

## **Appendix 13 – Archaeology & Cultural Heritage**

### **13.1 Cultural Heritage Baseline Data**



## Lomond Banks

### Archaeological Desk-Based Assessment and Stage 1 Setting Assessment

for Stantec

04/04/2022

P21-146

Archaeological Desk-Based Assessment  
and Stage 1 Setting Assessment

for Stantec

April 2022

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## PROJECT INFORMATION:

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## TABLE OF CONTENTS

LIST OF ILLUSTRATIONS.....	4
1. .... INTRODUCTION.....	6
1.2.    CONSULTATION.....	6
1.3.    SITE DESCRIPTION .....	7
1.4.    GEOLOGY AND GEOMORPHOLOGY.....	9
2. .... LEGISLATION, POLICY AND GUIDANCE .....	10
2.1.    STATUTORY PROTECTION.....	10
2.2.    NATIONAL PLANNING POLICY FRAMEWORK.....	10
2.3.    LOCAL PLANNING POLICY .....	11
2.4.    GUIDANCE.....	13
2.5.    PROFESSIONAL STANDARDS AND ACKNOWLEDGEMENTS.....	13
3. .... AIMS AND OBJECTIVES .....	15
4. .... METHODOLOGY .....	16
4.1.    TERMINOLOGY – ‘SIGNIFICANCE’ AND ‘IMPORTANCE’ .....	16
4.2.    IDENTIFICATION OF HERITAGE ASSETS THAT MAY BE AFFECTED .....	16
4.3.    LIMITATIONS OF BASELINE DATA .....	18
4.4.    ASSESSMENT OF IMPORTANCE .....	18
4.5.    POTENTIAL FOR UNKNOWN HERITAGE ASSETS .....	19
4.6.    STAGE 1 SETTING SCREENING ASSESSMENT.....	20
5. .... RESULTS.....	21
5.1.    OVERVIEW OF THE HISTORIC ENVIRONMENT .....	21
5.2.    HISTORIC LAND-USE ASSESSMENT (HLA) .....	21
5.3.    PREVIOUS INVESTIGATIONS .....	21
5.4.    ARCHAEOLOGICAL AND HISTORICAL NARRATIVE .....	22
6. .... STATEMENT OF SIGNIFICANCE AND IMPORTANCE .....	24
6.1.    KNOWN AND POTENTIAL HERITAGE ASSETS .....	24
6.2.    SETTING OF HERITAGE ASSETS IN THE STUDY AREA .....	25
7. .... CONCLUSIONS .....	28
REFERENCES.....	29
APPENDIX 1: KNOWN HERITAGE ASSETS WITHIN THE STUDY AREA .....	31

## LIST OF ILLUSTRATIONS

Illus 1. View west of northern extent of Woodbank House area of PDA.....	7
Illus 2. View east of Woodbank House area .....	8
Illus 3. View east of West Riverside area.....	8

## NON-TECHNICAL SUMMARY

*Headland Archaeology (UK) Ltd was commissioned by Stantec to undertake a desk based assessment to support an application for Planning Permission in Principle (PPiP) to construct a leisure development at Loch Lomond Shores north of Balloch, West Dunbartonshire, post code G83 8QW.*

*The proposed development area (PDA) is within previously agricultural and estate land on the south banks of Loch Lomond.*

*The DBA Study Area includes a 1km study area beyond the PDA, within which the archaeological and historical development of the site and surrounding area is discussed. In accordance with national and local planning policy and guidance, the possible impacts that the proposed development could have on known and potential below-ground archaeological remains within the PDA, and the setting of heritage assets is considered.*

*Six known heritage assets are identified within the PDA. These include one designated asset; the Category A-listed Building Woodbank House with an associated stables, and three further non-designated assets including a possible bothy, the course of a disused railway line, a military road and the former Balloch Central Station building.*

*Designated heritage assets in the wider landscape, which may be sensitive to visual change affecting their settings, include Woodbank House (Category A Listed Building), Balloch Castle earthwork (Scheduled Monument), Balloch Country Park (Inventory Garden and Designed Landscape) and potentially Balloch pier, slipway and engine house (Category A Listed Building).*

*The PDA is considered to be of medium archaeological potential. A programme of archaeological work is likely to be required in order to identify any previously undiscovered archaeological remains and allow for their excavation and recording in advance of construction should the proposed development be constructed.*

*Any such works should be conducted by a suitably qualified archaeological organisation in accordance with a written specification agreed in advance with the Local Planning Authority.*

# ARCHAEOLOGICAL DESK-BASED ASSESSMENT AND STAGE 1 SETTING ASSESSMENT

## 1. INTRODUCTION

### 1.1. PLANNING BACKGROUND

- 1.1.1. This report was commissioned by Stantec and presents the results of an archaeological desk-based assessment (DBA) to support an application for Planning Permission in Principle (PPiP) to construct a leisure development at Loch Lomond Shores north of Balloch, West Dunbartonshire, post code G83 8QW.
- 1.1.2. The application site as a whole comprises an area of 26.77 hectares (ha). There are two areas within the application site in which PPiP is being sought: West Riverside (NGR 238852, 682191 and Woodbank House (NGR 238191, 681860). For the purposes of this report, 'the PDA' relates to the whole application site.
- 1.1.3. This report describes and assesses the significance of known heritage assets and potential archaeological remains within the proposed development area (PDA) to inform a Cultural Heritage EIA chapter which aims to identify likely significant effects of the proposed development on the significance of heritage assets. A Stage 1 Setting Assessment provides an assessment of the contribution to significance made by the setting of heritage assets in order to identify potential historic environment planning constraints.
- 1.1.4. This approach is consistent with the requirements of national and local planning policies on the historic environment in the planning process (see Part 2).

### 1.2. CONSULTATION

- 1.2.1. Consultation responses from Historic Environment Scotland (HES) and West of Scotland Archaeology Service (WoSAS) in relation to a previous planning application for the proposed development were received in May 2017. HES noted one Category A Listed Building (Woodbank House with Garden Building (LB1125) present within the PDA, within the West Riverside area. The Category A listed Winch House including Slipway (LB46721), Balloch Castle Inventory Garden and Designed Landscape (GDL42) and the scheduled remains of Balloch Castle earthwork (SM3385) were also noted in the vicinity.
- 1.2.2. HES welcomed the potential for Woodbank House (LB1125) to be restored as part of the proposed development and recommended that the east elevation of the house and its setting be preserved as far as possible, with consideration made in relation to views from the south front of the house towards distant hills. HES requested that any setting assessment should cover the potential impact of the proposed development on key views to and from the house to the east and south.
- 1.2.3. In relation to Balloch Castle (GDL4) and Balloch Castle earthwork (SM3385), HES recommended that the development should be designed to consider these assets and their setting and explore the potential for incorporation of new views to them from Balloch Pier (WoSAS 21743) at the north of the PDA. In addition, they recommended that development at the eastern extent of the PDA be kept to a minimum and that any setting assessment should assess potential impacts on both the Scheduled Monument and Inventory Designed Landscape.
- 1.2.4. In relation to Winch House including Slipway (LB46721), HES recommended that the proposed development should accommodate the asset and its setting through design and that an assessment of the setting of the building should be carried out to show that important views from it are retained.
- 1.2.5. WoSAS noted that the PDA lies within an area of high archaeological sensitivity based on the presence of recorded sites and finds from various periods in the surrounding landscape, particularly including prehistoric and Medieval sites. They noted the suitability of the PDA for past human use and the potential for previously unrecorded buried remains to exist. WoSAS therefore recommended that prior to any

development commencing, that the application area be subject to an archaeological evaluation in order to excavate, record and publish any previously unrecorded remains which may exist. In addition, WoSAS advised that an historic building recording exercise would be required for Woodbank House (LB1125) prior to any alterations taking place. WoSAS advised that these works would be carried out through a condition relating to cultural heritage and archaeology; such a condition would be placed by Loch Lomond and the Trossachs National Park on any consent they may be minded to grant.

- 1.2.6. Following the withdrawal of the previous planning application in 2019, a revised development (the subject of this report) was brought forward, with a revised Scoping Report submitted to HES and WoSAS in June 2021.
- 1.2.7. In response to the revised Scoping Report, HES reiterated the advice provided in their 2017 response to the Scoping Report for the original development. WoSAS also reiterated their response to the 2017 Scoping Report for the original development but highlighted that data sources should be revisited, and the heritage assets present within the PDA be re-visited for assessment.
- 1.2.8. Recommendations for further archaeological investigations made at the end of this report are in accordance with the advice received from the Senior Archaeologist at WoSAS.

### 1.3. SITE DESCRIPTION

- 1.3.1. The 26.77 ha PDA is located at the northern limit of the town of Balloch at the southern shore of Loch Lomond, within the Loch Lomond & the Trossachs National Park, and within Bonhill parish within the local authority of West Dunbartonshire. Currently, the majority of the land is covered in forestry and grassland with some tracks and roads present.
- 1.3.2. The PDA topography is generally flat with a slight rise from 7m AOD at the shore line to 37m AOD inland to the south-west. The PDA is bounded to the east by the River Leven and to the north by Loch Lomond and the buildings and car parks of Loch Lomond Shore visitor centre. To the south the area is bounded by housing estates and Balloch Road. The Old Luss Road bisects the south-western quarter of the PDA; west of this road, the PDA comprises trees and rough pasture alongside the A82.

*Illus 1. View west of northern extent of Woodbank House area of PDA*





*Illus 2. View east of Woodbank House area*



*Illus 3. View east of West Riverside area*



## 1.4. GEOLOGY AND GEOMORPHOLOGY

- 1.4.1. The bedrock, formed approximately 398 to 407 million years ago in the Devonian Period, comprises extensive sandstone deposits making up the Teith Sandstone Formation. These rocks were formed from river depositing mainly sand and gravel detrital material in channels to form river terrace deposits, with fine silt and clay from overbank floods forming floodplain alluvium, and some bogs depositing peat (BGS, accessed 22<sup>nd</sup> March 2022).
- 1.4.2. The superficial geology of the area is Glaciofluvial Deposits of Gravel and Raised Marine Deposits of Flandrian Age which are made up of clay, sand and silt. The valley now occupied by Loch Lomond is largely a product of the Pleistocene ice, a number of earlier valleys having been integrated by some 2,000 feet of glacial down-cutting. There is evidence to show that just before the last ice advanced into the basin the sea flooded in the Lomond hollow, leaving marine shells to be picked up by the succeeding ice and deposited in the terminal moraines (Whittow 1997, 193)
- 1.4.3. The area as a whole would have consisted of shallow seas and rivers after the last Ice Age. A Hillside Relief Model created using LiDAR data shows the PDA to be located in a flood-plain with the edge of a river terrace running north-south on the western edge of the Woodbank part of the PDA.

