

**APPENDIX B**

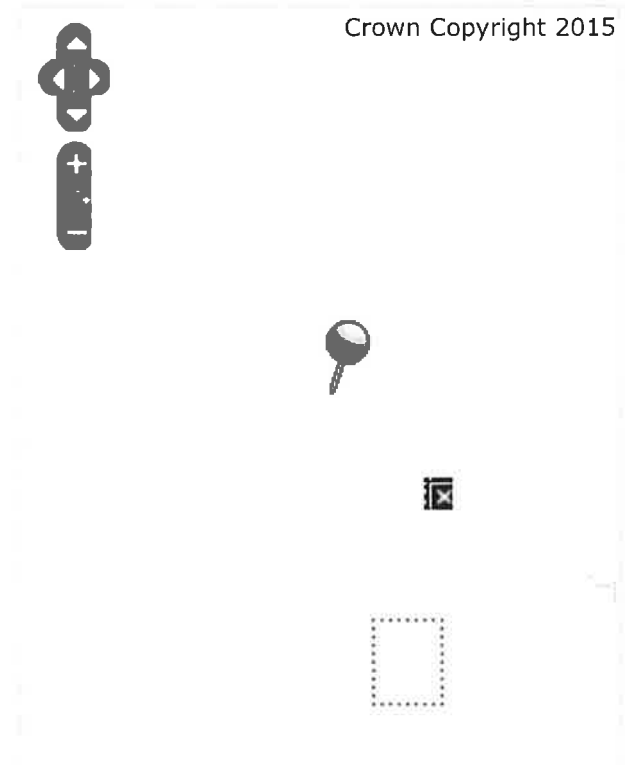
**DALMELLINGTON CONSERVATION AREA APPRAISAL**

**OCTOBER 2015**

**BUILDINGS AT RISK REGISTER**



# 1, New Street, Dalmellington



## General Details and Location

**Category** AT RISK

**Name of Building**

**Other Name(s)**

**Address** 1, New Street, Dalmellington

**Locality**

**Postcode** KA6 7QX

**Planning Authority** East Ayrshire

**Divisional Area**

**Reference No** 4447

**Listing Category** Unlisted

**OS Grid Ref** NS 48034 05830

**Location Type** Small Town

**HS Reference No**

## Description

5 bay, 2 storey house finished with smooth cement render. First 2 bays on left hand side of New Street elevation features a pair of gabled wallhead dormers. Bipartite windows to High Street elevation. Hipped slate roof.

**Building Dates** 19th century

**Architects** Unknown

## Category of Risk and Development History

**Condition** Fair

**Category of Risk** Low

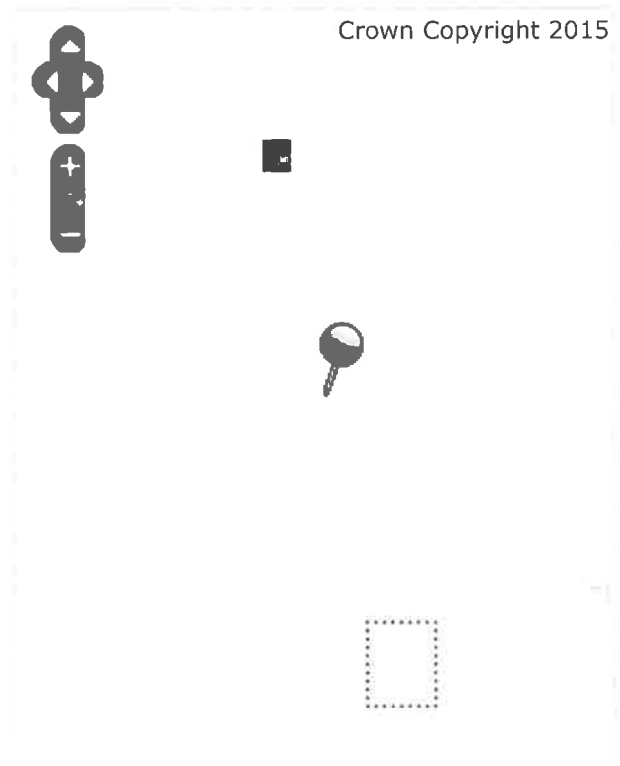
**Exemptions to State of Risk****Field Visits** 01/02/2010, 28/10/2014**Development History**

February 2010: External inspection reveals that the building is vacant with windows boarded over. Overall the building appears to be in good condition.

19 March 2015: External inspection finds there has been general deterioration of the paint finishes and poor replacement window boarding giving the building a poor comestic appearance. However, the building appears to remain in fair condition underneath. The site remains disused. Full Planning Permission for change of use from office to residential was conditionally approved May 2012 ref: 12/0078/PP.

