



EAST AYRSHIRE COUNCIL

# **Local Development Plan 2**

## Catrine Conservation Area Appraisal

Non-statutory Planning Guidance

2024



# Catrine Conservation Area Appraisal

June 2005



## 1. INTRODUCTION

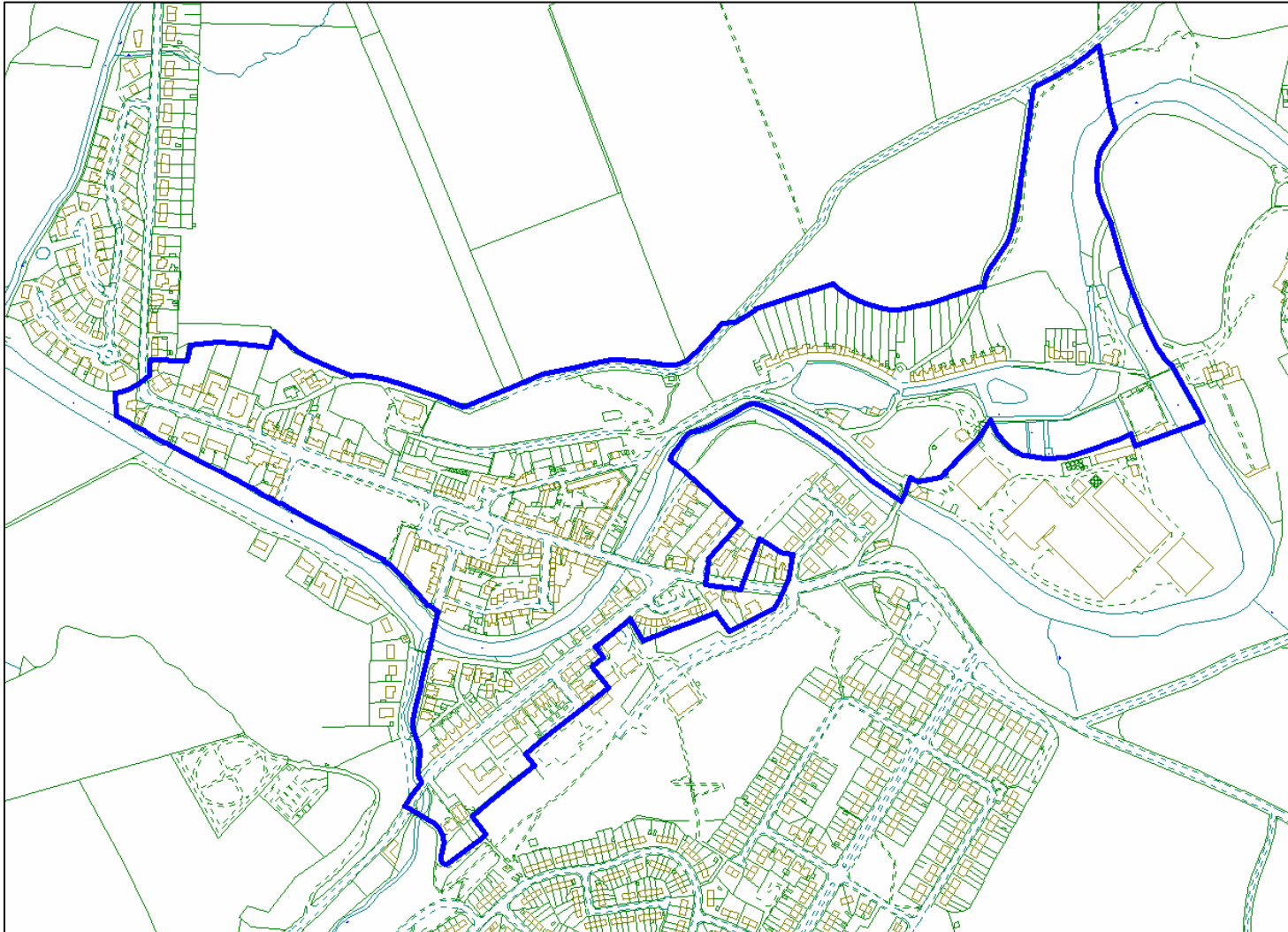
### Purpose of the Appraisal

- 1.1. The purpose of the Conservation Area Appraisal is to bring forward proposals for preservation and enhancement of the area. Section 63 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that *"It shall be the duty of a planning authority to formulate and publish, from time to time, proposals for the preservation and enhancement of any parts of their district which are Conservation Areas."*
- 1.2. Conservation Areas were introduced by the 1967 Civic Amenities Act and the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 sets out the Scottish Ministers and Local Authorities duty and procedures for identifying and designating Conservation Areas. Section 61 of the 1997 Act defines a Conservation Area as *"an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve and enhance."*
- 1.3. Local Authorities are required to periodically determine which parts of their district merit designation as a Conservation Area. Designation offers statutory protection to Conservation Areas in order to protect their character as described below:
  - Control over demolition of buildings and structures;
  - Control over the lopping and felling of trees;
  - Defining the characteristics which need to be protected, including spaces between buildings;
  - Financial assistance, where appropriate, for works of repair and restoration;
  - Appropriate controls over advertising; and
  - The implementation of enhancement schemes.

- 1.4. Once a Conservation Area has been designated, Local Authorities are required to formulate and publish proposals for the preservation and enhancement of those areas in order to protect them from development which would adversely affect their setting or character.
- 1.5. The designation of a Conservation Area does not place a ban on new developments within its boundaries and should be seen as a positive step towards the protection and enhancement of an area. However, new development will normally only be granted planning permission if it can be demonstrated that it will not harm the character or appearance of the Conservation Area and that it abides by any policies, proposals or guidance from the Planning Authority for the Conservation Area. A list of relevant planning policies contained in the East Ayrshire Local Development Plan (adopted April 2024) is included as Appendix 1.
- 1.6. Normally the types of development that are indicated in the Town and Country (General Permitted Development Order)(Scotland) Order 1992 do not require planning permission. However, within a Conservation Area certain Permitted Development Rights are excluded. The Permitted Development Rights that are excluded in Catrine are detailed in Appendix 2.
- 1.7. National Planning Framework 4, Policy 7: Historic Assets and Places, sets out requirements for development proposals in Conservation Areas. According to this policy, development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced, including: the architectural and historic character of the area; existing density, built form and layout; and context and siting, quality of design and suitable materials. Conservation Area Appraisals are a useful tool for identifying these important features within a specific Conservation Area, and can also be used to inform local stakeholders and interest groups of the features that must be preserved and enhanced.

- 1.8. The Appraisal will also allow an assessment of the Conservation Areas boundary and, if necessary, propose an alteration or extension to the existing boundary.
- 1.9. A Conservation Area Appraisal supplements the Local Development Plan. It is also a material consideration when considering planning applications for development within the Conservation Area. Planning applications should be accompanied by a supporting statement that demonstrates how the proposal has taken into account the character of the area as identified in this appraisal.
- 1.10. The Appraisal was carried out between September and December 2004.  
  
Designation
- 1.11. The Catrine Conservation Area was designated in April 1994. In June 2005, Historic Scotland classified the Conservation Area of Catrine as 'Outstanding' for grant aid purposes.  
  
Location and Boundary.
- 1.12. Catrine is located within East Ayrshire around 14 miles south east of Kilmarnock. The Conservation Area is centred around Ballochmyle Street, Mill Street, St. Germain Street, Ayr Road, Chapel Brae and other areas as detailed in the map shown overleaf. The boundary also includes the Weir and Voes System, which is a Scheduled Ancient Monument and includes a proposed Local Nature Reserve and a Provisional Wildlife Site. A full list of properties in the Conservation Area is included in Appendix 3.

# Catrine Conservation Area Boundary



## 2. HISTORY AND DEVELOPMENT

### Eighteenth Century

- 2.1. Catrine, prior to 1787 was resident to a miller and a blacksmith. Catrine did not evolve into a village until the construction of the “Twist Mill” in 1787.