## 2. LEGISLATION, POLICY AND GUIDANCE

### 2.1. STATUTORY PROTECTION

2.1.1. Scheduled Monuments and Listed Buildings are protected by statute.

2.1.2. The relevant heritage legislation in the context of the present site is described in the table below.

*Table 1. Historic Environment Statutory Legislation*

Legislation	Key Issues
Historic Environment Scotland Act 2014	The Act defines the role of the public body, Historic Environment Scotland (HES), and the processes for the designation of heritage assets, consents and rights of appeal.
Ancient Monuments and Archaeological Areas Act 1979	It is a criminal offence to carry out any works on or near to a Scheduled Monument without Scheduled Monument Consent. Development must preserve in-situ protected archaeological remains and landscapes of acknowledged significance and protect their settings.
The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997	Provides for statutory protection of listed buildings and conservation areas. No physical works can be carried out in relation to a listed building and its curtilage without listed building consent. It introduces a requirement to have special regard to the desirability of preserving the building or its setting in considering any Development which may affect these. In conservation areas, the designation introduces general controls to conserve character and appearance within the conservation area.
Town and Country Planning (Scotland) Act 1997; Planning etc (Scotland) Act (Scotland) 2006	Establishes framework for determining planning applications, the role of the local planning authority and the role of Development (Structure and Local) Plans within the process.
Protection of Military Remains Act (1986)	Outlines the criteria for designating a military crash site. Certain activities are prohibited at protected sites, without the authority of the Ministry of Defence.
Scots Common Law	The movement or disturbance of human remains without lawful authority is illegal. Any human remains should be reported to the local police or Procurator Fiscal's office. Further disturbance must cease until permission to continue has been granted by the legal authorities.

### 2.2. NATIONAL PLANNING POLICY FRAMEWORK

2.2.1. The National Planning Framework 3 (NPF3) describes how the future spatial development of Scotland can contribute to the four planning outcomes noted above. It shows where there will be opportunities for growth and regeneration, investment in the low carbon economy, environmental enhancement, and improved connections across the country.

2.2.2. Historic Environment Policy for Scotland (HEPS) defines the Historic Environment and Scottish Government Policy. It sets out the vision and key principles on how to care for and protect Scotland's historic environment including designations of ancient monuments, principles for scheduling and listing, contexts for conservation areas, marine protected areas, gardens and designated landscapes, historic battlefields and consents and advice.

- 2.2.3. The Scottish Government's planning policies in relation to the historic environment are set out in paragraphs 135-151 of Scottish Planning Policy (SPP) (The Scottish Government, June 2014). The historic environment is defined as *"the physical evidence for human activity that connects people with place, linked with the associations we can see, feel and understand"* and includes *"individual assets, related settings and the wider cultural landscape"*.
- 2.2.4. The policy principles are stated in paragraph 137:  
*"The planning system should:*
- *promote the care and protection of the designated and non-designated historic environment (including individual assets, related settings and the wider cultural landscape) and its contribution to sense of place, cultural identity, social well-being, economic growth, civic participation and lifelong learning; and*
  - *enable positive change in the historic environment which is informed by a clear understanding of the importance of the heritage assets affected and ensure their future use. Change should be sensitively managed to avoid or minimise adverse impacts on the fabric and setting of the asset, and ensure that its special characteristics are protected, conserved or enhanced."*
- 2.2.5. The SPP applies these principles to all designated assets (paragraphs 141-149). In particular, it states that:
- *Regarding developments affecting Listed Buildings, "special regard must be given to the importance of preserving and enhancing the building, its setting and any features of special architectural or historic interest";*
  - *Proposals "which will impact on its appearance, character or setting [of a Conservation Area], should preserve or enhance the character and appearance of the conservation area";*
  - *"Where there is potential for a proposed development to have an adverse impact on a scheduled monument or on the integrity of its setting, permission should only be granted where there are exceptional circumstances";*
  - *"Where a development proposal has the potential to affect a World Heritage Site, or its setting, the planning authority must protect and preserve its Outstanding Universal Value";*
  - *"Planning authorities should protect and, where appropriate, seek to enhance gardens and designed landscapes included in the Inventory of Gardens and Designed Landscapes and designed landscapes of regional and local importance"; and*
  - *"Planning authorities should seek to protect, conserve and, where appropriate, enhance the key landscape characteristics and special qualities of sites in the Inventory of Historic Battlefields".*
- 2.2.6. The SPP also requires planning authorities to protect archaeological sites and monuments, preserving them in situ where possible, or otherwise ensure *"appropriate excavation, recording, analysis, publication and archiving before and/or during development"* (paragraph 150). *"Non-designated historic assets and areas of historical interest, including historic landscapes, other gardens and designed landscapes, woodlands and routes such as drove roads"* should also be preserved in situ wherever feasible (paragraph 151).
- 2.2.7. 'Our Place in Time: the Historic Environment Strategy for Scotland' (2015) presents the Scottish Government's strategy for the protection and promotion of the historic environment. The Historic Environment Policy for Scotland (HEPS, 2019) and the Historic Environment Scotland Circular (2019) complement the SPP and provide further policy direction. In particular, HEPS provides more detailed policy on historic environment designations and consents.

## 2.3. LOCAL PLANNING POLICY

- 2.3.1. Section 4.2 of the Loch Lomond and the Trossachs National Park Local Development Plan (adopted 2017) relates to the Historic Environment. The sections of the plan relevant to this assessment include:

### **Historic Environment Policy 1: Listed Buildings**

#### *(a) Alterations and Extensions*

*Development which alters or extends a listed building will only be supported where it can be demonstrated that: (i) Proposals will protect, conserve and/or enhance the character, integrity and setting of listed buildings, and (ii) The layout, design, materials, scale, siting and use shall be appropriate to the character and appearance of the listed building and its setting whilst not inhibiting high quality contemporary and/or innovative design.*

#### *(b) Demolition*

*Proposals for the total or substantial demolition of a listed building will only be supported where it has been demonstrated that: (i) The building is not of special interest; or (ii) The building is incapable of repair; and reuse through the submission and verification of a thorough structural condition report produced by a qualified structural engineer; or (iii) The demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or (iv) The repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable period.*

#### *(c) Enabling Development*

*Where a listed building is seriously at risk from neglect or from an inability to secure an appropriate new use, enabling development may be supported. In considering such development it must be demonstrated that: (i) Financial assistance is not available from any other source; and (ii) Development will be restricted to the minimum required to secure the long-term future of the listed building; and (iii) Development conserves and/or enhances the special interest, character and setting of the listed building through appropriate layout, scale, massing, design, and use of materials.*

### **Historic Environment Policy 3: Wider Built Environment and Cultural Heritage**

*Development proposals will be expected to protect, conserve and/or enhance a building or feature of architectural and/or historical merit or of cultural significance. Buildings or features of merit which are important to the cultural heritage of the National Park should be retained and incorporated in new developments where possible and any adverse impacts of the development should be avoided or mitigated.*

### **Historic Environment Policy 4: Gardens and Designed Landscapes**

*Development affecting Gardens and Designed Landscapes shall protect and/or enhance such places and shall not impact adversely on their character, important views to, from or within them or their wider landscape setting. Significant development proposals in gardens and designed landscapes will require management plans as a condition of any planning permission*

### **Historic Environment Policy 5: Conversion and Re-use of Redundant Buildings**

*Proposals for sympathetic conversion and re-use of buildings of vernacular quality and local historic and/or architectural interest will be supported where:*

*(a) The building is structurally sound and*

*(b) Capable of conversion without significant rebuilding or new building elements.*

### **Historic Environment Policy 6: Scheduled Monuments and other Nationally Important Archaeological Sites**

*Scheduled monuments and other identified historic environment assets which satisfy the criteria for national importance set out by Scottish Ministers shall be preserved in-situ within an appropriate setting. Development shall not be permitted which adversely affects scheduled monuments and their setting.*

### **Historic Environment Policy 7: Other Archaeological Resources**

*Other archaeological resources will be expected to be retained, protected and preserved in-situ and in an appropriate setting wherever feasible. Where it can be demonstrated that preservation in-situ is not feasible, planning approval will be conditional upon the developer making appropriate provision for the*

*archaeological excavation, recording, and analysis of the resources, and for publication of the results where appropriate, all to the satisfaction of the National Park Authority.*

**Historic Environment Policy 8: Sites with Unknown Archaeological Potential**

*Where sites are considered to have significant archaeological potential, the developer will be required to submit details of the results of an archaeological evaluation of the site with the application, or before its determination. Where significant archaeological remains are found during evaluation, and where they cannot be preserved in-situ, planning permission may be refused or made conditional on compliance with an agreed programme of archaeological mitigation as required by the National Park Authority.*

## 2.4. GUIDANCE

- 2.4.1. Planning Advice Note 2/2011: Planning and Archaeology provides local government officers with technical advice to planning authorities and developers on dealing with archaeological remains. Among other issues it considers the balance in planning decisions between the preservation *in situ* of archaeological remains and the benefits of development; setting; the circumstances under which developers can be required to provide further information, in the form of a field evaluation to allow planning authorities to reach a decision; and measures that can be taken to mitigate adverse impacts.
- 2.4.2. PAN 71 Conservation Area Management provides local government and stakeholders with planning advice with regard to conservation areas.
- 2.4.3. HES published Designation Policy and Selection Guidance (DPSG, 2019) to accompany HEPS. DPSG outlines the policy and selection guidance used by HES when designating sites and places of national importance.
- 2.4.4. HES provides guidance on how to apply the policies set out in the SPP in a series of documents entitled 'Managing Change in the Historic Environment.' These provide guidance to planning authorities and stakeholders regarding key issues relating to development, the planning process, and key issues pertaining to the historic environment. Most relevant is the guidance note covering *Works on Scheduled Monuments* (November 2016) and *Setting* (June 2016).
- 2.4.5. HES' New Design in Historic Settings provides a guide to ensuring the quality of new-design buildings matches that of their surroundings (May 2010).
- 2.4.6. This DBA has been prepared with reference to the above as well as ClfA's *Standard and Guidance for Historic Environment Desk-Based Assessment* (2014, revised 2017 and 2020) and *Code of Conduct* (2014, revised 2019).
- 2.4.7. This DBA has also been prepared with reference to IEMA, IHBC and ClfA's July 2021 publication *Principles of Cultural Heritage Impact Assessment in the UK*<sup>1</sup>. This document presents the principles of and suggests good practice for assessment of the impact of a development proposal on cultural heritage assets.

