

DALMELLINGTON CONSERVATION AREA APPRAISAL

OCTOBER 2015



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1.0 INTRODUCTION, PURPOSE AND JUSTIFICATION

- 1.1 The purpose of this document is to provide an illustrated appraisal of the Dalmellington Conservation Area following national legislation and government guidelines. First introduced in 1967, Conservation Areas are defined in Section 61(1) (a) of The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as: ***“...areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance.”***
- 1.2 More specifically, Historic Scotland’s Scottish Historic Environment Policy Annex 3 (2009) stipulates that: ***“it is the character or historic interest of an area created by individual buildings and open spaces and their relationship, one with the other, which the legislation covering Conservation Areas seeks to preserve.”***
- 1.3 Under Section 63(1) of the 1997 Act, local authorities are required to ***“formulate and publish from time to time proposals for the preservation and enhancement of any parts of their district which are conservation areas”***. Furthermore, Scottish Government’s policy Scottish Planning Policy (SSP, Para 115, 2010) states that ***designation provides the basis for the positive management of an area.***
- 1.4 In order to carry out the proper preservation and enhancement of the Conservation Area it is necessary to first have a full and detailed understanding of all the factors which contribute to the special character and interest of the area. This is the objective of the **Conservation Area Appraisal (CAA)**.
- 1.5 In accordance with planning Advice Note: Conservation Area Management (PAN 71, 2005), the Appraisal is a vital tool to enable the active management of the Conservation Area and aims to: identify factors and features which create the special interest of the Conservation Area; review and justify the boundaries of the conservation Area; provide a basis for developing & implementing a Conservation Area Management strategy; identify opportunities and priorities for enhancement; assist policy formulation and inform development plans; inform development management to ensure consistent decision making; and form supplementary guidance in the protection and enhancement of the Conservation Area. This in turn will: enable East Ayrshire Council to fulfil its statutory duty to preserve and enhance its Conservation Areas; increase public awareness on the special needs and characteristics of their area; assist owners and developers identify and formulate their development proposals; and form supporting documentation for any future funding bids.

- 1.6 Local residents and property owners have a major role to play in protecting and enhancing the character and appearance of the Conservation Area by adhering to Planning Legislation, keeping their properties properly maintained, retaining original features and carefully restoring and repairing the physical fabric of their town. East Ayrshire Council recognises that the successful management of the Conservation Area can only be achieved with the support and input from stake-holders in particular local residents and property owners. Conservation Area status **does not** mean that new development or alterations and improvements are prohibited but rather, that particular attention should be given to ensure the character of the area does not suffer detriment when such change takes place.



- 1.7 The Dalmellington Conservation Area was designated in January 1979 in recognition of the character and appearance of the environment within Dalmellington's historic town centre. Designation defines the Conservation Area as an area of special architectural or historic interest, the character and/or appearance of which it is desirable to preserve and enhance. This designation was the first positive step towards the areas protection and enhancement.
- 1.8 This report draws on a number of academic and practical guidelines. As a result, the appraisal relies on both field and desk study and it should be recognised that the appraisal is not intended to be comprehensive – the omission of any particular building, feature or space should not imply that it is not of interest.

- 1.9 The Appraisal has been prepared by Lynne Easton ARB, on behalf of East Ayrshire Council's Planning and Economic Development Department in **June 2015**.
- 1.10 The Appraisal is the property of East Ayrshire Council. All Ordnance Survey maps in the document are Crown copyright and reproduced under East Ayrshire Councils Licence Reference No: 100023409. No map in this document should be reproduced without the right-holder's permission.
- 1.11 The Dalmellington Conservation Area is shown in **Figure 1**

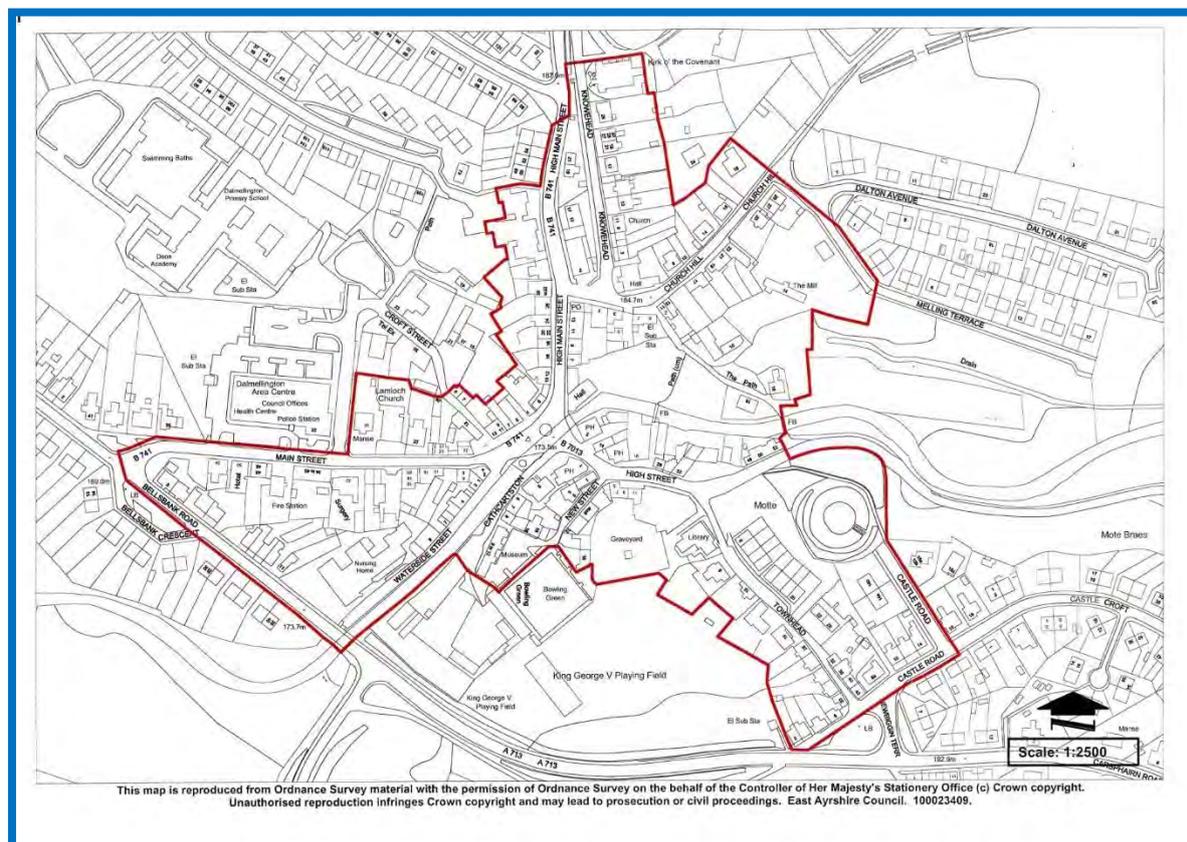


Figure 1 the boundary of the designated Conservation Area

2.0 LOCATION, HISTORY AND DEVELOPMENT

Understanding the history and context of an area is a vital part of any conservation appraisal. This section examines the historical development of Dalmellington and how the local economy influenced the pattern of development.

Dalmellington is located in East Ayrshire, 18km east of Ayr within the area known as the Doon Valley. Along with the other valley communities of Patna and Waterside, Dalmellington sits in an attractive setting in the valley off the A713, an important route historically into Ayrshire from the south via Dumfries and Galloway and today a designated "Tourist Route" between the two shires and the Lowlands and Southern Uplands. The town which lies at the edge of the Doon Valley with the Muck Burn running through the centre and steep sided hills flanking its eastern boundary, developed in this location because of the confluence of the water and the access routes in and around it.

- 2.1 Dalmellington is an ancient settlement of indeterminate origin. It was probable that the area was first occupied some 6,000 years ago, when Man moved inland from the West Coast

along the rivers. Archaeological evidence confirms it was certainly occupied by the Neolithic Period circa 4000 to circa 2,500 BC. Dalmellington was part of “Kyle Stewart”, a former comital district which stretched across parts of modern day East and South Ayrshire, and under the rule of a series of Norman lords, invited to Scotland by the king to assist in subduing the country. On behalf of the king they collected taxes and administered justice. It was during this period that the Dalmellington Motte was constructed creating a secure fortification elevated above the plain and the town sprang up around it and the crossing point of the burn. At this time of early development the town would be dependent upon agriculture using the fertile plain of the valley floor and the lower pastures of the hills, supported by the burns and river for crops, animals and fishing.

