

Technical Appendix 9.2: Setting Assessment

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Technical Appendix 9.2: Setting Assessment

Introduction

All designated heritage assets located within the Zone of Theoretical Visibility (ZTV) (see Figure 9.12) have been subject to setting assessment. Additionally, all designated assets within the 10 km Study Area, as well as selected assets located beyond the 10 km Study Area were reviewed against the information known about their contextual characteristic and against mapping information to identify any assets where views of the Proposed Development and views towards the asset may significantly impact their settings.

A total of 33 Scheduled Monuments, 68 Listed Buildings, four Inventory Garden and Designed Landscapes and two Conservation Area including non-designated heritage assets deemed to be of National Significance; such as heritage assets are categorised as 'C's' (Almost certainly of national importance) and 'V's' (Probably of national importance) on WoSAS's Non-Statutory Register (NSR) were subject to the setting assessment. Setting assessment site visits were undertaken between June and October 2024.

A summary of the findings of the settings assessment is presented in Table 1 and has been informed by ZTV modelling and photomontages and wireframes (Figure 12 and CHVP 01-18) as appropriate. Consideration of key assets, as identified through Scoping and consultation within Historic Environment Scotland (HES) and the West of Scotland Archaeology Service (WoSAS), are included in the main body of Chapter 9.

Designated heritage assets which are located beyond the limits of the ZTV or were found to have no intervisibility with the Site during the setting assessment are listed in Table 2. These assets would be subject to no impact as a result of the Proposed Development

Summary of Setting Assessment

Table 1 – Summary of Settings Assessment

Asset No	Name And Designation	No Of Turbines Visible using a DTM ZTV	Distance To The Nearest Turbine	Main Factors Affecting Setting	Relative Sensitivity	Magnitude Of Impact	Significance Of Effect
6	Scheduled Ardhalow Battery And Defences	2	4.2 km	Set within woodland overlooking Firth. Views over the Firth are integral to understanding the cultural value of the monument. The Proposed Development would not appear in any significant views from the monument. There would be no significant adverse impact upon the integrity of the asset setting in terms of NPF4.	Medium	Negligible	Neutral
7	Scheduled Kempock Stone, Inverkip	5	9.7 km	The monument comprises a standing stone, presumed to date to the Bronze Age and on the top of a cliff overlooking Kempock Point. The Proposed Development may appear in peripheral views to the west from the monument, however, although views in this direction are expected to be altered, the asset's key relationship with the Firth of Clyde to the north would still be appreciated and understood. There would be no significant adverse impact upon the integrity of the asset setting in terms of NPF4.	High	Low	Minor
8	Scheduled Moorfoot Primary School, Cup-Marked Stone 345m SSW Of	7	8.7 km	Cup marked stones are frequently set on ridges or at the entrances to valleys which indicates an intended relationship with the surrounding natural features. The monument is a good example of a Neolithic or Bronze Age ritual feature. It is judged that the setting of the Scheduled Moorfoot Primary School, Cup-Marked Stone relates to the Firth of Clyde to the north. Based on a bare-earth ZTV, there would be very limited visibility from the south-eastern corner of the monument. As such there would be no significant adverse impact upon the integrity of the asset's setting in terms of NPF4.	High	Low	Minor
9	Scheduled Cloch Lighthouse, Anti-Submarine Tethering Points 15m N And 10m SW Of	7	6.3 km	The monument is largely functional with views over the Firth integral to understanding the cultural value of the monument. The Proposed Development would appear in views of the Firth from the monument, however, although views in this direction are expected to be altered, the Proposed Development would be located beyond any key element of setting. The asset's relationship with the Firth of Clyde would still be appreciated and understood. There	Medium	Negligible	Neutral

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				would be no significant adverse impact upon the integrity of the asset setting in terms of NPF4.			
10	Scheduled Kirkbrae House, Burial Vault 65m Ene Of	7	8.9 km	<p>The monument comprises the upstanding remains of an 18th century burial vault, which incorporates and overlies the remains of the medieval parish church of Inverkip which is located within the eastern half of an associated burial ground.</p> <p>The monument's location on a north-north-west-facing slope on the south side of the Clyde Estuary allows good views over the lower ground to the north and north-west. The monument is located around 845m to the south-south-east of Ardgowan House, the home of the Shaw Stewarts, for whom the vault was built and which forms the primary setting of the monument. The Proposed Development would be visible along the skyline beyond Ardgowan House which forms its setting. There would be no significant adverse effect upon the integrity of the asset setting, in terms of NPF4, as its setting relates to Ardgowan House and family.</p>	Medium	Negligible	Neutral
11	Scheduled Cloch Lighthouse, Coast Battery 295m Sse Of	7	6.5 km	<p>The monument is functional and was placed with relation to the sea. Views over the Firth are integral to understanding the cultural value of the monument. The Proposed Development would appear in views of the Firth from the monument, however, although views in this direction are expected to be altered, the Proposed Development would be located beyond any key element of setting. The asset's relationship with the Firth of Clyde would still be appreciated and understood. There would be no significant adverse impact upon the integrity of the asset setting in terms of NPF4.</p>	Medium	Negligible	Neutral
12	Scheduled Loch Thom-Overton, Water Cut	1-7	10 km	<p>The monument is set in a lowland valley and relates to water management and the local landscape. The cultural heritage value of the monument relates to its innovation and design within its immediate setting which means that the western view of the Proposed Development, located 10 km to the north-west from the monument, would not have any impact upon the significance of the asset. No</p>	Negligible	No impact	No impact

