



EAST AYRSHIRE COUNCIL

Local Development Plan 2

Cumnock Conservation Area Appraisal

Non-statutory Planning Guidance

2024

Austin-Smith:Lord LLP

East Ayrshire Council

24 April 2009
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Cumnock Town Centre
Conservation Area Appraisal

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Cumnock Town Centre Conservation Area Appraisal

1.0 Introduction, Context and Purpose of the Appraisal

- 1.1 "The historic environment is a fundamental part of Scotland's Cultural Heritage and exists as an irreplaceable record which contributes to our understanding of both the present and the past. The historic environment also serves as a framework for the evolution and development of our built environment. It has tremendous visual appeal and provides inspiration and enjoyment and helps reinforce a sense of local, regional and national identity. *Scotland's historic environment is characterised by this diversity*" (NPPG 18, *Planning and the Historic Environment*. Paragraph 5).
- 1.2 Cumnock is an attractive place in which to live and work. This is as a result of the diversity of its historic buildings and intimate, irregular street pattern based around The Square. However, over the last 30 years or so, changes in national and local economies have led to a slowing of investment in many of the buildings in the historic core of Cumnock. As a result of this some buildings are now under-used and most appear to suffer from a lack of good regular maintenance. This threatens the historic character of the town and has acted as a disincentive to any market led regeneration.
- 1.3 East Ayrshire council is now initiating a major regeneration programme in the town to halt the cycle of decline. The first step in this initiative is to review and assess the Conservation Area.



Figure 1: The Square, Cumnock

Cumnock Town Centre Conservation Area Appraisal

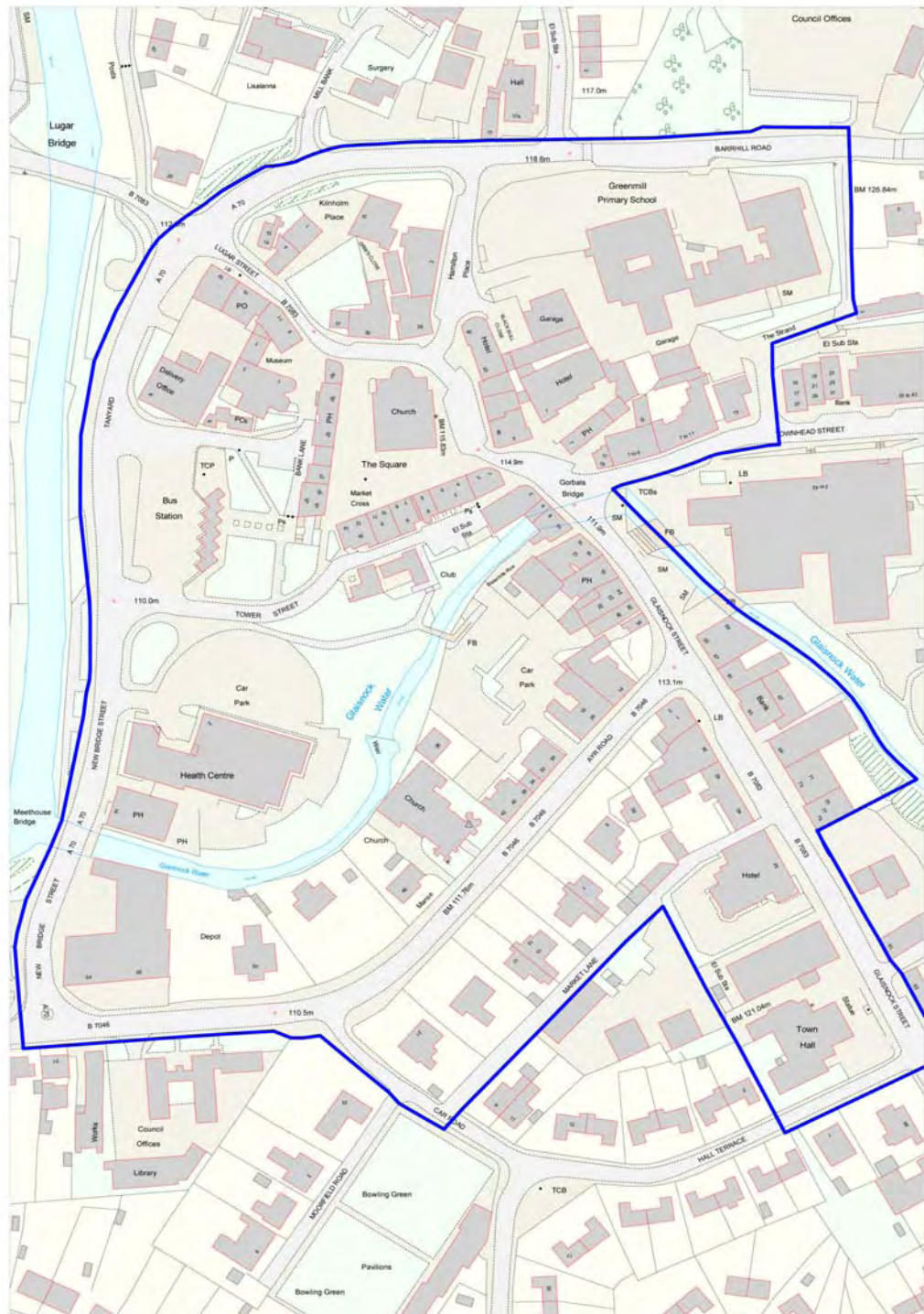


Figure 2: Cumnock Town Centre Conservation Area Boundary outlined in blue

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The Definition of a Conservation Area

- 1.4 Conservation Areas were first introduced by the Civic Amenities Act 1967. The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 provides the current legislative framework for the designation of conservation areas.
- 1.5 A Conservation Area as defined in the Act as "*an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*". All planning authorities are required by this Act to determine which parts of their area merits Conservation Area status.

Historic Environment and Conservation Areas.

- 1.6 Recognising the contribution which our historic streetscapes make to the environment successive planning acts understandably placed an obligation in Local Authorities to identify and protect areas of merit, Pan 71, ***Conservation Area Management*** notes that

There are over 600 Conservation Areas in Scotland, they can be found in our cities, town, villages and some rural settings and can play an important role in economic and community regeneration and environmental enhancement. The designation of a conservation area is a means to safeguard and enhance the sense of place and character and appearance of our most valued historic places, buildings and character, listed buildings, scheduled monuments, trees, historic street patterns, open spaces and designated gardens and landscapes are important components of these areas.

- 1.7 The main implications of designation are the opportunity to introduce additional policies protecting the character of the area and the need to obtain consent for specific types of development including the demolition of unlisted buildings.

The objectives of Conservation Areas can for the most part be met through establishing a development plan policy framework including positive proposals for encouraging suitable developments and by the rigorous application of existing development control powers. Directions may nonetheless have a particular role to play in helping to protect important unifying elements such as doors, windows and street furniture and in arresting the incremental erosion of the character and appearance of some areas. This is particularly important in designated areas where resources have been invested in enhancement schemes, specifically where these involve maintaining or introducing elements normally outwith the scope of planning control (NPPG 18 Paragraph 40).

- 1.8 Between 1990 and 1998 a major improvement project, involving many of the buildings and key public realm areas, was undertaken in Cumnock Town Centre. These buildings now need further investment and an increased level of maintenance to secure the visual enhancement they provide to the open space and public realm areas generally.

**Cumnock Town Centre
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- 1.9 In a Conservation Area it is both the buildings and the spaces between them that are of architectural or historic interest. Planning control is directed at maintaining the integrity of the entire area and enhancing its special character. Conservation Area Status does not mean that new development is unacceptable but care must be taken to ensure that the new development will not harm the character of the area. Under current legislation Conservation Area Designation automatically brings the following works under planning control:
- Demolition of buildings
 - Removal of/or works to trees
 - Development involving small house extension/roof alteration, stone cleaning or painting of the exterior
 - Provision of hard surfaces and additional control over satellite dishes
- 1.10 Where a development would, in the opinion of the planning authority, affect the character or appearance of a Conservation Area, an application for Planning Permission will be advertised in the local press providing an opportunity for public comment. Views are taken into account by the local planning authority when making a final decision on the application. In order to protect the Conservation Areas Designation East Ayrshire Council are obliged to formulate and publish proposals for their preservation and enhancement.
- 1.11 Local residents and property owners also have a major role to play in protecting and enhancing the character and appearance of the Conservation Area by ensuring that properties are regularly maintained and original features retained, restored and repaired wherever possible.

Purpose of a Conservation Area Appraisal

- 1.12 Conservation Area Designation should be regarded as the first positive step towards an area's protection and enhancement. Planning authorities in the Scottish Government are required by law to protect Conservation Areas from development which would be detrimental to their character. It is necessary, therefore, for Planning Authorities, residents and property owners to be aware of the key features which together create the special character and appearance. The purpose of this study is to define and evaluate the character and appearance of the study area in Cumnock, to identify its important characteristics and ensure that there is a full understanding of what is worthy of preservation.
- 1.13 The area's special features and changing needs will be assessed through a process which includes researching the town's historical development, carrying out an overview townscape analysis and preparing a character assessment. The study will provide an opportunity to redefine conservation area boundaries making sure that they accurately reflect what is of special interest.
- 1.14 This document provides a framework for the controlled and positive management of change in the conservation area and will form the basis on which planning decisions in the area will be made. The appraisal should be regarded as a document to assist the policies already set out in the East Ayrshire Local Development Plan 2 (adopted 2024).
- 1.15 It is recognised that the successful management of Conservation Areas can only be achieved with the support and input from stakeholders and in particular local residents and property owners.

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2.0 Statutory Designations

- 2.1 The principle built heritage designations relevant to any Conservation Area are the Conservation Area itself, listed properties (of which there are a considerable number in Cumnock), scheduled monuments and designated landscapes. It is unusual to encounter any designated landscapes within a town centre; such areas often hold Natural Heritage designations such as an SSSI. This does not apply in the case of Cumnock.

Conservation Area

- 2.2 The Cumnock Conservation Area was first designated in November 1974 and was extended in May 1995. The area includes the historic core of the town centred along the eastern edge of the Lugar water. The exact extent of the Conservation Area is shown on Figure 2.

Listed Buildings

- 2.3 Cumnock contains 43 listed buildings, 33 of which are in the Conservation Area. Of these, one is 'A' listed, 14 are 'B' listed and 18 'C' listed. Figure 3 shows the distribution of these buildings but it is evident that the majority of them are located around The Square in the centre of the town.

Other Statutory Designations

- 2.4 There are no other relevant statutory designations in the Conservation Area. The Mercat Cross in The Square had Scheduled Ancient Monument designation however during a review by Historic Scotland in 2008, the Mercat Cross was descheduled as it is the opinion of Historic Scotland that the category 'A' listing provides a higher degree of protection in this case. It appears that there have been no recent archaeological investigations in the Town Centre but several archaeological finds have been made around the town in the past.

