-native tree species can be found within the Conservation Area;

Beech, Sycamore, Whitebeam and Ornamental Cherry

Dominant evergreen species is Scots Pine.

Non-native 'exotic' tree species as follows;

Crimean Pine, False Cypress, Monkey Puzzle and Silver Firs

### 4.5.4 Landmark Trees

A Landmark tree can be defined as a tree or grove of trees of historical or cultural value, an outstanding specimen, an unusual species and/or of significant community benefit.

The Common Alder Tree at Battery Point is the only such tree within the Tarbert Conservation Area.

### 4.6

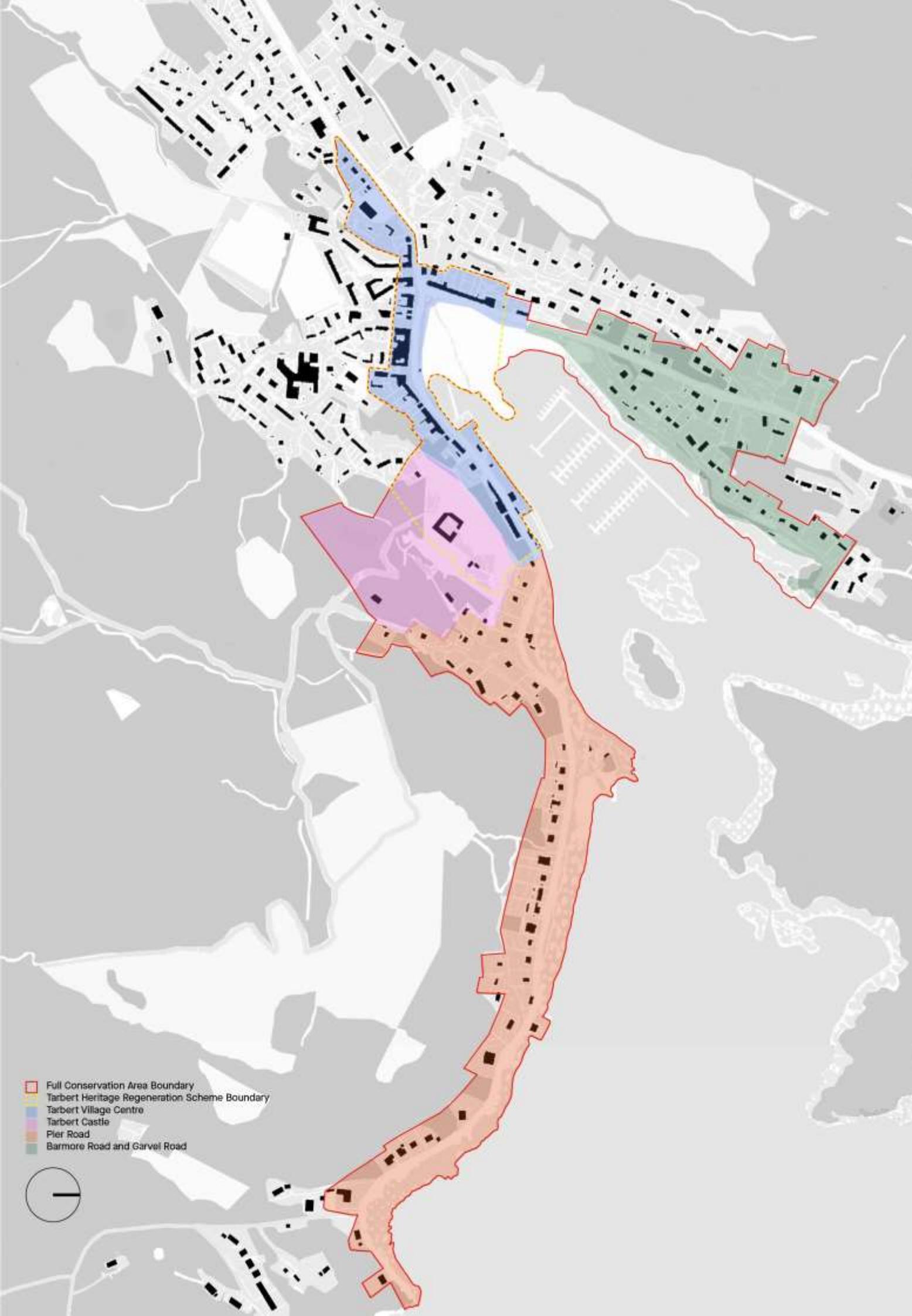
### Character Areas and aspects of distinctiveness

**Photograph:**  
View from the marina to the harbour, village centre and castle.

The character of an area is derived from what makes it unique in comparison to any other place. The character of Tarbert Conservation Area can be categorised into four distinct character areas; the Village Centre, Pier Road, Barmore Road & Garvel Road and Tarbert Castle.

Generally, within each area the prominence and importance of traditional windows to the overall character of the Conservation Area is of considerable significance.





## 4.6.1

### The Village Centre

Harbour St, Barmore Rd & Campbeltown Rd

#### Photograph:

Top: View looking East along Harbour Street.

Bottom: View showing harbour from Tarbert Castle.

Opposite page:  
View East towards Harbour Street from Barmore Road.

The iconic character of the village centre was predominately established around the activity and development of the fishing harbour in the 1800s. The uninterrupted line of colourful building frontages, many with traditional shop fronts, creates a strong sense of enclosure around the harbour from which the townscape pattern is set.

The Category B listed dry stone harbour walls, building in the mid harbour, weighbridge, and cottage, constructed of locally quarried stone, which were designed by Thomas Telford. These remain integral elements of the village centre and harbour character. The lines of the harbour walls act to reinforce the architectural enclosure.

Although mostly 19th century construction, there are varying architectural styles with some modern insertions, all varying in quality. The scale of buildings is a mix of two and three storeys with attic dormers and distinct gable ends, creating a rhythm of change in scale and articulation of roofline which is unique to Tarbert and a key townscape feature. Furthermore, the characterful articulated rooflines of the buildings to the inner harbour are complimented by the Scots Gothic steeple of Tarbert Parish Church further up the hillside on Campbeltown Road.





## 4.6.1.2 The Village Centre Harbour St - West

### Photograph:

Top: View looking East along Harbour Street.  
Bottom: Out buildings at 1 Argyll Place.

Generally, the buildings along Harbour Street follow a traditional tenement arrangement with shop fronts or public access at ground level and housing above creating a strong commercial heart to the village. Shop frontages which have retained their historic proportions and features contribute significantly to the character of the area.

This pattern is interrupted only by buildings such as the Tarbert Hotel and Templar Arts Centre and the poor quality modern WC block.

Beyond the street frontages of the buildings along Harbour Road and the village centre area are 'back courts' which are cut into the rock formations of the hillside. Accessed through pends many of these areas contain small scale out-buildings or the remains of, which historically were likely to have been stables or for other uses. The out buildings at Argyll Place are an interesting example. ↗

The character and scale of the outhouses within the 'back courts', which are reminiscent of the older village of Tarbert, continues behind Harbour Street, along Castle Street, School Road and Brunswick Street creating another important defining element of the townscape.

As Harbour Street progresses east, the



## 4.6.1.2 The Village Centre Harbour St - East

**Photograph:**  
Top: View looking West along Harbour Street.  
Bottom: Undercliffe building.

traditional retail units stop and buildings associated with the fishing industry begin indicating a change in character and scale of architecture. One storey buildings such as those at Fish Quay and the Harbour Authority, the old Chandlery and old Harbour Masters office have an industrial quality. The Undercliffe tenements have arched openings with ledged and braced doors at ground floor.

The juxtaposition of these building types with the contrasting village centre tenement typology contribute greatly to the unique character of the area, reinforcing the significance of the fishing industry in Tarbert.