## 2.5. PROFESSIONAL STANDARDS AND ACKNOWLEDGEMENTS

- 2.5.1. Headland Archaeology (UK) is a Registered Organisation with the Chartered Institute for Archaeologists (ClfA), an audited status which confirms that all work is carried out in accordance with the highest standards of the profession.
- 2.5.2. Headland Archaeology (UK), as part of the RSK Group, is recognised by the Institute of Historic Building Conservation (IHBC) under their 'Historic Environment Service Provider Recognition' scheme. This quality assurance standard acknowledges that RSK works to the conservation standards of the IHBC, the UK's lead body for built and historic environment practitioners and specialists.

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<sup>1</sup> [https://www.archaeologists.net/sites/default/files/j30361\\_iema\\_principlesofchia\\_v8.pdf](https://www.archaeologists.net/sites/default/files/j30361_iema_principlesofchia_v8.pdf)

- 2.5.3. Headland Archaeology (UK) operates a quality management system to help ensure all projects are managed in a professional and transparent manner, which enables it to qualify for ISO 9001 (Quality Management), ISO 45001 (health and safety management) and ISO 14001 (environmental management).
- 2.5.4. Ordnance Survey data is produced under © Crown copyright and database rights Licence 100065113.



### 3. AIMS AND OBJECTIVES

- 3.1.1. The aim of this DBA is to inform an EIAR chapter in relation to likely significant impacts upon the historic environment. The assessment aims to identify all known heritage assets potentially affected by the proposed development, and the potential for currently unknown heritage assets to be present within the PDA.
- 3.1.2. The purpose is to gain an understanding of the historic environment resource in order to formulate an assessment of the potential for heritage assets to survive within the PDA, their significance, and strategies for further evaluation, mitigation or management as appropriate.
- 3.1.3. The ClfA's *Standard and Guidance for Historic Environment Desk-Based Assessment* (2020<sup>2</sup>) defines a DBA as '*...a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the Study Area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.*'
- 3.1.4. A DBA will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area, and the impact of the proposed development on the significance of the historic environment or will identify the need for further evaluation to do so.
- 3.1.5. The objectives are therefore to:
- Collate all available written, graphic, photographic and electronic information relevant to the PDA and relevant study area;
  - Describe the nature, extent and significance and importance of the historic environment within the area potentially affected by the proposed development, including assets that may be affected through development within their settings, identifying any uncertainties in existing knowledge;
  - Determine the potential for previously unknown archaeological remains to be present within the PDA;
  - Identify any requirements for further investigation that may be necessary to understand the effects of the proposed development on the historic environment.

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<sup>2</sup> [https://www.archaeologists.net/sites/default/files/ClfAS%26GDBA\\_4.pdf](https://www.archaeologists.net/sites/default/files/ClfAS%26GDBA_4.pdf)



## 4. METHODOLOGY

### 4.1. TERMINOLOGY – ‘SIGNIFICANCE’ AND ‘IMPORTANCE’

- 4.1.1. Cultural heritage impact assessment is concerned with effects on cultural significance, which is a quality that applies to all heritage assets, and may be artistic, archaeological, architectural, historic, traditional, aesthetic, scientific or social, and may be inherent in the monument itself, its fabric, setting, use, associations, meanings, records, related monuments and related objects.
- 4.1.2. Heritage assets are assessed in this report in terms of their cultural significance and importance. Cultural significance is a quality that applies to all heritage assets, and as defined by Historic Environment Scotland (NatureScot & HES 2018, Appendix 1 page 175) relates to the ways in which a heritage asset is valued both by specialists and the general public; it may derive from factors including the asset's fabric, setting, context and associations. Following 'Scottish Planning Policy' paragraph 137, the analysis of a heritage asset's cultural significance aims to identify its 'special characteristics' which should be protected, conserved or enhanced. Such characteristics may include elements of the asset's setting, which is defined in Historic Environment Scotland's guidance as "the way in which the surroundings of a historic asset or place contribute to how it is experienced, understood and appreciated" (HES 2016 Section 1).
- 4.1.3. The cultural significance of assets has been considered in terms of the values described in Scottish Historic Environment Policy (Historic [Environment] Scotland, 2011, Para 5):
- Intrinsic - those inherent in the monument;
  - Contextual – those relating to the monument's place in the landscape or in the body of existing knowledge; and
  - Associative – more subjective assessments of the associations of the monument, including with current or past aesthetic preferences.
- 4.1.4. This use of the word 'significance', referring to the range of values or interest attached to an asset, should not be confused with the unrelated usage in EIA where the 'significance of an effect' reflects the weight that should be attached to it in a planning decision.
- 4.1.5. Relative importance of each identified heritage asset potentially affected by the proposed development has been determined to provide a framework for comparison between different heritage assets and to inform subsequent stages of archaeological assessment and the development of any appropriate mitigation which may be required (See Table 2 below).

### 4.2. IDENTIFICATION OF HERITAGE ASSETS THAT MAY BE AFFECTED

#### *STUDY AREAS*

- 4.2.1. Two areas have been used in assembling and presenting the data:
- The Proposed Development Area (PDA) corresponds to the application boundary in order to include any known or unknown heritage assets at risk of direct and indirect impacts.
  - The Study Area extends 1km from the PDA. Within this area background data has been collated to inform the archaeological potential of the PDA, identify any heritage assets which may be affected as they continue into the site and to identify assets which may be subject to setting effects.

## DATA SOURCES

- 4.2.2. The assessment has been based on a study of all readily available documentary sources, following the ClfA Standards and Guidance. The following sources of information were referred to:
- Designation data downloaded from the Historic Environment Scotland website in March 2022 for records of designated heritage assets;
  - The National Record of the Historic Environment (NRHE), including the Canmore database and associated photographs, prints/drawings and manuscripts held by HES;
  - Historic Environment Record (HER) data, updated digital extract received from West of Scotland Archaeology Service (WoSAS), received June 2021
  - Historic Landscape Assessment data, viewed through the HLAMap website;
  - The National Collection of Aerial Photography (NCAP);
  - LiDAR data supplied by the Scottish Government;
  - Geological data available online from the British Geological Survey;
  - Previous site investigation reports;
  - Historic maps held by the National Library of Scotland;
  - Unpublished maps and plans held by the National Records of Scotland;
  - Relevant internet resources, including Google Maps, Google Earth, Bing satellite imagery and PastMap;
  - Readily available published sources and unpublished archaeological reports.
- 4.2.3. Heritage assets are compiled in a gazetteer (Appendix 1). Designated heritage assets are referenced in this report by their Historic Environment Scotland reference. Non-designated assets are referenced by their respective HER Preferred Reference Number or the National Record of the Historic Environment reference. Any newly discovered assets have been assigned a number prefixed HA for 'Heritage Asset'. A single asset number can refer to a group of related features, which may be recorded separately in the HER and other data sources.

## SITE VISIT

- 4.2.4. The original site visit was made on 20<sup>th</sup> December 2016. An updated site visit for the revised proposed development was undertaken on 5<sup>th</sup> April 2022 in rainy conditions during which notes were made regarding site characteristics, any visible archaeology and geographical/geological features which may have a bearing on previous land use and archaeological survival, as well as those which may constrain subsequent archaeological investigation. Records were made regarding extant archaeological features, such as earthworks or structural remains, any negative features, local topography and aspect, exposed geology, soils, watercourses, health and safety considerations, surface finds, and any other relevant information.
- 4.2.5. The setting of the site in relation to nearby heritage assets was also considered. The visibility within Drumkinnon Wood was limited due the heavy tree coverage.

## HISTORIC MAP REGRESSION

- 4.2.6. The historic mapping sequence corresponding with the PDA was consulted to collect information on former land use and development throughout the later historic periods.
- 4.2.7. The National Archives of Scotland was not visited as part of this assessment since maps available from the National Library give sufficiently detailed information about the site to allow a reliable assessment of its archaeological potential and inform any archaeological mitigation. An online search of the National

Archives of Scotland catalogue took place for the parish of Bonhill but produced no items of further interest.

## AERIAL PHOTOGRAPHY

- 4.2.8. The subscription based NCAP website was used to access available aerial photographs. It is considered that the aerial photographs available online are sufficient to inform this assessment.

## LIDAR

- 4.2.9. LiDAR survey data supplied by the Scottish Government, covering both the West Riverside and Woodbank sites was processed in order to enable archaeological interpretation of the results. A Hill-Shade Relief model was used, with two separate simulated light angles applied from azimuths of 315 and 45 degrees.

## 4.3. LIMITATIONS OF BASELINE DATA

- 4.3.1. Information held by public data sources is generally considered to be reliable; however, the following general points are noted:
- Documentary sources are rare before the medieval period;
  - Wherever such documentary sources are used in assessing archaeological potential professional judgment is used in their interpretation;
  - HER records can be limited because opportunities for research, fieldwork and discovery depend on the volume and frequency of commercial development and occasional research projects, rather than the result of a more structured research framework. A lack of data within the HER records does not necessarily equate to an absence of archaeology;
  - Where archaeological sites have been identified solely from aerial imagery without confirmation from archaeological excavation or supporting evidence in the form of find-spots for example, it is possible the interpretation may be revised in the light of further investigation.
  - The significance of sites can be difficult to identify from HER records, depending on the accuracy and reliability of the original source;
  - There can often be a lack of dating evidence for archaeological sites; and
  - Any archaeological site visit has inherent limitations, primarily because archaeological remains below ground level may have no surface indicators.

## 4.4. ASSESSMENT OF IMPORTANCE

- 4.4.1. The importance of a heritage asset is the overall value assigned to it reflecting its statutory designation or, in the case of non-designated assets, the professional judgement of the assessor (Table 2).
- 4.4.2. In accordance with the Environmental Impact Assessment Handbook (HES, 2018, Appendix 1: Cultural heritage Impact Assessment), 'Heritage Assets are features, buildings or places that provide physical evidence of past human activity identified as being of sufficient value to this and future generations to merit consideration in the planning system'. Any feature which does not merit consideration in planning decisions due to its significance may be said to have negligible importance. It is the role of the professional judgements made by the assessor to identify any historic remains within the PDA that are considered to be of negligible importance.

