

LOCH LOMOND & THE TROSSACHS NATIONAL PARK



LUSS OUTSTANDING
CONSERVATION
AREA APPRAISAL

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1. EXECUTIVE SUMMARY

Luss is a settlement with a history that dates back at least to medieval times. It is located at a point which was a convenient embarkation from the main land route running down the west side of Loch Lomond, to the water borne routes crossing the loch and providing access to the crannogs and other defences and religious sites on the loch's islands.

The reported martyrdom of St Kessog at Bandry around 520 AD, just to the south of Luss, resulted in holy sites bearing St Kessog's name throughout Scotland and Luss becoming one of the major centres of pilgrimage in Scotland. The inclusion of simple cross slabs dating from the 7th or 8th century in the burial ground of the current Parish Church may indicate that a place of worship was on the site at that date.

The first document relating to the secular lordship of Luss dates from before 1224. The titles and estates passed to Sir Robert of Colquhoun in 1365 making him the 5th Laird of Colquhoun and 7th of Luss. From this date until the 20th century, the Colquhoun family owned the village of Luss and its development was controlled by them as a part of their management of their growing estates.

A vital influence on the form of the village today was the presence of slate in the Luss Hills to the west. In the 19th century, the universal fashion for slate as a roofing material caused a huge expansion in this operation. Luss slate was particularly dark in colour and fine grained. It is no longer available and even in Luss few buildings retain it as a roof covering.

At the beginning of the 19th century, apart from the Colquhoun Arms Hotel the village was made up of a collection of rude, vernacular houses of dry stone walling and thatch. During the century Sir James, the 12th Baronet of Colquhoun, undertook massive updating of the estate and this extended to the village of Luss itself. Sir James initiated the building of the model cottages now seen in the main street in Luss. He stopped short of creating a fully planned village and it is this restrained imposition of estate style on the village that is unusual about Luss. In Luss, the ancient circuit of roads linking the Colquhoun Arms, the Pier and the Parish Church survived the improvements and it is this sense of organic development that gives the village its modern day character.

The picturesque nature of the village is given weight by the dramatic backdrop of the natural landscapes that surround it. To the west and north, the views are truncated by the Luss Hills but to the east the vista opens up spectacularly to reveal Loch Lomond and the Trossachs in the distance. Dominating this view is Ben Lomond, its character shifting with the changes light through the day and across the seasons. There is a pleasing connection between the grandeur of the landscape and the diminutive scale of the village.

The estate cottages to the main street are the dominant building form in the village but the Outstanding Conservation Area extends beyond the residential area to the south to incorporate an important area of former deer park bounded by Luss Water. Within this area, there are very few buildings of note, but amongst them are the Colquhoun Arms, the former Mill and its mill house Milburn Cottage. Within the village once more, beyond the main street, a range of more or less mannered houses are found ranging from the truly vernacular of Shore Cottage to the classically derived architecture of the group including The Bungalow.

There are few large houses in the village but prominent amongst these is the late 18th century Manse showing the importance of the Church to the community. The Hall, Library and Reading Room meanwhile, illustrate the importance of education.

Luss village has not suffered badly from the normal threats of loss of architectural detailing, poor design or finish. This has been partially due to the ownership of the main street properties by a housing association and the refurbishment of them in the early 1990's in co-operation with the National Trust for Scotland and Historic Scotland. It also appears that those who want to live in Luss respect the heritage of their houses and want to preserve them.

The biggest physical threat to Luss would seem to be tourism pressure. For over 150 years it has been a popular tourist destination and the location of the Loch Lomond Visitor Centre just to the north of the village has encouraged coach parties and independent travellers to the village. This popularity is a double edged sword, providing vital income to the village but also putting it under threat from the attrition cause to a community and structure of the Outstanding Conservation Area by the attentions of large numbers off visitors.

Future recommendations for the Outstanding Conservation Area include those designed to provide guidance for the preservation of Luss and those designed to encourage investment in the enhancement of the area. These recommendations may be summarised as follows.

1. New development proposals and repairs should give close attention to the historic street pattern, the form and scale of development, the original details of buildings and the use of materials in the Outstanding Conservation Area.
2. New development proposals should seek to protect and record buried archaeology.
3. The boundary of the existing Outstanding Conservation Area should be assessed in any review of the Conservation Area
4. There should be an analysis of the availability of materials.
5. There should be an analysis of the facilities for residents and visitors.
6. The open areas to the south of the village should be protected.
7. The promotion of initiatives to enhance and improve public and private open spaces within the Outstanding Conservation Area.
8. Education and training in specific techniques and skills related to working with the historic built environment to encourage the preservation and enhancement of features of the Outstanding Conservation Area.
9. An assessment of best practice visitor management to enhance the experience for visitors and residents of the village.
10. An assessment of options for enhancing gap sites and repairing and re-using vacant buildings.
11. The seeking of external investment in the form of partnership funding and / or grant schemes to enhance the Outstanding Conservation Area and to assist with the increased costs often associated with work to historic buildings.

Luss Outstanding Conservation Area is a very high quality environment in terms of its historical importance and the quality of its character today. It is important to the people who live and work there and as a visitor attraction that it is recognised as an important heritage asset. The combination of the domestic scale of the planned main street imposed on the organic, ancient street pattern, and the enormity of the spectacular natural landscape that surrounds it, make this a very special place that is certainly worthy of continued protection and enhancement.

2. INTRODUCTION

Luss is a picturesque village located on the banks of Loch Lomond within the National Park. The village is of great value to its residents, those who work there and as a tourist destination and this position has been expanded by the construction of the Loch Lomond Visitor Centre to the north of the village.

The Luss Village Conservation Area was originally designated in 1971 and was extended in 1984. It was classified as an Outstanding Conservation Area in 1984 but there is no written appraisal of the area available. It is covered by an Article 4 Direction, the details of which are set out in the Dumbarton District Local Plan. These relate to the original area only.

The Luss Outstanding Conservation Area combines a spectacular setting with a set of neatly designed, picturesque estate cottages to great visual effect. The layout and some of the older buildings extend back to mediaeval times.

The historical importance of the link between the land route down the side of Loch Lomond and the water routes across the loch has a strong bearing on the development of Luss. The fact that this route runs perpendicular to the loch shore and A82, pulls the village centre away from the main road while the position of the church on an ancient site to the south forces the creation of the circuit of roads around the village core. The circuit is constrained by the natural topography and the village has therefore stayed compact and because of its value as a tourist destination since the 19th century. Development within the core has been very limited until recently.

The natural landscape overlooks the village from the west. Along the main street the views start to open up and the contrast between the expansive vistas across Loch Lomond and the subtle turns of the main street is stark. Throughout the village, there is a constant connection to the natural landscape.

The attractive houses built for the slate workers have been given a recent refurbishment which has accentuated their uniformity. The visual accessibility of back gardens and the abundance of colour to the front gardens creates a contrast between the mannered man made landscape and the natural landscape so visible throughout the village.

The condition of the houses in the village is good and there are few concerns regarding maintenance or poor quality alterations. However, a few small changes have taken place to some of the buildings within the historic core of the village. This has generally taken the form of unsympathetic repairs and maintenance and the construction of more modern domestic properties and individual private villas. These changes threaten the special character of the village by the introduction of features which are not in sympathy with the form and architectural style of the village.

Without positive intervention and management, it is likely that such changes will continue to damage the character of the Outstanding Conservation Area. A focussed management regime is required which will enhance the historic character and promote further regeneration of the village centre, whilst allowing it to adapt to change.

3. PLANNING POLICY CONTEXT

The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that conservation areas “are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”. The designation of a conservation area is a means to safeguard and enhance the special qualities, character and appearance of our most valued historic places. The National Park Authority, as Planning Authority, is required to identify and designate such areas.

National planning policy for Conservation Areas is contained within NPPG18: Planning and the Historic Environment. Since time of writing, NPPG18 has been superseded by SPP23 Planning and the Historic Environment (October 2008). Additional guidance is included in Planning Advice Note 71: Conservation Area Management, which complements national policy and provides further advice on the management of conservation areas, and Historic Scotland’s Memorandum of Guidance on Listed Buildings and Conservation Areas 1998.

The current development plans for the area are the Dumbarton District, District Wide Local Plan 1999, which set out the provisions for the Article 4 directions that apply to development in Luss (see appendix) and Loch Lomond Subject Plan (Adopted 1986, Finalised 1996). This Conservation Area Appraisal has been used to help inform the first National Park Draft Local Plan (November 2008) and has been published alongside the Draft Local Plan for consultation. Once adopted, the National Park Local Plan will replace these development plans.

