

Landscape Capacity Study for Housing

Island of Jura

Final Report

November 2007

Alison Grant, Landscape Architect

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1 Introduction

This landscape capacity assessment for housing was commissioned by Argyll and Bute Council with additional support from Scottish Natural Heritage.

The survey work was carried out during June and July 2007 by Alison Grant, landscape architect.

The principal objective of the study is to undertake a detailed assessment of the landscape character and scenic quality and then outline the opportunities and constraints for new housing development.

The study focuses entirely on the capacity of the landscape, in terms of its landscape character, the scenic quality of the area, and the opportunities provided by the landscape resource to create locations for development which are attractive for future inhabitants.

This study therefore does not take into account land ownership or land availability, nor any other interests, such as infrastructure or archaeological interests. **As a result it cannot be used in isolation to allocate sites which are either appropriate or inappropriate for development.**

The brief did, however, require the consultant to largely focus on land within the National Scenic Area and areas outwith the NSA which were already identified by the Local Authority as 'Areas of Rural Opportunity' within the draft Local Plan. These are areas which have been identified by the Local Planning Department as search areas where opportunities for new housing in the countryside are most likely to be encountered.

The study represents the views of the consultant, Alison Grant, Landscape Architect and should not be attributed to either of the sponsor agencies.

2 Methodology

The method developed and used for carrying out this capacity assessment was required to achieve two overall aims.

Firstly, it was expected to explain clearly the thinking process of the consultants, from initial survey of information through to defining opportunities and constraints. The method was also expected to be consistent with that used for other studies carried out on the islands of Coll, Tiree and part of the Isle of Mull in 2006¹.

Secondly, the method needed to relate to the type of landscape and settlement pattern which is found on the island of Jura. Many settlements do not lend themselves to discreet and well defined envelopes. Frequently, the settlements are highly visible and positively contribute in their own right to landscape character. In addition, land use pattern and settlement pattern is often strongly interrelated.

This methodology therefore needed to embrace a landscape survey that gave equal weight to both the character and pattern of development within the individual settlements and the landscape in terms of land form, land use, vegetation pattern and visual attributes.

A relatively traditional 'opportunities and constraints' approach was used to assessing capacity on the ground. A well explained set of opportunities and constraints was felt to be the clearest way to express the outcome of the study.

The method is summarised below.

2.1 Stage One: Strategic Assessment

An assessment of the landscape character was undertaken at a relatively strategic level. This was used to divide the whole of the area which was to be assessed into manageable study areas, which could be assessed and presented on A3 sheets.

The strategic assessment was also used to define which areas could be analysed at a relatively strategic scale of 1: 50 000 scale, and which areas

¹ 'Island of Coll Landscape Capacity for New Housing', 'Isle of Tiree Landscape Capacity for New Housing' and 'Island of Mull, Loch na Keal NSA Landscape Capacity for New Housing', all May 2006, Grant and Anderson for Argyll and Bute Council and SNH

should be analysed at a more detailed level, which has been presented at a 1: 10 000 scale.

2.2 Stage Two: Detailed Survey

Detailed survey work was carried out, to analyse the landscape character and the settlement pattern and to assess the existing settlement layout at a more detailed scale where appropriate.

The report presents the findings of the detailed survey undertaken in each strategic area drawn up at 1: 25 000 scale, and also illustrates the site survey and observations for some areas, where settlement is more concentrated, at 1: 10 000 scale. The maps are accompanied by text as appropriate.

2.3 Stage Three: Opportunities and Constraints

Based on the survey work, a map of opportunities and constraints has been produced for each area, at the appropriate scale. When identifying opportunities and constraints, we aimed to identify:

- sites which would maintain and enhance the positive characteristics of the existing settlement pattern. Existing patterns such as linear or dispersed patterns often offered opportunities which simply emphasised existing character.
- sites which created a new settlement pattern which would have a strong identity. These new patterns would almost always be linked to a key landscape feature, such as a bay or road junction, which already created a potential focal point for settlement

In addition, we identified areas where development should be discouraged. These were generally areas where:

- development would disrupt or obscure views which are important to maintain the area's scenic quality
- development is difficult to accommodate without significantly disrupting the existing distinctive settlement pattern
- development would be unrelated to land form or a well established and maintained land use pattern, which would result in a loss of unity in the landscape

- the existing land form, land use or vegetation pattern contributed positively and significantly to the existing landscape or settlement character and would be compromised by built development

These opportunities and constraints are explained in detail for each area as an annotated key on each map. These form the final recommendations for the capacity of the landscape to accommodate development.

3 Identifying Opportunities and Constraints

Good design begins with well located and appropriately sited development. Good landscape design is based on a thorough understanding of landscape character and taking a creative approach to identifying the positive opportunities for change in the landscape.

Landscape capacity assessment is a process through which the opportunities for development which either enhances the landscape or maintains the existing landscape character and sense of identity can be identified. In addition, landscape capacity assessment also helps identify where and why development would be intrusive in the landscape.

The process of landscape capacity assessment is tailor made each time to address the specific characteristics of the development proposed, and the impacts it will have on the distinctive characteristics of the landscape where the development will be sited.

3.1 Identifying Landscape Opportunities for Housing

For the purposes of this assessment the following landscape attributes were generally identified in initial survey work as creating positive opportunities for siting new domestic scaled development:

- areas where there were opportunities to create strong visual and physical links with natural features, such as watercourses, bays or rocky outcrops
- areas of concave land form, particularly on south facing slopes, which created natural containment and often quite subtle shelter
- significant road junctions or river crossings which create both visual and social focal points in the landscape
- areas of distinctive landscape character where the existing settlement pattern contributed to the

distinctiveness, and where this characteristic could be maintained or enhanced. These were usually areas of dispersed croft buildings, or a linear settlement pattern which was associated with a landscape feature.

- areas where the land use pattern, or the infrastructure associated with it, was still visible enough to contribute to the landscape character, and where the pattern could be emphasised with carefully sited new development
- areas where there was potential to consolidate the edge of an existing village, by extending it to relate to a nearby landscape feature or land form which reinforced a sense of containment or definition of 'edge'

In all cases, the emphasis was to identify sites which are attractive to develop and live in. It is important to consider the needs of future inhabitants. Therefore sites which were south facing, sheltered, had opportunities for extensive views and which were clearly likely to become an integral part of the physical fabric of the settlement and by association therefore, where the inhabitants were likely to feel part of that community, were identified as preferred sites.

3.2 Identifying Landscape Constraints to New Housing

In addition to opportunities, some characteristics of the landscape were likely to be constraints in relation to siting new development. These include:

- convex slopes, which are generally outward facing and both physically and visually exposed
- areas where new building would intrude on extensive panoramas, iconic vistas or important 'slot' views when encountered along a public road, stretch of accessible coastline or access track
- areas of very steep slopes where earthworks would be required to create building platforms and access roads. Such earthworks are likely to be visually intrusive.
- areas which are exposed and physically inhospitable due to their location
- areas which are relatively remote in character and inaccessible, where development and its associated infrastructure would diminish the sense of remoteness and introduce visual clutter into a relatively and sparse simple landscape

- areas where there were no landscape features which would provide the immediate sense of setting and localised sense of place
- areas where the existing settlement pattern was clearly associated with a landform or landscape feature and where the expansion of additional development would compromise this association
- areas which were physically or psychologically detached from the existing settlements, where there would be a danger of creating an area of development forever 'in limbo' and never quite part of the main settlement
- areas where the existing land use, land form or settlement pattern contributed significantly to the wider landscape character and scenic qualities of the islands, and where these qualities would be significantly compromised by development

It is also recognised that extensive nature conservation designations and significant archaeological sites are likely to be a severe constraint on development, but these were not considered as part of this report.

3.3 Other Housing Opportunities

There are always likely to be other opportunities for single houses which will fit in with the landscape but have not been identified in this report, simply because they are too small or dispersed. Many of these might relate to 'one off' houses built on the platforms of existing, but ruined, buildings, or new buildings which contribute to an existing group. In both these situations size of the new building and its orientation, as well as its detailed design, are likely to be sensitive within the NSA.

4 Settlement on Jura: An Overview

Settlements on Jura have been largely established along the coast, where there is still easy access to the sea and the very modest amount of more fertile land across more level terrain. The interior of the island is difficult to access, wet, rocky and relatively infertile, and has not been extensively settled in the past. It has therefore been excluded from this assessment. In addition, due to lack of time, no survey work was undertaken north of Lealt.

Settlement extends around the southern and eastern edges of the island, with additional tiny settlements at Feolin, associated with ferry terminal, and at Inver, an estate, both of which are located on the west coast.

There are three primary foci for existing settlement:

- Craighouse, and Caigenhouses, which together make up the main village,
- the crofting townships,
- the estate buildings

The remaining dwellings are associated with remnant townships, or are individual farms or former inns and dwellings associated with fertile land or the shelter of bays.

4.1 Settlements and Landscape Character

Settlements and individual dwellings contribute to the landscape character and scenic quality of the Isle of Jura by:

- creating focal points which emphasise particular land form features, particularly sheltered bays
- informing the historic character of the landscape, particularly where buildings are located at historically strategic locations, on the sites of remnant townships, former droving inns or close to sites of former industrial activity such as watermills
- reinforcing the role of human intervention within the cultivated crofting landscape, where the arrangement of townships and pattern of land holding is distinctive
- creating a focus for more managed landscape character, particularly associated with the policy woodlands, field pattern and fine buildings associated with the individual estates

- reinforcing, by careful siting, localised physical characteristics of the landscape, such as a break in slope, rocky outcrop, a road junction or the shelter of a small glen occupied by a watercourse

4.2 Landscape Change

Many of the traditional practical reasons for both the siting of housing and the relationship between housing and the land or sea are less relevant today. In the past, the dependency on land and sea for a living, combined with the need for shelter and fresh water influenced site choice.

Today, sites are more likely to be chosen for their views and access to services. As a result there is likely to be pressure for sporadic housing development along the most scenic coasts, and also for more concentrated development close to Craighouse, which is the focus of facilities and services such as the school, shop and hotel.

Jura has a particularly remarkable feature in that the cluster of crofting townships, although now far less inhabited than in former times, is still a recognisable pattern in several areas, notably at Lagg, Ardfernal, Knockrome and Keils.

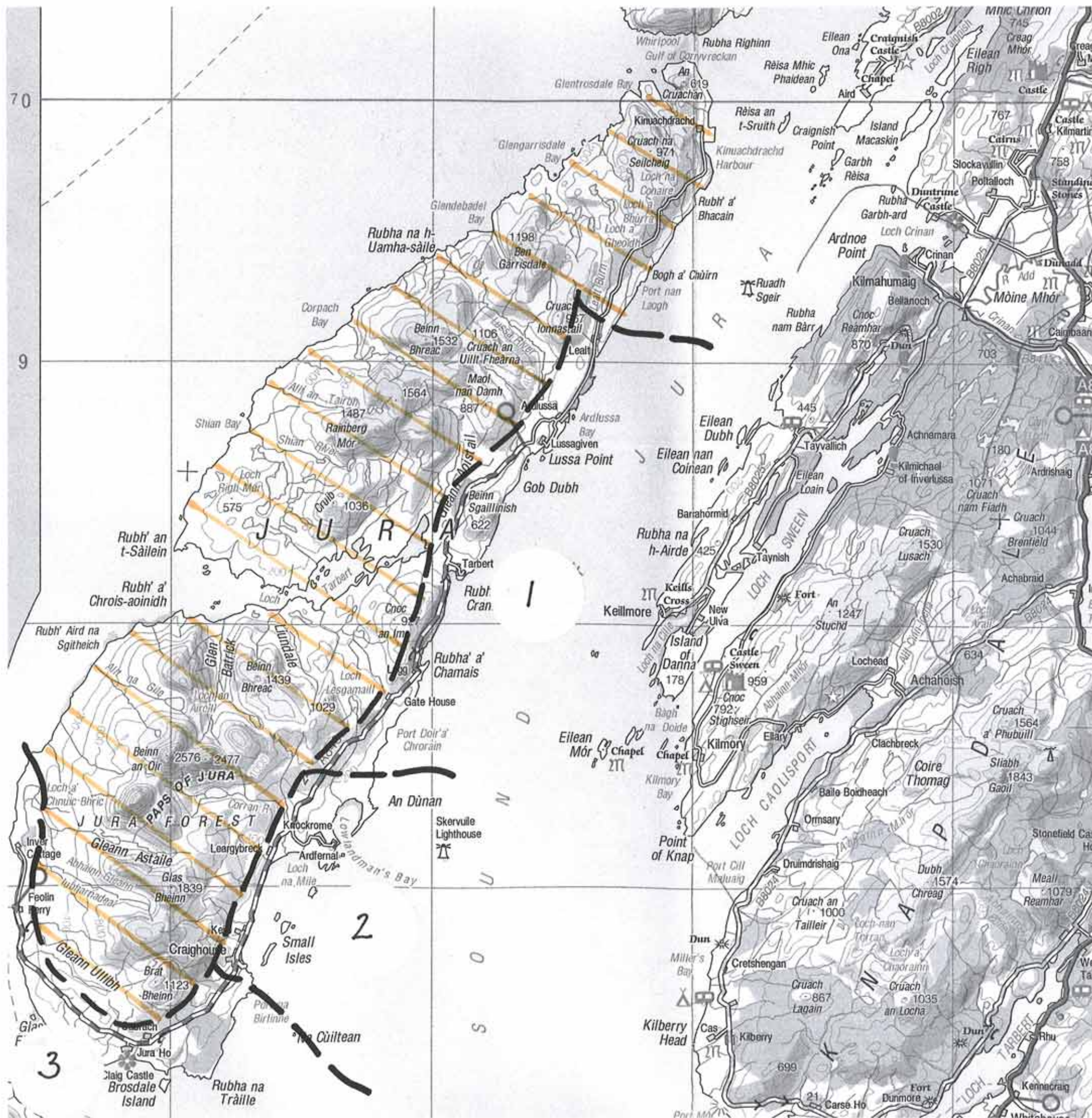
In addition, however, many houses have been built during the past thirty years, within the larger settlements at Craighouse and Caigenhouses, within township settlements and scattered across land adjacent to the townships. It was also noted that the most recent widespread trend is for building new agricultural sheds associated with crofting land.