*Table 2. Criteria for Assessing the Importance of Heritage Assets*

Importance of the asset	Criteria
Very High (International)	World Heritage Sites and other assets of equal international importance, that contribute to international research objectives
High (National)	Inventory Gardens and Designed Landscapes, Scheduled Monuments, Protected Wreck Sites, Inventory Historic Battlefields, Category A and B Listed Buildings, Historic Marine Protected Areas, and non-designated heritage assets of equivalent importance that contribute to national research objectives
Medium (Regional)	Conservation Areas, Category C Listed Buildings, non-designated assets of regional importance except where their particular characteristics merit a higher level of importance, heritage assets on local lists and non-designated assets that contribute to Regional research objectives
Low (Local)	Locally listed heritage assets, except where their particular characteristics merit a higher level of importance, non-designated heritage assets of Local importance, including assets that may already be partially damaged
Negligible	Identified historic remains of no importance in planning considerations, or heritage assets and findspots that have already been removed or destroyed (i.e. 'site of')
Unknown / Uncertain	Heritage assets for which a level of importance cannot be defined on current information

- 4.4.3. The importance of heritage assets that may be affected by the proposed development is identified in the impact assessment.

## 4.5. POTENTIAL FOR UNKNOWN HERITAGE ASSETS

- 4.5.1. Archaeological features are often impossible to identify through desk-based assessment. The likelihood that significant undiscovered heritage assets may be present within the PDA is referred to as *archaeological potential*. Overall levels of potential can be assigned to different landscape zones, following the criteria in Table 3, while recognising that the archaeological potential of any zone will relate to particular historical periods and types of evidence. The following factors are considered in assessing archaeological potential:

- The distribution and character of known archaeological remains in the vicinity, based principally on an appraisal of data in the WoSAS HER and other data sources such as HES and Canmore;
- The history of archaeological fieldwork and research in the surrounding area, which may give an indication of the reliability and completeness of existing records;
- Environmental factors such as geology, topography and soil quality, which would have influenced land-use in the past and can therefore be used to predict the distribution of archaeological remains;
- Land-use factors affecting the survival of archaeological remains, such as ploughing or quarrying;

- Factors affecting the visibility of archaeological remains, which may relate to both environment and land-use, such as soils and geology (which may be more or less conducive to formation of cropmarks), arable cultivation (which has potential to show cropmarks and create surface artefact scatters), vegetation, which can conceal upstanding features, and superficial deposits such as peat and alluvium which can mask archaeological features.

*Table 3. Archaeological potential*

Potential	Definition
High	Undiscovered heritage assets of high or medium importance are likely to be present.
Medium	Undiscovered heritage assets of low importance are likely to be present; and it is possible, though unlikely, that assets of high or medium importance may also be present.
Low	The study area may contain undiscovered heritage assets, but these are unlikely to be numerous and are highly unlikely to include assets of high or medium importance.
Negligible	The study area is highly unlikely to contain undiscovered heritage assets of any level of importance.
Nil	There is no possibility of undiscovered heritage assets existing within the study area.

## 4.6. STAGE 1 SETTING SCREENING ASSESSMENT

- 4.6.1. The screening assessment methodology comprises consideration of each heritage asset in turn to identify those assets in the ZTV which have a wider landscape setting that contribute to their cultural significance and whether it is likely that cultural significance would be harmed by the proposed development. Where heritage assets are located outwith the ZTV, third-party viewpoints within the ZTV which may provide a significant view towards the heritage asset and the proposed development are considered.
- 4.6.2. Following Heritage assets retained for detailed assessment are outlined in Section 7 below.

## 5. RESULTS

### 5.1. OVERVIEW OF THE HISTORIC ENVIRONMENT

- 5.1.1. The full list of known heritage assets within the PDA and Study Area is presented in the gazetteer (Appendix A).
- 5.1.2. These are discussed chronologically in the Archaeological and Historical Narrative (Part 5.5) and the significance of these assets is discussed in the Statement of Significance and Importance (Part 6).

#### *PROPOSED DEVELOPMENT AREA (PDA)*

- 5.1.3. There is one designated heritage assets within the PDA:
- the Category A listed building Woodbank House with Garden Building (LB1125).
- 5.1.4. There are five known non-designated heritage assets within the PDA.:
- the disused railway line (HA1) connecting to the steamer pier north of the PDA;
  - The former station building (HA2) survives as a private residence;
  - the course of the Dumbarton to Tyndrum Military Road (HA3), preserved today as the Old Luss Road. HA3 continues along the Old Luss Road outside the PDA as HER 22377; and
  - Woodbank House stables (HA4).
  - A small outbuilding, possibly a bothy, at the north of the grounds of Woodbank House (HA5).
- 5.1.5. Woodbank House stables are recorded on the NRHE (Canmore ID 316753); HA2 and HA3 are recorded on the WoSAS HER, and HA1 and HA5 were identified from historic mapping as part of this assessment.

#### *STUDY AREA*

- 5.1.6. There are no World Heritage Sites, Inventory Historic Battlefields, or Conservation Areas within the Study Area.
- 5.1.7. Within the Study Area there are two Scheduled Monuments, one of which lies within an Inventory Garden and Designed Landscape. There are also four Listed Buildings within the IGDL. There are 14 Listed Buildings within the Study Area (in addition to those within the Balloch Castle IDGL). They include one Category A; nine Category B, and four Category C-listed Buildings.
- 5.1.8. There are 42 non-designated heritage assets within the Study Area.

### 5.2. HISTORIC LAND-USE ASSESSMENT (HLA)

- 5.2.1. The Historic Land-use Assessment map ([hlapmap.org.uk](http://hlapmap.org.uk), accessed 04/04/22) indicates historic sand and gravel extraction close to the north-eastern edge of the PDA, around what is now the Loch Lomond Shores car park and visitor centre; the OS mapping from 1899 onwards depicts 'sand pits' in this area. Areas of disturbance are visible on aerial photographs and it is likely the area was used for quarrying sand in the first half of the twentieth century.

### 5.3. PREVIOUS INVESTIGATIONS

- 5.3.1. Discounting the previous iteration of this assessment for the earlier planning application, no other investigations have taken place previously within the PDA.
- 5.3.2. Over the last two decades, a number of archaeological investigations including evaluations, watching briefs, field surveys, and excavations have taken place in and around the Study Area. Of particular note

was a series of trial trenching evaluations and excavations carried out near Vale of Leven Hospital, approximately 1km south of the PDA, which revealed prehistoric activity (WoSAS Event ID 4699, 4993 and 4994).

- 5.3.3. An archaeological evaluation was undertaken ahead of construction works connected with a bridge over the River Leven and revealed 18th-19th century occupation (WoSAS Event ID 562).
- 5.3.4. One further investigation is recorded on the HER within the Study Area; WoSAS Event ID 565 records a 1998 non-intrusive survey north of Balloch Castle (SM3385).

## 5.4. ARCHAEOLOGICAL AND HISTORICAL NARRATIVE

### *PREHISTORIC PERIODS*

- 5.4.1. There is one Scheduled Monument (SM) within the Study Area, 'Cameron Home Farm, chambered cairn 720m S of' (SM6341), a Neolithic chambered cairn, of the Clyde-Solway group, which lies on the perimeter of Cameron Wood. In about 1800 the cairn was partly investigated, leading to the discovery of stone arrowheads and bone in some of the 20-25 'graves' which were subsequently reported. A cutting about 4m wide and 3m deep, presumably an earlier excavation trench, has been made the entire length of the cairn and three, possibly four, burial chambers remain exposed.
- 5.4.2. Excavations carried out at Vale of Leven Hospital, Alexandria (WoSAS Event ID 4699, 4993 and 4994) revealed a substantial amount of prehistoric activity. Over 100 features were excavated, including fire-pits and pits containing structured deposits of prehistoric pottery, the majority of which appeared to be Grooved Ware from the late Neolithic period. A number of lithics crafted from quartz, flint and pitchstone were also recovered. The remains of a ring-groove structure, of likely later prehistoric date were also excavated, along with a ditch.

### *MEDIEVAL AND POST-MEDIEVAL PERIODS*

- 5.4.3. Woodbank House (LB1125), a Category A listed building, is located in the south-western corner of the PDA and is largely an eighteenth-century construction with later additions and alterations. The land around it was settled on James Lindsay and his wife Sarah in 1670, and a house known as Stuckrodger stood on the site at this time. In 1774 Stuckrodger was acquired by Charles Scott of Dalquhurn, a Glasgow merchant, who renamed it Woodbank, and it appears that the house, as it now appears, dates from this time. In 1885 William Ewing-Gilmour of Croftenga was the occupant of the house and it is likely that the later additions date from his occupancy. The house was converted to a hotel in the 1930s.
- 5.4.4. The earliest map that depicts the house is Blaeu's Map of 1654 where it is annotated as a house along with nearby Cameron House and is called 'Stochrothart'. Roy's Map of 1747-55 also depicts four or five houses and woodland landscaping within the 'Stuckrodger' estate. Ainslie's map of 1821 labels the estate with the names of 'Stockroger' and 'Woodbank'. By John Thomson's map of 1832, the estate is definitively named Woodbank and is also annotated with 'Miss Scott', presumably indicating the proprietor, likely a relation of Charles Scott. The estate continues to be depicted on all maps, including 20th century Ordnance Survey maps which show it as Woodbank Hotel which continued in use, trading as the Hamilton House Hotel into the 1980s. The stables (HA4) is shown on the 1<sup>st</sup> Edition Ordnance Survey map of 1864, with the possible bothy (HA5) located at the north of the grounds for Woodbank House shown on the 2<sup>nd</sup> Edition Ordnance Survey of 1899.
- 5.4.5. The site of Balloch Castle (SM3385), a medieval castle pre-dating the existing Balloch Castle (LB123, Category A-listed), is located above the east bank of the River Leven. It was the property of the Earls of Lennox until 1652 when it was purchased by Sir John Colquhoun of Luss. In the 15th century the Castle became the property of the family of Stewart, Lords Darnley, who were afterwards regranted the title of Earls of Lennox. By 1511 it had been replaced by Inchmurrin as "the chief messuage" of the Earldom of Lennox; and after this period Balloch was gradually deserted. Nothing now remains except a mound surrounded by a ditch (Fraser 1869). The castle is depicted as 'Bellach' on Blaeu's Map of 1654 and

'Ballich' on Charles Ross' 1777 Map, but neither shows any detail of location. It appears as an earthwork from the 1864 1st Edition Ordnance Survey Map with the later castle (LB123) in the location it occupies today.