The southern end of Barmore Road



## 4.6.1.3 The Village Centre Barmore Road

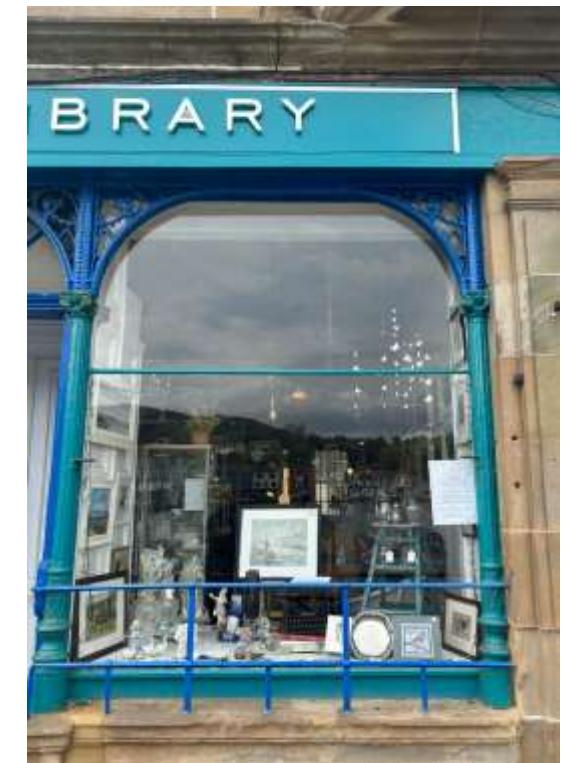
**Photograph:**  
Top: View looking North down Barmore Road.  
Bottom: Old Library window details.

Opposite page:  
View West to Barmore Road from the harbour.

forms a 'V' shape with Harbour Street as it follows the line of the harbour, with the buildings following the same scale and architectural tenement typologies as those described on Harbour Street. Particularly distinctive architecture such as the Bannockburn Building and the old Library contribute significantly to the townscape character.

The continuous street frontage to the commercial heart of the village stops at the prominent bright yellow, old Victoria Hotel. The yellow gable of the old Victoria Hotel acts as marker when arriving on Barmore Road as it introduces the gable-to-gable rhythm of the village centre streetscape. From here this frontage rhythm breaks down into detached mostly Victorian villas on the hillside surrounded by lush vegetation. Campbeltown Road becomes a continuation of Harbour Street westward, at the 'V' with Barmore Road, making this an important point in the Village Centre streetscape. It is marked on the southern edge by a red sandstone two storey building with a unique turreted corner bay.

There is a mix of shopfronts within the village centre, a noticeable number of which are classically proportioned. There are also a number of traditional timber windows of note.





#### 4.6.1.4

### The Village Centre

#### Campbeltown Road

**Photograph:**

Top: Beginning of Campbeltown Road from the Village Centre.

Bottom: View East towards the Village Centre from Campbeltown Road.

Campbeltown Road consists of residential plots of various dates and architectural styles on both sides of the road. However, the most prominent building is Tarbert Parish Church. Sitting in an elevated position over the village, with its Scots Gothic tower, the architecture creates many key views and is a critical element of the townscape character.



## 4.6.2 Pier Road

### Photograph:

Top: View East along Pier Road.

Bottom: Modern extension to the old Columba Hotel (Category C listed)

Pier Road is an eastward continuation of Harbour Street. It is formed of a composition of predominantly, handsome Victorian villas of various scales, whose plots follow one side of the road along the south lochside providing panoramic views across East Loch Tarbert and Loch Fyne, continuing east from the edge of the village centre, past the East Pier and Battery Point to the Conservation Area boundary at Old Pier. Most plots are demarcated by freestanding dry-stone walls that are in retention to the front / roadside.

The architecture of Pier Road is reflective of the prosperity of the village around the Victorian era.

The pattern of the dry-stone walls and decorative iron gates to gardens with their mature and ornamental planting, that appear to be carved out of the hillside bedrock, contribute significantly to the character of this area.

In contrast Pier House is distinct in its older, more simple architectural form as it deviates from the Victorian street pattern sitting hard to the roadside with no front garden. Again this contributes to the character of Pier Road in revealing an earlier domestic architectural style.



## 4.6.2.1 Pier Road East

### Photograph:

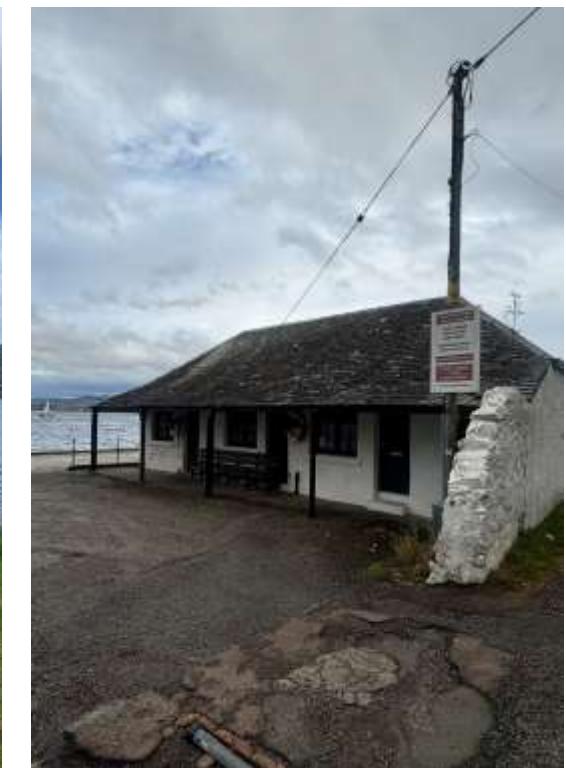
Top: Old Pier House (Category C listed)

Bottom left: Fishermen's memorial at Old Pier.

Bottom right: East Pier

The relative tranquility of much of Pier Road is interrupted by the daily flow of passengers and vehicles at the roll-on roll-off ferry slip at Battery Point as well as the small scale fishing which takes place off timber East Pier. Indeed this activity is heightened when the Waverly docks and several hundred passengers descend onto Pier Road to walk into the village centre.

Tarbert's deep routed connection with the water is reinforced at the Old Pier where a poignant memorial to two fishermen has been placed.



## 4.6.3 Barmore Rd (North) & Garvel Road

### Photograph:

Top: Northern end of Barmore Road.

Bottom right: Lorne Villa on Garvel Road - Category C listed, burnt out in a house fire in 2020.

Generally, this character area is a mix of architectural styles and uses to the North of East Loch Tarbert, animated by the activity of the marina.

The Northern end of Barmore Road and northern tip of Lady Ileene Road are in an elevated position. Low plot density means there are a small number of cottages and semi-detached dwellings with frontages on to Barmore Road, characterised by their rubble boundary walls and mature garden planting and hedges.

The townscape character is compromised in this area by the varying quality of contemporary development which does not respond to the established boundary patterns.

Garvel Road sweeps down below Barmore Road as it follows the line of the lochside to the north. The marina and associated single storey contemporary buildings, dominate to the west end while the road continues east, the character is quiet and domestic. In ways the character of Garvel Road is similar to Pier Road however Garvel Road is slightly denser and more informal in plot layout and there are more contemporary dwellings of varying quality.



## 4.6.3.1 Garvel Road Views

### Photograph:

Top: Sail makers on Garvel Road.

Bottom: View to Garvel Road and the marina from the harbour.

Perhaps the key character value of this area is assessed in relation to the views to and from Garvel Road and how they impact the wider conservation area.