- 2.2 The locality has evidence of occupation dating back to the Neolithic period, however, **the oldest structure** in the present village is the Motte, a Scheduled Monument, which dates from around 1200 AD. A defensive structure it is a typical Motte-and-Bailey arrangement, a structure which gained favour in the post Norman Conquest period. There are over 200 Motte structures in Scotland with a significant concentration in Dumfriesshire and Kirkcudbrightshire, reflecting a district with a tradition of feuding and hostility in the early medieval period.
- 2.3 Events from the past have underlined Dalmellington’s geographical importance. It is believed that long before the Norman Conquest the Doon Valley was a Roman thoroughfare and even possibly a Roman military station.
- 2.4 Dalmellington was granted the status of Borough of Barony. Royal Burghs, such as Perth and Stirling were given special position by King David 1 which allowed them to hold markets and fairs. The Crown also allowed Barons to establish coal mines on their granted lands so the two could benefit from the revenue they raised. Early charters indicate that Dalmellington was held as a Barony by Sir Duncan Wallace in 1373. Subsequently King James 6 granted Alan, Lord Cathcart lands and Barony of Dalmellington with its castle, mills, fishing rights, woods, etc in 1607. Located as it is, in a rural location, the economy of Dalmellington during medieval times would have been dependent on agriculture.
- 2.5 During the time of the Covenanters, throughout the 17th century, 900 Highland Government soldiers were reputedly stationed in the vicinity, part of the effort to quash the rebellion as the battle between church and state developed. For Presbyterian lowlanders persecutions became more cruel and frequent and so as time went on more and more ordinary folk became involved, with skirmishes and battles taking place against Government troops such as Airds Moss in 1680. The Old Kirkyard contains martyrs graves from this violent period.
- 2.6 In later centuries the economic situation in Dalmellington mirrored that in many other parts of Scotland. There was initial success with handloom weaving for which Dalmellington supported a thriving cottage industry followed by the subsequent development of larger mills as the markets grew. The New Statistical Account of the 1830s noted that there were 21 mills which weaved plaid, tartan and carpets with around 40 handloom weavers, mostly weaving tartan in Dalmellington at that time.
- 2.7 The presence of minerals offered major new opportunities providing an alternative economy to the existing one which was dependent upon weaving and agriculture. The discovery of blackband iron stone, suitable for making iron, offered significant development

opportunities to the Doon Valley. The associated ironworks and railways resulted in the industrialisation of a formerly agricultural landscape. These rich mineral resources offered the opportunity for development and in 1845 the Dalmellington Iron Company was established by Henry Houldsworth at Dunaskin close to the town. The railway came to Dalmellington in 1853. Essential for the development of their iron industry, it was funded by the Houldsworth family in order to provide a vital transport link for the moving of heavy materials, however, the added benefit was that the transport network offered significant tourist opportunities.

- 2.8 The presence of mining, the transport system and the improved employment prospects further influenced the economy of the town in the late 19th century, as can be evidenced in the number and variety of shops which could be sustained. According to information held in the Doon Valley Museum, in 1837 there were many shops including six bookmakers, two fleshers, four grocers, one watch maker, one ironmonger and other various traders.
- 2.9 By 1902 the number of shops had expanded with additional trades such as stationers and tobacconists and two bakers as well three jewellers. Undoubtedly, the presence of visitors travelling to the area by train would have influenced the number of shops and the variety of goods they sold. Into the 20th century mine working continued to be the main industry in the area, however, the years between 1945 and 1988 saw a massive decline in the deep mining industry with 31 pit closures in Cumnock and Doon Valley alone. The closure of Barony Colliery in 1988 heralded the total demise of deep mining in Ayrshire as a whole. Although deep mining ceased large quantities of high quality coal remain throughout East Ayrshire at shallow depths. Since the early 1970s reserves have been exploited through open casting methods and operations grew during the 1980s as a welcome replacement for deep mining. Over time opencast operations were consolidated into three companies, however in 2013 two out of the three were placed in administration, the consequences of which were local unemployment and environmental devastation from unrestored and now obsolete sites. The scale of devastation is difficult to comprehend, it is massive and not repeated anywhere else in Scotland, estimated at 2000 hectares of unrestored and disturbed land including water-filled voids over 50 metres deep, unstable cliff faces and 40 deep peat traps.
- Ironworks and coal mines have come and gone. The town remains depressed and neglected, surrounded once again by peaceful but significantly scarred landscape.
- 2.10 Craigengillan Estate, to the south of the town, forms an attractive historic Garden and Designed Landscape listed on Historic Scotland's **Inventory** as of national importance. Its development over recent years has closely involved the people of Dalmellington. Craigengillan is a rare example of a complete and unfragmented estate landscape, started in the 16th century and held by one family (McAdam) for almost 400 years. The designed landscape dates from the late 18th/early 19th century and includes a Category A Listed mansion house, and stables, formal gardens, a walled garden and a Japanese water garden, added in the early 20th century, incorporating Pulhamite rockwork, rockeries and waterfalls. Garden buildings and notable drystone walling, extensive policy woodland, a rocky gorge and industrial archaeological remnants are also elements of the designed landscape.
- 2.11 The following historical plans show the outwards development of Dalmellington from the town centre particularly Main Street as it expanded southwards." The village, in fact, grew out of its shell and became a small town": -



