



## LUSS HILLS

SPECIAL QUALITIES OF LOCH LOMOND

# LUSS HILLS

## Key Features

Open upland hills
Farmed and open upland glens
Wooded Glens
Luss Hills
Glen Douglas, Glen Fruin and Glen Luss

## Summary of Evaluation

### Sense of Place

The hills have a distinctive topography that differs from other areas of the Park. The slopes are smooth and summits and ridgelines are sweeping, the highest summits include Beinn Chaorach, Beinn Tharsuinn, Beinn Eich and Beinn Dubh. The hills form a prominent part of the landscape when viewed from Cowal and Loch Lomond. The main glens of Glen Luss and Glen Douglas are relatively unspoilt and remote, with traditional upland farming. The area is relatively unsettled with only a few farms strung out along the glen floors.

### Cultural Heritage

The area is of medium to high importance in cultural heritage terms. The glens provide a reminder of traditional land management and contain the most substantial, unspoilt archaeological evidence for past settlement and landuse on the west side of Loch Lomond as the glens have not been afforested. Glen Douglas is unique in the Park for having substantial 20th century works associated with defence and the Cold War just outside the Park boundary.

### Biodiversity

The biodiversity of this area is of medium to high importance. The open upland glens and hills provide a mosaic of relatively natural upland habitat types such as moorland and acid grassland. Upland birds such as skylark, red grouse, breeding waders, buzzards and mammals such as red deer, mountain hare and possibly water vole may occur. These upland wildlife and habitats are a critical part of this area's landscape and are widespread in several other areas of the Park.

The farmed upland glens include Glen Fruin and part of Glen Douglas. These areas tend to be an extension of the woodland and boundary features habitat mosaic found in farmland on the lower ground. There is a brown/sea trout spawning ground in Glen Fruin. The wildlife of this area includes some protected species with declining populations.

Wooded glens extend into the Luss Hills from the woodland areas fringing the west shore of Loch Lomond. Glen Luss and part of Glen Douglas have important broadleaf woodlands included within the West Loch Lomondside Woodlands SSSI and Loch Lomond Woods SAC for oakwood and other woodland types. This woodland is of high importance, forming part of one of the most extensive tracts of semi natural broadleaved woodland in the UK. A diverse lower plant assemblage, black grouse, capercaillie, otters and bats may all be present.

## LUSS HILLS

### **Associations**

Luss Hills have associations with the Colquhouns. The Battle of Glen Fruin took place in 1603 between the Colquhouns and the clan MacGregor.

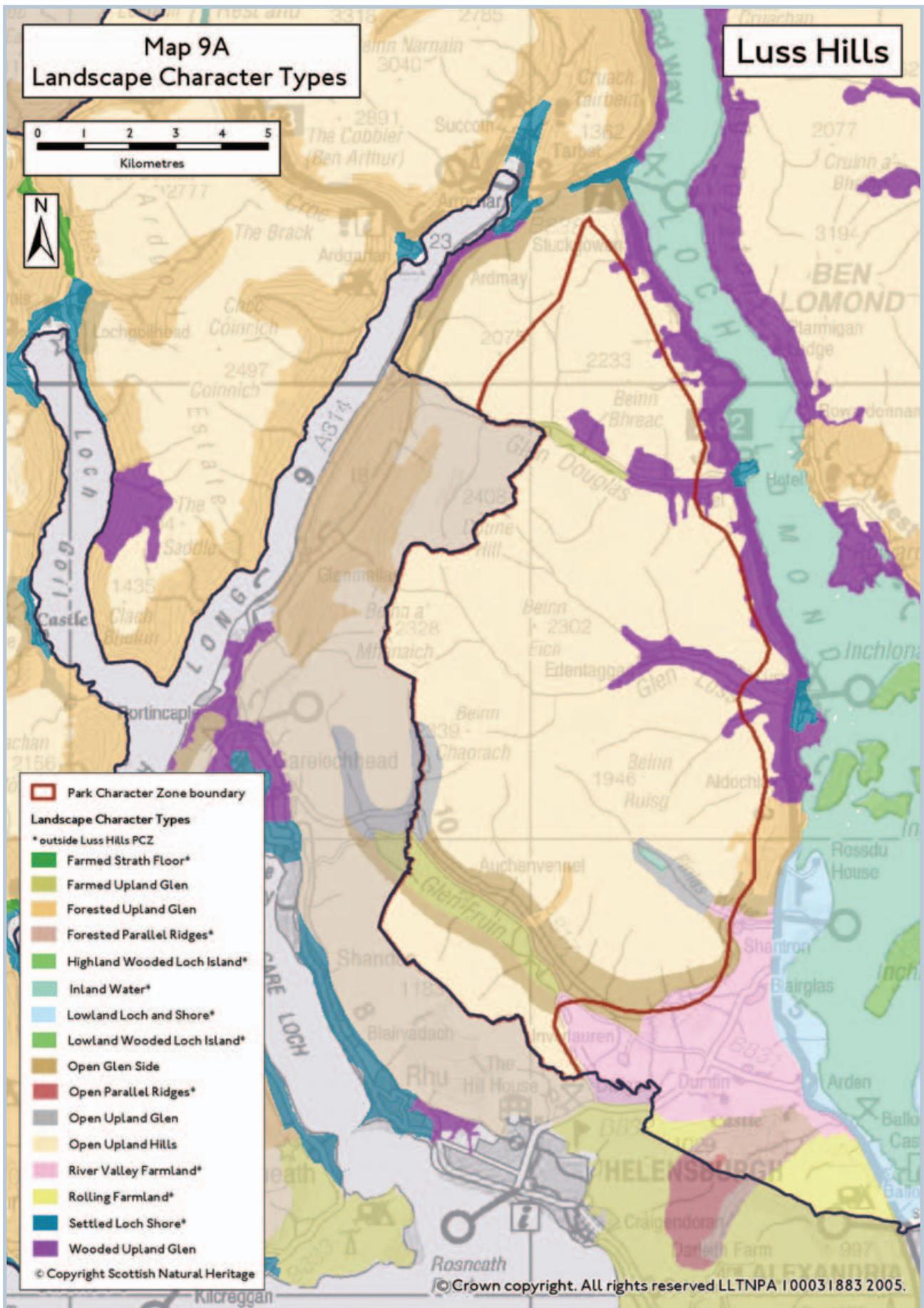
### **Qualities valued by local communities**