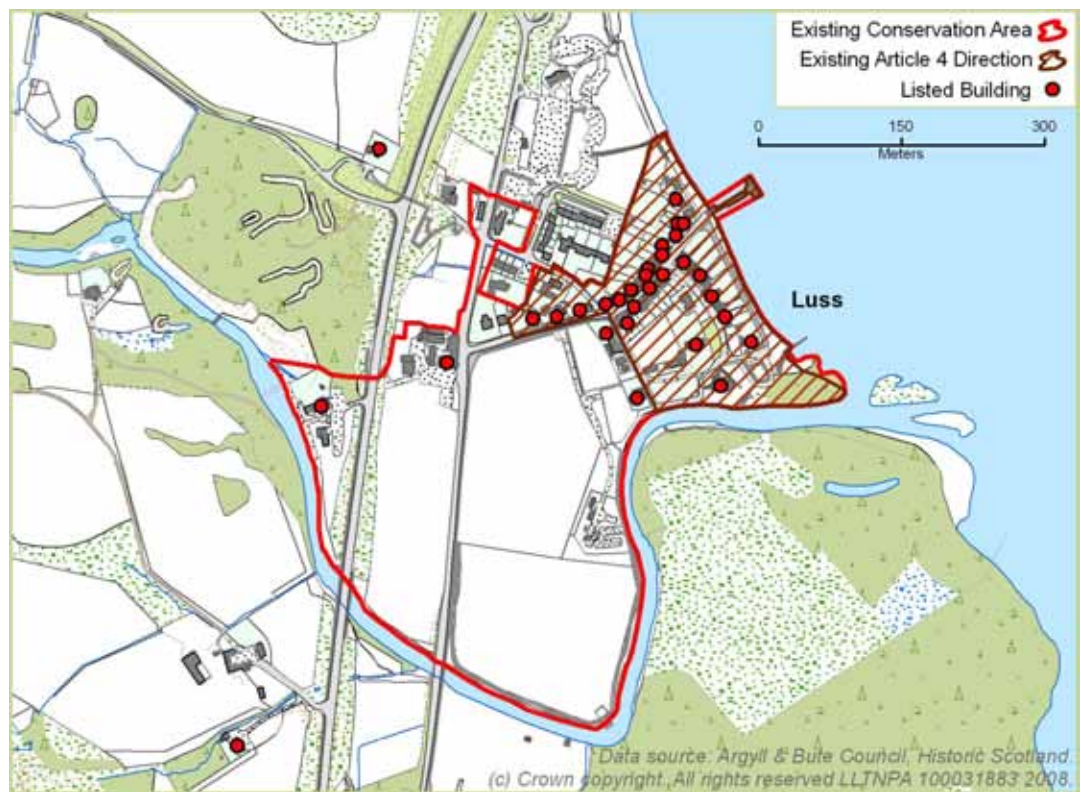
The Approved National Park Plan 2007 has conservation and enhancement of cultural heritage at its heart. There are a range of policies and actions specifically aimed at enhancing the Park’s conservation areas.

4. STATUTORY DESIGNATIONS

The principal built heritage designations relevant to any Conservation Area, are the Conservation Area itself, listed properties and scheduled ancient monuments. Designation of landscapes and SMR data are also significant in the protection of an area. All data relating to these designations were assessed as were natural heritage designations such as SSSI. This section of the report briefly summarises such sites and, where applicable, highlights issues of particular relevance to the study.

In addition to the normal statutory protection provided by Conservation Area status, the Luss Outstanding Conservation Area is also covered by an Article 4 Direction. Details of these are given at the end of this document.

The Luss Conservation Area was designated in 1971 and extended in 1984. In 1984 it was also classified as an Outstanding Conservation Area.



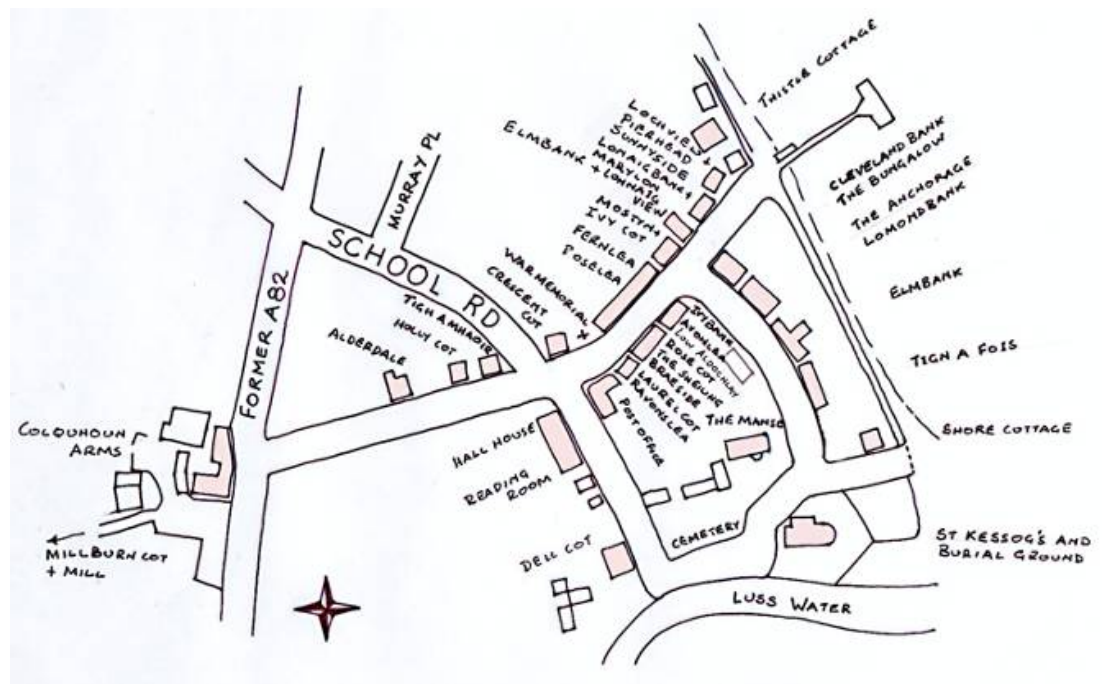
Map1: Luss Outstanding Conservation Area

The Outstanding Conservation Area contains 36 listed buildings, including 24 at category B and 12 at category C(S). The listings cover a range of mainly residential buildings, amongst which are the impressive Manse, while the only listed non-residential buildings are the Parish Church, the Post Office and the Hall, library and reading room.

Schedule of Listed Buildings

The Mill and Millburn Cottage	Category B
St MacKessog's Church	Category B
Tigh a Mhaoir	Category B
Sunnyside	Category B
Lonnaig Bank	Category B
Marlyon	Category B
Roselea	Category B
Crescent Cottage	Category B
The Bungalow	Category B
Cleveland Bank	Category B
Lochview	Category B
Pierhead	Category B
Holly Cottage	Category B
The Anchorage	Category B
Lomondbank	Category B
Low Aldochlay	Category B
Braeside	Category B
Mostyn Cottage	Category B
Laurel Cottage	Category B
Ravensley	Category B
Elmbank	Category B
Lonaigview	Category B
Rose Cottage	Category B
The Sheiling	Category B
Fernlea	Category B
Ivy Cottage	Category B
Avonlea	Category B
Ivy Bank	Category B
Dell Cottage	Category C(S)
Post Office	Category C(S)
Lochview Cottage (former post office)	Category C(S)
Hall House and Reading Room	Category C(S)
Shore Cottage	Category C(S)
The Manse	Category C(S)
Thistle Cottage	Category C(S)
Tign a Fois	Category C(S)
War Memorial	Category C(S)

Sketch map of the Outstanding Conservation Area illustrating listed buildings



The Parish Church burial ground contains medieval tomb stones which are Scheduled Ancient Monuments. The detailing of the scheduling is vague but seems to include the whole of the southern part of the ground.

Gravestones in the Church burial ground are designated as Scheduled Ancient Monuments and other significant archaeological sites are found in the vicinity of the Outstanding Conservation Area.

Sketch showing scheduled area of burial ground



In addition there is the area of steeply rising ground to the extreme west of the village which was the Luss slate quarry and which is an important archaeological site reflecting the industrial heritage of the area.

The view towards Luss Quarry

5. SUMMARY OF HISTORIC AND ARCHITECTURAL INTEREST

Luss appears at first glance to be a fully designed estate village of the mid 19th century. But a more detailed examination reveals layers of history contained within the village. It is true that most of the remaining buildings were constructed in the middle and latter half of the 19th century but as the historical discussion within this report suggests, the layout of the village was already set by the mid 18th century. Early accounts comment on the poor quality of the houses at the beginning of the 19th century and their replacement by a Laird motivated (probably in part by philanthropy and in part by the realisation of money to be made from a picturesque village in a prime landscape location) was perhaps inevitable.