Figure 2: Roys Map

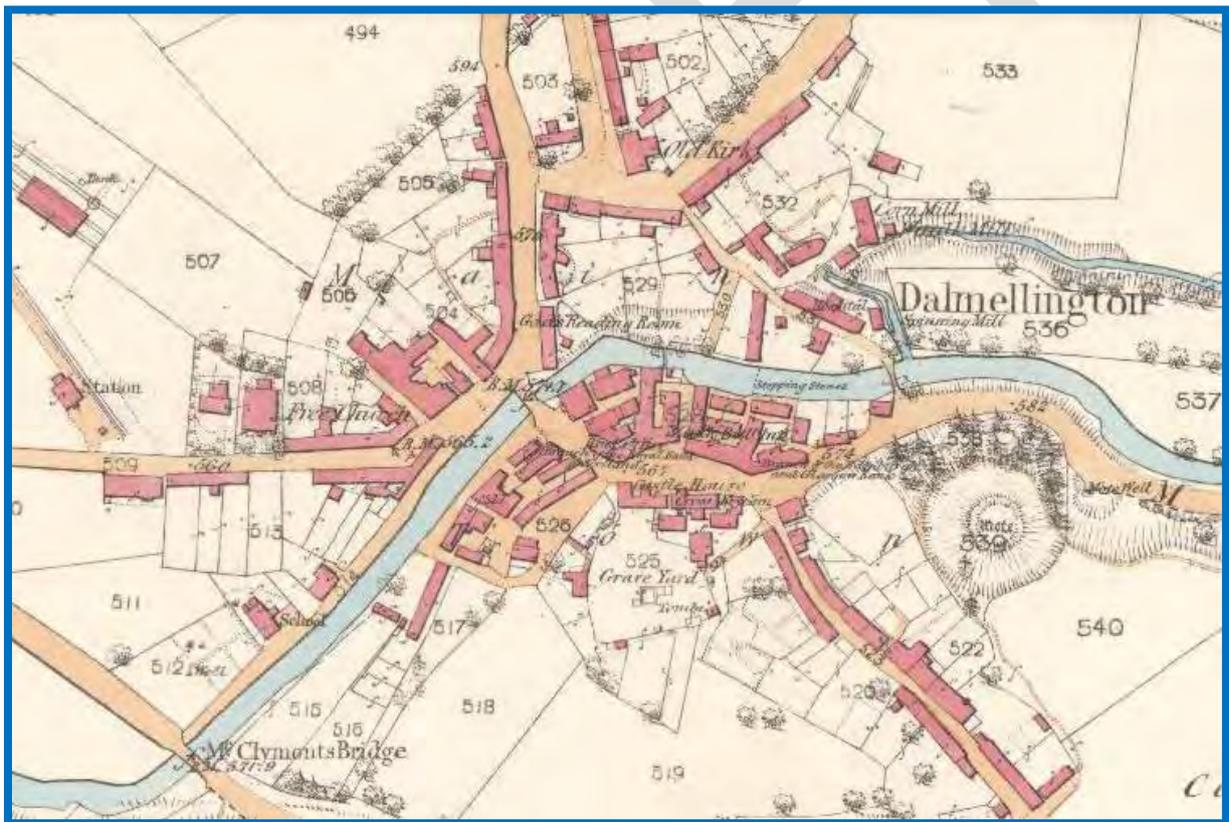


Figure 3: 1857

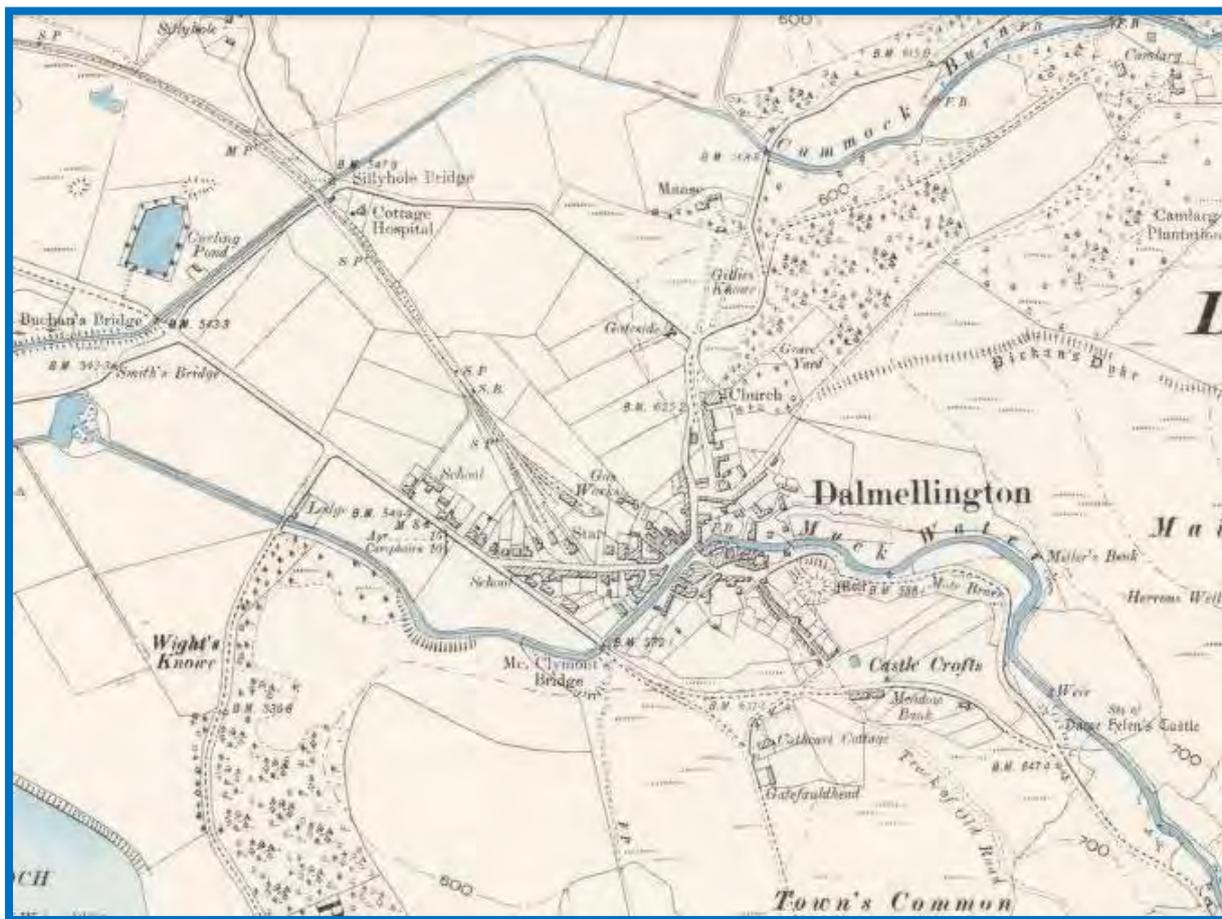


Figure 4: Ayshire Sheet XLVI.SE 1894

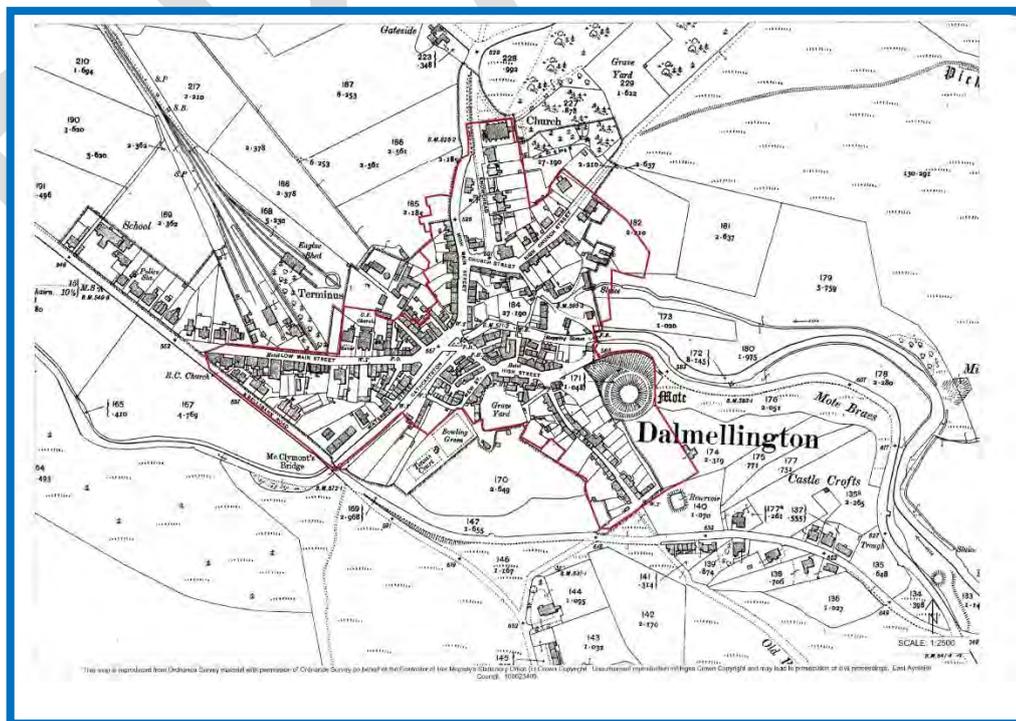


Figure 5: Epoch 3 (1904-1939)

3.0 CHARACTER AND APPEARANCE

3.1 TOPOGRAPHY AND SETTING

3.1.1 Dalmellington sits at the southern angle of East Ayrshire; bounded on the north by Ochiltree; the east by New-Cumnock; the south-east by Kirkcudbrightshire; the south-west by Loch Doon and Doon Water; which divide it from Straiton; and on the west by Dalrymple. It has a triangular figure, its longest side bounding the Doon. Behind the river plain the town rises up towards the ridges of the steep surrounding hills. A mile or so from the south-eastern boundary, surrounded by heathy moorland, is a small lochan (Bogton Loch) and below the village is a morass of about 150 acres resting on a spongy bed – Dalmellington Moss. Over the years the area has suffered repeatedly from floods first recorded in 1855 and later in 1927 and 1936. Today the surrounding area is predominantly in agricultural use, however there are a number of notable environmental features in the surrounding area illustrating how the town is surrounded by a wealth of natural assets including: -

- Galloway Forest Park – the UK’s first Dark Sky Park;
- Craiggengillan Estate with its Dark Sky Observatory;
- Planted Woodlands;
- Loch Doon;
- Ness Glen; and
- the UNESCO Biosphere.

3.1.2 Dalmellington once a market town, and civil parish owes its origins to the fault line separating the Southern Uplands of Scotland from the Central Lowlands and sits at the issue of a river from the uplands into Dalmellington moss plain. As you approach the Conservation Area from the North the Kirk of the Covenant, Knowhead, sits at a high point towards the northern edge of the town. It is clearly visible as the town is approached from the south and west. From the northern edge of the Conservation Area at the Kirk of the Covenant one has expansive views across the valley of the surrounding hills and countryside. The town falls away below with its low rise fabric tucked into the river valley.

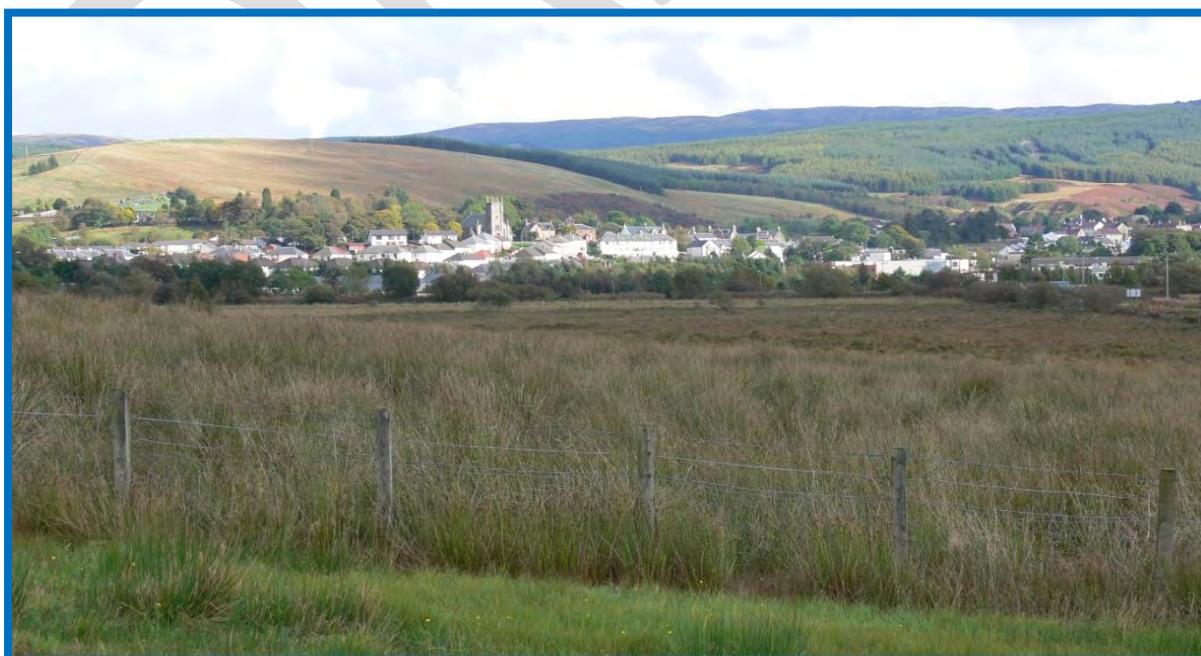


Figure 5 Dalmellington nestled at the foot of the hills with the Kirk of the Covenant clearly visible

3.2 STREET PATTERN

The town lies in the Doon Valley and the Muck Burn, a tributary of the Doon, runs through the centre of Dalmellington. The town sits on the Doon valley floor spreading eastwards onto the adjacent steep sided hills.

- 3.2.1 The Conservation Area from the central Square, can be divided into three distinct physical areas - the Square /Main Street/Waterside Street zone (the main access road from the West); the Motte/High Street/Townhead zone (the main access from the South) ; and the High Main Street/Knowhead/Church Hill zone (the main access from the North). There are various pathways running through Dalmellington Conservation Area with narrow bridges transversing the river, most of which are in poor condition. Dalmellington is located on the eastern edge of the valley with the Conservation Area gently rising from Main Street to the centre of the town then rising steeply up High Main Street and Church Hill.
- 3.2.2 The street pattern of the town has clearly developed from the initial positioning of The Motte and castle in relation to the burn and the main river crossing and bridge located where the roundabout now exists. The main routes in and out of the town radiate North, West and South from this heart with Waterside Street following the course of the burn westwards and High Street and Townhead circumventing the Motte Southwards. The town had the advantage of being patronised by the McAdams of Craigengillan, including Scottish engineer John Loudon McAdam who pioneered road construction around 1820 and who built the road to Cumnock. These areas contain the original fabric of the town, once the medieval nuclei of the church, the roads and the crossing point of the Muck Water and now, the commercial and civic heart. Beyond the Conservation Area boundary are modern additions to the town comprising mostly residential dwellings, schools and leisure facilities. Over the centuries change to the medieval core of Dalmellington has been marginal rather than radical. Improvements have tended to have been made within the pattern of the old medieval settlement and the areas once occupied by the mills, on the slopes east of the burn have remained undeveloped leaving pleasant green space within the town. One significant change, however, dramatically altered the heart of the town when in 1935, in order to improve transport access for military traffic, the Auld Brig and the Iron Brig were removed, the burn culverted, and The Square created in the very heart of the settlement.
- 3.2.3 There is one surviving area of cobbles otherwise the street and road and paths surface finishes are substantially tarmac with small areas of concrete pavers and concrete slabs.