(Source: Community Futures and Park Plan Workshop on Special Qualities, April 2004)

See Loch Lomond evaluation. There were no comments specific to the Luss Hills area.

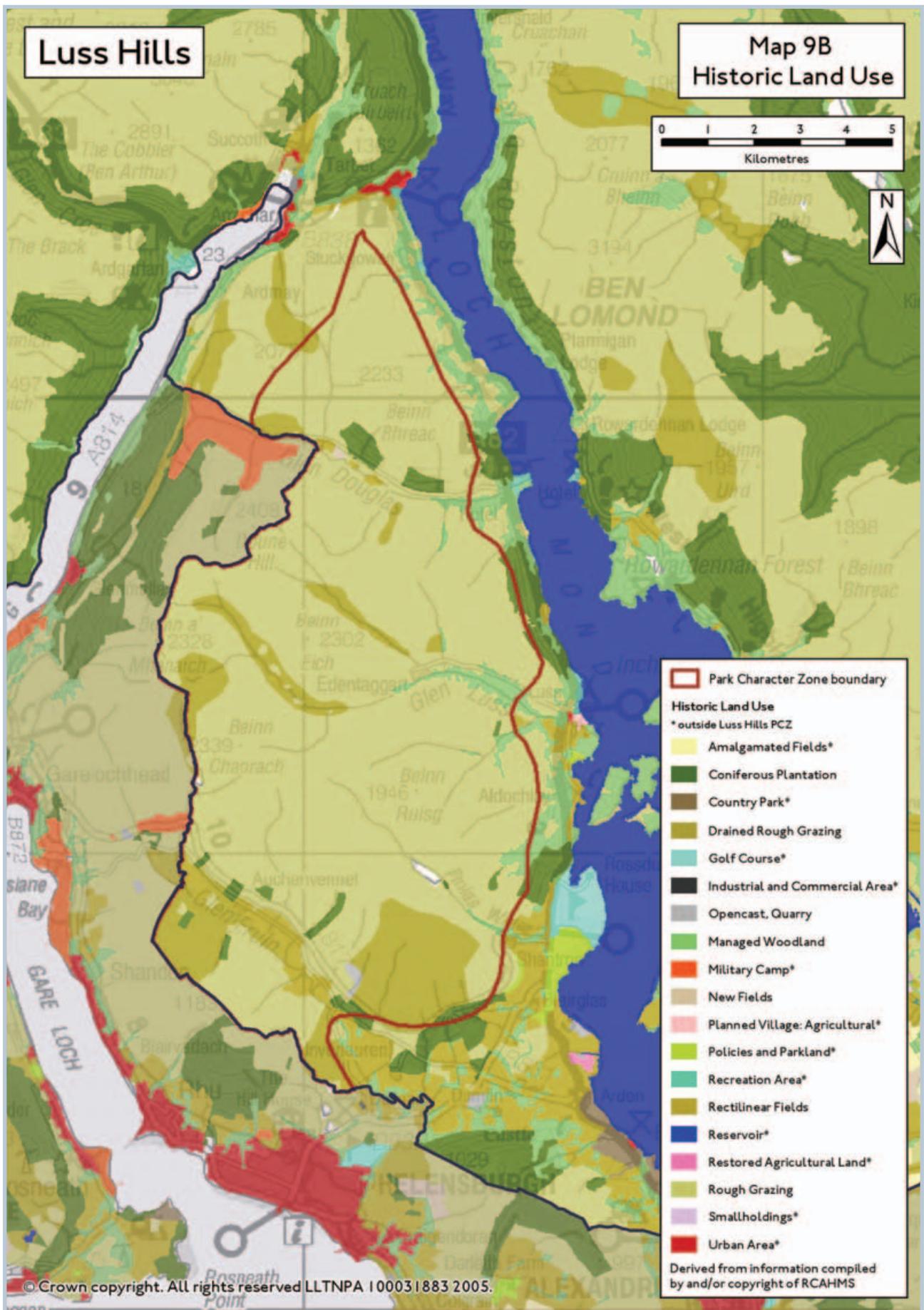
LUSS HILLS

MAP 9A – LANDSCAPE CHARACTER TYPES



