Conservation Area Appraisal & Management Plan

ELLENABEICH

November 2019

Argyll & Bute COUNCIL

Contents

1. INTRODUCTION, PURPOSE & JUSTIFICATION

1.1 CONSERVATION AREAS

Conservation areas are defined as "areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance" (Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997)

1.2 DATE AND REASON FOR DESIGNATION

The Ellenabeich Conservation Area was designated in 1973 and given Outstanding status in 1982. The conservation area is extensive in size, incorporating the former quarries, the Garden and Designed Landscape of An Cala, the Scheduled Monument of Dun Aorain, the lagoon, as well as the main settlement area.

The map on page 3 shows the boundary of the conservation area.

Planning Permission is required for most works, including, but not limited to, the following:

- New development including property extensions, enlargements, improvements or other alterations including roof, window or door replacements.
- Works within the curtilage of a dwellinghouse
- Minor operations e.g. painting, satellite dishes
- Changes of use or temporary buildings
- Hard surfacing within the curtilage of a dwellinghouse
- Changes to any part of a boundary wall, railings, gates or other enclosure
- Removal of, or works to, trees
- Works which materially affect the character of a building
- Advertisements

Please refer to Circular 1/2012—Guidance on Household Permitted Development Rights

Conservation Area Consent is required for demolition

Listed Building Consent is required for works to all categories of Listed Buildings.

1.3 WHAT DOES CONSERVATION AREA STATUS MEAN?

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

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

Recent changes to the Householder Permitted Development Rights have strengthened the existing protection for conservation areas and these changes are reflected above.

Before undertaking work it is always advisable to contact the Local Area Planning Office to check if consent is required. Failure to obtain appropriate consents can result in enforcement action.

It is recognised that the successful management of conservation areas can only be achieved with the support and input from stakeholders, and in particular from residents and property owners.

1.4 PURPOSE OF APPRAISAL

Local Authorities are required to review their conservation areas on an ongoing basis. This latest appraisal of Ellenabeich, carried out in 2017 , recognises that significant time has passed since the previous draft was compiled in 2008. It was therefore considered essential that a full review be carried out .

Conservation Area Appraisals help the special qualities of the area be understood and how changing needs of that area can sensitively be managed. Appraisals play a positive role in facilitating change in a way that helps preserve and enhance the special quality of the area. Appraisals provide the opportunity to inform residents, businesses, developers, and investors about the special characteristics and needs of an area. This helps inform decisions and proposals for all levels of development.

No regulations or new policies are being imposed by this document

This document therefore seeks to:

1. **Define the special interest of Ellenabeich Conservation Area and identify any threats to its special qualities.**
2. **Provide guidelines to prevent harm and achieve enhancement.**
3. **Provide Argyll and Bute Council with Technical Guidance to support the assessment of development proposals in the conservation area or in a location that may impact on the setting of the conservation area.**

1.5 METHODOLOGY

The appraisal identifies key characteristics and ensures that there is an understanding of what it is desirable to protect. It also identifies any detracting negative factors.

The appraisal forms the basis of a conservation area boundary review that was used to determine if potential redefinition of the current conservation area boundary should be considered.

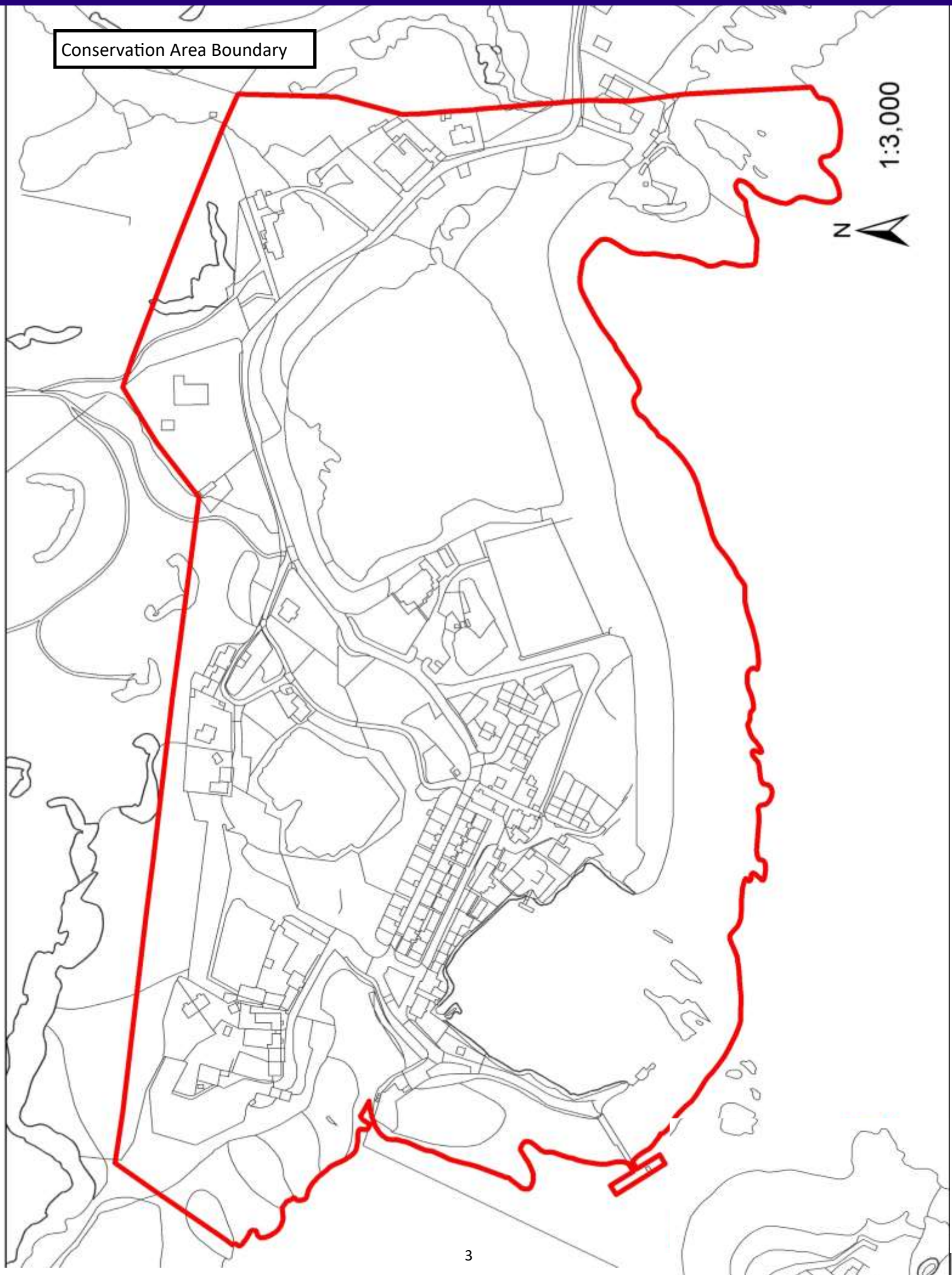
The conservation area appraisal provides the basis for the development of a management plan. The plan defines how change will be managed within the conservation area, identifies specific opportunities for positive enhancement and sets out the policy framework for the determination of development proposals.

1.6 PUBLIC CONSULTATION

This conservation area appraisal and resultant conservation strategy was subject to public consultation prior to final Council approval. This provided the opportunity to take into account the views of stakeholders, community organisations, local residents and property owners.