The location of Luss is a key part of its significance. The area was probably initially settled as a dry, flat site on the edge of the loch and it is likely that it was a focus of transport links from land to water. So the drove road running down the west of Loch Lomond would have followed a traditional route and it in turn became the military road and later the A82. This road runs close to the loch shore at Luss and even before the pier was built it seems highly likely that ferries and other boats travelling to the islands in the loch and to the east side docked here.

Notably, the location's special qualities does not only comprise man-made features as the natural landscape around Luss is spectacular. The dramatic views across Loch Lomond or west to the Luss Hills contribute hugely to the character of the village. And of course the hills to the west also provided industry in the area in the form of slate quarrying.

In summary, Luss combines an early street plan, a long association with the Colquhoun family and their estates which brings with it a strong documentary record of the area, the quality of the 19th century improvements, history of an industry important across Scotland, an early transport hub and a spectacular landscape to create a unique fusion of man-made and natural heritage. This is what makes Luss special and its significance is unquestionably worthy of its designation as an Outstanding Conservation Area.

6. HISTORIC DEVELOPMENT

In the early medieval period Loch Lomond was located at the borders of three powers: the Dalriadic kingdom of the Scots to the west in Argyll; the Brythonic kingdom of Strathclyde to the south (of which Dumbarton Rock was the caput); and the southern Picts to the east (possibly based in Strathearn and Mentieth).

Saint Kessog was probably the most important figure in the history of Luss. St Kessog is said to have been martyred at Bandry to the south of Luss around AD 520 and soon became the subject of a thriving *cultus* with holy sites bearing across Scotland. By the 13th century the loch and the land around it had become part of the earldom of Lennox. As a result of St Kessog, the area around Luss became one of the major centres of pilgrimage in Scotland and this *cultus* of St Kessog, was elevated to nation status, it is said that Robert the Bruce invoked the name of St Kessog as an inspiration to his army before the battle of Bannockburn in 1314.

The evidence for crannogs, towers and ecclesiastical sites emphasises just how important the islands in Loch Lomond were during the medieval period. In about 1430 Sir John Colquhoun, 8th laird of Colquhoun and 10th of Luss (1408-1439), agreed to the annexation of Luss parish church to the cathedral church in Glasgow.

The 17th century was a period when the Colquhouns strengthened their grip on the lands around Loch Lomond.

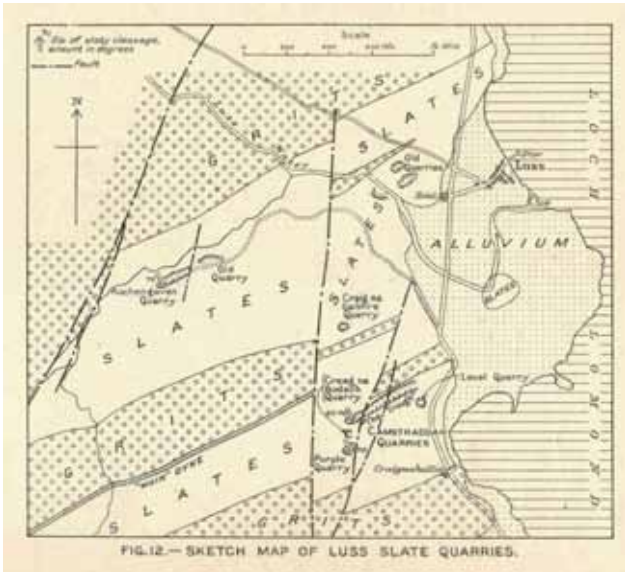


Detail from Roy Map 14/2c, 1747-55 (British Library)



'The church of Luss built by Sir James Colquhoun in 1771' (Fraser, 1869)

The slate quarries become crucial for the local economy with many of these activities continuing into the 19th and even 20th centuries.



‘Sketch map of the Luss slate quarries’ (B.G.S. p519824)

The improvements that were carried out on the estate during the 18th century included the replacement of the traditional agricultural landscape with enclosures with fewer farms, needing fewer workers. This was probably the reason why the population of the parish fell from 978 in 1755 to 917 in 1793. The Statistical Account of 1796, compiled by the parish minister the Reverend John Stuart, recorded that agriculture was still by far the largest employer, with 76 farmers against 11 weavers and 2 blacksmiths.

One industry which is not mentioned by the Reverend Stuart is the cotton mill which is believed to have been established sometime in the 1790’s to the west of the village on Luss Water, possibly because this occurred after the entry was compiled. Very little is known about this operation as yet, but the buildings still survive (Millburn Cottage and Mill HB Number 18700, Category B listed) and have been turned into short-term holiday lets.

Although Luss is recorded on a number of maps from the 17th century onwards, the first to show any detail of the disposition of the buildings is the Roy map of 1747-55. This depicts a fair sized settlement not too dissimilar in area to the modern village. It shows a number of individual buildings set alongside both the loch and Luss Water but also a series of what appear to be lanes or enclosures inland. None of the buildings are identified not even the church. This may be because it was still a small, thatched building.

Later sources from the mid 1840’s show the rebuilding of Luss in its present form of predominantly single-storey cottages.



Ordnance Survey 1st Edition 1864



'The village of Luss' (Fraser 1869)



Ordnance Survey 2nd Edition 1898

By the end of the 18th century there were two schools and the village had the usual selection of mills and agricultural establishments with most inhabitants still engaged in agricultural work in spite of the effect on employment of the agricultural improvements. The construction of the existing historic village is at least in part a result of the success of the slate quarries surrounding Luss. The fashion for slate roofs in the 19th century and the expanding towns and villages in the surrounding areas meant that there was a large market for the dark blue Luss slates.

This industrial expansion was coupled with the desire of 19th century landlords both to improve the accommodation of their workers and to lay out picturesque villages as an extension of their estates. The final distinguishing factor in the 19th century for Luss was the vast expansion in the tourist industry. As with many towns and villages in the region, the success of romantic novels typified by those of Sir Walter Scott (1771-1832) and the increased leisure time of the middle and upper classes, brought people from the cities in search of the majestic landscapes of the Highlands. The proximity of Loch Lomond to several major towns, good transport links and its undoubted landscape qualities would then, as now, have made it a popular tourist destination.

By the 20th century the village economy was mainly based on agriculture, forestry and the production of slate but as these industries declined, tourism developed to such effect that Luss now attracts around 750,000 visitors per year.

In 1971 Luss was designated as a Conservation Area. By 1981 depopulation and changing demographics saw five cottages vacant in the heart of the village. As a result, Luss became the subject of a National Trust for Scotland project involving the restoration of various properties within the village. In partnership with the World Property Housing Trust they completed the work in 1993 at a cost of one million pounds.

In 1993-94 the Loch Lomond Park Visitor Centre was opened beside the car park to the north of the Conservation Area.

7. LANDSCAPE SETTING AND TOPOGRAPHY

The character of the urban form of Luss is strongly related to the deliberate setting of the village structures within the natural topography of the shore area. Luss generally exploits the flat shore side next to Loch Lomond but even here the War Memorial and cottages to the west of the main street have been cut into the natural landform to maintain the unified scale of the village streetscape.



Cottages to the west side of the main street and the war memorial cut into the slope

This flat margin of land is constrained to the east by Loch Lomond, to the south by Luss Water and to the west by the Luss Hills. To the north the margin between the hills and the loch narrows eventually preventing development completely. This historic core of the village is terminated to the north by 20th century housing development and the Loch Lomond Visitor Centre. The land south of Luss Water comprises the remaining deer park of the Colquhoun Estate. This flat, open land is loosely planted with deciduous trees and is essentially park land, providing an open aspect and views into and out of the Outstanding Conservation Area. The main street through the village crosses the margin of land from west to east and although the impression is of a flat environment, in fact the street rises slightly towards the loch and then falls quite sharply to the waters edge and pier. The road at this point becomes the sand and shingle of the shore edge.



View of the Luss Hills from the old A82

The A82 in its present and earlier forms has always skirted round the village to the west. This has created for Luss a kind of peace and seclusion that would not have been possible if it had been built as is more normal, astride the main route.



The old A82 to the west of Luss village

To a great extent it is Luss' setting that provided its attraction to early tourists and still provides that attraction today. Ben Lomond and the other mountains and hills viewed across Loch Lomond provide a splendid vista, while the slopes of Auchengavin, Ben Dubh and Cruach Dubh to the west form a dramatic backdrop for the village's neat cottages. The Parish Church is oriented east to west and constructed on a raised section of the shore edge, whether this is a man made rise or natural, is not clear but it allows the burial ground to exploit views of the surrounding mountains and the highland backdrop.