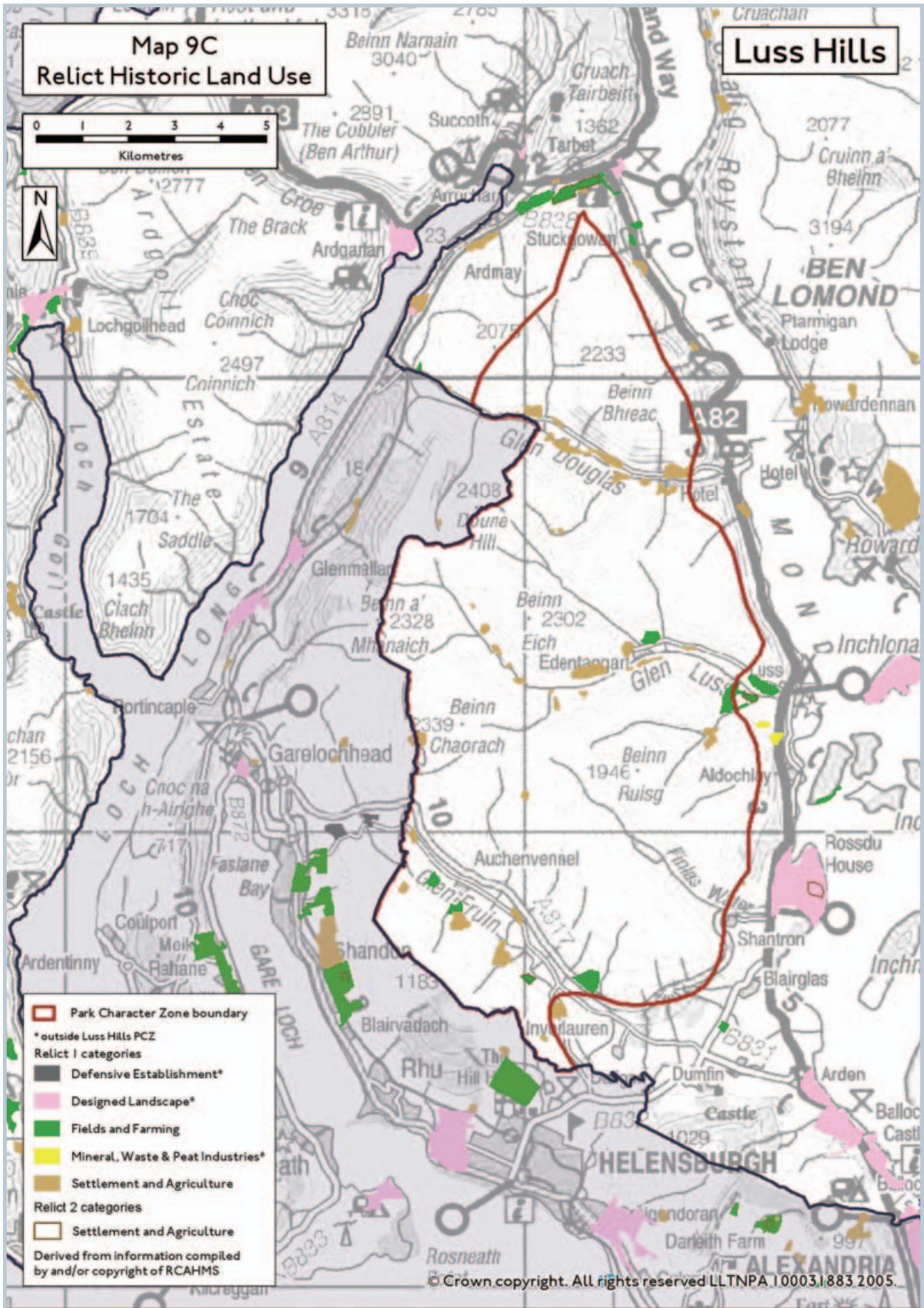
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MAP 9B – HISTORIC LAND USE



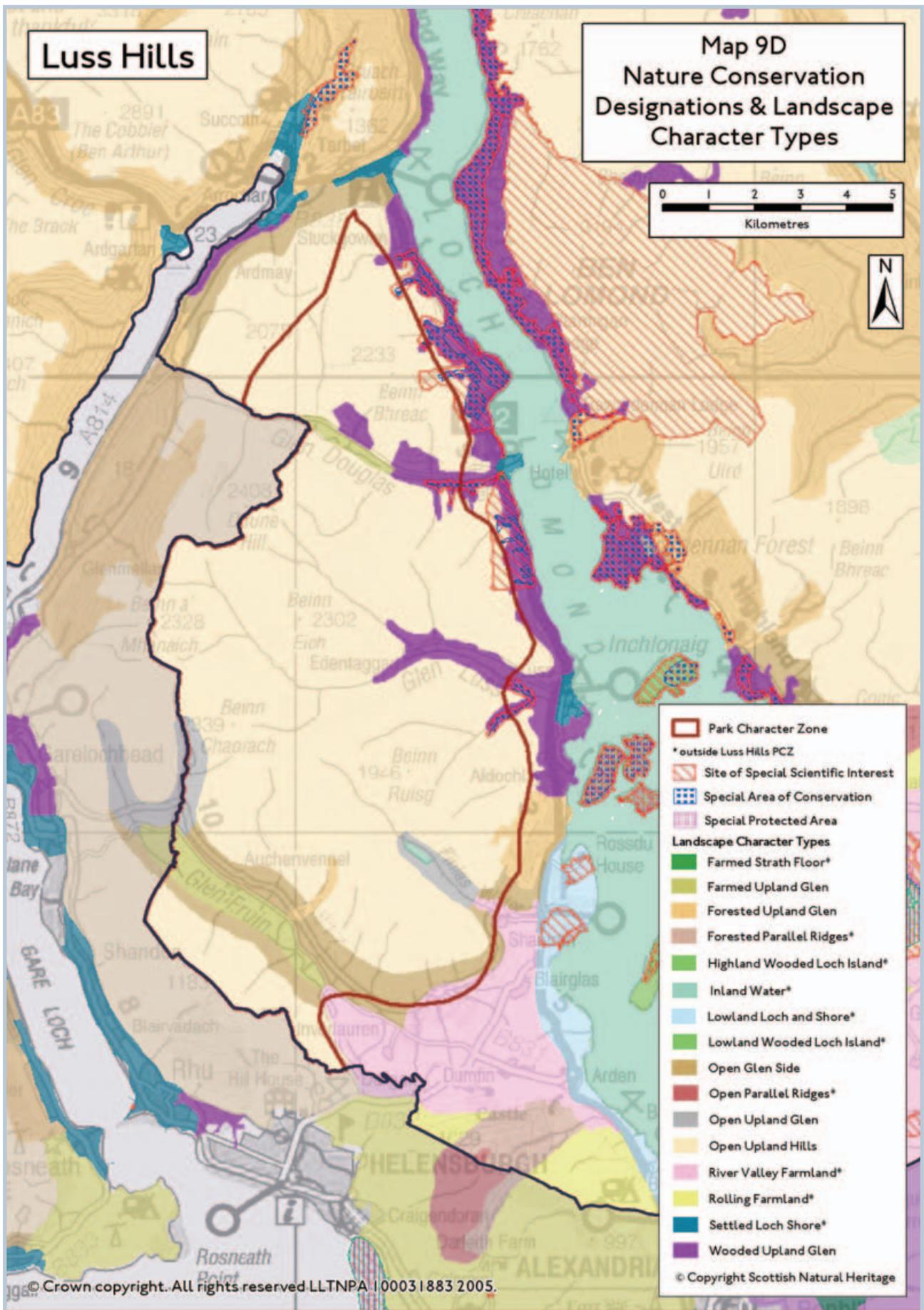
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MAP 9C - RELICT HISTORIC LAND USE