The public consultation process included:

- Consultation from 11th December 2017 to 30th April 2018—publicity via Twitter, hand delivered flyers, publicly displayed posters and the Argyll and Bute Council website
- Drop in event held in Seil Island Hall on 15th January 2018
- Collation and analysis of responses


Conservation Area Boundary
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2. LOCATION, HISTORY & DEVELOPMENT

2.1 LOCATION

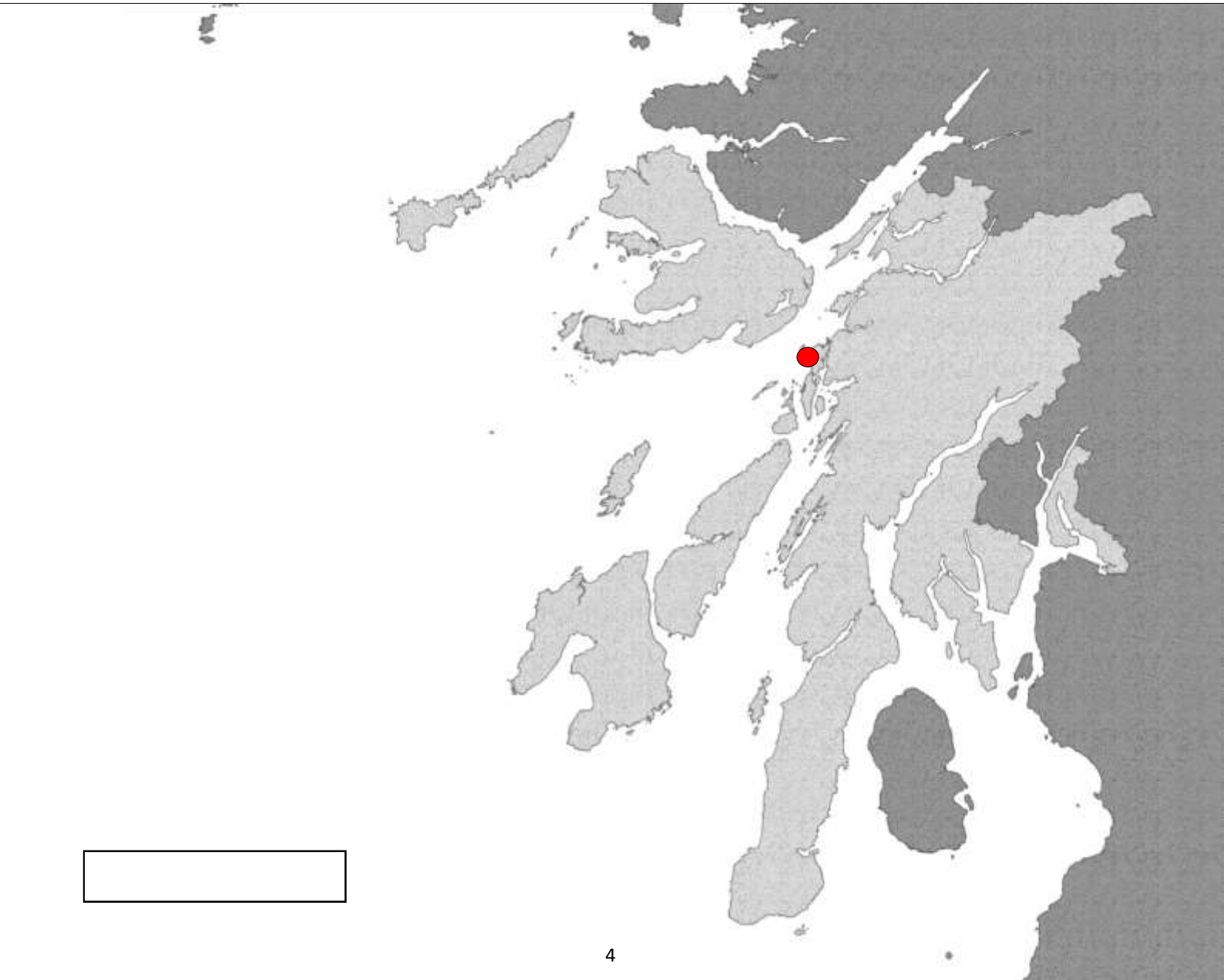
2.1.1 Regional Context, Geology and Topography

The Slate Islands comprise the islands of Easdale, Luing, Seil and Belnahua on the west coast of Argyll.

The bedrock of the Slate Islands comprises some of the oldest sedimentary rock (Dalriadan) that has been exposed in the British Isles. The name “Easdale” is generally used to refer to the whole group of quarries off the west coast of Argyll. Easdale Slate is blue-black with a rippled surface.

This was previously a tiny island called Eilean a Beithich / Eilean na Beich (Gaelic for Island of the Birches), separated from the main island by a slim sea channel (source: Withall, M. p13). Waste rock from the quarrying process, which accounted for as much as 60%, was used to infill ground which resulted in the former island becoming joined to the mainland. Furthermore, this infill provided a stable foundation for the houses subsequently built.

Ellenabeich is a significant and early example of a planned industrial settlement surviving largely intact. It is the largest village on the Island of Seil.



2.2 HISTORY AND DEVELOPMENT

The history provided in this document is intended only to set a basic context for the Appraisal.

2.2.1 Historic Pattern of Land Use and Settlement Development

The Slate Islands off the west coast of Scotland played a highly significant part in the industrial history of Scotland and are of considerable significance in the history of building construction generally. More importantly, they are of universal significance because they represent an early age in the history of industrialisation.

Of particular importance too is the socio-economic history of these industrial island communities:- the relationship between the workplace and the home, and the way of life led by the quarry-men and their families that can still be seen by the islands' built form.

Although quarrying had been ongoing since the 17th century on other parts of the Slate Islands, production did not begin at Ellenabeich until 1751. The industry showed a steady and rapid growth, with production rising to 10 million slates a year (across the whole of the Slate Island quarries) at the end of the 19th century. Slates were transported via the Crinan Canal to Glasgow.

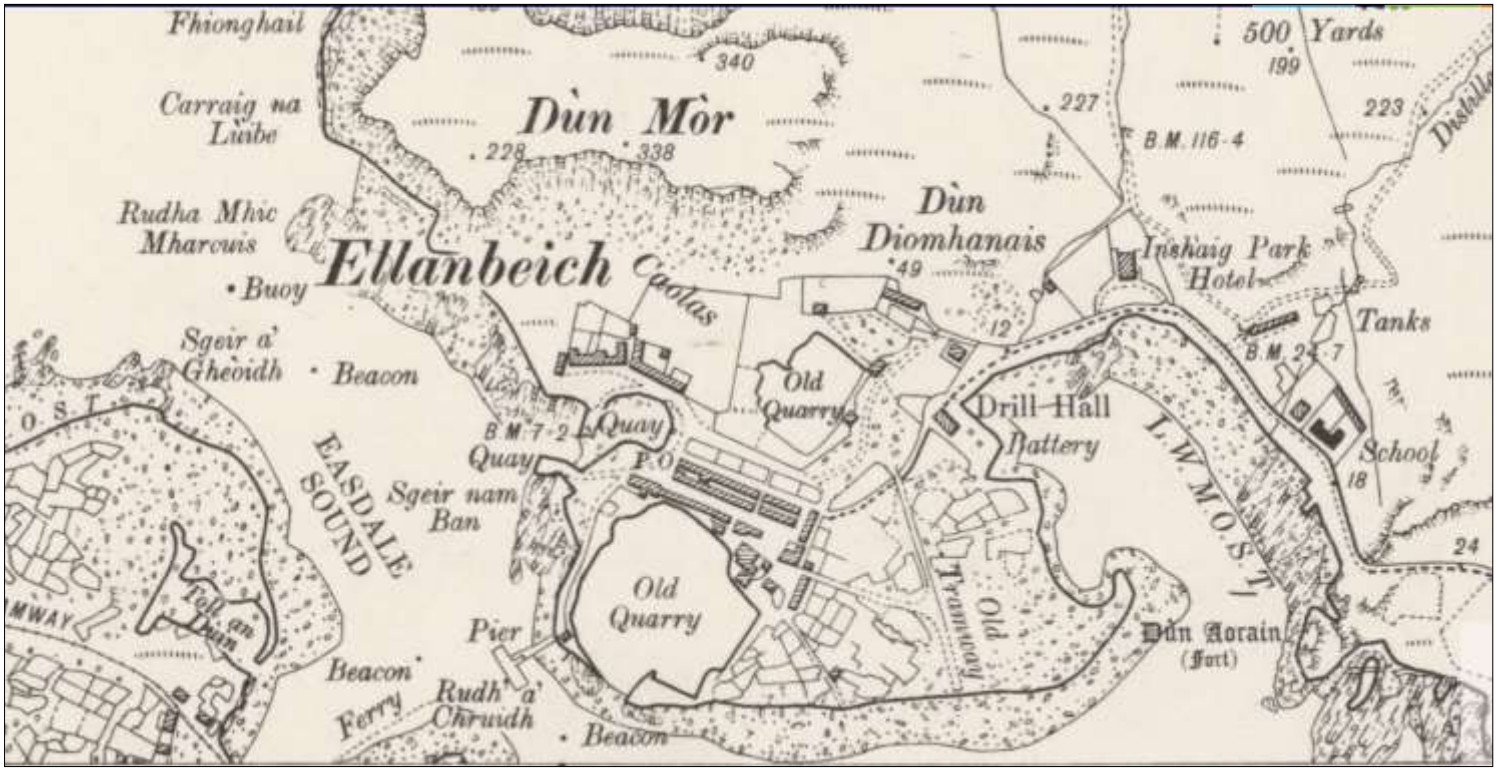
As the quarries fell below sea-level walls were built to prevent the sea from entering the quarries (the action of the sea has now removed most of these walls).