This area also provides significant associations with not only Tarbert's maritime cultural heritage but its importance to the village today.



## 4.6.4 Tarbert Castle

### Photograph:

Top: View East to the castle tower

Bottom: View to the castle tower from Pier Road.

This character area of Tarbert Castle includes the curtilage of the 15th century castle tower house remains, which is a scheduled monument. The castle tower is located on the elevated plateau to the Southeast of the loch, overlooking Pier Road, and associated with the Tarbert Castle Heritage Park and Community Woodland and Nature Conservation Area in the sheltered valley beyond.

There is a quintessentially Scottish romanticism about the ruins within this conserved hillside that is special. The high position of the castle not only acts as an indicator to the inner harbour but provides an enduring focal point that contributes significantly to the character of Tarbert Conservation Area.

Indeed the draft 2019 Conservation Area Appraisal remarks, 'The ruinous composition has a townscape counterpoint to the insistent verticality of the steeple.' These two vertical focal points act as bookends to the village. From the tower itself, there are unparalleled panoramic views over Loch Fyne and the Western shore of the Cowal Peninsula as well as down on to the roofscape of Pier Road and the inner harbour itself and across to Garvel and Barmore Road character areas.

The interpretation, walkways, seating, and covered shelters make the castle grounds a place where people can spend time.



## 4.6.5 Key aspects of distinctiveness

### Photograph:

Opposite page: view East to Harbour Street and the Harbour.

We have identified the following characteristics as contributing to Tarbert Conservation Area's unique character. These aspects should be protected and enhanced when considering any future development.

- **Tarbert Castle and Heritage park**
- **The townscapes intrinsic relationship to the natural landscape and lochside bay setting**
- **Connection with the water and panoramic vistas / key views**
- **Strong frontage, gables and articulated roofline of the Village Centre Character Area**
- **Back Courts and Pends within the Village Centre Character Area**
- **Distinct character of each area within the Conservation Area – residential, working fishing port & harbour, the busy village centre, the marina and the quiet of Tarbert Castle and Old Pier**
- **Category B listed harbour walls**
- **Distinctive skyline with contrasting vertical structures – Tarbert Castle and church steeple**
- **Historic fishing related structures and architectural elements, particularly the store doors**
- **The prominence and importance of traditional timber windows**



#### 4.6.6

## Negative impacts on character

Following our study of the historic development and unique character of Tarbert Conservation Area it is necessary to list any negative factors that detract from or threaten the special character and appearance of the townscape.

Generally, the building fabric and associated traditional features and materials, within the Conservation Area, are vulnerable due to several factors which are often linked:

- **The age of the building stock – mostly 19th century**
- **Lack of planned maintenance and inspections which is often linked with ownership and vacant properties and lack of knowledge.**
- **Flooding / Severe weather conditions due to West of Scotland location and Climate Change**
- **Economic Climate and escalating cost of repairs**
- **Lack of traditional skills**
- **Difficulty and cost of safe access to carry out inspections and repairs**
- **Lack of public knowledge regarding historic building conservation and maintenance or grants available.**
- **Absentee owners**
- **Inappropriate development in the Conservation Area**
- **Inappropriate alterations to heritage assets**
- **Loss of historic architectural detail from heritage assets**
- **Inappropriate shop frontages and signage.**

It is understood that issues around closing businesses and vacant shop units can be attributed to lack of affordable housing to buy or rent for workers. Businesses are therefore unable to recruit or retain staff. Inadequate public transport can also make employment in Tarbert prohibitive.

## 5.0

# Public Realm

**Photograph:**

Top left: Tarbert Hotel falling into disrepair - hotel not in use.

**Top right:**

Loss of historic architectural detail.

Bottom left:  
inappropriate shop frontages and signage.

Bottom right:  
UPVC windows and downpipes and cement repairs.

**Photograph:**

Top right:  
benches placed at view points along the lochside on Pier Road.



Bottom left:  
Wayfinding signage and interpretation panels at stairs to Tarbert Castle from Harbour Street.

Bottom right:  
Wayfinding signage, interpretation and seating in the village centre at the corner of Harbour Street and Barmore Road.

Street furniture is adequately provided, well maintained, and well positioned at interesting vantage points around the Conservation Area and beyond.

Wayfinding signage for visitors and pedestrians could be improved.



## 6.0

# Photographic Record of Buildings Gazetteer

**Photograph:**

Bottom left:  
Harbour Street and  
1 Argyll Place in  
the village centre.

Bottom right:  
Queen's Gate, Pier  
Road (Category C  
listed)

A photographic record of the buildings and structures within the Conservation Area is provided as an appendix to this report within a Gazetteer.

Photographs were taken between May and October 2024. The photographs are intended to record the condition of the buildings at this time including any alterations carried out to serve as a monitoring indicator and enforcement tool if required.

The photographic survey shows that the condition of the buildings varies due to the factors documented previously.



## 7.0

# Potential Buildings at Risk & Analysis of Sensitivity

**Photograph:**

Bottom left:  
Tarbert Hotel,  
Harbour Street.

Bottom right:  
Glendale, Kintyre  
Street.

The Scottish Civic Trust definition of a building at risk is the following;

*A Building at Risk is usually a listed building, or an unlisted building within a conservation area, that meets one or several of the following criteria:*

- *vacant with no identified new use*
- *suffering from neglect and/or poor maintenance*
- *suffering from structural problems*
- *fire damaged*
- *unsecured and open to the elements*
- *threatened with demolition*

As of September 2024, the Buildings at Risk Register has been paused while alternative approaches are considered. At this moment in time, no more buildings are currently being considered for inclusion. However, the following buildings, which contribute to the character of the Conservation Area, are particularly vulnerable and meet some of the criteria of a Building at Risk.



## Schedule of Buildings at Risk

The following schedule lists the buildings considered to be at risk and reasoning why.

Building / Structure	Category Listing / Scheduled Monument	Within Tarbert Conservation Area	Within Tarbert Regeneration Scheme Boundary	
Glendale, Kintyre Street	Not listed	Yes	Yes	<ul style="list-style-type: none"> <li>vacant with no identified new use</li> <li>suffering from neglect and/or poor maintenance</li> <li>suffering from structural problems (TBC by Engineer)</li> </ul>
'Lorne Villa', Garvel Road	B	Yes	No	<ul style="list-style-type: none"> <li>fire damaged</li> </ul>
Out buildings within back courts generally	Some may be listed within the curtilage of a listed building	Yes	Yes	<ul style="list-style-type: none"> <li>vacant with no identified new use</li> <li>suffering from neglect and/or poor maintenance</li> <li>suffering from structural problems (TBC by Engineer)</li> <li>unsecured and open to the elements</li> </ul>
East Pier	Not Listed	Yes	No	<ul style="list-style-type: none"> <li>suffering from neglect and/or poor maintenance</li> <li>suffering from structural problems (TBC by Engineer)</li> </ul>
Tarbert Hotel, Harbour Street, Kintyre Place, And Church Street	C	Yes	Yes	<ul style="list-style-type: none"> <li>vacant with no identified new use</li> <li>suffering from neglect and/or poor maintenance</li> </ul>

## 7.2

## Summary

**Photograph:**  
Top right: the old Bank, Harbour Street.

Bottom right:  
Victoria Hotel,  
Barmore Road.

Town and Country Planning legislation provides laws and regulations that provide protection to built heritage at risk.

In addition to the buildings identified as potentially at risk, the village centre is also vulnerable to the national trend of decline in the local high street which in turn has a significant impact on the character of the place.

The village centre has seen the recent closure of key amenities including the bank and butchers as well as the relocation of Tarbert Life, which has left a prominent corner unit vacant.

