



EAST AYRSHIRE COUNCIL

# **Local Development Plan 2**

## Dalmellington Conservation Area Appraisal

Non-statutory Planning Guidance

2024



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*Figure 1: view of High Street with the Dalmellington Inn on the left*

## 1 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”***.
- 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 that 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 Non-Statutory 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 bid(s).



- 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.

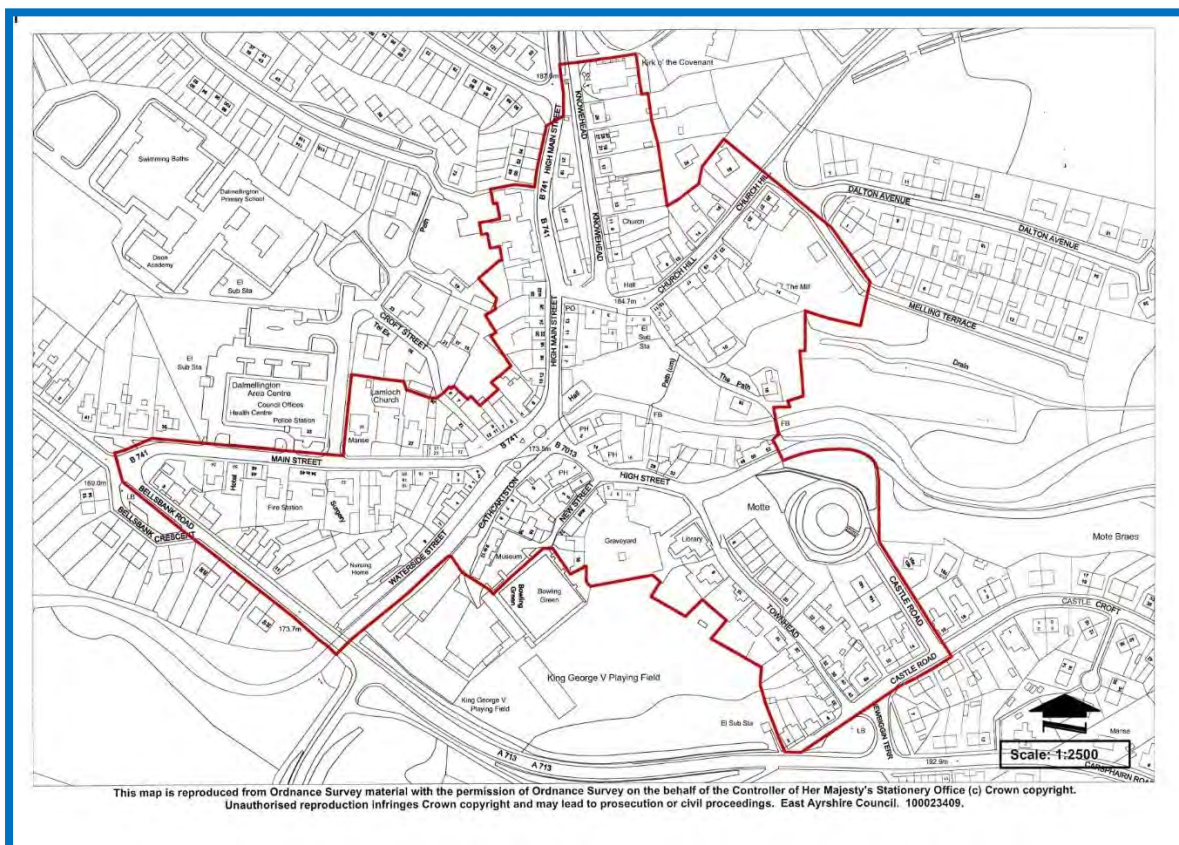


**Figure 2:** examples of traditional materials / design details

- 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. Conservation Areas are defined by legislation as 'areas of special architectural or historic interest, the character and/or appearance of which it is desirable to preserve and enhance'. The designation in 1979, therefore, 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 This appraisal was prepared by East Ayrshire Council's Planning and Economic Development Division between **June 2015** and **April 2017**, the appraisal's publication date.
- 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 3**.



**Figure 3:** the boundary of the designated Conservation Area

## 2 LOCATION, HISTORY AND DEVELOPMENT

- 2.1 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.
- 2.2 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 off the A713, an important route, historically, into Ayrshire from the south via Dumfries and Galloway. Today, the A713 is a designated 'Tourist Route' that traverses the two shires and parts of 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 convergence of the watercourse and the routes that provide access to and over the Muck Burn.