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				impact. There would be no significant adverse impact upon the integrity of the asset setting in terms of NPF4.			
14	Scheduled Larkfield Battery, Anti-Aircraft Battery 175m ESE of 1 Hilltop Road	1-7	10.4 km	The monument is located within the urban development between Gourock and Greenock. Views over the Firth and its defensive position are integral to understanding the cultural value of the monument. The Proposed Development would appear in views of the Firth from the monument, however, although views in this direction are expected to be altered the Proposed Development would be located beyond any key element of setting. The asset's relationship with the Firth of Clyde and its function as an anti-aircraft battery would still be appreciated and understood. There would be no significant adverse impact upon the integrity of the asset setting in terms of NPF4.	Medium	Negligible	Neutral
27	Category A Listed Entrance Gates, Younger Botanic Garden, Benmore House	7	5.3 km	The 1871 Golden Gates at Benmore are an example of exceptional wrought iron work. Their setting has been somewhat compromised by their isolation and the removal of their associated lodge. They remain appreciable for their design and craftsmanship. In addition to their intrinsic value, their historical significance relates to the Benmore estate and is best appreciated in the context of the Benmore GDL (Asset 22). Relevant views would thus be to the north and away from the Proposed Development.	Low	Negligible	Neutral
30	Category A Listed Pier, Dunoon	7	3.6 km	The asset references the Firth of Clyde and busy river traffic. In a prominent location within the town and clear views to the opposite shore and towards Gourock. The Proposed Development would not change the way the asset is understood.	Medium	Negligible	Neutral
32	Category B Listed Pier Cottage, Kilmun Pier	7	3.3 km	The asset references the Firth of Clyde and busy river traffic. In a prominent location and with clear views to the opposite shore. The Proposed Development would not change the way the asset is understood.	Medium	Negligible	Neutral
33	Category B Listed Telephone Call Box, Kilmun Pier	7	3.3 km	The asset's setting is functional and Listed for its architectural and historical interest and no impact is expected.	Negligible	No impact	No impact

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34	Category B Listed Hafton House, Dunoon	7	3 km	Hafton House is located at the base of a north-east facing slope overlooking the Holy Loch and opposite bay. Its location suggests that its primary concern for its location was the views to the north-east. The Proposed Development would be located beyond the elements which form the setting of Hafton House.	Medium	Negligible	Negligible
35	Category B Listed Drybridge, Hafton House	7	2.9 km	The asset's setting is functional and relates to the river with which it is associated. The Proposed Development would be located beyond the elements which form the setting of the bridge.	Medium	Negligible	Neutral
36	Category B Listed The Fernery, Younger Botanic Garden, Benmore House	5	5.5 km	This is a rare example of a fernery; although in a ruinous state, its walls and internal features survive. Its value relates to its function as a fernery and in relation to the Benmore GDL (Asset 22). The Proposed Development would be located beyond the extent of the Botanic Garden which form the setting of the fernery.	Medium	Negligible	Neutral
37	Category B Listed Dunoon High Kirk, Kirk Street, Dunoon	7	3.4 km	The key characteristics which form the setting of Dunoon High Kirk relate to its relationship with the town of Dunoon and to the other assets therein. Direct views of the Proposed Development would be limited by intervening structures, although the potential for views remains possible due to proximity of the Proposed Development and its location along the ridgeline. However as indicated in the Dunoon Conservation Area Appraisal (2015, 5), the topography of the area which includes the Cowal peninsula upland hill, provides a strong sense of visual enclosure. Although views in this direction are expected to be altered, the asset's relationship with the town of Dunoon and its placement along the Firth of Clyde would still be appreciated and understood.	Medium	Negligible	Neutral
38	Category B Listed Ballochyle House, Kirk Street, Dunoon	7	3.3 km	The key characteristics which form the setting of Ballochyle House relate to its relationship with the town of Dunoon and to the other assets therein. Direct views of the Proposed Development would be limited by intervening structures, although the potential for views remains possible due to proximity of the Proposed Development and its location along the ridgeline. However as indicated in the Dunoon Conservation Area Appraisal	Medium	Negligible	Neutral