3.3 ACTIVITY AND MOVEMENT

- 3.3.1 Access to and from Dalmellington occurs via three significant transport routes: –
- the A713 leaving /approaching the town to/from the West towards/from Ayr;
 - the A713 leaving/approaching to/from the South towards/from Dumfries; and
 - the lesser link via the B741 to the north to/from Muirkirk.

The B741(High Main Street) and B7013 (High Street) are continuations of the Town Centre streets accessed through the town whilst the A713 effectively bypasses the town and is a designated Galloway Forest “Tourist Route”. The town’s reason for being is as a rest/meeting

area for travellers from the North and South, however, the ‘bypass’ nature of the A713 has reduced this role for the town. If visitors do enter the town from the South and West, the main roads (Main St and High St) converge on The Square which now consists of a roundabout, a busy bus stop and a car park, with a few commercial properties on its perimeter. Travelling in or out of the town the residential, single-storey cottages within the Conservation Area give way to two-storey commercial properties in the heart of the town- pubs and hotels with ground floor shop units and flatted dwellings upstairs.

The Muck Burn is culverted under the Square, beneath the roundabout and reappears at the junction of high Main Street and High Street, where it then meanders eastwards curving past The Motte. Downstream it is followed by Waterside Street westward on to Dalmellington Moss Plain

3.3.2 The Square, the daytime hub of the town for commerce and travel, becomes empty and quiet in the evenings and at night. Whilst pubs and a nightclub do exist, the lack of restaurants and other evening entertainment venues of any kind, fail to retain residents or attract visitors into the core. Residents tend to travel further afield for entertainment and relaxation while there is no reason for visitors to frequent the town at this time at all.

3.3.3 The town, being dependent on passing visitor trade and outdoor activity is significantly affected by seasonality and therefore requires to address the means of attracting visitors to stay in the town and explore it regardless of weather conditions.

3.4 BUILDINGS AND TOWNSCAPE

3.4.1 Initial expectations of Dalmellington based on its rural location are confounded by the story of its industrial past. The village surrounds the Muck Water, occupying the valley floor and partially scattering onto the hillside which flanks its eastern side, dominated by the tall tower of the Kirk of the Covenant at the top of the village and by a varied collection of inns and pubs and commercial properties in its lower reaches. Also in the lower part of the village remains a row of converted weavers cottages made into the Doon Valley Museum home to a permanent weaving display and a programme of Arts & Craft and Historical exhibitions.

3.4.2 The architecture of the town is modest with small plot sizes and small scale with vernacular buildings primarily of one or two stories, some with dormers. Some of the buildings are late 18th century but the majority are late 19th century. The improvement of buildings over the years as a result of the ever changing economic fortunes of Dalmellington has resulted in an eclectic mix of architectural styles and character. Middle class Victorian villas which appeared on the fringes of the Conservation Area at Low Main Street and Knowhead, create a distinctly suburban feel quite different from the rest of the town. Early photographs indicate that thatch would have been the principal roof covering used on the cottages and many of them would have had lime-washed walls. Slate eventually replaced thatch, with this transition probably facilitated by the arrival of the railway. Typically, retail and commercial use located in earlier buildings tended to be domestic residences partially converted for shop use like 2-4 Main Street (**Figure 5**) and 18-22 High Main Street (**Figure 6**), whereas from 1850 onwards, these would have been replaced by better housing as building standards improved and expectations rose with shops and premises more likely to be purpose built specifically for retail use with living accommodation above like 9-13 Main Street (**Figure 7**) or 10-12 Main Street (**Figure 8**)

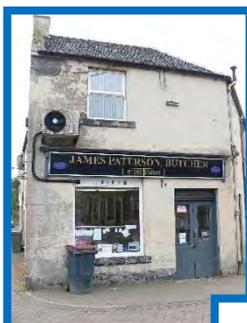


Figure 5



Figure 6



Figure 7



Figure 8

- 3.4.3 The townscape of Dalmellington is defined by the combination of buildings and public spaces and how these relate to each other. The Conservation Area centres on the traditional town centre but extends outwards to the edges of the extended town settlement. The town development has been clearly influenced by the river which runs through it but has remained relatively unaltered in its layout.
- 3.4.4 Nowadays slate is the predominant roof covering matched with terracotta and zinc ridges/hips. Later 20th and early 21st century properties often have concrete roof tiles. Many chimneys have been removed or reduced in height. Gutters and downpipes have been replaced with PVCu although some cast iron still exists. Very few properties still have lead lined stone gutters. Windows have been extensively replaced with PVCu or aluminium and there are timber window replacements some of which are sliding sash or “H” Type sash and case lookalikes. There are very few examples of original sliding sash windows. External walls range from painted roughcast, to dressed and random stone to dry dash and brick. There are few examples of original cast iron railings. Newer fencing and the bandstand have been constructed from galvanised steel which has been painted. Dormers, chimneys, gables, skews, parapets and ridges are important features which exist throughout the Conservation Area. Surprisingly unlike many other Ayrshire towns there exists no wallhead nepus gables/tympanties, instead, 17 Church Hill (**Figure 9**) and 2 High Street (**Figure 10**) feature relatively grand two-storey projecting tympanties or fore-gables, articulating the principal entrance bays.



Figure 9 The Dalmellington Inn
formerly the Railway Inn



Figure 10 the Sean Baile House or “Corbie House”

- 3.4.5 There are no parks, historic gardens or designed landscapes within the Conservation Area, however, the demise of the weaving industry has left pleasant green space around the Path and the Burn where once the lade ran and the looms clattered.
- 3.4.6 Within the Dalmellington Conservation Area there exists the Motte, a Scheduled Monument dating from around 1200 AD, designated due to its national significance. It is protected from alteration or development and is the oldest surviving structure in Dalmellington. The Motte is approximately 60 feet in diameter and slopes steeply to a trench cut off from Castle Crofts plateau on the east and south. The trench is approximately 6 to 9 feet wide. The Motte rises approximately 70 feet above the town. The Motte was restored approximately 50 years ago. Originally the Motte would have been topped with a wooden tower and below this would have been several buildings some containing livestock.
- 3.4.7 Dalmellington contains 13 Listed Buildings/Structures of which 9 are located within the Conservation Area. Of this 4 are B Listed and 5 are C Listed as follows (see **Figure 11**) -



- **The Doon Tavern, 1 High Street (B) - Figure 12**
originally built in the 18th century as the Royal Bank retains fretted door head with scrolled brackets
- **The Old Kirkyard (B) - Figure 29**
- **Cathcart Hall, 2 Churchill (B) - Figure 42**
originally the old church 1766 built by James Armour this first became a dwelling and was then later reconstructed in 1938 as a church hall
- **Kirk of the Covenant Knowhead (B) - Figure 28**
1846 Patrick Wilson handsome neo-Norman church with a lofty tower
- **The Dalmellington Inn, 2 High Street (C) - Figure 6**
- **30-32 High Street (C) - Figure 38**
Midton House – a rarity due to its construction of Straiton granite using block and sneck masonry with a prominent masons mark on the wall, is one of the oldest surviving houses in the town. It was formerly a steading with stables and a byre behind. The date 1744 is inscribed on one of the outbuildings, but the house is much older.
- **17 Churchill (C) - Figure 10**
built in 1838 the Sean Baile house includes a marriage lintol to the rear dated 1632
- **4-5 Main Street (C)**
- **8-11 Cathcartson (C) - Figure 36**
have a “pretty datestone with scroll floral border” inscribed with the initials “AMc” and the date “1744”