Cumnock Town Centre Conservation Area Appraisal

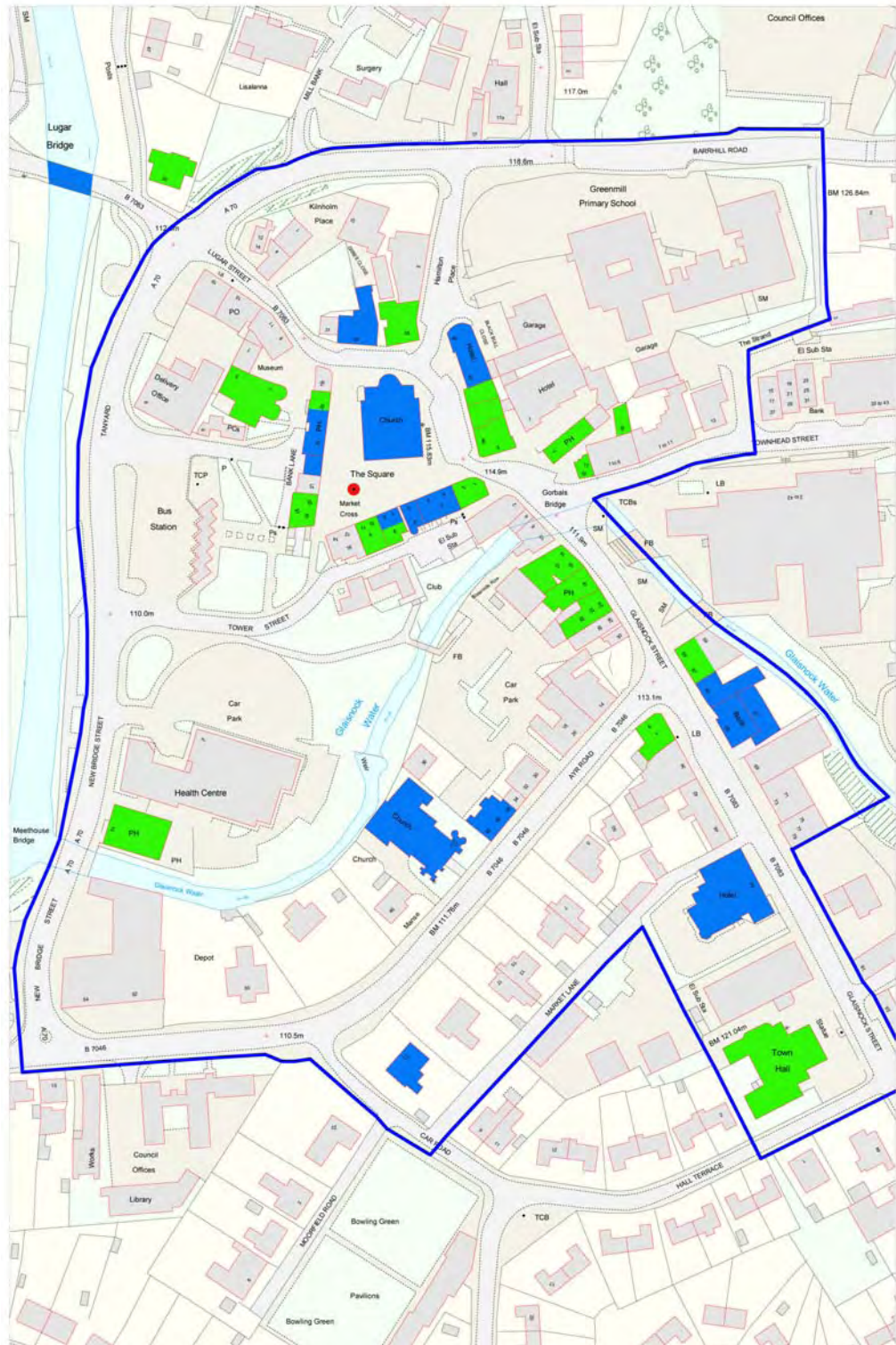


Figure 3: Listed Buildings within the Conservation Area – red denotes A listed, blue B, and green C(S).

**Cumnock Town Centre
Conservation Area Appraisal****Location and Setting**

- 2.5 Cumnock is located in East Ayrshire 22km east of Ayr and is set in a landscape of woodland and moorland. Mauchline is approximately 10km to the north-west; Auchinleck is its nearest neighbour some 2km to the north-west.
- 2.6 The castle of Cumnock, of which only a portion of the moat survives, lies 8km to the south of the town. A number of other castles namely Leifrioreis 15th century, Borland 14th century and Terringzean late 14th century all lie within a radius of 3km of the town.
- 2.7 The settlement stands on a slight plateau, 125 metres above sea level, in a small valley formed by the Lugar and Glaisnock Waters. The Lugar meets the Glaisnock within the town boundary and then flows on west to join the River Ayr near Mauchline.
- 2.8 The confluence of the Lugar and Glaisnock waters provided the town with natural physical boundaries for the extent and form of the early settlement and at the same time afforded the settlement with a measure of defence and security.
- 2.9 A steep hill also dominates the eastern end of the town which has also affected the town's form and collectively all three natural features have defined the limits of the medieval burgh.
- 2.10 Cumnock today, presents the character of a remodelled eighteenth and nineteenth century townscape. The earlier medieval settlement remains in the form of the irregular street patterns and small narrow feu plots closely packed together and orientated often at "sixes and sevens" to the street edge.



Figure 4: View of Old Cumnock Old Church from Glaisnock Street (A-S:L)

3.0 History and Development

Early History

- 3.1 It is clear that man has settled these parts of Ayrshire for over 5000 years. A number of Bronze-Age burials, all in cinerary urns, have been found in and around Cumnock. Little remains visible of the late Bronze Age and, similarly, little is known about Roman activity in this part of Ayrshire.

Medieval History

- 3.2 The medieval barony of Cumnock was extensive extending southwards from the River Lugar to Ayrshire's southern boundary. By the early fourteenth century it was held by the Earls of March and passed to the Dunbars in 1374; they retained control until the seventeenth century. The seat of the barony was at Cumnock Castle, on the site of the present day New Cumnock
- 3.3 In September 1589 James IV created Cumnock, a burgh of barony. Cumnock was one of a series of new burghs created in this region of Ayrshire at that time, namely: Newmills (1491); Auchinleck (1507); Cumnock (1509); Mauchline (1510) and Maybole (1516). The purpose of setting up a burgh was for the King to favour an important subject, in this case James Dunbar of Cumnock, with a local market.
- 3.4 The creation of the burgh allowed inhabitants to buy and sell goods, have an annual fair and collect dues. The town was well situated to function as a market centre, being in a strategic position at the junction of the Ayr to Edinburgh route and the road from Glasgow south to Nithsdale and Borders.
- 3.5 Known evidence suggests Cumnock was a small but well established community by the seventeenth century. A school had even been established in 1625 when Helen Lockhart endowed it with £20 in her will.

Eighteenth Century

- 3.6 By the mid 18th Century the settlement continued to extend out along townhead although its centre remained near the church. We know that the area surrounding the church was a graveyard and it has been suggested that the merchant dwellings on the south side of the graveyard faced onto a thoroughfare called Back Street, now Tower Street. The layout of some buildings currently surrounding The Square suggests that they are 18th century in origin, having been rebuilt during the 19th century

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Figure 5: Roy's Military Map of Scotland 1747 – 1755 – Clearly shows the post Medieval settlement form centred on the church and The Square © National Library of Scotland

Cumnock Town Centre
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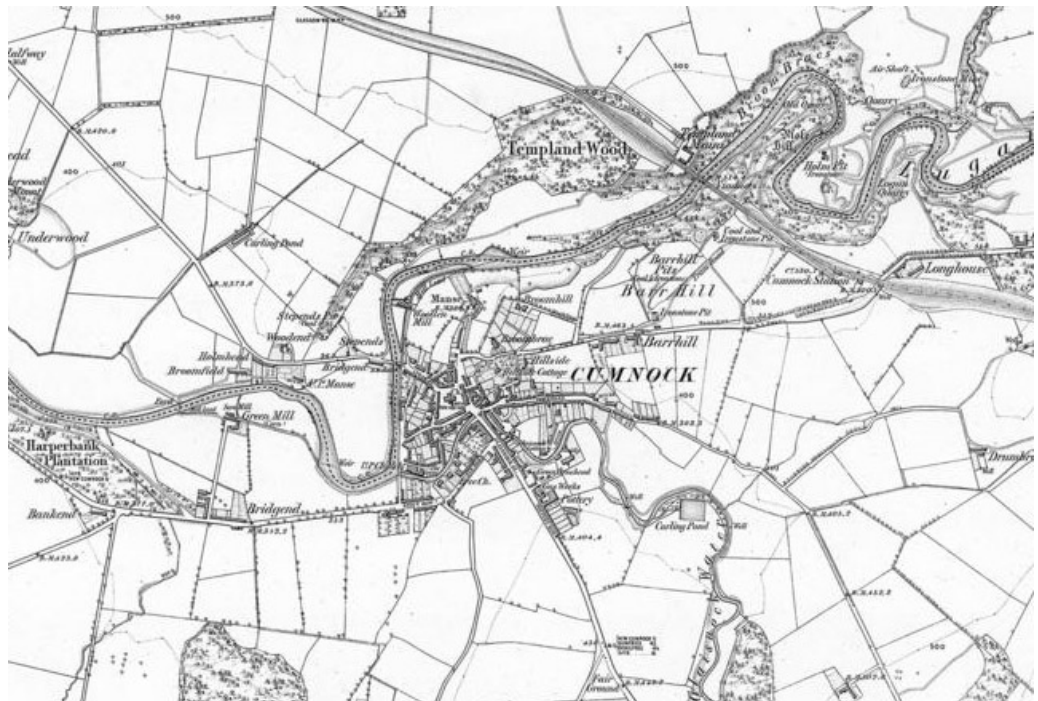


Figure 6: First Edition OS Map

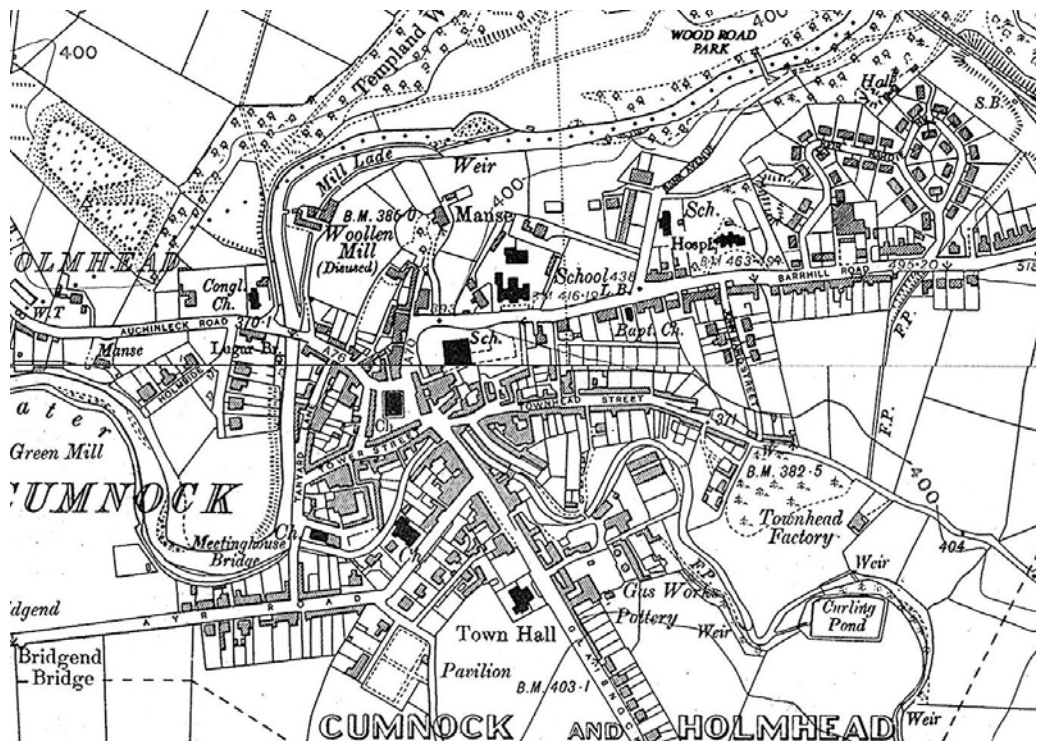


Figure 7: Ayrshire 2nd Edition 1911 – The distinctive street pattern around the Square remains to this day recorded from the earliest map evidence.