Within this context, it is recognised that future development will need to address many needs. As a contribution to considering how these can best be taken forward, this report sets out the opportunities provided by the landscape to create a coherent and well structured settlement pattern for the future. This pattern builds on the historic evolution of settlement dispersal, complements the landscape character and scenic quality of the island and demonstrates how well sited development can contribute to the character, quality and future attraction of Jura as a place to live and work.

5 Jura: Identifying Study Areas


Three main study areas were identified for Jura:

- North Jura, which focuses on the settlement between Lealt and Lagg
- South East Jura, which focuses on the settlement between Ardmenish and Craighouse
- South and West Jura, which focuses on settlement between Crackaig and Inver



Island of Jura
Study Areas

- 1 North Jura
- 2 South East Jura
- 3 South and West Jura

 Hinterland and less accessible areas excluded from assessment

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6 North Jura

Travelling north along the east coast of Jura, there is a point on the moorland, high above Lowlandman's Bay, when the more populated parts of the island are left behind.

The road generally remains relatively elevated, often offering fine coastal views, dipping down towards bays at Lagg, Tarbert and Lussa, which are the focus of settlement.

Encountering Ardlussa, with its extensive policy and semi natural woodland, hidden with in rocky knolls, is a surprise. The fine estate buildings line the road. These buildings and woodland form a gateway to the most northern end of the island. The road turns inland towards Lealt, then heads up and over open moor towards Barnhill and Kinuachdrach, both of which lie well beyond the end of the public road. This northern end, beyond Lealt, was not included within this study.

Four strategic areas were identified in this area. The survey information and the opportunities and constraints for which have been mapped at approximately 1: 50 000 scale on the following pages.

In addition the settlement around Inverlussa/Lussagiven, Tarbert and Lagg are potential foci for development, and a survey map and opportunities and constraints map have therefore been undertaken at 1: 10 000 scale for these settlements.

6.1 North Jura Strategy Areas

Four strategy areas were identified in North Jura. Each has its own distinctive landscape and visual character, and the settlement opportunities and constraints have been identified to maintain and enhance the existing character. The four areas are indicated on the survey maps which follow and are called:

- Elevated moorland
- Indented coastline with interior coastal valleys
- Elevated moorland with fine views
- Even coastline with pronounced bays

Despite the distinction made between these areas, it was noted that along this stretch of coastline, most settlement was associated with bays where the seaward edge was contained by distinct rocky hillocks. These create a line of narrow sheltered glens which run parallel with the coast.

These lowlying, contained bays contrast with the hinterland of undeveloped elevated moorlands, and the road alternates between stretches of undeveloped, elevated, relatively hostile terrain, and the more sheltered narrow glens.

6.1.1 Elevated moorland

North of Lealt, which is located within a sheltered river valley, the road turns away from the coast into a hinterland of elevated wet moorland. No survey work was carried out north of the boundary indicated on the map.

There is no settlement within much of this area, which emphasises the relatively hostile terrain and more remote character of these elevated moorlands. However, a map based assessment revealed that there is settlement at Barnhill and Kinuachdrach: both these houses appear to occupy positions overlooking bays, again lying within a narrow glen sheltered by rocky knolls located along the coastal edge.

6.1.2 Indented coast with interior coastal valleys

This section of coast is characterised by the irregularity of the coastal edge, which creates small bays and is further fragmented by tiny islands. A ridge of rocky knolls along the seaward edge generally separates a series of narrow valleys from the coast. These valleys run parallel with the coast,

and are further sheltered by extensive woodlands, particularly around Ardlussa.

Settlement is focussed within these narrow glens and in particular it tends to lie adjacent to rocky outcrops along the valley sides where the glens gently slope down to meet the sea at sheltered bays.

Views generally extend along the valleys, with views out to sea across the bays, framed by the valley sides, rocky knolls and occasional woodland.

6.1.3 Elevated moorland with fine views

From Lussagiven, the road moves away from the coast into the hinterland of wet moor with some commercial woodland. On reaching the boundary of the NSA when approaching from the north, there is a fine panoramic view of the Paps of Jura combined with the intricate indentations of Loch Tarbert in the foreground. This striking view and its setting is of national significance, as recognised by the presences of the designation.

There is no settlement within this area, which emphasises the relatively hostile terrain and more remote character of these elevated moorlands.

6.1.4 Even coastline with pronounced bays

This relatively straight and even length of coastline is punctuated by two distinct bays, at Tarbert and Lagg, both of which form the focus for settlement. The bays are enclosed by rising slopes on the landward side and rocky knolls which align parallel with the coast on the seaward side. Both settlements are located at the edge of the bays, away from the central green sward of more fertile land which slopes gently upwards from the sweeping arc of the bay.

The land form is relatively steep, with gentle gradients limited to the shallow more fertile land which runs down to the bays. At Tarbert, this gentle gradient extends west from the arc of the bay, to link with the interior of Loch Tarbert which reaches through from the western side of the island, almost severing Jura in two.

The road between these settlements is generally elevated well above the shoreline, but is largely enclosed by commercial woodland. Where the forest has been cleared, this offers fine views to the sea and coast.

Island of Jura
 North Jura Strategy Areas
 Site Analysis and Observations



- Strategy Areas:**
- 1 Elevated moorland
 - 2 Indented coastline with interior coastal valleys
 - 3 Elevated moorland with fine views
 - 4 Even coastline with pronounced bays
- Settlement associated with Ardlussa estate
 - ▬ Rocky ridges and knolls along the seaward edge
 - ▬ Narrow valley
 - Existing settlement associated with bays

- Key Views from Public Road**
- ← Panoramic view of the Paps of Jura with Loch Tarbert in the foreground
 - Extensive panoramic views over coast and out to sea
- Areas assessed in detail and analysed in this report at 1:10 000 scale**
- 1 Inverlussa/Lussagiven
 - 2 Tarbert
 - 3 Lagg





Island of Jura
 North Jura Strategy Areas
Landscape Opportunities and Constraints



1 Elevated moorland

Opportunities for development are severely limited by the remote and exposed character of this elevated moorland, which would be compromised by development. It is also a relatively hostile environment for habitation

2 Indented coastline with interior coastal valleys

Opportunities for development are limited to bays at Lussagiven and Inverlussa, which are explained in more detail in the analysis in the following pages.

Additional opportunities relate to the redevelopment of buildings at Ardlussa estate, and development associated with its linear roadside pattern

There may be further opportunities for one or two houses associated with the sheltered valley of the Leait burn, south of Leait. These opportunities are limited to sites west of the road, set back against the edge of woodland.

Constraints in this area include the funneled views down to the coast from within the narrow wooded valleys and the fine setting for Ardlussa estate

3 Elevated moorland with fine views

Opportunities for development are severely constrained by the scenic quality of the fine views from the road. In addition, development along this elevated section of the road should be discouraged because of the elevated and exposed character and the distinct sequence of development on the island, which characteristically avoids elevated moorland areas

4 Even coastline with pronounced bays

Opportunities for development are limited to bays at Lagg and Tarbert, which are explained in more detail in the analysis in the following pages.

With the exception of the redevelopment an existing cottage, new development along the elevated section of the road between the bays should be discouraged because of the distinct sequence of development on the island, which characteristically avoids elevated areas

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 Scale at A3 approximately 1:50 000
 10 November 2007

6.2 Inverlussa and Lussagiven

Inverlussa and Lussagiven are two foci for settlements which, although they are physically close on the map, are separate settlements. Inverlussa is a linear settlement which is located along the edge of a narrow valley while Lussagiven has a more scattered settlement pattern.

Key Characteristics

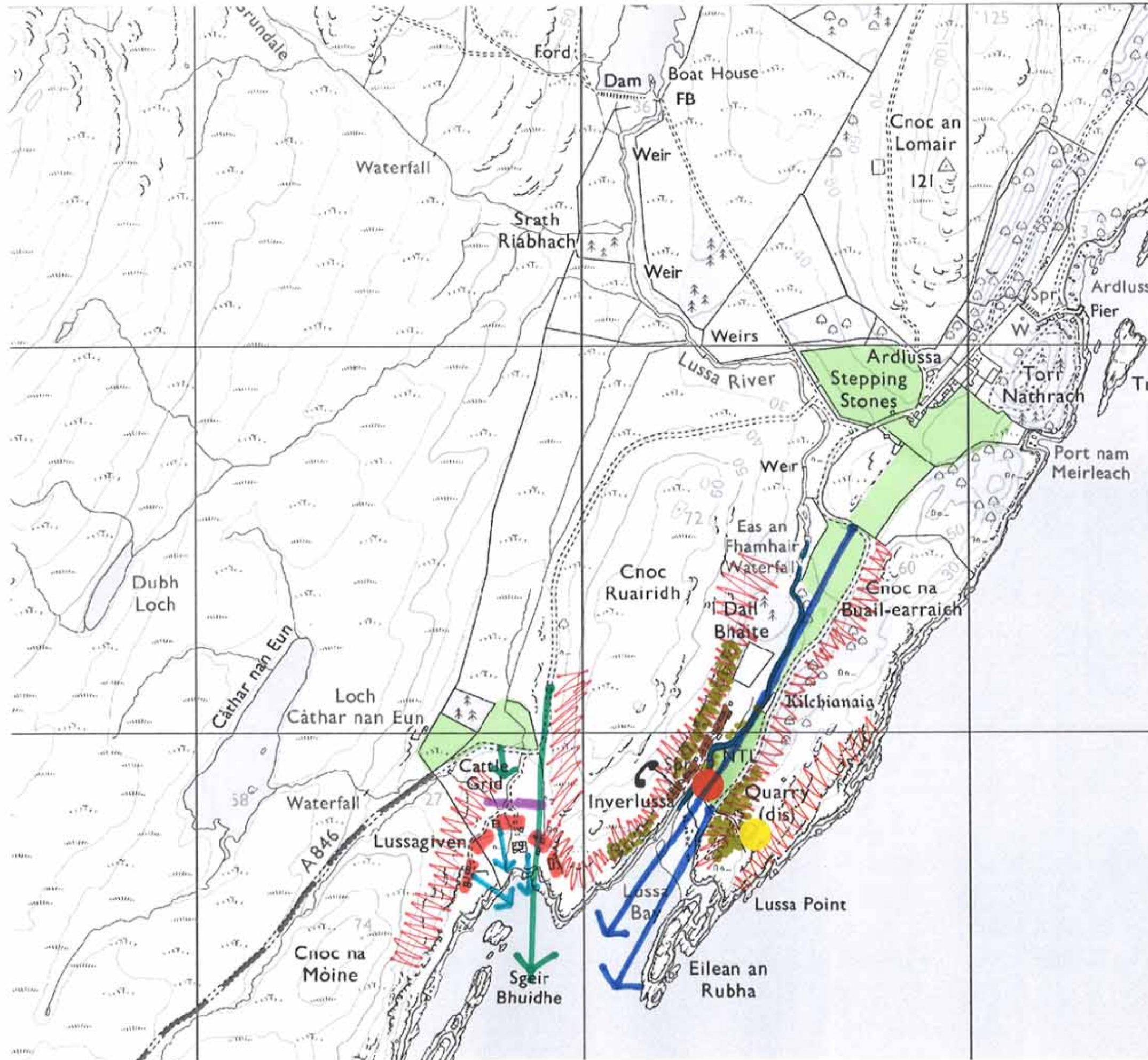
- Inverlussa is largely a linear settlement, although there is one additional house located at Lussa Point, lying within the narrow confines of a distinct valley which is separated from the sea by a line of rocky knolls
- Lussagiven is a more scattered settlement, but the houses are all located within steep sided containing rocky outcrops or are closely overlooking the immediate coastal edge, and are all commonly orientated towards the bay around which they are placed. It is associated with the southern end of lowlying land, contained on both sides by steeper, rocky ridges. The settlement is visually well contained, largely hidden from views from the road (with the exception of one low, single storey house) and strongly associated with arc of the bay

General Guidance

- Any new building at Inverlussa should continue the linear pattern and strong association with the break in slope to the west of the River Lussa. There is only limited potential for new housing here
- In addition, there may be the opportunity to create a new, short linear arrangement of houses in the lee of a rocky outcrop on Lussa Point, if the setting is sheltered and well defined by the rocky backdrop
- At Inverlussa, development should avoid the valley floor, as this undeveloped sweep of land is the foreground to views down to the bay and coastline on approach from the north
- At Lussagiven, any new buildings should aim to be associated with the tight arc around the bay, and should

maintain the strong association with the sheltered rocky outcrops and common orientation of houses focussed towards the bay

- New buildings at Lussagiven should avoid being located where they will obscure or intrude into the fine views of the coast and sea from the main road, and should be located within the more sheltered, lowlying land associated with the arc of the bay
- Any new housing should be no more than 1.5 stories high, with proportions carefully designed to respect the scale of existing housing. Clustering or grouping of individual elements of one building (porch, low level extensions etc) to break up the mass of an individual building should be considered
- Gardens associated with new housing should either be left open or should be enclosed by low stone walls. Urban style fences should be avoided
- Planting of individual trees and small woodland areas should be encouraged
- New access roads should be single vehicle width. Access tracks of local gravels would be appropriate
- Overhead wires should avoid crossing the main views of the bay, and should be limited to locations set back against rising ground at the outer edges of the settlement, to maintain clutter free views for everyone – existing wires which extend close to the coast should be removed if an opportunity arises to consolidate wiring.