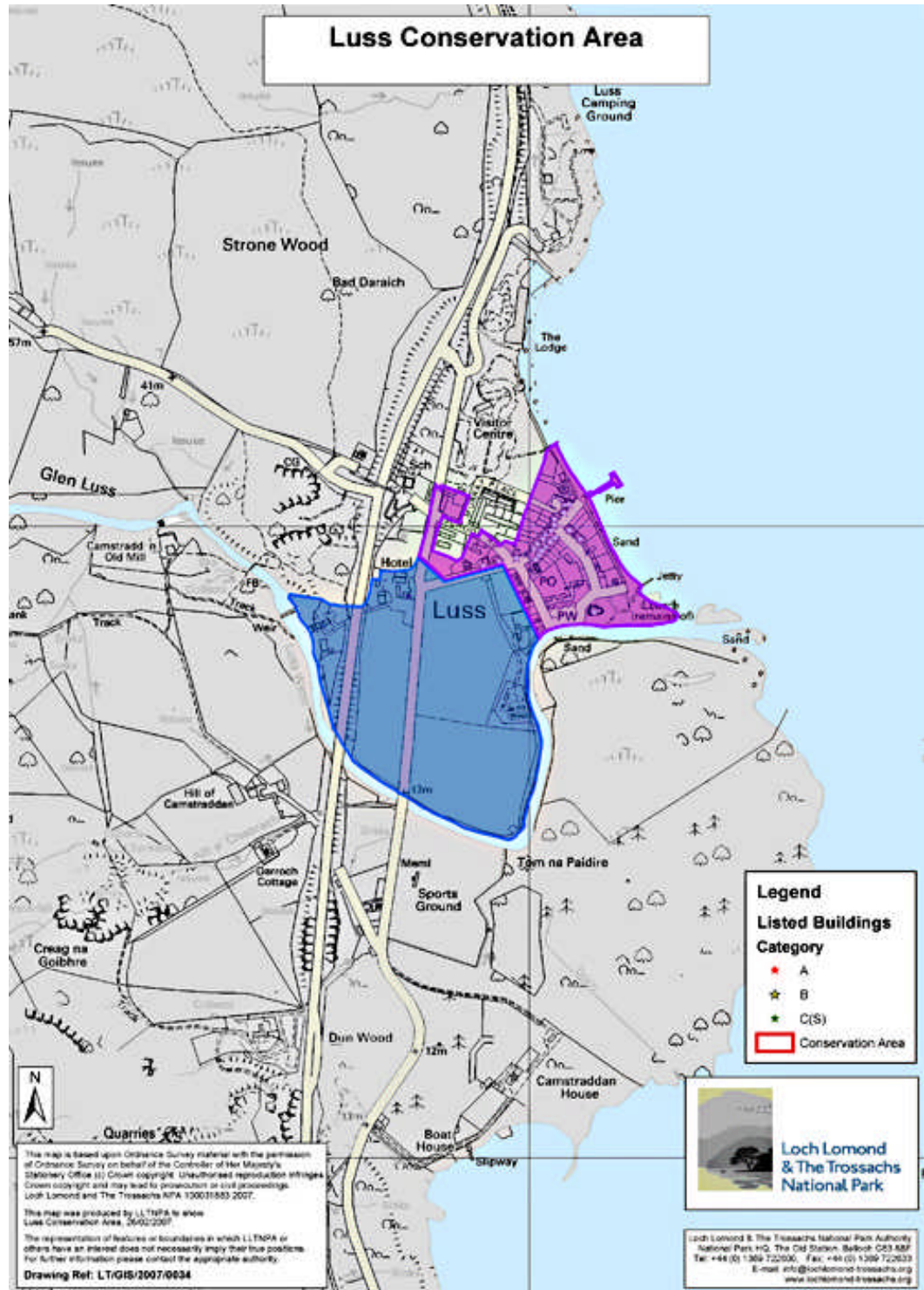
Ben Lomond in the distance across Loch Lomond

Internally, views and vistas are constrained by the buildings and topography but gaps between properties provide glimpses of key buildings such as the Parish Church and Manse but also towards the mountains and the loch. The most dramatic of these views perhaps is the channelled view down the main street, along the pier and out to the east. These views enhance the quality of the environment and are a critical element of the character of the Outstanding Conservation Area.

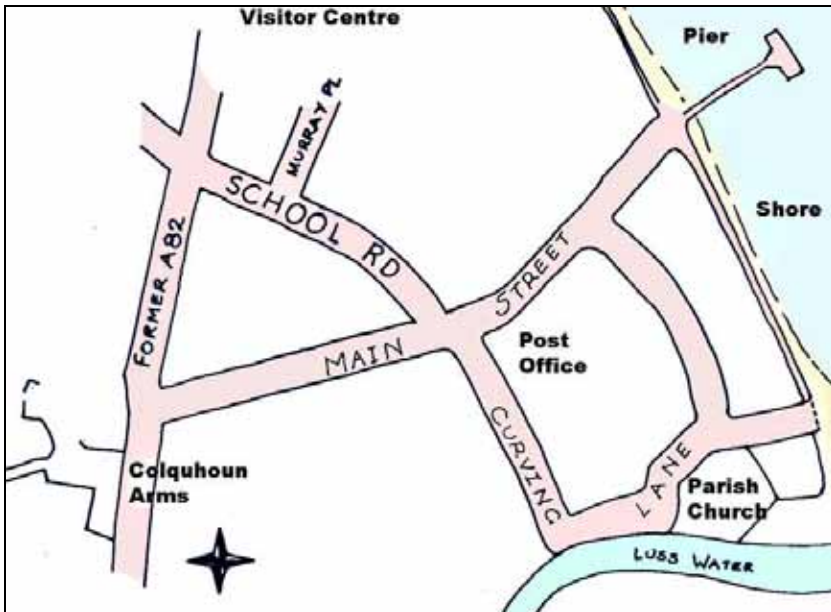
The overall impression of Luss is of an intimate, planned village overlaid onto an earlier site and greatly influenced by its topography and setting.

8. SETTLEMENT FORM, LAND USE AND ACCESS

The Outstanding Conservation Area is divided into two distinct character zones on the bases of land use and development. The northern zone is defined by a series of small but regular feus along the access road to the pier, while the southern zone comprises the recreation ground and the agricultural land to the south of the village.



Map 2: Luss Character Zones



Sketch plan of road layout

Northern Village Area: This area is the location of the 'original' village and is ordered by three roads forming a circuit around a large open space at the core of the village. The roads are not named so they are referred to as the main street and the curved lane.



The Main Street

The first part of the circuit extends along the curved lane south from the main street to turn east along Luss Water before curving to the north of the Parish Church and graveyard and so on back to the main street. The western leg begins beside the Library and Reading Room. It is sparsely developed with only three houses before the turn to the east, one being the finely detailed Dell Cottage. To the east of the lane the wall of the original Manse garden extends along much of the length of this leg.

The Church and Manse dominate the southern leg and then beyond the Church, the lane is lined with single storey cottages, set close together and backing on the east side onto the loch. This lane terminates on the main street, a more formal construct with a conscious vista out to the pier and beyond. The main street is lined with the more mannered cottages built in the mid 19th century for estate workers and slate miners. The post office is located to the west and turns the corner back into the curved lane while the main street extends westwards towards the Colquhoun Hotel and eastwards to the pier.

The Outstanding Conservation Area extends north eastwards to take in Glenview.

Southern Recreational Area: This comprises the larger part of the Outstanding Conservation Area and is a combination of open public space in the form of the recreation ground and an area of agricultural land straddling the old A82 and extends beyond the old A82 to follow the line of Luss Water to the west and south. This area forms part of the historic deer park of the Luss estate. To the extreme west of the Outstanding Conservation Area the boundary extends beyond the new A82 to encompass the site of Millburn Mill and Cottage. These buildings with the Colquhoun Arms Hotel are the only buildings in this part of the area.

The mill and its cottage date from the 18th century although it is likely that a mill has been located near the village for longer. The mill exploits the sloping ground and takes its power from Luss Water. Its proximity to the village and military road will have provided a market for the meal it produced.

The Colquhoun Arms Hotel dates from the early 19th century. In 1824 the village is described as '*a mean place*'¹ but the writer goes on to comment that it possesses '*a good inn*' and in 1846 the Colquhoun Arms is described as '*..an excellent inn*'. *The Topographical Dictionary of Scotland* 1846.



The approach to the Colquhoun Arms outside Glenview



Typical view of Southern Agricultural Area

¹ Excerpt from '*Glasgow...with a tour of Loch Lomond...*' Wardlaw & Cunningham 1824.