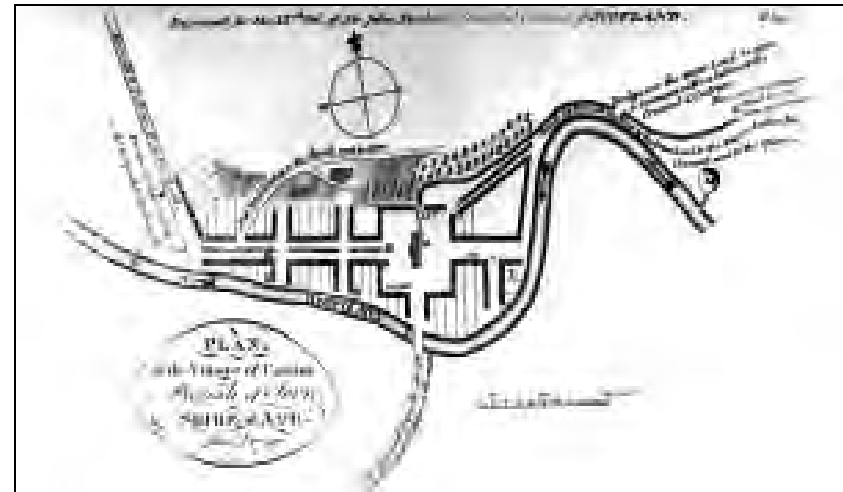


The Old Mill viewed from Bridge Street (photo: Terry Harrison)

- 2.2. In 1787, Claude Alexander of Ballochmyle (the proprietor of Catrine) and David Dale of Glasgow (who was also responsible for the cotton industry at New Lanark), built a “twist mill” in Catrine which contained 5,240 spindles. The mill utilised the flow of water from the River Ayr to drive its wheels utilising a Weir and Voes System.

- 2.3. The original mill was constructed in the area that is now Mill Square. It was five stories high and constructed in local sandstone with a floor space of 25,536 feet. The Mill also had a school on the top floor, which was used to educate the workers and the youth of the village. Catrine at this point had eleven buildings situated around the Twist Mill, including a corn mill and a smithy.

- 2.4. Claude Alexander had feued 30 plots of land in the village and these plots allowed houses to be constructed for the workers. The houses were constructed around the mill and the village, which at this time was uniform in structure and of an oblong with several cross-streets, which are at right angles providing symmetry within the form of the village. The map below shows the historic street pattern which includes Mill Street, St Cuthbert Street, Ayr Street, Wood Street, St. Germain Street and Ford Street, Chapel Street, Cornmill Street, Mull Mull Street and Chapel Brae.



Map from the 20th Volume of Statistical Account of Scotland January 1797



- 2.5. A brewery had also been established adjacent to Ford Street, on the site of the old smithy. The date of construction is unknown but it is thought to have been between 1790 and 1795.
- 2.6. The Twist Mill was served by the Weir and Voes System, and this is thought to have been constructed at the same time as the Twist Mill in 1787. The Weir and Voes was part of a complex water system that drove the big wheel, which supplied the power to the Cotton Mill.
- 2.7. The Weir was designed to raise the water level of the river to create a body of water with sufficient depth to operate sluices to regulate the flow of water, which was directed from the Weir into the Voes (also known as reservoirs). Each of the Voes was built for a specific purpose. Two of which were directly linked to the Mill.



The Weir (Scheduled Ancient Monument)

- 2.8. The first (most easterly of the Voes) is the largest Voe and acted as a trap to settle silt and debris carried in from the river. The second acted as a header tank to give the water wheel in the Mill a "kick-start".



No 2 Voe adjacent to St Cuthbert Street (Photo: Terry Harrison)

- 2.9. In 1790, a 'Jeanie-house' otherwise known as a spinning-mill was added and was built beside the twist mill in line with Main Street. The population reached 1,601 in 1793 but had dropped to 1,350 in 1796. The fall in population represented the difficulty in finding workers to be employed in the Mill.

#### Nineteenth Century

- 2.10. In 1801, the cotton works and all connection with them was sold to James Finlay and Company of Glasgow. In 1814, the same company erected a gas works to provide lighting for the

factory. Around this time, ancillary buildings were created next to the "Twist Mill" which included the iron and brass foundries that were used to make the mill machinery. The tools used to make the wheels were also made on-site within the mechanics shop.

2.11. The Bleach Works was opened by Archibald Buchanan in 1824. It is understood that in 1827, to provide more power for the great wheels in the twist mill, two of which had been installed in 1826 by Sir William Fairbairn, Buchanan reconstructed and redesigned the Weir and the Voes system. Each of the five Voes had a specific purpose. Two of which fed the Mill and were discussed previously. The third Voe powered the wheel in the Bleaching Works but the use of the two remaining Voes remains unclear, but it is assumed that they were also used by the Bleaching Works.

2.12. By 1837 the village had expanded and the population rose to 3000 from 1,350 in 1797. This rise in population was due to the creation of the Bleach Works and the increase in productivity of the twist mill. The Weir had been raised to 4' 8" above normal river level by 1848. This meant that it was more than twice the height of the original Weir.

2.13. The Ordnance Survey Map of 1891 shows that the village had expanded further. This was mainly due to the construction of the bridge linking St Germain Street with Townhead and Newton Street. And there was further development in Ford Street.



Bridge over the River Ayr (Photo: Unknown source)

#### Twentieth Century

2.14. Building had begun in Institute Avenue in the latter part of the 19<sup>th</sup> Century and early part of the 20<sup>th</sup> Century with construction of the Institute. The building was constructed for Queen Victoria's Jubilee and opened in 1898. At this point the original village had been completed and this now forms the Conservation Area of Catrine. In 1901 the population of Catrine had dropped to 2,340 which was symptomatic of the decline in the cotton industries in the United Kingdom.



The Institute Building

- 2.15. In the 1950's, James Finlay and Company invested significant capital into Catrine. This was mostly in the form of a New Mill, erected on the axis of Cornmill Street and Mill Street. In 1952, the company constructed a turbine house on Laigh Road. This contained 3 turbines supplying electrical power to the Bleach Works. Excess power was then fed into the national grid.
- 2.16. May 1963 saw the Old Mill on fire and the building was demolished shortly after. The Bleach Works was taken over by John Grant and Sons in 1973 (renamed the Glen Catrine Bonded Warehouse) but they discontinued the use of the turbine house due to the substantial investment required to upgrade the turbines. However, the company still used the water in the third Voe to serve their fire hydrant system. The New Mill was demolished in the early part of the 1980's bringing a close to the

cotton industry in Catrine that had been a substantial part of Catrine's history for approximately 200 years and the sole reason for the creation of the village.

- 2.17. The Weir and Voes System was included in the Schedule of Ancient Monuments. In 1992, 2002 and 2004, emergency works were carried out on the Weir, due to its poor condition and collapse of certain structures.
- 2.18. Historic Ordinance Survey Maps, showing the development of Catrine are contained within Appendix 4.



### 3. CHARACTER AND APPEARANCE

#### Setting



Aerial view of Catrine

- 3.1. Catrine is in a sheltered location, protected from the elements by sloping hills and wooded grounds. The topography of the village itself is mainly level. From Ayr Street to Laigh Road the land starts to creep upwards till it meets St Cuthbert Street and gently slopes down Laigh Road until it meets the gate of the bonded warehouse. The most distinct change in height is from where St Cuthbert Street intersects with Laigh Road. From that point the road steeply rises then levels off along the remaining part of St Cuthbert Street.

