

Map Key



Areas with potential to accommodate development, subject to criteria, without damaging the landscape character of the area



Areas where development is generally unacceptable and would have an adverse impact upon the landscape character of the area



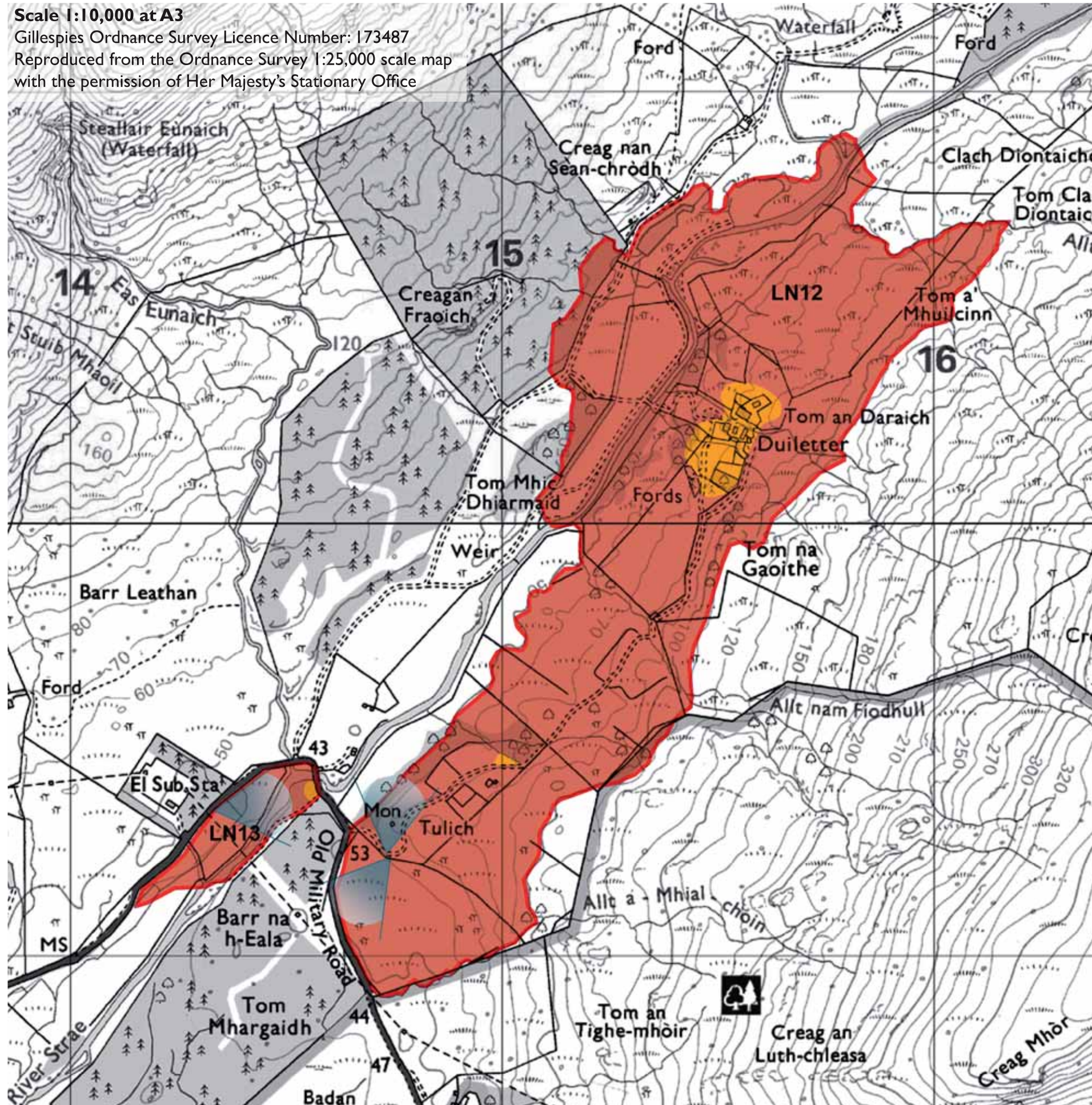
Key viewpoints

All plans at 1:10,000 and orientated north unless stated otherwise.

Scale 1:10,000 at A3

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LN12 DUILETTER

Site Description

This site is located in an Area of Panoramic Quality and within the SNH Mountain Glens LCT.

The majority of this ROA is located to the southeast of the River Strae, to the north the site extends across both sides of the river as the ROA continues north-east up the valley. It is bounded on the short southern edge by the B8077 (Old Military Road), from here an access track runs north to the farms at Duiletter. From here the track turns west, crossing the river before branching into a number of routes within the northwest part of the ROA.

Development is minimal throughout this remote river valley landscape. At the southern end, a single cottage at Tulich and a monument are prominent against the valley slope. To the north there is a cluster of buildings at Duiletter.

The site has open, panoramic views in all directions. Particularly important are the views north up the valley and west to the mountains. The ROA has minimal tree cover and mainly comprises wide areas of open moorland. The area retains a generally unsettled, remote character.

Scenic Quality

High

Sensitivity to Change

High

Capacity to Absorb Development

Limited

Areas with potential to absorb development (Orange Areas)

- There is potential to accommodate a single dwelling north of Tulich. This should be tucked up against the tree covered landform which would provide a framework and setting. It is a small site, and the landform would only provide a sufficient framework for one dwelling.
- At Duiletter there is the opportunity to add to the existing cluster, where new buildings would be seen as part of the existing grouping. Development should however, be kept within areas which are screened by existing planting

Areas not recommended for development (Red Areas)

- Generally the open river valley landscape does not possess the requisite tree cover or landform to accommodate development which would not adversely affect the character as it is a relatively unsettled, wild landscape.
- The area north of Duiletter should not be developed as this would begin to spread development further up the valley into more remote and unsettled landscape.
- Locations which would be part of key views up or down the valley should not be developed, to avoid detracting from the unsettled nature of both the local and wider areas.