The Outstanding Conservation Area has a very simple structure based on the nature of the topography and the original street pattern which can be seen developing in the historical maps in this document and is shown in the sketch maps above. By the time of the first Ordnance Survey in 1864, the current circuit of roads is firmly established but looking back at Roy's map of 1747-55, the disposition of the buildings illustrated, supports the view that the circuit was already in place then and may be a factor of the relationship between the pier and the Parish Church both of which needed to be accessible from the main loch-side road. This suggests that rather than laying out the village on a strict plan, Sir James Colquhoun was content to overlay his carefully designed estate cottages onto the existing road layout. It may also suggest that the pier took the place of an earlier landing and embarkation point, perhaps providing access to the east side of Loch Lomond and/or to the islands in the loch that have been shown to have such historical importance. In this way Luss can be seen as an early transport hub, linking the land route to the west of Loch Lomond with the boat borne system around and across the loch.

The main approach to the village is from the old main road and the Colquhoun Arms to the west, its character transforming suddenly from the open aspect of the southern character zone to the intimate and enclosed environment of the village main street a transition that is enhanced further by a turn to the north and the narrowing of the road as it arrives at the core of the village. This change in character adds interest to the approach. As the road rises and falls with the natural lie of the land, views open up and disappear while the roofscape of the single storey cottages becomes a prominent and visible part of the character of the village.



The approach to the Colquhoun Arms along the old A82 from the south and the approach to the village

The historic core is also accessible from the north and the Visitor centre via Murray Place and School Road. This is an extremely important access route as most visitors to the town park at the Visitor Centre and walk into the town along this road. The route is notable for some fine 20th century development of public housing at Murray Place and Glenburn Cottages. The quality of these buildings and the importance of preserving the tranquillity of the approach route suggest that the Park Authority should consider an extension to the Outstanding Conservation Area to include these buildings.



Houses at Murray Place and Glenburn Cottages



Main street looking east



The Post Office junction of main street, School Road and curving lane



Looking south down curving lane



View along curving lane from the bridge to the church



The lane turns north around the burial ground towards the Manse



Looking east



North past the café



At the junction of main street and the curving lane looking east towards the Pier



The view west up the main street towards the Post Office



The western extension of the main street, the view terminated by the Colquhoun Arms Hotel.



The approach to the historic core of Luss via School Road.

9. TOWNSCAPE AND BUILDING FORM

An analysis of the area sees the gradual development of the townscape as an assembly of the characteristics and influences discussed above. The combination of the organic street pattern, the formal layout and design of the houses, blend with open spaces, natural topography and stunning setting to provide the basis of the Luss townscape. Within the Outstanding Conservation Area there are a few buildings that stand out but it is the uniformity, particularly of scale, within and between the various groups that is significant here, this view is reinforced by the extent of listing of these buildings.

The various treatments of boundaries are another significant contributor to the general experience of the village. From the tiny strips of front gardens separating the cottages on main street to the hedges and wrought iron fencing to the back gardens fronting the shore, there is a wide variety of boundary treatments on show in Luss.



Dry stone dykes and isolated trees on the old A82



Estate railings to the cemetery



Wrought iron gate to the rear of The Anchorage



Stone wall to the curving lane



Retaining wall to the cemetery



Estate railings



Hedges outside the cafe



Hedges outside The Bungalow, The Anchorage & Lomondbank



Narrow strips of front garden to the main street



Fine stone copings to the front of Lochview & Pierhead



Gate to the rear garden of The Bungalow



Wrought iron railings on the Shore



Hedges on the Shore



High, Stone retaining wall to the old burial ground

Boundary Treatments

The character and quality of the individual buildings within the Outstanding Conservation Area are absolutely central to its value and people's perceptions of it. This section of the report incorporates a general discussion of these issues but it is clear that there is scope for a fuller investigation. Of particular interest would be a study of the original details of the mid 19th century development and of the restoration work undertaken in the 1990's.

The buildings of Luss are predominantly single storey cottages, either detached or semi-detached. Most of these share a specific 'Luss Estate Style', but there are exceptions, some of which may be survivors from before the mid 19th century redevelopment but some appear to be 'one off' designs and their inclusion within the planned village is noteworthy. The larger villas and houses common to other towns and villages in the National Park area are absent from Luss and for this reason it appears that the village was not a favoured venue for the factory owners and nouveau riche of Glasgow and was principally a working class village, housing the men and women of the estate.

To the periphery of the village and generally beyond the Outstanding Conservation Area, there are a number of larger individual properties of note but a detailed discussion of them is beyond the scope of this document. The two larger properties within the Outstanding Conservation Area are the Manse and the Reading Room, complex (all listed Grade C(S)). Towards the church is Dell Cottage listed grade C(S), is an exceptional individual house separated from the main residential area of the town. Its isolation is one of the interesting and significant characteristics of the house. Of note is Glenview (unlisted), situated to the north of the bulk of the Outstanding Conservation Area dating from the perhaps the 1930's.

While the church is a modest Gothic cruciform plan, the building is characterised by the quality of its roof frame. The open timber belfry is capped by a steep pyramidal roof which is an unusual feature.

The other large building in the Outstanding Conservation Area is the Colquhoun Arms Hotel which although much altered over the years still retains the image of a coaching inn and dominates the entrance to the village from the south. The building has recently undergone redecoration and although some disrepair is evident, the retained historic detailing such as the windows and particularly the dormers are vital to its integrity and appearance.



The library, Reading Room and Hall House



Dell Cottage



Glenview



The Manse



The belfry to the Parish Church

Larger buildings in the Outstanding Conservation Area



The Colquhoun Arms Hotel

Beyond the Colquhoun Arms to the extreme west of the Outstanding Conservation Area are Millburn and The Mill. These are the last semi-industrial buildings remaining in the Outstanding Conservation Area and are therefore of considerable importance. These late 18th century buildings are listed Grade B.

To the west end of the main street, Alderdale (grade C(S)) and Holly Cottage (grade B) are of the early 19th century. They share detailing although Holly Cottage has been less altered, hence its higher category listing. The oversized copings on the chimneys, overhanging eaves and small paned windows are all picturesque in origin. Tigh a Mhaoir (grade C(S)) meanwhile is perhaps a later building and the beginning of the main building surge. It typifies the standard detailing used throughout the main street but its

decorative barge boards, fascias and harled finish are redolent of the styling to the earlier buildings and perhaps give clues to the original appearance of the refurbished cottages to the east.



Holly Cottage and Crescent Cottage, clear variations exist here

The cottages to the east in the main street appear to have been built over a short period of time and initially appear identical except that some are single houses, some semi-detached, all are visible on the 1868 Ordnance Survey. But there are variations which may indicate a number of separate builders working to a generic plan.



General views above and Crescent Cottage and Marylon Cottage below, typical examples of houses to the main street



Quoins



Windows surrounds



Rubble work and eaves height



Variations in cottages to main street

The cottages share hipped, slated roofs (the slate is Scottish but is not local), ornate chimneys, with saddle flashings recessed beneath the face of slates and the use of rubble walls with dressed window and door surrounds.



Chimney stacks and pots match and windows are standard diamond paned (it should be noted that these are replacement windows, provided as part of the National Trust for Scotland restoration work in the early 1990's)



Double doors are common to all cottages

Common details

It is noteworthy that the National Trust in association with the Gap Housing Association and Historic Scotland undertook a major restoration effort in Luss which was completed in 1992. The uniformity of the street prior to this work would be interesting to discover in particular details such as the windows are known to have been replaced at this time and paint colour, door furniture and so on are all now common along the street. Whether the rubble walls were designed to be exposed or harled would also be interesting to determine. Tigh a Mhaioir and a small white painted cottage to the curving lane, which appears to share many features with the main street show some interesting variations which may pre-date the 1990's restoration (it is not known whether Tigh a Mhaioir was restored but it seems unlikely that the white cottage was).



White cottage illustrating vertical sash windows and dark local slate roof



Tigh a Mhaioir with decorative fascias and vertical sash windows

Less typical buildings in the village core

Part of the restoration project was the inclusion of additions to the rear of the main street cottages. These are nicely detailed with hipped, slated roofs and close boarded walls. Although visible from several locations, they are discreet and do not detract from the original buildings.



Rear additions to main street properties

The main street also contains the post office building which punctuates the transition from the open spaces of the southern zone and the residential development of the northern zone. This building is shown on the 1863 Ordnance Survey and the rear elevation suggests that it may be of the early 19th century. The front is notable for its fine quality stonework with tight jointing and curved corners, the dormer window is also particularly attractive.