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				(2015, 5), the topography of the area which includes the Cowal peninsula upland hill, provides a strong sense of visual enclosure. Although views in this direction are expected to be altered, the asset's relationship with the town of Dunoon and its placement along the Firth of Clyde would still be appreciated and understood.			
39	Category B Listed Corner House, 2 Castle Street And 44 Kirk Street And Adjoining Wall To North	7	3.4 km	The key characteristics which form the setting of Corner House relate to its relationship with the town of Dunoon and to the other assets therein. Direct views of the Proposed Development would be limited by intervening structures, although the potential for views remains possible due to proximity of the Proposed Development and its location along the ridgeline. However as indicated in the Dunoon Conservation Area Appraisal (2015, 5), the topography of the area which includes the Cowal peninsula upland hill, provides a strong sense of visual enclosure. Although views in this direction are expected to be altered, the asset's relationship with the town of Dunoon and its placement along the Firth of Clyde would still be appreciated and understood.	Medium	Negligible	Neutral
40	Category B Listed 4, 6, 8 Castle Street	7	3.4 km	The key characteristics which form the setting of the buildings at 4, 6, 8 Castle Street relate to their relationship with the town of Dunoon and to the other assets therein. Direct views of the Proposed Development would be limited by intervening structures, although the potential for views remains possible due to proximity of the Proposed Development and its location along the ridgeline. However as indicated in the Dunoon Conservation Area Appraisal (2015, 5), the topography of the area which includes the Cowal peninsula upland hill, provides a strong sense of visual enclosure. Although views in this direction are expected to be altered, the asset's relationship with the town of Dunoon and its placement along the Firth of Clyde would still be appreciated and understood.	Medium	Negligible	Neutral
41	Category B Listed Castle Garden Boundary Wall, Castle House, Dunoon	7	3.5 km	Castle Garden Boundary Wall was built in 1835 by James Ewing to enclose Castle House estate but it was not completed. The asset is therefore functional and its setting relates to Castle House (Asset 42). Direct views of the Proposed Development would be limited by	Medium	Negligible	Neutral

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				intervening structures, although the potential for views remains possible due to proximity of the Proposed Development and its location along the ridgeline. Although views in this direction are expected to be altered, the asset's relationship with Castle House (Asset 42) would still be appreciated and understood.			
42	Category B Listed Castle House, Kirk Street, Dunoon	7	3.5 km	Castle House was built for James Ewing, of Strathleven, M.P. Provost of Glasgow as his "marine villa". Its primary setting therefore relates to views to the east towards the pier and the Firth of Clyde. Direct views of the Proposed Development would be limited by intervening structures, although the potential for views remains possible due to proximity of the Proposed Development and its location along the ridgeline. Although views in this direction are expected to be altered, the asset's relationship with the town of Dunoon and its placement along the Firth of Clyde would still be appreciated and understood.	Medium	Negligible	Neutral
43	Category B Listed Lodge, Castle House, Dunoon	7	3.6 km	The lodge is a simplified version of Castle House to which its setting relates. Direct views of the Proposed Development would be limited by intervening structures, although the potential for views remains possible due to proximity of the Proposed Development and its location along the ridgeline. Although views in this direction are expected to be altered and the Porposed Development will be viewed beyond Castle House (Asset 42), the asset's relationship with Castle House and its placement along the Firth of Clyde would still be appreciated and understood.	Medium	Negligible	Neutral
44	Category B Listed Highland Mary Statue, Castle Hill, Dunoon	7	3.6 km	The bronze statue relates to Mary Campbell and as such its function is commemorative. Direct views of the Proposed Development would be limited by intervening structures, although the potential for views remains possible due to proximity of the Proposed Development and its location along the ridgeline. Although views in this direction are expected to be altered, the asset's relationship with the town of Dunoon would still be appreciated and understood.	Low	Negligible	Neutral