A tramway was built to carry quarry waste to the sea. The remains of the tramway can still be seen on the embankment next to the site of a modern housing development (Tramway Cottages).

In around 1870 a new wooden pier was built to the southwest of the village to service Ellenabeich and Easdale Island. The Pier has now deteriorated beyond repair and is on the Buildings at Risk Register. The Pier served "Easdale", including the island. The "Comet", the world's first passenger steamer, was in 1820 scheduled for passengers from Glasgow to Fort William via Easdale.

The centre of Ellenabeich comprises terraces of traditional quarry workers' houses set back to back in urban streets. These houses are very small in size, with low eaves and a low doorway. In the late 19th century the settlement developed to the east, when prominent buildings such as the quarry manager's

1st Series OS Map (1871)



1st Series OS Map (1897)

house (Inishaig House) and the school were built. By this time the lagoon was beginning to form, as can be evidenced from the OS map of 1899. Today there is a complete barrier across the bay.

On 22nd November 1881 a severe storm destroyed buildings at Ellenabeich, swept away the pier and breached the sea wall. Although no lives were lost, 240 men were put out of work and quarrying ceased at this site. In the 20th century all the quarries faced competition from abroad and from artificial roofing materials. The last of the Slate Island quarries (Culipool and Balvicar) closed in 1966.

"Easdale" was the principle village of the area, more populous than pre-railway Oban. It has been a commercial centre for as long it has been a village.

2.2.2 The Area in Relation to its Form and Function

Ellenabeich responds to its coastal location, built on the viable land available, with the high cliffs of Dun Mor (106 metres) bounding the village to the north. The dense settlement pattern accommodated the quarrying process by providing easy access to the quarries and piers.

Tangible remains of quarrying activities are highly significant as they show how the industry changed and adapted over the years. Quarries became worked out or flooded and new quarries were opened up, the tramways were extended, then later removed, and new buildings erected on quarry waste. This shows the symbiotic uses of industry and housing changing together in a planned way.

The flooded quarries

3. CHARACTER AND APPEARANCE

The unique character of Ellenabeich owes much to its connections with Easdale Island, the steamer pier, and centuries of tourism. The land reclamation that transformed former Eilian na Beich helped establish "Easdale" as something much more than Easdale Island.

3.1 ACTIVITY AND USES

Ellenabeich is mainly residential:- although some of the houses are used as holiday homes. There is an active tourism industry. The main public area currently features The Scottish Slate Islands Heritage Trust Heritage Centre and Museum, the Oyster Bar pub and boat tours (Sea Fari) booking office.

Sea Fari boat tours

The primary school sits at the eastern boundary of the conservation area, with 14 pupils (from Seil and Easdale Island) attending the school. There is no secondary school in the area, with pupils travelling 17 miles to attend high school in Oban.

There is a community centre on the site of the former drill hall which sits to the side of the lagoon and additionally provides outdoor seating, a playpark and community garden.

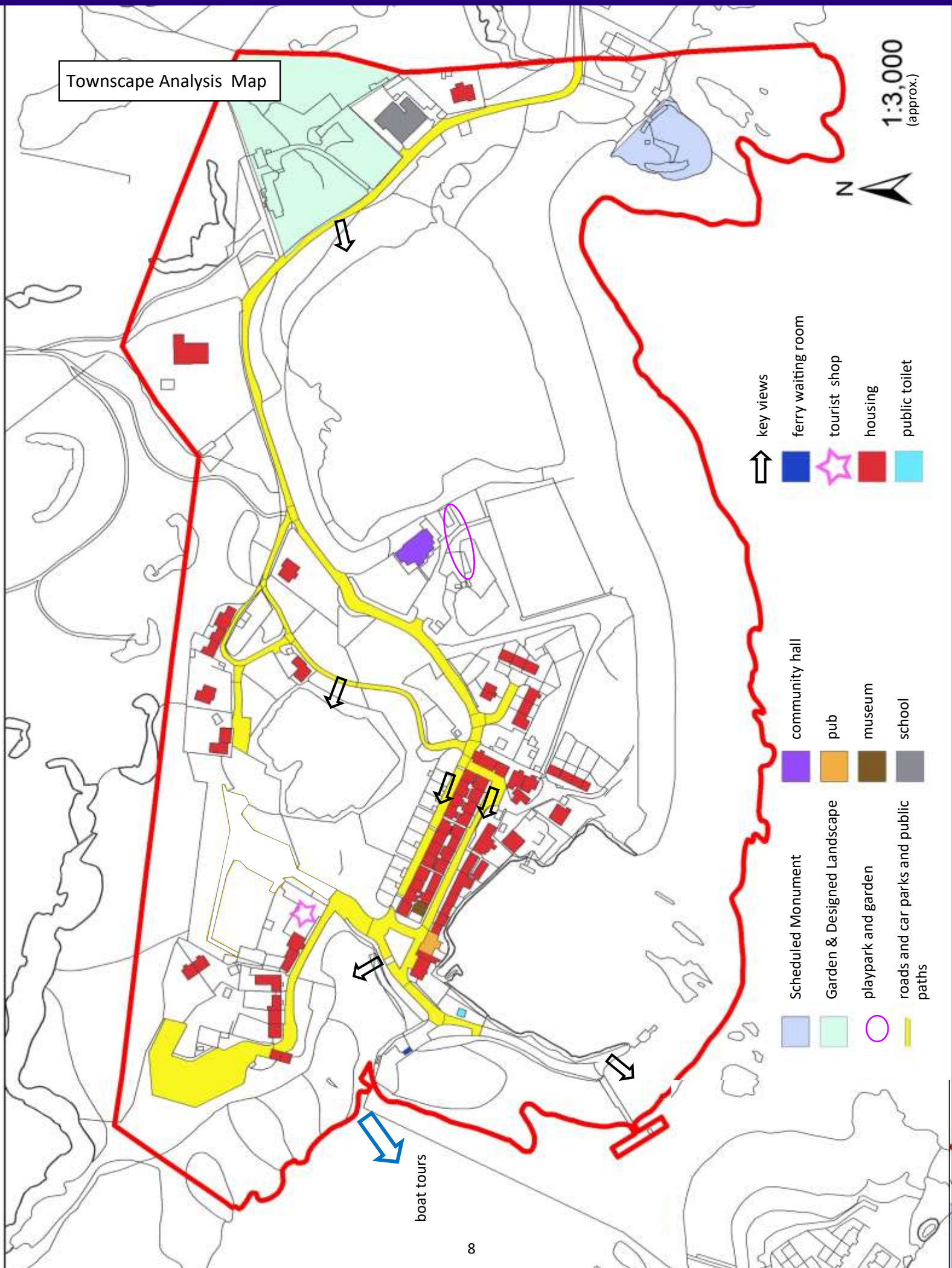
The Community Garden

3.2 STREET PATTERN AND LANDSCAPE

The approach to Ellenabeich is along the B844, a curving single track road with views across the lagoon to Seil Island and the sea beyond. There are no pavements for pedestrians however the road serves only the settlement of Ellenabeich and the island of Easdale beyond.