**Cumnock Town Centre
Conservation Area Appraisal****Nineteenth Century**

- 3.7 During this period, the town remained focussed around the church and graveyard at Townhead Street. Four main arteries link the town with the surrounding landscape; the Auchinleck Road enters from the north west, the Muirkirk Road arriving at the north east corner of the churchyard, the Ayr Road from the south west and the extension of Glaisnock Street from the south east. It is clear that although there have been some changes to this basic street pattern this post Medieval pattern remains to this day.
- 3.8 It was in 1775 when a bridge was built across the Glaisnock just south of The Square that a more direct access to New Cumnock via Glaisnock stream could be achieved and a new road to Ayr was created.
- 3.9 Several occupations were undertaken by the people living in Cumnock these included weaving, shoemaking, tanning and dyeing. These were later supplemented by coal mining and mineral extraction. The discovery of a rare mineral graphite near Cumnock led to the manufacture of pottery in the area.
- 3.10 Mineral extraction and ceramic manufacture continued into the 19th century on a moderate scale and were supplemented later on by the manufacture of snuff boxes. This reached its heyday in 1820-1830 when over 100 people were employed in the industry.
- 3.11 Cumnock continued to remain a centre for local marketing. Market days were held and the appearance of retail shops, banks and improved communications, supported industrial and commercial activity in Cumnock. The Annual Fair remained the major event in Cumnock life and the main function of which was to provide a venue for the sale of local agricultural produce and livestock. In 1866 Cumnock became a Police burgh, many environmental improvements, essential for the community, were made as it changed from a small market town to an industrial centre. The decline of coalmining in the area during the 20th century had a profound effect on life in Cumnock. It is now a town with little industry and is essentially a dormitory town for nearby larger conurbations in the Ayrshire area.

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Figure 8: View from Lugar Bridge/ Lugar Street towards the Square.



Figure 9: Junction of Glaisnock Street and Ayr Road (Left)

Cumnock Town Centre **Conservation Area Appraisal**

4.0 Conservation Area Appraisal – Setting and Character

- 4.1 The present conservation area comprises the surviving historic core of Cumnock centred around The Square, and the more recent Victorian town expansion into Ayr Road. It contains a diverse variety of properties, representing a mix of ages and styles.

Character Zones and Land Use

- 4.2 As a direct result of the historical development of the town, its natural expansion and steady industrial growth, the area divides into two distinct parts each with its own special character. These are the historical core, defined around The Square and the residential zone defined to the south and south west namely along Ayr Road.
- 4.3 The Town Centre can itself then be sub-divided into two areas with subtle but nevertheless different characteristics.

Historical core

- This comprises the original church and graveyard in The Square, the Market Cross, and incorporates the commercial core of the town centred around Lugar Street and The Square.
- The land use is primarily retail and commercial especially at ground floor level. There are some residential properties at first floor or above within The Square. A few public buildings exist within this zone of the Conservation Area.

Southern Residential area

- This comprises the bulk of the more modern town centre which includes the commercial and residential properties which line Ayr Road. This area retains the 18th century street form and the bulk of the residential buildings found within the Conservation Area.
- The land use is principally domestic and commercial and also public use, most notably this part of the Conservation Area includes the fine 'B' listed Crichton Church of Scotland property on Ayr Road.

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Figure 10: Approach to The Square from Lugar Street (A-S:L)



Figure 11: View of Mercat Hotel from Lugar Street (A-S:L)

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Figure 12: Glaisnock Street (A-S:L)



Figure 13: Ayr Road looking towards Glaisnock Street (A-S:L)

**Cumnock Town Centre
Conservation Area Appraisal****Setting – Topography**

- 4.4 The character of the urban form which exists in Cumnock is strongly related to the development and setting of the town within the natural topography of the area. The earliest parts of the town have utilised the higher ground based around The Square to locate the earliest part of the settlement. This defensible point surrounded by water on two sides explains the natural position of the settlement.
- 4.5 Generally the early medieval street plan is centred on The Square with four converging routes as previously discussed. As the town expanded further streets appeared with the principal development being to the east and west of the core and only much later developments appear to the North West and the south east of the town.
- 4.6 The result is an interesting town centre area full of twisting, curving streets which rise and fall in harmony with the natural topography. This adds considerable excitement and surprise to the street grid in and around The Square. The natural topography allows buildings, like the Old Cumnock Old Church, to sit proudly higher than its neighbours in the centre of The Square and fully exploits this higher ground to create a landmark setting within the historic core of the town.
- 4.7 This varied topography and consequent irregular roof lines are of considerable historic interest. This is because Scottish developments of a similar age exploit open and relatively level ground to a much greater extent, often centred directly on or around fords or other natural transport links.

Setting – Street Pattern and Access Routes

- 4.8 As a result of the natural topography properties the street pattern in the central parts of the Conservation Area has, to an extent, a very irregular structure with main roads converging on The Square in an irregular and ad-hoc fashion. There are virtually no straight avenues or routes through the Town Centre. In contrast to many planned towns and expansions during the late 18th and early 19th century this street plan is comparatively organic and unusual, adding to the historical importance and character of the location.
- 4.9 Due to the one-way system, the A70 New Bridge Street and Tanyard approach into Lugar Street is unusual in that it affords developing views into and up towards The Square with Lugar Street. It twists and turns both to the right and left giving glimpses of the commercial properties and Church in The Square. The street rises up as it reaches The Square, then turns 90° around The Square and immediately descends sharply to the left into Glaisnock Street. Another vista to the south east across Glaisnock water is opened up. The street is very narrow and creates an area of considerable interest; it is without parallel anywhere else in the Town Centre and Conservation Area of Cumnock.
- 4.10 Contrasting sharply with this intermittent historic town centre street plan is the residential area to the south and west, branching off Glaisnock Street. This defined historical route along Ayr Road suddenly opens up the vista with a much wider street and properties set well back in regular fues to the south east. This regular grid of semi-detached and detached Victorian villas creates an area of markedly different character below the historic core of the town.

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Figure 14: The Square, Cumnock (A-S:L)



Figure 15: Mercat Cross, The Square Cumnock. (A-S:L)

**Cumnock Town Centre
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- 4.11 The major aspect and character is the townscape itself, how the buildings relate to each other and the adjacent public spaces, local landmarks and key views and vistas.
- 4.12 The unique combination of the post medieval street pattern aligned to the natural topography and the diverse number of high quality civic buildings all blend to create a townscape full of interesting vistas studded with several key landmark buildings.
- 4.13 These key landmark buildings all add to the distinctiveness of the town and are critical to defining its character. Landmark buildings are primarily found around The Square, reflecting the main period of civic expansion and construction of high quality buildings. These buildings, within the historic town centre, respect building line frontages which are regular and follow the street edge. Key buildings exploit the topography such as the Church positioned high above surrounding buildings emphasizing its importance. It also adds as a prominent landmark feature when viewed from approaches from Glaisnock Street and Townhead Street.
- 4.14 Other key buildings, such as The Royal Hotel on the south eastern corner of The Square, blend their corner position and architectural form to impress and stress their importance. The main key buildings identified in Cumnock are as follows:-
- Baird Institute
 - The Sun Inn & The Snug Bar, 23-25 The Square
 - Old Cumnock Old Church
 - 30 & 31 The Square (Clydesdale Bank and bank house)
 - 26 The Square
 - 1-16 The Square
 - 18-20 The Square
 - 21 & 22 The Square
 - 38 The Square
 - 40-43 The Square, Mercat Hotel
 - 46 The Square / 3 Glaisnock Street, Royal Hotel
 - 1-3 Ayr Road
 - 21 Ayr Road
 - 38-42 Ayr Road
 - 12-16 Glaisnock Street
 - 18 Glaisnock Street
 - 20-24 Glaisnock Street
 - 26-30 Glaisnock Street
 - 17-19 Glaisnock Street
 - 7 Glaisnock Street
 - 54 Glaisnock Street (Dumfries Arms Hotel)
 - Town Hall, Glaisnock Street
 - Crichton Memorial Church, Ayr Road
 - 15 Lugar Street (Post Office)
 - 19 Lugar Street

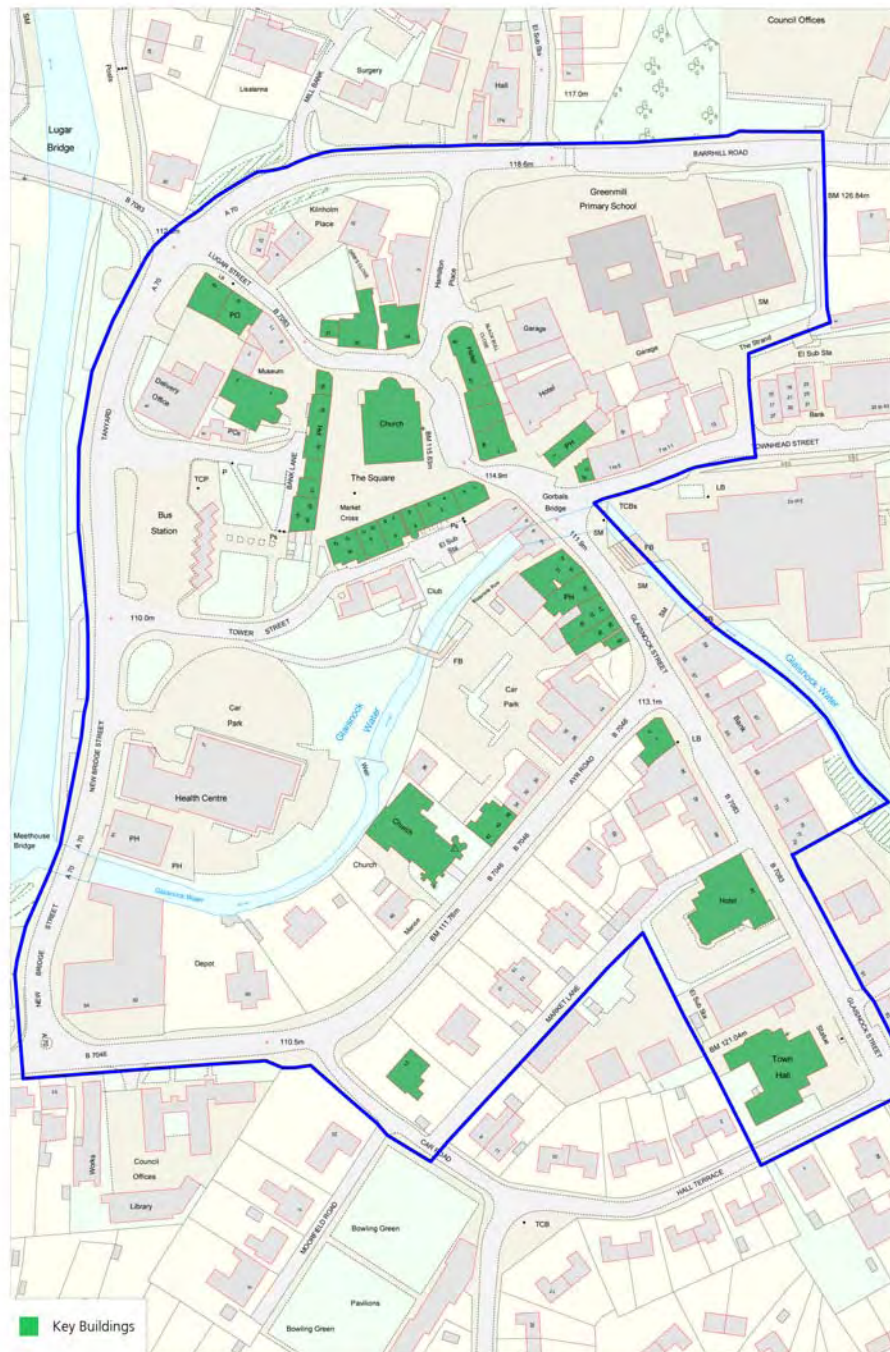


Figure 16: Key Buildings within the Conservation Area.