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45	Category B Listed Argyll Hotel, 62-64 Argyll Street, Dunoon	7	3.4 km	The key characteristics which form the setting of Argyll Hotel relate to its relationship with the town of Dunoon as a holiday resort. Direct views of the Proposed Development would be limited by intervening structures, although the potential for views remains possible due to proximity of the Proposed Development and its location along the ridgeline. However as indicated in the Dunoon Conservation Area Appraisal (2015, 5), the topography of the area which includes the Cowal peninsula upland hill, provides a strong sense of visual enclosure. Although views in this direction are expected to be altered, the asset's relationship with the town of Dunoon and its placement along the Firth of Clyde would still be appreciated and understood.	Medium	Negligible	Neutral
46	Category B Listed Argyll Street, Burgh Hall Building	6	3.1 km	The key characteristics which form the setting of Burgh Hall Building Street relate to its relationship with the town of Dunoon and to the other assets therein. Direct views of the Proposed Development would be limited by intervening structures, although the potential for views remains possible due to proximity of the Proposed Development and its location along the ridgeline. However as indicated in the Dunoon Conservation Area Appraisal (2015, 5), the topography of the area which includes the Cowal peninsula upland hill, provides a strong sense of visual enclosure. Although views in this direction are expected to be altered, the asset's relationship with the town of Dunoon and its placement along the Firth of Clyde would still be appreciated and understood.	Medium	Negligible	Neutral
47	Category B Listed Clyde Cottage, Alexandra Parade, Dunoon	7	3.3 km	The key characteristics which form the setting of Clyde Cottage relate to its relationship with the town of Dunoon and to the other assets therein. Direct views of the Proposed Development would be limited by intervening structures, although the potential for views remains possible due to proximity of the Proposed Development and its location along the ridgeline. However as indicated in the Dunoon Conservation Area Appraisal (2015, 5), the topography of the area which includes the Cowal peninsula upland hill, provides a strong sense of visual enclosure. Although views in this direction are expected to be altered, the asset's relationship with the town of	Medium	Negligible	Neutral

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				Dunoon and its placement along the Firth of Clyde would still be appreciated and understood.			
48	Category B Listed Cammes Reinach Pier, Marine Parade, Hunter's Quay	7	3.8 km	The asset references the Firth of Clyde and busy river traffic. In a prominent location and with clear views to the opposite shore towards Gourock. The Proposed Development would not change the way the asset is understood as its function relates to Hunter's Quay and the Firth of Clyde.	Low	Negligible	Neutral
49	Category B Listed Beach House, 21 Clyde Street, Dunoon	6	3.3 km	The key characteristics which form the setting of Beach House relate to its relationship with the town of Dunoon and to the other assets therein. Direct views of the Proposed Development would be limited by intervening structures, although the potential for views remains possible due to proximity of the Proposed Development and its location along the ridgeline. However as indicated in the Dunoon Conservation Area Appraisal (2015, 5), the topography of the area which includes the Cowal peninsula upland hill, provides a strong sense of visual enclosure. Although views in this direction are expected to be altered, the asset's relationship with the town of Dunoon and its placement along the Firth of Clyde would still be appreciated and understood.	Medium	Negligible	Neutral
50	Category B Listed South Range, Auchamore Farmsteading, Auchamore Road, Dunoon	3	2.8 km	The key characteristics which form the setting of South Range, Auchamore Farmsteading relate to its relationship with the town of Dunoon and the surrounding farmland. Direct views of the Proposed Development would be possible due to proximity of the Proposed Development and its location along the ridgeline. However as indicated in the Dunoon Conservation Area Appraisal (2015, 5), the topography of the area which includes the Cowal peninsula upland hill, provides a strong sense of visual enclosure. Although views in this direction are expected to be altered, the asset's relationship with the town of Dunoon and its placement along the Firth of Clyde would still be appreciated and understood.	Medium	Negligible	Neutral
51	Category B Listed Holy Trinity Church, Dunoon	5	2.7 km	Direct views of the Proposed Development would be possible due to proximity of the development and its location along the ridgeline. However, its location and	Medium	Negligible	Neutral