Island of Jura
Inverlussa and Lussagiven
Site Analysis and Observations




- Settlement Pattern**
-  Linear layout of settlement related to the river at Inverlussa
 -  Loose cluster of housing orientated around the bay at Lussagiven
 -  Single house on Lussa Point
- Land Use**
-  Improved grassland fields
 -  Semi natural woodland
- Landscape Survey**
-  Watercourse
 -  Bridge reinforces sense of arrival
 -  Steep slopes and rocky outcrops reinforce shelter and containment
- Views/Approach**
-  Most houses at Lussagiven cannot be seen from the road due to the crest of rising land at this point
 -  Long, unobstructed views across fields and down to the bay at Inverlussa
 -  Views from houses at Lussagiven focus on the bay
 -  View from the road out to the sea and coast at Lussagiven

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Approximate Scale at A3 1:10 000 1 July 2007

Island of Jura Inverlussa and Lussagiven Landscape Opportunities and Constraints

Opportunities




-  Opportunity for development at Inverlussa is very limited to following the linear pattern of development associated with the river
-  In addition, there may be further opportunities for up to two or three houses located in a linear pattern set back against the sheltering rocky outcrop on this east side of this peninsula
-  There are some opportunities for additional housing at Lussagiven, within this arc of land associated with the bay. Preference should be given to sites which are tucked back towards the shelter provided by rock outcrops

Houses should be orientated and aligned to reflect existing house alignment, and modest in scale (no more than 1.5 stories), to ensure that they do not dominate the existing houses

Houses should be orientated towards the bay, and modest in scale (no more than 1.5 stories), to ensure that they do not dominate the existing houses.

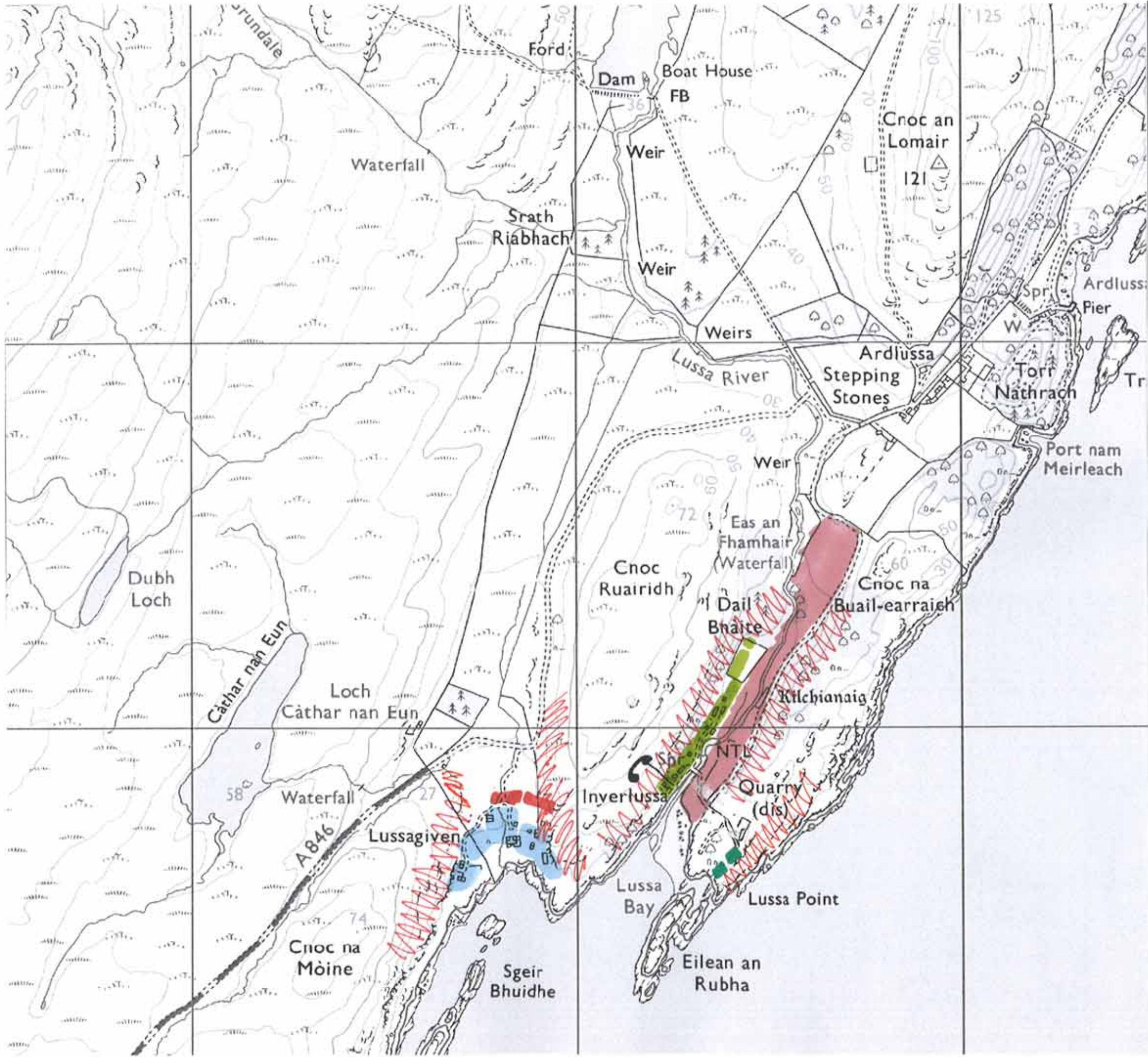
In all cases, additional overhead lines should be avoided and new roading should be kept to a minimum using shared access and single tracked roads

Constraints

-  These areas are severely constrained by steep slopes and containing ridges which provide shelter and visual containment for the settlement, maintaining its focus on lowlying, sheltered locations
-  Development should avoid extending north of this containing slope, so that a largely unobstructed view of the sea can be retained from the road
-  Development across these open fields is severely limited by the attractive, unobstructed views down to the bay, and the characteristic openness associated with the arc of bays within these narrow valleys

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Approximate Scale at A3 1:10 000 10 November 2007



6.3 Tarbert

Tarbert comprises two foci for settlement: the short line of houses and remaining scattered settlement associated with the rocky peninsula of Rubha nan Crann is one area, while the farm, which occupies a site set well back from the coast, overlooking the arc of the bay is another. There is an additional single dwelling of a wooden house set back from the bay to the west.

Key Characteristics

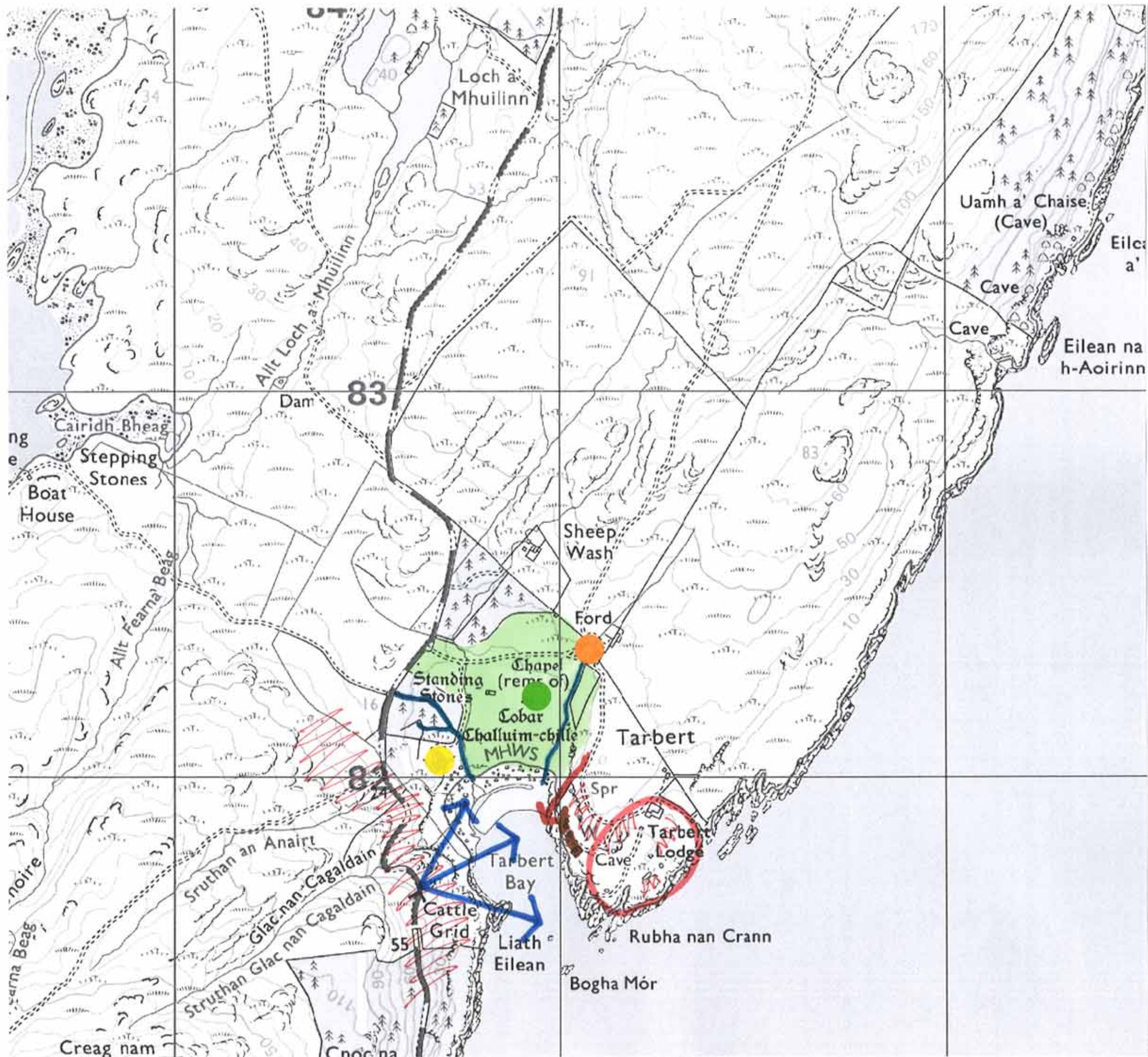
- Settlement is strongly associated with the bay, which forms a common focus for the individual houses
- There is distinct line of existing and former houses directly parallel with the coastline at Tarbert bay. These are contained by well defined knolls and steep, rocky enclosing slopes
- In addition, other housing on the Rubha nan Crann peninsula is tucked between sheltering rocky knolls: each house associated with an individual knoll. This association unifies the housing pattern.
- The farm occupies a more prominent, elevated position, set back from but directly overlooking fields and the arc of the bay. It is sited adjacent to a watercourse.
- The wooden house occupies land at the western side of the bay, and is located within sheltering woodland which creates a setting and partially hides it from view

General Guidance

- The farm occupies a central focal position in the view to the bay when travelling north, and it is recommended that any further development, for example of farm buildings, should maintain this clustered focus
- In particular, development should be resisted between the farm and the bay, as this undeveloped sweep of land is characteristic of Jura, where the gently sloping, green swards of better land extending gradually up from an arc of a bay are generally undeveloped
- New building should focus on expanding the coastal linear pattern within the containment provided by rocky

ridgelines on the eastern shore of the bay. Some of these sites may be occupied by former buildings

- Additional opportunities are likely to be sites closely linked to rocky knolls on the Rubha nan Crann. These rocky knolls provide both an immediate setting for development, and some ready made shelter
- Any new housing should be no more than 1.5 stories high, with proportions carefully designed to respect the scale of existing housing. Clustering or grouping of individual elements of one building (porch, low level extensions etc) to break up the mass of an individual building should be considered, to maintain a domestic scale
- Gardens associated with new housing should either be left open or should be enclosed by low stone walls. Urban fence styles in particular should be avoided.
- Planting of individual trees and small woodland areas should be encouraged
- Access roads should be single vehicle width. Access tracks of local gravels would be appropriate.



Island of Jura
Tarbert
Site Analysis and Observations





Settlement Pattern

-  'Linear' layout of houses adjacent to the coast
-  Loose cluster of housing occupies this peninsula of rocky knolls and unimproved grazing
-  Farm occupies a central position above fields stretching down to the arc of the bay, but well set back from the edge of the bay
-  Single house set in woodland

Land Use

-  Improved grassland fields

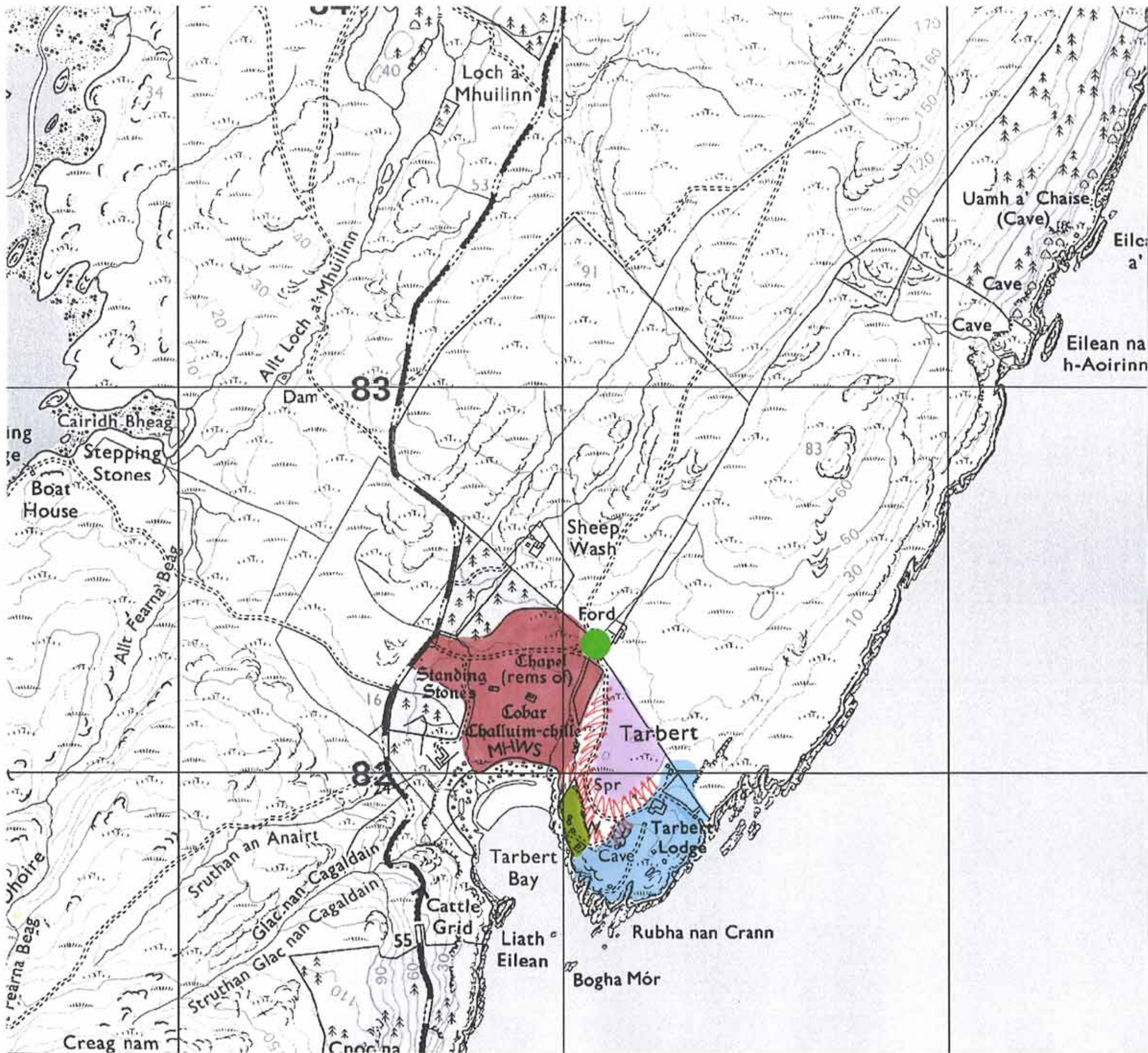
Landscape Survey

-  Watercourse
-  Steep slopes and rocky outcrops reinforce shelter and containment
-  Rocky ridge which separates the peninsula of Rubha nan Crann from the expansive, open sweep of the arc of the bay
-  Cemetery and site of former chapel