LN13 BY ELECTRICITY SUB STATION

Site Description

This small site is located in an Area of Panoramic Quality and within the SNH Mountain Glens LCT.

The ROA is situated along the River Strae and is bounded on its north westerly edge by the B8077 (Old Military Road). Adjacent to the site is an electricity sub station, and the associated powerlines cross the ROA, detracting from an otherwise remote situation.

The site comprises open, uncultivated fields and does not have any development.

Scenic Quality

Medium

Sensitivity to Change

High

Capacity to Absorb Development

Limited

Areas with potential to absorb development (Orange Areas)

- There is potential to accommodate development in the woodland on the eastern bank of the river where there is access and tree cover to anchor development to the landscape. This small area could only accommodate one dwelling.

Areas not recommended for development (Red Areas)

- The central fields are too open and exposed with no suitable landscape features which could screen or provide a framework to accommodate development. Any development here would be out of character with the generally unsettled river valley landscape. It would also require significant planting to screen development from the road, which impact upon the views up the valley to the mountains.



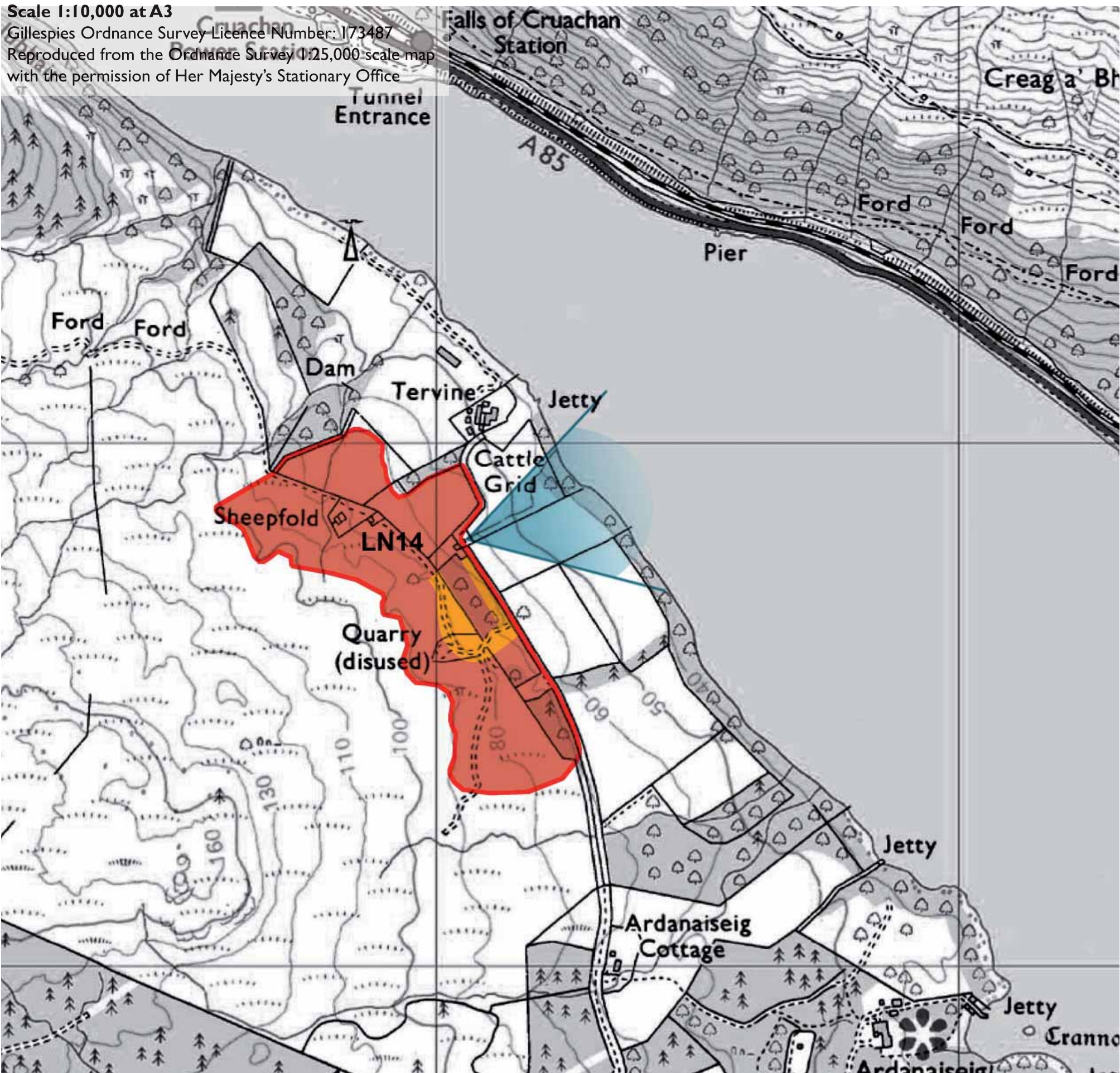
LN12 - View north across ROA from B8077



LN12 - View north across ROA from access track beside monument



LN13- View into site from south of the Electricity Sub Station



LN14 TERVINE

Site Description

This site is located in an Area of Panoramic Quality and within the SNH Craggy Uplands LCT.