The Tarbert Hotel is a listed building located in another prominent position at the heart of the village centre, within the Conservation Area, that has fallen into disrepair and is now closed to the public. Indeed, the Victoria Hotel on Barmore Road is also closed to the public and is at risk of also falling into disrepair.



## 8.0

## Values & Significance

For the purposes of this Conservation Area Appraisal, the values used are those set out in the book *Managing the Built Heritage: the Role of Cultural Values and Significance* by Stephen Bond and Derek Worthing.

It should be noted that significance is assessed in relation to social and cultural value while character can be defined as a unique set of qualities that distinguish one place from another.

Levels of significance:

- Exceptional - international importance
- Considerable - national importance (e.g. category A-listed, scheduled monument, Inventory landscape)
- Some - regional importance or group value
- Limited - local importance
- Unknown/No - insufficient information or no evident significance

## Schedule Summary

The following schedule lists the values and level of significance of key areas within the Conservation Area.

- **Aesthetic**
- **Scenic/panoramic**
- **Architectural / technological**
- **Historical**
- **Associational**
- **Archaeological**
- **Economic**
- **Educational**
- **Recreational**
- **Artistic**
- **Social**
- **Commemorative**
- **Symbolic / iconic**
- **Value**
- **Spiritual & Religious**
- **Inspirational**
- **Ecological**
- **Environmental**

Value	Key Area	Level of Significance
Aesthetic	All areas of the Conservation Area contribute to this value	Considerable
Scenic/panoramic	All areas of the Conservation Area contribute to this value	Considerable
Architectural / technological	All areas of the Conservation Area contribute to this value, but the Harbour Walls in the Village Centre Character Area are arguably the most significant.	Some
Historical	All areas of the Conservation Area contribute to this value, but Tarbert Castle Character Area is arguably the most significant.	Considerable
Associational	Village Centre and Tarbert Castle Character Areas	Some
Archaeological	Tarbert Castle Character Area	Considerable
Economic	All areas of the Conservation Area contribute to this value, but Tarbert Castle Character Area and Village Centre Character Area arguably the most significant.	Considerable
Educational	All areas of the Conservation Area contribute to this value, but Tarbert Castle Character Area and Village Centre Character Area arguably the most significant.	Considerable

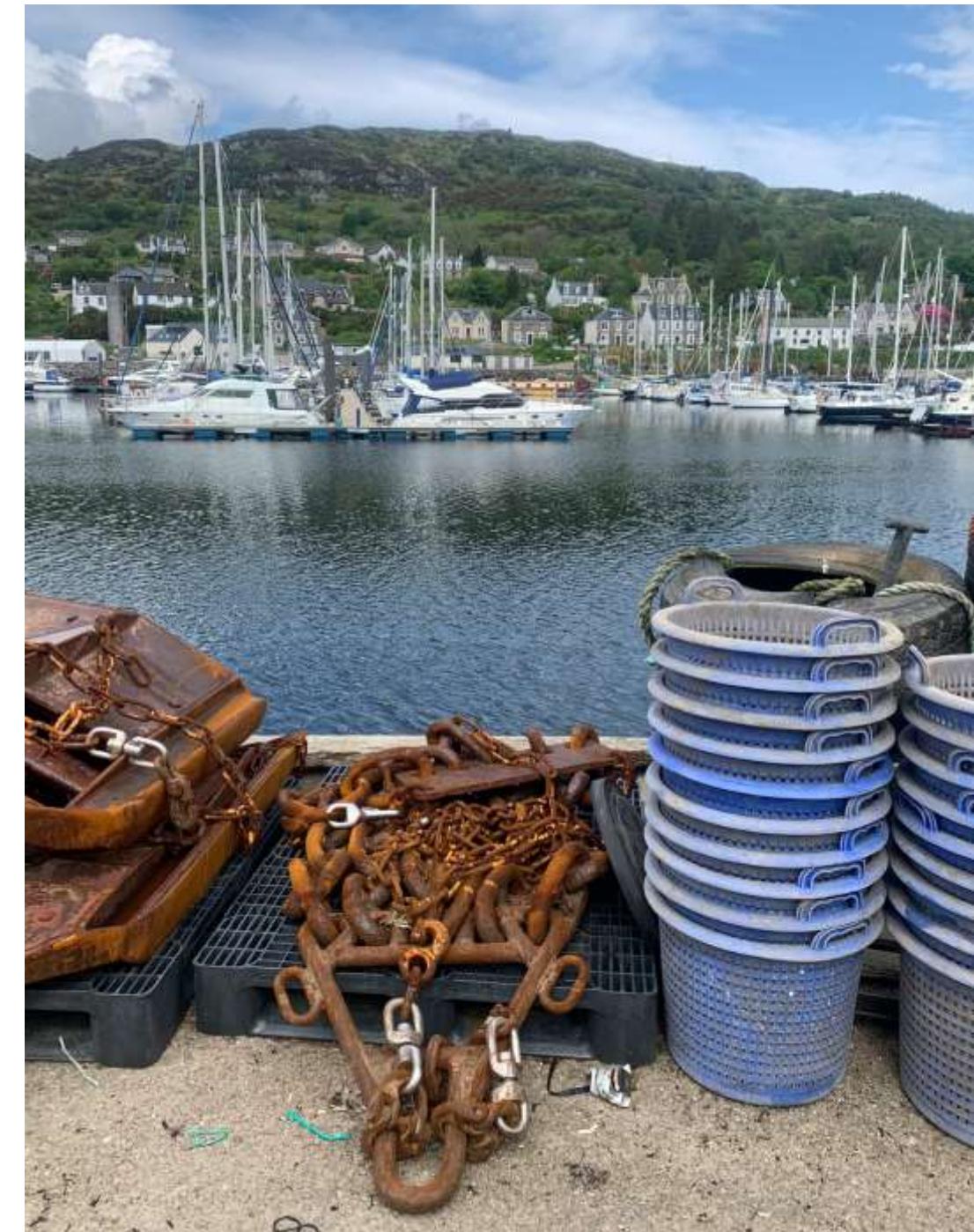
Recreational	All areas of the Conservation Area contribute to this value, but Tarbert Castle Character Area and Village Centre Character Area and the marina are arguably the most significant.	Considerable
Artistic	All areas of the Conservation Area contribute to this value	Limited
Social	All areas of the Conservation Area contribute to this value, but the Village Centre Character Area and the marina are arguably the most significant.	Considerable
Commemorative	Old Pier, Pier Road Character Area	Some
Symbolic / iconic	All areas of the Conservation Area contribute to this value	Considerable
Value	Key Area	Level of Significance
Spiritual & Religious	Tarbert Castle Character Area & Tarbert Church Of Scotland, Campbeltown Road, Tarbert Village Centre Character Area	Limited
Inspirational	All areas of the Conservation Area contribute to this value	Considerable
Ecological	All areas of the Conservation Area contribute to this value (with the Village Centre Character area being least significant)	Considerable
Environmental	All areas of the Conservation Area contribute to this value	Considerable

## 8.2

## Description of Values

**Photograph:**  
Tarbert Harbour

The following section describes the the values and reasoning for level of significance.



## 8.2.1 Aesthetic Value

**Photographs:**  
Bottom left: Detail of a garden wall at the eastern end of Pier Road.

Bottom right:  
Lochside with view to the castle tower at Pier Road.



(capacity to elicit sensory pleasure: atmosphere, spaces, colours, textures, sounds and even smells)

Location / Description: Tarbert Conservation Area, Argyll & Bute

Level of Significance: Considerable

Reasoning: The definition of Aesthetic as set out in the categories that inform this document, states this is 'what makes a sense of place' and should take cognisance of full sensory experience of the place – both tangible and intangible. In the case of Tarbert Conservation Area, it is an important example of a West of Scotland fishing community, within a picturesque landscape setting. Each character area defined by its aesthetic and unique atmosphere, which is created through sensory experience – materiality, colour, smell and sound, as well as the architecture and relationship to the land and water.