The Post Office, front and rear, note the horizontal panes to the rear windows



The Post Office, post box and stonework, the function of the hatch is not known

Around the corner on the lane approaching the church a group of semi-detached cottages comprising Cleveland Bank, The Bungalow, The Anchorage and Lomondbank all listed Grade B. These are larger cottages presenting their gables to the street, built of ashlar jointed, dressed stone. They have finer detailing than the houses to the main street, but again there are variations between the two pairs. The Anchorage and Lomondbank have centrally placed double vertical sashes, with their gables forming a pediment above. They are linked by a flat roofed section with their front doors together under a single porch, now enclosed but possibly open originally. Cleveland Bank and The Bungalow are linked by a smaller flat roofed section, with a single, central sash. It is not entirely clear from the position of the boundary which house occupies this space. To each gable is a pitched roofed open porch, with single sashes flanking it. This seems a rather less satisfactory composition than the first pair and with the centrally located chimneys above, these houses appear as if turned sideways onto the road.



Gable on to the road with fine detailing but variation across the group. Dentils to the eaves and the hood moulding over the central window to the link between Cleveden bank and The Bungalow give a sense of importance to these houses. The heavier eaves detailing to The Anchorage and Lomondbank and the centralisation of the sashes is a more satisfactory composition however.

The group of houses comprising Cleveland Bank, The Bungalow, The Anchorage and Lomondbank

Beyond this group are two more interesting buildings, Elmbank and Tign a Fois, both C(S) listed. Elmbank is a rare truly vernacular building in this rather mannered, planned setting while Tign a Fois is a former school building and has an institutional look and pleasant grey rubble walls with red sandstone dressings.



Elmbank and Tign a Fois



Luss Coffee Shop

Within the core of the village there is one other building of note which is the Luss Coffee Shop. This is unlisted but significant because it does not share any of the standard detailing shared by most of the buildings. It seems likely that it was built for non-domestic purposes.

The Coffee Shop is a vernacular building and a rare non-domestic building in the Village Centre

Analysis of the two Ordnance Survey maps included in this report illustrate that a row of cottages present in 1864 and that the School was built after this date. The cottages were demolished before the second Ordnance Survey in 1898, leaving the empty space referred to above.

On the shore, there are several more vernacular buildings including the C(S) listed Shore Cottage. These perhaps survive from the pre-improvement phase when the houses were described as '*exceeding uncomfortable*' James Denholm's description of his visit in 1804. At this time it appears that the houses were substantially vernacular in character, built of loose stones with thatched roofs and without chimneys.

The exception to the vernacular theme on the shore is Thistle Cottage listed grade C(S). This house again shares some of the detailing typical of the estate development. Most visibly, the chimney stacks are similarly detailed to those in the main street but once again, note the vertical sashes and decorative barge boards.



The shop building, far north cottage and Shore Cottage, vernacular buildings from before the development of the planned estate cottages, these buildings are visible on the 1863 Ordnance Survey map

Vernacular buildings on the shore



Thistle Cottage, built after the 1868 Ordnance Survey

The materials used in Luss have been illustrated above and are common across Scotland, principally slate roofs and stone walls. Of great importance are those roofs that are still finished with the local slate. These are darker in colour and include those to Thistle Cottage, Dell Cottage, Tign a fois and the white cottage illustrated above, this slate is no longer available. Particular care should be employed by the Park Authority when considering applications to change roof materials. The type of slate to be replaced should be confirmed and only in extreme circumstances should Luss slate be removed.

As with most areas, the threat of uPVC and other inappropriate materials cannot be ignored and once again the Park Authority should resist the introduction of such materials.

The issue of painting of stonework is an interesting one. Many of the older, more vernacular buildings are likely to have been coated with a limewash or harl and therefore, recoating or adding coats of appropriate materials may be acceptable. Further research would be needed to determine whether the main street cottages were originally harled. The stonework is generally not of high quality and window and door surrounds (and quoins where present) are proud of the rubble, with droving to the recessed portions, possibly as a key for harl but perhaps the rustic, exposed stone appearance was always the intention of the designer.

Noteworthy is the mortar type used to re-point these buildings, which appears harder than it might be. Care should be taken in future in selecting appropriate lime mortars for stonework repairs to avoid damage particularly to the softer sandstone elements. A related problem is found to the retaining wall of the burial ground which has recently

been re-pointed in what appears to be a gauged mortar. Large lumps of lime are present either due to incomplete slaking or poor mixing of the mortar and the pointing is beginning to break down.

The use of timber elements has been shown to be significant and fascias, soffits and bargeboards should only be replaced to match the existing details and in timber.

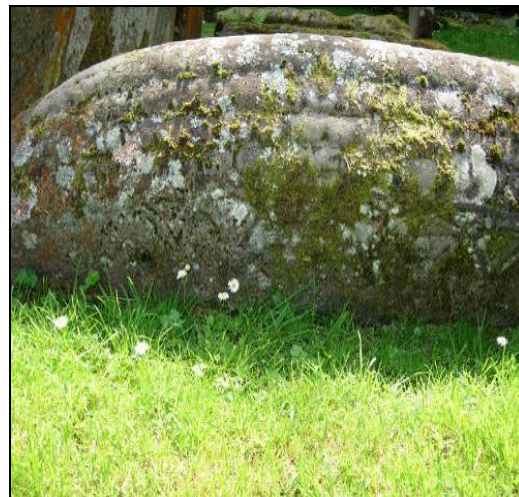
Boundary railings and gates are generally of wrought iron and these should be preserved.

Cast iron rainwater goods dominate the Outstanding Conservation Area and their retention should be encouraged. Replacements should be in cast iron.

Where new development is being planned within the Outstanding Conservation Area, the choice of materials will be crucial and should complement those to the existing buildings.

10. ARCHAEOLOGY

The likelihood of finding significant archaeological potential buried within the village is probably in the medium to high category. Luss has a long history and consideration should be given to undertaking additional historical research with a view to discovering and interpreting hidden archaeology. The Parish Church burial ground includes two simple cross slabs estimated to date to 7th-8th centuries and a Hogg back stone probably from the 11th century and this evidence suggests the longevity of worship on this site.



Hogg back stone to burial ground dating from the 11th century with arcade pattern modelled on the sides and a lined top surface.

11. OPEN SPACES

Public and private open space is important in defining the character of any settlement, playing a key role in setting the sense of place. In Luss, there is hardly any truly private open space, gardens are very visible from the road and tourists peer between the houses to get a glimpse of the spaces behind.

The extent of the open fields which form the approach to the village add greatly to the quality of the environment and act as a counterpoint to the narrow streets and enclosed urban feeling within the main village area. It is important that this open space is retained in its present form as a buffer zone from the busy main road to the more tranquil village setting. The trees here are also a key feature, placed intermittently along the road side and forming dense margins to the fields. Their influence on the general amenity of the area and on the way views are framed, are critical to the area's character.



Views of the open ground to the south of the village. NB in the bottom right photograph, the sewage treatment plant is just visible in the distance

The recreation ground and the field used to stage the annual games are key to village life. Once again it is important to retain this space as a buffer zone allowing views into and out of the village and protecting the historic core from crowding. Shielding of the sewage treatment plant would be of value to the overall visual amenity of this space.

The burial ground around the church is a fascinating public space. Its elevated position allows views across the village to the countryside beyond and part of the area is a Scheduled Ancient Monument. The burial ground provides a tranquil setting for the Parish Church dedicated to St MacKessog and contains a number of important gravestones of considerable age. Most significant amongst these are two simple cross slabs estimated to date to the 7th-8th centuries and a Norse hog-back stone from the 11th century placed near the west porch.



The burial ground

Beside the burial ground is Luss Water which runs around the southern boundary of the Outstanding Conservation Area. The burn is accessible along much of this length thanks to public footpaths with many access points. These footpaths are a great asset to the area allowing views into the village and access to the rural surroundings.



Luss Water is an important publicly accessible space

The most substantial open public space within the village is the shore line incorporating the pier and opening into Loch Lomond its self. This is primarily a walkway, marking the transition between the intimate enclosure of Luss village and the wide openness of the loch and the mountains beyond a condition amplified by the tall hedges to the village side and the low wall to the loch. The shore path is well surfaced, with attractive stone walls and seating.



Illustrations of the shore and Loch Lomond

There has been a Pier since before the first Ordnance Survey of 1864 was undertaken. The current pier links the village of Luss with Loch Lomond and is the focus of much of the tourist interest in the village. It is still used along with a landing stage at the south end of the shore, for embarkation to ferries and boat trips around the lake and is hugely important to the Outstanding Conservation Area providing vibrancy that is somewhat absent from the rest of the area.