**Cumnock Town Centre
Conservation Area Appraisal****Key Buildings Appraisal**

Cumnock retains a number of period details throughout the conservation area. This includes the retention of a number of traditional slate roofs, timber sash and case windows and cast iron rainwater goods. The retention of such features is critical in securing the overall character and merit of a conservation area.



Although there are a high proportion of traditional features remaining in-situ, it is evident that a number of inappropriate replacement items have been introduced to conservation area on the years. Principal areas affecting the conservation area include:

- Deterioration of original / period features due to a lack of maintenance, inappropriate repair or the material is approaching the end of its lifespan;
- Saturation of stonework due to defective rainwater goods;
- Introduction of inappropriate materials such as cement roof tiles, Upvc windows/doors and plastic rainwater goods;
- Inappropriate repair methods including the use of cement mortars
- Introduction of modern signage out of keeping with a conservation area
- Modern replacement shop frontages that are seen to not enhance the conservation area and can also detract from the appearance of the historic building and its wider setting



In order to provide an assessment of the number of properties retaining original / traditional features, the follow categorisation have been adopted within the key buildings appraisal section:

High	Historic property retaining a high majority of its period features
Med / High	Retention of a majority of original features with a limited number of modern introductions
Med	Introduction of a number of modern alterations/replacements
Med/Low	Loss of the majority of historic features with only a few examples of original detailing remaining
Low	The loss of most, if not all historic detailing

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Crichton Memorial Church		<p>The Crichton Memorial Church is a B listed building. Situated on Ayr Road, one of the main routes through the town, connecting Glaisnock Street to New Bridge Street.</p> <p>The building was erected in the 1890's in an English Gothic style and was designed by D Menzies, Edinburgh in 1897-99.</p> <p>Key features include the impressive 43 metre tall spire, decorative stone mouldings and attractive gothic style stained glass</p>	<p>Original Features Retained: High</p> <p>Retention of a high proportion of original features including its natural slate roof, stained glass windows and cast iron railings.</p>
Cumnock Town Hall		<p>Cumnock Town Hall is a C listed building, situated on Glaisnock Street, one of the main routes through the town. It was designed by Robert Ingram of Kilmarnock in 1883-84 who also designed the Catrine Institute.</p> <p>The building features an impressive dome shaped slated roof and stone mouldings on the front façade and balustraded parapet.</p> <p>A sculpture of Keir Hardie can be found in front of the building.</p>	<p>Original Features Retained: Med/High</p> <p>Retention of ground floor sash and case window and natural slate roof.</p>

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The Baird Institute		<p>The Baird Institute is a C listed building, situated at the rear of The Square and set back slightly from Lugar Street.</p> <p>The building was designed by Robert Ingram and dates from 1891 and is currently used as a local museum.</p> <p>Key features include the impressive crenellated and bartizaned entrance tower and crow stepped gable walls.</p>	<p>Original Features Retained: High</p> <p>Period property retaining key features such as a natural slate roof and timber sash and case windows.</p>
Old Cumnock Old Church		<p>The church is a B listed building, situated in the heart of The Square. It represents the heart of the town and sits at the highest geographical point in Cumnock. The building was constructed during the 1860's using yellow sandstone. Key features include the asymmetrical form and squat bell tower and a series of attractive stained glass windows.</p>	<p>Original Features Retained: High</p> <p>Building has retained numerous original features such as a traditional natural slate roof, stained glass windows and original feature doors.</p>



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<p>Cumnock Post Office 15 Lugar Street</p>		<p>This symmetrical sandstone commercial building is situated at the foot of Lugar Street in the North-West corner of the conservation area. Constructed from red stone, the buildings notable features include its centrally positioned wall head chimney with attractive stone moulding, use of channelled sandstone and its traditional sash and case windows visible at first floor level.</p>	<p>Original Features Retained: Med/High</p> <p>This property has retained some of its original features, such as the sash and case windows and a natural slate roof.</p>
<p>19 Lugar Street</p>		<p>This building is situated on the North-West corner of the conservation area. It represents the start of the conservation area on approach Lugar Bridge from the East Bank of Glaisnock Water. It dates back to the early 20th century and is executed in squared sandstone rubble. Its most attractive feature is its central open pediment above the central 1st floor window and symmetrical facade.</p>	<p>Original Features Retained: Med/Low</p> <p>This early 20th century building has retained its natural slate roof.</p>

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1-3 Ayr Road		<p>The building is a C listed building, situated at the corner of Ayr Road and Glaisnock Street, two of Cumnock's main routes. The building was constructed during the 1870's in a neo-baronial style.</p> <p>Key features include its attractive stone urns on the roof and corner oriel window</p>	<p>Original Features Retained: Med/High</p> <p>This building has retained many of its original neo-baronial features, most notably its numerous stone urns. It has also retained its traditional sash and case windows and natural slate roof.</p>
38-42 Ayr Road		<p>This category B listed building is situated on Ayr Road, next to Crichton Memorial Church. The building was constructed at the end of the 19th century and has been attributed to D Menzies the architect of the Church.</p> <p>It currently houses three retail units and its most notable feature is the decorative Victorian shop frontage in three cast iron units with ornate wood mouldings forming a crested parapet.</p>	<p>Original Features Retained: Med/High</p> <p>Numerous original features have been retained within this building. The traditional Victorian shop frontages have been retained throughout, as well as the decorative wood and red sandstone mouldings.</p>

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<p>The Royal Hotel</p> <p>46 The Square / 3 Glaisnock Street</p>		<p>This Category C listed building was built circa. 1892. It is situated on the South East corner of The Square. It is currently a Hotel on its upper floors with retail units on the ground floor.</p> <p>Its corner bay windows face up Glaisnock Street and have an attractive steeple roof on top of them, complete with weather vane.</p> <p>Other attractive details include the facades stone mouldings and traditional sash and case windows.</p>	<p>Original Features Retained: Med</p> <p>This building has retained numerous original features. The original stone mouldings around the windows and roof, as well as the weather vane have been retained. The original sash and case windows and natural slate roof have also been retained.</p>
<p>Mercat Hotel</p> <p>40-43 The Square</p>		<p>The Mercat Hotel is a Category B listed 18th century building. It is situated at the North-East corner of The Square. Its most notable features are its attractive crow stepped gable and distinctive black and white painted walls</p>	<p>Original Features Retained: Med/High</p> <p>The Mercat Hotel has retained its traditional sash and case windows and natural slate roof.</p>

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38 The Square		<p>The building is a C listed building, situated on the northern end of The Square. The building was constructed during the early 19th century. The building's most attractive characteristic is its traditional Victorian shop fronts.</p>	<p>Original Features Retained: Med/Low</p> <p>This building on the Square has retained a traditional Victorian shop front, as well as sash and case windows on the first floor and a natural slate roof.</p>
Clydesdale Bank 30 The Square		<p>The Clydesdale Bank is situated at the Northern end of The Square. The B listed building was constructed from red ashlar circa. 1884. The building has attractive arched windows on the ground floor with two large bay windows on the first floor. This is a large and impressive building within the townscape.</p>	<p>Original Features Retained: Med/High</p> <p>This B listed building has retained numerous stone mouldings throughout as well as the original sash and case windows and natural slate roof</p>

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<p>31 The Square Bank House</p>		<p>This red sandstone building dates back to the late 19th century.</p> <p>It is situated at the gateway of Lugar Street and North-West corner of The Square.</p> <p>Its most notable features are its tall wall head chimney stack on its side elevation and its two open pediment framed windows on the upper floor of the building.</p>	<p>Original Features Retained: Med/High</p> <p>The natural slate roof and traditional sash and case windows in this building have been retained.</p>
<p>26 The Square</p>		<p>This 2 storey C listed building dates back to early 20th century. It is situated on the North-West corner of the square at the top of Lugar Street.</p> <p>Constructed from ashlar, its notable 45 degree angle canted corner bay provides a natural gateway into The Square from Lugar Street.</p>	<p>Original Features Retained: Med/Low</p> <p>This building has seen the introduction of a number of modern alterations. This includes replace windows and doors and the introduction of external lighting.</p>

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<p>The Snug Bar 25 The Square</p>		<p>This C listed building was erected around the start of the 19th century. It is a two storey traditional building which sits on the central pedestrian area of the square. Built using yellow rubble and applied cement render. The building's most notable features are the painted margins around the doorway and windows and traditional vernacular 3 bay, 2 storey Burgh House form.</p>	<p>Original Features Retained: Med</p> <p>This Public House has retained its traditional sash and case windows as well as its natural slate roof.</p>
<p>The Sun Inn 23 & 24 The Square</p>		<p>The Sun Inn is a category B listed building situated on west side of The Square. It was constructed during the 18th century from sandstone rubble now with applied cement render. A notable feature is the painted margins around the buildings doorway and windows. Together with the small scale of the openings this suggests an early date of construction.</p>	<p>Original Features Retained: Med</p> <p>This Public House has retained its traditional sash and case windows as well as its natural slate roof.</p>

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22 The Square		<p>The handsome category B listed building was constructed in late 19th century using red ashlar in a Renaissance style. It is situated on the western end of The Square looking onto Old Cumnock Old Church. Its most attractive features are its middle and upper arch topped windows and cast iron balcony railings</p>	<p>Original Features Retained: Med</p> <p>This building has retained its cast iron railings and some of its sash and case windows.</p>
21 The Square		<p>This traditional 2 storey terraced building was constructed during the early 19th century from ashlar. It is situated on the Western side of The Square. The front façade has a large wall head chimney in the centre with dummy window below and contains a commercial unit on the ground floor.</p>	<p>Original Features Retained: Med/Low</p> <p>This building has retained its natural slate roof and one of its sash and case windows.</p>