## 8.2.2 Scenic / Panoramic

**Photograph:**  
Panoramic view from Castle Heritage Park.

(scenic: beauty in a confined setting / panoramic: long views and sweeping outward vistas)

Location / Description: Tarbert Conservation Area, Argyll & Bute

Level of Significance: Considerable

Reasoning: These values are closely related to aesthetic values but are concerned with scenic outward vistas and the more confined beauty of a smaller setting. Each character area of Tarbert Conservation area offers their own unique long views and sweeping outwards vistas to the village harbour, East Loch and Kintyre beyond, representing important viewpoints of this area of the West of Scotland.



## 8.2.3 Architectural / Technological

**Photograph:**  
View around the harbour and walls.

(example of an architectural idea or movement; craft value; development of technology and materials)

Location / Description: Tarbert Conservation Area, Argyll & Bute

Level of Significance: Some

Reasoning: Architectural value is concerned with representing a fine example of an architectural typology or development of technology. In this respect Tarbert Conservation Area has some significance which is evidenced in the Category B designation of some buildings and the harbour walls.



## 8.2.4 Historical

**Photograph:**  
Historic  
Photograph from Tarbert Life - undated. Likely mid 19th century.  
Source: Tarbert Life.

(capacity of a site to convey links to the past)

Location / Description: Tarbert Conservation Area, Argyll & Bute

Level of Significance: Considerable

Reasoning: This value is of fundamental importance in the assessment of built heritage and to some extent underpins and validates the other values. This value is concerned with a site's capacity to convey a link to the past.

Tarbert Conservation Area, with all its components in relation to fishing and maritime, has considerable historical value in conveying links to the changing daily life in a West of Scotland coastal community, which date back to as early as the first century.



Tarbert, Loch Fyne CS-241

## 8.2.5      **Associational**

**Photograph:** (substantial link to a person or event)  
Historic postcard of Tarbert Castle from Tarbert Life - dated 1904  
Location / Description: Tarbert Conservation Area, Argyll & Bute  
Source: Tarbert Life.  
Level of Significance: Some  
Reasoning: As this value is related to a particular event or person, we have assessed that Tarbert Conservation Area is of some associational significance. Although the area is of considerable historical and archaeological significance and has links to Robert the Bruce, as far as we understand, there are no particularly unique links to significant people or historic events.



## 8.2.6      **Archaeological**

(value linked to educational value and relates to be ability to be a source of information about the past through scientific investigation)  
Location / Description: Tarbert Conservation Area, Argyll & Bute  
Level of Significance: Considerable  
Reasoning: This value relates to the site being able to serve as an educational tool. Linked with heritage value there is considerable educational value associated with Tarbert Castle and the surrounding Heritage Park. Furthermore, there may be further educational value in any undiscovered archaeology in relation to the castle and early settlement that could potentially increase this value to exceptional dependent on discoveries.

## 8.2.7 Economic

(value linked to how much money can be generated either directly through admissions, sales etc or indirectly through attracting visitors, value of land etc)

Location / Description: Tarbert Conservation Area, Argyll & Bute

Level of Significance: Considerable

Reasoning: This value is concerned with the area's ability to generate revenue either directly or indirectly. All areas of the Conservation Area do generate income for the community at present however each area, particularly the village centre and Tarbert Castle, potentially have the ability to increase generation of direct and indirect income in line with the Local Development Plan 2 policies to grow Argyll and Bute communities.

## 8.2.8 Educational

(derived from historical value of the place and a person's sense of curiosity to learn more etc)

Location / Description: Tarbert Conservation Area, Argyll & Bute

Level of Significance: Considerable

Reasoning: This value is related to the historical value of the site and its ability to stimulate a person to learn more. Our assessment is that Tarbert Conservation Area and its setting is of considerable educational significance due to the historic, social, archaeological, aesthetic, and environmental significance, however, this value could be strengthened if any future development included a more coherent interpretation strategy that considered all educational aspects of the village and setting.

## 8.2.9 Recreational

(value as an amenity - engagement with the past may be primary or secondary reason for the visit)

Location / Description: Tarbert Conservation Area, Argyll & Bute

Level of Significance: Considerable

Reasoning: This value is concerned with the site as a source of recreation, where engagement with heritage may be the secondary reason for the visit. This is true for Tarbert Conservation Area. Our assessment is that Tarbert is a 'stop' on a longer journey for cyclists, tourists, and sailors. The harbour, marina, panoramic views and associated aesthetic values with walks, as well as being a stop on the *Waverley Steamer*, are arguably the most common reasons to visit the village. We anticipate that these reasons will remain so for years to come and that these important existing assets could be enhanced to increase recreational and educational values which in turn could increase economic value for the community.

## 8.2.10 Artistic

(value closely related to historical and educational value - may be related to the work of a particular person, artistic or architectural movement)

Location / Description: Tarbert Conservation Area, Argyll & Bute

Level of Significance: Limited

Reasoning: This value is concerned with the relationship a site may have with the artistry of a particular person or movement. Although the site is of considerable aesthetic value, there is no evidence of a clear association with a particular artist or movement so we have assessed Tarbert Conservation Area as having limited artistic significance in relation to these values.

## 8.2.11 Social

(meaning that an asset has for individuals or groups because of association they have with it or events that occurred there)

Location / Description: Tarbert Conservation Area, Argyll & Bute

Level of Significance: Considerable

Reasoning: This value refers to social cohesion and group identity relating to events that have occurred at a site. This value is closely related to the considerable significance in the site's historic and iconic significance in that the village brings together the past and present West of Scotland coastal communities as well as maritime and fishing communities. Events such as the annual Scottish Series Yacht Regatta and various festivals held throughout the year cement Tarbert as a social centre.

## 8.2.12 Commemorative

(asset may or may not be located where the event took place)

Location / Description: Old Pier - Tarbert Conservation Area, Argyll & Bute

Level of Significance: Some

Reasoning: This value is associated with a place designated for commemoration. A memorial for two fisherman who lost their lives in a tragic accident on Loch Fyne when their fishing vessel capsized, is located at the Old Pier, to the far east of the Pier Road Character Area. As far as we understand there are no other commemorative sites within the Conservation Area.

## 8.2.13 Symbolic / Iconic

(value can be interpreted differently by different groups, linked with a sense of belonging and home)

Location / Description: Tarbert Conservation Area, Argyll & Bute

Level of Significance: Considerable

Reasoning: This value can be interpreted differently by different groups but is often linked to a sense of home, and of belonging. Tarbert is of considerable iconic significance to visitors and locals alike. Closely related to social value, the place is of considerable iconic significance to fishing and maritime communities as well as locals in terms of its long history and the unique relationship its built heritage has to the natural form of the landscape. This relationship is particularly distinctive when viewed from the water.

## 8.2.14 Spiritual & Religious

(contribution to the spiritual or belief system of a cultural group)

Location / Description: Tarbert Conservation Area, Argyll & Bute

Level of Significance: Limited

Reasoning: This value is associated with a place of religion or spirituality. Although Tarbert has an ancient history and long-established Christian heritage, as far as we understand there is no known spiritual and religious significance associated with Tarbert.