This site is located on the western side of Loch Awe and is bounded on its western side by the 90m and 100m contours and on the east by the 70m and 60m contours.

The site is accessed by a track which runs along the western boundary. There are three dwellings in the site, two houses located along the minor road and a farm accessed by a track to the north. There is a sheepfold at its northern end of the site and a disused quarry accessed by tracks in the southern half.

The site generally comprises rough grazing land with some areas of mixed woodland along the western boundary. The site is dissected by one stream which runs north east from the northern end of the site. There are panoramic views of Loch Awe from most of the site; the site is also visible from the Cruachan Visitor Centre and the A85.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

Limited

**Areas with potential to absorb development
(Orange Areas)**

- Development could be located in the centre of the site behind a block of deciduous woodland as it will be screened from the wider landscape and it has existing access.
- There is potential to accommodate some development along the road, where the woodland will form a backdrop.

**Areas not recommended for development
(Red Areas)**

- Development is not recommended within the upper slopes of the site as these are featureless and open and development would be visible within the wider landscape.
- Development is not recommended within existing woodland in order to preserve the landscape character of the site



LN14- View southeast to farmstead from access track leading to quarry

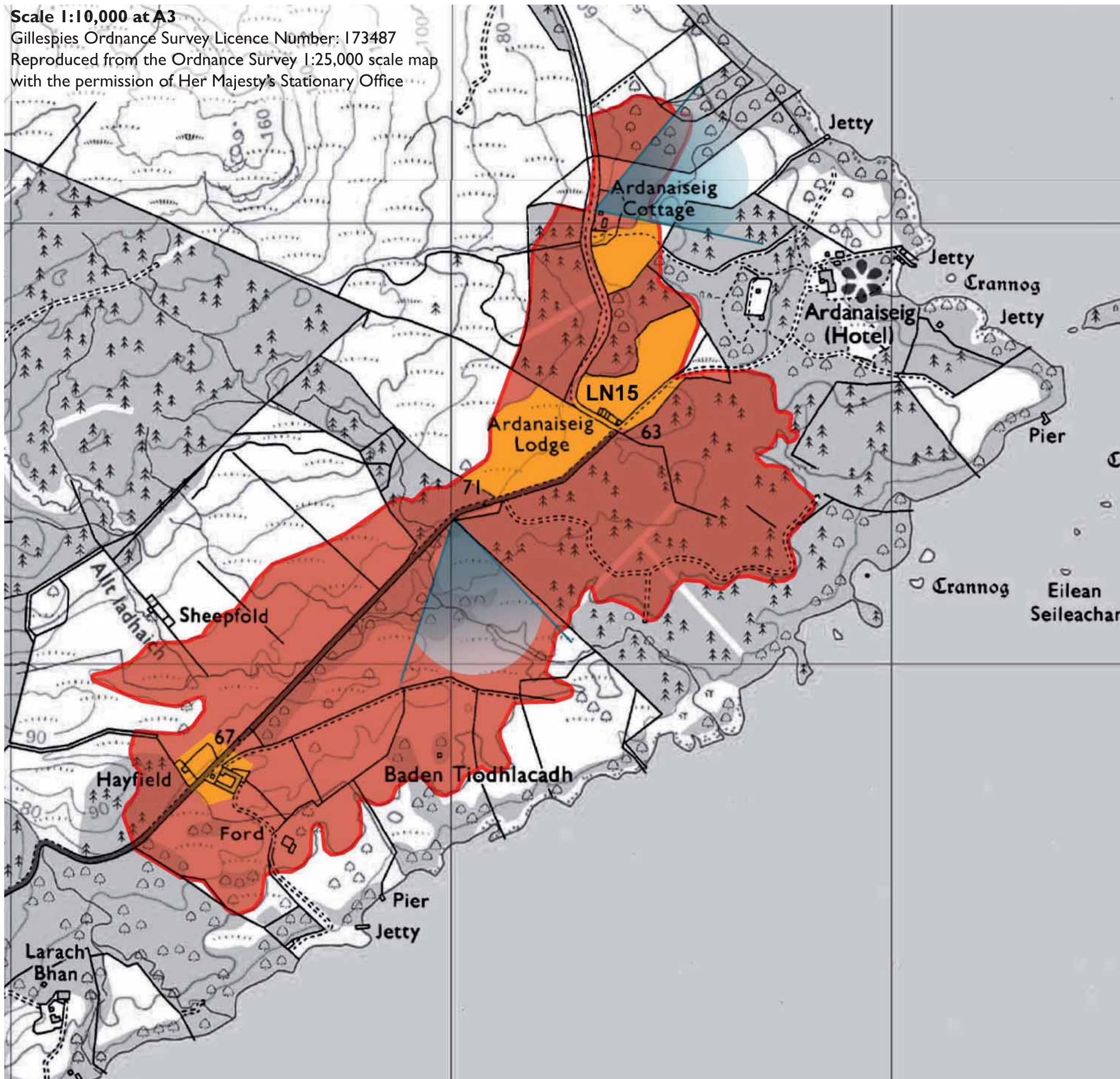


LN14- View into ROA over Loch Awe from A85

Scale 1:10,000 at A3

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LN15 ARDANAISEIG LODGE

Site Description

This site is located in an Area of Panoramic Quality and within the SNH Craggy Uplands LCT.