Views/Approach




-  Fine, dramatic view on arrival from the south

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Island of Jura
Tarbert
Landscape Opportunities and Constraints

Opportunities

-  Opportunity for housing to expand on the linear pattern of coastal development, including redevelopment on an existing footprint. Housing should not extend to the west of the rocky ridge which contains this stretch of coastline
- Houses should be orientated lengthwise parallel to the bay, and modest in scale (no more than 1.5 stories), reflecting the proportions of existing houses
-  A very few additional opportunities are likely to be located on the Rubha nan Crann peninsula, but these should be located to take advantage of setting and shelter of individual rocky knolls.
-  Additional buildings associated with the farm should be sited and aligned to maintain its clustered focus

In all cases houses should be modest in scale (no more than 1.5 stories), to ensure that they do not dominate the existing houses.

Additional overhead lines should be avoided and new roading should be kept to a minimum using shared access and single tracked roads

Constraints

-  Development is severely constrained by the steep slopes and containing ridges, as they provide shelter and visual containment for the settlement
-  Development is severely limited across these open fields, where attractive unobstructed views open up down to the bay, and the characteristic openness of the 'green sward' associated with the sweeping arc of bays within these valleys remains undeveloped
-  Development is constrained across these upper slopes, which are elevated and exposed and where there are no rocky knolls against which buildings can be sited

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6.4 Lagg

Lagg comprises two foci for settlement: the township of Lagg, which is located perched above a steep slope north west of the bay, and the former inn, which occupies a site set well back from the coast, overlooking the arc of the bay. There is an additional single dwelling, Dunchraobhan, which is located at a similar elevation to the township of Lagg.

Key Characteristics

- Settlement is located well away from the coastal edge, but lies within the narrow confines of a distinct, steep sided valley which is separated from the sea by a line of rocky knolls
- The township of Lagg and the single dwelling at Dunchraobhan are both set back against a break in slope, now reinforced by woodland, along the western edge of the narrow glen
- The former inn occupies a more prominent position, central in the glen floor, set back from but directly overlooking the arc of the bay. It is sited adjacent to a watercourse, and forms a focal point within the glen







General Guidance

- The inn occupies a central focal position in the view to the bay when travelling north, and it is recommended that no further development (apart from any restoration or redevelopment of the inn buildings) takes place within the valley floor, to maintain this singular focus
- In particular, no development should take place between the road and the bay along the valley floor, as these views of Lagg Bay are most striking
- New building should focus on infill within, or close to, the existing settlement of Lagg and along the elevated ridge associated with the existing settlement. These locations offer fine views while still retaining the relative openness of the valley floor
- Redevelopment, or restoration, of existing buildings within the Lagg township, offers the opportunity for small scale, low profiled housing which reflects the traditional clustered pattern and occupies the existing footprints of derelict buildings. While this may not be an appropriate

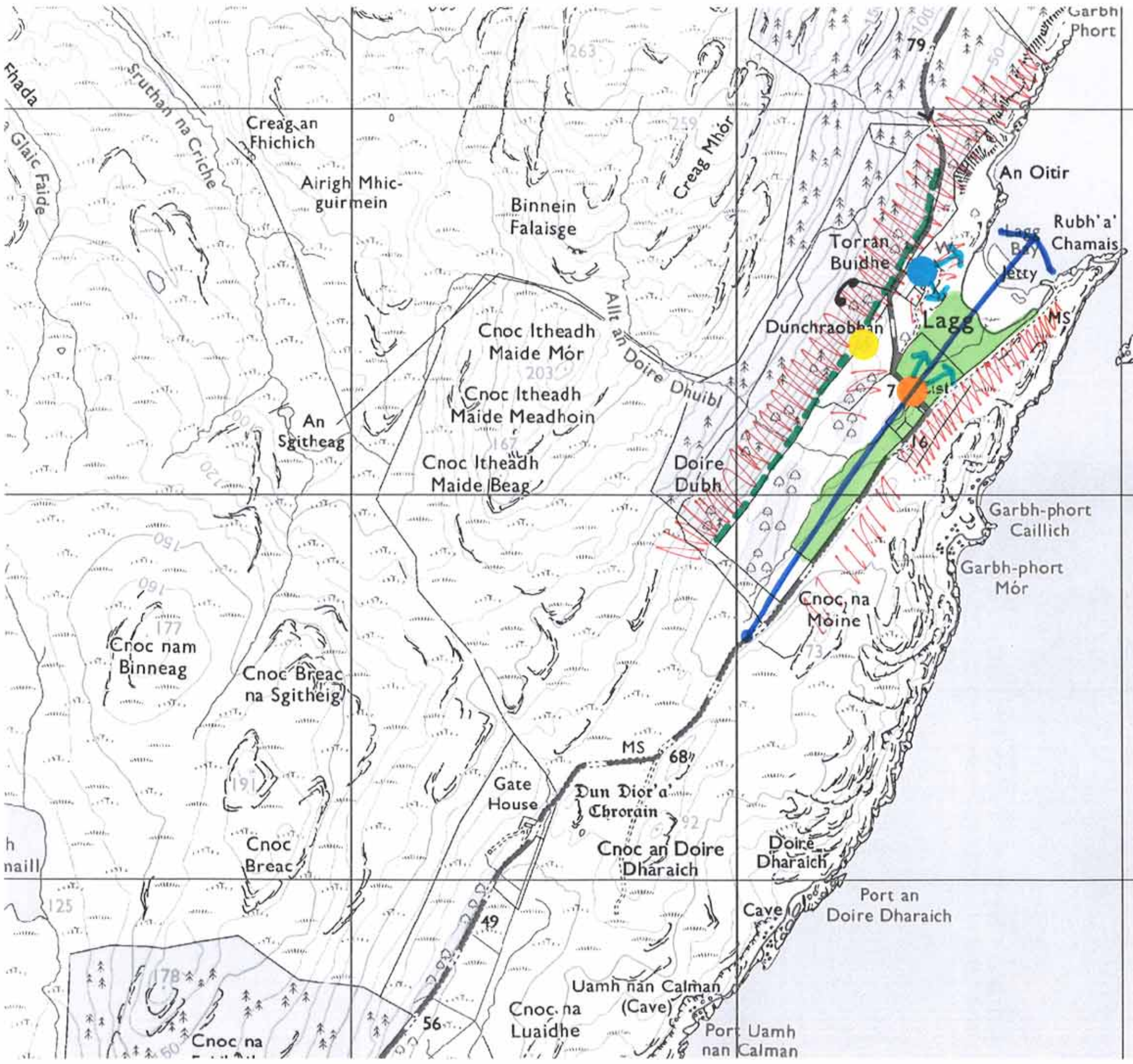
layout for full time occupation – the houses may be considered too close to one another – some of these sites could be carefully designed to reflect traditional housing styles and used as accommodation for visitors to the island

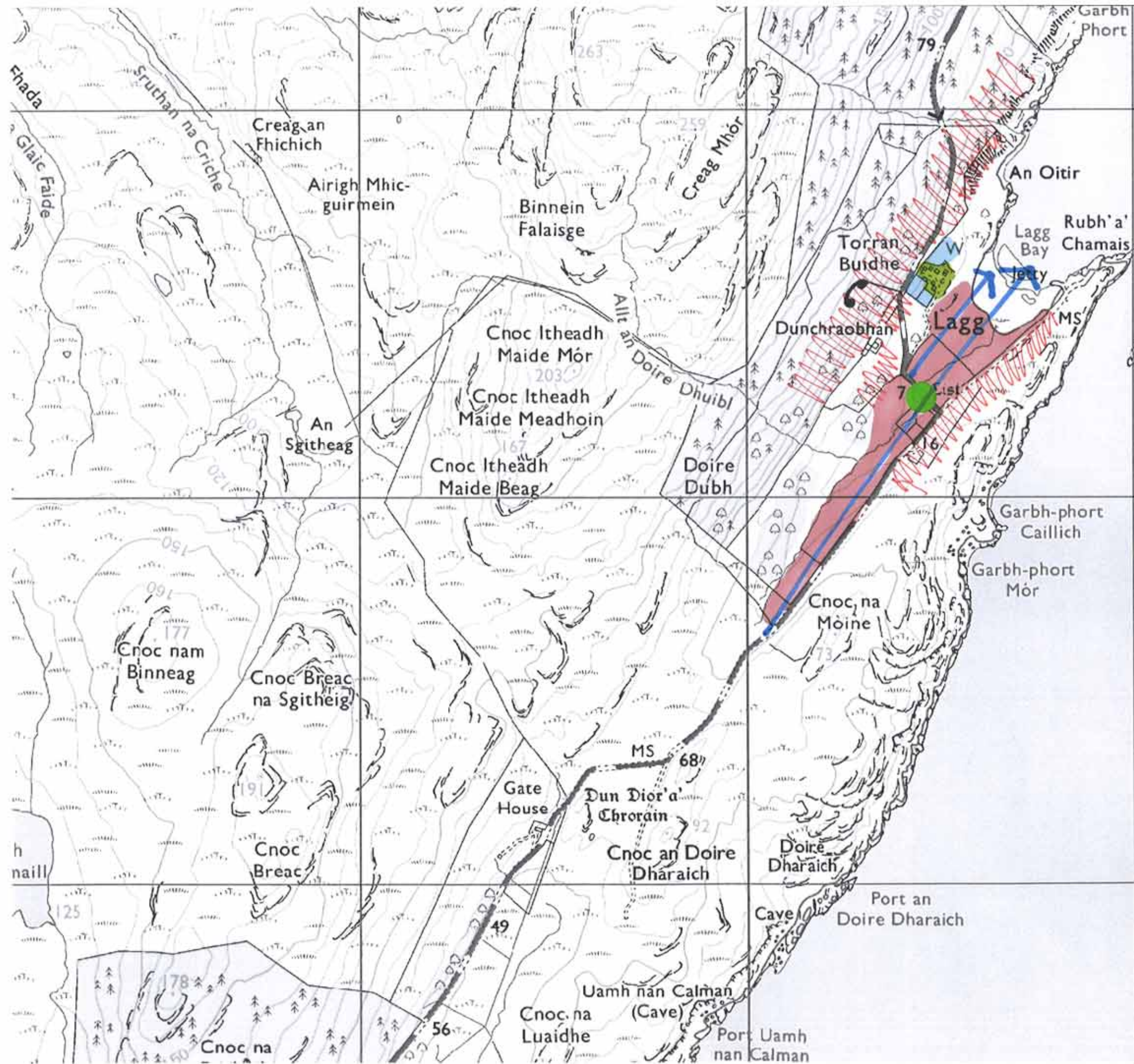
- Any new housing adjacent to the existing township should be no more than 1.5 stories high, with a narrow footprint to avoid dominating existing house styles. Clustering or grouping of individual elements of one building (porch, low level extensions etc) to break up the mass of an individual building should be considered.
- Gardens associated with new housing should either be left open or should be enclosed by low stone walls. Urban fence styles in particular should be avoided.
- Planting of individual trees and small woodland areas should be encouraged to expand and prolong the life of the existing setting of occasional mature trees
- Access roads should be single vehicle width. Access tracks of local gravels would be appropriate

Island of Jura
Lagg
Site Analysis and Observations

- Settlement Pattern**
-  Clustered township perched on elevated land at the edge of the valley/bay, set back against rising land
 -  Former inn occupies a position central in the valley floor, but well set back from the edge of the bay
 -  Single house (Dunchraobhan) set back against break in slope
- Land Use**
-  Improved grassland fields
 -  Edge of commercial woodland closely reflects change in gradient
- Landscape Survey**
-  Steep slopes and rocky outcrops reinforce shelter and containment
- Views/Approach**
-  Long, unobstructed views across fields and down to Lagg bay
 -  Houses in the township and the former inn overlook the bay

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Island of Jura
Lagg
Landscape Opportunities and Constraints

- Opportunities**
- There is some opportunity to build low profile housing within the village of Lagg, possibly including restoration and redevelopment of existing remains.
 - Additional opportunities for new housing lie adjacent to the village of Lagg. Houses should be modest in scale (no more than 1.5 stories), to ensure that they do not dominate the existing houses.

In all cases, buildings should be orientated to encourage a cluster formation, with individual buildings set at right angles, reflecting existing development layout. Houses should be modest in scale (no more than 1.5 stories), to ensure that they do not dominate the existing houses.