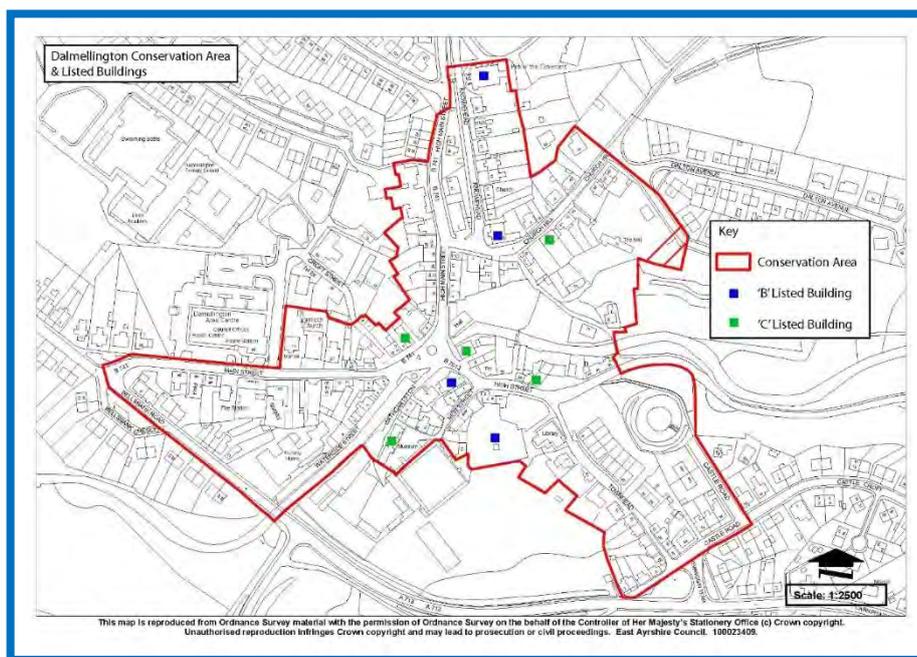


Figure 11 Listed Buildings within the Conservation Area

- 3.4.8 Along with the Listed Buildings there are various notable properties surviving which contribute much to the history, character and evolution of the town and as such should be valued and protected: -
- (a) **18-20 High Street (Figure 12)**; originally The Black Bull Inn (and later the Loch Doon it has been stripped back to its random rubble walls so that its shouldered red sandstone window and door frames of 1895 by Allan Stevenson stand proud. The date stone reading 1895 refers to the date it was remodelled having been a coaching inn for the Ayr/Dumfries route.
 - (b) On the south side of the town, exists the complex of buildings that included the Cross Keys Inn (**15 High Street**) that stood on the corner with Townhead. Sadly, this structure which was the only one that has been posited as containing fabric of 17th century origin was recently demolished. Prior to demolition it was a neglected block with a projecting gabled forewing.
The block of two properties that still stand between the site of the old Cross Keys and New Street contains two buildings of local historic interest, although neither are listed:-
 - (c) **11 High Street (Figure 14)**; this was the house of Dr Alexander Jamieson born in 1789 who, “shares the poetical laurels of Dalmellington with Robert Hettrick, the blacksmith poet.” The house features a bust of him on its roof as a finial.
 - (d) **9 High Street, Ye Old Castle House (Figure 14)**; sits on the site of an earlier house that was said to have been built of masonry taken from the legendary Dame Helen’s Castle. There is also claimed to be a stone dated from 1003 – projecting hipped forewing is unusual in the streetscape.
 - (e) **1 High Street, the Doon Tavern (Figure 12)**; features a fretted door head with scrolled brackets .This property was occupied by the Royal Bank of Scotland, probably accounting for these features, until they moved to their custom built, classically plain property by Peddie and Kinnear at 27 Main Street (**Figure 20**) in 1875.

Figure 12 the Doon Tavern, originally the Royal Bank



Figure 13 High Street, once the Black Bull Inn



Figure 15 now vacant 15 High Street once the Cross Keys Inn



Figure 14 Dr Jamieson's House and Ye Old Castle House

- (f) Further down Main Street sits the **Eglinton Hotel (Figure 16)**, once known as the Craigengillan Inn. Due to its position directly opposite the railway station, it has remained one of the key buildings in the local townscape over the past two hundred years.

Figure 16 50 Main Street, The Eglinton Hotel, a visible reminder of the towns strategic location for travellers throughout history.



Figure 17 signage uncovered during restoration works – evidence of early use as staging post along with the Cyclists' Touring Club plaque showing their emblem of a winged wheel, indicating a long tradition of welcoming cyclists...

(g) **Hollybank House, 32 Main Street c 1860 (Figure 19)** was Dalmellingtons surgery and its grandest house standing slightly back from the narrow and congested street behind gates and railings.

(h) Opposite is **Lamloch Church (Figure 30)** and its manse by David Millar in 1851, retained in use today as the Scout Hall.



Figure 18



Figure 19

Across the Square at **1 High Main Street (Figure 21)**, the Merrick Hall dates from the 1930s in a Moderne style typical of high fashion of the era, but of appropriate scale and material for the town; further up **High Main Street** can be found the **Post Office (Figure 22)** another building of this period but this time executed in red sandstone.



Figure 21



Figure 22

Throughout the town are various examples of good but simple 20th century commercial premises such as 26-30 Main Street (**Figure 24**) and 9 High Main Street (**Figure 25**); with various adaptations and improvements over the years they contribute to the story of Dalmellingtons evolution and social and economic fortune – most notably the presence of the Co-Operative Society's many premises on High Main Street.



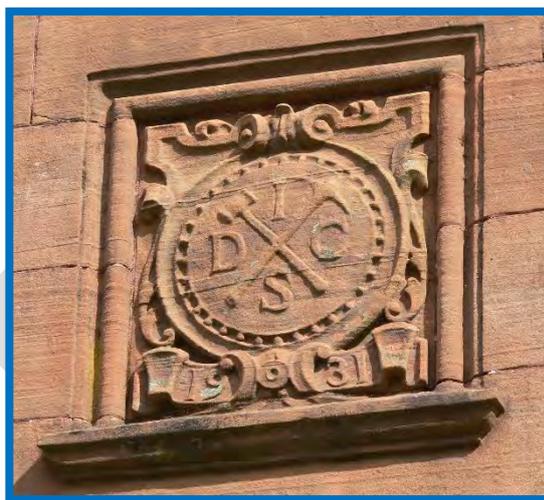
Figure 24



Figure 25

- 3.4.9 The Co-Operative played a significant role in the architectural and economic history of Dalmellington as is typical of the pattern in many Scottish mining communities where the role of co-operation was considerable and was reflected in the popularity and success of these societies. The idea of co-operative purchasing grew and was particularly popular in industrial working class areas. Strongholds in Scotland were in the coalfield areas of Ayrshire, Lanarkshire and the Lothian's where members shared in the profits through their dividend. Co-Operative societies established shops, provided delivery services to outlying areas and set up their own purpose-built bakeries, dairies and clothing factories.

The Dalmellington Industrial Co-Operative Society Limited was established in 1879. Like many co-operative societies, the Society had a number of shops serving different purposes from shoes to groceries. These shops were located on High Main Street and Church Street and survive today. The business grew successfully resulting in the steady expansion over the decades of the late nineteenth and early twentieth centuries. In 1896 the building already



erected in 1883 on High Main Street was extended to accommodate the grocery and drapery trades and above the shops committee and meeting rooms were created. In the 1930s the Society continued to thrive and a new building was erected in Church Street. Around the same time, the existing shops in High Main Street were re-fronted in a Moderne style with etched glass, black polished marble cladding and a terrazzo floor typical of the 1930s period. (**Figure 26**)

By the post-war period there were four shops in this row including a bakery, a butcher, a drapery and a shoe shop with offices on the first floor. The shops remain in Co-Operative use until the 1970s but the Church Street premises remains a Co-Operative store to this day under the ownership of CWS. (**Figure 27**)

For a small settlement like Dalmellington the contribution made by the Dalmellington Industrial Co-Operative Society was therefore of significance. The building and refurbishment of shops which aimed to serve the local community had a permanent impact on the architectural appearance of the town. Although only the shop at 2 Church Hill remains in Co-Operative occupation, the wider legacy of their role remains evident.

Figure 26



Figure 27



- 3.4.10 The major landmark in the town is the **Kirk of the Covenant** on Knowhead (*Figure 28*) clearly visible from most areas, and **The Motte** which is not so easily located without help. More minor landmarks include **The Bandstand** in The Square (*Figure 34*); the **Old Kirkyard** (*Figure 29*) and **Lamloch Church** (*Figure 30*)



Figure 28



Figure 29



Figure 30

3.5 SPACES

- 3.5.1 Space is part of the urban form and is important in defining the character of any town. Dalmellington has relatively few planned open spaces, particularly in the Town Centre and Conservation Area and those which exist are underdeveloped and under-utilised. The bandstand and surrounding area The Square is a focal point for meeting and waiting for public transport, however, it could be significantly improved by new landscaping utilising soft traditional materials.
- 3.5.2 There are three main areas of green open space within the Conservation Area at **The Motte** (*Figure 32*), the **Old Graveyard** (*Figure 29*) and either side of **The Path** (*Figure 31*). Other open spaces include car parking areas and fenced off vacant sites. Private open space is mainly to the rear of properties facing onto roads with most properties in the Conservation Area standing hard against the streets.



Figure 32



Figure 31



- 3.5.3 The churchyard along with the Motte remains an important medieval site. The original site of the church was re-utilised for the construction of the surviving Greek Revival mausoleum of the McAdams of Craigen Gillan and the old churchyard also contains a number of fine post-Reformation grave markers which, along with the mausoleum, require conservation and protection. The 16th century, the century in which Scotland played host to her own Protestant reformation, was a quiet one for Scottish gravestones. It seems that they were seldom produced and are indeed a rare sight today in our old graveyards.

The old graveyard originated in pre-reformation times and the original church stood nearby. The oldest surviving headstone is dated 1662. There are memorials to Dalmellingtons blacksmith poet Robert Hettrick, philanthropist John Gaa and local covenanters. The large structure in the middle is the mausoleum of the McAdam family, who for many generations were the principal landowners in the area

3.6 TREES AND LANDSCAPING

- 3.6.1 There are no Tree Preservation Orders (TPOs) within the Dalmellington Conservation Area, reflecting the lack of formal green open space contained therein. Trees within Conservation Areas are protected by legislation, therefore, any lopping or cutting must first be notified to the planning authority. There are some significant trees within the Conservation Area within the Old Kirkyard and around The Path and the Motte. East Ayrshire Council should carry out a detailed survey and identify any specimens that should be proposed for protection. Loss of these trees would certainly have a detrimental impact on the character of the town centre



Figure 33 significant tree specimens in the Old Kirkyard and The Path

3.7 CHARACTER AREAS

The Conservation Area naturally splits itself into three Character Areas as follows; -

Character Area 1 – the Square/Main Street/ Waterside Street/Cathcartston

This zone really forms the commercial heart of the town with the Square (the location of the old bridge) now home to the bandstand and the bus stops, and all transport routes converging here. The burn flows through the culvert, with Waterside Street following it westwards and Cathcartston housing a row of Grade C Listed weaver's cottages now turned into a museum. Main Street still houses important civic and commercial structures such as the bank and a former church, shops and a public house.