#### Views



View along Ballochmyle St, Mill St, St Germain Street and Townhead

- 3.2. Catrine was a planned town in every sense, even down to its important views. These were designed to emphasise the dominance of the Twist Mill. Historically, the principal views were west from Townhead, along St Germain Street, towards the mill which was situated axially across the street. Likewise, the view east along Ballochmyle and Mill Street was also terminated by the mill. A third view of the mill was from the south across the River Ayr and the footbridge that linked Bridge Street to Institute Avenue.
- 3.3. Today, there are a number of key views that have survived within the Conservation Area. One of the most important views is from No. 1 Ballochmyle Street, which, with the absence of the mill, allows an uninterrupted view of the historic street pattern of Ballochmyle Street, Mill Street, St Germain Street and through

Townhead and out through the eastern boundary of the Conservation Area. The view continues to a point that is past Riverside Crescent where the road curves up the Brae. The opposite view can be seen from this point until it terminates at No 1. Ballochmyle Street. These views show the planned nature of Catrine which were designed to be seen.



Mill Square looking along Bridge Street to Institute Avenue

- 3.4. Another important view is from Mill Square through Bridge Street and terminating at the end of Institute Avenue. There are splendid views from Institute Avenue of the River Ayr and the rears of the properties at Ballochmyle Street and also of the frontages of those properties on Cornmill Street.
- 3.5. From the apex of Ayr Road where it curves into Laigh Road, represents an important view of St Cuthbert's Street and shows the distinct change in the level of land. St Cuthbert's Street can also be seen from a distance where Ayr Road intersects with St

Germain Street and from various points along Townhead. This adds another important element, which helps add to the character of Catrine.

- 3.6. The view from Catrine Parish Church provides an important vista as it provides an uninterrupted sight of the village from a hill top setting. Appendix 5 visually shows the views explained in this appraisal.

### **Street Pattern and Topography**

- 3.7. The historic street pattern within the Conservation Area is still mostly intact and, due to the planned nature of the village, takes into account the topography of Catrine. St Germain Street runs west and maintains its formal line until it intersects with Newton Street and Townhead Street. Newton Street runs south west until it reaches the Conservation Area Boundary at the intersection of Co-operative Avenue and Townhead. Bridge Street connects with Institute Avenue via a bridge and connects to Newton Street. Within the Conservation Area there are connecting streets, and these are shown on the Conservation Area map.

### **Buildings and Townscape**

#### **Buildings**

- 3.8. There are a number of listed and unlisted buildings within the Conservation Area that contribute to the unique heritage of Catrine and the townscape setting. The buildings on Ballochmyle Street provide a unique character to that part of the Conservation Area and are a good examples of townhouses, villas and terraced buildings from the 18<sup>th</sup> and 19<sup>th</sup> centuries, mixed with modern, post war housing. This forms an important gateway feature on the eastern side of the Conservation Area boundary.





Townhouse on Ballochmyle Street

- 3.9. No's 1 and 3 Ballochmyle Street are detached villas and are fine examples of Victorian architecture dating from the early to mid 19<sup>th</sup> century and on the opposite side of Ballochmyle Street, No's 2 –10 are fine examples of early 19<sup>th</sup> Century Victorian terraced housing and this is reflected in their listings. The Old Mill Inn on Mill Street, opposite the site of the former New Mill, is a fine listed building. However, the box dormer alteration has affected its aesthetic quality.
- 3.10. A key feature of the Catrine Conservation area is Mill Square and Bridge Street, with many fine listed buildings that provide a gateway feature in conjunction with Institute Avenue and represents part of the historic street pattern that has been unaltered since the early 19th century. Institute Avenue and

Bridge Street are separated by the River Ayr and accessible by a foot bridge.

- 3.11. Continuing this theme of the historic street pattern, the buildings on St Germain Street, before the bridge crossing into Townhead, represent an aesthetically pleasing assortment of groupings of listed and unlisted terraced buildings that adds to the character of the Conservation Area. No's 2 –34 St Germain Street are fine examples of listed 2 storey tenement buildings many with dormers, ground floor shops and are rendered with ashlar dressings. On the opposite side, the townscape is completed by the groupings of unlisted terraced buildings. The setting of the townscape surrounding Mill Square, is enhanced by No 1-3 St Germain Street, which houses the Royal Bank of Scotland. This is a grand building of Victorian design, built in 1873, and has been listed at Category C(s).



The Royal Bank of Scotland Building on St Germain Street

3.12. Another important grouping of listed buildings can be found on Ford Street, this is a late 18<sup>th</sup>/early 19<sup>th</sup> Century, 2 Storey 11 bay terrace, which typifies the terraced and tenement buildings built to house the Mill workers.

3.13. The setting of the historic core of Catrine is completed by the Catrine Parish Church which is situated on an elevated hillside and can be seen from various parts of Catrine. Along with Nether Catrine House, the parish Church is one of the oldest surviving buildings in Catrine. It was built in 1792 by Claude Alexander to provide religious guidance to the workers of the Mill and the community of Catrine and it is still in use today. The building is unique in its design and this is reflected in its Category A listing.



Terraced Houses on Ford Street

3.14. The historic streetscape of Catrine is continued on St Cuthberts Street which terminates at the Weir. Many of the

original buildings that once resided here have been altered or replaced by modern designs. Many of the buildings that have been altered have sandstone on the ground floor with the upper floor being completed in brick and finished with a wet dash render. Nevertheless, they contribute to the setting of the Weir and the Voes. The curved nature of the street adds to the unique quality of Catrine and represents an important gateway feature to the Weir and Daldorch House and the setting of St Cuthbert's Street is aided by the Voes, which adds to the unique character of the area.



Catrine Parish Church

3.15. Across from Ayr Street and over the river are the Riverside Villas. The buildings are of early 20<sup>th</sup> century design but are aided by the setting of the river and add to the character of Catrine. This is also true of Institute Avenue and its location adjacent to the River Ayr and across from Bridge Street. The area is enhanced by the setting of the Institute Building, which was



built to celebrate Queen Victoria's Jubilee and opened in 1898. It was designed by Robert Ingram and funded by A.M. Brown (after whom it is named). The building contained a billiard room, carpet bowls, a library and reading room. The most impressive feature of this building and the setting of Institute Avenue is the clock tower. This can also be seen from various locations in Catrine, adding to the skyline of the village.



Riverside Villas

- 3.16. The southern boundary of the Conservation Area exhibits many fine unlisted buildings and Catrine Primary School and this further adds to the character of Catrine. The modern housing in Stewart Place, just off Newton Street, is a fine example of design that complements and enhances the Conservation Area.

### Listed Buildings

- 3.17. A schedule and map of the Listed Buildings within the Conservation Area is included within Appendix 6 and Appendix 7 respectively. The Scottish Ministers Consolidated List of Buildings of Special Architectural or Historic Interest contains descriptions of each building within its listing. These can be viewed online on the Historic Environment Scotland website, here: [Listed Buildings | Public Body for Scotland's Historic Environment](#). The Council's Planning and Building Standards teams can also advise on listed buildings (email: [submittoPlanning@east-ayrshire.gov.uk](mailto:submittoPlanning@east-ayrshire.gov.uk); tel: 01563 576790)

### Plot Pattern

- 3.18. The plot pattern is typical of Georgian and Victorian architecture where buildings outwith villas and townhouses, tended to front the main road with extensive garden space to the rear. However, Catrine has a variety of plot patterns from spacious to tightly constrained plots.



Formal building lines on Ballochmyle Street

### Building Materials

3.19. The Conservation Area is characterised by a high standard of traditional building materials. The principal materials that have been used are locally quarried red sandstone, from the former Ballochmyle Quarry, west highland slate, timber and cast-iron. The exteriors of the majority of the buildings in the Conservation Area are finished in red sandstone, and some of the buildings have been finished in a lime render or wet dash finish.

3.20. The more modern buildings in the Conservation Area were constructed using brick, black or red tiles, upvc, and timber and finished in wet dash render or are roughcasted.

### Roofing Materials

3.21. The predominant roofing material found within the conservation area is West Highland slate. This was used extensively from the late eighteenth century onwards and contributes significantly to the character and appearance of the area. In some instances artificial slates and concrete tiles have replaced the original slate roofs. These detract from the character and appearance of the conservation area and have a shorter life span than the West Highland slates.