- 5.4.6. The existing Balloch Castle (LB123) was built in 1809 by Robert Lugar for John Buchanan of Ardoch, a wealthy shipbuilder and banker. The design for the castle was influential in the development of secular Gothic style. The castle is now largely disused, with the exception of some rooms at the rear of the structure. The estate is open to the public as a country park. It is also designated as an Inventory Garden and Designed Landscape (GDL00042). Robert Lugar also built Tullichewan Castle (WoSAS 7051) to the south-west of the PDA. Built in 1792 and demolished in 1954, the castle is mentioned in both the Old and New Statistical Account (NSA) of the parish of Bonhill.

### *MODERN PERIOD*

- 5.4.7. The 1st edition OS Map shows that the shoreline of Loch Lomond is largely unaltered since the 1860s. Drumkinnon Bay Winch House including Slipway is a Category A-listed Building (LB46721), and Balloch Pier (HA1) and Balloch Pier Station (HA2) are recorded on the HER. The station was opened in 1850, and later renamed Balloch Pier Station. It closed on 29 September 1986, the line subsequently terminating at Balloch Central Station (Butt 1995). The pier and slipway was built c. 1899 by the Dumbarton & Balloch Joint Line Committee and is noted on Bartholomew's Map of 1902. It consisted of a 2-track 'patent slip', with a wooden cradle and iron outriggers supported on a double central rail, with ratchet in the centre, and single side rails. At the head of the slipway was a single-storey harled winding-engine house, containing a large steam winch (Hume 1976).
- 5.4.8. Just outside the PDA in what is now the Loch Lomond Shore visitors' car park, a building named 'Drumkinnan' is illustrated on the 1st edition OS Map. The Ordnance Survey Name Book (1860) describes Drumkinnan as an old farmstead, but no record exists of when it went out of use. The site is not recorded on the HER.
- 5.4.9. Aerial photography and the 1938 OS Map shows the site of 'Loch Lomond Factory (silk dyeing & finishing)' just beyond the southern edge of the PDA. The housing estate around Inchcruin and Clairinish now occupies the site.



## 6. STATEMENT OF SIGNIFICANCE AND IMPORTANCE

### 6.1. KNOWN AND POTENTIAL HERITAGE ASSETS

#### *KNOWN HERITAGE ASSETS WITHIN THE PDA*

- 6.1.1. There are six known heritage assets within the PDA, one of which is designated.
- 6.1.2. Within the Woodbank area of the PDA is the Category A listed building Woodbank House with Garden Building (LB1125), Woodbank House stables (HA4) and a possible bothy (HA5). Woodbank House with Garden Building (LB1125) is considered to be of high importance. Woodbank House stables (HA4), recorded on the NRHE, are also of high importance through their association with the house. The possible bothy (HA5) located within woodland at the north of the grounds of Woodbank House is a later 19th century addition to grounds and, given its separation from the Woodbank House itself, is considered to be of low importance. The course of the Dumbarton to Tyndrum Military Road (HA3), preserved today as the Old Luss Road, continues along the Old Luss Road. This asset is considered to be of low importance.
- 6.1.3. Woodbank House with Garden Building is located in an estate park and, although the building itself is in a ruinous condition due to abandonment, neglect and vandalism, the park itself retains aspects of its original design. The house and stables are currently set within woodland, as depicted on the 1st Edition OS Map. Its position at the top of a rise in the landscape was no doubt purposeful with views from the house overlooking the estate land on the lower ground. Although now in an overgrown state, it is clear the tree planting has allowed for the house to be partially concealed yet still visible; with the house glimpsed from the road on the south-easterly approach but hidden from view as a visitor approaches along the driveway from the north-east.
- 6.1.4. The gazebo (or 'Garden Building') element of Woodbank House with Garden Building is not readily appreciable as a landscape feature. Its relationship with the house and grounds is therefore difficult to discern although it is likely it functioned as a notable landscape feature within the grounds. It is possible elements of the feature survive within the wooded area south of the southern façade of Woodbank House, although any visual prominence the gazebo once had is now much reduced.
- 6.1.5. There are two further known non-designated heritage assets within the West Riverside area of the PDA. These include the course of the disused railway line (HA1) connecting to the steamer pier north of the PDA. The old Balloch Central station was replaced by the current station in the 1980s. The former station building (HA2) survives as a private residence, and the course of HA1 is partially preserved as a footpath and local access road.

#### *ARCHAEOLOGICAL POTENTIAL OF THE PDA*

- 6.1.6. The prehistoric features excavated at Vale of Leven Hospital (WoSAS Event ID 4699, 4993 and 4994) and the Neolithic cairn (SM6341) in Cameron Wood suggests that there is potential for further prehistoric activity in the area. The PDA is in an area of low-lying, fertile land beside Loch Lomond. The loch is part of a historic maritime network linking the highlands with central Scotland. There are also links to medieval seats of power with the Earls of Lennox having their base at Balloch Castle for a long period of time. Such links would have been influential on the landscape and assets relating to this period may survive.
- 6.1.7. It would appear likely that most of the PDA was under agricultural use and partially forested from at least the medieval period until the recent past. If heritage assets survive, they are likely to comprise field boundaries, furrows or perhaps structures relating to the agricultural use of the land. Historic mapping suggests some parts of the PDA may have been quarried in the post-medieval and modern period which may have implications for the survival of any unknown remains dating prior to this period.

- 6.1.8. With the above factors taken into account and according to the criteria in Table 3, the PDA is considered to be of medium archaeological potential.

## 6.2. SETTING OF HERITAGE ASSETS IN THE PDA AND STUDY AREA

### *SCHEDULED MONUMENTS*

- 6.2.1. There are two Scheduled Monuments in the Study Area, presented in Table 4.

*Table 4. Scheduled Monuments included in the assessment*

Ref	Name
SM6341	Cameron Home Farm, chambered cairn 720m S of
SM3385	Balloch Castle, earthwork, Loch Lomond Park

- 6.2.2. Cameron Home Farm, chambered cairn 720m S of (SM6341), and the medieval Balloch Castle earthwork (SM3385), the latter of which lies within Balloch Castle IGDL (GDL0042). The IGDL corresponds to the estate and grounds of the later Balloch Castle (LB123), which is a Category A-listed building discussed below.
- 6.2.3. It is likely that the medieval Balloch Castle's location was chosen in order to overlook the River Leven where it flows out of Loch Lomond. Wide views across and along Loch Lomond are also available from this location, and any approaches from the north over land or water could be easily monitored.

### *INVENTORY GARDEN AND DESIGNED LANDSCAPE*

- 6.2.4. There is one IGDL within the Study Area. Balloch Castle (GDL00042) is at the southern end of Loch Lomond and along the eastern bank of the River Leven. There are also four Listed Buildings within the IGDL. Balloch Castle (LB123) is a Category A-listed building, built in the eighteenth century; the remaining Listed Buildings are the Category B-listed South Lodge, and Walled Garden, and the Category C-listed North Lodge.

*Table 5. Listed Buildings within Balloch Castle IGDL*

Ref	Name	Category
LB123	Balloch Castle	A
LB43221	Balloch Castle, South Lodge	B
LB43222	Balloch Castle, Walled Garden	B
LB43220	Balloch Castle, North Lodge	C

- 6.2.5. The IGDL is characterised by ornamental parkland and woods creating designed views within the estate. The boundaries of the IGDL are planted with shelter belts of woodland, which allow glimpses of the loch from certain parts of the IGDL.
- 6.2.6. The views from Balloch Castle (LB123) were intended to be across the ornamental parks and woods to the loch beyond. Woodland walks were designed to allow glimpses and views of the loch. The majority of the designed views are north and north-west, across the estate, the loch and the hills beyond. The views to the west and south towards Balloch and the PDA are screened by trees.

### *LISTED BUILDINGS*

- 6.2.7. There is one Category A Listed Building within the PDA: LB1125 Woodbank House with Garden Building.
- 6.2.8. There are 14 Listed Buildings within the Study Area (in addition to those within the Balloch Castle IDGL). They include one Category A; nine Category B, and four Category C-listed Buildings.

*Table 6. Listed Buildings included in the assessment*

Ref	Name	Category
LB46721	Balloch Pier, Slipway and Engine House	A
LB91	Tullichewan Castle, North Lodge	B
LB1137	Jamestown, Main Street, Jamestown Parish Church	B
LB4903	Balloch, Lower Stoney-mollan Road, Drumkinnon Farm	B
LB4904	Cameron House, Lodge	B
LB43215	Balloch, Balloch Road, River Leven, Balloch Bridge	B
LB43218	Balloch, Lomond Road, River Leven, Lomond Bridge	B
LB43219	Balloch, Lomond Road, Fisherwood	B
LB43229	Lower Stoney-mollan Road, Drumkinnon Farm, Mill, Granary and Sawmill	B
LB43230	Tullichewan Estate, Stables Cottage	B
LB1124	Cameron House, Drumkinnon Cottage	C
LB43216	Balloch, Drymen Road, The Cottage	C
LB43217	Balloch, Balloch Road, Tullichewan Hotel	C
LB43226	Jamestown, Main Street, Jamestown Primary School	C

- 6.2.9. Balloch Pier, slipway and engine house (LB46721) is Category A listed and is just outside the north-eastern corner of the PDA. It is listed for its architectural and industrial heritage interest, and as part of a group of structures related to the railway, including HA1 and HA2.

### *OTHER DESIGNATED HERITAGE ASSETS*

- 6.2.10. There are no World Heritage Sites, Inventory Historic Battlefields, or Conservation Areas within the Study Area.

### *NON-DESIGNATED HERITAGE ASSETS*

- 6.2.11. There are 42 non-designated heritage assets within the Study Area. The full list of non-designated heritage assets within the Study Area are shown in Appendix 1. These largely relate to Balloch's recent industrial past and include buildings and features associated with the railway, grain milling, textile production and agriculture. Also present are farms and farmsteads of post-medieval date, showing the continued importance of agriculture in the post-medieval and modern periods. Houses and modern features such as golf courses are also present. All the non-designated heritage assets within the Study Area are considered to be of low importance.

## 7. CONCLUSIONS

- 7.1.1. Potential impacts arising from the proposed development include direct impacts involving disturbance or removal of heritage assets by construction groundworks and setting impacts arising from changes to views from and towards heritage assets.