View across lagoon on entering conservation area

Development (subsequent to that in the village centre), in the late 19th and early 20th centuries, has taken place along this approach, with scattered large-scale stone buildings set back from the north and east of the road. The Garden and Designed Landscape of An Cala sits amongst these, with the plants protected by a 5 metre high brick wall.


Townscape Analysis Map
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(approx.)
N
key views
ferry waiting room
tourist shop
housing
public toilet
community hall
pub
museum
school
Scheduled Monument
Garden & Designed Landscape
playpark and garden
roads and car parks and public paths
boat tours

The road splits at the north of the lagoon, with the B844 continuing towards the town centre.

The track to the north serves a variety of one and a half storey dwellings. Gardens with ancillary buildings provide separation between the houses and the track. From here, views are provided across the small flooded quarry to with the rooftops of terraced cottages visible in the distance. A grass public path can be accessed through a gate, leading to the centre of the village, passing through an open area of grassland, with a blurred boundary between public and private space.

Track to north houses

View across flooded quarry

Returning to the B844 the new Tramway cottages have been built in a cul-de-sac around a paved road. Unlike most of the other houses in the village, these are not on a through-road and this space has a more private, segregated feel.

The main planned settlement of Ellenabeich has a dense urban form. From the eastern end of this, views are afforded past the cottages to an open triangle of ground and the sea beyond. The 19th century slate workers cottages form narrow linear streets. The houses are sited very close to the road, with little or no immediate garden areas. Some houses feature detached gardens, which form the north boundary to the approach to the village, with high slate walls.

Front Street, with sea beyond

On Back Street the predominant pattern is narrow gardens bounded by low walls on the north side and houses opening directly onto the road on the south side. However at the east end of the street, boundary walls have been built out into the road, changing the character of the street.

Back Street

A cluster of houses set right on the street leads the way to the former Engine House, which at 2 storeys high, rises above the cottages, and is set within a garden ground which leads to the flooded quarry beyond. Adjacent to the former Engine House is a further terrace of single storey cottages.

From the seafront, there is a key view across to a terrace of buildings sitting in front of the high cliffs of Dun Mor. These houses were built in the 19th Century and include Monaveen Lodge, a former home, office and store of the quarry manager. Modern, inappropriate, alterations have been carried out to the east-most buildings of this terrace. Large car parks for cars and coaches are concealed behind this terrace.

Houses in front of Dun Mor

3.3 PUBLIC REALM

The entrance to the conservation area is denoted by a large slate sign, although the siting of this fails to incorporate the Scheduled Monument of Dun Aorain, to the south, within the designation.

New street-lighting has been installed recently. These feature modern LED lighting however are of a style that is sensitive to the conservation area's character.

The triangle of open ground in front of the harbour (constructed in 1826) forms the main public realm. Seating and slate planters have been provided, and an old K6 telephone box sits to the east of the space. The crane that stood on the (now ruinous) timber pier and which served the paddle steamer traffic operating in the 19th century, has now been incorporated into the public area as a monument. However excessive signage within this area detracts from the character of the conservation area.

Crane, and slate planters

Public realm

A small waiting room constructed of exposed stone, provides shelter for passengers awaiting the boat to Easdale Island. The potential feeling of openness and space of the harbour area is somewhat restricted by the parking, with cars parking not only in the allocated spaces along the seafront, but around the triangle as well.

Ferry waiting room

A jetty runs southwards constructed of vertically-set slates. Beyond this the ruinous structure of the old wooden pier can be seen. Both of these structures are on the Buildings at Risk Register.

3.4 CHARACTER AREAS

The conservation area has been split into 3 character areas roughly according to historical development; street pattern and layout; and built form as follows:-

The Centre, incorporating former slateworkers' cottages and Tramway Cottages: – Early 19th century single storey terraced cottages and the taller Engine House, incorporating the new development at Tramway Cottages which was designed to be in keeping with the style of the traditional slate-workers' cottages. Buildings are rendered.

The North, incorporating Caolas:- Buildings constructed throughout the 19th century with 20th century additions on the periphery of the area. Buildings are rendered and predominantly feature dormer windows.

The East:- Large detached buildings dating from between the late 19th century and early 20th century. There has been no modern (post-war) development in this area. Buildings predominantly feature exposed stone.

Please note that some buildings have been selected as examples within the character area analyses to represent a range of building types and dates found in the village. Buildings that have not specifically been mentioned are of equal heritage value to the conservation area.

3.4.1. The Centre, incorporating former slateworkers' cottages and Tramway Cottages

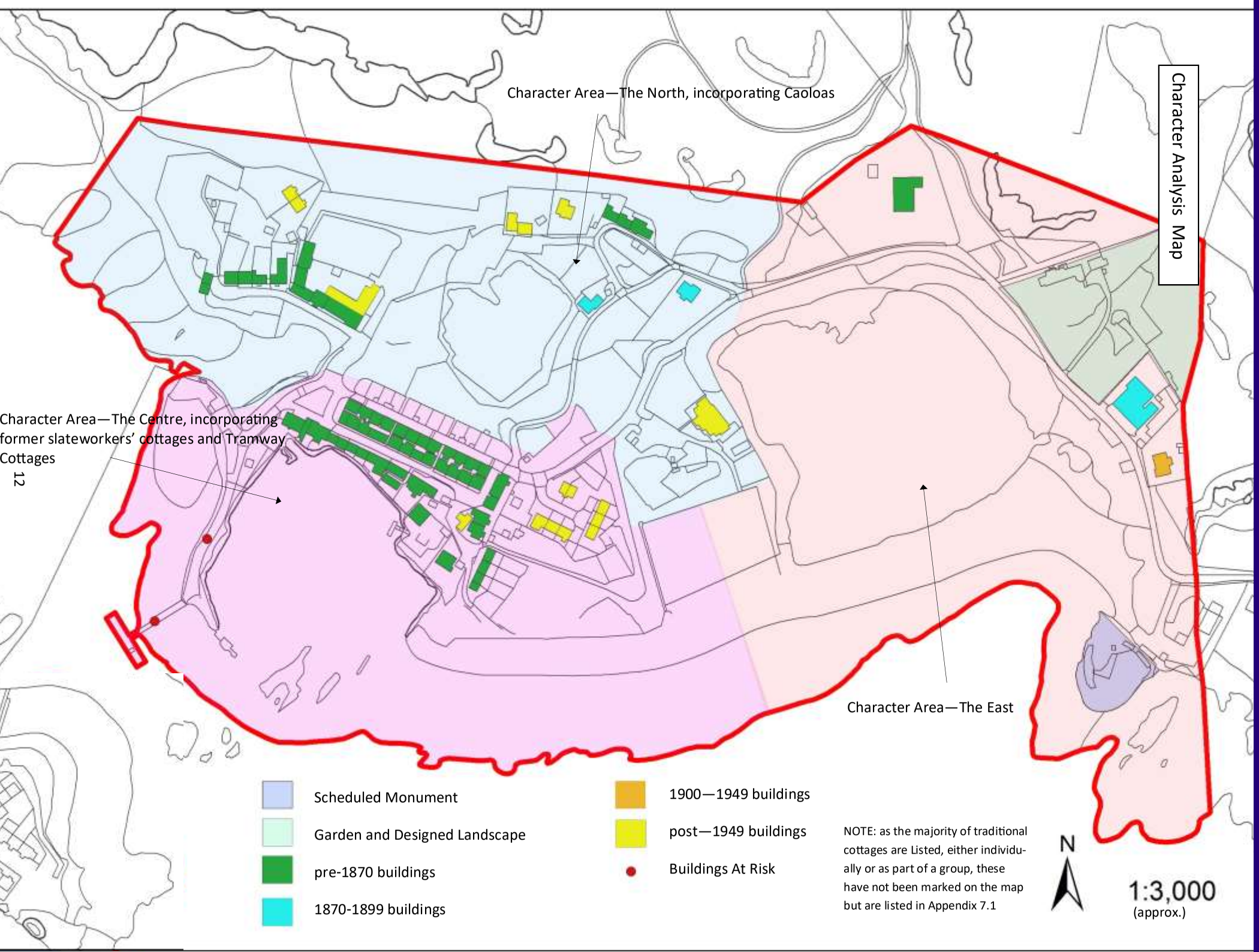
The densely packed parallel rows of white-rendered houses in the village of Ellenabeich stand perched on the rim of the early 19th century quarry that was flooded when the walls were breached on the night of the storm in 1881.