### Windows and Doors

3.22. Within the Conservation Area, windows and doors would have been constructed using soft-woods such as pine. The majority of the windows were originally sash and case with 4, 6, 9 or 12 pane, single glazing. Where these survive, they contribute to the character of the area.

3.23. The windows typically range from large bay windows on the villas and townhouses to medium sized sash and case

windows, some with low window sills on the terraced buildings and cottages within the Conservation Area.

3.24. There are examples of modern replacements which are in keeping, such as those in Mill Square, and of others that do not correspond to traditional patterns and do not contribute positively to the character of the area.

### Boundary Treatments

3.25. The boundary treatments within the Conservation Area are mainly sandstone walls, redbrick walls, sandstone walls with iron railings, bollards, hedges and wooden fences.

### Open Space

3.26. Open space within the Conservation Area varies in type and extent. Public Open Space can be found in Mill Square and the area of ground where the new Mill was demolished adjacent to Cornmill Street. There is an ornamental garden where Ayr Street meets Wood Street and adjacent to the western boundary of the conservation area at Townhead there is an area of public open space.





The former New Mill on Mill Street (Photo: Terry Harrison)

- 3.27. Due to the formal nature of the building lines, private open space is mainly found to the rear of the properties with the exception of some properties on Ballochmyle Road, which have gardens to the front as well as the rear.

#### **4. TREES AND LANDSCAPING**

##### Trees

- 4.1. Mature trees of various species are to be found in various places in the Conservation Area. However, they are prominent within some garden grounds on Ballochmyle Street and Mill Square. the trees on the site of the former new mill adjacent to Mill St , which is now public open space, are covered by a Tree Preservation Order. At Institute Avenue, there are trees surrounding the area which adds to the setting of this part of the Conservation Area.

##### Street Surfaces

- 4.2. Roadways are almost exclusively tarmac with a mixture of tarmac and concrete paving slabs to the footway, with the exception of

Mill Square where concrete paviors have been employed within the public realm area.



Mill Square

##### Lamp Standards

- 4.3. All lamp standards within the Conservation Area are of a standard modern design, except at Mill Square and Institute Avenue where recent environmental works have replaced the modern street lanterns with traditional conical lanterns and these lanterns enhance the setting of the areas.

##### Character Areas

- 4.4. The area surrounding the Weir and the Voes is considered to be an area which adds to the depth of character of the Catrine Conservation Area. This area contains the Weir and the Voes which is a Scheduled Ancient Monument and also a Local Nature Reserve. Chapel Brae is also a Local Nature Reserve and this adds to the visual experience within the Conservation Area.

## 5. NEGATIVE FACTORS

5.1. Numerous premises within the Conservation Area suffer from neglect and are underused, whilst certain sites have also been subjected to insensitive infill. There are several examples of insensitive infill development in the Conservation Area but these are historic. The modern buildings on Mill Street leading into Wood Street, as well as the modern terraced buildings on Ayr Street. These buildings do not enhance the character of the Conservation Area.

### Buildings at Risk

- 5.2. There are a number of vacant properties that are adversely affecting the visual amenity of the Conservation Area. These buildings are suffering from neglect.
- 5.3. The Volunteer Arms, a Category C(s) listed building, which is located on the corner of Bridge Street and Mill Square is lying vacant and derelict and is having a detrimental visual impact on the amenity of this part of the Conservation Area. To the rear of the property is vacant land which is also spoiling the amenity of the area. Planning permission was approved with conditions in March 2004 for a proposed change of use and alteration and extension to from 9 flats. The proposed site included the vacant land to the rear. To date the planning permission has not been enacted and a building warrant has not been obtained.



The Volunteer Arms

- 5.4. The condition of the façade and boundary wall of the Avonlea Youth Centre on Townhead, adjacent to no 20, is deteriorating and having a detrimental impact on this part of the Conservation Area.

## 6. ASSESSMENT OF SIGNIFICANCE

6.1. The assessment sets out the specific details which gives the conservation area its particular character and appearance. In terms of enhancing the character and appearance of the area there are some elements of conservation areas that contribute to a greater extent than other elements. The key features of the Conservation Area of Catrine are as follows:

- The historic street pattern centred around Mill Square and extending to St Cuthbert's Street reflecting the planned nature of Catrine;
- Uniformity of scale – generally a domestic scale;
- The Weir and the Voes (Scheduled Ancient Monument);
- Historic Buildings;
- Sandstone Walls, Sandstone Walls with Railings and Iron Railings;
- Variety of plot sizes and formal building lines;
- Use of traditional materials: locally quarried red sandstone, sandstone, west highland slate, cast iron and timber; and the
- Local Nature Reserve.

## 7. OPPORTUNITIES FOR DEVELOPMENT

7.1. East Ayrshire Local Development Plan 2 (adopted 2024) allocates the Bridge Street site (CA-M1) for housing, tourism and footfall-generating uses and the Hill Street site (CA-H3) for housing. Any development proposals for these sites will require to have regard to the Catrine Conservation Area and use this Conservation Area Appraisal as a guide to ensure that development is compatible with the designation, in addition to complying with the other LDP2 policies.

7.2. Further sites that are proposed for development within the Conservation Area will be subject to the policies of the Local Development Plan, the Council's Design Guidance and should be accompanied by a supporting statement that demonstrates how the proposal

has taken into account the character of the area as identified in this appraisal.

### Development Promotion Framework

7.3. The development promotion process provides the Council with the means to ensure that only works which are appropriate can be carried out within a Conservation Area but only if they fall outwith the terms of the General Permitted Development Order. The Council will therefore only approve a scheme, which preserves and/or enhances the character and appearance of the Conservation Area.

7.4. In order for the Council to achieve this, it relies on a series of policies that set out the criteria against which a new development is assessed. The policies that are contained within the East Ayrshire Local Development Plan 2 (adopted 2024) and/or supplementary planning guidance that is appropriate to the proposal in question. This policy framework will be used to determine applications, guide enforcement action and advise members of the public on how best to alter their properties.

## 8. OPPORTUNITIES FOR PLANNING ACTION

8.1. From the proposals contained within the draft Conservation Area Appraisal (February 2005), the Conservation Area boundary has been altered to include the unlisted buildings of 11a – 19 Townhead, which enhance the Conservation Area. The buildings form an interesting group of single storey and two storey terraced and semi-detached buildings, which continue the building tradition of Ayrshire and make a positive contribution to the architectural quality of the Catrine townscape.

8.2. The part of the Weir and Voes Scheduled Ancient Monument that was outwith the previous Conservation Area Boundary has now been included in the Conservation Area Boundary. It was



essential that the whole of the Weir and Voes was included in the Conservation Area due to their importance to Catrine, Also, part of Newton Street that was not included in the Conservation Area has now been included in the Conservation Area Boundary for completeness.

#### Environmental Initiatives

8.3. The Council has produced an environmental improvement action plan for Catrine and this is shown in Appendix 8 to the appraisal. The proposals contained within this document that are within the Conservation Area boundary are the environmental initiatives that this Appraisal proposes.

### **9. OPPORTUNITIES FOR ENHANCEMENT**

9.1. The Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997 specifies that East Ayrshire Council has a statutory duty to prepare schemes for the preservation and enhancement of the Conservation Areas within its boundary.

9.2. It is important that the Council takes a proactive approach to the enhancement of Conservation Areas, and this Appraisal outlines projects and environmental improvements that the Council believes will lead to the preservation and enhancement of the area.

9.3. In this instance, the Council has identified several initiatives that may be appropriate to enhance the Conservation Area and these are detailed below

#### Restoration of the Weir and Voes

9.4. The Weir and the Voes is a Scheduled Ancient Monument and represents the last remaining structure of Catrine's industrial past. As such it is crucial that this structure is restored and maintained so that current and future generations can learn about this important part of the water system that drove the cotton industry.