Additional overhead lines should be avoided and new roading should be kept to a minimum using shared access and single tracked road. Gardens could be left open or enclosed by stone walls. Tree planting should be encouraged: stands of a small number of individually protected trees of a species which mature to a big stature are particularly appropriate

- There are some opportunities for restoration and redevelopment of buildings at the former inn, but this should be limited to the existing building footprints, and care should be taken to maintain this development as a focal point, allowing views from the south to remain unobstructed by high buildings, or for built development to sever the narrow glen into two sections

- Constraints**
- Development is severely constrained by the steep slopes and containing ridges, as they provide shelter and visual containment for the settlement
 - Maintain unobstructed views
 - Development is severely limited across these open fields, where attractive unobstructed views open up down to the bay, and the characteristic openness of the 'green sward' associated with the arc of bays within these valleys remains limited to a single point feature (in this case the inn)

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7 South East Jura

This area embraces the most populated areas in the island, from the townships of Ardmenish, Ardfernal, Knockrome and Keils to the main village at Craighouse and Caigenhouses, which is where the school, shop, distillery and hotel are located, providing a focus for the largest settlements.

The townships of Ardmenish, Ardfernal and Knockrome are located above expansive, south facing bays from which the more fertile in bye land extends upwards from the low lying wetland which fringes the shore.

Craighouse, Caigenhouses and Keils are all located overlooking the Bay of the Small Isles and are sheltered from the west and south by rising land.

Between these two areas lie single dwellings, associated with Jura Forest Estate and Feolin Farm, and including the manse at the very northern end of Caigenhouses. These all sit within individual settings, generally also taking advantage of the view across the Small Isles to the east.

The landscape is wet, and sometimes rocky, moorland, with more cultivated grassland and fields associated with the crofting townships and the Feolin Farm. Policy woodland around Jura Forest estate, semi natural woodland around Keils, Ardmenish and the larger settlements, as well as commercial forest to the west of Craighouse all combine to create variety in the landscape.

There are many fine open and panoramic views from elevated locations within this area. In addition, visitors arriving by boat to Craighouse will have fine views of the Paps of Jura with the islets of Small Isles Bay and the linear settlement in the foreground. Much of this lower lying landscape is the foreground of views to the Paps, which is one reason why it is included within the NSA.

Four strategic areas were identified in this area. The survey information and the opportunities and constraints for which have been mapped at 1: 50 000 scale on the following pages.

In addition, the settlements around Ardfernal and Knockrome, Keils and Craighouse and Caigenhouses are all potential foci for further expansion, and the survey maps and opportunity and constraint maps have therefore been undertaken at 1:10 000 scale.

7.1 South East Jura Strategy Areas

Four strategy areas were identified in South East Jura. Each has its own distinctive landscape and visual character, and the settlement opportunities and constraints have been identified to maintain and enhance the existing character. The four areas are indicated on the survey map which follows and are called:

- Elevated moorland
- Coast with expansive bays
- Edge of moorland
- Developed coastline

7.1.1 Elevated moorland

This elevated moorland offers fine views of the sea and coast to the east. It is relatively open and exposed in character, although the rocky knolls and woodland at Cnoc na Fritheilte offer some containment to the north.

There is no major settlement within this area, simply a single house at Gatehouse, which emphasises the relatively hostile terrain and more remote character of these elevated moorlands.

7.1.2 Coast with expansive bays

The wide sweep of expansive bays provides the foreshore to more gentle sloping land which is the focus for crofting townships. The townships are characterised by their location, set back from the coast at the transition between the more fertile land (which extends up from the lowlying wetland which fringes the shore line) and less cultivated land on more elevated terrain generally to the north.

The settled area is strategically contained by the rocky ridge of Cnocan Soilleir on the seaward side, and Knockrome Hill to the west.

Views to and from these coastal areas are long and extensive, for example from the elevated road, from Craighouse or from the sea.

7.1.3 Edge of Moorland

This area of land is characterised by the steeper slopes which extend down from the hinterland to the shoreline, broken only by the more gentle gradients around Feolin Farm, where fields occupy the most level terrain.

Settlement is sporadic and generally linear, associated with the break in slope and set back away from the immediate shoreline. The type of

buildings are very diverse: these are singular groups. The fine estate buildings at Jura Forest, the buildings associated with farm and the manse at the northern end of the village all stand alone in their individual settings. All these buildings are more visible from relatively close quarters, and can be seen from the sea, towards which they are orientated.





7.1.4 Developed Coastline

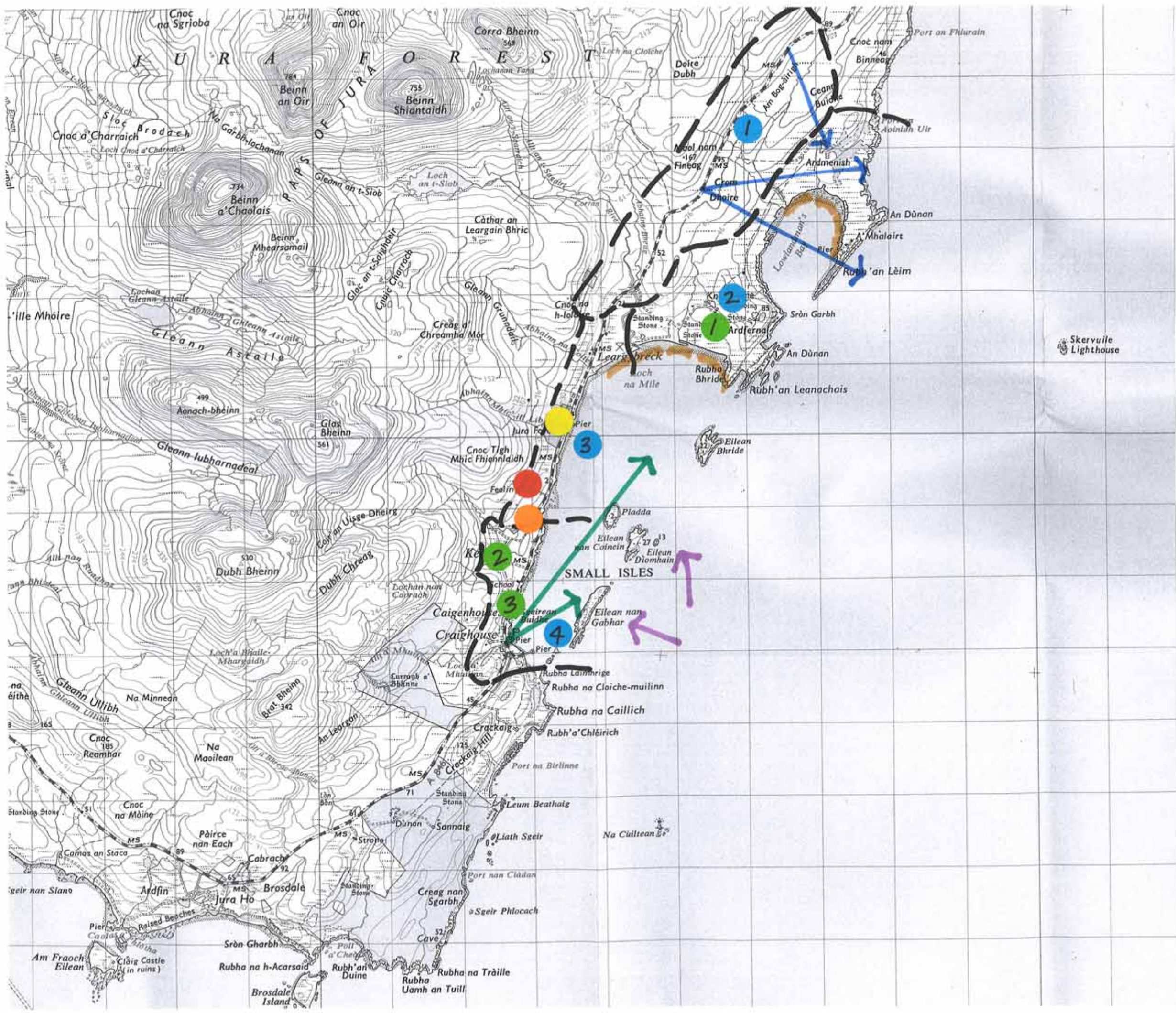
By far the most extensively developed area of the island, with the township of Keils and the villages of Craighouse and Caigenhouses all located at the southern, presumably most sheltered end of the Bay of the Small Isles. The settlement pattern is linear, with all three settlements set back against rising ground, the shoreline settlements against a steep slope or raised beach, and Keils against the rising hinterland of moorland which forms a backdrop to this stretch of coastline. Pockets of woodland, mostly semi natural, are scattered across the landscape, particularly associated with watercourses.

Infrastructure and amenities, such as the distillery, hotel, school, village hall, shop and pier, combine to reinforce the focus of this area for settlement.

There are fine views of the Small Isles from the settlements, and the settlements themselves is very visible from the sea on arrival.

Island of Jura
South East Jura Strategy Areas
Site Analysis and Observations

- Strategy Areas:**
-  Elevated moorland
 -  Coast with expansive bays
 -  Edge of moorland
 -  Developed Coastline
- Key Views from Public Road/Ferry**
-  Panoramic views from the elevated road across this moorland
 -  View to Knockrome/Ardfernal and the Small Isles from Craighouse
 -  Views from the sea focus on Small Isles Bay and coastal settlement
- Areas assessed in detail and included in this report at 1:10 000 scale**
-  Sweeping south facing bays
 -  Jura Forest
 -  Feolin Farm
 -  Manse
 -  Areas assessed in detail and included in this report at 1:10 000 scale
 -  1 Knockrome/Ardfernal
 -  2 Keils
 -  3 Craighouse/Caigenhouses



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Island of Jura
 South East Jura Strategy Areas
Landscape Opportunities and Constraints

Strategy Areas

1 Elevated moorland

The exposed and rugged character of this elevated moorland is a landscape constraint as this character would be compromised by development, and in addition it is a relatively hostile environment for habitation. Housing here would also be contrary to the distinct sequence of settlement on the island, which characteristically avoids elevated moorland

2 Coast with expansive bays

Opportunities for development are limited to the bays associated with townships at Knockrome and Ardferna, which are explained in more detail in the analysis in the following pages.

Additional opportunities relate to the redevelopment of buildings at Ardferna, where additional new low profiled housing could also be accommodated if designed to complement the layout of the existing grouping

3 Edge of moorland

Opportunities for new housing and other buildings are limited to locations which complement the existing singular groupings. Buildings placed along the change in gradient at the western edge of fields at Feolin Farm are likely to be most easily accommodated in the landscape. This site would be appropriate for consideration as a site for small new crofts or other self build type initiatives. Buildings set back against this slope would complement the sheltered location of the farm.

Access tracks should be limited to single lane and new overhead lines should be introduced into this landscape.

4 Developed Coastline

Opportunities for development are limited to the bays associated with the township at Keils and the villages of Craighouse and Caigenhouses, which are explained in more detail in the analysis in the following pages.

No additional opportunities for development were identified outwith those shown on the detailed assessments.

7.2 Ardfernal and Knockrome

These townships form distinct clustered settlements. Both are located on lower lying land between the high points of Knockrome Hill to the west and Cnocan Soilleir to the east. The settlements are located above a more fertile sward of green which extends across gentle slopes rising upwards from the scrubby foreshore of the bay.

More recent housing and agricultural sheds have been built across the wider crofting land, although nearly all have been established above the road, leaving the more fertile fields running down to the foreshore characteristically undeveloped.

Ardfernal is set back against a distinct break of slope and is set on a slight ridge, in the lee of the rocky ridgeline of Cnocan Soilleir. From some viewpoints, these houses can therefore be seen breaching the skyline. Generally however, other settlement – Knockrome and Burnside for example – is set in shallow bowls, providing enhanced shelter and avoiding breaking the smooth, uninterrupted skyline which sweeps between Knockrome Hill and Cnocan Soilleir.

It was also noted that the road which links each of the older settlements travels directly from one to the next in as short a distance as possible – as a result each settlement relates to a distinct ‘kink’ in the road.

Key Characteristics

- The townships were formerly the main focus of development, with houses and farm buildings clustered together on a small space, away from the most fertile land, probably concentrating on the transition between in byelands and common grazing
- A most distinctive characteristic is the strategic location of development – straddled on low lying land between the prominent hills of Knockrome and Cnocan Soilleir. This siting creates visual containment and ensures a clear relationship between settlement location and land form which is easily read in the landscape. It is further enhanced by the appearance of the smooth undeveloped skyline, which would be fragmented if breached by new housing
- Houses are generally low profiled and set into shallow bowls of land – possibly to enhance shelter as the whole

area is open to the south – although Ardfernal is in a more exposed location

- Development in the past has avoided the most fertile areas of land, and more recent development has largely continued to focus on the transition between the less improved moorland and the more cultivated fields and inbye
- Nevertheless, recent development has often been more sporadic, as individual buildings (including agricultural sheds), have been placed across the land between the townships, fragmenting the previously tight-knit settlement pattern

General Guidance

- New settlement should aim to maintain the relationship between the settled area and the stretch of lowlying land between Knockrome Hill and Cnocan Soilleir
- New building should avoid extending south of the road and onto the more fertile land, and should aim to concentrate on the transition between the less improved moorland or upland areas and the more cultivated in-bye or 'green sward' of grassland sweeping down to the shoreline scrub
- New buildings should avoid breaching the skyline, which sweeps in a largely uninterrupted (one new house breaches it) low-lying arc of a horizon between the two hills. Ardfernal is perched on the skyline, but is specifically associated with the seaward ridge line, which it is set against
- There are opportunities for housing to be located on the sites of former buildings, if the historic integrity of the townships can be maintained and the design of buildings respects the distinct low profile building style of the existing houses
- New houses should aim to be consistently orientated with the long elevation of any building towards the coast and the south, which will also have advantages of solar gain. In particular, the unity of the settlement pattern will be enhanced if all buildings are orientated in the same direction across the whole area, with additional buildings, sheds and other housing set at a consistently right angles to the dominant south facing orientation.