LUSS HILLS

MAP 9D - NATURE CONSERVATION DESIGNATIONS

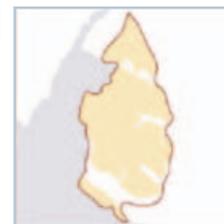


## LUSS HILLS

### LCT: OPEN UPLAND HILLS

An open and exposed landscape of summits and plateaux, with rolling rounded hills. The highest summits within the area include Beinn Chaorach, Beinn Tharsuinn, Beinn Eich and Beinn Dubh.

HLA: Predominantly prehistoric to present moorland and rough grazing.



BENEFITS	CONTRIBUTION TO BENEFIT?	EVALUATION OF IMPORTANCE	TRENDS & PRESSURES
<b>Sense of place</b>	The Luss Hills contrast with the other uplands surrounding Loch Lomond and elsewhere in the Park, with simpler bold shapes, smoother slopes, sweeping summits and ridgelines and a generally smaller size and scale. However the hills rise directly from adjacent lochs with little transition of horizontal land, adding to their distinct and dramatic appearance.	<p>The open quality of the hills allows the diversity of the topography to be legible. Native woodlands, policy woodlands and naturalised plantations to the west of the loch extend over lower and mid slopes, forming a relatively natural transition between the loch and open uplands. Commercial forestry to the south and up Glen Fruin creates an abrupt and artificial transition to the hill slopes.</p> <p>The hills are relatively unspoilt, although locally masts such as on Shantron Hill detract from their contribution to the wider scenery. They are highly visible seen across south Loch Lomond and form a transitional character between the lowlands and more rugged highlands beyond, appreciated from the A82 southern approach. Within the immediate vicinity the hills are not particularly prominent as they are seen foreshortened and not appreciated as a mass.</p> <p>There are excellent views from the Luss Hills over Luss planned estate village, the Loch Lomond islands, Ben Lomond and the northern trough of the loch. The hills offer relatively accessible walking, popular with local people.</p>	<p>Some areas affected by masts and pylons, but relatively unspoilt.</p> <p>Ridgelines and horizons would be particularly vulnerable to intrusive developments, such as masts.</p> <p>The simple bold landform is somewhat undifferentiated and would be vulnerable to insensitively shaped woodland plantations that cut across the slopes.</p>
<b>Cultural Heritage</b>	There are unlikely to be any archaeological sites on the summit tops except waymarker or boundary cairns.	N/A	N/A
<b>Biodiversity</b>	A mosaic of relatively natural upland habitat types e.g. moorland, acid grassland & blanket bog. Upland birds, e.g. skylark, red grouse, breeding waders, buzzard, golden eagle; mammals red deer, mountain hare & possibly water vole occur.	<p>Important to local people, visitors and specialists.</p> <p>The upland wildlife and habitats are a critical part of the landscape in this zone and the park as a whole. They will be widespread in several other character zones.</p> <p>This is of medium importance.</p>	The benefit is probably adequately widespread in this area.

### MANAGEMENT OPPORTUNITIES

- Maintain the character and relatively quiet nature of the area.
- Enhancement of upper margin designs of plantations to the south through restructuring of plantations.
- Support of traditional upland farming, with new planting limited to the lower slopes and in relation to local landform, such as the burns.
- Overgrazing by sheep and deer may currently reduce the habitat quality in places and could be remedied through changes to management. Restructuring of upper woodland edges may enhance the ecological and landscape transitions from the forested glens.

## LUSS HILLS

### LCT: OPEN UPLAND GLEN

The open upland glens are V shaped valleys with rocky outcrops and scree. Fast moving burns and waterfalls run through the glens, which generally surround watercourses. The land is covered by heather moorland. They are found at Glen Fruin and along the Finlas Water.