9.5. The Weir itself is in a poor structural condition and has required emergency works in 1992, 2002 and 2004 to stabilise the structure until such times as the Weir can be fully restored. The Voes themselves are also in a poor condition structurally and require restoration and to be desilted.

9.6. In July 2003, the Council in association with Catrine Voes Trust (the legal owners of the Weir and the Voes), commenced work on a submission to the Heritage Lottery Fund (HLF) for a Project Planning Grant (PPG). The PPG was intended to firm up proposals and costings to restore the Weir and Voes. The submission was made to the HLF on 26 November 2003 and was granted by the HLF on 5 April 2004. Subsequently after a successful tendering process, Halcrow were commissioned to produce a:

- Project Report;
- Structural Report and Costings
- Tourist Development Plan
- Access Plan
- Marketing Appraisal; and a
- Conservation Management Plan.

9.7. These documents will provide the information and costings to allow the Council to submit for a Heritage Grant from the HLF in order to restore the Weir and the Voes and also to increase tourism to Catrine and access to the Scheduled Ancient Monument.

- 9.8. Therefore, the Council in association with the owners and the wider community will prepare a submission to the HLF and other statutory funders to protect this important monument by restoring it and bringing it back into working order to enhance the Conservation Area

#### Institute Building

- 9.9. The Institute Building is in need of repairs to its façade and the balustrade has deteriorated to an extent that urgent works are required to repair the damage.
- 9.10. In addition, the clock tower and face require repair and any such repair would enhance the setting of Institute Avenue. The Council will explore mechanisms for funding to repair the building.

#### Conservation Area Regeneration Scheme

- 9.11. Historic Scotland have established a new fund called the Historic Environment Regeneration Fund which aims to provide financial assistance to a number of area based regeneration or conservation initiatives. This will either be achieved through a Conservation Area Regeneration Scheme (CARS) or, in conjunction with the Heritage Lottery Fund, through a Townscape Heritage Initiative (THI).
- 9.12. CARS offers resources to help meet the cost of a programme of repair work to the historic fabric with an emphasis on building repair over public realm works. As the historic fabric in parts of the conservation area are deteriorating, the Council, through consultations with Historic Scotland, will develop a scheme that improves the building fabric within the Conservation Area and enable an application to be submitted to Historic Scotland for a Conservation Area Regeneration Scheme.

#### Signage

- 9.13. Through a partnership approach with owners, businesses and other agencies, the Council will encourage the use of sympathetic signage on Listed and unlisted buildings throughout the Conservation Area in order to improve amenity.
- 9.14. Further guidance on signage and other building alterations can be found in the Council's Listed Buildings and Conservation Areas Supplementary Planning Guidance, which was produced to support the policies in the Local Development Plan.

### **10. CONSERVATION STRATEGY**

- 10.1. The Council will seek to protect, preserve and enhance Listed Buildings and Conservation Areas together with their respective settings, Scheduled Ancient Monuments and Archaeological and Industrial Archaeological sites and landscapes.
- 10.2. The Council will also actively encourage the retention, restoration, renovation, and re-use of listed buildings, unlisted buildings in Conservation Areas and other locally important, especially traditional older properties, throughout the area. The Council will seek to ensure that demolition or partial demolition of these properties is avoided.

#### Monitoring and Review

- 10.3. The Council, through reviewing the policies of the Local Development Plan, will seek to ensure that the Council's policies are protecting Listed Buildings and Conservation Areas as well as helping to stimulate proposals that will bring vacant buildings back into use.

- 10.4. The Conservation Appraisals will be reviewed in light of any changes to policies that are proposed in new Local Development Plans or if they become out of date.

## 11. FURTHER INFORMATION

- 11.1. For further information on how the designation of a Conservation Area might affect a property, please contact East Ayrshire Council, Planning, Development and Building Standards (email: [submittoPlanning@east-ayrshire.gov.uk](mailto:submittoPlanning@east-ayrshire.gov.uk); tel: 01563 576790), or alternatively contact Historic Environment Scotland (tel: 0131 668 8600)

## BIBLIOGRAPHY

Close, R (1992) Ayrshire and Arran: An Illustrated Architectural Guide, Pillans and Wilson: Edinburgh.

Sinclair, Sir J (1797) 20th Volume of Statistical Account of Scotland, Edinburgh.

### Websites

<https://www.historicenvironment.scot/>

<https://www.east-ayrshire.gov.uk/>



## Appendix 1

### Local Development Plan 2 Policy HE2: Conservation Areas

#### New development and alterations

Development within a Conservation Area or affecting its setting should:

(i) preserve and enhance its character and appearance, by being sympathetic to the area in terms of use, layout, size, scale, design, siting, material and colour; and

(ii) be consistent with any relevant Conservation Area appraisal or management plan, as well as the Listed Buildings and Buildings within Conservation Areas Supplementary Guidance.

Development proposals should ensure that existing natural and built features which contribute to the character of the conservation area and/or its setting are retained i.e. structures, boundary walls, railings, trees and hedges.

#### Demolition

There will be a presumption in favour of the retention of buildings that positively contribute to the character and appearance of a Conservation Area, and any proposal for demolition should demonstrate that positive attempts have been made to achieve retention, restoration and sympathetic conversion to a compatible use. Any demolition will only be supported where there is a planning application for a replacement building that preserves or enhances the character and appearance of the conservation area or, in exceptional circumstances, a landscaping scheme is proposed as a replacement.

#### Conservation Area Appraisals

Conservation Area Appraisals have been prepared including Catrine, Cumnock, Galston, Mauchline, Dalmellington, Waterside (Doon Valley) and Piersland Park Kilmarnock Conservation Areas, and form nonstatutory guidance to this Plan. A Conservation Area Management Plan has also been prepared for Bank Street/John Finnie Street Conservation Area in Kilmarnock.

## Appendix 2

### Permitted Development Rights that are excluded in Conservation Areas

#### The Town and Country Planning (General Permitted Development) Scotland (Order) 1992

#### DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLINGHOUSE

Class 1 (1) The enlargement, improvement or other alteration of a dwellinghouse.

(2) Development is not permitted by this class if –

(a) The floor area of the resulting building would exceed the floor area of the original dwellinghouse –

(i) in the case of a terrace house or of a dwellinghouse in a conservation area by more than 16 square metres or 10% whichever is the greater;

(iii) in any case by more than 30 square metres;

(c) (i) in the case of a dwellinghouse within a conservation area any part of that development would extend beyond the building line of the original dwellinghouse on any side of the house where its curtilage is bounded by a road.

(g) it would consist of or include the erection of a building within the curtilage of a listed building;

(i) in the case of a dwellinghouse in a conservation area the development would consist of or include the cladding of any part of the exterior with stone, artificial stone, timber, plastic or tiles or any other material.

Class 2. – (1) Any alteration to the roof of a dwellinghouse including the enlargement of a dwellinghouse including the enlargement of a dwellinghouse by way of an addition or alteration to its roof.

(2) Development is not permitted by this class if –

(e) the dwellinghouse is in a conservation area.

**Class 3.-** (1) The provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse, or the maintenance, improvement or other alteration of such a building or enclosure.

(2) Development is not permitted by this class if –

(f) In the case of any land in a conservation area or land within the curtilage of a listed building, it would consist of the provision, alteration or improvement of a building with a floor area greater than 4 square meters.

**Class 4. –** (1) The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of a dwellinghouse.

(2) Development is not permitted by this class within a conservation area or within the curtilage of a listed building.

**Class 5. -** (1) The erection or provision within the curtilage of a dwellinghouse of a container for the storage of oil.

(2) Development is not permitted by this class of –

(a) it would be within a conservation area or within the curtilage of a listed building.

**Class 6. –** (1) The installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse.

(2) Development is not permitted by this class if it would result in –

(d) the satellite antenna being installed in a conservation area or national scenic area on any part of a dwellinghouse which faces on to a road.