Figure 34

The Square looking north from High Street



Figure 36 weavers cottages constructed in 1744, Cathcartston



Figure 35 the Muck Water looking east towards the Bandstand

Character Area 2 – the Motte/High Street/Townhead

This zone is dominated topographically by the Motte, however, it is not obviously visible even as you leave the Square to move towards it. The oldest surviving properties in Dalmellington are located in this area and sadly it therefore contains many of the most derelict and vacant properties. En-route you traverse High Street with its concentration of public houses, two-storey properties and the Grade B Listed Old Kirkyard with its natural stone and greenery. Upon approaching the Motte there is no clear access to this important and under-valued Scheduled Ancient Monument and no obvious invitation to explore it further. Bypassing it, Townhead slopes upwards towards Castle Road, a mixture of residential properties including a very recent development.



Figure 37 The Motte



Figure 38 Midton House



Figure 39 lintol at 14 New Street

Character Area 3 – High Main Street/ Knowhead/Church Hill

Characterised by its location on the steep hill at the northern strand of the Conservation Area this zone is dominated by the town's most significant physical landmark the Kirk of the Covenant. A tall structure, the Kirk towers over the town from its perch at the high point of Knowhead. The rest of Knowhead comprises an interesting mix of low rise domestic dwellings turning at High Main Street into two-storey commercial properties, many purpose-built, as the Square is approached. Behind the main route, on the steeply sloping hillside is Church Hill, leading to the graveyard and hills beyond. Church Hill includes a mix of interesting historical properties in relatively unspoiled condition, in a leafy location, where the town dissipates into the hill, including the Grade C Listed 17 Church Hill (*Figure 10*) and the Grade B Listed Dalmellington Parish Church Hall (*Figure 42*). At the foot of High Main Street you encounter the Merrick café and long defunct dance hall signifying your arrival in the social hub of the town.



Figure 40 the Mill



*Figure 41
Knowhead*



Figure 42 Cathcart Hall

4.0 NEGATIVE FACTORS

- 4.1 The character and appearance of Dalmellington Conservation Area is adversely affected by a number of historic but derelict and vacant buildings in prominent locations within the town centre.



Figure 43 at risk



Figure 44 old stables and byres



Figure 45 the Path



Figure 46 1 New Street

In addition to vacant buildings there are various vacant sites. Particularly prominent sites in the heart of the oldest area of the town are at 15 High Street (*Figure 47*), 15 New Street (*Figure 48*), and 2-4 Townhead (*Figure 37*) The sympathetic development of these sites would significantly enhance the Conservation Area and help to redefine the original street pattern which remains intact, but eroded.



Figure 47 New Street



Figure 48 High Street

- 4.2 The Conservation Area is affected by many instances of poorly maintained buildings and signs of ongoing disrepair to the physical fabric of the area. Issues such as blocked drainage systems, vegetation growth, and poorly maintained stonework are all clearly visible within the Conservation Area. This issue is not unique to Dalmellington and is certainly not helped by the difficult economic times facing property owners and occupiers over the last few years.

- 4.3 Much of the historic character of Dalmellington has been altered by new development and additions to buildings including shop frontages and signage. Such modern additions have an adverse effect on the appearance. A more sensitive and co-ordinated approach to signage and shop front design, for example, could have a marked impact on the area.



Figure 49



Figure 50

- 4.4 There is only one property within Dalmellington Conservation Area which retains its original sash and case windows.



Figure 51



Figure 52

- 4.5 The most recent new-build developments at Melling Terrace (*Figure 53*) and Townhead (*Figure 54*) are constructed in unsympathetic materials and further contribute to the erosion of Dalmellington's character.



Figure 53



Figure 54



Figure 55



Figure 56

5.0 BUILDING BY BUILDING ANALYSIS

See attached *Appendix A*

6.0 BUILDINGS AT RISK SURVEY

Historic buildings may also be placed on the Buildings at Risk register (BAR). A Building at Risk is one which is either listed or unlisted, located within a Conservation Area, and which meets particular criteria. The register is maintained by the Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS) and the criteria for inclusion on the register are one or more of the following: - vacant with no identified new use; suffering from neglect and/or poor maintenance; suffering from structural problems; fire damaged; unsecured and open to the elements; and threatened with demolition. Being on the BAR does not confer any additional statutory protection to a building but it does highlight its vulnerability and can help to raise awareness of the need for action. Information is available on their website www.buildingsatrisk.org.uk

There are currently 5 buildings located in the town centre on the Register: -

(i) **1 New Street** (*Figure 46*)

(ii) **4-8 The Path** (*Figure 45*)

(iii) **Ye Old Castle House, 5 High Street** (*Figure 14*)

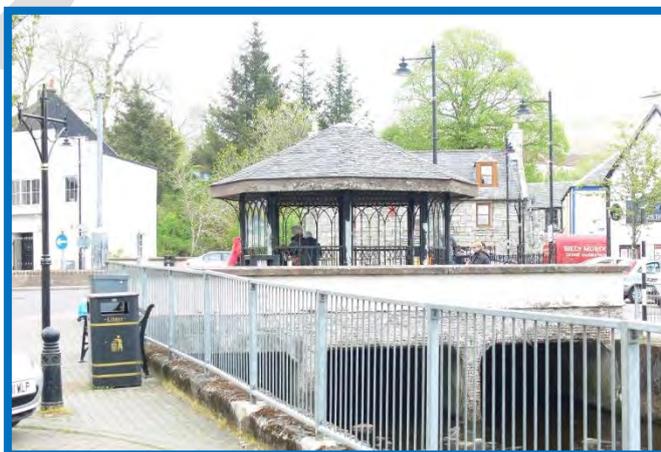
(iv) **building to rear of 18 High Street** (The Black Bull/The Loch Doon) (*Figure 43*)

(v) **building to rear of 28 High Street** (*Figure 44*)

See attached *Appendix B*

7.0 PUBLIC REALM AUDIT

7.1 There are relatively few areas of public open space within the Conservation Area. Of the open space which does exist, the key opportunity for enhancement is considered to be the bandstand and surrounding area. Whilst the bandstand is a modern addition to the area it provides useful shelter and a focus/landmark for residents and visitors alike. The Square area could be improved with new landscaping using good quality materials to create a more attractive and purposeful area, continuing to provide an obvious focus to visitors and locals alike. The Muck burn is an unusual and attractive asset to a town centre and the riverside should be included in any plans for the Square.



- 7.2 The Path itself requires improvement along with the steps and railings where Church Hill intersects with High Main Street, and the steps and railings from High Main Street to the Kirk of the Covenant.



- 7.2 The lanes which form an inherent part of the towns character should be improved, particularly the lane to The Path and Stepping Stones Bridge, the one leading to Hospital Bridge and the start of Cathcartston from High Street. The cobbled path adjacent to 18 High Street leading to the bridge and then to The Path is a very distinctive, historical feature that could potentially benefit from conservation and repair. The reinstatement of a similar finish to other areas throughout the Conservation Area would create distinct character and charm and guide visitors around the area. In line with the Local Plan Policy of promoting Dalmellington as a Visitor Friendly Town the green spaces adjacent to The Path and the burn could be developed as a picnic area with good public toilet facilities. The Hospital Bridge should be included to provide a pleasant walk to The Motte.



Figure 57 the lane to the Path



Figure 58 Hospital Bridge



Figure 59



Figure 60



Figure 61 Stepping Stone Bridge



Figure 62 towards the path

- 7.3 There are also enhancement opportunities relating to the open spaces adjacent to the Motte and The Old Graveyard, with huge potential for work in and around The Motte relating to its development as a visitor attraction within the town. In the absence of any development proposals for the site at 15 High Street (**Figure 48**), this area could benefit from temporary landscaping or redevelopment as a park.
- 7.4 Street lighting and signage are standard, with some modern “conservation style” lamp standards, bollards and benches having been installed in and around the Square. Dominating the Square the social heart of the town, is a huge security camera mast located in the roundabout, towering over the streets. There are no natural landscaping materials in situ in the town centre and no green landscaping to soften the harsh finishes. Street signage is standard and shop signage modern. There are various instances of prominently located satellite dishes, security alarm boxes, above-ground gas meters attached to walls, air-conditioning units, modern metal garage doors and wheelie bins all contributing to the impression of haphazard control and unfitting detail for a Conservation Area.



Figure 63 examples of unsympathetically located services detracting from the historic fabric

8.0 ASSESSMENT OF SIGNIFICANCE

- 8.1 Motte-and-bailey castles in Scotland emerged as a consequence of the centralising of royal authority in the 12th century. King David 1 encouraged Norman and French nobles to settle Scotland, introducing a feudal mode of landholding and the use of castles as a way of controlling the contested lowlands. Galloway, which had resisted the rule of David and his predecessors, was a particular focus for this colonisation. The size of these Scottish castles, primarily wooden motte-and-bailey constructions, varied considerably. The size and location of Dalmellingtons Motte make it an important surviving example pertaining to this period.

- 8.2 Today almost no motte-and-bailey castles remain in regular use in Europe, with one of the few exceptions being at Windsor Castle where it has been converted for the storage of royal documents. The landscape of Northern Europe remains scattered with their earthworks and many form popular tourist attractions as part of the European Heritage Industry. There exists the potential to develop the Dalmellington Motte for heritage tourism.
- 8.3 The Dalmellington Conservation Area encloses the remains of the Motte, the ancient ecclesiastical land mark site of the Kirk of the Covenant and a number of traditional cottages set out along old streets. The remaining core of this historic settlement has considerable significance for a number of interrelated reasons all of which contribute to its unique character and appearance and it includes 9 Listed Buildings along with the Scheduled Monument, The Motte. The remaining core of the historic settlement around Dalmellington is unusual in terms of its very rural location and yet it's contradictory historical industrial development. The town retains an odd mixture of rural weaver's cottages, punctuated by grandiose 19th century additions.