This site is located on the western side of Loch Awe and rises to a height of 80m AOD. It is accessed and dissected by a minor road. This passes the farmstead at Hayfield and terminates at Ardanaiseig Lodge. The road then branches, north to a cluster of buildings at Ardanaiseig Cottage and east to Ardanaiseig Hotel.

The southern half of the site comprises sloping grazing land interspersed with areas of deciduous tree planting. An access track from Hayfield runs south east across the site. North of the road in the southern part of the site, the land is rising, open and featureless. North of a wall running south east from the road, the site comprises dense coniferous woodland, with open areas of rough land around Ardanaiseig Lodge and areas of managed land and gardens around Ardanaiseig Cottage.

The site is dissected by a number of streams which flow through the site to Loch Awe. There are glimpsed views northeast to Loch Awe from Ardanaiseig Cottage. There are panoramic views to the southeast to Loch Awe from the road, south of the forestry.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

Good

Areas with potential to absorb development (Orange Areas)

- There are numerous opportunities for small scale development within clearings in the woodland in the northern part of the site along the access track. These areas have landscape structures which can accommodate development and development would not be part of a wider view.
- The large open field south of Ardanaiseig Lodge is suitable for development. This should be confined to the edges of the field and not in the centre where there isn't significant landscape structure to accommodate development
- There is potential to create a cluster of buildings at Hayfield. This should be set against existing tree groups.

Areas not recommended for development (Red Areas)

- Forestry areas are not recommended for development as felling cycles would leave development open and exposed
- The open slopes around Hayfield should not be developed as they do not have a landscape structure capable of accommodating development discreetly. Development would also be visible from a long distance, and could affect views to and from Loch Awe.



LN15- View northeast across ROA to Ardanaseig Lodge

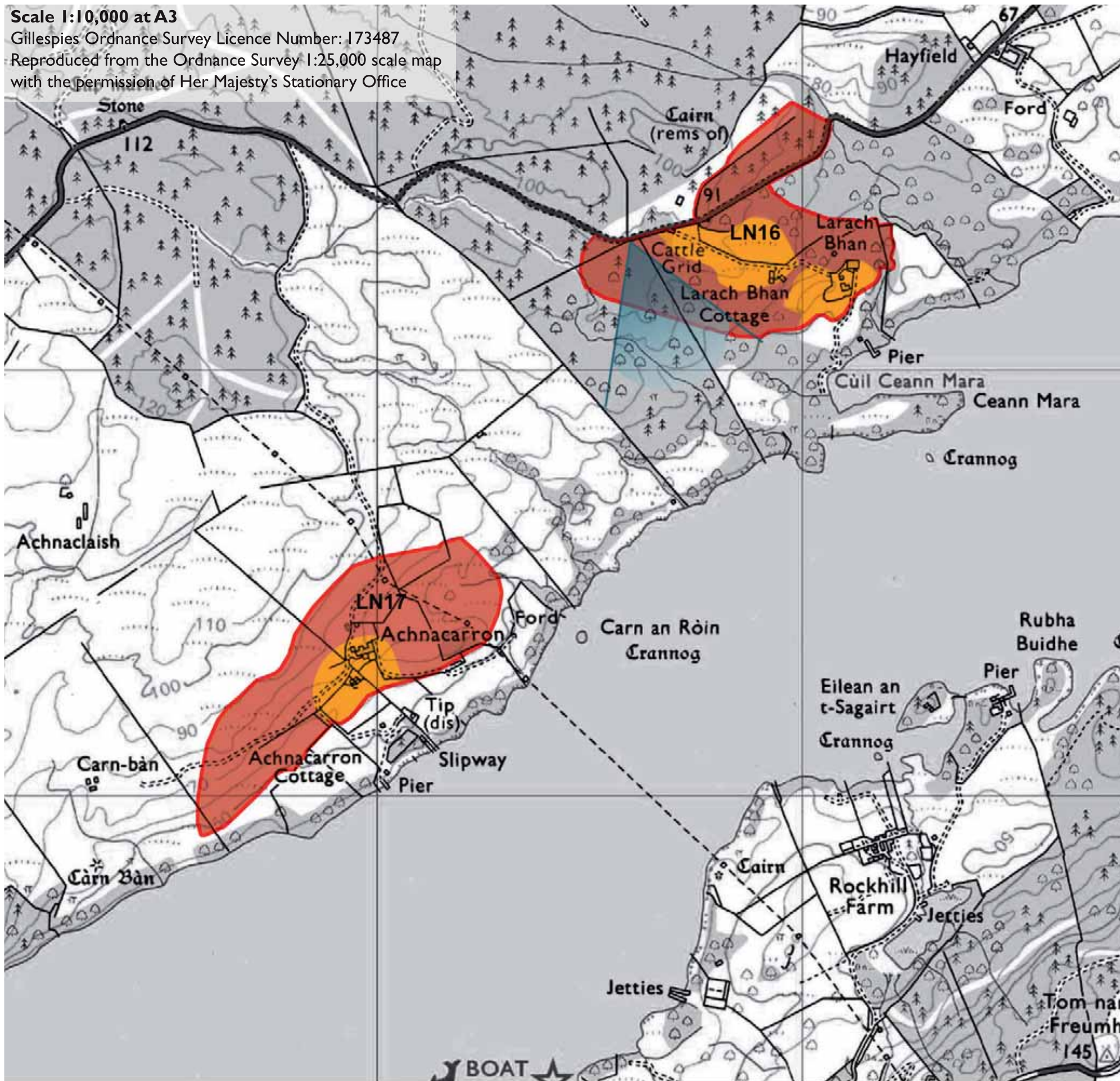


LN15- Open fields southwest of Ardanaseig Lodge

Scale 1:10,000 at A3

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LN16 LARACH BHAN

Site Description

This site is located in an Area of Panoramic Quality and within the SNH Craggy Uplands LCT.