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18-20 The Square		<p>This C listed building is situated at the South West corner of The Square, which is the gateway linking it to the Public Space and Bus Station at the rear of the buildings. Constructed from ashlar with an applied paint finish, the early 19th century building has Roman Doric columns framing its doorway. It represents a good example of a 3 bay, 2 storey with attic vernacular building.</p>	<p>Original Features Retained: Med/Low</p> <p>On this building, the natural slate roof and one of the traditional shopfronts have been retained.</p>
12-16 The Square		<p>This C listed building is situated at the South West corner of The Square, which is the gateway linking it to the Public Space and Bus Station at the rear of the buildings. The early 19th century building has attractive 6 over 6 sash and case windows and has retained its natural slate roof.</p>	<p>Original Features Retained: Med/High</p> <p>Traditional sash and case windows have been retained throughout as well as the building's natural slate roof.</p>

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<p>9-11 The Square</p>		<p>This C listed property is situated on the Southern side of The Square facing onto Old Cumnock Old Church. It was constructed in the 18th century and has traditional shop front from the mid 19th century. It features attractive traditional slated dormers with sash and case windows.</p>	<p>Original Features Retained: Med/High</p> <p>The natural slate roof has been retained on this building. On of its original sash and case windows is present on the first floor central window.</p>
<p>7-9 The Square</p>		<p>The category B listed building was built in the 18th century. It sits on the South side of The Square. Constructed using ashlar with a part paint and part cement render finish; there are two commercial units on the ground floor with attractively detailed Victorian shop fronts. The upper most floor has two bay dormer windows with timber pediments.</p>	<p>Original Features Retained: Med/High</p> <p>Here, there are traditional timber shopfronts on the ground floor. The building has also retained its traditional sash and case windows.</p>


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6 The Square		<p>This C listed property is situated on the Southern side of The Square facing onto Old Cumnock Old Church.</p> <p>It was constructed potentially in the 18th century from ashlar with an applied render finish. The building has a traditional shop front dating back to the mid 19th century.</p>	<p>Original Features Retained: Med/Low</p> <p>The natural slate roof on this building has been retained.</p>
3-5 The Square		<p>The category B listed building was potentially built in the mid 18th century using broached ashlar construction. It sits on the South side of The Square opposite Old Cumnock Old Church.</p> <p>The building has a painted façade with attractive white margins around the windows along the under side of the fascia and traditional sash and case windows.</p>	<p>Original Features Retained: Med</p> <p>Traditional sash and case windows have been retained throughout the first floor of this building. The natural slate roof has also been retained.</p>



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1 & 2 The Square		<p>Built circa 1900, this red ashlar and granite building sits at the South-East corner of The Square.</p> <p>This is the main gateway from Glaisnock Street, the main route through Cumnock.</p> <p>The curved shape of the building's façade naturally leads Glaisnock Street into The Square.</p>	<p>Original Features Retained: Med/High</p> <p>Traditional sash and case windows have been retained as well as panelled storm doors. The natural slate on the roof has also been retained.</p>
12-16 Glaisnock Street		<p>This early 19th century, C listed building is situated on the west side of Glaisnock Street.</p> <p>Constructed from ashlar with an applied paint finish, it has two commercial units on the ground floor and two residential upper floors.</p> <p>A Roman Doric pilastered doorway frames the entrance of the building.</p>	<p>Original Features Retained: Med/Low</p> <p>Traditional sash and case windows have been retained on the first floor of this building has been retained, as well as the natural slate roof and timber panelled door</p>



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<p>18 Glaisnock Street</p>		<p>This C listed building was constructed during the late 19th century using red sandstone.</p> <p>It is situated in a row of traditional buildings along Cumnock's main route, Glaisnock Street.</p> <p>Its most attractive features include the channelled masonry at ground floor level and keystone above the centrally located door together with two unusual attic masonry gables forming dormers.</p>	<p>Original Features Retained: Med</p> <p>Original stone mouldings on front façade, traditional sash and case windows and natural slate roof have all been retained in this building.</p>
<p>20-24 Glaisnock Street</p>		<p>This grey ashlar building was constructed in regular ashlar sandstone. It is situated on the main route through the town, Glaisnock Street and is part of a terrace of commercial properties.</p> <p>Its key features include the moulding around the central doorway and the traditional panelled timber door.</p> <p>This is an important three storey masonry building in the townscape.</p>	<p>Original Features Retained: Med/Low</p> <p>Timber panelled doors have been retained on ground floor level. Two traditional sash and case windows remain on second floor. The natural slate roof has also been retained.</p>


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<p>26-30 Glaisnock Street</p>		<p>This early 19th century, C listed building is situated on the west side of Glaisnock Street. Constructed from ashlar with an applied paint finish, it has two commercial units on the ground floor and two residential upper floors.</p>	<p>Original Features Retained: Med</p> <p>Traditional two over two sash and case windows have been retained. The building's natural slate roof has also been retained.</p>
<p>Dumfries Arms Hotel 54 Glaisnock Street</p>		<p>The original building of The Dumfries Arms dates back to the late 18th century. Constructed from a mixture of random buffed rubble, snecked red rubble and ashlar dressings, this B listed building is situated on the south end of the Conservation area on Glaisnock Street. Notable features include its oriel window and 3 attic gablets. An important historic building within the townscape.</p>	<p>Original Features Retained: Med</p> <p>The mouldings around the building's attic gablets, as well as its natural slate roof have been retained.</p>

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21 Ayr Road		<p>This attractive late 19th century, B listed residential property signifies the start of the conservation area on approach from the south along Ayr Road. Constructed from snecked rubble, this building's notable features include its moulded doorway, Pyramid shaped tower roof and crow stepped gable walls.</p>	<p>Original Features Retained: High</p> <p>This building has retained numerous stone mouldings across its façade, as well as its traditional sash and case windows and natural slate</p>
17-19 Glaisnock Street		<p>This simple C 18th century building is situated on the corner of Glaisnock Street and Townhead Street; a key crossroad in the conservation area. Constructed from a mix of sandstone rubble, this building's most notable features include its 6 over 6 traditional sash and case windows and the traditional construction.</p>	<p>Original Features Retained: Med/High</p> <p>The traditional six over six sash and case windows have been retained in this buildings, along with the natural slate roof and traditional wall construction</p>

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<p>The Craighead Inn 7 Glaisnock Street</p>		<p>Category C listed , remodelled in the 19th century. This traditional building is constructed from coarsed rubble and is situated at the South- East gateway to The Square at the geographical top of Glaisnock Street. Its attractive features include its traditional sash and case window, rubble walls and wall head chimney with three large cans.</p>	<p>Original Features Retained: Med/High</p> <p>On this building, the traditional sash and case windows have been retained, along with the natural slate roof and traditional wall construction.</p>
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Cumnock Town Centre
Conservation Area Appraisal**Public and Private open space**

- 4.15 Public and private open space is important in defining the character of any town and plays a key role in how residents use the area. For the purposes of this report it is not generally taken to include gap or brownfield sites, unless deliberately landscaped. We would not include public car parks as public open space.
- 4.16 Cumnock town centre is intensively developed with little public open space apart from the hard paved areas around The Square maintaining the Market Cross, the area in front of the Baird Institute and the area in front of the Glaisnock Shopping Centre, an area of landscaped ground and public open space on the Tanyard and, to the south of this area, lies an open space adjacent to the Glaisnock water (known as 'The Dub')..
- 4.17 A small path here crosses the bridge at a footpath to the car park behind Ayr Road. This is a particularly impressive setting below The Square and adds to the character and distinctiveness of the Conservation Area.
- 4.18 Nearly all private garden space within the Conservation Area is limited to the most recently constructed semi-detached and detached villas along Ayr Road. These sit in substantial feus with large front gardens and smaller back garden areas. The remaining urban buildings within the historic core of Cumnock have little or no garden ground allied to them the irregular feus lead to a series of semi private and public open space in and around most of the major buildings.
- 4.19 The extent of public open space is noted on Figure 17.

Archaeological Assessment

- 4.20 The potential for considerable levels of archaeological survival exists within the core areas of the town because many of the existing 19th century buildings have embedded traces of earlier 18th century structures within their fabric. The Scottish Burgh Survey document *Historic Cumnock* first published by Historic Scotland in 1995 stresses that the central area focussed on the Square "should be treated as potentially archaeologically sensitive".
- 4.21 The market cross which is located within the Square is both "A" listed as a built structure but also a Scheduled Ancient Monument protected by law. All adaptation work and new development which affect the historic core of the town should be subject to a careful review of archaeological desk assessment prior to any work commencing.

Cumnock Town Centre Conservation Area Appraisal

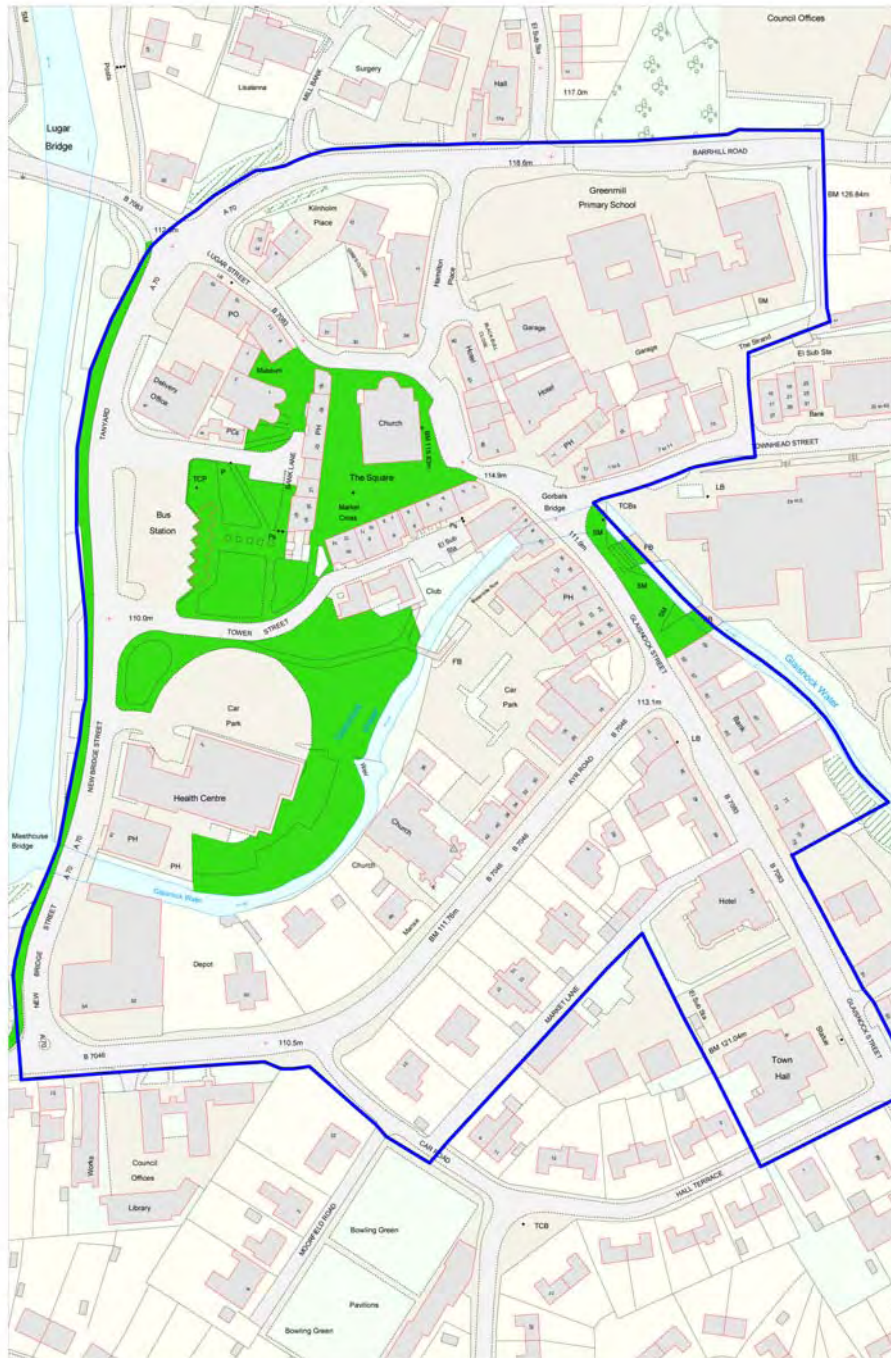


Figure 17: Public Open Space Within Conservation Area.