This part of Ellenabeich has a dense urban form. There are two rows of houses set back to back, with one row facing north over Front Street towards their detached, (traditionally) dry- stone-walled gardens and the other row facing Back Street. The row on the southern side of Back Street have their rear yards perched dramatically over the cliff of the quarry lagoon. Some houses on Front Street still make use of water butts (source: Withall, M. p28), retention of which should be encouraged.

Water butt

Alley between Front Street and Main Street

Character Analysis Map



The majority of these terraced houses have been extended to the rear, closing the gap between the terraces. A variety of roof pitches have been used, shallower than the pitches of the original houses, but still generally steep enough for real slates to be used.

The traditional form is the gable end.

Ancillary buildings such as sheds have been built in the gardens, utilising a variety of forms and materials.

New housing has been built to the east (Tramway Cottages). This development comprises 2 no. 1 ½ storey detached house and 6 single storey terraced cottages. There has been an attempt for this development to be in keeping with the former slate-workers' cottages.

Tramway Cottages

The Engine House is a tall structure which was built to house the Newcomen Atmospheric Engine (which lifted water to a higher level) and is now a private dwellinghouse which has been altered and extended. Although the majority of the traditional houses within this character area are Listed, the Engine House is not.

The former Engine House

Buildings at Risk

There are currently 2 registered Buildings at Risk in Ellenabeich (both within this character area):

The wooden pier extension

Built circa 1870 when the slate industry depended on steamers. Built of wooden piles with a wood and iron post crane previously sited on the pierhead. It is now in poor condition and is continuing to decay.

The Wooden Pier

The slate pier (quay)

Built circa 1826 of vertically-set rubble slabs and is B-Listed. In 2012 a Historic Environment Scotland inspection found that storm damage has breached the pier in two places.

The Slate Pier

3.4.2 The North, incorporating Caoloas

This character area features an organic layout of buildings, some of which are accessed by grassy paths. A key feature of this character area is the views from the majority of buildings, across the sea, small flooded quarry and lagoon.

Flooded quarry

"The Terrace" at Caolas remains virtually intact, terminated by the off-set coach house for the quarry. Some of the houses here, in the northern part of the conservation area, are up to two storeys high.

Housing in front of Dun Mor ("The Terrace")

Houses are mainly white (rendered) and were built throughout the 19th century, with later development in the 20th century. Dormers are a prominent feature in this area and there are some small rooflights. Windows have been painted a variety of colours.

An example of a traditional house is The Cottage which is at risk of further deterioration due to lack of maintenance.

The Cottage

Ancillary buildings are common, of various materials, in gardens separated from houses by tracks.

There are two large car parks in this part of the village, one associated with a large tourist-related retail outlet than can accommodate large numbers of coaches and the other, tucked away beyond the terraced houses, under the cliff.

Extensions have been added, most prominently by way of front porches. The most significant alterations carried out have been to the Highland Arts shop, where there is scope for positive redevelopment.

A more recent, and extremely significant, development is Seil Island Hall, which was redesigned in 2004.

Seil Island Hall

3.4.3. The East

The eastern section of the conservation area features large detached buildings, generally of exposed stone, with large areas of garden ground. These buildings overlook the lagoon at the entrance to the conservation area.

Inishaig House was built as quarry managers house in 1870 but converted to an inn by the Netherlorn Slate Company 20 years later. It features painted quoins; square ground floor bays with a pillastered central doorway and a hipped roof.

Inishaig House

The school was built in 1877 by the Netherlorn Slate Company, overlooking Dun Aorain (Scheduled Monument). It is a symmetrical, single storey design which has in recent times been extended to the rear.

The School—note: repairs have subsequently been carried out to the boundary wall

There has been no new development in this area.

Scheduled monument

Dun Aorain (SM4178) is a fenced sub-oval slate dun, accessed from the North east. The thick east wall is now a grass-covered bank. The approach to the monument is now difficult due to the construction of a dwellinghouse.

Dun Aorain

Designed Landscape

An Cala (GDL00013) has been designed as a Designed Landscape by Historic Environment Scotland and is considered to have outstanding value on account of the layout and planting designs within the terraces and other areas.

The garden contains a wide plant collection which is considered to be of high horticultural interest and value. A 5m high wall, built in 1934 shelters the gardens, and restricts views of the house. The house was formerly 3 19th century cottages which were converted to a single dwelling in the early 20th century, with a higher half-octangonal wing added.

An Cala

3.5 MATERIALS AND DETAILS

Roofs were traditionally slated with local (Easdale) slates. Small slates were used for the cottages to allow the larger ones to be exported. As there are no active slate quarries in Easdale (or even in Scotland), there is a limited supply of (reclaimed) Easdale slates for repairs and new developments – a discussion regarding specification for this purpose is covered in section 6.3.3. The use of artificial slates, as can be seen on some extensions, is inappropriate. Therefore, upgrading this roof type to slate, even if imported, is encouraged.

Generally houses feature gable ends (an exception being Inishaig House which is of a different architectural style).

Dormers feature on many of the houses in the North Section, which generally form part of the wall, rather than being set back and separated by roofing.

Rooflights were not traditional on the majority of buildings. Many have now been incorporated, and where flat and sensitively proportioned these are an acceptable inclusion for modern living. Unfortunately however some of these are larger and wider than is appropriate for the context.

External walls were constructed of slate rubble, with corners built in whinstone (a hard basaltic granite). The external walls of slate-workers' cottages have now generally been rendered in cement and finished with a modern masonry paint but previously would have been lime-rendered and/or limewashed. Further information about the performance of these materials can be found in section 6.3.4. Buildings in the East section of the Conservation Area are exposed stone.