HLA: Predominantly prehistoric to present moorland and rough grazing, with small patches which have been altered in the 20th Century



BENEFITS	CONTRIBUTION TO BENEFIT?	EVALUATION OF IMPORTANCE	TRENDS & PRESSURES
<b>Sense of place</b>	These glens have a sense of remoteness despite their actual proximity to the popular south and west Loch Lomond destinations.	These glen floors are relatively unspoilt and remote, with traditional upland farming. However military infrastructure in the immediate surroundings of Glen Fruin, including highway engineered roads that do not respond to the local topography are highly visible and intrusive to the landscape character and scenic quality. The glens are self-contained and of a low public profile, ensuring their hidden away quality. They are typical of other open upland glens, but are distinctive due to their context within the Luss Hills, characterised by smoother slopes.	Glen Fruin has some past impacts associated with military infrastructure and coniferous plantations. Elsewhere there has been less change.
<b>Cultural Heritage</b>	Occasional shieling groups can be found in the high valleys.	These are significant as part of the wider system of settlement and land use in the glens below. Important to local people and visitors.	Not under significant pressure apart from natural degradation.
<b>Biodiversity</b>	A mosaic of relatively natural upland habitat types eg moorland & acid grassland. Upland birds, e.g. skylark, red grouse, breeding waders, buzzard, mammals red deer, mountain hare & possibly water vole may occur. Limited information available.	Important to local people, visitors and specialists  The upland wildlife and habitats are a critical part of the landscape in this zone and the park as a whole. They will be widespread in several other character zones and LCTs.  Low to medium biodiversity importance.	Some species, eg water vole, some waders are sharply declining. Others, eg buzzards are recovering.
<b>Associations</b>	Battle of Glen Fruin		

### MANAGEMENT OPPORTUNITIES

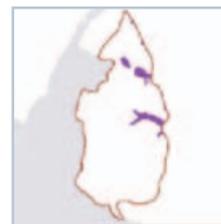
- Conserve its relatively quiet character.
- Enhancement of the setting of the military road in Glen Fruin.
- Enhancement of the upper forest margin in Glen Fruin and around Shantron Hill during restructuring of the existing plantation, with the possibility of new more natural character woodlands up slope.
- Overgrazing by sheep and deer may currently reduce the habitat quality in places and could be remedied through changes to management. Restructuring of upper woodland edges may enhance the ecological and landscape transitions from the forested glens.

## LUSS HILLS

### LCT: WOODED UPLAND GLEN

Glens with some semi-natural woodland and fragmented moorland heather, drystone dykes, tracks and paths. Examples are Glen Luss and the southern end of Glen Douglas.

HLA: 18th – 20th century managed woodland and forestry, with some prehistoric to present moorland and rough grazing



BENEFITS	CONTRIBUTION TO BENEFIT?	EVALUATION OF IMPORTANCE	TRENDS & PRESSURES
<b>Sense of place</b>	Natural looking landscape with low density of trees scattered over the hill sides. Natural transition area between the loch and shore and open upland hills. The Loch Lomond Oak Woods are a defining characteristic of the west side of Loch Lomond.	This landscape character type is highly significant in establishing the apparently natural landscape qualities of the glens that dissect the Luss Hills. The woods tend to be of an open character and they reveal the distinctive underlying smooth topography. They are not highly visible from the adjacent loch and add to the enclosed, secluded and mysterious atmosphere of the glens. They also form a natural appearing transition to the open upper slopes, important to the areas scenic quality.	Agricultural decline or abandonment could lead to encroachment on the glen's open qualities by woodland through planting or natural regeneration.
<b>Cultural Heritage</b>	Glen Douglas, Glen Luss and Glen Fruin were significant areas for settlement in the past, as the glens were the only available lower lying land in this rugged area. Recorded archaeological sites predominantly date to the medieval or later period in the form of the remains of joint tenancy townships, their associated shieling groups, pre-Reformation chapels and burial grounds, and later charcoal burning stances associated with 18th century iron working. There is a significant set of recorded sites in Glen Luss, reflecting the survey attention which this area has received, which the others have not. There are no recorded prehistoric settlements or burial sites but these may have been obscured or removed by intensive later settlement and land use.	The medieval and later period settlement and land use evidence in the glens of the Luss Hills is of medium to high significance, as these glens, particularly Glen Luss have not been seriously disturbed by later land use such as commercial tree planting. They are a significant cultural heritage resource for the western side of the Park. They are of importance to locals and visitors and may have a high significance for interpretation of settlement in the western side of the Park to contrast with and complement the eastern side.	The glens appear not to have been under recent pressure for development. Tree planting, natural regeneration and bracken overgrowth may be issues.
<b>Biodiversity</b>	Broadleaf woodlands include part of West Loch Lomondside Woodlands SSSI and Loch Lomond Woods SAC for oakwood & other woodland types. A diverse lower plant assemblage, Black Grouse, Capercaillie, otter, bats may all be present	Important to all groups High biodiversity importance.	The historical trend has been to a catastrophic loss and fragmentation of this habitat type in the UK.

### MANAGEMENT OPPORTUNITIES

- Retain the natural and tranquil character of Glen Luss
- Consider development of management plans for the cultural heritage resources.
- Scope exists to reverse the historical losses by felling the planted conifers and replacing them with new broadleaved woodland, especially on FCS land and though SFGS elsewhere.

## LUSS HILLS

### LCT: FARMED UPLAND GLEN

Farmed Upland Glens include Glen Douglas and Glen Fruin. These are generally narrow upland glens, with flat floors and steep sides, accessed by small / single track rural roads. Derelict farmsteads and shielings, dykes, historic buildings. Military infrastructure.