### *POTENTIAL DIRECT IMPACTS*

- 7.1.2. There are six heritage assets within the PDA. HA1 and HA3 record the course of historic routes; a railway and a military road respectively; HA2 is the old Balloch station building, and LB1125 and HA4 are the Category A-listed Woodbank House with Garden Building, and stables respectively. HA5 is a possible bothy located within woodland at the northern end of the grounds for Woodbank House.

*Table 7. Heritage Assets in the PDA*

Ref	Name	Status	Period	Importance
LB1125	Woodbank House with Garden Building	Category A Listed Building	Post-medieval	High
HA1	Disused Railway Line	Non-designated	Modern	Low
HA2 WoSAS 21638	Former Central Balloch Station building	Non-designated	Modern	Low
HA3 WoSAS 22377	Dumbarton to Tyndrum Military Road	Non-designated	Post-medieval	Low
HA4 Canmore ID 316753	Woodbank House stables	Non-designated	Post-medieval	High
HA5	Possible bothy	Non-designated	Post-medieval	Low

- 7.1.3. The development proposals seek to develop the area around HA1 with the construction of a monorail and lodges. Whilst this area has been subject to a degree of landscaping following the removal of the railway, it is possible associated remains could exist as below ground features which may be directly impacted by the Proposed Development.
- 7.1.4. The course of the military road (HA3) is preserved in the route of Old Luss Road; no historic fabric survives as upstanding remains. The development proposals also seek to preserve the old Balloch Station building (HA2). No significant direct impacts are anticipated upon HA2 or HA3.
- 7.1.5. The Category A-listed Woodbank House with Garden Building (LB1125), and stables (HA4), are considered to be of high importance and any proposed modifications should be designed with reference to the building's significance. The possible bothy (HA5) is considered to be of low importance but still forms part of the character of the grounds of Woodbank House; any proposed modifications should be designed to retain its character as far as reasonably practicable. No development is planned within the vicinity of the 'Garden Building' or gazebo and no direct impacts are predicted.

- 7.1.6. The PDA is considered to be of medium archaeological potential, and there is a risk of direct impacts upon archaeological deposits that may survive as buried remains within the proposed development footprint.
- 7.1.7. Considering the archaeological potential of the PDA, archaeological investigation is likely to be required in advance of construction works. This is likely to comprise evaluation (trial trenching, possibly in conjunction with geophysical survey) followed by excavation and recording of any remains of archaeological interest.
- 7.1.8. Historic building recordings of LB1125, HA4 and HA5 are also likely to be required prior to their re-development.

### *POTENTIAL SETTING EFFECTS*

- 7.1.9. Following consultation with HES and WoSAS and research for this assessment it is considered there may be impacts through changes within their setting on the significance of one, potentially two, Category A listed buildings, and one scheduled monument/IGDL. The following heritage assets have therefore been retained for detailed assessment in the EIA:
- Balloch Castle GDL00042
  - LB123 Balloch Castle (assessed as part of GDL00042)
  - SM3385 Balloch Castle, earthwork, Loch Lomond Park
  - LB4672 Balloch Pier, slipway and engine house
  - LB1125 Woodbank House and associated stables (HA4)
- 7.1.10. Woodbank House was designed on an east/west axis; eastern views from the front of the house are of the southern end of Loch Lomond and Balloch to the hills beyond. The presence of the proposed development within the grounds of Woodbank House and Garden Building could therefore have an impact on the setting of the asset. Stables HA4 will be considered as part of the assessment of Woodbank House due to its close association with it. Possibly both HA5 will not be retained for detailed assessment as it is considered that the wider landscape setting of the asset does not contribute significantly to its cultural significance. The proposed development will also feature in south-western views from Balloch Castle Scheduled Monument (SM3385) and Balloch Castle IGDL (GDL0042), and there is a possibility of setting impacts upon both. Depending on the nature of the development in its vicinity, there is also potential for setting impacts upon the Category A-listed Balloch pier, slipway and engine house (LB46721).

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Old Statistical Accounts 1792, Bonhill, county of Dumbarton, vol.3, 442-453

Ordnance Survey Name Book 1860, Dunbartonshire, vol.4

Suddaby, I. 2013, 'Bonhill, Alexandria Health and Care Centre, Vale of Leven Hospital, Excavation' in Discovery and Excavation Scotland 2013.

Whittow, J.B. 1977, Geology and Scenery in Scotland Penguin.

### Historic maps

The following pre-Ordnance Survey maps held by the National Library of Scotland were examined:

Blaeu, J 1654, LeviniaVicecomitatus, [or] The Province of Lennox called the Shyre of Dun-Britton

Roy, W 1747-55, Military Survey of Scotland - Highlands

Ross, C 1777, A map of the Shire of Dumbarton

Ainslie, J 1821, Map of the Southern Part of Scotland

Thomson, J 1832, Dumbartonshire

Bartholomew, JG 1902, Trossachs, Loch Lomond

The following Ordnance Survey maps held by the National Library of Scotland were examined:

1864 (surveyed 1860) Dumbartonshire, Sheet XVIII, 1:2,500

1898 (surveyed 1897) Dumbartonshire, Sheet 18.01, 1:25,000

1898 (surveyed 1897) Dumbartonshire, Sheet 18.05, 1:25,000

1918 (surveyed 1914) Dumbartonshire, Sheet 14.14, 1:25,000

1918 (surveyed 1914) Dumbartonshire, Sheet 18.02, 1:25,000

1938 (surveyed 1936) Dumbartonshire, Sheet 18.02, 1:25,000

### Aerial Photographs

The following aerial photographs held by the NCAP were examined:

Sortie	Date	Frame Numbers
AFL2132	10.09.49	SAW026582
ASS/51388	10.06.88	0195
AFL2014	07.10.27	SPW019589
n/a	01.01.39	SPW062643

## APPENDIX 1: KNOWN HERITAGE ASSETS WITHIN THE STUDY AREA

HERITAGE ASSETS WITHIN PDA							
Ref	Name	Description	Easting	Northing	Period	Status	Importance
LB1125	Woodbank House and Garden Building	<p>2-storey over basement, 5-bay, rectangular-plan main block; with large 3-storey, 5-bay later 19th century addition at right angles to S. Stucco over rubble; raised ashlar margins; rusticated quoins; eaves cornice.</p> <p>The land was settled on James Lindsay and his wife Sarah Brisbane Lindsay in 1670, and a house stood on the site at this time. The property was called Stuckrodger at this time. In 1774 Stuckrodger was acquired by Charles Scott of Dalquhurn, a Glasgow merchant and it appears that the house as it now appears dates from this time. The house name was changed to Woodbank.</p> <p>In 1885 William Ewing-Gilmour of Croftenga was the occupant of the house and it is likely that the later additions date from his occupancy, the coat of arms on the W wall is the same as that on the Masonic Hall in Alexandria. The house became a hotel in</p>	238188	681758	Post-medieval	Category A Listed Building	High



		the 1930s, and became the Hamilton House Hotel in the 1980s. (Historic Scotland)					
HA1		Disused Railway Line	238831	682202	Modern	Non-designated	Low
HA2		Former Balloch Central Station building	238984	681907	Modern	Non-designated	Low
HA3		Dumbarton to Tyndrum Military Road	238231	681936	Post-medieval	Non-designated	Low
HA4		Woodbank House stables.	238150	681824	Post-medieval	Non-designated	High
HA5		Possible bothy located at the north of the grounds of Woodbank House.	238065	681942	Post-medieval	Non-designated	Low
<b>HERITAGE ASSETS WITHIN 1KM STUDY AREA</b>							
LB46721	Slipway and Engine House, Balloch Pier, Drumkinnon Bay	1900-1 Slip by George Halliday of Rothesay, engines by John Bennie of Glasgow. Single storey, 4- by single bay, rectangular-plan winch house. Harled with red brick dressings; half-timbered gableheads. Red brick base course (painted in part); moulded cill course; overhanging timber bracketed eaves. Red brick quoins and long and short surrounds to segmental-arched openings. Patent slip accessing loch to NW.	238554	682457	Modern	Category A Listed Building	High
LB123	Balloch Castle	Robert Lugar, 1808-09. Castellated Tudor-gothic. Stugged squared sandstone, ashlar margins and dressings. String course; hoodmoulds; battlemented parapet; battered base course; blind cruciform arrowslits.	239029	683024	Post-medieval	Category A Listed Building	High

LB43229	LOWER STONEYMOLLEN ROAD, DRUMKINNON FARM, MILL, GRANARY AND SAW MILL	Robert Lugar, early 19th century. 2-storey, rectangular-plan Tudor- gothic mill building. Squared and snecked sandstone rubble with ashlar margins and dressings. Base course, string course.	238130	681544	Post-medieval	Category B Listed Building	High
LB43222	BALLOCH CASTLE, WALLED GARDEN	Early 19th century. Square walled garden. Squared and snecked rubble, harl-pointing; red sandstone quoins; sandstone slab coping swept up towards main wall. Droved red sandstone margined doors, cast-iron gate. Large depressed arch gate in E wall; red sandstone voussoirs; cast-iron gates.	239092	682563	Post-medieval	Category B Listed Building	High
LB43230	TULLICHEWAN ESTATE, STABLES COTTAGE	Robert Lugar, early 19th century. U-plan castellated Gothick former stables, now converted to residential use. Bull-faced ashlar, painted rubble wings.	238187	681064	Post-medieval	Category B Listed Building	High
LB43218	BALLOCH, LOMOND ROAD, BRIDGE	1934. Steel bridge, 3 segmental arches carrying road over river and railway. Bull-faced battered cutwaters; shallow segmental arches; wrought-iron railings; slender cast-iron lamb standards.	239146	681745	Modern	Category B Listed Building	High
LB43215	BALLOCH, BALLOCH ROAD BRIDGE	1908. Steel girder bridge carrying road over River Leven. Parapet of 3 segmental arches, Double Warren truss, bolted steel coping. Ashlar dies. Flanking railings on steel plinth to outer left and right.	239104	681947	Modern	Category B Listed Building	High