The pier is a vibrant area of activity, combining sightseers, ice cream and boating activity

Back gardens are a surprising component of the public and private space in Luss. Despite the fact that most are partially hidden behind houses, they provide a great contribution as they are glimpsed from the public spaces of the roads and the shore side and pier.

Front gardens on the main street are simple strips of cobbles, often with minimal planting but to Pierhead and Lochview at the east end of the main street, the gardens have widened sufficiently to form a proper margin between the street and the houses. This widening also opens the view to this end of the main street to allow the full effect of the Loch and mountains beyond to be enjoyed.



The importance of 'private' gardens to Luss

The final key open space in the village is at the core of the village formed by the garden to the manse and the cemetery and the grassed area to the south of the café. This is right at the centre of the historic village, a disproportionate empty space visible even on the Roy map but shown in its full designed layout on the 1898 Ordnance Survey. This land extends to the east to an area to the south of the café which appears from the first Ordnance Survey to have been in a separate feu and the site of a number of buildings.



Access to the cemetery

12. OPPORTUNITIES FOR CHANGE

The negative factors and risks to the character of the Outstanding Conservation Area can be characterised as follows:

- Condition of the buildings
- Car parking
- Gap sites, vacant and derelict properties
- Buildings at risk
- Poor or inadequate maintenance
- Missing architectural detail and introduction of inappropriate items
- Inappropriate or poorly designed development

Overall the Outstanding Conservation Area is in good condition with no single example of a poorly maintained building in need of extensive repair.

Vehicle access and parking is a major issue in the village. A few houses have off road parking but it seems fair to speculate that the majority of cars often belong to visitors.

There are no major gap sites in Luss Outstanding Conservation Area. However, there is an area of derelict land beside Dell Cottage and an unattractive seemingly unused yard behind the Post Office, both of which could be enhanced.



Derelict site beside Dell Cottage

Another negative factor is two vacant and deteriorating buildings that may be at some risk. The first is Shore Cottage which is believed to be vacant because of its tendency to flood. This building is one of the few survivors of pre-improvement Luss and therefore, proposals for its demolition should be resisted. Reference to the 1898 Ordnance Survey illustrates a more extensive plan form than exists today, but care must be taken not to overdevelop the site and the loch side aspect is particularly important in relation to the character and appearance of the whole shore area.



Rear view of Shore Cottage

The second building at risk is the Library and Reading Room. This fine community asset is currently being wasted. The building is partly vacant and deteriorating.



The Library, partially vacant and deteriorating note the detailing of the roof ventilator

Planning and listed building consent applications have also been received and rejected for extensions and retail shop units within the village. It is necessary to ensure that all proposals produce high quality design in keeping with the character of the village.

Many of the buildings are now in excess of 150 years old and basic plan forms and geometry has not changed in many cases. There is no sign however of major deterioration of any of the buildings and continued preventative maintenance will continue preserve them.



Poorly detailed rainwater disposal leading to washing out of mortar from base of wall – Dell Cottage

Church wall, recently pointed but the mix is questionable and is deteriorating rapidly



The post office has high quality ashlar jointing and requires repointing soon

Flower beds adjacent to walls encourage soaking of the wall base, in some cases this is leading to washing out of the mortar NB the mortar mix here is questionable

Maintenance issues across the Outstanding Conservation Area

The importance of original detailing to the buildings of Luss has been identified in the analysis above. It is vital that these details are protected and that efforts are undertaken to reinstate missing details where and when possible. A photographic survey undertaken now would provide a valuable snapshot of the current condition of the Outstanding Conservation Area which could be utilised for monitoring purposes.



13. OPPORTUNITIES FOR PLANNING ACTION

It is essential that community efforts and management, planning and educational action seek to ensure the unique character and structures of special interest are preserved and maintained properly.

The street pattern in Luss dates back at least to the mid 18th century and probably well before this date. The combination of this organic development of routes with the disciplined development of estate housing is the key feature in the special character of Luss, creating a picturesque environment not common to planned villages, where earlier street patterns are often obliterated by later planning. This should be safeguarded.

The scale and general form of buildings including feu/plot sizes has a major impact on our perception of the built environment. The historic streetscape in Luss is unique with a high survival rate of single storey, estate cottages lining the street edge. Changes to this pattern from poor maintenance and repair to major interventions such as extensions and alterations to fenestration and other details, will be detrimental to the character of the Outstanding Conservation Area.

Materials used within the Outstanding Conservation Area help to dictate the aesthetic characteristics which make the area special and different. The distinctive qualities of the warming hues of the local freestone, whin and the sandstones combine with the characteristic window and door patterns and the Scottish slates (particularly the darker Luss slate), to define the quality and character of the Outstanding Conservation Area and the loss of these elements would clearly be detrimental.

Public and private open space has been seen to be particularly important in defining the character of Luss and its retention and enhancement should be promoted.

The principal means of ensuring appropriate development will be promoted through the Local Plan and associated SPGs. However, further opportunities include:-

- Confirmation of the existing Conservation Area boundaries. Current boundaries may not accurately reflect the area of greatest historic interest consistent with the policy guidance of NPPG18 and PAN71 in that the 20th century development illustrates the continuing development of the village, provides an important transitional zone between the Visitor Centre and the village core and is of high quality design, which contributes to the character of the area.
- Requirement for an archaeological analysis and watching brief whenever the ground is broken.
- Land use is an important if subtle defining characteristic of the Outstanding Conservation Area and the contrast in usage between the two character zones should be protected.
- A sustained, wide ranging programme of education and interpretation engaging community interest should be promoted. Owners and occupiers should be encouraged to learn about the historical importance of their properties. The reasons for designation and the restrictions imposed on development should be explained to facilitate effective maintenance of the building stock. But the education should go further than the residents of Luss, to encourage visitors to understand that the village is not only a picturesque place but a place of historical importance with a dynamic, live community.

- Consideration should be given to visitor management in the village.
- The streets of Luss suffer many of the same problems as most historic towns, poor quality surfaces to roads and pavements and the ubiquitous wheelie bin. Signage is generally fairly restricted and this is to be welcomed.
- A positive feature is the inclusion of cobbles at the street margins in the main street and these should be retained.



Typical street and pavement treatments

Efforts have been made in the past to enhance the outstanding Conservation Area by installing mock Victorian street lamps which while preferable to standard modern equivalents are still jarring. Replacement with a more discreet form of lighting would be of value to the overall appearance of the village. Signage for public walks through the village has also clearly been considered with the result that there is rather a proliferation of these signs, rationalisation would be valuable.

Cars are a great nuisance in the Outstanding Conservation Area both for the visual damage that they cause and as they weave in and out of pedestrians promenading around the village. An analysis of whether the exclusion of cars from the historic core for tourists should be considered. This would reduce the amount of signage required, improve the amenity of the area and the safety of pedestrians and remove the additional visual scourge of parked vehicles.

The adornment of houses and businesses with hanging baskets in moderation is an enhancement but it can detract from the historic character and fixings can damage the building fabric.



Street furniture and parked cars



Directional signs in Outstanding Conservation Area

Litter is a potential problem in a village as popular as Luss and public bins are required. In Luss these range from rather dignified cast iron bins which include the motif 'Luss Village' to rather less attractive modern plastic bins which congregate near the pier, the main focus of litter generating activities.



Litter bins in Luss

At present there is are no major problems with aerials or satellite dishes.

Luss is generally in good condition, investment in public realm improvements and assistance in dealing with the vacant site beside Dell Cottage and the re-use of the Library and Reading Room, would be of value.

There is the opportunity to investigate external partnership funding associated with the priorities of this appraisal, including the Library and Reading Room.