- Houses should be low in profile, no more than 1.5 stories high.
- Sheds should if possible be orientated at right angles to the housing. Alternatively, consistent orientation of single sheds – for example, north/ south or east/west – would create more unity in the landscape. At a minimum, outbuildings associated with housing should be grouped together, using right angled relationships between buildings where possible to create well designed clusters.
- Gardens associated with new housing should be enclosed by low stone walls, and urban style fencing in particular should be avoided
- Single track roads, preferably with shared access should be created if required. Roads using local gravels would be appropriate.
- Overhead wires should be avoided – wires should be under grounded

Island of Jura
Ardfernal and Knockrome
Site Analysis and Observations

Settlement Pattern

- Clustered township perched on elevated land, set back against a rising slope of land leading up to Cnocan Soilleir
- Townships located in the lee of Knockrome Hill, on land which occupies the transition between more fertile low lying land and more exposed hinterland
- More recently built houses and other buildings are located sporadically across this band of landscape

Land Use

- Improved grassland fields located between the road and the scrubby wetland along the shore

Landscape Survey

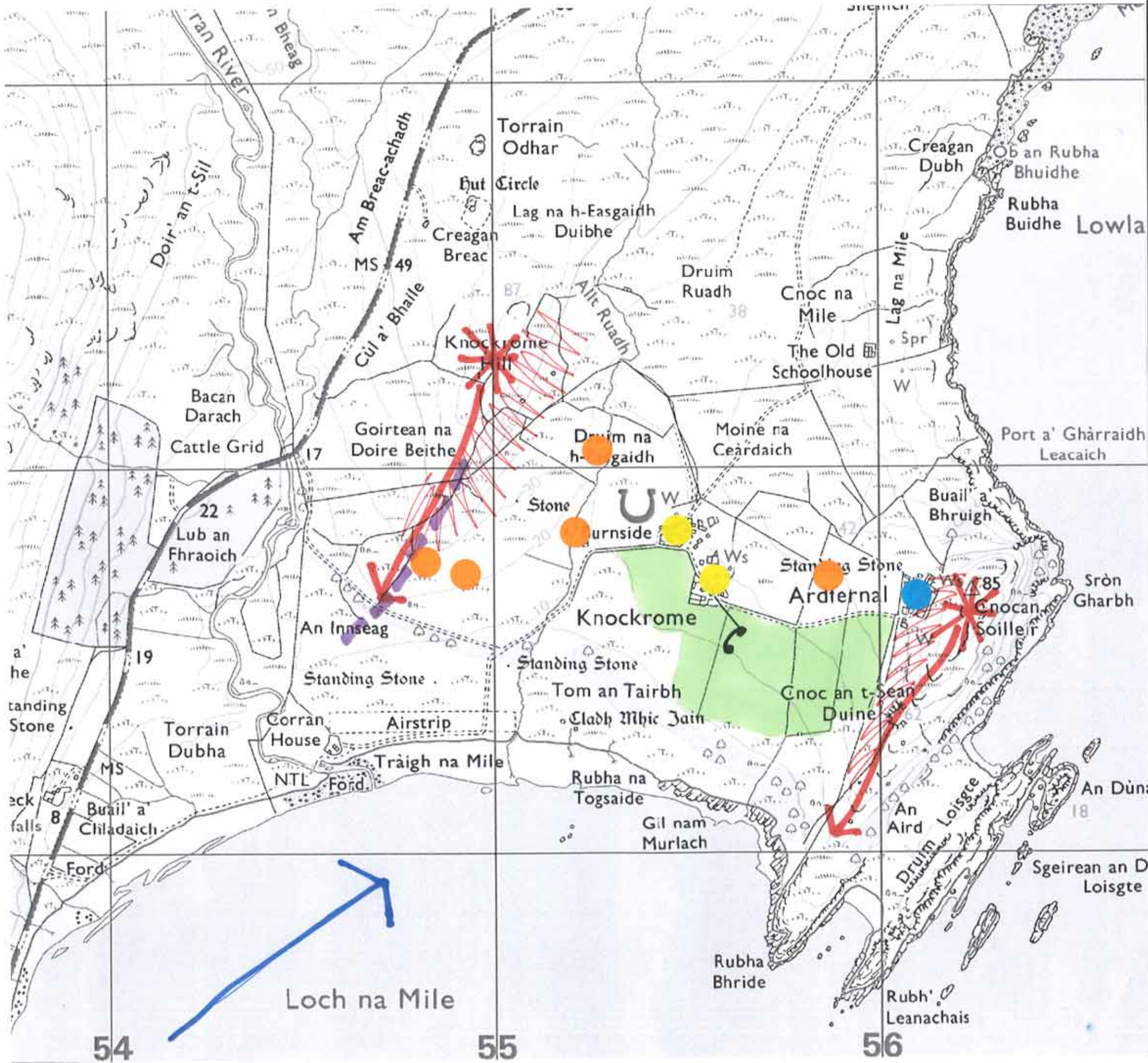
- Distinct summits and associated ridges create containment for the settled area of landscape
- Steep slopes reinforce shelter and containment

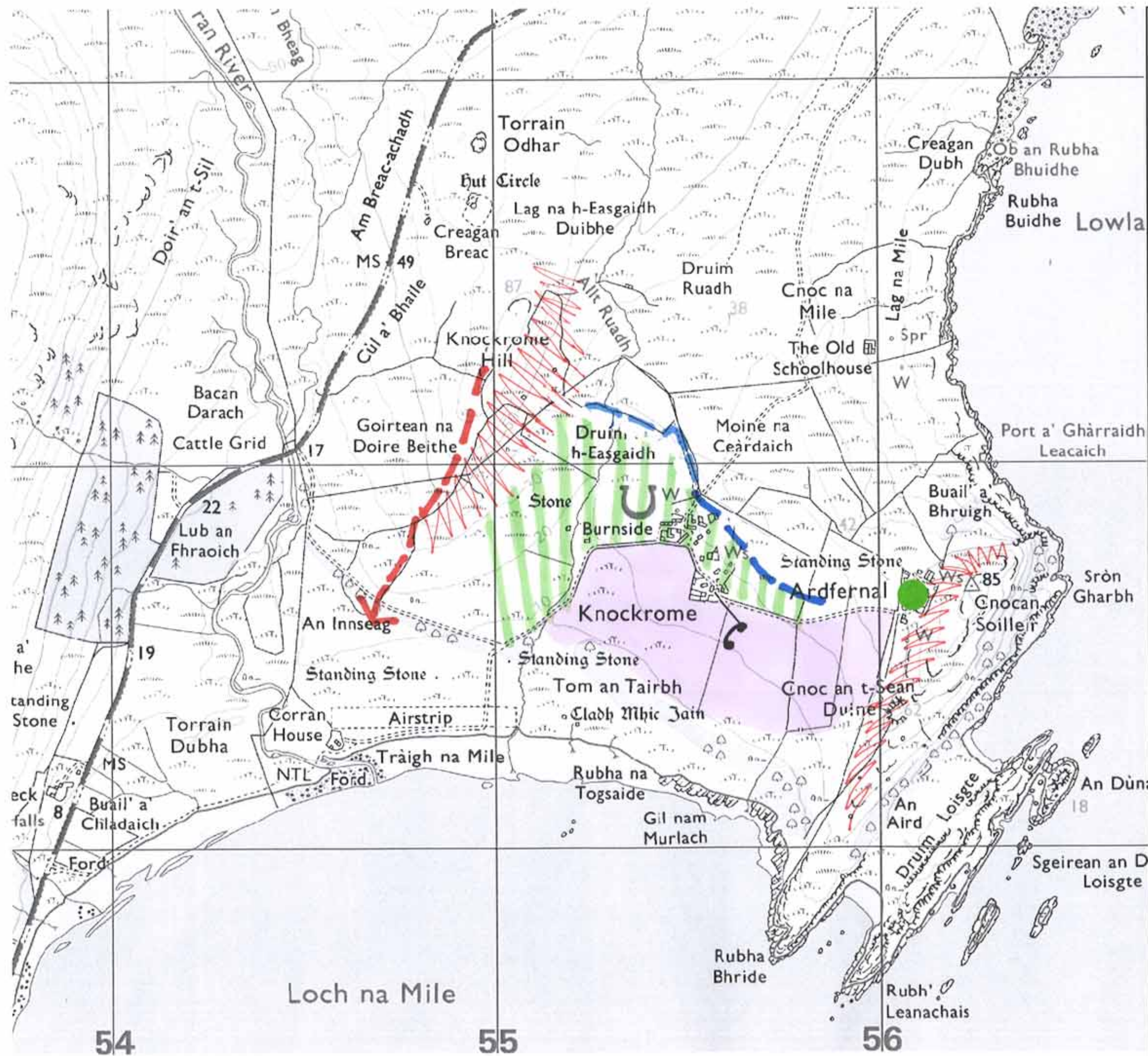
Views/Approach

- Long views of the settlements from Craighouse
- On arrival, the townships are generally hidden behind this ridge of land, although more recently buildings have extended along the flank of this hill

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Island of Jura
**Knockrome and Ardfernal
 Landscape Opportunities and
 Constraints**

Opportunities


 Opportunities are limited to the land above the road, contained between Cnocan Soilleir and Knockrome Hill. Houses should be located where they do not breach the skyline when viewed from Craighouse and where possible should be sited within concave landforms.


A layout of houses, sheds and other outbuildings set at right angles to one another will be more successful if grouped in a cluster. Houses should be modest in scale (no more than 1.5 stories), to ensure that they do not dominate the existing houses


 There is some opportunity to build low profile housing within the village of Ardfernal, possibly including restoration and redevelopment of existing remains. Buildings should be orientated to encourage a cluster formation, with individual buildings set at right angles, reflecting existing development layout.


In all cases, additional overhead lines should be avoided and new roading should be kept to a minimum using shared access and single tracked roads. Gardens could be left open or enclosed by stone walls. Tree planting should be encouraged: stands of a small number of individually protected trees of a species which mature to a big stature are particularly appropriate

Constraints

 Development opportunities are severely constrained by the steep slopes and containing ridges, as they provide shelter and visual containment for the settlement. Development should maintain its focus on the more sheltered locations, set low down and back against a marked change in gradient and at the transition between cultivated and less cultivated land

 Development is severely constrained across these open fields south of the road, where attractive unobstructed views open up down to the bay, and the characteristic openness of the 'green sward' associated with the sweeping arc of bays within these valleys remains undeveloped

 Development should avoid extending north of this line, as buildings are likely to breach the skyline when viewed from the south

 Development should avoid extending further west than this ridgeline, as this creates a robust settlement edge and clearly defines the area of settled landscape character to the east. The open moorland to the west of this line is clearly part of the more extensive landscape of elevated moorland character, which is undeveloped and also contributes to the more immediate setting of the Paps of Jura.

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7.3 Keils

This township of clustered buildings is situated on a wide elevated but distinct ridge overlooking more fertile lower lying land. Steeper rising slopes which lead upwards to open hills from the immediate backdrop to the settlement, sheltering it from the west.

The older part of the settlement forms a tight cluster, to the south end of the village and to the immediate north of a watercourse. More recent building extends northwards along the same ridge.

Key Characteristics

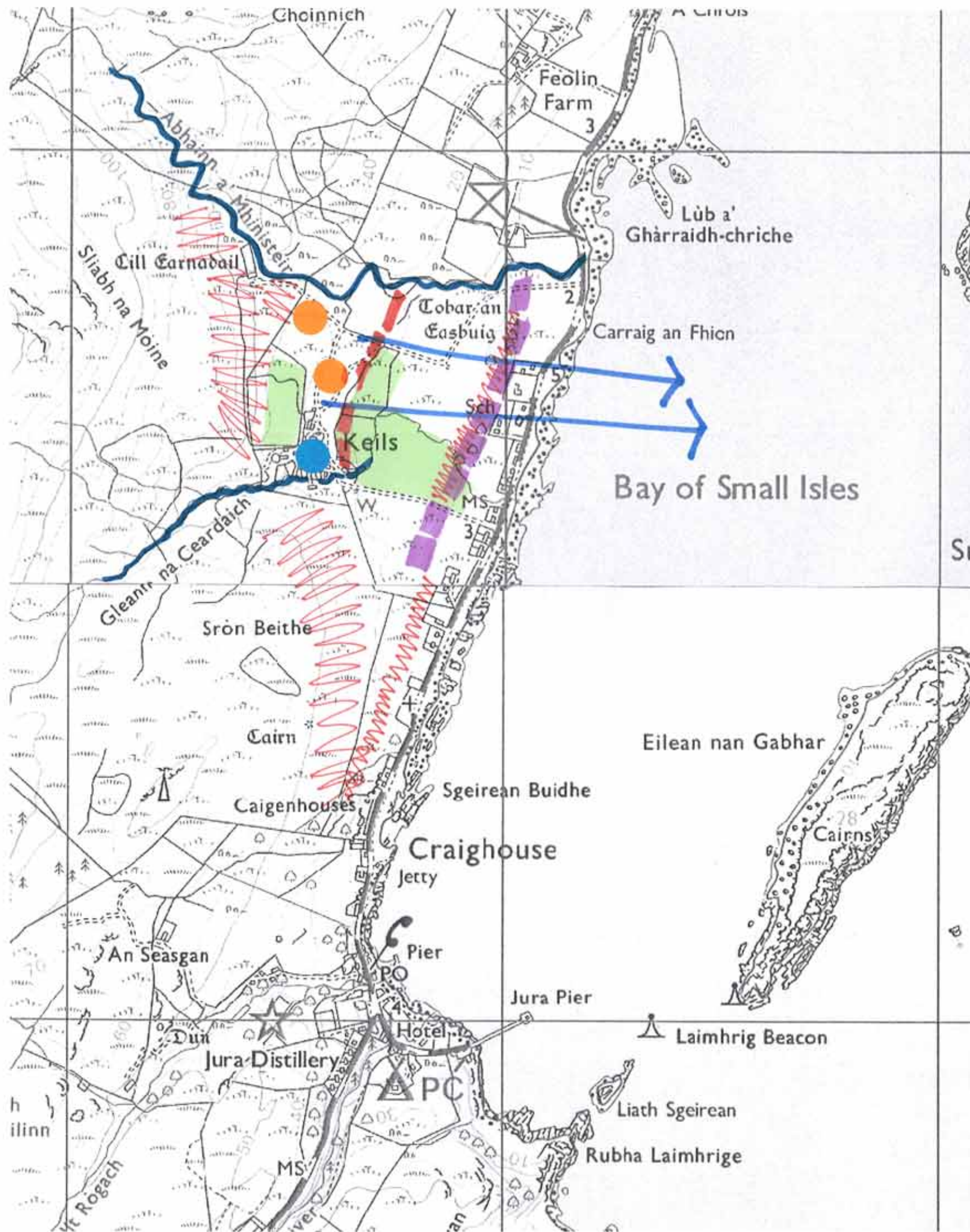
- The township is well located in relation to easily identifiable land form features: the elevated ridge on which the houses are located overlooks more level, low lying terrain, and the settlement is contained by rising land to the west
- Although the original settlement is located adjacent to a watercourse, more recent development nevertheless occupies the same elevated ridge, avoids the low lying land to the east and is contained by the more steeply rising land to the west, unifying the settlement as a whole
- Views from the settlement across Small Isles Bay are dramatic, and it was noted that the settlement of Caigenhouses cannot be seen from Keils, due to its low lying location and the visual barrier created by a low ridge which forms the western edge of this neighbouring shore line settlement

General Guidance



- New building should focus on infill within the existing settlement with opportunities for additional housing to use former house sites or flatter areas along the elevated ridge to maintain the unity of the settlement and its strong relationship with this land form feature
- New building should not extend onto the more fertile land to the east of the settlement, on the lower lying land. A preferred alternative would be to extend the settlement northwards, back against rising land until the next watercourse (Abhainn a'Mhinisteir), which would form an

appropriate settlement edge. This would also help maintain a distinct identity for Keils.