**Class 7. –**(1) The erection, construction, maintenance, improvement, or alteration of a gate, fence, wall or other means of enclosure.

(2) Development is not permitted by this class if –

(d) it would involve development within the curtilage of, or in respect of a gate, fence, wall or other means of enclosure surrounding, a listed building.

**Class 9. –**(1) The stone cleaning or painting of the exterior of any buildings or works.

(2) Development is not permitted by this class –

(b) where the building or works are in a conservation area; or

(c) where the building is a listed building.

## **ELECTRICITY UNDERTAKINGS**

**Class 40. (1)** Development by statutory undertakers for the generation, transmission or supply of electricity for the purposes of their undertaking consisting of –

(a) The installation or replacement in, on, over or under land of an electric line and the construction of shafts and tunnels and the installation or replacement of feeder or service pillars or transforming or switching stations or chambers reasonably necessary in connection with an electric line;

(b) The installation or replacement of any telecommunications line which connects any part of an electric line to any electrical plant or building, and the installation or replacement of any support for any such line;

(c) The sinking of boreholes to ascertain the nature of the subsoil and the installation of any plant or machinery reasonably necessary in connection with such boreholes;

(d) The extension or alteration of buildings on operational land of the undertaking;

(e) The erection on operational land of the undertaking of a building solely for the protection of plant or machinery; and

(f) Any other development carried out in, on, over or under the operational land of the undertaking;

(2) Development is not permitted by this class if –

(c) In the case of any development referred to in sub-paragraph (1)

(d) (i) The height of the original building would be exceeded;

(ii) The cubic content of the original building would be exceeded by more than 25% (or 10% in the case of any building situated in a conservation area or national scenic area);

(iii) The floor area of the original building would be exceeded by more than 1000 square metres (or 500 square metres in the case of any building situated in the conservation area or a national scenic area).

#### **POST OFFICE**

**Class 43.- (1) Development required for the purposes of the Post Office consisting of (a) the installation of posting boxes, posting pouches or self-service machines;**

(b) any other development carried out in, on, over or under the operational land of the undertaking.

(2) Development is not permitted by this class if –

(c) It would consist of the installation of a posting pouch within a conservation area.

#### **DEVELOPMENT BY TELECOMMUNICATIONS CODE SYSTEM OPERATORS**

**Class 67.-(1) Development by or on behalf of a telecommunication code system operator for the purpose of the operator's telecommunication system in, on, over or under land controlled by that operator or in accordance with his licence, consisting of –**

(a) The installation, alteration or replacement of any telecommunication apparatus;

(b) The use of land in an emergency for a period not exceeding 6 months to station and operate moveable telecommunication apparatus required for the replacement of unserviceable telecommunication apparatus, including the provision of moveable structures on the land for the purposes of that use;

(c) The use of land for a period of six months for the purpose of erecting temporary buildings for housing moveable telecommunication apparatus all in connection with development authorised by a grant of planning permission; or

(d) Any building, works or equipment not exceeding 4 metres in height or 200 cubic metres in capacity

(2) Development is not permitted by this class if-

(f) in the case of development situated in a conservation area or a national scenic area it would consist of –

(i) the installation or alteration of a microwave antenna or of any apparatus which includes or is intended for the support of such an antenna; or

(ii) the replacement of such an antenna or such apparatus by an antenna or apparatus which differs from that which is being replaced, unless the development is carried out in any emergency.

#### **OTHER TELECOMMUNICATIONS DEVELOPMENT**

**Class 68.-(1) The installation, alteration or replacement on any building or other structure of a microwave antenna and any structure intended for the support of a microwave antenna.**

(2) Development is not permitted by this class if-

(f) The development is in a conservation area.



Appendix 3

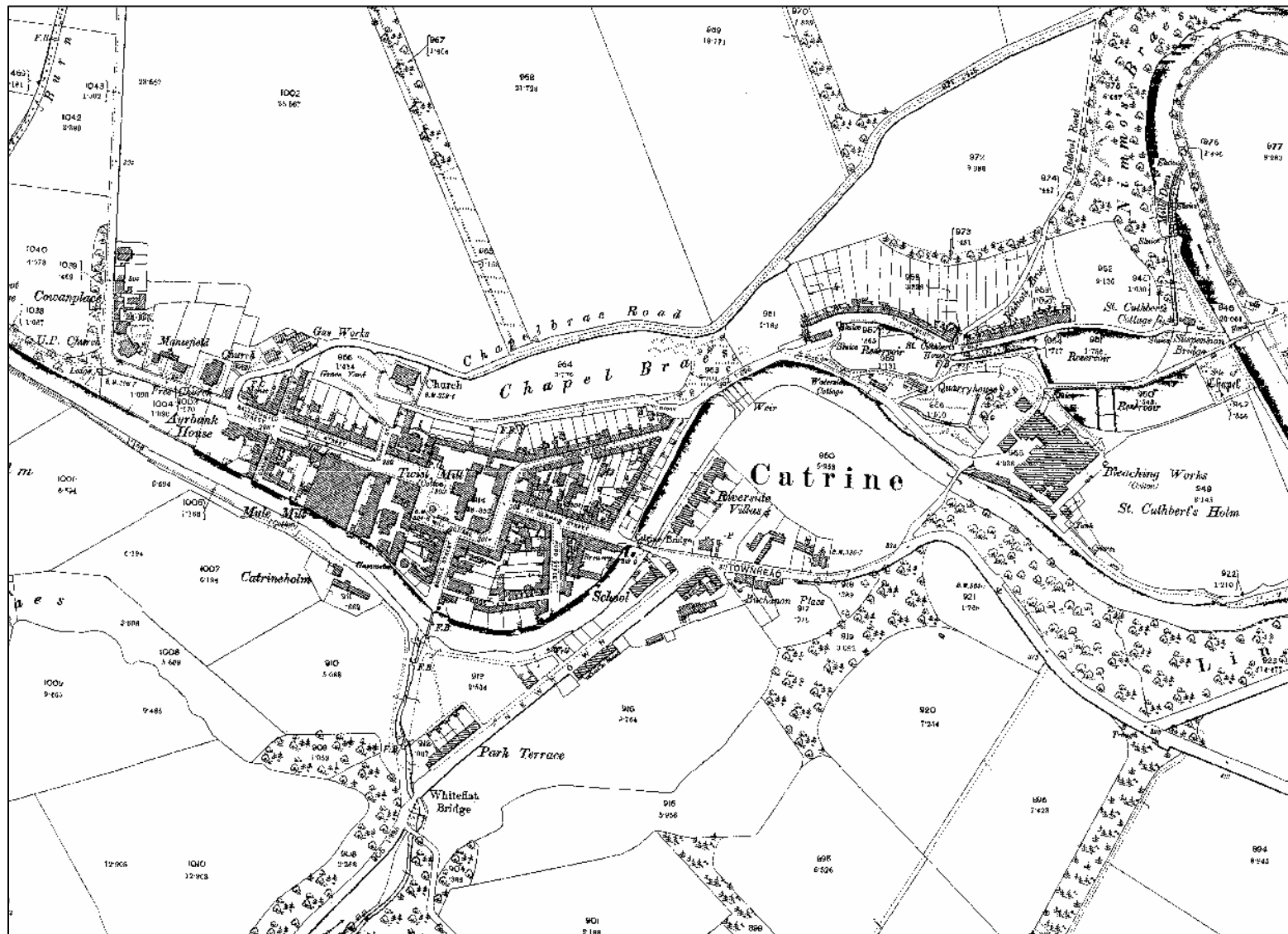
**List of Properties in the Catrine Conservation Area**