14. Recommendations

The recommendations are broadly as follows:

Recommendation 1: New development	<i>Development will only be permitted when it would not compromise the qualities which define the aesthetic and visual appeal of the Conservation Area.</i>
Recommendation 2: Protection and enhancement of street pattern	<i>Measures which maintain and enhance the historic street pattern will be supported. Any new development should be compatible and sympathetic to the street pattern. Any new development should be undertaken only with appropriate measures taken to protect and record buried archaeology. Re-surfacing of the roads in more sympathetic materials will be supported.</i>
Recommendation 3: Land use	<i>The residential character will be maintained. To the south, proposals will resisted that impact on the overriding open, agricultural nature of this area, with the exception of field events such as the Highland Show.</i>
Recommendation 4: Materials and details	<i>The retention of historic materials and finishes throughout the Outstanding Conservation Area, for both listed and unlisted buildings shall be supported.</i>
Recommendation 5: Public access	<i>Measures which seek to protect and enhance public access provisions within Luss shall be supported.</i>
Recommendation 6: Trees and Woodland	<i>Measures which seek to protect trees within the Outstanding Conservation Area, particularly to the southern zone where the parkland environment and margins to the roads and Luss Water are very important both aesthetically and environmentally, shall be supported.</i>
Recommendation 7: Public and private open space	<i>Measures which seek to protect and enhance existing open spaces within Luss and to provide additional screening to the sewage pumping plant shall be supported.</i>
Recommendation 8: Townscape features and views	<i>Measures which enhance the townscape through the use of vacant sites, provision of discreet parking for residents' vehicles, management of visitors and the provision of high quality street finishes and furniture shall be supported.</i>
Recommendation 9: Community engagement	<i>The Park Authority shall seek to engage the community in the interests of protecting and enhancing the Conservation Area. Projects that involve education and training in specific techniques and skills related to working with the historic built environment to encourage the preservation and enhancement of features of the Outstanding Conservation Area will be supported.</i>
Recommendation 10: Visitor Management	<i>The Park Authority shall seek to manage visitors through the planning process in the interests of protecting and enhancing the Conservation Area.</i>

<p>Recommendation 11: Grant schemes</p>	<p><i>Where possible, grant schemes shall be targeted to assist with the retention of original features or their appropriate replacement within the Conservation Area. Such features might include windows, doors, porches, dormers and front boundaries</i> To promote investment in key areas to enhance the Outstanding Conservation Area, in particular to find a solution for the Library and Reading room and to improve the public realm.</p>
<p>Recommendation 12 Traffic and Parking</p>	<p>Support a full Traffic Impact Assessment to establish trends, to investigate provision of car parking for residents only.</p>

15. MONITORING AND REVIEW

It is proposed to review the Conservation Area Appraisal in five years to ascertain change within the Conservation Area and to establish any new trends that require a management response.

16. BIBLIOGRAPHY, USEFUL INFORMATION, CONTACTS

For up-to-date information on individual scheduled monuments, listed buildings and designated designed landscapes and gardens please check the following website: www.pastmap.org.uk/.

Legislation and Statutory Instruments

Planning (Listed Buildings & Conservation Areas)(Scotland) Act 1997.

Town & Country Planning (Scotland) Act 1997.

Town and Country Planning (General Permitted Development) (Scotland) Order 1992, (and subsequent amendments).

Policy context

The Scottish Ministers, *Memorandum of Guidance on Listed Buildings and Conservation Areas* (1998).

Scottish Executive, *National Planning Policy Guideline 18 (Planning and the Historic Environment)* (1999).

Scottish Executive, *A Policy on Architecture for Scotland* (2001).

Scottish Executive, *Designing Places – A Policy Statement for Scotland* (2001).

Loch Lomond & The Trossachs National Park Plan (Approved, 2007).

Historical Information

Resources:

Royal Commission on the Ancient & Historical Monuments of Scotland [RCAHMS] - National Monuments Record of Scotland (photographic archive and library), 16 Bernard Terrace, Edinburgh.

Books:

First Statistical Account, volume 11, (1791-99), p178.

New Statistical Account, volume 10, (1834-45), p578.

Third Statistical Account, volume 10, (1950), p507.

Francis Groome, *Gazetteer of Scotland* (1885).

Bruce Walker & Graham Ritchie, *Exploring Scotland's Heritage – Fife and Tayside*(1985).

Nick Haynes, *Royal Incorporation of Architects in Scotland's Illustrated Architectural Guide to Perth & Kinross* (2001).

Conservation

British Standard 7913 (1998) – *Guide to the Conservation of Historic Buildings*.

Historic Scotland, *Conservation of Timber Sash and Case Windows – A Guide for Practitioners* (2002).

Online

Loch Lomond & The Trossachs National Park Authority: <http://www.lochlomond-trossachs.org/>

Scottish Executive (planning policies and guidance):

<http://www.scotland.gov.uk/Topics/Planning>

Historic Scotland (Memorandum of Guidance, listed buildings, scheduled monuments, designed landscapes):

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

Scottish Civic Trust (Buildings at Risk Register):

<http://www.buildingsatrisk.org.uk/>

Royal Commission on the Ancient & Historical Monuments of Scotland [RCAHMS](photographs, books, plans, historic land use etc.):

<http://www.rcahms.gov.uk/>

Maps and details of listed buildings, scheduled monuments, designed landscapes, RCAHMS records, and Sites & Monuments or Historic Environment Records:

<http://www.pastmap.org.uk/>

National Library of Scotland (maps, books):

<http://www.nls.uk/>

National Archives of Scotland (documents, manuscripts, plans):

<http://www.nas.gov.uk/>

SCRAN (photographs, maps):

<http://www.scran.ac.uk/>

Statistical Accounts of Scotland:

<http://edina.ac.uk/stat-acc-scot/>

Contacts

Professional advice should be sought from the National Park Authority before planning or undertaking work for development control or land management purposes.

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17. Excerpt from the Dumbarton Local Plan detailing the Article 4 Directions applicable to Luss

Village core area designated in 1971. Extension to area designated in 1984. Classified as Outstanding Conservation Area in 1984. Article 4 Directions in part (not for extended area).

Note: the following directions were made under the provisions of the Town and Country Planning (General Development) (Scotland) Order 1981 (as amended), however with Reference to Article 8 of the Town and Country Planning (General Development) (Scotland) Order 1992 any Direction which was in force immediately before 13th March 1992, shall in so far as it relates to development permitted by this Order have effect as if it were a Direction given under Article 4 of this Order.

This has been interpreted by the Councils as meaning that where a Direction under Article 4 in was in place under the provisions of the 1981 Order, the Direction has effect as if it were a Direction under Article 4 of the 1992 Order.

Within the designated Conservation Areas planning permission will be required for the following classes of development:

Class 1:

The enlargement, improvement or other alteration of a dwelling-house.

Class 2:

Any alteration to the roof of a dwelling-house including the enlargement of a dwelling-house by way of an addition or alteration to its roof.

Class 3:

The provision within the cartilage of a dwelling-house of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwelling-house, or the maintenance, improvement or other alteration of such a building or enclosure.

Class 7:

The erection, construction, maintenance or alteration of a gate, fence, wall or other means of enclosure.

Development by a Local Authority

Class 30:

The erection or construction and the maintenance, improvement or other alteration by a local authority of:

- a. any building, works or equipment not exceeding 4 metres in height or 200 cubic metres in capacity on land belonging to or maintained by them, being building works or equipment required for the purposes of any function exercised by them on that land otherwise than as statutory undertakers;
- b. lamp standards, refuse bins, public shelters and similar structures or works required in connection with the operation of any public service administered by them.

Development by Statutory Undertakers

Class 39:

Development by a public gas supplier required for the purposes of its undertaking consisting of:

- a. the laying underground of mains, pipes or other apparatus;
- b. the installation in a gas distribution system of apparatus for measuring, recording, controlling or varying the pressure, flow or volume of gas and structures for housing such apparatus;
- c. the construction of any storage area or protective area specified in an Order made under section 4 of the Gas Act 1965(a), of boreholes, and the erection or construction in any such area of any plant or machinery required in connection with the construction of such boreholes;
- d. the placing and storage on land of pipes and other apparatus to be included in a main pipe which is being or is about to be laid or constructed in pursuance of planning permission granted or deemed to be granted under Part III of the Act;
- e. the erection on operational land of the public gas supplier of a building solely for the protection of plant and machinery; and
- f. any other development carried out in, on, over or under the operational land of the public gas supplier.

Electricity Undertakings

Class 40:

Development by statutory undertakers for the generation, transmission or supply of electricity for the purposes of their undertaking consisting of:

- a. the installation or replacement in, on, over or under land of an electricity line and the construction of shafts and tunnels and the installation or replacement of feeder or service pillars or transforming or switching stations or chambers reasonably necessary in connection with an electric line;
- b. the installation or replacement of any telecommunications line which connects any part of an electric line to any electrical plant or building, and the installation or replacement of any support for any such line;
- c. the sinking of boreholes to ascertain the nature of the subsoil and the installation of any plant or machinery reasonably necessary in connection with such boreholes;
- d. the extension or alteration of buildings on operational land of the undertaking;
- e. the erection on operational land of the undertaking of a building solely for the protection of plant machinery; and
- f. any other development carried out in, on, over or under the operational land of the undertaking.

Post Office

Class 43:

Development required for the purposes of the Post Office consisting of:

- a. the installation of posting boxes, posting pouches or self service machines;
- b. any other development carried out in, on, over or under the operational land of the undertaking.

Within that part of the Plan that is located within the National Scenic Area temporary buildings and uses

Class 15:

The use of land (other than a building or land within the cartilage of a building) for any purpose, except as a caravan site or an open air market, on not more than 28 days in total in any calendar year, and the erection or placing of moveable structures on the land for the purpose of that use.