HLA: Prehistoric to present moorland and rough grazing and 18th to 19th century fields and farming with some late 20th century intervention



BENEFITS	CONTRIBUTION TO BENEFIT?	EVALUATION OF IMPORTANCE	TRENDS & PRESSURES
<b>Sense of place</b>	These glens provide a contrast with the surrounding upland area and with Loch Lomond to the east. They have a quiet and relatively human scale character, with a surprising sense of remoteness despite their actual proximity to the popular south and west Loch Lomond destinations.	These glen floors are relatively unspoilt, with traditional farming, contributing to a sense of remoteness in place and time. However military infrastructure in the immediate surroundings including highway engineered roads that do not respond to the local topography, security fencing and artificial landforms are highly visible and intrusive to the landscape character and scenic quality. The glens are self-contained and of a low public profile, ensuring their hidden away quality. They add to the wider diversity of the Park and provide alternative quality links between Loch Lomond and the western sea lochs.	Glen Fruin has some past impacts associated with transport and coniferous plantations, elsewhere less change.
<b>Cultural Heritage</b>	The glens provide a reminder of traditional land management. They contain the most substantial, unspoilt archaeological evidence for past settlement and land use on the west side of Loch Lomond, as these glens have not been afforested. Glen Douglas has substantial 20th century works associated with defence and the Cold War which lie adjacent to the Park boundary.	Of value and interest to specialists, local people and visitors to the Park.  Importance not likely to extend beyond the Park but of significance as contributor to Park character.  Medium to high importance.	None known at present.
<b>Biodiversity</b>	An extension of the woodland and boundary features habitat mosaic found in farmland on lower ground. Brown/Sea trout spawning habitat in Glen Fruin. Red deer and birds including skylark, waders, short eared owl, black grouse and hen harrier occur. Likely to be a refuge for water vole colonies.	Important to local people, visitors, specialists  Low to medium biodiversity importance. The wildlife includes some protected species with declining populations	Woodland mosaic and wildlife value of fields needs effort to maintain in the face of development pressures, road improvements, trends in agriculture. Possibly scope for more wildlife friendly management of fields, hedgerows and boundary features.
<b>Associations</b>	Battle of Glen Fruin 1603 between the Colquhouns clan and the clan MacGregor.		

### MANAGEMENT OPPORTUNITIES

- There is potential to increase recreation access but should be balanced with need to conserve its relatively quiet character.
- Support of traditional farming.
- Enhance the landscape setting of the military infrastructure in the local surroundings.
- Accessibility of cultural heritage sites could be improved and interpretation of sites considered.
- The biodiversity benefits could be expanded or strengthened through woodland management, new planting, agricultural practice. RSS and SFGS provide mechanisms.

# APPENDIX

SETTLEMENTS AND LOCAL SENSE OF PLACE

## APPENDIX - SETTLEMENTS AND LOCAL SENSE OF PLACE

SETTLEMENT	SETTLEMENT TYPE	PLACE CHARACTERISTICS
<b>ARGYLL FOREST: COASTAL SETTLEMENTS, VILLAGES AND HAMLETS.</b>		
<b>KILMUN, STRONE AND BLAIRMORE</b>	LINEAR COASTAL VILLAGES	The villages of Blairmore, Strone and Kilmun form an extensive linear stretch of houses from the west end of the Holy Loch around Strone Point into Loch Long. Their distinctive characteristics include Victorian villas, piers and associated buildings facing on to the loch and the Firth of Clyde. Many villas are gable fronted and gothic in detail, featuring decorative bargeboards. There are several distinct towered houses in Blairmore and also a few which display the influence of the Glasgow architect Alexander 'Greek' Thomson.
<b>ARDENTINNY</b>	<b>SMALL COASTAL VILLAGE</b>	Ardentinny is a small coastal hamlet located on the side of Loch Long. Its short rows of traditional cottages contribute to a rural sense of place. The use of timber as a construction material in this area of the Park is evident in the group of gabled semidetached forestry houses with profiled metal sheeting as a roofing material. Some of the twentieth century housing development, mainly suburban in form, character and materials bears little relationship to the traditional and rural characteristics of the village.
<b>LOCHGOILHEAD</b>	COASTAL VILLAGE at the head of a sea loch	Although a coastal settlement, the location of Lochgoilhead at the head of the sea loch, enclosed by steep mountains and forests create a remote and almost isolated character. Its historical development pattern extends from the head of the loch down its east shore, comprising a string of larger villas, dwellings and public buildings orientated towards the loch. The village comprises no overall distinctive or consistent characteristics in terms of its built form, however several older buildings fronting onto the loch such as the Lochgoilhead Hotel, provide some historic and traditional characteristics. Late twentieth century residential growth around and extending along the west shore and large-scale tourism development has also diluted the overall rural sense of place of Lochgoilhead.
<b>CARRICK CASTLE</b>	SMALL COASTAL RIBBON HAMLET	Carrick Castle is a small ribbon hamlet, centred around the fifteenth century Carrick Castle. A few late nineteenth century villas provide some localised sense of place. There are a number of twentieth century houses which are mostly suburban in design.
<b>ARROCHAR</b>	COASTAL SETTLEMENT at the head of a sea loch	Arrochar is a rural village located at the head of Loch Long and nestled amongst the high mountains of the Arrochar Alps. The village is rural in character and the grandeur of the surrounding mountains contribute more to localised sense of place than the village townscape. There is no overall distinctive building form other than a development pattern largely orientated towards the loch. There are a number of larger buildings within Arrochar, however the scale of expansion of some largely detracts from the rural character of the area. The diverse range of villas, cottages and bungalows dilutes any feeling of local character and new development requires to reinforce the areas rural setting.