## 8.2.15      **Inspirational**

(ambiguous to define but related to inspirational drive or emotions)

Location / Description: Tarbert Conservation Area, Argyll & Bute

Level of Significance: Considerable

Reasoning: This value can be difficult to define and can be personal in nature however it can be defined as a place that is 'awe-inspiring'. In terms of making our assessment we have considered the unique aesthetic, scenic and panoramic, historical and iconic qualities of Tarbert to conclude that this is a place of considerable inspirational significance. There are pockets of the Conservation Area which demonstrate more of this value than others. For example the high ground around Tarbert Castle, the Old Pier on Pier Road and east on Garvel Road offer the most inspirational value due to their aesthetic quality and panoramic views of the natural landscape and beyond to the waters of the loch.

## 8.2.16      **Ecological**

(holistic value of living things with archaeology and history)

Location / Description: Tarbert Conservation Area, Argyll & Bute

Level of Significance: Considerable

Reasoning: The Ecological value should be assessed holistically and include archaeology and history as well the ecology of the place. When we consider the considerable historic value, potentially considerable archaeological value along with the areas of natural terrain, vegetation and waters of the East Loch, we assess that Tarbert Conservation Area has considerable Ecological value.

## 8.2.17 Environmental

(holistic value of natural surroundings & landscape)

Location / Description: Tarbert Conservation Area, Argyll & Bute

Level of Significance: Considerable

Reasoning: The environmental value should be assessed holistically taking natural surroundings and landscape into account. In this respect the setting of Tarbert Conservation Area is of considerable significance due to the diversity of the natural landscape, vegetation, and East Loch.

## 9.0

## Summary of Assessment of Significance

There has been settlement around the area that is now the village of Tarbert since at least the first century which gives an indication towards the rich history of the area and ancient roots of the community which sustained itself from the loch and natural landscape which has in turn shaped the built heritage and industry of the village. The combination of natural beauty and heritage, along with its continued activity as a working fishing and maritime community, means that Tarbert has considerable significance over numerous values of significance, such as aesthetic, scenic, historical, archaeological, economic, educational, recreational, social, iconic, inspirational, ecological and environmental.

Although each Character Area of the Conservation Area contributes to the overall value of the cultural significance of place, the Old Pier, Tarbert Castle Character Area and the Village Centre Character Area, as well as the modern Marina are key and offer the most opportunity for enhancement of existing assets. Our assessment is that despite there being only some significant architectural value, Tarbert Conservation Area is of considerable cultural significance meaning that it is of national importance to Scotland, in response to the combination of its distinctive features.

## 10.0 Community Engagement

### Photographs:

Top:  
Consultation board  
panels

Bottom:  
Community  
Consultation event

The local community need to be genuinely engaged in their environment and heritage in order that the integrity of the area's historic character is celebrated, maintained, and managed in a way that supports a community to thrive for future generations.

As part of the collation of information for this Character Appraisal and Management Plan, open consultation was held with the community.

Key interests for the local community at this time include:

- **Housing**
- **Heritage and Conservation**
- **Amenities and Services**
- **Community Spaces and Facilities**
- **Regeneration and Development**
- **Tourism and Economic Development**
- **Environment and Safety**
- **Equity and Community fairness**

A full report documenting the open consultation and key findings is attached to this document as an appendix.



## 11.0

## Evaluation of Vulnerabilities & Opportunities

With an understanding of the cultural significance of the area, it is important to identify and evaluate the vulnerabilities which may impact the integrity, in parallel with identifying opportunities to enhance the area and its heritage assets and in turn consider what benefits these improvements could bring to the community of Tarbert and the wider area.

In order to analyse and make a holistic assessment of the conservation needs, this section of the document provides commentary on the following;

- Summary of the general fabric condition of heritage assets
- Vulnerabilities of heritage assets and Conservation Area
- Opportunities of heritage assets and Conservation Area
- Approach to Climate Change

## 11.1

### Summary of fabric condition of Heritage Assets

Generally, the building fabric of heritage assets within the Conservation area varies. Many buildings, particularly in the Village Centre Character Area, are beginning to deteriorate. The historic fabric and associated traditional features and materials are failing in some cases, and damp, rot and decay are beginning to take hold. It is important that action is taken to tackle these issues as soon as possible.

The villas of Pier Road Character Area and Barmore Road (North) & Garvel Road Character Area are generally in better condition although there are examples of inappropriate alterations and repairs

## 11.2

### Evaluation of Vulnerabilities & Opportunities

Specific vulnerabilities to Tarbert Conservation Area are identified on the following pages.

#### 11.2.1

#### Need for Repair

**Photograph:**  
Brackenhill on Harbour Street is vacant and fallen into disrepair.

There are a number of historic buildings, especially within the Village Centre Character Area which have not been adequately maintained or have poor quality and or inappropriate repairs for a traditional building. This could be the result of the economic context / lack of investment, climate change and the impact of increased rainfall and extreme weather, lack of skills & knowledge.

Included within this is the East Pier which is in poor condition. This is particularly significant as this is where the Waverly docks, bringing with it an important stream of income for the village.



## 11.2.2 Extreme weather / flooding

**Photograph:**  
Historic photograph of flooding on Barmore Road.  
DATE TBC  
Source: Tarbert Life

Tarbert's exposed location and proximity to the loch side makes it more vulnerable to the effects of extreme weather and flooding.

Generally underground drainage and rainwater goods on buildings need to have capacity to cope with increased rainfall.

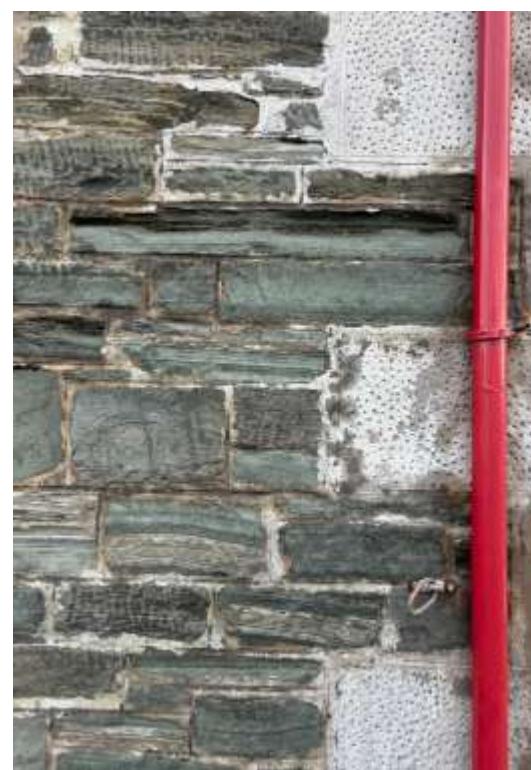
More specifically to Tarbert the increased water run-off from the rock face is impacting the drainage of adjacent structures as well as causing loose rocks to fall. Increased water levels and rainfall also increase the risk of flooding from the loch.



## 11.2.3 Inappropriate Repairs

**Photograph:**  
Inappropriate cement repairs.

There are numerous historic buildings throughout the Conservation Area which have poor quality and or inappropriate repairs for a traditional building, which could cause more rapid decline of the historic fabric. This could be the result of the economic context / lack of investment or lack of skills & knowledge. This can lead to loss of visual character if there is a loss of traditional details and traditional materials.



## 11.2.4 Vacant Properties

**Photographs:**  
Top: large vacant shop unit in prominent position in the Village Centre.

Bottom:  
Vacant hotel building in prominent position in the Village Centre.

Again, especially within the Village Centre Character Area, there are several vacant historic buildings, creating blank street frontages which in turn establishes a sense of economic downturn and low morale within the community. It also potentially creates future maintenance issues.

Arguably the most significant vacant property is the Tarbert Hotel. The lack of activity within this prominent building at the heart of the village centre is detrimental to the appearance and character of the townscape as well as the economy. This is typical of the decline in local high streets nationally.