**Guides to Development****Conservation Area** Dalmellington**Planning Authority Contact** Emma Fyvie**PAC Telephone Number** (01563) 576756**Availability****Current Availability** Unknown**Appointed Agents****Price****Occupancy** Vacant**Occupancy Type** N/A**Present/Former Uses****Name of Owners** Unverified see FAQ on ascertaining ownership**Type of Ownership** Unknown**Information Services****Additional Contacts/Information Source****Bibliography****Online Resources****Classification** Middle-sized Houses**Original Entry Date** 15/02/2010**Date of Last Edit** 19/03/2015

## 4-8, The Path, Dalmellington



### **General Details and Location**

**Category** AT RISK

**Name of Building**

**Other Name(s)**

**Address** 4-8, The Path, Dalmellington

**Locality**

**Postcode** KA6 7QT

**Planning Authority** East Ayrshire

**Divisional Area**

**Reference No** 1475

**Listing Category** Unlisted

**OS Grid Ref** NS 48112 05917

**Location Type** Rural

**HS Reference No**

### **Description**

Terrace of 3 traditional sandstone houses with slate roofs, comprising 2 single storey cottages with storage space and apartments below the front door entrance, and one 2 storey dwellinghouse.

**Building Dates** 19th century

**Architects** Unknown

### **Category of Risk and Development History**

**Condition** Fair

**Category of Risk** Moderate

**Exemptions to State of Risk**

**Field Visits** April 1995, 01/02/2010, 28/10/2014

### **Development History**

September 1993: Cumnock and Doon Valley Council move the properties from their Vacant Buildings Register to their Buildings at Risk Register. The terrace is described as boarded-up and secure, although the rear of the buildings is not as secure due to several broken windows. The roof appears sound, although some slates and gutters are loose or missing. The retaining wall for the garden and access stairs of No. 4 is described as severely cracked and possibly unstable. The owner is reported to be considered converting the 3 properties into 1 or 2 dwellings, although he has not as yet responded to requests for a meeting with local planners. January 1995: Local planners report that the owner has been requested to regularly maintain the properties in order to halt their deterioration. July 1995: SCT understands that the owner has complied with this request and has undertaken repairs, as well as undertaking repairs under his own instigation. January 1996: Local planners report that minor repair works are continuing. 1997: An extensive study of opportunities for renovation has been compiled, although it concludes that renovation is not viable at this time through lack of grant aid. December 1998: SCT receives intimation that the properties have been identified as possible candidates for the Empty Homes Initiative. January 2000: Local planners are unaware of any change. November 2002: An on-site inspection is carried out by the owner and local planners.

February 2010: External inspection suggests that there is little change in the condition of the building since the last visit by SCT.

28 October 2014: External inspection finds the terrace is being maintained at a basic level and parts have been recently painted, the site remains disused however.