## APPENDIX - SETTLEMENTS AND LOCAL SENSE OF PLACE

SETTLEMENT	SETTLEMENT TYPE	PLACE CHARACTERISTICS
<b>BREADALBANE: HIGHLAND VILLAGES LOCATED WITHIN THE GLENS, COMMUNICATION ROUTES AND ON THE LOCHS, FLANKED BY HIGH, STEEP-SIDED MOUNTAINS.</b>		
<b>CRIANLARICH</b>	SMALL HIGHLAND VILLAGE	Crianlarich is positioned at the junction of three major trunk roads which follow the most natural and accessible lines of communication through Glen Dochart, Glen Falloch and Strathfillan. The West Highland rail line also runs through the centre of the village and the high level railway bridge over the road junction is a dominant feature within the village. Its character is that of a highland village framed and enclosed by the surrounding landscape of forests and rugged high mountains. Development is typically low density with several larger buildings such as the hotel at the junction of the A82 and A85.
<b>TYNDRUM</b>	SMALL HIGHLAND VILLAGE	Tyndrum is a highland village located at the northern end of Strathfillan where the journey north begins to either Fort William and Glen Coe or Argyll and Oban. Its origin is thought to lie in the convergence of old drove routes and the short gold rush in the early nineteenth century. The development of the railway brought further expansion. Its character is that of a highland village framed and enclosed by the dramatic landscape of rugged hills and mountains. It contains a scattering of buildings although these have very little coherence. The small Conservation Area contains a short row of gable to gable cottages.
<b>KILLIN</b>	HIGHLAND VILLAGE	<p>Killin is a highland village located at the confluence of the Rivers Lochay and Dochart. It is linear in form and highland in character. Killin grew in size at the time of the clearances when the Earl of Breadalbane attempted to find employment for ex agricultural workers and provided feued houses, this resulted in the development of Main Street over the nineteenth century. The construction of the railway in 1885 resulted in many more houses being built, characterised by "a large house with a small cottage at the back, with the purpose being to let out the big house during the summer months". Many of these houses are now bed and breakfasts and these together with the shops give the village much of its picturesque character comprising many features such as the bridge, mills and rows of cottages, giving the village a feeling of antiquity.</p> <p>Its traditional development pattern includes many stretches of older gable to gable housing, one and two storeys high, although building scale is not uniform. Many of the older single storey cottages are positioned directly on the pavement edge, together with later detached villas and tenements dating from around 1890-1905. The use of corrugated iron as a roofing material in the Breadalbane area is demonstrated on some public and civic buildings, as is the use of bargeboarding, often gothic in style, and once favoured by the Breadalbane Estate.</p>
<b>ST FILLANS</b>	LOCHSIDE HIGHLAND VILLAGE	<p>St Fillans is a picturesque lochside village. Its main street is lined with a series of gable fronted houses and smaller traditional cottages, many featuring decorative bargeboarding though not of the rustic Breadalbane gothic variety.</p> <p>Tree trunk porches are characteristic of housing in the village. Some houses in St Fillans draw on the arts and crafts inspiration and the numerous Victorian villas give the village spa-like characteristics.</p>
<b>LOCHEARNHEAD</b>	LOCH-HEAD HIGHLAND VILLAGE	Lochearnhead is located at the head of Loch Earn in a loosely defined L shape. It comprises a variety of building styles, including a restored dwelling with a thatched and turf roof and a number of cottages roofed with corrugated iron sheeting. The more recent housing is predominantly suburban in character and materials which has generally diluted local character.
<b>STRATHYRE</b>	SMALL LINEAR HIGHLAND VILLAGE	<p>Strathyre's origins lie along the route of an old drove route north to the Highlands, however when the railway was built, development moved to the other side of the river and today's Main Street was created. Hence, the village is characteristically linear in form, with a strong streetscape reinforced along the eastern side of the A84</p> <p>by a more or less continuous wall of gable to gable housing, generally low in scale and repeatedly gabled along the eaves. It has a historical feel.</p>
<b>BALQUHIDDER</b>	DISPERSED RURAL HIGHLAND HAMLET	Balquhiddier has a dispersed rural character. Most development is divided into clusters or groupings set within the glen, and positioned around the church and south of the Calnair Burn, together with a dispersed ribbon of houses between this and the Kingshouse Hotel.

## APPENDIX - SETTLEMENTS AND LOCAL SENSE OF PLACE

SETTLEMENT	SETTLEMENT TYPE	PLACE CHARACTERISTICS
<b>THE TROSSACHS: A MIXTURE OF PLANNED SETTLEMENTS, SMALL ESTATE VILLAGES AND RURAL HAMLETS.</b>		
<b>CALLANDER</b>	LARGE RURAL PLANNED SETTLEMENT	<p>Callander and Gartmore are deliberately planned settlements which were part of the agricultural improvements introduced in the eighteenth century. They share essentially the same plan: a single street straddled roughly at its mid point by open space or a square.</p> <p>Most important characteristic is the dominance of the traditional Scottish feus system in Bridgend, Main Street, Stirling Road and Ancaster Square, involving the layout of long strips of land and linear layout. The open green spaces by the riverbanks, the wide main shopping area and the historical quality of the buildings,</p> <p>combined with the relative density and scale of its buildings, give it a busy town character with a strong 'High Street' townscape, set against a dramatic backdrop of hills and mountains.</p> <p>Callander is characterised by tightly packed, gable to gable rows of houses and hotels set hard onto the heel of the pavement on each side of the street. This characteristic is also echoed in streets behind, and set at a tangent to, Main Street. The scale of development is generally one to two storey, with a stepping series of horizontal eaves lines which are occasionally raised to accommodate an extra storey and sometimes are interrupted by a gabled or dormered attic. The quality of the streetscape depends on the subtly varied recurrence of the two-storey, three bay theme. Many older buildings in Callander have been constructed with local pudding stone which has a distinctive pinkish hue. An example showing the influence of this within Callander is the</p> <p>Roman Camp Hotel which has been painted pink.</p> <p>Modern housing on the edges of Callander detracts from the traditional character of the town, and has diluted local characteristics. The 'Veterans Houses' on the eastern side of the village, which form a baronial crescent with the war memorial at the centre, form a picturesque contrast to the more modern houses which surround them. To the west of the village, Leny Feus is an area characterised by larger villas featuring dormers and hipped gables and set back from the road in substantial gardens.</p>
<b>ABERFOYLE</b>	LARGE RURAL VILLAGE	<p>Aberfoyle is essentially linear in character and, although smaller than Callander, it has a busy town feel. Its setting on the Highland Boundary Fault, against a dramatic backcloth of forested hills and mountains contributes greatly to sense of place. The Main Street lacks continuity of scale and enclosure, there are a number of distinctive buildings, such as the three storey tenement and terrace, however these are almost compromised by insensitive and banal neighbouring development.</p>
<b>BRIG O' TURK, MILTON, KINLOCHARD AND PORT OF MENTEITH</b>	SMALL RURAL HAMLETS	<p>Brig o' Turk, Milton, Kinlochard and Port of Menteith are small, straggling hamlets comprising little more than a cluster of rural buildings. The low density and small-scale development pattern of these settlements is in keeping with the natural rural character of the area, and the landscape is the dominant local characteristic.</p>
<b>GARTMORE</b>	SMALL PLANNED ESTATE VILLAGE	<p>Gartmore is a quiet rural village, which originated as a planned estate village along the sloping Main Street which is characterized by rows of gable to gable cottages, mostly single storey with two storeys raising the scale at regular intervals. Only the Black Bull Hotel is three storey.</p>