**Cumnock Town Centre
Conservation Area Appraisal****Building Scale and Form**

- 4.22 The scale and general form, including feu plot sizes has a major impact on our perception of the built environment. The Conservation Area is dominated by 2 and 2½ storey properties, a few 3 storey properties and quite a few single storey properties. The general impression is of a 2 storey traditional 19th century townscape of handsome, vernacular burgh style and tenemental properties together with more decorative commercial buildings. The scale is wholly appropriate for the intimate and narrow streets which pre-dominate in and around The Square.

Buildings – Architectural Styles

- 4.23 The character and quality of individual buildings within a Conservation Area are absolutely central to its perception and value, this section of the report incorporates a brief discussion on the range of buildings found.
- 4.24 The Architectural Styles employed within the Conservation Area are mixed but generally of a high quality. The original historic town centre represents an eclectic mix of styles ranging from early 19th century burgh house forms, with traditional three bays and two storey masonry structures, through to more classically inspired 19th century Victorian banks and hotels.
- 4.25 It is likely that the earliest buildings in Cumnock would have been typical ferntoun structures simple single storey houses built of turf or clay with thatched roofs over. None of these structures survive, although, it may be possible that there are some embedded archaeological remains in the buildings on the south western side of The Square. As the town expanded in the 18th and 19th century the earliest structures were replaced by stone built-burgh style houses which may have incorporated commercial premises on the ground floor. A good example of such a property is 6 and 7 Glaisnock Street.
- 4.26 As the town developed into the 19th century we see a much broader range of building styles develop. The older structures of traditionally single or two storey become two and a half storey, or even three storey buildings, often with ashlar or dressed masonry facades. Generally the styles move from Scottish vernacular to more classical with the introduction of columns, string courses and more decorative carved detail.
- 4.27 The greatest architectural emphasis is found on public buildings. These range from the impressive feu renaissance style of two storey, red ashlar, three bayed frontage of the Town Hall in Glaisnock Street by R Ingram of Kilmarnock in 1883, to the more free style whimsy of baronial vocabulary executed at the Baird Institute.
- 4.28 In the remaining parts of the Conservation Area, to the south and west, the residential properties reflect a mixed but predominantly classically inspired architectural style with villas and semi-detached villas. They range from mildly Italian inspired properties with large overhanging roof forms and exposed soffits and eaves to the more eclectic Scottish Baronial inspired two storey villas with turrets and crow stepped gables. This all creates a Conservation Area of unique character and distinctiveness for the town of Cumnock.
- 4.29 In Summary then, the Conservation Area is rich in architectural styles, both in the historic core and the south western residential zone. This distinction between the areas is also of interest as it is in contrast to other Scottish towns where there is a single, predominant architectural approach, whether commercial or civic. The inclusion of the residential area introduces an additional distinctiveness within the Conservation Area.

**Cumnock Town Centre
Conservation Area Appraisal****Building Types and Materials**

- 4.30 Buildings types which appeared throughout the Conservation Area are numerous. They range from simple, single storey, rubble structures of the late 18th and early 19th century commercial premises, through to a succession of burgh-type buildings of the early 19th century to later, more classically inspired, ecclesiastical structures and civic buildings such as the Baird Institute and Town House.
- 4.31 The majority of these structures are handsome well constructed and use high quality materials such as stone, in the form of local sandstone, and natural slate. There are a few examples of leaded coloured glasswork and some carved stone adorns certain key buildings. All of this adds greatly to the richness and quality of the Conservation Area. Material generally used throughout the area are of a high quality; the key unifying factor is the dominant use of sandstone walling together with natural Scottish slate roof coverings and traditional timber sash and case painted windows.

Materials - Masonry

- 4.32 The primary building stone type is sandstone although often rendered and it is almost certain that the earliest cottage and public buildings would be created in locally quarried sandstone or rubble river stone. We know that red sandstone was extracted nearby at Ballochmyle not far from Cumnock and this probably supplied much of the stone to many of the major civic buildings. Some properties use a yellow or buff sandstone. It is probable that the appearance of railway links in the 19th century allowed sandstone to be brought from more distant sources such as Stirlingshire and even northern England. The buff sandstone in use is probably from Glasgow and the Stirlingshire areas. The bulk of the 19th century key buildings and civic structures used the red Ayrshire or Dumfriesshire sandstone type.
- 4.33 Since around 1914 there has been a rapid introduction of brickwork construction (often with harled or rendered painted finishes) and more recently, imported brickwork primarily from England. Such changes can result in a marked alteration to the character of a Conservation Area; such an example can be seen at 69-73 Glaisnock Street. Here the use of cement renders and comparatively modern building materials detract from the intrinsic character of the traditional materials in use in the Conservation Area.

Materials – Roofing

- 4.34 Roof materials are especially noticeable in areas such as Glaisnock Street and The Square due to the topography of the town and the ability to have clear vistas towards many of the structures in the centre of the town. The skyline and roof covering, therefore, becomes an important defining characteristic of the Conservation Area.
- 4.35 There was a time when the predominant roofing material of domestic buildings across both rural and urban Scotland was thatch all be it of varying types and there is little doubt that this was the principal material of the pre-19th century ferntoun. Such materials fell increasingly out of use from the early 19th century onwards and there is no evidence of thatched structures within Cumnock.
- 4.36 The main roofing material found in the Conservation Area today is natural Scottish slate; principally a dark, grey/black slate typically associated with the west highlands but of a similar appearance to that sourced from quarries along the Highland Fault line boundary. These are generally laid in random graded courses diminishing towards the ridge of the structure. It is only later, in the 19th century that Welsh slate appears in abundance on the west coast of Scotland.

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There are some examples of usage of this in the Conservation Area; these tend to be evenly coursed so are of a different appearance within the Conservation Area. A limited number of buildings have been re-roofed using different materials, more often than not a modern concrete tile. This is heavier and thicker when viewed on the roofline without the subtle characteristics of slate. Generally, its use is not to be supported or encouraged if the character of the Conservation Area is to be retained.

Materials – Windows and Doors

- 4.37 In common with most of Scotland, windows used in Cumnock prior to the 20th century are almost exclusively timber sash and case and, although various patterns are used, the overall character is uniform. The primary material originally used for these windows and doors would have been good quality softwood either Douglas Fir, Red Pine or Scots Pine. Windows are typically set back 100 to 150mm from front face of the building and the frames concealed within the masonry structure.
- 4.38 Use of these traditional window types has diminished greatly since the Second World War, most notably in the last 20 years or so. Replacement windows in a variety of styles have a markedly different appearance due to the different opening patterns and position within the window frame. Historic doors are of a traditional panel pattern found throughout the UK for example six panel fielded and even with beaded four panels. These are increasingly being replaced with modern alternatives either plain flush doors or modern panelled doors of varying quality. Such a simple change to a single component can have a significant, detrimental effect on the special character of the Conservation Area.
- 4.39 Shop fronts are generally modern primarily timber or aluminium framed structures with little original material surviving. However, most notably on the southern side of The Square, some more original 19th century frontages have survived together with a very rare example of the tiled interior of a butchers shop at 20 The Square. Throughout the Conservation Area much re-fenestration has occurred; original doors and windows have been replaced with modern profiles and glass. These detract from the architectural quality and design of the original buildings. In time this can completely erode the quality of the Conservation Area. Similarly, modern shopfronts which are not uniform and use standardised advertisement and fascia signage can have an adverse impact on people's perception of the fabric and quality of the Conservation Area.

Cumnock Town Centre Conservation Area Appraisal

Open Space

Street Surfaces

- 4.40 Current street surfaces are mostly tarmac covered. In the Tower Street area, the back of buildings borders the street making for an unattractive pedestrian space. A consistent approach to footpaths could be adopted throughout the Conservation Area and this would enhance the visual appearance in these areas.



Figure 18: Tower Street with the Conservation Area.



Figure 19: Bank Lane within Conservation Area.

There is uncertainty regarding the current extent of historic street finishes remaining within the conservation area however, local knowledge has provided an insight into the previous finishes applied. The Square was formerly a graveyard and this then became a dirt/tarmac surface. Local knowledge also records that Glaisnock Street appeared to be a simple dirt surface as well.

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Cobbles were primarily situated on Barrhill Road and Townhead Street, although modern surface treatments have now been adopted. One resident of Cumnock remembers a strip of cobbles being retained on Barrhill Road to assist the horses climbing the hill. Further research may be required to examine the possibility of surviving historic finishes within the conservation area.

Pedestrian Square

- 4.41 The Square currently is underused. The existing concrete sets have become slightly worn and dirty. They would benefit from some general maintenance such as cleaning, the removal of weeds and this action would reinvigorate the visual appearance of the ground surfaces with The Square.



Figure 20: The Square and A listed Mercat Cross

Green Spaces

- 4.42 Current green spaces between Tower Street and Glaisnock Water require some maintenance. Areas of Japanese Knotweed noted alongside water and several trees are in a poor condition. Access to the river is also restricted. A new informal footpath is recommended together with environmental improvements to these areas.



Figure 21: Public Open Space at the riverside.

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5.0 Negative Factors

- 5.1 Numerous premises in the Conservation Area are vacant or suffer from inadequate maintenance. Some gap sites have also either been left vacant or subjected to insensitive modern infill.
- 5.2 The character of many of the buildings in the Conservation Area is largely defined by high quality materials and specific design elements such as sash and case windows and the incremental erosion of these important components by replacement with modern products during repair and maintenance has had a significant adverse affect on the appearance of the Conservation Area.

Buildings at Risk

- 5.3 There are a number of vacant properties which detract from the quality of the Conservation Area and these are generally found around The Square. There are no buildings at risk identified on the official Scottish Buildings at Risk Register but, the tenement structures situated between 14 and 30 Glaisnock Street are in urgent need of repair and these properties are deemed to be "at risk". This view is supported by officers of East Ayrshire Council.
- 5.4 Many problems were noted during the appraisal which apply to a significant number of buildings these are; broken windows, cracked and chipped paintwork and render, damaged slate roof covering, damaged drainage and vegetation growth in gutters. These are highlighted in brief in the A-S:L Priority Building Appraisal Overview document completed in September 2008. A map showing vacancy levels is shown at Figure 22. During the survey period it was noted that fire damage to the upper flat in nos. 20-24 Glaisnock Street resulted in the top floor flat being uninhabitable. The middle flat is now sustaining water damage which, in a short time, will cause considerable damage to the entire fabric of the tenement structure.