## 11.2.5 Loss of Traditional Windows

**Photograph:**  
Replacement window and door.

Loss of original sash and case windows and use of UPVC windows in many buildings within the Conservation Area threatens the integrity of the historic character and fabric of the buildings. This is likely the result of existing windows being draughty and expensive to repair, as well as lack of knowledge about appropriate replacement or window repairs.



## 11.2.6 Poor quality development

**Photograph:**  
historic poor quality development on Harbour Street.

There are a number of examples of inappropriate development throughout the Conservation Area such as poor quality extensions.



## 11.2.7 Car Parking

**Photograph:**  
Cars parked along Harbour Street.

Although this may be considered a 'necessary evil', car parking along the edge of the harbour, within the Village Centre and on the verges of Pier Road, detracts from the historic character and natural beauty of the area. Furthermore, on Pier Road, these are not demarcated parking spaces and consequently the verges are being eroded.



## 11.2.8 Unsightly refuse storage

**Photograph:** Bins on the pavement on Harbour Street.

Bins containing waste from many of commercial units in the Village Centre are located on the pavement. This not only causes an obstruction but creates clutter which is visually intrusive and detracts from the character.



## 11.2.9 Lack of pavements

**Photograph:** Pier Road towards East Pier

Lack of pavements from East Pier / Battery Point into the village centre. No pavements along this route can become a hazard for pedestrians, especially when the Waverley Steamer docks at the East Pier.



## 11.2.10 Inappropriate shop frontages

**Photograph:** Shop frontage on Barmore Road

Several shops have inappropriate frontages and signage that detracts from the historic character of the Village Centre.



## 11.2.11 Back Courts

**Photograph:** Buildings to the rear of 1 Argyll Place.

Dilapidated buildings within back courts. A number of the historic structures within the back courts are in very poor condition. These structures are significant to the character of the back courts and their historic use.



## 11.2.12 Loss of Fishing Heritage

**Photograph:** The Old Sailmakers on Garvel Road.

Buildings such as the Old Harbour Master's Office and Old Chandlery currently have no statutory protection despite their significant contribution to Tarbert's fishing heritage and character of the Conservation Area.



## 11.3

## Opportunities for Heritage Assets and Tarbert Conservation Area

Specific opportunities for Tarbert Conservation Area are identified as follows:

- Coherent Interpretation & way finding through the village
- Further archaeological investigation
- Increased tourism and increased commerce in the Village Centre
- Management of the Conservation Area's assets, including education in traditional skills
- Improvements to shop fronts and signage
- Temporary improvements to blank frontages through artworks
- Conservation and adaptive reuse of back court buildings
- Partnerships and Community engagement to find new uses for vacant buildings – housing, storage, workshops etc / amenities and services
- Increased recreational activities – cycle and walking routes
- Celebration of fishing heritage through the protection of associated buildings

## 11.4

## Approach to Climate Change

The effects of Climate Change are a critical factor in the approach to the conservation, maintenance, and any adaptive re-use of heritage assets and the urban realm within Tarbert Conservation Area.

The impact of any development on the environment of the area, as well as the impact of the physical effects of climate change, we now experience, on the heritage assets should both be analysed.

In 2019, Historic Environment Scotland published a useful guide to the impacts of Climate Change on the built environment. Particularly relevant to Tarbert are the references to the specific impacts on Coastal Communities.

[A Guide To Climate Change Impacts | Historic Environment Scotland](#)

[A Guide To Climate Change Impacts | Historic Environment Scotland](#)

## 11.4.1 Impact on Heritage Assets

In terms of the impact any development of heritage assets will have on the environment - as historic, traditionally constructed buildings, the following aspects should be considered:

- The structure is currently carbon neutral as it is unoccupied however the energy efficient adaptive re-use and retrofit of our existing building stock is a key aspect to achieving carbon neutral.
- Traditionally constructed buildings need to be treated differently from modern construction due to the breathability and permeability characteristics of traditional buildings with a holistic view of all the contributing elements.
- Before any retro-fit proposals are installed, the condition of the building fabric must be good.
- The insulation of the envelope of a traditional building must be assessed proportionally taking into account what thermal improvements can be made from a technical standard, ensuring the use of hygrothermal modelling is considered but also from an assessment of the impact that any installation of insulation would have on any historical significance. For example external wall render may not be appropriate due to the significance of the appearance of the historic stonework however if much of the historic interior is lost, internal wall insulation may be most appropriate.

In terms of the impact of the physical effects of climate change, we now experience, Tarbert Conservation Area is at increased risk of extreme weather events due to its exposed location on the West coast of Scotland, meaning flooding mitigation may be relevant in some areas, replacement and repair details should be designed accordingly. For example this could include increasing the size of rainwater goods, appropriate lime pointing specification to protect the structures, flood mitigation measures and any plant or services relocated from lower levels.

It is vital that building owners are educated about the impact of Climate Change and how to appropriately maintain and improve their historic properties.

## 11.4.2 Improvements to Heritage Assets

The following factors should also be considered in developing the improvement strategy for any heritage assets:

- Fabric Repairs & Building Maintenance
- Historic significance
- Energy source – current consideration of renewable energy sources by Community Groups
- Fabric Improvements by Insulating Building Envelope:
- Ventilation / Airtightness
- Hygrothermal Modelling
- Operational Energy - Heating and Cooling
- Carbon Emissions
- Occupants well-being - thermal, air quality, day lighting, noise
- Cost
- Total Performance

The following HES documents previously referenced are excellent in providing and introduction to the impacts of Climate Change and approach to retro-fit and energy efficiency in traditional buildings;

[A Guide To Climate Change Impacts | Historic Environment Scotland](#)  
[A Guide To Climate Change Impacts | Historic Environment Scotland](#)

[Guide to Energy Retrofit of Traditional Buildings | Hist Env Scotland](#)  
[Guide to Energy Retrofit of Traditional Buildings | Hist Env Scotland](#)

## 12.0 Opportunities for Planning Action

We do not recommend any need for boundary refinement of the Tarbert Conservation Area. This should however be kept under review.

## 13.0

## Conservation Strategy

The Conservation Strategy for a Conservation Area should be reflective of the established cultural values of the place and structured to suit the identified vulnerabilities and opportunities. It should provide a strategy beyond the immediate future and inform the framework of policies and action plan.

Informed by the opportunities and vulnerabilities noted previously, the Conservation Strategy for Tarbert Conservation Area prioritises the following themes through the Policies and Action plan:

- Retain local community support and engagement
- Enhance and retain the unique character of Tarbert Conservation Area
- Tackle the issue of absent landlords
- Bring business and retail back into the Village Centre
- Increase tourism through heritage interpretation and education (and outdoor activities)
- Celebrate fishing heritage
- Support the re-opening of Tarbert Hotel and Victoria Hotel
- Affordable housing for locals and staff
- Identification of most vulnerable buildings and prioritise necessary repair works within the Conservation Area which will make most impact
- Take measures to educate and mitigate for Climate Change in the built environment – including thermal performance of heritage assets
- Address inappropriate repairs and alterations
- Education in traditional skills and maintenance of traditional buildings
- Education in funding for fabric repairs
- Further archaeological investigations

## 14.0 Policies and Action Plan

The articulation of significance and the evaluation of vulnerability and opportunities become the basis for a framework for policies, procedures, and future management to mitigate vulnerability and enhance the significance of the Conservation Area and heritage assets. Each vulnerability and opportunity is addressed within a policy.

The policies and action plan are combined into a table to give clear guidance for next steps and priorities to safeguard the historic area. As development plans for the area progress, these sections can be expanded and split into separate sections with review of policies, actions and timescales.

The actions will require effort from the community and local organisations.