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SETTLEMENT	SETTLEMENT TYPE	PLACE CHARACTERISTICS
<b>LOCH LOMOND: SMALL LOCHSIDE VILLAGES, ESTATE HAMLETS AND VILLAGES, RURAL VILLAGES AND LARGER SUBURBAN CENTRE OF BALLOCH.</b>		
<b>DRYMEN</b>	SMALL NUCLEATED VILLAGE	<p>Drymen is a clustered settlement around the convergence of three or four routes. The small village green at its centre, together with the grouping of older buildings around it (Winnock Hotel dates from the eighteenth century) conveys a pleasant sense of arrival and place. The village green is a distinctive local characteristic, unusual in Scotland. The rows of terraced housing, shops and public buildings in Main Street are characterised by red sandstone or harled or painted white, featuring gable ended chimneys and dormers.</p> <p>During the later half of the twentieth century the number of houses within the village increased dramatically due to the influence of commuting to Glasgow, and there was an increase in local authority built housing and construction of a number of private housing estates. While this has considerably increased the size of Drymen, the core of the village has largely retained its character.</p>
<b>CROFTAMIE</b>	SMALL VILLAGE	<p>Croftamie is a small rural village characterised by a linear low density development pattern. It has quite a limited sense of enclosure and focus with the main street through the village comprising a single storey farmhouse in the centre with adjacent red sandstone flatted terraced residential properties and surrounding villas and several traditional cottages. Some twentieth century housing on the outskirts of the village is suburban in character and dilutes the village's distinctive rural characteristics.</p>
<b>MILTON OF BUCHANAN &amp; BUCHANAN SMITHY</b>	SMALL ESTATE CLACHANS	<p>Early nineteenth century cottage rows in Buchanan Smithy and Milton of Buchanan are small estate hamlets clearly specific to local estate development. Milton of Buchanan is located at the site of the former sawmill and meal mill and here a number of piend-roofed estate cottages give the small hamlet of Milton of Buchanan a common theme.</p> <p>Buchanan Smithy comprises two distinctive, early nineteenth century cottage rows that line one side of the B837. Originally built by the 3rd Duke of Montrose for estate workers, the village originally included a smiddy, hence its name.</p>
<b>BALMAHA</b>	SMALL DISPERSED RURAL VILLAGE –	<p>almaha is a dispersed, low density collection of mainly residential dwellings together with some public and tourism buildings. It has a limited sense of enclosure in terms of the built environment, and the landscape clearly takes precedence over built form giving a rural characteristic to the area.</p>
<b>GARTOCHARN</b>	SMALL LINEAR VILLAGE	<p>Gartocharn is a small linear village which stretches along the A811. Single storey cottages dominate the main street with some later nineteenth century villas with front gables and eaves dormers. Recent development has only taken place on appropriate infill sites, with no large-scale twentieth century housing development common in other communities, This has helped preserve the traditional, quiet rural character of the village.</p>
<b>BALLOCH</b>	LARGE SUBURBAN SETTLEMENT	<p>Balloch is a main tourism hub within the Park, and contains many tourist related shops, hotels and restaurants of various styles and designs. Its characteristics are largely suburban, with numerous surrounding housing estates, including Haldane, Mollanbowie and more recently Drumkinnon Gate.</p>
<b>LUSS</b>	SMALL LOCHSIDE PLANNED VILLAGE.	<p>The village of Luss is described as one of the prettiest in Scotland, comprising Pier Road leading to the lochshore and pier, with streets running perpendicular to this. Originally an estate village, it is characterised by rows of distinctive neat, single storey stone cottages with simple treatments of window and door openings, glazing bars and some with decoratively carved eaves and bargeboards. The majority of these belong to the period of mid nineteenth century estate improvements.</p>
<b>TARBET</b>	SMALL LOCHSIDE VILLAGE	<p>Tarbet is essentially a ribbon of development centred around the junction of the A82 and A83 roads. The Victorian baronial Tarbet Hotel, with its distinctive four story drum tower, provides a focal point to the village, surrounded by houses and villas, some short rows of cottages, and along the A83 an enclave of stone built one and a half storey houses contribute some rural character and local identity (Ballyhennan Crescent).</p>



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