Cumnock Town Centre Conservation Area Appraisal

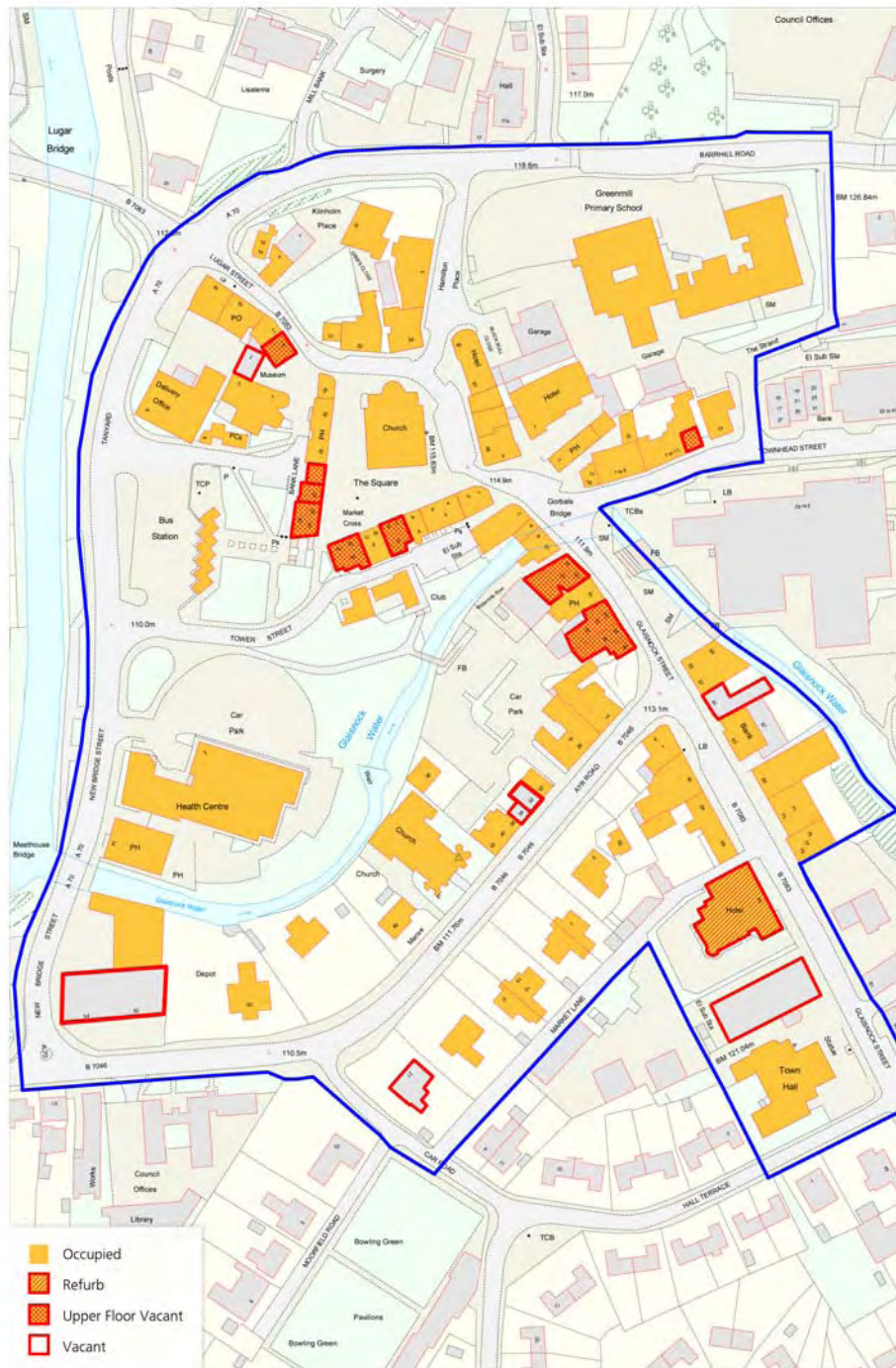


Figure 22: Vacancy levels within the Conservation Area September 2008

Cumnock Town Centre Conservation Area Appraisal

6.0 Assessment of Significance

6.1 The assessment sets out the specific details which gives the Conservation Area its particular character and appearance. In order to positively enhance the character and aesthetic qualities of the area there are particular factors which are more influential than others. The key factors of the Conservation Area of Cumnock are:

- The historic post Medieval street pattern centred on The Square.
- The Square as a central point for the Town.
- Standardisation of shop fronts.
- Historical Key Buildings such as The Baird Institute, Old Cumnock Old Church and Town Hall.
- Use of traditional building construction dating from the 18th century and the use of high quality materials such as red sandstone and slate.
- A diverse range of building types and architectural styles.

7.0 Opportunities for Development

7.1 The current East Ayrshire Local Development Plan sets out agreed opportunities for development. The East Ayrshire Community Plan also provides incentives in the Action Plan setting potential future actions in the form of initiatives under the headings "Improving the Environment" and "Improving Opportunities". However, the Conservation Area has only a marginal amount of free space to develop any new buildings. One possible gap site for development can be found on Lugar Street, to the West of The Clydesdale Bank and to the East of The Homeseller Agency.

7.2 Another possible opportunity for development would require the demolition of the current row of commercial units from 69 to 79 Glaisnock Street as their design is not in context with the vernacular style of the area. This would give opportunity for a new development which would be more contextually suitable to the current townscape.

7.3 The current Cumnock Picture House is in an extremely poor state. One possibility would be to repair the current building and find an appropriate use that suits the scale and nature of the current building. The alternative would be to demolish and identify a suitable development for that site, whether residential or commercial.

8.0

Opportunities for Planning Action

8.1

From the assessment of the Cumnock Conservation Area, it is believed that the current area boundary does not require any change or extension. The present designated area incorporates the largest number of key historical buildings and is representative of the earlier vernacular structures of the 18th century and a good number of later more elaborate and detailed late 19th century buildings all contained within the Conservation Area. Focusing any proposed conservation repair works in the current area would have the desired effect of further enhancement to the architectural townscape of Cumnock.

8.2

East Ayrshire Council consider that the existing conservation area should remain unaltered to include the Primary School on the north eastern edge and the bus stance on the western edge of the historic core. Both of these sites may be redeveloped at some time in the future and their inclusion within the conservation area would assist in controlling proposed development in terms of material, scale and urban form.

It is also desirable that a conservation area has clear recognisable boundaries. In Cumnock this is aided by the inclusion of these sites.

Environmental Initiatives

- 8.3 The environmental initiatives for the Cumnock Conservation Area propose the essential maintenance of current foliage within the CARS boundary. A new, informal path, is proposed along the river bank along with a proposal is to improve the quality of the current public spaces such as The Square and pedestrian pavements and walkways.

The Cumnock Town Centre Regeneration Project

- 8.4 This is a major investment project for East Ayrshire Council and the project consists of the following:

"The regeneration of Cumnock Town Centre is a top priority for East Ayrshire Council and is being implemented by a joint venture company consisting of the Council in partnership with a private sector developer. The project includes the development of new office accommodation, upgrading and extending the Glaisnock Shopping Centre including the development of a supermarket, additional car parking and improved traffic management. In addition, public realm and streetscape improvements will complement the development work and will considerably enhance the town centre. As the first phase of the project, it is expected that the office development will be carried out in 2009 with the extension and upgrading of the shopping centre developed as the second phase."

9.0 Opportunities for Enhancement

- 9.1 The current CARS proposal, prepared by EAC in September 2008, has outlined a number of key enhancements to be carried out within the Cumnock Conservation Area.

The Square

- 9.2 Install new shop fronts following approved shop front design guidance. Introduce economically sustainable commercial uses within The Square and improve the quality and finishes on the public realm within The Square to reintroduce general usage of the space and reinforce it as the central point of the town.

The Baird Institute

- 9.3 The Baird Institute is still one of the key historic buildings within the town and merits general upkeep and maintenance. Suggested repair works to areas of the building outlined during inspection are to be carried out.

Cumnock Town Hall

- 9.4 The Town Hall is a key communal building which plays an important role within the community of the town. Suggested repair works to the building should be carried out in order to preserve and enhance its historical value within the community.

Glaisnock Street Shop Fronts

- 9.5 A stretch of traditional terraced buildings were highlighted during the appraisal as being in urgent need of comprehensive repair works. These buildings are situated on the main route through the town. Substantial areas of repair are required and traditional shop fronts should be installed following approved design guidance, to improve the aesthetic and cultural quality of the streetscape.

General Outlined Repair Works

- 9.6 Numerous repairs have been suggested as a result of an inspection of buildings within the Conservation Area. These works are vital to improve the quality of the buildings and to reinstate any lost or missing details. This will subsequently improve the built environment of the area.

Public Realm

- 9.7 Suggested improvements to the public realm include the improvements of current pedestrian walkways, by cleaning up or replacing street surface, in particular within The Square. Other suggestions include the removal of unsuitable vegetation and general maintenance of flora within the area. A suggested informal walkway is proposed for along the river bank.

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10.0 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. Their continued management of the Conservation Areas will be guided and assisted by the policies set out in the Local Plan.
- 10.2 The Council will actively encourage the retention, restoration, renovation, and re-use of buildings in the Conservation Area 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 and that the design, materials, scale and setting of any development is appropriate to the character of the Conservation Area and its setting.
- 10.3 The Conservation Area is located adjacent to the Cumnock Town Centre Regeneration Masterplan area. The Masterplan is adopted by the Council as Supplementary Planning Guidance and is the sovereign document for the regeneration of the town centre with regard to increasing the viability, vitality and sustainability of the Town Centre through an improvement to the retail provision in the town, a new town centre office development, improving access and traffic flows and enhancing public realm. Although the Conservation Area is not located within the Masterplan area, this document should be taken into consideration in any development proposals as it forms the basis of the priority given by the Council to the regeneration of Cumnock.

Monitoring and Review

- 10.4 It is Council practice to carry out annual monitoring of the local plan to assess the effectiveness of the built environment policies. If it is found that the policies of the local plan are in any way ineffective in protecting and enhancing the built environment, appropriate steps will be taken to address this issue in future local plans / local development plans. This will ensure that the policies of the local plan are protecting listed buildings and Conservation Areas as well as helping to stimulate proposals that will bring vacant buildings back into use.
- 10.5 The Conservation Area Appraisal 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.