Historic windows have been removed and replaced with a variety of styles and materials, including uPVC. Many (modern timber as well as uPVC) have thick profiles that contrast sharply with the traditional form of the window. Even where an attempt has been made to seek a higher quality of uPVC windows these don't fit the traditional architecture. Horns should only be used if precedent is found, and only then when they are moulded to match the historic profile (refer to: Argyll-bute.gov.uk/sites/default/files/RothesayWindowAdviceNote2.pdf)

Doors are low and wide. These would traditionally have been timber with simple door knobs. Modern replacements are of various styles and materials including inappropriate use of uPVC.

Slate has been used extensively around the conservation area in details such as planters and window cills. The addition of slate cills where they don't currently exist may be acceptable for technical reasons (subject to design details).

Slate cill

4 ASSESSMENT OF SIGNIFICANCE

Ellenabeich Conservation Area is of historic importance due to its significance in the Easdale Slate Industry. Preservation of the former slate quarries and associated historical and architectural assets is therefore of critical importance.

As the quarries are no longer active, the area now relies heavily on tourism provided by the historical significance, but also due to its coastal and rural location. Whilst it is important to preserve the remaining evidence of quarrying activity, it is of equal importance to protect the economy and allow the village to be active and thriving today.

4.1 KEY FEATURES

Having carried out an assessment of the buildings and areas it is possible to identify the key features that define the special architectural and historic character of the area. These are:

- **The flooded quarries**
- **The crane**
- **The former slate workers' cottages with their unique characteristics**
- **The jetty and wooden pier**
- **Traditional local materials such as whinstone and slate**
- **The unique connection and influence of the original topography uniting Easdale Island with Ellenabeich, Caolas and Easdale as a whole**

4.2 NEGATIVE FACTORS

A number of negative factors have been identified and are listed below. These form the basis for the Opportunities for Enhancement.

- **Inappropriate windows – the orientation, proportions, opening style, materials and detailing of windows are important to the character. For example astragals should not be stuck onto the pane of glass, should be timber and should be slender; uPVC and other inappropriate windows have incrementally and negatively affected the character and appearance of the conservation area.**
- **Roof tiles – in any conservation area poor quality roof tiles would not be considered acceptable, and this is of even higher importance in a conservation area designated as such due to its production of roofing slates.**
- **Lack of maintenance – The Cottage is a current example of a property that, if not maintained in the immediate future, is at risk of becoming derelict.**
- **Quality of newer developments – some recent development in the area has not wholly understood the sensitivities of the conservation area. Discussions with the planning department can assist in making an appropriate application.**
- **Signage and advertising – consent is required for signage within a conservation area. The economic need for signage and advertising is appreciated, however consent will only be granted for signs of appropriate materials and lettering.**
- **Traffic – high traffic volumes and associated parking requirements at the harbour can detract from the historic environment**

4.3 SENSITIVITY ANALYSIS

Ellenabeich is important in architectural terms and fragile in economic terms.

The character and appearance of the Slate Islands are highly vulnerable to changes arising from modernisation and new development. It is not the intention of the planning department to thwart socio-economic progress, but simply to ensure that development is not detrimental to the character of the area, by paying particular attention to the negative factors identified in Section 4.2 and the Management Plan (Section 6).

5 OPPORTUNITIES FOR PRESERVATION AND ENHANCEMENT

5.1 BUILDING MAINTENANCE AND REPAIR

It is important that historic buildings are adequately maintained and repaired using traditional materials and techniques. Traditional materials may last much longer than man-made counterparts if properly maintained and repaired. Natural building materials are the most sustainably responsible response to altering an historic building. Modern replacements usually look out of place, can cause problems with the building fabric if the traditional construction methods have not been considered and often do not last as long. Grants may be available to owners to ensure that eligible works are undertaken to a high standard.

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

Argyll and Bute Council's planning team and conservation staff can provide advice on traditional repairs and potential sources of grant funding. The council will encourage owners of historic buildings to use traditional materials and repair techniques through advice and publications and ensure that the availability of relevant grant funding is well publicised.

5.2 BOUNDARY REVIEW

As part of the assessment process the boundaries of the conservation area were inspected and research was carried out into the historic development of the town. Existing designations were also examined. Designation and review will not, in its own right, ensure that the character or appearance of the area is preserved or enhanced. The development of a robust Management Plan (section 6) will provide a basis for Development Management decisions.

5.2.1 General Principles of Review

In considering any review of the content and boundary of a conservation area, it is important to establish criteria against which decisions can be assessed. An overarching principle comes from the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 itself. In defining conservation areas and the role that the planning authorities have in considering development proposals within them, four main themes are identified. These are:

A) Architectural interest
B) Historic interest
C) Character
D) Appearance

5.2.2 Ellenabeich Review

The conservation area is bounded to the south and west by the sea, and to the north by cliffs. The only potential to extend would therefore be to the east.

New houses have been built to the east of the conservation area however these feature dormers which are too large/wide and windows of inappropriate proportions and non-traditional styles. The houses also have a deeper plan than is traditional. As these new houses are not in keeping with the conservation area's character and have no historic interest **it is not proposed to extend the conservation area boundary.**

5.3 OPPORTUNITIES

Highland Arts (now closed)

The former Highland Arts gift shop is considered to be significantly detrimental to the conservation area, where numerous inappropriate alterations and extensions have been made to a traditional building. The form and materials of the extensions are not in keeping with the conservation area, and there is a problem with signage. Proposals to redevelop this site in a manner that is sensitive to the conservation area are supported in principle.

The Slate Pier (Quay)

This is a B-Listed structure, built circa 1826 which is on the Buildings at Risk Register due to storm damage having breached the Pier in two places. Repairs work to the Pier would enhance the area and reduce the risk of further damage.

The Cottage

The Cottage stands in a prominent position on the B844, visible across the flooded lagoon on entering the conservation area. It was built in the late 19th century and features an L-shaped plan, with a lean-to extension at the rear. Whilst there does not yet appear to be any significant damage to the house, lack of maintenance is causing gradual deterioration. If left unattended, issues such as penetrating damp and condensation could lead to significant problems.

A basic maintenance regime would provide the opportunity to avoid the need for significant repairs in the future.

Traffic Management

The harbour area is used for parking for residents of Easdale Island as well as boat tour passengers. Insufficient parking space has led to cars being parked around the public seating area. In order to maximise the potential of the public realm, alternative suitable parking should be sought. Argyll and Bute Council's roads department may wish to consider the production of a traffic management plan (which is outwith the scope of the Conservation Area Appraisal and Management Plan).

6 MANAGEMENT PLAN

6.1 STRATEGY

The Ellenabeich Conservation Area Appraisal highlights opportunities for preservation and enhancement within the conservation area as well as sensitive elements that require positive management in order to help preserve the special quality of the conservation area. This strategy is therefore intended to assist on the positive management of preservation, enhancement and change.

6.1.1 Objectives

There are some key objectives in the management of the Ellenabeich conservation area to be considered in the short, medium and long term. These key objectives are:

- **To support and promote high standards of maintenance and repair.**
- **To support positive change and avoid erosion of character through piecemeal change or unsympathetic works.**
- **To support and promote economic growth of the area by maintaining and improving quality of place.**
- **To make decision-making more cohesive amongst stakeholders.**
- **To balance conservation issues with socio-economic realities**

6.2 MANAGEMENT POLICIES

Please note that these policies are already operational—this Appraisal and Management Plan simply seeks to clarify their existing role within the context of Ellenabeich Conservation Area. Any policies referred to here may be superseded by subsequent policies.

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

In order to meet the core objective of preservation and enhancement of the historic character and appearance of the conservation area the Council will uphold the use of Local Development Plan policies and Supplementary Guidance as well applying policies and guidance defined at national level.

6.2.1 Legislation and National Policy

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

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

6.2.2 Local Policy

This appraisal provides a firm basis on which applications for development within the conservation area can be assessed. It should be read in conjunction with the wider development plan policy framework produced by Argyll and Bute Council.