This site is located on the northern side of Loch Awe and rises to a height of 90m AOD. It is accessed and dissected by a minor road which runs through the northern end of the site. A track runs south east through the site serving the Larach Bhan Cottage and Larach Bhan Farm.

Much of the site comprises mixed woodland, with an area of commercial forestry to the north of the minor road. To the west of the site is an area where forestry has been felled, there are panoramic views south to Loch Awe from this area. The area around the access track to the farm comprises open land with scattered trees.

Scenic Quality

Medium

Sensitivity to Change

Low

Capacity to Absorb Development

Good

Areas with potential to absorb development (Orange Areas)

- Development would be possible in the central areas of the site, as it will be screened by the surrounding woodlands and therefore not part of a wider view

Areas not recommended for development (Red Areas)

- Development is not recommended in areas of existing woodland as this would adversely affect the landscape structure which screens and gives setting to existing development.

LN17 ACHNACARRON**Site Description**

This site is located in an Area of Panoramic Quality and within the SNH Craggy Uplands LCT.

This site is located on the northern side of Loch Awe and rises to a height of 90m AOD along its northern boundary, the southern boundary is defined by the 60m contour.

It is accessed by a track which runs south from the minor road, serving the buildings at Achnacarron and Achnacarron Cottage.

The site is predominately rough grazing land with small areas of deciduous woodland to the east of Achnacarron. There are panoramic views of Loch Awe from the site.

The site is traversed by a powerline, running through the eastern end of the site in a southeast/northwest direction.

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

Good

**Areas with potential to absorb development
(Orange Areas)**

- The area around Achnacarron could accommodate development, as there is sufficient tree cover to the south to screen it from the southern shore of Loch Awe.

**Areas not recommended for development
(Red Areas)**

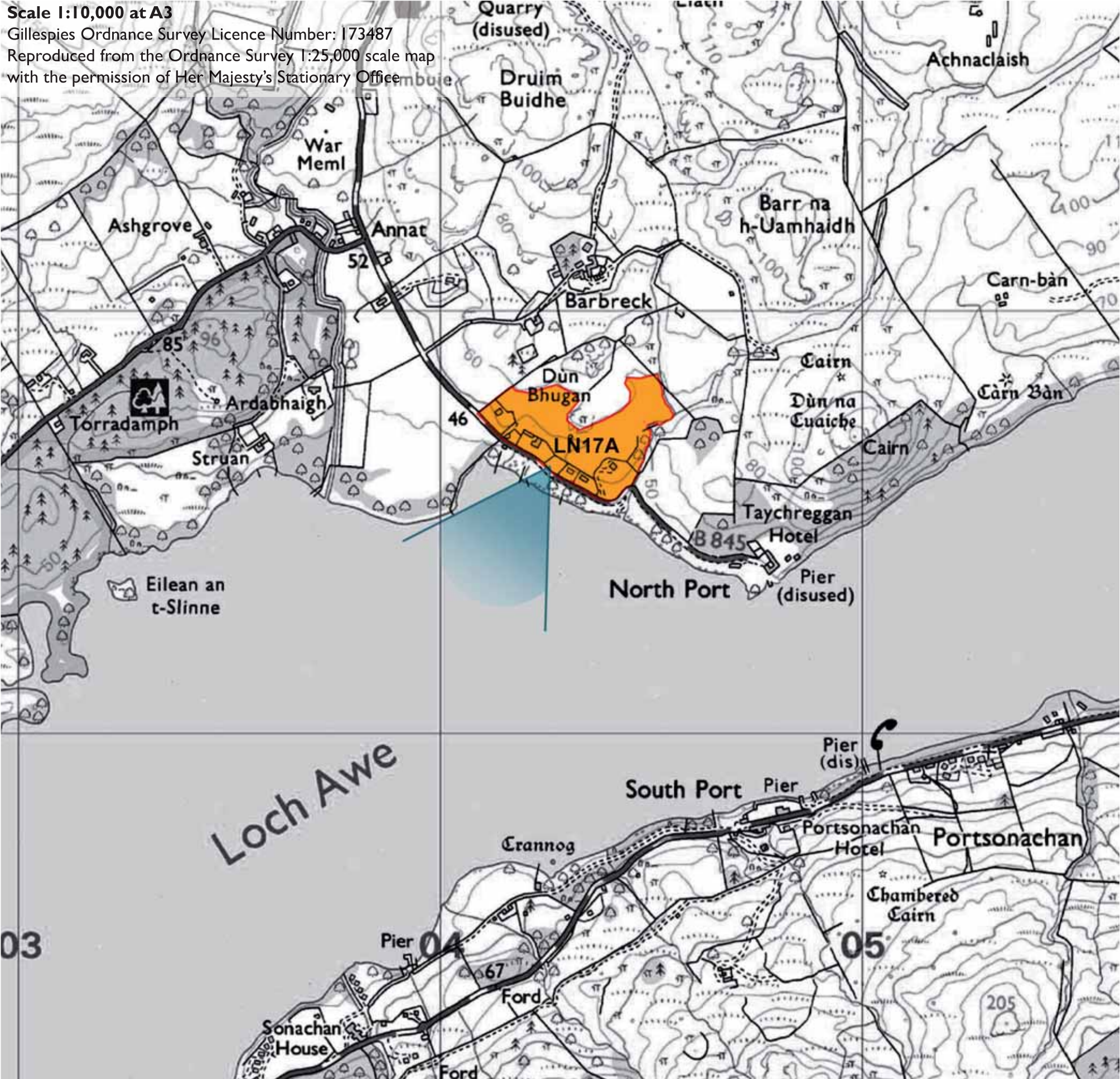
- The open fields to the rising land to north, south and east of Achnacarron should not be developed as the land is too open and development will be visible over a long distance.