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				significance relate to the town. This would not affect an understanding of the church serving the local town.			
53	Category B Listed Milton House, Milton Avenue, Dunoon	7	3.3 km	The key characteristics which form the setting of Milton House relates to its relationship with the town of Dunoon and to the other assets therein. Direct views of the Proposed Development would be limited by intervening structures, although the potential for views remains possible due to proximity of the Proposed Development and its location along the ridgeline. However as indicated in the Dunoon Conservation Area Appraisal (2015, 5), the topography of the area which includes the Cowal peninsula upland hill, provides a strong sense of visual enclosure. Although views in this direction are expected to be altered, the asset's relationship with the town of Dunoon and its placement along the Firth of Clyde would still be appreciated and understood.	Medium	Negligible	Neutral
54	Category B Listed Benmore View, Shore Road, Sandbank	4	1.8 km	The house was a former reading room, located at the base of a north-east facing slope overlooking the Holy Loch and opposite bay. Its location suggests that its primary concern for its location was the views to the north-east. Although views to the south-west are expected to be altered, the asset's relationship with Holy Loch would still be appreciable and possible to understand.	Medium	Negligible	Neutral
55	Category B Listed Edgemont, 34 Argyll Road, Dunoon	7	3.3 km	Direct views of the Proposed Development would be limited by intervening structures, although the potential for views remains possible due to proximity of the Proposed Development and its location along the ridgeline. However as indicated in the Dunoon Conservation Area Appraisal (2015, 5), the topography of the area which includes the Cowal peninsula upland hill, provides a strong sense of visual enclosure. Although views in this direction are expected to be altered, the asset's relationship with the town of Dunoon and its placement along the Firth of Clyde would still be appreciated and understood.	Medium	Negligible	Neutral
56	Category B Listed Royal Marine Hotel (Including Lodge, Former Post Office, Wall Post Box, Boundary Walls And Gatepiers) Hunter's Quay, Dunoon	7	3.7 km	Prominently sited opposite the pier at Hunter's Quay/ the building was built by Thomas Lennox Watson for his boat-building brother as a hotel and as the headquarters of the	Medium	Negligible	Negligible

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				Royal Clyde Yacht Club. As such the building's relationship is to the Firth of Clyde.			
57	Category B Listed Boundary Walls And Gatepiers, Inverreck (Church Of Scotland Eventide Home) Including Outbuildings	7	3.2 km	Small Baronial country house of the late 19th century. Its significance relates to its association with James Thomson (1835-1905) of Baird and Thomson who was a prominent architect. Although views to the south are expected to be altered by the addition of the Proposed Development, the asset's association with James Thomson and relationship with Holy Loch would still be appreciable and possible to understand.	Low	Negligible	Neutral
58	Category B Listed Eachaig Bridge Including Stone Parapets, Kilmun	7	3.6 km	The asset's setting is functional and relates to the river and road with which it is associated. Although views to the south are expected to be altered by the addition of the Proposed Development, the asset's association with the River Eachaig would still be appreciable and possible to understand.	Negligible	Negligible	Neutral
59	Category B Listed Strone, Choille Bheag Including Outbuildings, Boundary Walls, Gatepiers And Gates	7	3.8 km	19 th century villa located in a prominent position above the Shore Road and the Kilmun/Strone Shore overlooking Holy Loch. Although Kilmun is an early settlement, it remained a small village until the 1820s when the area was development with the construction of a pier, hotel and villa. The area became a popular resort due to its proximity to Glasgow and scenic views overlooking Holy Loch and the Firth of Clyde which forms the setting of the asset. Views of the Proposed Development would be possible due to proximity of the development and its location along the ridgeline, however the Proposed Development would be located beyond the Holy Loch and the opposite shores which form the asset's setting.	Low	Negligible	Neutral
62	Category B Listed Dunoon Primary School And Janitor's House	7	3.3 km	Direct views of the Proposed Development would be limited by intervening structures, although the potential for views remains possible due to proximity of the Proposed Development and its location along the ridgeline. However as indicated in the Dunoon Conservation Area Appraisal (2015, 5), the topography of the area which includes the Cowal peninsula upland hill, provides a strong sense of visual enclosure. Although views in this direction are	Medium	Negligible	Neutral

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				expected to be altered, the asset's relationship with the town of Dunoon and its placement along the Firth of Clyde would still be appreciated and understood.			
63	Category C Listed Kilmun, Shore Road, Anchorage, Ardmun, Fountain Villa, Heathbank, Lochview And Woodburn (The Tea Caddies) Including Outbuildings, Boundary Walls, Gatepiers And Gates	7	3.3 km	Part of the houses from Kilmun, Strone and Blairmore which were opened as a resort by David Napier who built a pier and ran steamboat routes direct from Glasgow. Views of the Proposed Development would be possible due to proximity of the Proposed Development and its location along the ridgeline, however the Proposed Development would be located beyond the Holy Loch and the opposite shores and the enclosed landscape created by the ridgeline. This would not affect the asset's relationship with the Holy Loch and Firth.	Medium	Negligible	Neutral
64	Category C Listed St Columba's Church, Strone	7	4.7 km	Direct views of the Proposed Development would be possible due to proximity of the development and its location along the ridgeline. However, its location and significance relate to the town. This would not affect an understanding of the church serving the local town.	Medium	Negligible	Neutral
65	Category C Listed 4a-4d Moir Place, Dunoon	6	3.2 km	Direct views of the Proposed Development would be limited by intervening structures, although the potential for views remains possible due to proximity of the Proposed Development and its location along the ridgeline. However as indicated in the Dunoon Conservation Area Appraisal (2015, 5), the topography of the area which includes the Cowal peninsula upland hill, provides a strong sense of visual enclosure. Although views in this direction are expected to be altered, the asset's relationship with the town of Dunoon and its placement along the Firth of Clyde would still be appreciated and understood.	Medium	Negligible	Neutral
66	Category C Listed George Hotel, George Street, Dunoon	7	3.3 km	Direct views of the Proposed Development would be limited by intervening structures, although the potential for views remains possible due to proximity of the Proposed Development and its location along the ridgeline. However as indicated in the Dunoon Conservation Area Appraisal (2015, 5), the topography of the area which includes the Cowal peninsula upland hill, provides a strong sense of visual enclosure. Although views in this direction are expected to be altered, the asset's relationship with the	Medium	Negligible	Neutral