### **Guides to Development**

**Conservation Area** Dalmellington

**Planning Authority Contact** Emma Fyvie

**PAC Telephone Number** (01563) 576756

### **Availability**

**Current Availability** Unknown

**Appointed Agents**

**Price**

**Occupancy** Vacant

**Occupancy Type** N/A

**Present/Former Uses**

**Name of Owners** Mr David Coughtrie

**Type of Ownership** Private

### **Information Services**

**Additional Contacts/Information Source**

**Bibliography**

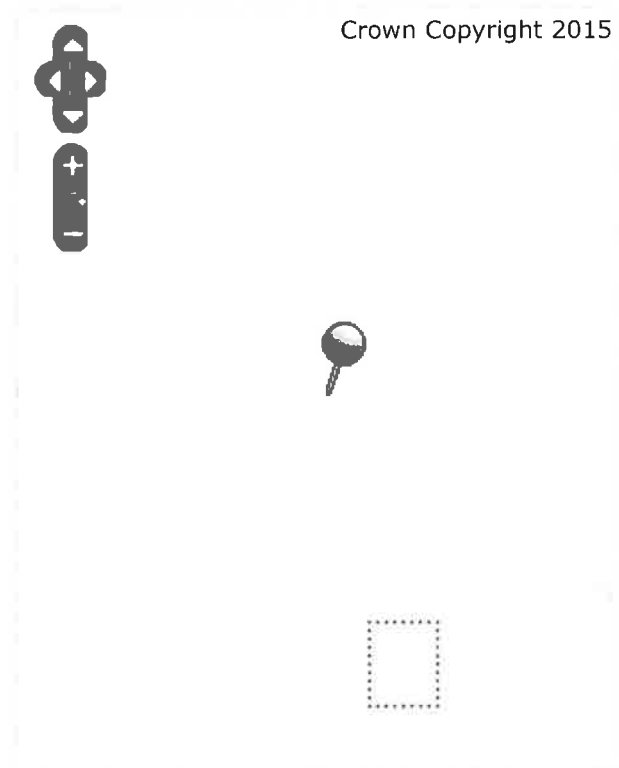
**Online Resources**

**Classification** Terraced Housing

**Original Entry Date** 12/05/1995

**Date of Last Edit** 19/03/2015

## Building to rear of The Loch Doon, 18, High Street, Dalmellington



### **General Details and Location**

**Category** AT RISK

**Name of Building** Building to rear of The Loch Doon

**Other Name(s)** Black Bull Inn

**Address** 18, High Street, Dalmellington

**Locality**

**Postcode** KA6 7QN

**Planning Authority** East Ayrshire

**Divisional Area**

**Reference No** 4450

**Listing Category** Unlisted

**OS Grid Ref** NS 48065 05845

**Location Type** Small Town

**HS Reference No**

### **Description**

Large 2 storey ancillary and/ or industrial building adjoining rear of a public house. The building consists of two ranges running side by side. Both ranges are rubble built. The eastern range has

modern roughcast render. The windows have been filled in and the range is roofless. The west range is roofed and features window openings to the upper storey with sash and case windows.

**Building Dates** 19th century

**Architects** Unknown

**Category of Risk and Development History**

**Condition** Very Poor

**Category of Risk** Moderate

**Exemptions to State of Risk**

**Field Visits** 01/02/2010

**Development History**

February 2010: External inspection reveals the eastern range of the building is roofless. The adjoining western range is intact, but in a neglected state with faulty rainwater goods, damp masonry and decaying window frames.

28 October 2014: External inspection finds the building remains in much the same condition as seen previously.

**Guides to Development**

**Conservation Area** Dalmellington

**Planning Authority Contact** Emma Fyvie

**PAC Telephone Number** (01563) 576756

**Availability**

**Current Availability** Unknown

**Appointed Agents**

**Price**

**Occupancy** Vacant

**Occupancy Type** N/A

**Present/Former Uses**

**Name of Owners** Unverified see FAQ on ascertaining ownership

**Type of Ownership** Unknown

**Information Services**

**Additional Contacts/Information Source**

**Bibliography**

**Online Resources**

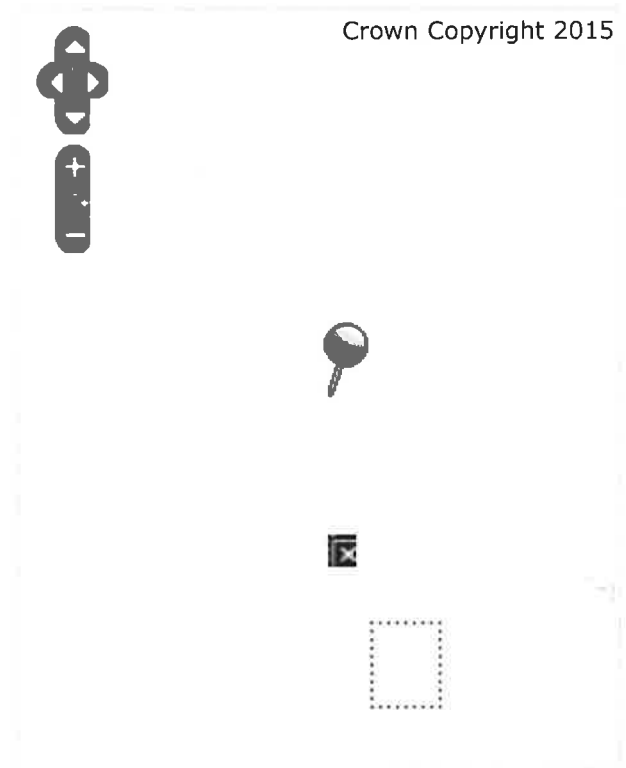
**Classification** Public Houses

**Original Entry Date** 15/02/2010

**Date of Last Edit** 19/03/2015



## Building to rear, 28, High Street, Dalmellington



### **General Details and Location**

**Category** AT RISK

**Name of Building** Building to rear

**Other Name(s)**

**Address** 28, High Street, Dalmellington

**Locality**

**Postcode** KA6 7QU

**Planning Authority** East Ayrshire

**Divisional Area**

**Reference No** 4446

**Listing Category** Unlisted

**OS Grid Ref** NS 48081 05857

**Location Type** Small Town

**HS Reference No**

**Description**

Two storey rectangular plan range. Probably built for ancillary or industrial use. Rubble sandstone construction with cornice surviving in parts. Window openings have been blocked in. Two cart shed openings to west elevation.

**Building Dates** 19th century

**Architects** Unknown

**Category of Risk and Development History**

**Condition** Very Poor

**Category of Risk** High

**Exemptions to State of Risk**

**Field Visits** 01/02/2010, 28/10/2014

**Development History**

February 2010: External inspection reveals that the building is a derelict shell.