LN16- View southeast into ROA from cattle grid



LN17- View into ROA from southern shore of Loch Awe



LN17A DUN BHUGAN

Site Description

This site is located in an Area of Panoramic Quality and within the SNH Craggy Uplands LCT.

This site is located on the northern side of Loch Awe and rises to a height of 60m AOD along its northern boundary, the southern boundary is defined by the B845.

There are a number of cottages along the roadside. The majority of the site comprises rough grazing land with a small area of deciduous woodland at the eastern side.

There are panoramic views south from the site to Loch Awe

Scenic Quality

Medium

Sensitivity to Change

Low

Capacity to Absorb Development

Good

Areas with potential to absorb development (Orange Areas)

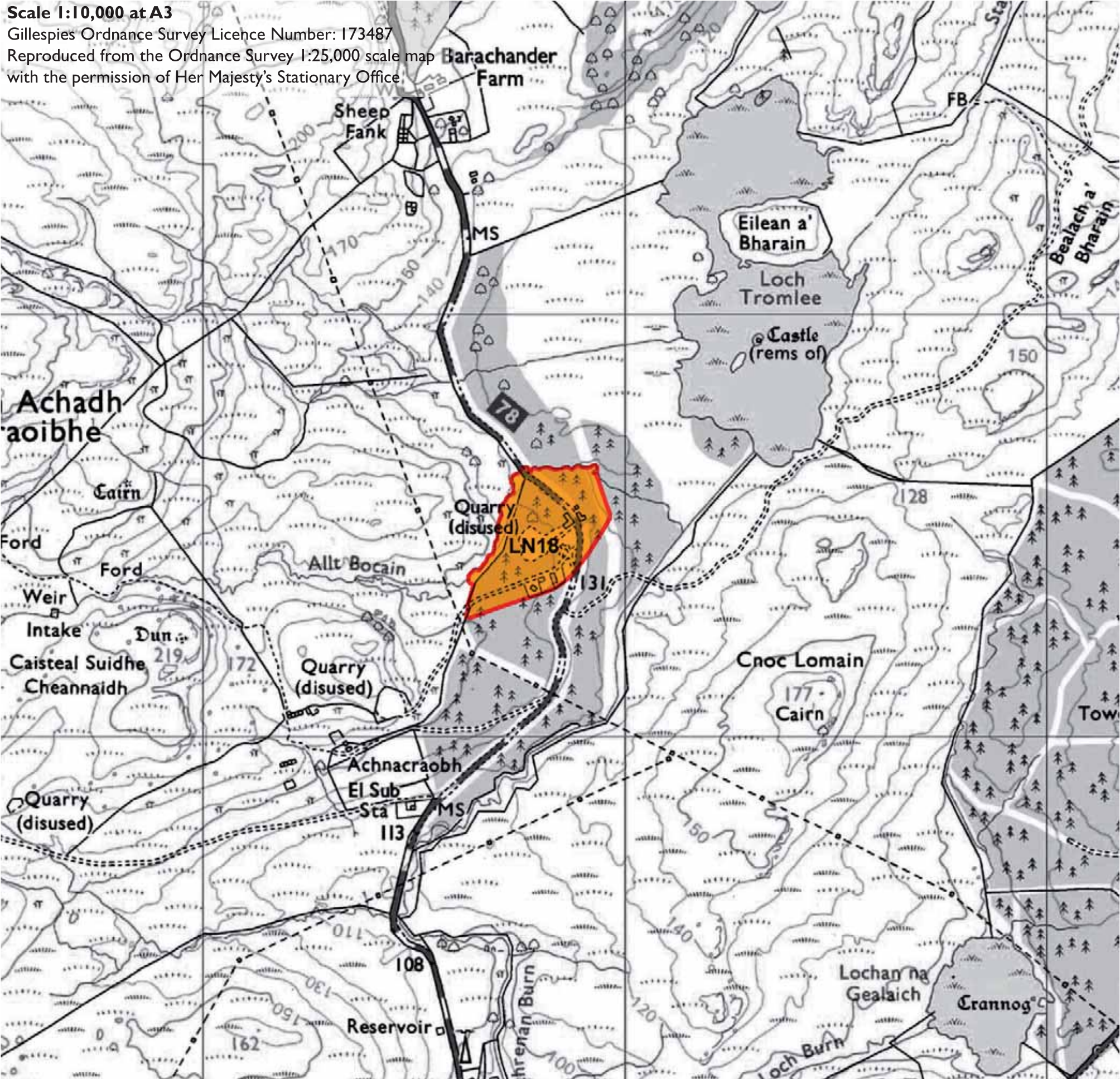
- The whole site has potential to accommodate development. It should be associated with new tree planting.



LN17A-View southwest to Loch Awe



LN17A-View northwest from western boundary of site



LN18 NR ACHNACRAOBH

Site Description

This site is located in an Area of Panoramic Quality and within the SNH Craggy Uplands LCT.

This site is located to the north of Kilchrennan and rises to a height of 140m AOD. It is accessed and dissected by the B845.

A track runs south west through the site serving the small cottages. Along the roadside there are a number of derelict light industry sheds, caravans and also a cottage at the sites northern end. There is a disused quarry in the centre of the site.