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				town of Dunoon and its placement along the Firth of Clyde would still be appreciated and understood.			
67	Category C Listed Kilbride Bridge	1	2.7 km	The asset's setting is functional and relates to the river and road with which it is associated. As such the addition of the Proposed Development in views to the north-west would not affect the asset's relationship with the Blagaidh Burn.	Negligible	Negligible	Neutral
68	Category C Listed Younger Hall, Shore Road, Kilmun	7	3.3 km	The asset is a good example of an early 20th century Arts and Crafts village hall. The hall was built by the Younger family of Benmore and later given in trust to the people of Kilmun. The asset's setting relates to the village of Kilmun. Views of the Proposed Development would be possible due to proximity of the development and its location along the ridgeline. However, the Proposed Development would not affect the ability to understand and appreciate the relationship of the hall to the village.	Medium	Negligible	Neutral
69	Category C Listed The Queen's Hotel, Marine Parade, Dunoon	7	3.7 km	Hotel with English Arts and Crafts details on the grounds of the 'Kirk Inn' which appeared on the site in 1837. The location would have been selected along a routeway to Dunoon overlooking the water. Although the Proposed Development would be visible to the west, it would still be possible to appreciate and understand the asset's relationship with the Firth of Clyde and the ferry route .	Medium	Negligible	Neutral
70	Category C Listed Footbridge Over The Eachaig River, Benmore Botanic Garden	7	5 km	The asset's setting is functional and relates to the river with which it is associated. As such the addition of the Proposed Development in views to the south would not affect the asset's relationship with the River Eachaig.	Negligible	Negligible	Neutral
71	Category C Listed Cast Iron Bus Shelter, Graham's Point, Kilmun	7	3.4 km	The asset's setting is functional and relates to its location along the A880. As such the addition of the Proposed Development in views to the south-west would not affect the asset's relationship with the A880.	Negligible	Negligible	Neutral
72	Category C Listed Memorial To James Duncan, Graham's Point, Kilmun	7	3.3 km	Memorial erected in 1906 to James Duncan, the owner and improver of Benmore estate. He was responsible for much of the planting which still survives at Benmore. Its relationship is therefore to the GDL (Asset 22) to the north-west and as a memorial.	Low	Negligible	Neutral

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				Views of the Proposed Development would be possible due to proximity of the Proposed Development and its location along the ridgeline. This would however not affect the asset's relationship with the Benmore GDL (Asset 22) or the understanding and appreciation of the memorial.			
73	Category C Listed Gatepiers And Gates, Including Boundary Walls, Cashlie, Shore Road, Kilmun	7	3.5 km	<p>Part of the houses from Kilmun, Strone and Blairmore which were opened as a resort by David Napier who built a pier and ran steamboat routes direct from Glasgow. This became a popular destination for holiday makers from Glasgow due to the proximity and views over Holy Loch and the Firth of Clyde which forms the setting of the asset.</p> <p>Views of the Proposed Development would be possible due to proximity of the Proposed Development and its location along the ridgeline, however the Proposed Development would be located beyond the Holy Loch and the opposite shores and the enclosed landscape created by the ridgeline. This would not affect the asset's relationship with Holy Loch and the Firth of Clyde.</p>	Low	Negligible	Neutral
74	Category C Listed Kilmun, Shore Road, Finnart Including Boundary Walls, Ancillary Buildings And Sundial	7	3.3 km	<p>Part of the houses from Kilmun, Strone and Blairmore which were opened as a resort due to the proximity to Glasgow and views over Holy Loch and the Firth of Clyde which forms the setting of the asset.</p> <p>Views of the Proposed Development would be possible due to proximity of the Proposed Development and its location along the ridgeline, however the Proposed Development would be located beyond the Holy Loch and the opposite shores. This would not affect the asset's relationship with Holy Loch and the Firth of Clyde.</p>	Medium	Negligible	Neutral
75	Category C Listed Strone, 1, 2, 3, 4, 5, 6 High Cottages	7	4.4 km	<p>Part of the houses from Kilmun, Strone and Blairmore which were opened as a resort due to the proximity to Glasgow and views over Holy Loch and the Firth of Clyde which forms the setting of the asset.</p> <p>Views of the Proposed Development would be possible due to proximity of the Proposed Development and its location along the ridgeline, however the Proposed Development would be located beyond the Holy Loch and the opposite shores. This would not affect the asset's relationship with Holy Loch and the Firth of Clyde.</p>	Medium	Negligible	Neutral