		2 remaining lamp standards on piers. Tall piers, 3 flat arches.					
LB43221	BALLOCH CASTLE, SOUTH LODGE WITH BOUNDARY WALLS AND GATEPIERS	Earlier to mid 19th century lodge, remodelled early 20th century. Single storey, rectangular-plan lodge. Bull-rock-faced rubble with droved sandstone dressings. Base course; eaves band; advanced eaves, exposed rafters.	239424	682072	Post-medieval	Category B Listed Building	High
LB43219	BALLOCH, LOMOND ROAD, FISHERWOOD	1902. 2-storey and single storey Old English Arts and Crafts English semi-detached villa, built originally as semi-detached and reverted to this use. Painted render, red sandstone ashlar margins and dressings; red brick; red tile-hung 1st floor; mock half-timbering; projecting eaves.	239093	681686	Modern	Category B Listed Building	High
LB1137	JAMESTOWN PARISH CHURCH OF SCOTLAND WITH BOUNDARY WALL RAILINGS AND GATEPIERS	Clarke and Bell, 1869-70. Gothic T-plan church with tower and transept. Stugged, squared and snecked red sandstone, ashlar margins and dressings. Base course, angle buttresses; pointed arch windows.	239769	681340	Post-medieval	Category B Listed Building	High
LB91	ALEXANDRIA, GLEN ALWYN LODGE WITH GATEPIERS AND WALL	Robert Lugar, early 19th century with modern alterations and additions. Painted pebbledash. Single storey 3-bay cottage orne with bowed elevation, trellis and later additions.	238473	681734	Post-medieval	Category B Listed Building	High
LB4904	CAMERON HOUSE, SOUTH LODGE WITH GATEPIERS AND BOUNDARY WALL	Probably John Burnett, dated 1882. Single storey and attic, Baronial lodge. Squared and snecked sandstone with polished sandstone ashlar and dressings. Crowstepped gables; broken	238065	682091	Post-medieval	Category B Listed Building	High

		pedimented dormerheads; ashlar mullions and transoms. Advanced eaves.					
LB4903	LOWER STONEYMULLEN ROAD, DRUMKINNON FARM	Robert Lugar, early 19th century. Tudor-gothic U-plan stable block. Ashlar-fronted; red sandstone rubble with ashlar margins and dressings on courtyard elevations. Base course; hoodmoulds; blocking course.	238118	681583	Post-medieval	Category B Listed Building	High
LB43216	BALLOCH, DRYMEN ROAD, THE COTTAGE WITH GATEPIERS AND BOUNDARY WALL	Circa 1930. Single storey and attic, 3-bay rectangular-plan cottage villa; deep mansard roof. Painted render.	239757	682192	Modern	Category C Listed Building	Medium
LB43220	BALLOCH CASTLE, NORTH LODGE WITH GATEPIERS AND BOUNDARY WALL	Earlier to mid 19th century. Single storey, 3-bay, T-plan Tudor- detailed lodge. Rubble with harl-pointing, stugged ashlar margins and dressings. Base course; hoodmoulds; quoins; slightly advanced eaves.	239550	683047	Post-medieval	Category C Listed Building	Medium
LB43226	JAMESTOWN PRIMARY SCHOOL WITH BOUNDARY WALL AND RAILINGS	Later 19th century. T-plan Tudor-gothic main school building, with rectangular-plan school house to outer right. Stugged, squared and snecked sandstone with red sandstone margins and dressings. Trefoil-headed windows.	239794	681371	Post-medieval	Category C Listed Building	Medium
LB1124	DRUMKINNON COTTAGE WITH WALL AND RAILINGS	Early 19th century. Single storey, symmetrical, rectangular-plan cottage with lean-to at side. Base course; projecting eaves. Ashlar.	238132	682088	Post-medieval	Category C Listed Building	Medium
LB43217	BALLOCH, DRYMEN ROAD,	1893 with modern alterations and additions. 2-storey, 3-bay, gabled	239010	681879	Post-medieval	Category C Listed Building	Medium

	TULLICHEWAN HOTEL	rectangular-plan Arts and Crafts villa. Painted rendered ground floor, red tile-hung upper floor. Mock half-timbered bracketed gables; tile-hung upper floor, painted render to ground floor.					
SM6341	Cameron Home Farm, chambered cairn 720m S of	<p>The monument comprises a Neolithic chambered cairn, of the Clyde-Solway group, which lies on the perimeter of Cameron Wood.</p> <p>The cairn measures 68m in length by about 18m in width at the SE end, tapering to 6m, and ranges in height from 0.2-1.5m. In about 1800 the cairn was partly investigated, leading to the discovery of stone arrowheads and bone in some of the 20-25 'graves' which were subsequently reported. A cutting about 4m wide and 3m deep, presumably this earlier excavation trench, has been made the entire length of the cairn and three, possibly four, burial chambers remain exposed.</p>	237132	682135	Prehistoric	Scheduled Monument	High
SM3385	Balloch Castle, earthwork, Loch Lomond Park	A large irregularly shaped natural mound with a ditch running round it, is the only remnant of Balloch Castle. The base of the ditch varies from 2-4m broad and lies 2.0m below the top of the mound. It is only 0.5m deep on the SW side. Traces of a broad outer bank-spread to 10.0m and 0.3m high - are to be seen on top of the outer lip of the	238794	682598	Medieval	Scheduled Monument	High

		ditch within the meadow on the NE. A broad marsh lies to the NE of the mound, and the moat on the N W and SE sides runs into it. No traces of building foundations are to be seen on top of the mound, and no trace of the causeway referred to by Fraser was found. The Balloch Park (Glasgow Corporation) Keeper confirmed that some of the stones from the Castle were used in the building of the modern building of the same name: but these stones are not evident in the edifice.					
GDL00042	Balloch Castle	In 1800 the estate was acquired by John Buchanan of Ardoch who commissioned the architect Robert Lugar to build the new Gothic-style castle on the present site. John Buchanan started the laying out of the present landscape, planting unusual trees and shrubs, and his work was continued from 1830 by the next owner, Gibson Stott. Between 1845-1851, the estate was sold again, to Mr A.J. Dennistoun Brown who died in 1890. Glasgow City Corporation bought the then 815 acre estate from his Trustees in 1915 in order to improve opportunities for visitors.	239004	682931	Post-medieval	Inventory Garden and Designed Landscape	High
LB46721	Slipway And Engine House, Balloch Pier, Drumkinnon Bay	1900-1 Slip by George Halliday of Rothesay, engines by John Bennie of Glasgow. Single storey, 4- by single bay, rectangular-plan winch house. Harled	238554	682457	Modern	Category A Listed Building	High

		with red brick dressings; half-timbered gableheads. Red brick base course (painted in part); moulded cill course; overhanging timber bracketed eaves. Red brick quoins and long and short surrounds to segmental-arched openings. Patent slip accessing loch to NW.					
LB123	Balloch Castle	Robert Lugar, 1808-09. Castellated Tudor-gothic. Stugged squared sandstone, ashlar margins and dressings. String course; hoodmoulds; battlemented parapet; battered base course; blind cruciform arrowslits.	239029	683024	Post-medieval	Category A Listed Building	High
LB43229	LOWER STONEYMOLLEN ROAD, DRUMKINNON FARM, MILL, GRANARY AND SAW MILL	Robert Lugar, early 19th century. 2-storey, rectangular-plan Tudor-gothic mill building. Squared and snecked sandstone rubble with ashlar margins and dressings. Base course, string course.	238130	681544	Post-medieval	Category B Listed Building	High
LB43222	BALLOCH CASTLE, WALLED GARDEN	Early 19th century. Square walled garden. Squared and snecked rubble, harl-pointing; red sandstone quoins; sandstone slab coping swept up towards main wall. Droved red sandstone margined doors, cast-iron gate. Large depressed arch gate in E wall; red sandstone voussoirs; cast-iron gates.	239092	682563	Post-medieval	Category B Listed Building	High

LB43230	TULLICHEWAN ESTATE, STABLES COTTAGE	Robert Lugar, early 19th century. U-plan castellated Gothick former stables, now converted to residential use. Bull-faced ashlar, painted rubble wings.	238187	681064	Post-medieval	Category B Listed Building	High
LB43218	BALLOCH, LOMOND ROAD, BRIDGE	1934. Steel bridge, 3 segmental arches carrying road over river and railway. Bull-faced battered cutwaters; shallow segmental arches; wrought-iron railings; slender cast-iron lamp standards.	239146	681745	Modern	Category B Listed Building	High
LB43215	BALLOCH, BALLOCH ROAD BRIDGE	1908. Steel girder bridge carrying road over River Leven. Parapet of 3 segmental arches, Double Warren truss, bolted steel coping. Ashlar dies. Flanking railings on steel plinth to outer left and right.  2 remaining lamp standards on piers. Tall piers, 3 flat arches.	239104	681947	Modern	Category B Listed Building	High
LB43221	BALLOCH CASTLE, SOUTH LODGE WITH BOUNDARY WALLS AND GATEPIERS	Earlier to mid 19th century lodge, remodelled early 20th century. Single storey, rectangular-plan lodge. Bull-rock-faced rubble with droved sandstone dressings. Base course; eaves band; advanced eaves, exposed rafters.	239424	682072	Post-medieval	Category B Listed Building	High
LB43219	BALLOCH, LOMOND ROAD, FISHERWOOD	1902. 2-storey and single storey Old English Arts and Crafts English semi-detached villa, built originally as semi-detached and reverted to this use. Painted render, red sandstone ashlar margins and dressings; red brick; red tile-hung 1st floor; mock half-timbering; projecting eaves.	239093	681686	Modern	Category B Listed Building	High



LB1137	JAMESTOWN PARISH CHURCH OF SCOTLAND WITH BOUNDARY WALL RAILINGS AND GATEPIERS	Clarke and Bell, 1869-70. Gothic T-plan church with tower and transept. Stugged, squared and snecked red sandstone, ashlar margins and dressings. Base course, angle buttresses; pointed arch windows.	239769	681340	Post-medieval	Category B Listed Building	High
LB91	ALEXANDRIA, GLEN ALWYN LODGE WITH GATEPIERS AND WALL	Robert Lugar, early 19th century with modern alterations and additions. Painted pebbledash. Single storey 3-bay cottage orne with bowed elevation, trellis and later additions.	238473	681734	Post-medieval	Category B Listed Building	High
LB4904	CAMERON HOUSE, SOUTH LODGE WITH GATEPIERS AND BOUNDARY WALL	Probably John Burnett, dated 1882. Single storey and attic, Baronial lodge. Squared and snecked sandstone with polished sandstone ashlar and dressings. Crowstepped gables; broken pedimented dormerheads; ashlar mullions and transoms. Advanced eaves.	238065	682091	Post-medieval	Category B Listed Building	High
LB4903	LOWER STONEYMULLEN ROAD, DRUMKINNON FARM	Robert Lugar, early 19th century. Tudor-gothic U-plan stable block. Ashlar-fronted; red sandstone rubble with ashlar margins and dressings on courtyard elevations. Base course; hoodmoulds; blocking course.	238118	681583	Post-medieval	Category B Listed Building	High
LB43216	BALLOCH, DRYMEN ROAD, THE COTTAGE WITH GATEPIERS AND BOUNDARY WALL	Circa 1930. Single storey and attic, 3-bay rectangular-plan cottage villa; deep mansard roof. Painted render.	239757	682192	Modern	Category C Listed Building	Medium
LB43220	BALLOCH CASTLE, NORTH LODGE	Earlier to mid 19th century. Single storey, 3-bay, T-plan Tudor- detailed	239550	683047	Post-medieval	Category C Listed Building	Medium