28 October 2014: External inspection finds the northern doorways have been blocked up, otherwise the building remains in much the same condition as seen previously.

**Guides to Development**

**Conservation Area** Dalmellington

**Planning Authority Contact** Emma Fyvie

**PAC Telephone Number** (01563) 576756

**Availability**

**Current Availability** Unknown

**Appointed Agents**

**Price**

**Occupancy** Vacant

**Occupancy Type** N/A

**Present/Former Uses**

**Name of Owners** Unverified see FAQ on ascertaining ownership

**Type of Ownership** Unknown

**Information Services**

**Additional Contacts/Information Source**

**Bibliography**

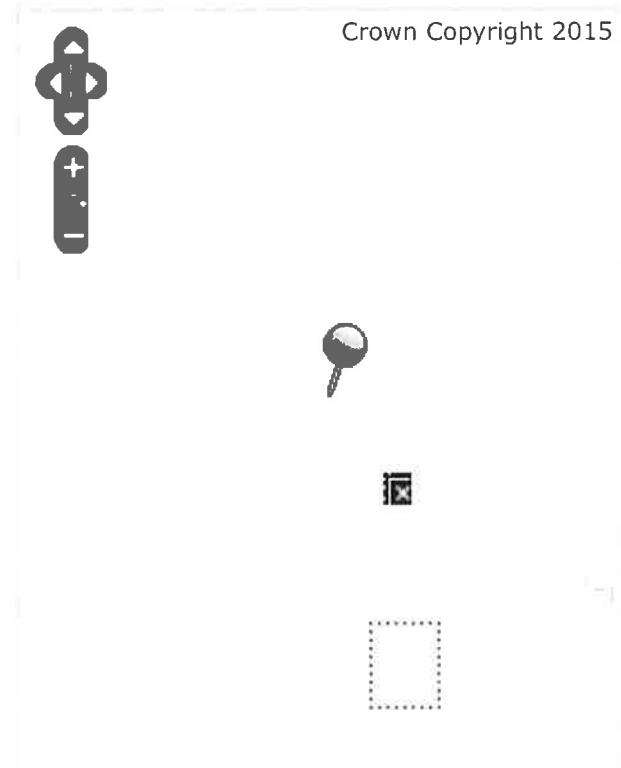
**Online Resources**

**Classification** Industry

**Original Entry Date** 15/02/2010

**Date of Last Edit** 18/03/2015

## Ye Olde House, 5, High Street, Dalmellington



### **General Details and Location**

**Category** AT RISK

**Name of Building** Ye Olde House

**Other Name(s)**

**Address** 5, High Street, Dalmellington

**Locality**

**Postcode** KA6 7QU

**Planning Authority** East Ayrshire

**Divisional Area**

**Reference No** 4448

**Listing Category** Unlisted

**OS Grid Ref** NS 48053 05826

**Location Type** Small Town

**HS Reference No**

### **Description**

The building forms an 'L'-plan and No 5 is the two storey advanced bay which overlooks the High Street. Rubble construction with modern roughcast render. Cement margins around openings. Large shopfront window to north elevation. Hipped slate roof.

**Building Dates** early 19th century

**Architects** Unknown

### **Category of Risk and Development History**

**Condition** Fair

**Category of Risk** Moderate

**Exemptions to State of Risk** Ground floor of nos. 7-9 High Street are in use, not at risk and therefore exempt from this record.

**Field Visits** 01/02/2010, 28/10/2014

**Development History**

February 2010: External inspection finds that the building appears to have been vacant for several years. The windows have been boarded up. The guttering appears to be faulty and is causing the render to become damp and fall away.

28 October 2014: External inspection finds the building remains in much the same condition as seen previously. A marketing board is affixed advertising the site for sale through agent Kevin Oliver.

5 March 2015: A member of the public notes the site was recently (Feb 2015) advertised for sale through auction at Future Property Auctions at a guide price of £10,000.

18 March 2015: The building remains under marketing for sale, guide price £20,000.

**Guides to Development**

**Conservation Area** Dalmellington

**Planning Authority Contact** Emma Fyvie

**PAC Telephone Number** (01563) 576756

**Availability**

**Current Availability** For Sale

**Appointed Agents** Kevin Oliver (as at Mar 2015)

**Price** Price Guide £20,000 (as at Mar 2015)

**Occupancy** Vacant

**Occupancy Type** N/A

**Present/Former Uses**

**Name of Owners** Unverified see FAQ on ascertaining ownership

**Type of Ownership** Unknown

**Information Services**

**Additional Contacts/Information Source**

**Bibliography**

**Online Resources**

**Classification** Shops

**Original Entry Date** 15/02/2010

**Date of Last Edit** 18/03/2015