11.0 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 and Building Standards (email: submittoplanning@east-ayrshire.gov.uk; tel: 01563 576790), or alternatively contact Historic Environment Scotland (tel: 0131 668 8600)

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#	HBNUM	DETAILS	ADDRESS	CATEGORIES	LIST DATES
<u>1</u>	<u>24093</u>	Council: EAST AYRSHIRE Parish/Burgh: CUMNOCK AND HOLMHEAD Item No: 2	MERCAT CROSS, THE SQUARE (CUMNOCK, THE SQUARE, MARKET CROSS)	Category: A	List Date: 14-APR-1971
<u>2</u>	<u>24097</u>	Council: EAST AYRSHIRE Parish/Burgh: CUMNOCK AND HOLMHEAD Item No: 6	NO 7, 8 THE SQUARE (CUMNOCK, 7-8 THE SQUARE)	Category: B	List Date: 18-AUG-1977
<u>3</u>	<u>24098</u>	Council: EAST AYRSHIRE Parish/Burgh: CUMNOCK AND HOLMHEAD Item No: 7	NOS 9, 10, 11 THE SQUARE (CUMNOCK, 9, 10, 11 THE SQUARE)	Category: C(S)	List Date: 18-AUG-1977
<u>4</u>	<u>24099</u>	Council: EAST AYRSHIRE Parish/Burgh: CUMNOCK AND HOLMHEAD Item No: 8	NOS 18, 19, 20 THE SQUARE (CUMNOCK, 18, 19, 20 THE SQUARE)	Category: C(S)	List Date: 18-AUG-1977
<u>5</u>	<u>24101</u>	Council: EAST AYRSHIRE Parish/Burgh: CUMNOCK AND HOLMHEAD Item No: 10	NO 22 THE SQUARE (CUMNOCK, 22 THE SQUARE)	Category: B	List Date: 18-AUG-1977
<u>6</u>	<u>24102</u>	Council: EAST AYRSHIRE Parish/Burgh: CUMNOCK AND HOLMHEAD Item No: 11	THE SUN INN, THE SQUARE (CUMNOCK, 23 THE SQUARE, THE SUN INN)	Category: B	List Date: 18-AUG-1977

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<u>7</u>	<u>24105</u>	Council: EAST AYRSHIRE Parish/Burgh: CUMNOCK AND HOLMHEAD Item No: 14	NO 38 THE SQUARE (CUMNOCK, 38 THE SQUARE)	Category: C(S)	List Date: 18-AUG-1977
<u>8</u>	<u>24106</u>	Council: EAST AYRSHIRE Parish/Burgh: CUMNOCK AND HOLMHEAD Item No: 15	THE MERCAT HOTEL, FORMERLY THE BLACK BULL HOTEL, THE SQUARE (CUMNOCK, 40-43 THE SQUARE, BLACK BULL HOTEL)	Category: B	List Date: 18-AUG-1977
<u>9</u>	<u>24114</u>	Council: EAST AYRSHIRE Parish/Burgh: CUMNOCK AND HOLMHEAD Item No: 19	NO 17 GLAISNOCK STREET (CUMNOCK, 17 GLAISNOCK STREET)	Category: C(S)	List Date: 18-AUG-1977
<u>10</u>	<u>24118</u>	Council: EAST AYRSHIRE Parish/Burgh: CUMNOCK AND HOLMHEAD Item No: 23	NOS 1-3 AYR ROAD (CUMNOCK, 1-3 AYR ROAD)	Category: C(S)	List Date: 18-AUG-1977
<u>11</u>	<u>24121</u>	Council: EAST AYRSHIRE Parish/Burgh: CUMNOCK AND HOLMHEAD Item No: 25	CUMNOCK, 21 AYR ROAD, INCLUDING GATEPIERS AND BOUNDARY WALL (CUMNOCK, 21 AYR ROAD)	Category: B	List Date: 19-MAR-1993
<u>12</u>	<u>24092</u>	Council: EAST AYRSHIRE Parish/Burgh: CUMNOCK AND HOLMHEAD Item No: 1	OLD CUMNOCK OLD CHURCH (CUMNOCK, THE SQUARE, OLD CHURCH)	Category: B	List Date: 14-APR-1971
<u>13</u>	<u>24103</u>	Council: EAST AYRSHIRE Parish/Burgh: CUMNOCK AND HOLMHEAD Item No: 12	THE SNUG BAR THE SQUARE (CUMNOCK, THE SQUARE, THE SNUG INN)	Category: C(S)	List Date: 18-AUG-1977
<u>14</u>	<u>24115</u>	Council: EAST AYRSHIRE	NOS 12-16 GLAISNOCK STREET (CUMNOCK, 12, 14, 16	Category: C(S)	List Date:

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		Parish/Burgh: CUMNOCK AND HOLMHEAD Item No: 20	GLAISNOCK STREET)		18-AUG- 1977
<u>15</u>	<u>24117</u>	Council: EAST AYRSHIRE Parish/Burgh: CUMNOCK AND HOLMHEAD Item No: 22	NO 20 24 GLAISNOCK STREET (CUMNOCK, 20, 22, 24 GLAISNOCK STREET)	Category: C(S)	List Date: 18-AUG- 1977
<u>16</u>	<u>24123</u>	Council: EAST AYRSHIRE Parish/Burgh: CUMNOCK AND HOLMHEAD Item No: 27	CRICHTON CHURCH OF SCOTLAND AYR ROAD (CUMNOCK, AYR ROAD, CRICHTON CHURCH OF SCOTLAND)	Category: B	List Date: 18-AUG- 1977
<u>17</u>	<u>24125</u>	Council: EAST AYRSHIRE Parish/Burgh: CUMNOCK AND HOLMHEAD Item No: 29	STRATHCYLDE REGIONAL SUPPLIES DEPARTMENT (FORMER UNITED SESSION CHURCH), TANYARD. (CUMNOCK, 14 NEW BRIDGE STREET, STRATHCLYDE REGIONAL SUPPLIES DEPARTMENT)	Category: C(S)	List Date: 18-AUG- 1977
<u>18</u>	<u>24095</u>	Council: EAST AYRSHIRE Parish/Burgh: CUMNOCK AND HOLMHEAD Item No: 4	NOS 3, 4 5 THE SQUARE GOSPEL HALL. (CUMNOCK, 3, 4, 5 THE SQUARE, GOSPEL HALL)	Category: B	List Date: 18-AUG- 1977
<u>19</u>	<u>24116</u>	Council: EAST AYRSHIRE Parish/Burgh: CUMNOCK AND HOLMHEAD Item No: 21	NO 18 GLAISNOCK STREET (CUMNOCK, 18 GLAISNOCK STREET, PUBLIC HOUSE)	Category: C(S)	List Date: 18-AUG- 1977
<u>20</u>	<u>24119</u>	Council: EAST AYRSHIRE Parish/Burgh: CUMNOCK AND HOLMHEAD Item No: 24	TOWN HALL, GLAISNOCK STREET. (CUMNOCK, GLAISNOCK STREET, TOWN HALL)	Category: C(S)	List Date: 18-AUG- 1977
<u>21</u>	<u>24122</u>	Council: EAST AYRSHIRE	NOS 38-42 AYR ROAD (CUMNOCK, 38, 40, 42 AYR	Category: B	List Date:

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		Parish/Burgh: CUMNOCK AND HOLMHEAD Item No: 26	ROAD)		18-AUG- 1977
<u>22</u>	<u>24094</u>	Council: EAST AYRSHIRE Parish/Burgh: CUMNOCK AND HOLMHEAD Item No: 3	NOS 1, 2 THE SQUARE (CUMNOCK, 1-2 THE SQUARE)	Category: C(S)	List Date: 18-AUG- 1977
<u>23</u>	<u>24104</u>	Council: EAST AYRSHIRE Parish/Burgh: CUMNOCK AND HOLMHEAD Item No: 13	THE CLYDESDALE BANK THE SQUARE (CUMNOCK, 30 THE SQUARE, CLYDESDALE BANK)	Category: B	List Date: 18-AUG- 1977
<u>24</u>	<u>24112</u>	Council: EAST AYRSHIRE Parish/Burgh: CUMNOCK AND HOLMHEAD Item No: 17	CUMNOCK, GLAISNOCK STREET, DUMFRIES ARMS HOTEL (CUMNOCK, 54 GLAISNOCK STREET, DUMFRIES ARMS HOTEL)	Category: B	List Date: 19-MAR- 1993
<u>25</u>	<u>24096</u>	Council: EAST AYRSHIRE Parish/Burgh: CUMNOCK AND HOLMHEAD Item No: 5	NO 6 THE SQUARE (CUMNOCK, 6 THE SQUARE)	Category: B	List Date: 18-AUG- 1977
<u>26</u>	<u>24107</u>	Council: EAST AYRSHIRE Parish/Burgh: CUMNOCK AND HOLMHEAD Item No: 16	THE ROYAL HOTEL 44, 45, 46 THE SQUARE (CUMNOCK, 44 THE SQUARE, THE ROYAL HOTEL)	Category: C(S)	List Date: 18-AUG- 1977
<u>27</u>	<u>24107</u>	Council: EAST AYRSHIRE Parish/Burgh: CUMNOCK AND HOLMHEAD Item No: 16	THE ROYAL HOTEL 44, 45, 46 THE SQUARE (CUMNOCK, 45 THE SQUARE, THE ROYAL HOTEL)	Category: C(S)	List Date: 18-AUG- 1977

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<u>28</u>	<u>24108</u>	Council: EAST AYRSHIRE Parish/Burgh: CUMNOCK AND HOLMHEAD Item No: 17	THE CRAIGHEAD INN (CUMNOCK, 7 GLAISNOCK STREET, CRAIGHEAD INN)	Category: C(S)	List Date: 18-AUG-1977
<u>29</u>	<u>24110</u>	Council: EAST AYRSHIRE Parish/Burgh: CUMNOCK AND HOLMHEAD Item No: 17	CUMNOCK, 61 AND 63 GLAISNOCK STREET (CUMNOCK, 61-63 GLAISNOCK STREET)	Category: B	List Date: 19-MAR-1993
<u>30</u>	<u>24113</u>	Council: EAST AYRSHIRE Parish/Burgh: CUMNOCK AND HOLMHEAD Item No: 18	NO 15 GLAISNOCK STREET (CUMNOCK, 15 GLAISNOCK STREET)	Category: C(S)	List Date: 18-AUG-1977
<u>31</u>	<u>24100</u>	Council: EAST AYRSHIRE Parish/Burgh: CUMNOCK AND HOLMHEAD Item No: 9	NO 21 THE SQUARE (CUMNOCK, 21 THE SQUARE)	Category: C(S)	List Date: 18-AUG-1977
<u>32</u>	<u>24111</u>	Council: EAST AYRSHIRE Parish/Burgh: CUMNOCK AND HOLMHEAD Item No: 17	CUMNOCK, 65 AND 67 GLAISNOCK STREET, ROYAL BANK OF SCOTLAND (CUMNOCK, 65-67 GLAISNOCK STREET, THE ROYAL BANK OF SCOTLAND)	Category: B	List Date: 19-MAR-1993
<u>33</u>	<u>50889</u>	Council: EAST AYRSHIRE Parish/Burgh: CUMNOCK AND HOLMHEAD Item No: 41	3 LUGAR STREET, THE BAIRD INSTITUTE	Category: C(S)	List Date: 23-MAY-2007

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Appendix 2

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.

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Appendix 3

Development Rights that require consent within a Conservation Area 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 metres.

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 if -

(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 onto a road.

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

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- (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 and 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 SYSTEMS OPERATORS

Class 67 - (1) Development by or on behalf of a telecommunication code system operator for the purpose of the operator's telecommunications 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 authorized by a grant of planning permission; or



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