

APPENDIX

SETTLEMENTS AND LOCAL SENSE OF PLACE

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| SETTLEMENT | SETTLEMENT TYPE | PLACE CHARACTERISTICS |
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| ARGYLL FOREST: COASTAL SETTLEMENTS, VILLAGES AND HAMLETS. | | |
| KILMUN, STRONE AND BLAIRMORE | 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. |
| ARDENTINNY | SMALL COASTAL VILLAGE | 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. |
| LOCHGOILHEAD | 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. |
| CARRICK CASTLE | 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. |
| ARROCHAR | 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. |

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| BREADALBANE: HIGHLAND VILLAGES LOCATED WITHIN THE GLENS, COMMUNICATION ROUTES AND ON THE LOCHS, FLANKED BY HIGH, STEEP-SIDED MOUNTAINS. | | |
| CRIANLARICH | 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. |
| TYNDRUM | 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. |
| KILLIN | 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> |
| ST FILLANS | 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> |
| LOCHEARNHEAD | 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. |
| STRATHYRE | 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> |
| BALQUHIDDER | 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. |

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| THE TROSSACHS: A MIXTURE OF PLANNED SETTLEMENTS, SMALL ESTATE VILLAGES AND RURAL HAMLETS. | | |
| CALLANDER | 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> |
| ABERFOYLE | 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> |
| BRIG O' TURK, MILTON, KINLOCHARD AND PORT OF MENTEITH | 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> |
| GARTMORE | 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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| LOCH LOMOND: SMALL LOCHSIDE VILLAGES, ESTATE HAMLETS AND VILLAGES, RURAL VILLAGES AND LARGER SUBURBAN CENTRE OF BALLOCH. | | |
| DRYMEN | 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> |
| CROFTAMIE | 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> |
| MILTON OF BUCHANAN & BUCHANAN SMITHY | 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> |
| BALMAHA | 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> |
| GARTOCHARN | 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> |
| BALLOCH | 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> |
| LUSS | 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> |
| TARBET | 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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