GIANT'S BURN WIND FARM
 EIA REPORT

Asset No	Name And Designation	No Of Turbines Visible using a DTM ZTV	Distance To The Nearest Turbine	Main Factors Affecting Setting	Relative Sensitivity	Magnitude Of Impact	Significance Of Effect
76	Category C Listed Dunselma Stables Including Boundary Walls, Strone	7	4.8 km	B-Group with Dunselma Lodge (Asset 61) The Stables and Cottage are part of a complex of buildings that are the ultimate expression of the conspicuous wealth of late 19th century industrialists. Its primary setting is therefore the relationship with the buildings of the Category A Listed Dunselma (Asset 26), the proximity to the Firth of Clyde and views along it. Views of the Proposed Development would be possible due to proximity of the Proposed Development and its location along the ridgeline. This would however not affect the asset's relationship with the Firth or the relationship with the buildings of the Category A Listed Dunselma (Asset 26).	Low	Negligible	Neutral
78	Category C Listed Rhubeg Grotto, Midge Lane, Strone	7	3.8 km	Mid 19 th century grotto indicative of local building style, built in the grounds of Rhubeg, a seaside villa of c.1844 built for wine merchant Elias Gibb. Its setting therefore relates to the grounds of Rhubeg. Views of the Proposed Development would be possible due to proximity of the Proposed Development and its location along the ridgeline. However the asset is functional and reflective of the status of its owner, as such the addition of the Proposed Development in views to the south-west would not affect the asset's setting.	Medium	Negligible	Neutral
79	Category C Listed Gates And Gatepiers, The Boathouse (Former Dunselma Boathouse) Including Boundary Walls	7	4.8 km	B-Group with Dunselma, Dunselma stables and The Boathouse (Assets 61 and 76) This Lodge formerly served Dunselma. It's primary setting is therefore the relationship with the buildings of the Category A Listed Dunselma (Asset 26), the proximity to the Firth of Clyde and views along it. Views of the Proposed Development would be possible due to proximity of the Proposed Development and its location along the ridgeline. This would however not affect the asset's relationship with the Firth or the relationship with the buildings of the Category A Listed Dunselma (Asset 26).	Low	Negligible	Neutral
80	Category C Listed Tyneshandon, Shore Road, Strone	7	4.4 km	Tyneshandon was probably built at around the same time as the pier at Strone and is likely to have been a tenement with services such as a ticket office for steamer	Medium	Negligible	Neutral

GIANT'S BURN WIND FARM
EIA REPORT

Asset No	Name And Designation	No Of Turbines Visible using a DTM ZTV	Distance To The Nearest Turbine	Main Factors Affecting Setting	Relative Sensitivity	Magnitude Of Impact	Significance Of Effect
				passengers on the ground floor. As such its setting relates to the Firth and the ferry route. Although the Proposed Development would be visible in views to the south-west, the asset's relationship with the pier, Firth of Clyde and the ferry route would still be appreciated and understood			
81	Category C Listed Hunters Quay Hotel	2	3.8 km	Villa built in 1870 in various European styles. Based on its location, its setting relates to the Firth and the ferry route. Although the Proposed Development would be visible to the west, the asset's relationship with the Firth of Clyde and the ferry route would still be appreciated and understood.	Medium	Negligible	Neutral
82	Category C Listed Sandbank Parish Church	7	1.8 km	Direct views of the Proposed Development would be possible due to proximity of the Proposed Development and its location along the ridgeline. However, its location and significance relate to the town. This would not affect an understanding of the church serving the local town.	Medium	Negligible	Neutral
83	Category C Listed Dunoon Sheriff Court And Justice Of The Peace Court, George Street, Dunoon	6	3.2 km	Direct views of the Proposed Development would be limited by intervening structures, although the potential for views remains possible due to proximity of the Proposed Development and its location along the ridgeline. However as indicated in the Dunoon Conservation Area Appraisal (2015, 5), the topography of the area which includes the Cowal peninsula upland hill, provides a strong sense of visual enclosure. Although views in this direction are expected to be altered, the asset's relationship with the town of Dunoon and its placement along the Firth of Clyde would still be appreciated and understood.	Medium	Negligible	Neutral
84	Category C Listed Rockbank Including Boundary Walls, Midge Lane, Strone	7	4 km	Part of the houses from Kilmun, Strone and Blairmore which were opened as a resort due to the proximity to Glasgow and views over Holy Loch and the Firth of Clyde which forms the setting of the asset. Views of the Proposed Development would be possible due to proximity of the Proposed Development and its location along the ridgeline. However the Proposed Development would be located beyond the Holy Loch and the opposite shores. This would not affect the asset's relationship with Holy Loch and the Firth of Clyde.	Medium	Negligible	Neutral