9.0 OPPORTUNITIES FOR DEVELOPMENT

- 9.1 The East Ayrshire Local Plan 2010 is the key document which defines land use in East Ayrshire. It is about to be superseded by the East Ayrshire Local Plan 2015. It proposes a small number of development opportunities within the Dalmellington Conservation Area. These include: -

- a) 0.24 ha site at **Melling Terrace** which is allocated for housing development and has consent for 5 further houses (with one having been completed to date); and
- b) 0.08 ha site at **17 High Street** which is allocated for sympathetic redevelopment of either Class 4 Business, Residential, Community Facility or Hotel/Guesthouse use.

A further site offering development opportunity is identified **outwith but directly adjacent to** the Conservation Area at Croft Street. This site is designated for sympathetically designed Particular Needs Housing or "footfall generating use" appropriate to its location within the Town Centre, and must be designed appropriately given its proximity to the Conservation Area.

10.0 OPPORTUNITIES FOR PLANNING ACTION

- 10.1 East Ayrshire Council, primarily through Development Management and Enforcement, along with the Ayrshire Roads Alliance, should ensure that the special interest created by the historic form and special qualities of the Conservation Area outlined in this report are not eroded by poor quality development, unsympathetic alteration and replacement, and inappropriate repair. The day to day work of the Council's Development Management section provides a safeguard for development within the Conservation Area but can only control works which require consent ie: - those which fall out with the terms of the General Permitted Development Order along with those for which consent is sought. Any proposals within the Conservation Area are determined against the policies in the currently adopted Local Plan.
- 10.2 Whenever appropriate Statutory Consents are **not** obtained for development, Enforcement Action **must** be taken to ensure the protection of the special character and appearance of the Conservation Area. If this is not strictly adhered to, the erosion of the Conservation Area although insidious and gradual eventually impacts enormously on the fabric and creates

precedents against which it becomes increasingly difficult to justify appropriate standards. In Dalmellington the prevalence of plastic and inappropriate windows is testimony to this.

10.3 Out with the scope of the planning system a number of developments can be carried out legitimately within the Conservation Area using Permitted Development Rights, however it is considered that in order to most effectively manage development in the Conservation Area a review of remaining Permitted Development Rights should be carried out and if appropriate an Article 4 Direction be taken forward to remove any rights which could negatively impact on the character and appearance of the area.

10.4 The boundary of the Conservation Area has not changed since the area was first designated in January 1979 and the current boundary includes the oldest part of the town including all of the town centres buildings of historic importance. There are 4 other listings in Dalmellington out with the Conservation Area, three of which are bridges. It would seem reasonable to extend the boundary to include the Victorian villas at the end of Main Street, on Ayr Road including 14 Ayr Road, the former Police Station, and as far the C Listed former Schoolhouse to Dalmellington Primary School at 16 Ayr Road, thus incorporating all the Listed properties other than bridges within the town. East Ayrshire Council should give this due consideration.

Buildings identified through this appraisal, or by other means, as having some architectural or historic interest, but which do not meet Historic Scotland's criteria for inclusion in the statutory list of listed buildings are included in the Addendum as part of this appraisal.

10.5 The implementation of a Conservation Area Regeneration Scheme (CARS) within Dalmellington creates the opportunity to educate property owners and contractors regarding appropriate repairs and use of materials within the Conservation Area. Importantly the focus here is on education in a holistic approach to property maintenance and repair regimes, which will enhance, not only the character of their properties, but also increase longevity of life span of the buildings and reduce maintenance costs over the long term. Education and availability of appropriate skills is clearly a more constructive way of shaping the character of the Conservation Area than depending upon enforcement.

10.6 East Ayrshire Council will bring forward a scheme which addresses the generally poor condition of the built fabric in the Dalmellington Conservation Area and the need for appropriate standards of care and maintenance in order to ensure that the historic fabric is protected and preserved. This will include the publication of clear and concise guidelines as to appropriate standards of maintenance and repair; the provision of support for property owners, contractors, and professional consultants through the publication of a maintenance guide together with follow-up seminars, the provision of grants and other financial assistance through, for example, Conservation Area Regeneration Schemes (CARS) and Townscape Heritage programmes (THs) as a means of encouraging owners to repair their property to an acceptable condition and appropriate standard; and by making available a resource point, where property owners can obtain strategic guidance on the most appropriate way of caring for their historic property.

11.0 OPPORTUNITIES FOR ENHANCEMENT

11.1 The **Dalmellington Parish Community Action Plan 2012-2017** states that upgrading the Town Centre has been identified as a priority for both residents and businesses. The Action Plan contains the following proposed Town Centre Improvements: -

PRIORITY 1

- improve the buildings and frontages in the town centre;
- commission an artist to depict a vision for what the town centre could look like, using traditional colours and signage styles;
- work with businesses and community groups to agree a vision and create an overall plan of Town Centre improvements;
- secure funding and support for a shop front and building improvement scheme, including liaison with EAC Planning and Economic Development

PRIORITY 2

- environmental improvements – *less litter more flowers!*;
- conduct an anti-litter campaign involving local schools;
- ask local gardening group to work with the school to produce plants for hanging baskets and floral displays within the Town Centre;
- involve businesses and schools in the maintenance of floral displays within the town centre;

11.2 In 2012 The Dalmellington Partnership commissioned Dr Lindsay Lennie to carry out a Historic Shop Appraisal (**Appendix C**) which advises in general terms the development of a sensitive and co-ordinated strategy for the shops, to tackle the following issues:

Signage; improving signage in a creative and distinctive way to help identify and promote individual businesses and to encourage trade;

Paint Colours; consider a palette of colours for shop fronts and apply some creative approaches to paint colours;

Security; adopt security measures which are more sympathetic to historic buildings

Sun Blinds; renovate any existing traditional blinds and consider sympathetic options for buildings which require blinds but where no box exists;

Window Displays; improve visibility and display in windows;

External Fittings; minimise clutter on shop fronts and the wider streetscape; and

Repairs; carry out necessary repairs and maintenance using appropriate materials and techniques

The Dalmellington Partnership subsequently secured limited funding for a shop front improvement scheme from EACs Restoring Communities Programme. Work has already been completed on a number of shop fronts in the Conservation Area.



Figure 64



Figure 65



Figure 66



Figure 67

- 11.3 The Dalmellington Partnership and Action Plan Steering Group are also supporting the submission of a bid to Historic Scotland for a Conservation Area Regeneration Scheme as a way of securing funding for building repair and associated education and training.
- 11.4 The main opportunities for enhancement identified through this appraisal can be summarised, in no particular order of priority, as follows: -

Public Realm including The Motte and The Old Kirkyard

The Partnership has over several years carried out access improvements, asphaltting roads at Church Street, Broomknowe and Waterside but an over-arching, designed, public realm proposal which could be tackled in phases, over years, as funding allows, should be developed and adhered to in order to achieve long term goals for the town. This should include development of the Motte, the Old Graveyard and open spaces including hard and soft landscaping such as resurfacing of the roads and pavements in traditional materials, providing new and appropriate signage and lighting, and the construction of new bridges and stairs. The partnership has carried out repairs to the stairs, resurfacing of the path and installed lighting at the Motte, but this Scheduled Ancient Monument has the potential to be developed into a significant visitor attraction with interpretation and possibly a reconstruction. Equally, the Old Kirkyard could benefit from a public conservation programme which itself can become a further visitor attraction for the town. Both should be included in development plans for the Conservation Area.

Vacant & Derelict Buildings

Properties in private ownership are difficult to tackle, however, a Conservation Area Regeneration Scheme (CARS) could target specific Priority Buildings with financial support, hopefully attractive enough to encourage owners to invest in the buildings futures.

East Ayrshire Council in partnership with Historic Scotland could consider the establishment of a Traditional Buildings Health Check (THBC) Scheme in Dalmellington or East Ayrshire to promote regular and appropriate maintenance of historic property in the town as per the scheme currently being piloted in Stirling by the City Heritage Trust.

Vacant & Derelict Sites

Along with any development plan for the area, consideration should be given to simple improvements to these areas such as litter clearing, planting, fencing or artwork which may create a more attractive environment until such times as the sites are developed for buildings.

A Dalmellington Town Trail

Following on from those created and successfully implemented in Kilmarnock and Galston, Dalmellington should develop a town trail and associated interpretation and signage to educate local children and residents in their heritage and to attract visitors, encouraging them to explore the town and immerse themselves in its history and character.

12.0 CONSERVATION STRATEGY

12.1 East Ayrshire Council intends to develop a clear over-arching Conservation Strategy which will include the following:-

- Production of relevant guidance documents for managing change for example:- Shop Front Design Guidance and/or Maintenance of Traditional Building Guidance;
- Develop an area on their website dedicated specifically to Conservation Areas;
- Develop a Conservation Area App for mobile phone reference;
- Identification of any changes required to development plan policies;
- Identification of and application for funding sources and opportunities;
- Dedicated staffing resources ie: - a full-time Conservation Officer for Development Management along with a dedicated Enforcement Officer;
- Production of Conservation Briefs or Guidelines for specific developments or sites that are Listed or within Conservation Areas;
- Develop links with other strategic aspirations eg: - skills development, economic development, education and tourism.
- Develop a monitoring and review mechanism to be shared amongst the Conservation and Enforcement Officers.