The Development Plan for Argyll and Bute comprises:

The Argyll and Bute Local Development Plan (adopted March 2015) made up of a Written Statement and Proposal Maps. The Local Development Plan sets out a settlement strategy and spatial framework for how

the Council wants to see Argyll and Bute develop to 2024 and beyond.

Policy LDP 3—Supporting the Protection, Conservation and Enhancement of our Environment
"A development proposal will not be supported when it does not protect, conserve or where possible enhance the established character of the built environment in terms of its location, scale, form and design"

Supplementary Guidance—the following policies are particularly relevant:

SG LDP ENV 15 Development Impact on Historic Gardens and Designed Landscapes

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

SG LDP ENV 16(b) Demolition of Listed Buildings

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

SG LDP ENV 18 Demolition in Conservation Areas

SG LDP ENV 19 Development Impact on Scheduled Monuments

SG LDP ENV 20 Development Impact on Sites of Archaeological Importance

SG LDP ENV 21 Protection and Enhancement of Buildings

SG LDP CST 1 Coastal Development

SG LDP ADV 1 Advertisements

SG LDP Shopfront—Shopfront / Advertising Design Principles

6.2.3 Permitted Development and Article 4 Directions

The Town and Country Planning (Permitted Development) (Scotland) Order 1992 (known as the GPDO) sets out certain types of development that do not require planning permission, known as permitted development rights. The rules about changes made to a dwellinghouse or other property which is listed or in a conservation area are more stringent.

The Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 Householder Permitted Development Rights, came into force in February 2012 and further restricts permitted development in conservation areas.

Clarification of what Permitted Development rights do not apply in Conservation Areas can be found in Circular 1/2012. Please note that this is a Scottish Government document and these requirements are as a result of national policy over which Argyll and Bute Council has no control.

Building owners should contact the Planning Department if they are unsure whether works will require planning permission

6.3 APPLICATIONS FOR DEVELOPMENT

6.3.1 Development Guidance and Checklist

- **Development proposals must be in accordance with current development plan policies relating to conservation areas, the special character of historic buildings. Proposals must also be in accordance with guidance laid out in this appraisal.**
- **Design, materials and detailing will require to be in accordance with design guidelines prepared by the Council and this appraisal.**
- **Development proposals should demonstrate a sustainable approach, including use of materials and sustainability of use.**
- **Adaptive re-use of buildings and mixed use projects to ensure a reverse in physical, visual or economic decline will be positively considered subject to compatibility with neighbouring properties and uses.**

Original architectural detail and the use of traditional materials makes a defining contribution to the character and appearance of a conservation area. A focus on retention and appropriate repair is an important criterion in the context of preservation and enhancement. Inappropriate change such as replacement roof coverings, windows and doors has eroded, to some extent, the appearance of the area. Such change on a singular basis may seem small, but incrementally will lead to a detrimental loss of character.

National planning policy has indicated that any assessment of development proposals must be made against the whole of a conservation area. However, if there are distinct areas of unifying character within the whole, then proposals can be considered in this context. As such, the identification of these smaller areas is an important objective for effective development management. Three distinct character areas have been identified as discussed in section 3.4.

6.3.2 Quality of New Developments, Building Alterations and Extensions

Historic Environment Scotland have published guidance on New Design in Historic Settings. Developers will be encouraged to work with the key principles set out in this document. In assessing planning applications within the Ellenabeich Conservation Area, the Council shall pay particular attention to the following:

- **Development which would generate more on-street parking will be resisted**
- **New development should follow existing plot ratios**
- **New development, building alterations and extensions should be in accordance with the prevailing form of historic development, including the scale and massing of buildings.**
- **New development, building alterations and extensions should not impinge on the setting of existing buildings or features of historic importance (such as the flooded quarries)**
- **Original or historical features should be retained where they exist. Replacement of windows, doors etc. should be a last resort and only used when repair is clearly out of the question**
- **New development, building alterations and extensions should use materials which are traditional to the conservation area and of high quality (the use of UPVC, aluminium, concrete tiles or other non traditional materials are generally not considered appropriate) (refer to sections 6.3.3 to 6.3.6)**
- **New boundary treatments should use traditional materials and be of appropriate design to suit the locality**

The Council will expect most applications for new development with the conservation area to include a Conservation Statement (as part of a wider Design Statement) which provides the following information:

- **A character appraisal and design rationale identifying the means by which any new development will reflect the area's special architectural and visual qualities and "fit in"**
- **How the proposal secures the repair and retention of features of interest**
- **How the proposal enhances the special character and qualities of the area as outlined in this appraisal**
- **An assessment of alternative design approaches to ensure the proposal has a positive impact on the character and appearance of the area**
- **How the proposal uses appropriate design, siting, scale and materials to enhance the existing character of the area**
- **How the proposal avoids or minimises any negative demolition works and any loss of mature trees**
- **How the proposal enhances and addresses areas of poor character**

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

6.3.3 Roofs

The dominant roofing typology within the conservation area is Easdale slate. To safeguard and enhance the area, positive action is required to ensure that the repair of historic roofs is carried out using appropriate traditional materials and detailing. It is important to note that with regular maintenance traditional materials such as slate, lead and cast iron can be extremely durable.

Existing slate should be re-used whenever possible with any new slate required to make up any shortfall sourced to provide a good match in terms of size, thickness, colour and performance, and laid in the same coursing pattern. Poor quality or synthetic slate or concrete tiles should be avoided. It is considered that reclaimed slate should be sought for repairs to roofs to any prominent buildings. Due to the limited supply of reclaimed Easdale slates, there will be situations where the planning department may consider an alternative natural slate appropriate. Discussions are required with the planning and conservation staff to ascertain in which specific situations new, imported slate would be considered, and in this event, samples would require to be agreed to determine a suitable alternative in terms of colour, cleavage, grain size, size etc.

Neither artificial roof slates nor felt will generally be acceptable.

New and reclaimed slates on Community Centre

The predominant roof form is the gable end. Whilst hipped roofs have been used on some extensions in the past it is preferable for future extensions and new developments to be sympathetic to the area's character by using a gable.

Gable end

Rooflights were not a traditional feature of the majority of buildings, therefore whilst insertion of such may be acceptable, there is no reason for these to feature a "conservation style" bar down the centre. They should, however, be appropriately small, narrow and flat.

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

Where a roof has been previously altered the reinstatement of traditional materials and form will be encouraged and supported. If artificial slates are currently present, upward improvement to imported slate would be encouraged.

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

Traditional chimneys

New, inappropriately small, chimneys

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

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

6.3.4 Walls

The prevailing wall construction type is a solid masonry wall of local slate rubble and whinstone (an igneous rock). Traditionally, as well as lime mortar being used, the external finish would also have been lime (whether that had been a lime render and limewash, or limewash directly on the stone). Unfortunately, the majority of buildings have now been rendered in cement and painted with a plastic masonry paint. This is inappropriate for traditional solid wall construction which was designed to be vapour-permeable. Whilst lime mortars and renders allow a building to "breathe" and pass moisture harmlessly through the fabric, cement and plastic finishes are likely to cause moisture build-up in the wall, which can cause damage to the structure.

Where buildings are of exposed stone, repointing work should be done with lime mortar (removing any cement mortar first).

Buildings of a certain period would not have had a damp proof course. It is therefore not recommended to introduce a damp proof course into such buildings, where water will become trapped in the wall.