## 14.1

## Conservation Management Plan

The following table schedules a framework of the policies, which vulnerability or opportunity they seek to address and what action is required to assist with these efforts.

01

Policies	Vulnerability / Opportunity Addressed	Action	Suggested Who / Timescale
<b>Use &amp; Management of the Historic Area</b>			
Retention of Tarbert Conservation Area designation to safeguard its status	Management & Conservation	Review as per statutory process	Planning Policy / to align with changes in Local Development Plan policy
Retention of all Listed Building designations to safeguard their status	Management & Conservation	Review on a case-by-case basis	Historic Environment Scotland / as and when required
Review of Listed Building designation to identified fishing heritage buildings	Loss of Fishing Heritage buildings Celebration of fishing heritage through the protection of associated buildings	Request HES review designation of the Old Harbour Master's Office and the Old Chandlery.	Historic Environment Scotland – Listings Team / to align with review timescales.
Monitor / review buildings identified as 'at risk'	Need for Repair Vacant Properties	Request input from HES in absence of Buildings at Risk register.	Historic Environment Scotland – BAR Team
Adaptive re-use of heritage assets	Dilapidated buildings within back courts Affordable housing Glendale has been identified as a Priority Building for repairs to create affordable housing.	Education programme / access of information & funding for building owners. Guidance on building professionals specialising in Conservation.	Tarbert Regen Scheme – Training Programme

02

Encourage Conservation safeguards in Contracts and Tenders	Inappropriate Repairs Skills shortage	Guidance on building professionals specialising in Conservation. Guidance for building owners on how to engage a Contractor.	Argyll and Bute Council - Housing Team / Tarbert Regen Scheme – Grants Programme
Managing absent landlords and vacant properties	Need for Repair Vacant Properties	Council Housing Team to help set up Owners Associations. Council Empty Business Property Officer to support empty property owners find tenants and new businesses. Temporary improvements to blank frontages through artworks	Argyll and Bute Council - Housing and Empty Business Property Teams
Prioritise necessary repair works within the Conservation Area which will make most impact for grant funding.	Management & Conservation Need for Repair Inappropriate repairs	Informed by this document. Consult with the community Grant application	Tarbert Regen Scheme – Grants Programme Specialist Conservation Consultant
<b>Records</b>			
Development of online database of archival information and photographs.	Interpretation development Archaeological	Support Tarbert Life and Tarbert Castle Trust to digitise material.	Tarbert Regen Scheme – Community Programme Tarbert Life Tarbert Castle Trust
Create processes to work towards net zero.	Extreme weather / flooding	Utilise procurement route to support appropriate repair, use of sustainable materials and local labour.	Argyll and Bute Council - Climate Team

03

Record building materials within Conservation Area.	Inappropriate Repairs Skills shortage Interpretation development	Materials Audit is being carried out.	Specialist Consultant
<b>Conservation Principles and the Management of change</b>			
Review of Management Plan and Conservation Area Appraisal	Management & Conservation Poor quality modern / contemporary development	Align with review of LDP.	Argyll and Bute Council - Planning Policy Specialist Conservation Consultant
Training of building owners and local contractors in conservation approach	Inappropriate Repairs Retaining traditional windows and doors Skills shortage	Education programme / access of information for building owners Skills training for local contractors	Tarbert Regen Scheme – Training Programme Specialist Consultant / Contractor
Improve shop frontages	Inappropriate shop frontages and signage Increased tourism and increased commerce Education programme / access of information & funding for building owners	Skills training for local contractors	Tarbert Regen Scheme – Grants, Training and Community Programmes
Improve thermal performance of heritage assets	Energy retro-fit improvements Draughtproofing windows	Education programme / access of information & funding for building owners Skills training for local contractors	Tarbert Regen Scheme – Grants and Training Programmes Specialist Consultant

04

Improve refuse storage within the Conservation Area	Unsightly refuse storage	Review refuse storage protocol and bin sizes for the Conservation Area	Argyll and Bute Council - Amenity
Plan long term defence for future sea level rise	Extreme weather / flooding	Interrogate information on water levels and plan long term mitigation measures	Tarbert Harbour Authority Specialist Consultant
Encourage safer pedestrian route from ferry to village centre	Management & Conservation	Strategy to create enhanced route.	Argyll and Bute Council - Sustainable Transport
<b>Maintenance Management</b>			
Encourage building owners to implement a planned maintenance regime for individual heritage assets and develop a long term plan which includes annual inspections.	Need for repairs Inappropriate repairs Dilapidated buildings within back courts	Education programme / access of information & funding for building owners. Guidance on building professionals specialising in Conservation. Use of grant contract conditions.	Tarbert Regen Scheme – Grants and Training Programmes Specialist Consultant / Contractor
Implement maintenance checks for the Conservation Area.	Need for repairs	Review key properties of interest through the MAKI Area Property Action Group.	Argyll and Bute Council - MAKI APAG
<b>Disaster Management</b>			
Plan a protocol for extreme weather events	Extreme weather / flooding	Argyll and Bute Council review and update policies.	Argyll and Bute Council
<b>People Management</b>			
Upgrading of orientation and signage	Increased tourism and increased commerce	Introduce a new orientation material	Tarbert Regen Scheme Tarbert Harbour Authority

05

<b>Communication, Education &amp; Interpretation</b>			
Establish stakeholder forums and development of an engagement policy	Management & Conservation  Community engagement & support	Events and education programmes that allow for wide engagement	Local Area Partnership
Improved dissemination of information regarding repairs and improvements to heritage assets	Increased tourism and increased commerce  Interpretation development  Community engagement & support	Education programme / access of information & funding for building owners  Skills training for local contractors	Tarbert Regen Scheme – Community Programme
Improved heritage and interpretation strategy for the village	Interpretation development	Design of coherent Interpretation & way finding through the village and information point.	Tarbert Regen Scheme  Tarbert Harbour Authority
Further archaeological investigation	Management & Conservation  Interpretation development	Develop a plan for further investigation.  Consider impact of climate change on the uncovering of any buried archaeology.	Tarbert and Skipness Community Trust  Specialist Consultant
Involvement of local community in the future of heritage assets	Community engagement & support	Develop a plan for Partnerships and Community engagement to find new uses for vacant buildings – housing, storage, workshops etc / amenities and services.	Tarbert Regen Scheme  Tarbert and Skipness Community Trust  Specialist Consultant

06

Exploration of any further potential strategic partnerships	Management & Conservation  Interpretation development  Community engagement & support	Develop a plan to explore potential partners and make contact.	Tarbert Regen Scheme
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## 14.2

## Management & Maintenance Plan

Please refer to appendix for a checklist which can be adapted for use in the management and maintenance of individual heritage assets within the Conservation Area. Please note that a risk assessment should always be undertaken before carrying out any maintenance tasks. This checklist has been adapted from an Historic England example.

The checklist can be expanded to include planned repair works as identified within the fabric repair surveys for each heritage asset.

## 15.0

## Monitoring and Review

An indication of proposed priorities of actions to safeguard the integrity of the historic character of Tarbert Conservation Area are noted in the previous section however as a Conservation Plan is a working document it should be reviewed, expanded, and updated as any plans for the area are developed.

As development plans for the area progress, we recommend that the Policies and Action Plan are expanded with review of policies, actions and timescales.

Tarbert Conservation Area is covered by an Article 4 Direction, meaning permitted development rights may be affected or removed. Property owners are therefore encouraged to speak with their local planner prior to embarking on works to their building.

Email: [planning.maki@argyll-bute.gov.uk](mailto:planning.maki@argyll-bute.gov.uk)

## 16.0 Appendices

- 16.1 Gazetteer of Heritage Assets
- 16.2 Community Engagement
- 16.3 Management & Maintenance Plan Checklist