12.2 The existing Heritage Projects Co-Ordinator within Development Planning and Regeneration already successfully carries out the function of identifying and applying for funding sources and opportunities and within the schemes already executed there have been guidance documents produced and links developed with other strategic aspirations. An over-arching strategy with closer links to Development Management would improve the long-term outcomes for the designated Conservation Areas within East Ayrshire Council.

13.0 MONITORING AND REVIEW

13.1 As outlined in PAN 71 (2005) consideration should be given as to how to ***“put in place appropriate monitoring indicators and agree a mechanism for review”***

13.2 The physical condition and presentation of the Conservation Area should continue to be photographed and the Gazetteer Sheets and Database updated accordingly on a regular cycle to be established by the Conservation Officer.

13.3 Regular review of the Conservation Area should set management priorities and seek to identify opportunities for enhancement. Justification for designation and validation of boundaries should also be reviewed on a regular basis.



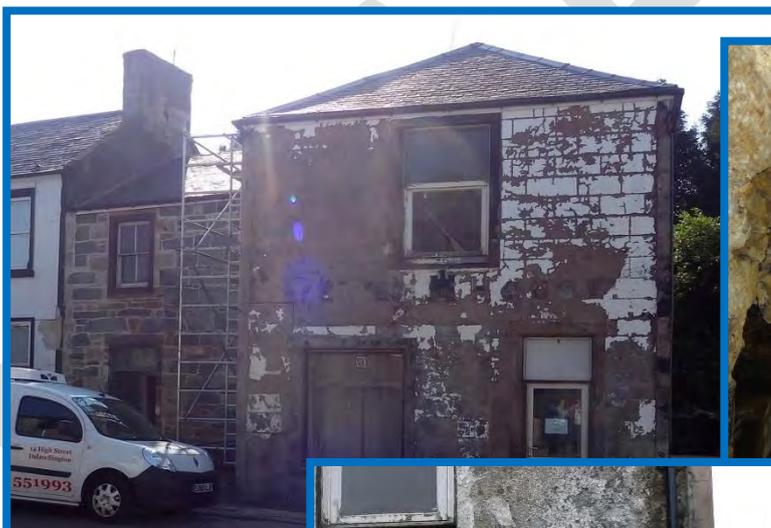
14.0 ADDENDUM

14.1 During the writing of this Appraisal and the production of the Feasibility Study for the re-submission of the Dalmellington CARS funding bid, two further properties of significance within the Conservation Area have come to the fore for consideration and are currently subject to further investigation and consideration by Historic Environment Scotland (HES) and the Buildings at Risk Register for Scotland (BARR).

14.2 5-9 HIGH STREET, (YE OLDE CASTLE)

14.3 The new owners of this property have embarked on a programme of restoration which began with them removing cementitious render from the facade of the property and repointing with lime mortar. This has revealed an intriguing stone structure and engagement with the current owners has also revealed the existence internally of a vaulted stone ceiling within the building of a significant age and the further very recent uncovering of a tunnel-like structure fabled to connect Ye Olde Castle House with the nearby Scheduled Ancient Monument Dalmellington Motte.

14.4 Historic Environment Scotland (HES) have been informed of the recently discovered features with a view to seeking examination of the property for further research and potential listing.



14.4 10 MAIN STREET, (THE OLD BAND HALL)

- 14.5 Dalmellington Silver Band is world renowned and this property was their rehearsal venue from 1947 when, known as the Eglinton Hall, it was put up for sale and purchased by the Dalmellington Band for the sum of £300. The lower section of the property was formerly a brew house for the Eglinton Hotel with the upstairs part used as the hall. Accessed by a steep and winding stair the upper hall over-looks a charming cobbled courtyard. During the Second World War the hall was requisitioned for use by the army. The purchase proved to be an investment for the Band and gave them a long sought-after permanent home. The old band hall closed its doors for the last time in 2005 when the new purpose built hall on Ayr Road opened its doors. Today the hall is in a perilous condition exacerbated by its long-standing structural issues.
- 14.6 A formal application has been made to the **Buildings at Risk Register for Scotland** to have the property included on the register to highlight its plight and provide support for the case for funding required by this property.



The Eglinton Hall or The Old Band Hall

APPENDIX A

**DALMELLINGTON CONSERVATION AREA APPRAISAL
OCTOBER 2015**

BUILDING BY BUILDING ANALYSIS

DALMELLINGTON GAZETTEERS

DRAFT

**DALMELLINGTON CONSERVATION AREA
CONSERVATION MANAGEMENT PLAN GAZETTEER SHEETS**

PROPERTY ADDRESS:

1 High Street

Dalmellington

East Ayrshire

POST CODE:

KA6 7QU**OWNERS DETAILS: 07/07/15**

Mid Carrick Properties Ltd

34 Newmarket Street

Ayr

South Ayrshire

POST CODE:

KA7 1LP**LISTED:**

CATEGORY:

B LISTED**BRIEF DESCRIPTION:**

CONDITION:

USE & OCCUPANCY**DATE:**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Ground Floor					
First Floor					
Attic Floor					

COMMENTS:

**DALMELLINGTON CONSERVATION AREA
CONSERVATION MANAGEMENT PLAN GAZETTEER SHEETS**

PROPERTY ADDRESS:

1 New Street

Dalmellington

East Ayrshire

POST CODE: **KA6 7QX**

OWNERS DETAILS: 07/07/15

Mr Malik

c/o Nisa Local

62 Merrick Drive

Dalmellington

POST CODE: **KA6 7TJ**



LISTED:

CATEGORY: **UNLISTED**

BRIEF DESCRIPTION:

CONDITION:

USE & OCCUPANCY

DATE:

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Ground Floor					
First Floor					

COMMENTS:

**DALMELLINGTON CONSERVATION AREA
CONSERVATION MANAGEMENT PLAN GAZETTEER SHEETS**

PROPERTY ADDRESS:	
2 Church Hill	
Dalmellington	
East Ayrshire	
POST CODE:	KA6 7QP
OWNERS DETAILS: 07/07/15	
c/o Dalmellington Parish Church	
Rose Cottage	
39 Main Street	
Dalmellington	
POST CODE:	KA6 7SH



LISTED:	
CATEGORY:	B LISTED

BRIEF DESCRIPTION:

CONDITION:

USE & OCCUPANCY					
DATE:					
STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Ground Floor					

COMMENTS:

**DALMELLINGTON CONSERVATION AREA
CONSERVATION MANAGEMENT PLAN GAZETTEER SHEETS**

PROPERTY ADDRESS:

6-8 Main Street

Dalmellington

East Ayrshire

POST CODE: **KA6 7QL**

OWNERS DETAILS: 07/07/15

Mr Khalid Mian

c/o Campbell Dallas LLP

Titanium 1, Kings Inch Place

Renfrew

POST CODE: **PA4 8WF**



LISTED:

CATEGORY: **UNLISTED**

BRIEF DESCRIPTION:

CONDITION:

USE & OCCUPANCY

DATE:

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Ground Floor					
First Floor					

COMMENTS:

In process of being sold – owner under sequestration – contact with solicitor maintained

**DALMELLINGTON CONSERVATION AREA
CONSERVATION MANAGEMENT PLAN GAZETTEER SHEETS**

PROPERTY ADDRESS:

8 The Path

Dalmellington

East Ayrshire

POST CODE: **KA6 7QT****OWNERS DETAILS: 07/07/15**

Mr David Coughtrie

57 Half Moon Lane

London

England UK

POST CODE: **SE24 9JX****LISTED:**CATEGORY: **UNLISTED****BRIEF DESCRIPTION:**

CONDITION:

USE & OCCUPANCY**DATE:**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Ground Floor					
First Floor					

COMMENTS:

Currently unoccupied/vacant

**DALMELLINGTON CONSERVATION AREA
CONSERVATION MANAGEMENT PLAN GAZETTEER SHEETS**

PROPERTY ADDRESS:

9 High Street

Dalmellington

East Ayrshire

POST CODE:

KA6 7QU

OWNERS DETAILS: 07/07/15

POST CODE:



LISTED:

CATEGORY:

UNLISTED

BRIEF DESCRIPTION:

CONDITION:

USE & OCCUPANCY

DATE:

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Ground Floor					
First Floor					

COMMENTS:

New owners currently repointing faced with lime mortar – understood to be restoring to residential use

**DALMELLINGTON CONSERVATION AREA
CONSERVATION MANAGEMENT PLAN GAZETTEER SHEETS**

PROPERTY ADDRESS:	
High Street	
Dalmellington	
East Ayrshire	
POST CODE:	KA6 7QU
OWNERS DETAILS: 07/07/15	
POST CODE:	



LISTED:	
CATEGORY:	B LISTED

BRIEF DESCRIPTION:

CONDITION:

USE & OCCUPANCY					
DATE:					
STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Ground Floor					
First Floor					

COMMENTS:

**DALMELLINGTON CONSERVATION AREA
CONSERVATION MANAGEMENT PLAN GAZETTEER SHEETS**

PROPERTY ADDRESS:

High Street

Dalmellington

East Ayrshire

POST CODE:

KA6 7QU

OWNERS DETAILS: 07/07/15

POST CODE:



LISTED:

CATEGORY:

BRIEF DESCRIPTION:

CONDITION:

USE & OCCUPANCY

DATE:

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Ground Floor					
First Floor					

COMMENTS:

APPENDIX B

DALMELLINGTON CONSERVATION AREA APPRAISAL

OCTOBER 2015

BUILDINGS AT RISK REGISTER

DRAFT

DRAFT

APPENDIX C

**DALMELLINGTON CONSERVATION AREA APPRAISAL
OCTOBER 2015**

HISTORIC SHOP APPRAISAL FOR DALMELLINGTON

PARTNERSHIP

by Dr Lindsay Lennie

DRAFT

DRAFT