- There are opportunities for housing to be located on the sites of former buildings, if the historic integrity of the township can be maintained and the design of buildings respects the conservation area status of the settlement
- New houses should be consistently orientated with the long elevation of any building facing towards the coast and the key view, although infill housing to the west of the existing settlement could be orientated to face south, as the view is obscured by existing buildings, and a southern orientation will have advantages of solar gain. Houses should be low in profile, no more than 1.5 stories high.
- Sheds should if possible be orientated at right angles to the housing. Alternatively, consistent orientation of single sheds – for example, north/ south or east/west – would create more unity in the landscape. At a minimum, outbuildings associated with houses should be grouped together, using right angled relationships between buildings where possible to create well designed clusters
- Gardens associated with new housing should be enclosed by low stone walls, and urban style fencing in particular should be avoided
- Single track roads, preferably with shared access should be created if required. Roads using local gravels would be appropriate.
- Overhead wires should be avoided – wires should be under grounded



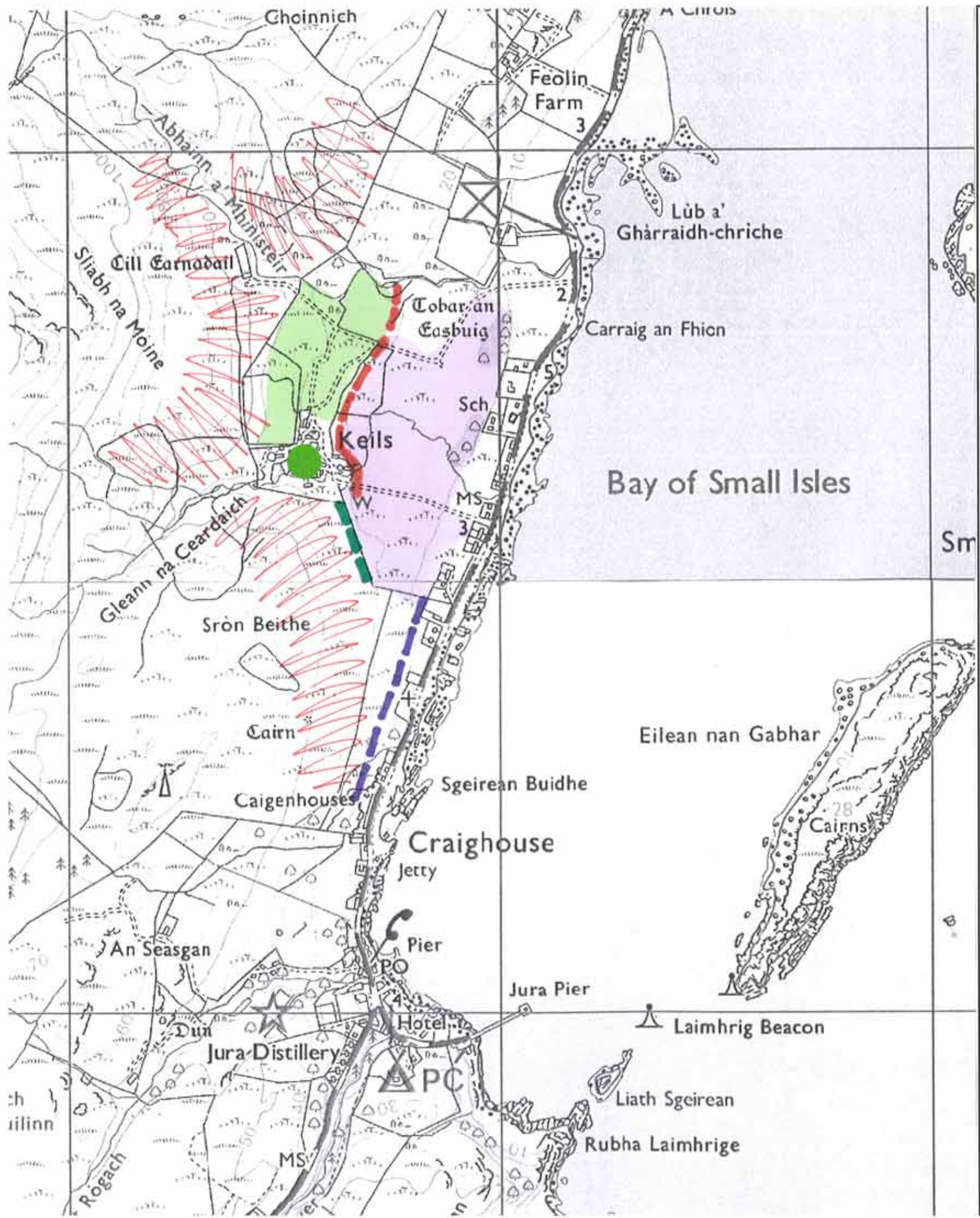
Island of Jura
Keils
Site Analysis and Observations

- Settlement Pattern**
-  Clustered township perched on an elevated ridge, set back against a rising slope of land and clustered adjacent to a watercourse
 -  More recently built houses and other buildings are located along the same ridge and have a similar relationship to land form

- Land Use**
-  Improved grassland fields


- Landscape Survey**
-  Steeper slopes create containment for the settled area of landscape
 -  Lower edge of elevated level ridge on which settlement is located
 -  Watercourse
- Views/Approach**
-  Long views of Small Isles Bay from the settlement
 -  A low ridge obscures views of Caigenhouses/Craighouse from Keils and vice versa


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Island of Jura
Keils
Landscape Opportunities and Constraints

Opportunities

 There is some opportunity to build low profile housing within the village of Keils, possibly including restoration and redevelopment of existing remains. Buildings should be orientated to encourage a cluster formation, with individual buildings set at right angles, reflecting existing layout.


 Opportunities are located along this elevated ridge, some of which could be infill, and if required the settlement could extend to the next watercourse north (Abhainn a'Mhinisteir), while still retaining a relationship with the elevated ridge of landform and containment of rising ground


Houses should be orientated so that the longer elevation faces the sea, or southwards if houses are not able to appreciate the view. Houses, sheds and other outbuildings set at right angles to one another will be more successful if grouped in a cluster. Houses should be modest in scale (no more than 1.5 stories), to ensure that they do not dominate the existing houses


 Long term extension of the settlement could extend in a linear pattern at the break in slope at the eastern edge of these fields, as this is a strong land form feature which provides a focus for development


In all cases, additional overhead lines should be avoided and new roading should be kept to a minimum using shared access and single tracked roads. Gardens could be left open or enclosed by stone walls. Tree planting should be encouraged; stands of a small number of individually protected trees of a species which mature to a big stature are particularly encouraged

Constraints

 Development opportunities are severely constrained by these steep slopes and containing ridges, as they provide shelter and visual containment for the settlement. The settlement should aim to maintain its focus on the more sheltered locations along the distinct terrace of land at the base of these slopes, set low down and back against a marked change in gradient

 Development should avoid extending east of this gentle slope, which is the outer edge of the elevated terrace of land which is the focus for settlement

 Development across these open fields is constrained by the fine views down to the bay, the need to retain separation and individual identity of the individual settlements, and the clear relationship between the township and the elevated ridge which contributes to landscape integrity

 Development opportunities are constrained by these steep slopes and should aim to avoid breaching the skyline of the containing ridges, as they provide shelter; a well defined edge and visual containment for the settlement. In addition, this area provides a visual backdrop to the settlement in views of the Paps from the sea, or from the pier

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7.4 Craighouse and Caigenhouses

Together, these settlements combine to create the main and largest settlement on Jura. It has a clear centre containing industry, shop, hotel, and a jetty. The settlement has been built out from the natural harbour, extending northwards in a linear form along the bay and against a wooded ridge.

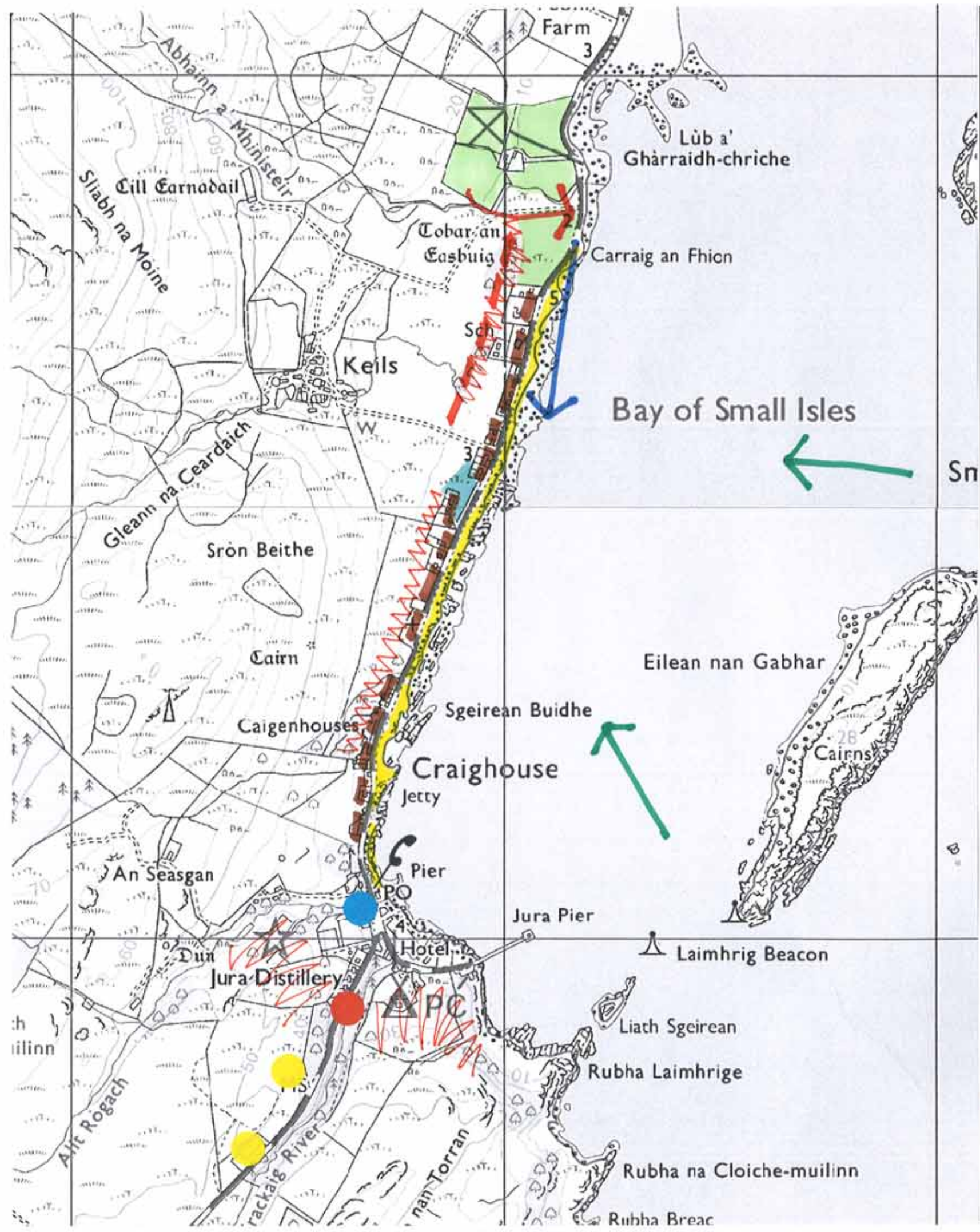
Key Characteristics

- The distillery, hotel, Jura stores, and a few other associated buildings form a small cluster of larger buildings that sit further back from the waters edge and on comparatively higher ground than the rest of the settlement. This, along with the road junction to the pier forms a distinctive 'hub' of activity and centre to the settlement
- The approach to the settlement from the south is characterised by the abrupt appearance of the distillery warehouse, followed by the lifeboat station: both are set apart from the town, creating a fragmented settlement edge. The warehouse is particularly prominent and detached from the town
- The settlement continues northwards along the bay forming a strong linear pattern. Buildings are set back from the shoreline, against steep slopes that provide shelter and are often heavily wooded. These buildings are separated from the shoreline by the road
- The approach to the settlement from the north is characterised by travelling round a subtle promontory of land which gently defines the extent of the settlement. Travelling round this corner, the extent of the village is revealed
- Buildings are orientated eastwards towards the bay taking advantage of the views across the water towards the small isles and mainland
- Grass verges and stonewall curtilages provide unifying features along the length of the settlement and the undeveloped, grassy coastal edge is a particular feature
- A second smaller focal point to the settlement is located towards the northern settlement edge. This contains the school, medical and community facilities. At this point the

ridge slackens and the sense of containment is reduced, resulting in a less defined edge to the settlement