Historic Environment Scotland's "Conversion of Traditional Buildings" provides guidance in this regard. Of particular relevance is page 4:
"a building can respond badly to the poorly informed use of modern moisture and vapour control systems"; "the response of (stone masonry) buildings to environmental conditions and structural, thermal and moisture movement is quite different from that of more modern building that use hard, strong and often impervious materials and membranes"; "traditional masonry buildings are not generally constructed with damp-proof

courses in walls or damp-proof membranes below ground floors; they rely on the mass of porous masonry to absorb moisture, control rising damp and disperse salts from the ground, together with adequate air movement to prevent deleterious effects on construction materials. In many cases, remedial action to prevent rising damp in thick masonry walls by the insertion of moisture barriers (DPCs, chemical injection, electro osmosis and the like) does not provide a satisfactory solution. The barriers may be ineffective and, by concentrating moisture and salts, can restrict moisture movement and hence drying, resulting in decay of porous stone and mortar (…). Often it is a sufficient alternative to reduce ground levels and install perimeter drainage to control the effects of rising damp".

Section 6.2.8 of the Scottish Building Standards Technical Handbook (Domestic) 2017 states that "the manner in which proposed improvements may affect moisture movement or the permeability of existing construction will also require assessment to address the risk of adverse consequences"

6.3.5 Windows

The prevailing original window type within the conservation area is timber sash and case Unfortunately the appearance of many buildings has been compromised by the inappropriate use of uPVC, metal, or poorly detailed timber, windows.

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

Existing sash and case windows should be repaired whenever possible. Repairs should be on a like for like basis and include effective draught proofing measures. Guidance on maintenance of windows can be found at https://www.engineshed.scot/building-advice/building-components/sash-and-case-windows/

Traditional sash and case window with slim astragals—an asset to the conservation area

Replacement of historic windows will only be acceptable where it can be demonstrated that they have deteriorated beyond practical repair. In such cases the replacement windows should replicate the historic design, in terms of proportion, section sizes, astragal arrangement and profile and material. Traditional putty should be used to fix the glass in. Neither horns nor trickle vents should not be used unless there is historical evidence that shows their use is appropriate. Refer to HES's Short Guide on Sash and Case Windows for more detailed guidance

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

For detailed information on national policy (including guidance on trickle vents and draughtproofing), reference should be made to Historic Environment Scotland's Managing Change in the Historic Environment—Windows.

Windows generally only account for around 20% of the heat loss in a traditional stone building. For further information on reducing heat loss in buildings refer to Historic Environment Scotland's guidance on sash windows.

6.3.6 Boundary Walls

Boundary walls add value to open space and public realm. The predominant boundary wall type is dry-stone slate however some rendered walls can also be seen.

Dry-stone slate wall

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

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

6.3.7 Individual Basis

The typologies specified in sections 6.3.3 to 6.3.6 are those which feature predominantly within the conservation area. Planning applications must be considered on an individual basis, taking into account the particular detailing in question.

6.3.8 Energy Performance

Although mentioned in section 6.3.5 (windows), it is worth reiterating that windows generally only account for around 20% of the heat loss in a traditional stone building. Therefore, when considering making energy improvements to buildings this should be borne in mind. Historic Environment Scotland have published guidance on Improving Energy Efficiency in Traditional Buildings which demonstrates how to improve the thermal envelope whilst maintaining its traditional features as well as its permeability.

Refer to section 6.2.8 of the Scottish Building Standards Technical Handbook (domestic) 2017, which states that "a flexible approach to improvement should be taken, based upon investigation of the traditional construction, form and character of the building (…)Provisions under other legislation (e.g. planning consent for listed buildings or those within conservation areas, where there is a need to maintain character, form or features) are also relevant".

6.4 IMPLEMENTATION

Whilst current planning policies and this appraisal provide a framework for protection of the conservation area, it is important to ensure implementation of this framework and to meet the objectives highlighted in Section 6.1.1. A combination of guidance, information and planning tools will be used in this role.

- Conservation area guidance and design guidance will be provided for owners and occupiers of residential and commercial property with regard to building alterations and improvement. There will also be advice for any new-build proposals within the conservation area.
- Grant aid: the Council will provide information regarding what grant schemes may be available from partnership agencies and other organisations for certain types of repair or enhancement works.
- Education and training: the Council is in the process of establishing links with Historic Environment Scotland, businesses, enterprise bodies and construction skills providers to facilitate traditional and conservation skills training for local contractors and home owners. Details of opportunities will be promoted on the Council's website
- As a last resort the Council may consider enforcement action in relation to unauthorised work.

6.4.1 Buildings at Risk

Historic Environment Scotland maintains a list of buildings which are at risk from demolition or deterioration due to neglect or vandalism.

The Council will encourage the reuse of existing vacant buildings over new build construction where possible.

The buildings currently At Risk in Ellenabeich are discussed in section 3.4.1.

6.5 MONITORING AND REVIEW

The conservation area will be monitored through the following process:

- Photographs from this Appraisal will provide a monitoring indicator for the area.
- Officers from the Local Development Management Team will visit the conservation area on a regular basis.

This document should be reviewed periodically. A review may include some or all of the following:

- A survey of the conservation area including a photographic survey to aid possible enforcement action
- An assessment of whether the various recommendations detailed in this document have been acted upon, and how successful this has been
- The identification of any new issues which need to be addressed, requiring further actions or enhancements
- The production of a short report detailing the findings of the survey and any necessary action
- Publicity and advertising

7.1 LISTED BUILDINGS

NUMBER	ENTRY	CATEGORY	WEB LINK
LB12201	Ellenabeich Quay at Sgeir Ban and Sea Wall to south	B	HES Link
LB12425	Ellenabeich, comprising:- 1-24. Miss Campbell's Cottage, Harbour Tea Room (the Old Bakery), Shop, 26, 27 (Mr Connely's Cottage and Post Office), 28-42. Smith's Garage (former Store-house) 61, 60 Sealladh-Namara 64 (The Old Inn) Monaveen Lodge	B	HES Link
LB12203	Ellenabeich K6 telephone kiosk	B	HES Link

7.2 FURTHER INFORMATION AND LINKS

Argyll and Bute Local Development Plan
www.argyll-bute.gov.uk/ldp

Argyll and Bute Sustainable Design Series
https://www.argyll-bute.gov.uk/planning-and-environment/design-guides

Historic Environment Scotland Policy Statement
https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=f413711b-bb7b-4a8d-a3e8-a619008ca8b5

Historic Scotland's Managing Change Guidance Note series
https://www.historicenvironment.scot/advice-and-support/planning-and-guidance/legislation-and-guidance/managing-change-in-the-historic-environment-guidance-notes/

Historic Scotland - Advice for Owners of Listed Buildings
https://www.historicenvironment.scot/advice-and-support/

Historic Scotland's INFORM Guides (including advice on windows and doors)
https://www.historicenvironment.scot/archives-and-research/publications/?publication_type=36

Historic Scotland - Grants
https://www.historicenvironment.scot/grants-and-funding/

Argyll and Bute Council advice on grants and funding
www.argyll-bute.gov.uk/node/30895

Funds for Historic Buildings
www.ffhb.org.uk

Buildings at Risk Register
www.buildingsatrisk.org.uk

Scottish Civic Trust
www.scottishcivictrust.org.uk

Heritage Lottery Fund
www.hlf.org.uk

7.3 SOURCES

Buildings at Risk Register
https://www.buildingsatrisk.org.uk/

Historic Environment Scotland Designations
http://portal.historicenvironment.scot/designations

Historic Scotland (now Historic Environment Scotland) ***Technical Advice Note 21: Scottish Slate Quarries***

National Library of Scotland
http://maps.nls.uk/

Slate Islands Heritage Trust
http://www.slateislands.org.uk/islands.html

Undiscovered Scotland—Ellenabeich
http://www.undiscoveredscotland.co.uk/seilellenabeich/index.html

Walker, Frank Arneil ***The Buildings of Scotland: Argyll and Bute***

Withall, Mary ***The Islands that Roofed the World***