Building Number	Street Name
1-33 (odd no's)	AYR STREET
8-10 (even no's)	AYR STREET
1-15 (odd no's)	BALLOCHMYLE STREET
4-18 (even no's)	BALLOCHMYLE STREET
1-27 (odd no's)	BRAESIDE
3-11 (odd no's)	BRIDGE LANE
2-24 (even no's)	BRIDGE LANE
1 to 3, 15 (odd no's)	BRIDGE STREET
2-4, 8, 12, 12A-B (even No's)	BRIDGE STREET
1, 5, 5A (odd no's)	CHAPEL BRAE
1-11 (odd no's)	CO-OPERATIVE AVENUE
2-12 (even no's)	CO-OPERATIVE AVENUE
2-10 (even no's)	CORNMILL STREET
1 (odd no)	FORD STREET
2-16(even no's)	FORD STREET

A.M. Brown Institute	INSTITUTE AVENUE
1,3,5 (odd no's)	INSTITUTE AVENUE
2,4, 4a, 4b (even no's)	INSTITUTE AVENUE
1,3,5 (even no's)	LAIGH ROAD
1	MAUCHLINE ROAD
2A	MAUCHLINE ROAD
10-32, 36-46,48-50,54-58 (even no's)	MILL SQUARE
8-10, 14-28 (even no,s)	MILL STREET
7	MULL MULL STREET
8	MULL MULL STREET
1-13 (odd no's)	NETHER CATRINE
2-14 (even no's)	NETHER CATRINE
37-63 (odd no's)	NEWTON STREET
2-34, 42-52, 64 (even no's)	NEWTON STREET
1-15(odd no's)	NEWTON TERRACE
Robanne	OLD COACH ROAD
1-7 (odd no's)	RIVERSIDE VILLAS
7-43 (odd no's)	ST. CUTHBERT'S STREET
6-42 (even no's)	ST. CUTHBERT'S STREET
1-37 (odd no's)	ST. GERMAIN STREET

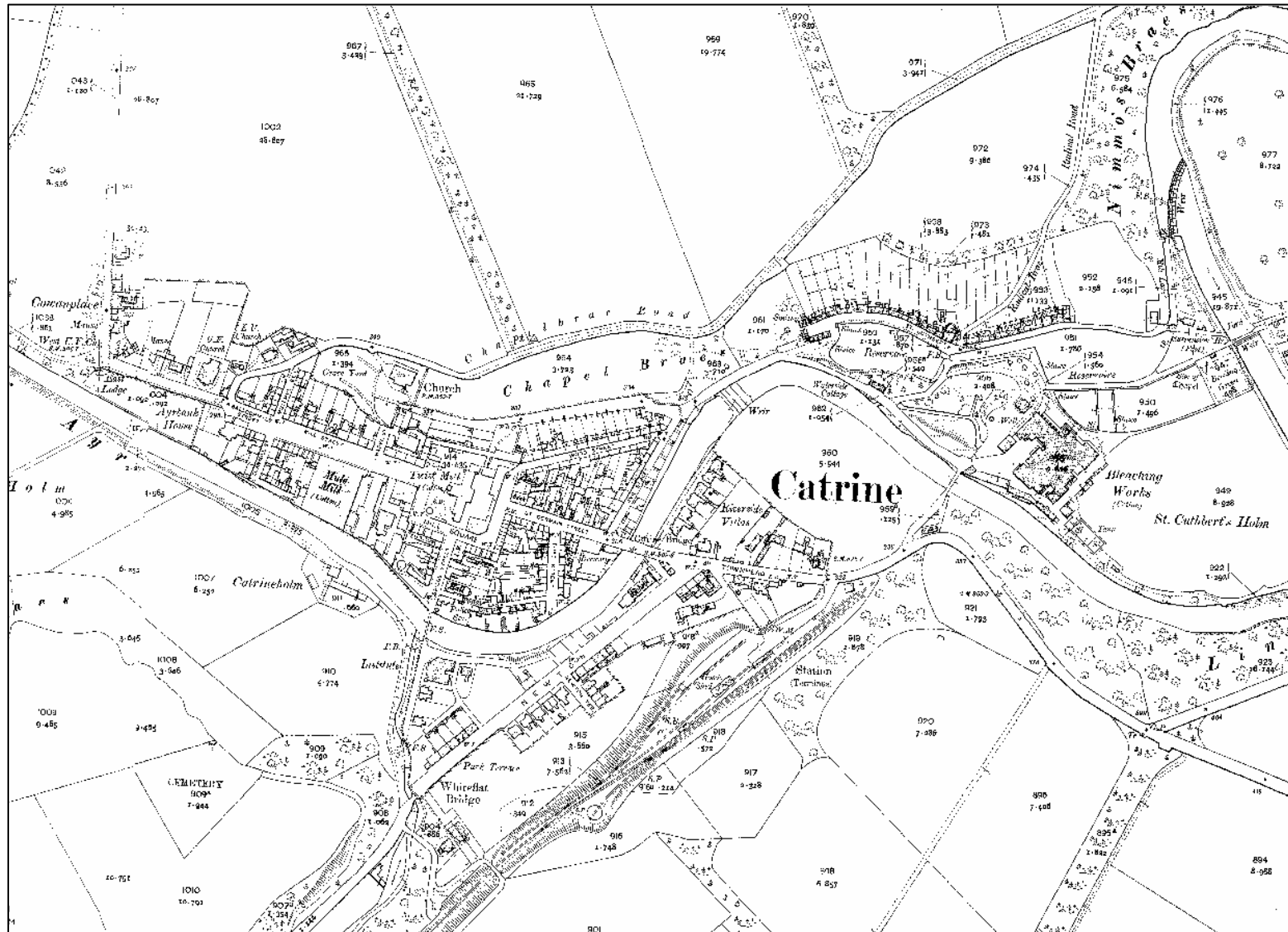
2-40 (even no's)	ST. GERMAIN STREET
Broomknowe	TOWNHEAD
1-3 (odd no's)	TOWNHEAD
18-22 (even no's)	TOWNHEAD
1-5 (odd no's)	WOOD STREET
12-52 (even no's)	WOOD STREET