General Guidance

- The key aims should be to strengthen the distillery area as the key focal point and centre to the settlement, and consolidate the linear pattern of development within the existing settlement
- New building should be orientated eastwards towards the coast to take advantage of the views and make the most of relative shelter of rising ground to the west
- Development should avoid breaching the prominent ridge or raised beach to the west and woodland which provides well defined containment to the settlement for much of its length, as well as providing visual separation between this settlement and the township of Keils
- Development should not extend northwards beyond the current extent, to avoid coalescence with neighbouring isolated farms and estates, and retain its identity as a distinct settlement. Development here would also extend the settlement beyond the subtle promontory which defines the settlement edge and provides visual containment on approach from the north
- New building along the bay should be in areas that provide infill opportunities that consolidate the existing extent of the linear settlement. The use of grass verges and stone wall curtilages should be encouraged, to retain this existing cohesive characteristic
- New development should avoid obscuring the focal buildings – the hotel and distillery – from key views from the water, road, and along the curving bay frontage
- Development, including parking and other ancillary development should avoid extending onto the seaward side of the road, as this would quickly fragment the attractive grassy foreshore which unifies the settlement
- Housing should avoid extending sporadically across the rising ground immediately south of the hotel and road to Jura Pier, which provide visual containment and some shelter to the village. Additional housing would further fragment the settlement edge



Island of Jura
Craighouse and Caigenhouses
Site Analysis and Observations

Settlement Pattern

- Cluster of buildings associated with the distillery, hotel, shop, village hall and pier
- Linear layout reflects the arc of the coast, and is reinforced by the steep slope which provides containment to the immediate west of the houses. Buildings are orientated towards the view of the bay.
- The warehouse and the lifeboat station are both located at the outskirts of the village, fragmenting the settlement edge

Land Use

- Improved grassland fields
- Marshy areas

Landscape Survey

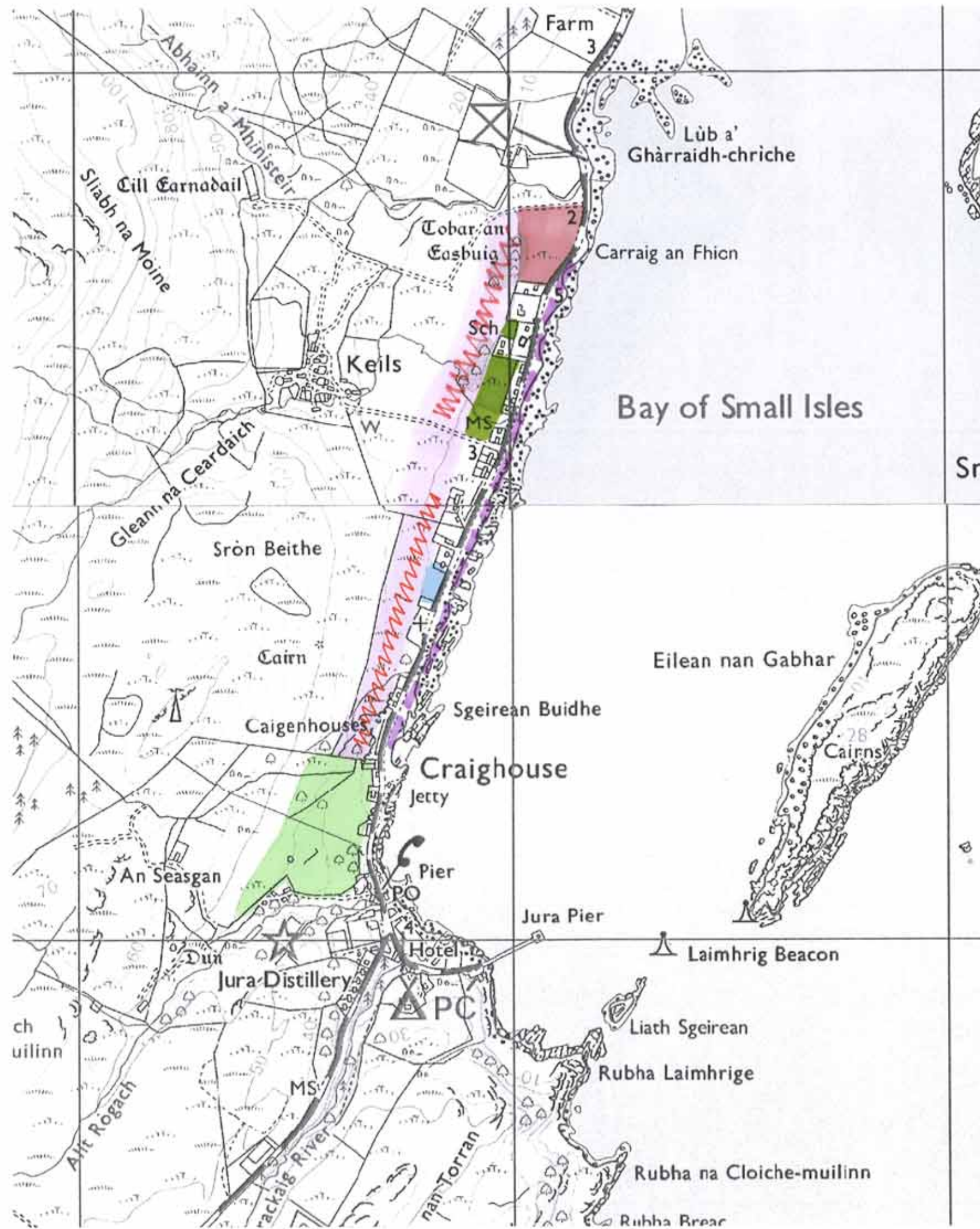
- Steeper slopes/raised beach create containment and reinforce edge of settlement to the west
- The subtle enclosure of the bay created by this promontory provides the edge to the settlement to the north
- Sense of arrival from the south is characterised by the descent into the village, framed by woodland
- Sense of arrival from the north is characterised by rounding this promontory from where a view of the settlement is revealed
- Shoreline

Views/Approach

- Panoramic views towards the settlement from the water, and from the settlement across the bay towards the mainland
- A low ridge obscures views of Caigenhouses/Craighouse from Keils and vice versa

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Approximate Scale at A3 1:10 000 1 July 2007



Island of Jura
**Craighouse and Caigenhouses
 Landscape Opportunities and
 Constraints**

Opportunities

- Opportunity for development along these upper slopes above the distillery area and located and orientated to take advantage of the relative shelter and fine views eastwards across the bay.

 This is a possible site for affordable housing which in this location would be associated with the road junction, the bay and main facilities of the village. Increased development in this location would strengthen the centre of the village
- Opportunity for infill development along the bay northwards. There is some opportunity to consolidate the linear settlement pattern along the bay. To retain the character of the settlement, development should be in keeping with scale and style of existing buildings and continue to use stonewalls around gardens.
- Development should only extend into this second tier of development once the above options have been taken up. Development should continue as a second tier to the linear form, and woodland behind should be strengthened to create more defined westward settlement edge

Constraints

- Development should not breach steep slopes or the skyline of containing ridges, as they provide shelter, a well defined edge and visual containment for the settlement. In addition, this area provides a visual backdrop to the settlement in views of the Paps from the sea and the bay at Knockrome
- Development which continues northwards will elongate the settlement, with outlying houses feeling remote from the village centre. Development would also extend beyond the subtle promontory which defines the settlement edge and provides visual containment. Further expansion would also encroach upon the setting of the manse and other individual building groups
- Development should not encroach onto the grassy verge or shoreline. The continuity of the grassy verge is a unifying feature for the settlement and an attractive foreground to views

8 South and West Jura

This area embraces the land adjacent to the road and the coastal edge from Craighouse to Inver Cottage.

The landscape here combines moorland and wet pasture with extensive areas of commercial conifer woodland, improved land and the fine policies, shelter woods and improved pasture fields at Ardfin estate. These all overlay a gently undulating, rolling terrain, where individual summits of low hills occasionally stand proud of the slopes which rise smoothly upwards from the shoreline.

This area is the very sparsely populated, with occasional pockets of habitation associated with Crackaig, Jura House and Brosdale, at the ferry terminal at Feolin and at Inver estate on the west coast. There is also the occasional single dwelling, such as at Strone.

Much of this landscape is elevated although even low-lying shorelines feel exposed, orientated southwards towards open sea, or facing west, into the wind channelled along the sound of Islay.

Settlement is therefore generally low lying, tucked into the lee of a fold in the landform or behind a rock outcrop. At Ardfin estate, which takes advantage of more fertile land associated with raised beaches, shelter is enhanced by extensive woodland planting.

There are many fine open and panoramic views from elevated locations within this area. All of this landscape provides the foreground to views of the Paps of Jura as seen from the ferry and other sea based traffic, which is a key reason why it is included within the NSA.

Three strategic areas were identified in this area. The survey information and the opportunities and constraints for which have been mapped at 1: 50 000 scale on the following pages.

No focal points for specific settlement expansion guidance were identified.

8.1 South and West Jura Strategy Areas

Five strategy areas were identified in South and West Jura. Each has its own distinctive landscape and visual character, and the settlement opportunities and constraints have been identified to maintain and enhance the existing character. The five areas are indicated on the survey map which follows and are called:

- South east facing slopes
- Elevated moorland with forest
- Indented coastline with policies and farmed land
- Elevated moorland
- Even coastline with raised beach

8.1.1 South east facing slopes

While north of the road, the landscape is elevated wet moorland with extensive forestry plantation and no habitation, south of the road, in the lee of Crackaig Hill and its outlying ridge to the north east, sweeping slopes extend down to the rocky shoreline. From here there are fine extensive views across the sea to the mainland.

Although exposed to the sea from the south, this area appears to be relatively fertile and existing habitation is a small farm at Crackaig as well as two houses closer to the shoreline – it is understood that there is already permission for a total of eight houses in this location.

8.1.2 Elevated moorland with forest

Wet moorland and extensive areas of commercial woodland clothe the gentle gradients of this part of the island, where the road extends inland away from the coast, crossing an elevated plateau. The terrain is relatively exposed and inhospitable.

Settlement is limited to a single dwelling at Strone, although there may have been more settlement in the past, before woodland was planted. Views to the coast and sea are limited by the woodland.

8.1.3 Indented coastline with policies and farmed land

This contained bowl of land, framed by rising land which curves around the policies and farmed land associated with Jura House, overlooks a sweep of bay which is backed by raised beaches. The coastline further defines the extent of this area with offshore islands, which extend outwards into the sea to reinforce the sense of containment.

Nevertheless, the area is very exposed to the south, and extensive policy woodland has been established around Jura house and farmed land. Settlement is focused at the central point of this bowl, dominated by Jura house and the farm steading, with additional houses at Brosdale and Cabrach.

8.1.4 Elevated moor

The undulating, terraced landscape, extending up from the coast and then backed by small hills to the north of the road, is a sweeping open moorland from which fine views of the Sound of Islay and Islay itself can be experienced.

There is only one dwelling, Camas as Staca, which is situated in a sheltered location close to the coast.

8.1.5 Even coastline with raised beach

At the narrowest point of the Sound of Islay, this western coastline of the island is relatively even. The public road extends along a narrow strip of level land, squeezed between the sea and the steep slope of a raised beach.

The ferry terminal offers a focus for development, with a single house and visitor centre occupying land adjacent to more gentle slopes near by.

North of the ferry terminal, a private road continues on to Inver estate. This part of the estate is characterised by semi natural woodland and a sense of seclusion, and settlement is limited to only occasional buildings, associated with the management of the estate. These buildings are located adjacent to watercourses, a characteristic of this landscape.




Island of Jura
 South and West Jura Strategy Areas
 Site Analysis and Observations


- Strategy Areas:
- 1 South east facing slopes
 - 2 Elevated moorland with forest
 - 3 Indented coastline with policies and farmed land
 - 4 Elevated moorland
 - 5 Even coastline with raised beach

- Key Views from Public Road
- Views to Islay

Island of Jura
 South and West Jura Strategy Areas
Landscape Opportunities and Constraints

 Strategy Areas

 South east facing slopes

 Opportunities for development are limited, but this area could be the site for new crofts or additional housing set back against the change of gradient along the south east facing edge of Crackaig Hill and its outlier to the north. A linear pattern of settlement would be appropriate, with houses orientated to face the sea. New croft land could extend north west to the road, but houses should be located in sheltered locations, hidden from the road and overlooking the coast as indicated.


Access tracks should be limited to single lane and new overhead lines should be introduced into this landscape.

2 Elevated moorland with forest

Housing is severely constrained by the wet, exposed and inhospitable terrain of the elevated moorland and woodland areas. Housing here would also be contrary to the distinct sequence of settlement on the island, which characteristically avoids elevated areas and focuses on sheltered coastal locations.

3 Indented coastline with policies and farmed land

Opportunities for additional housing are relatively limited by the fine setting of the house and steading buildings.

 However, opportunity for a very small number of houses, set in woodland to the north of the road around the telephone box and up towards the Cabrach would consolidate a cluster of settlement at this focal point, where the road bends to travel north west. Further native woodland would help provide a setting for any future development

4 Elevated moorland

Housing is severely constrained by the wet, exposed and inhospitable terrain of the elevated moorland and woodland areas. Housing here would also be contrary to the distinct sequence of settlement on the island, which characteristically avoids elevated areas

Opportunities are therefore limited to the coastal edge, where any housing should be tucked back in against sheltered slopes and ridges

5 Even coastline with raised beach

Settlement here is limited by physical terrain, and any new buildings should aim to develop a linear pattern following the alignment of the existing house at Feolin, with gable walls facing any wind which is channeled down the sound

Additional buildings at Inver estate should be located adjacent to watercourses, which is a key siting characteristic of this area

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