GIANT'S BURN WIND FARM
 EIA REPORT

Asset No	Name And Designation	No Of Turbines Visible using a DTM ZTV	Distance To The Nearest Turbine	Main Factors Affecting Setting	Relative Sensitivity	Magnitude Of Impact	Significance Of Effect
98	Non-designated Asset of almost certain national importance 'C' Blairbuie	1	4.2 km	Cup marked stones are frequently set on ridges or at the entrances to valleys which indicates an intended relationship with the surrounding natural features. Its setting likely relates to the south-east facing slopes of the valley of Glen Fyne on which it is located and to views along the valley. Although the Proposed Development would be visible due to its proximity, it would not affect how the cup-marked stones are understood and appreciated in the valley.	Medium	Negligible	Neutral
107	Non-designated Asset of probable national importance 'V' Tom Nan Ragh	6-7	2 km	A small burial ground enclosed by a high wall which was erected in 1763 and in use as the family cemetery. The asset's setting therefore relates to the Campbells of Ballochyle. Although the Proposed Development would be visible due to its proximity, it would not affect how the burial ground is understood, nor its relationship with the Campbells of Ballochyle.	Medium	Negligible	Neutral
108	Non-designated Asset of probable national importance 'V' Clachaig, Glenlean Blackpowder Works	2	2.7 km	The works was constructed within the valley of the Little Eachaig River. The works would have been constructed at this location for the proximity and availability of the materials and water which form its setting. The Proposed Development would be located beyond these elements of setting as identified above.	Medium	Negligible	Neutral
116	Non-designated Asset of probable national importance 'V' Dunloskin Wood	2	1.8 km	The asset comprises the remains of Bloomery Mounds. The setting of the asset would relate to the proximity of resources such as nearby rivers and woodland and the Proposed Development would be located beyond these elements which form its setting	Medium	Negligible	Neutral
117	Non-designated Asset of probable national importance 'V' Ardenslate, 'Castle Crawford'	7	3.2 km	Rectangular artificial mound first recorded in 1845. The Ordnance Survey of 1963 indicates that the western part was removed during the construction of the golf course. The asset is of unknown date and purpose and as such it is not possible to identify its setting	Low	Negligible	Neutral

Summary of Assets Excluded from Assessment

Table 2 – Summary of assets excluded from assessment

Asset Number	Name and Designation	Basis for exclusion from detailed assessment (e.g. no visibility based on ZTV/no visibility based on site visit)
13	Scheduled Creag Bhreac, cairn 100m ESE of	No visibility based on ZTV
15	Scheduled Toward Castle	No visibility based on ZTV
16	Scheduled Knockamillie Castle	No visibility based on ZTV
17	Scheduled Tollard House, rock carvings 60m SSE of	No visibility based on ZTV
18	Scheduled Dun Daraich, fort, Glen Finart, Cowal	No visibility based on ZTV
19	Scheduled Ardtaraig, chapel and enclosure 155m W of	No visibility based on ZTV
60	Category B Listed Strone, Shore Road, Craigielee Including Fountain, Boundary Walls And Gatepiers	No visibility based on ZTV
61	Category B Listed Strone, Shore Road, Dunselma Lodge, Including Boundary Walls, Gates And Gatepiers	No visibility based on ZTV
77	Category C Listed Gatepiers And Gates, Strone House Including Boundary Walls	No visibility based on ZTV
90	Category B Listed Manse, Inverchaolain	No visibility based on ZTV
91	Category B Listed Garrochan House, Blackcraig Burn, Clachaig	No visibility based on ZTV
101	Scheduled Fearnoch, chapel, enclosure and holy well 400m E of	No visibility based on ZTV
102	Non-designated Asset of probable national importance 'V' Creag Nan Cat	No visibility based on ZTV
121	Scheduled Kelly Bank Cottage, cairn 1240m ENE of	No visibility based on ZTV
122	Scheduled Kelly Bank Cottage, cairn 1200m ENE of	No visibility based on ZTV