# Appendix 4 Historic Maps – Epoch 2 1891 - 1912





# Epoch 3, 1904 - 1939



Appendix 5: views within the Conservation Area

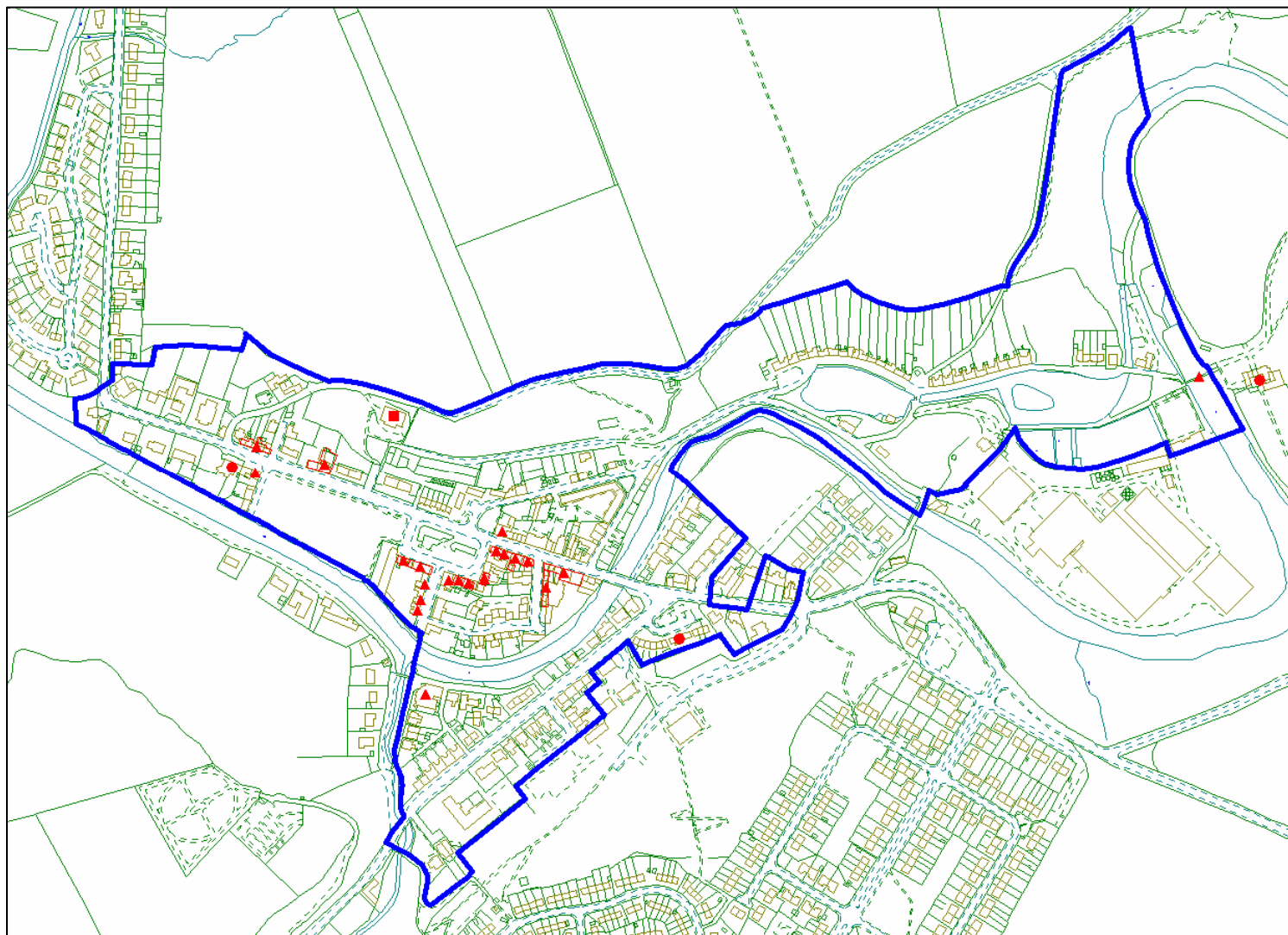


## Appendix 6

### Listed Buildings in the Catrine Conservation Area

Building Name	Building Number	Street	Category	Date of Listing
Catrine Parish Church		Chapel Brae	A	14/04/1971
Ayr Bank House		Ballochmyle Street	B	05/07/1996
Nether Catrine House		St. Germain Street	B	26/07/1989
	1	Ballochmyle Street	C(S)	05/07/1996
	2 to 10	Ballochmyle Street (Even Nos)	C(S)	05/07/1996
	2, 4&8	Bridge Street	C(S)	05/07/1996
	11 &12	Bridge Street	C(S)	05/07/1996
Volunteer Arms	3 to 5	Bridge Street & Mill Square	C(S)	05/07/1996
	1-13 (Odd Nos)	Ford Street	C(S)	05/07/1996
Library & Community Centre	2	Institute Ave	C(S)	21/06/1982
	10, 14, 16-26	Mill Square (Even Nos)	C(S)	05/07/1996
	28-32	Mill Square (Even Nos)	C(S)	05/07/1996
	34-38	Mill Square (Even Nos)	C(S)	05/07/1996
	42-46	Mill Square (Even Nos)	C(S)	05/07/1996
The Old Mill Inn	20-24	Mill Street	C(S)	05/07/1996
St Cuthbert Footbridge over the River Ayr		St Cuthbert Street	C(S)	12/05/2005
The Brewery Bar	22-34	St Germain Street	C(S)	05/07/1996
The Royal Bar	2 to 6	St Germain Street & Mill Square	C(S)	05/07/1996
	8, 10 to14	St Germain Street (Even Nos)	C(S)	05/07/1996
	16-20	St Germain Street (Even Nos)	C(S)	05/07/1996
The Royal Bank of Scotland & Boundary Walls		St. Germain Street	C(S)	05/07/1996

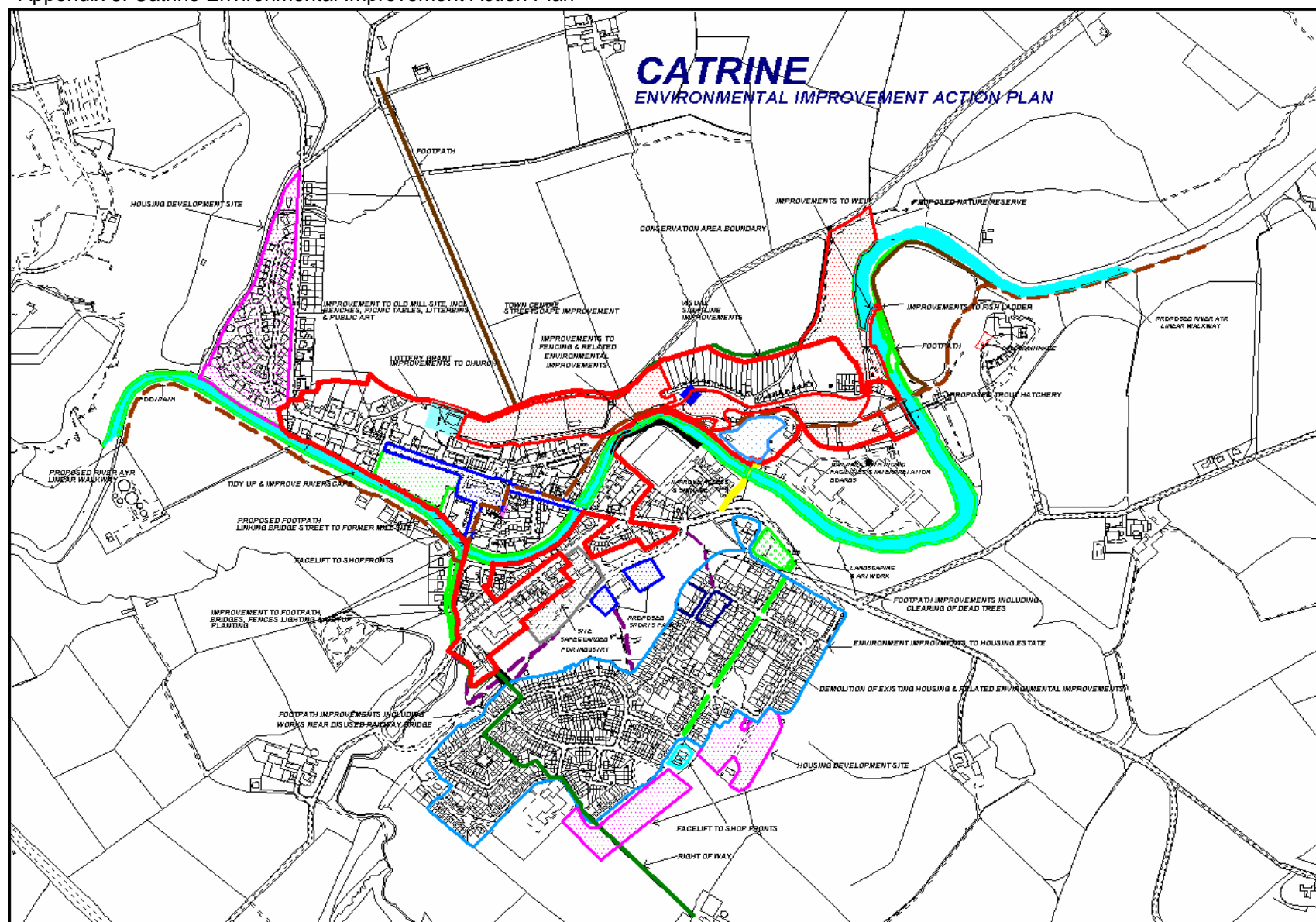
## Appendix 7



Catrine Conservation Area  
Listed Buildings shown as Category A – Squares, B – Circles, C(s) - Triangles



## Appendix 8: Catrine Environmental Improvement Action Plan







**East Ayrshire Council**  
Comhairle Siorrachd Àir an Ear

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