There are areas of commercial forestry to the east of the road, and to the north of the cottages.

Views in and out of the site are limited.

Scenic Quality

Low

Sensitivity to Change

Low

Capacity to Absorb Development

Good

Areas with potential to absorb development
(Orange Areas)

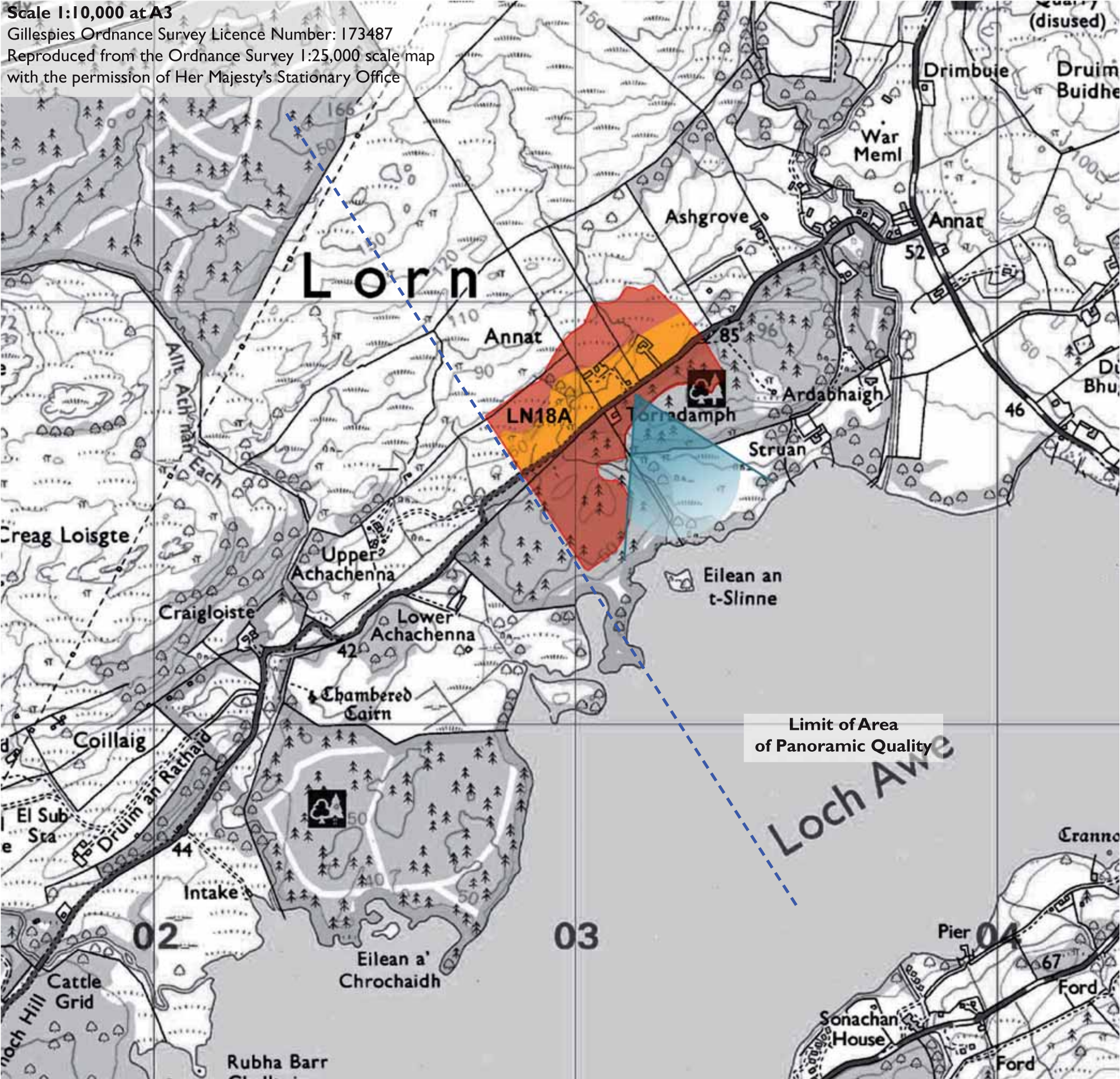
- The whole site could accommodate development. It is enclosed, without views in or out and a cluster could be formed around the bend in the road. Development should be associated with new broadleaved planting.



LN18-View south along the B845



LN18- Housing and derelict land in the centre of the site



LN18A TORRADAMPH

Site Description

This site is located in an Area of Panoramic Quality and within the SNH Craggy Uplands LCT.

This site is located on the northern side of Loch Awe and rises to a height of 80m AOD along its northern boundary. It is bisected by the minor road which runs along the northern side of Loch Awe.

South of the road the site comprises deciduous woodland, north of the road it comprises rough grazing land. There is one dwelling to the south of the road at Torradamph and three cottages to the north.

There are filtered views of Loch Awe to the south

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

Good

Areas with potential to absorb development
(Orange Areas)

- Development could be absorbed in the fields to the north of the minor road. This should be associated with new tree planting.