	WITH GATEPIERS AND BOUNDARY WALL	lodge. Rubble with harl-pointing, stugged ashlar margins and dressings. Base course; hoodmoulds; quoins; slightly advanced eaves.					
LB43226	JAMESTOWN PRIMARY SCHOOL WITH BOUNDARY WALL AND RAILINGS	Later 19th century. T-plan Tudor-gothic main school building, with rectangular-plan school house to outer right. Stugged, squared and snecked sandstone with red sandstone margins and dressings. Trefoil-headed windows.	239794	681371	Post-medieval	Category C Listed Building	Medium
LB1124	DRUMKINNON COTTAGE WITH WALL AND RAILINGS	Early 19th century. Single storey, symmetrical, rectangular-plan cottage with lean-to at side. Base course; projecting eaves. Ashlar.	238132	682088	Post-medieval	Category C Listed Building	Medium
LB43217	BALLOCH, DRYMEN ROAD, TULLICHEWAN HOTEL	1893 with modern alterations and additions. 2-storey, 3-bay, gabled rectangular-plan Arts and Crafts villa. Painted rendered ground floor, red tile-hung upper floor. Mock half-timbered bracketed gables; tile-hung upper floor, painted render to ground floor.	239010	681879	Post-medieval	Category C Listed Building	Medium
SM6341	Cameron Home Farm, chambered cairn 720m S of	The monument comprises a Neolithic chambered cairn, of the Clyde-Solway group, which lies on the perimeter of Cameron Wood.  The cairn measures 68m in length by about 18m in width at the SE end, tapering to 6m, and ranges in height from 0.2-1.5m. In about 1800 the cairn was partly investigated, leading to the discovery of stone arrowheads and	237132	682135	Prehistoric	Scheduled Monument	High

		bone in some of the 20-25 'graves' which were subsequently reported. A cutting about 4m wide and 3m deep, presumably this earlier excavation trench, has been made the entire length of the cairn and three, possibly four, burial chambers remain exposed.					
SM3385	Balloch Castle, earthwork, Loch Lomond Park	A large irregularly shaped natural mound with a ditch running round it, is the only remnant of Balloch Castle. The base of the ditch varies from 2-4m broad and lies 2.0m below the top of the mound. It is only 0.5m deep on the SW side. Traces of a broad outer bank-spread to 10.0m and 0.3m high - are to be seen on top of the outer lip of the ditch within the meadow on the NE. A broad marsh lies to the NE of the mound, and the moat on the N W and SE sides runs into it. No traces of building foundations are to be seen on top of the mound, and no trace of the causeway referred to by Fraser was found. The Balloch Park (Glasgow Corporation) Keeper confirmed that some of the stones from the Castle were used in the building of the modern building of the same name: but these stones are not evident in the edifice.	238794	682598	Medieval	Scheduled Monument	High
GDL00042	Balloch Castle	In 1800 the estate was acquired by John Buchanan of Ardoch who commissioned the architect Robert Lugar to build the	239004	<a href="#">682931</a>	Post-medieval	Inventory Garden and	High

		new Gothic-style castle on the present site. John Buchanan started the laying out of the present landscape, planting unusual trees and shrubs, and his work was continued from 1830 by the next owner, Gibson Stott. Between 1845-1851, the estate was sold again, to Mr A.J. Dennistoun Brown who died in 1890. Glasgow City Corporation bought the then 815 acre estate from his Trustees in 1915 in order to improve opportunities for visitors.				Designed Landscape	
21012	Balloch, Dalvait Road, Lennoxbank House / Lennoxbank House Hotel / Riverside Motor Inn	House	239300	681650	Post-medieval	Non-designated	Low
21851	Tullichewan Farm / Balloch, Tulliechewan Dairy Farm	Farm	237750	681180	Post-medieval	Non-designated	Low
62857	Killoeter Hill	Field Boundary	234133	681856	Post-medieval	Non-designated	Low
21851	Tullichewan Farm / Balloch, Tulliechewan Dairy Farm	Farm	237750	681180	Post-medieval	Non-designated	Low
21649	Cameron House, Cameron Cottage / Cameron Issues / Loch Lomond	Building	237480	682760	Post-medieval	Non-designated	Low
21639	Balloch, Forth and Clyde Railway Junction	Railway Junction	239130	681400	Post-medieval	Non-designated	Low

21743	Balloch Pier	Pier	238530	682560	Post-medieval	Non-designated	Low
21640	Balloch Pier Station / Loch Lomond, Balloch Pier	Railway Station; Pier	238550	682540	Post-medieval	Non-designated	Low
51516	Mill of Haldane	Mill Stones	239616	681907	Post-medieval	Non-designated	Low
62857	Killoeter Hill	Field Boundary	234226	682057	Post-medieval	Non-designated	Low
21647	Balloch, Balloch Hotel	Hotel	239170	682000	Post-medieval	Non-designated	Low
51516	Mill of Haldane	Mill Stones	239858	681646	Post-medieval	Non-designated	Low
66908	Overton Muir	Quarry Pits	237070	679775	Post-medieval	Non-designated	Low
52261	Boiden, Farmsteading, East Range	Farm Building; Farmsteading	235567	685986	Post-medieval	Non-designated	Low
66397	Carman Muir	Field System; Rig and Furrow	237030	678620	Post-medieval	Non-designated	Low
52260	Boiden, Farmsteading, West Range	Farm Building; Farmsteading; Farmhouse	235563	685976	Post-medieval	Non-designated	Low
51516	Mill of Haldane	Mill Stones	239858	681646	Post-medieval	Non-designated	Low
21743	Balloch Pier	Pier	238530	682560	Post-medieval	Non-designated	Low
51516	Mill of Haldane	Mill Stones	239616	681907	Post-medieval	Non-designated	Low
21649	Cameron House, Cameron Cottage /	Building	237480	682760	Post-medieval	Non-designated	Low

	Cameron Issues / Loch Lomond						
7067	Darleith House, Stables and Walled Garden	Stables	234345	680660	Post- medieval	Non- designated	Low
21639	Balloch, Forth and Clyde Railway Junction	Railway Junction	239130	681400	Post- medieval	Non- designated	Low
7066	Darleith House / Seminary	House; Pele-house	234525	680650	Post- medieval	Non- designated	Low
21647	Balloch, Balloch Hotel	Hotel	239170	682000	Post- medieval	Non- designated	Low
21012	Balloch, Dalvait Road, Lennoxbank House / Lennoxbank House Hotel / Riverside Motor Inn	House	239300	681650	Post- medieval	Non- designated	Low
52254	Rosbank Farm, Farmsteading, South East Range	Farm Building; Farmsteading	235426	684858	Post- medieval	Non- designated	Low
21640	Balloch Pier Station / Loch Lomond, Balloch Pier	Railway Station; Pier	238550	682540	Post- medieval	Non- designated	Low
312259	JAMESTOWN, LEVENBANK PRINTWORKS	TEXTILE PRINT WORKS (19TH CENTURY)	239561	681334	Post- medieval	Non- designated	Low
308584	CAMERON HOUSE, THE CARRICK GOLF COURSE	GOLF COURSE (21ST CENTURY) (2007)	237859	682472	Modern	Non- designated	Low
350795	JAMESTOWN, JAMESTOWN GOLF CLUB	GOLF COURSE (20TH CENTURY)	239570	681656	Modern	Non- designated	Low

291415	ALEXANDRIA, VALE OF LEVEN HOSPITAL	HOSPITAL (20TH CENTURY)	238450	680730	Modern	Non-designated	Low
276935	BALLOCH, LENNOXBANK HOUSE, HOUSE AND STABLE BLOCK	HOUSE (PERIOD UNASSIGNED), STABLE(S) (PERIOD UNASSIGNED)	239291	681689	Post-medieval	Non-designated	Low
300540	BALLOCH, LOMOND ROAD, BEN LOMOND WALK, ALEXANDRIA NORTH PARISH CHURCH	CHURCH (20TH CENTURY)	238711	681697	Modern	Non-designated	Low
300539	BALLOCH, 1-19 LAUDERVALE GARDENS, GENERAL	FLAT(S) (20TH CENTURY)	238628	681697	Modern	Non-designated	Low
165607	JAMESTOWN, RAILWAY BRIDGE	FOOTBRIDGE (20TH CENTURY), RAILWAY BRIDGE (19TH CENTURY)	239568	681224	Post-medieval	Non-designated	Low
151509	BALLOCH, MILL	MILL (PERIOD UNASSIGNED)(POSSIBLE)	239000	681000	Post-medieval	Non-designated	Low
277883	BALLOCH, RIVER LEVEN BARRAGE	WEIR (20TH CENTURY)	239299	681468	Modern	Non-designated	Low
269762	LOCH LOMOND SHORES	CAFE(S) (MODERN), RESTAURANT(S) (PERIOD UNASSIGNED), SHOPPING CENTRE (20TH CENTURY), VISITOR CENTRE (MODERN)	238537	682240	Modern	Non-designated	Low
127980	TULLICHEWAN FARM	FARMSTEAD (PERIOD UNASSIGNED)	237750	681180	Post-medieval	Non-designated	Low
126343	BALLOCH, FORTH AND CLYDE RAILWAY JUNCTION	RAILWAY JUNCTION (19TH CENTURY)	239130	681400	Post-medieval	Non-designated	Low
128011	JAMESTOWN STATION	RAILWAY STATION (19TH CENTURY)	239752	681250	Post-medieval	Non-designated	Low

42482	TULLICHEWAN CASTLE	CASTLE	238154	681126	Post- medieval	Non- designated	Low
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