Areas not recommended for development
(Red Areas)

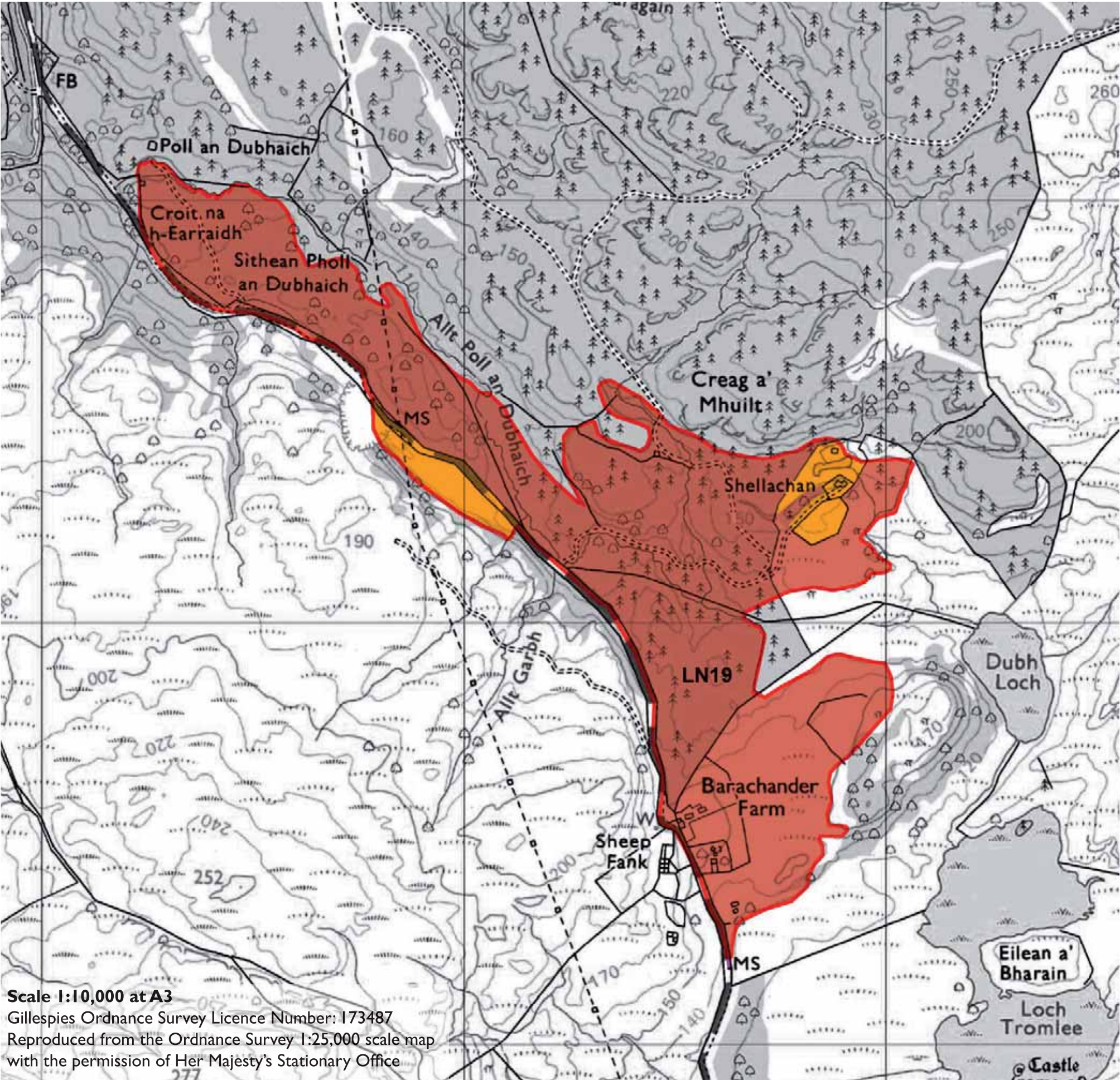
- The wooded areas south of the minor road should not be developed as this will alter the landscape character of the area.
- Development is not recommended above the 60m contour as it will be very prominent within the landscape and is not in keeping with the existing development pattern.



LN18A-View southwest to cottages on the northern side of the road



LN18A-View south to Loch Awe



LN19 BARACHANDER FARM

Site Description

This site is located in an Area of Panoramic Quality and within the SNH Craggy Uplands LCT.

This site is located to the north of Loch Tromlee and is bounded for most of its western side by the B845. It contains two farmsteads, Barachander Farm in the south and Shellachan in the east.

Much of the site is a mosaic of undulating land with patches of mixed woodland, and areas of commercial forestry between south of the access track to Shellachan and the B845. There is an area of open rough grazing land around and to the north east of Barachander Farm and another area of rough grazing land to the south of Shellachan.

North of Barachander Farm the land slopes steeply down from the B845.

There is also an area of open land to the west of the B845, through which a powerline passes in a north to south direction; to the north of this area is a quarry. A track passes through the northwest end of the ROA.

The site is dissected by a number of streams and there is a small lochan to the north of Shellachan.

From Barachander farm there are panoramic views southwest to Loch Tromlee. North of Barachander Farm views open up to the east across the undulating land to Shellachan

Scenic Quality

Medium

Sensitivity to Change

Medium

Capacity to Absorb Development

Limited

Areas with potential to absorb development
(Orange Areas)

- Development could be accommodated in the open land west of the B845 south of the quarry. It should be associated with broadleaved planting.
- Around Shellachan there is sufficient landscape structure to accommodate small scale development

Areas not recommended for development
(Red Areas)

- The open moorland around Barachander Farm should not be developed as any change here would be visible within the wider landscape

- The steeply sloping land adjacent to the B845 would require extensive earthworks so is therefore not suitable for development.
- Commercial forestry areas are not recommended for development as felling cycles would leave development open and exposed.



LN19-View northeast to Shellachan



LN19-View to Dubh Loch from south of Barachander Farm