- 2.3 Dalmellington is an ancient settlement of indeterminate origin although archaeological evidence confirms that the area in and around the present day settlement was certainly occupied by the Neolithic Period (circa 4000 to 2,500 BC). Dalmellington was part of 'Kyle Stewart' - a former comital district that stretched across parts of modern day East and South Ayrshire - that was 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 of the valley floor. The town sprang up around the Motte and the crossing point of the burn. At this time the inhabitants of what would become the town of Dalmellington would have been dependent upon agriculture, using the fertile valley floor and the lower pastures of the hills, supported by the burns to provide crops, animals and fish.
- 2.4 While the locality has evidence of occupation dating back to the Neolithic period, the oldest structure in the present town is the Motte, a Scheduled Monument dating from around 1200 AD. It is a typical Motte-and-Bailey arrangement, a structure that 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.
- 2.5 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.
- 2.6 Dalmellington was granted the status of 'Borough of Barony'. Burghs of Barony were distinct from royal burghs, which were first established by King David I, as the title was granted to a landowner who, as a tenant-in-chief, held his estates directly from the Crown. The Crown also allowed Barons to establish coal mines on their granted lands so the two could benefit from the revenue that mining raised. Early charters indicate that Dalmellington was held as a Barony by Sir Duncan Wallace in 1373. Subsequently, in 1603, King James VI granted Alan, Lord Cathcart lands including the Barony of Dalmellington along with its castle, mills, fishing rights, woods. Located in the rural area, the economy of Dalmellington during medieval times would have been dependent on agriculture.
- 2.7 During the time of the Covenanters, throughout the 17<sup>th</sup> century, nine-hundred government soldiers were reputedly stationed in the vicinity of Dalmellington as part of the effort to quash the rebellion as the battle between church and state developed. Persecutions became more cruel and frequent for Presbyterian Lowlanders and, as time went on, more and more ordinary folk became involved in skirmishes and battles against Government troops, such as at Airds Moss in 1680. The Old Kirkyard contains martyrs graves from this violent period.
- 2.8 In later centuries the economic situation in Dalmellington mirrored that in many other parts of Scotland. There was initial success with handloom weaving, which became a thriving cottage industry in the town, followed by the subsequent development of larger mills as the market grew. The New Statistical Account of the 1830s noted that there were 21 mills that weaved plaid, tartan and carpets with around 40 handloom weavers, mostly weaving tartan in Dalmellington at that time.
- 2.9 The presence of minerals offered major new opportunities that provided an alternative economy to the established one, which was dependent upon weaving and agriculture. The



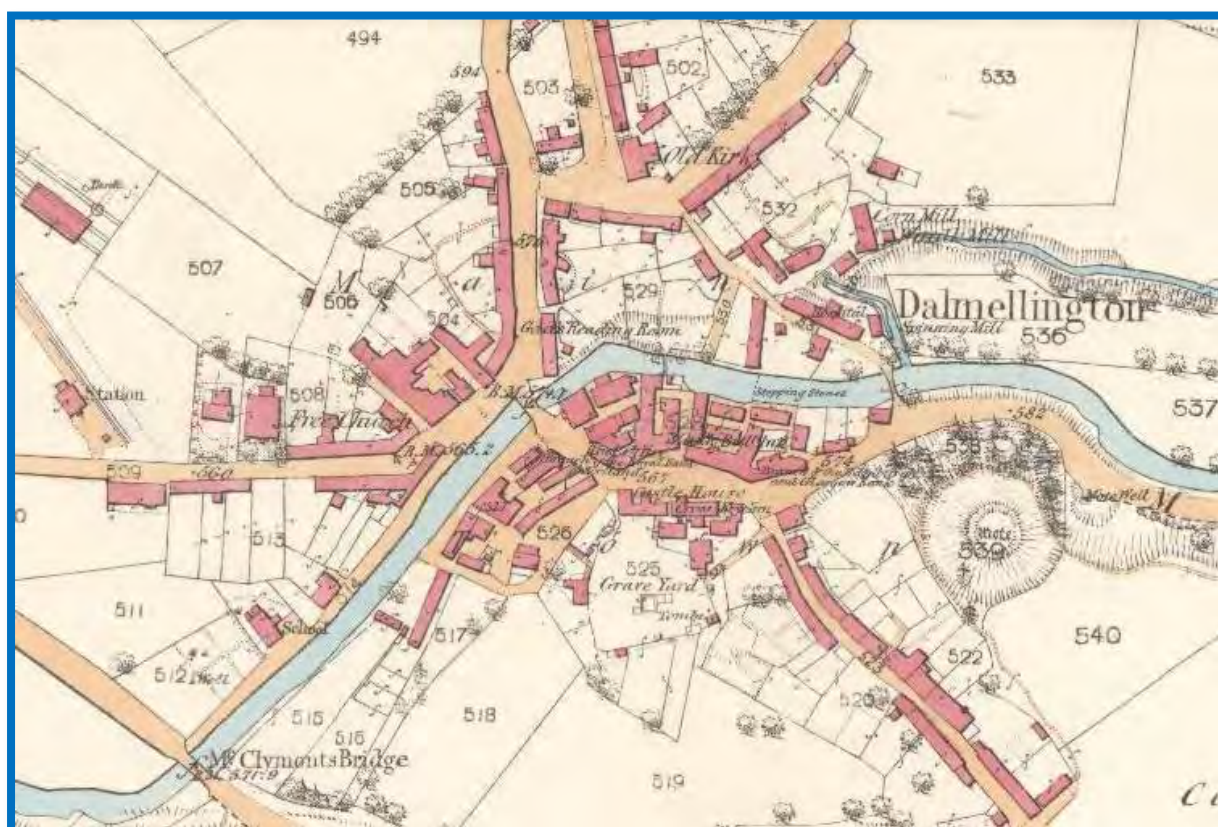
discovery of blackband iron stone, suitable for making iron, provided significant development opportunities within the Doon Valley. The associated ironworks and railways resulted in the industrialisation of the former agricultural landscape. In 1845 the Dalmellington Iron Company was established by Henry Houldsworth near the town at Dunaskin. The railway, encouraged by Houldsworth as it was essential for the development of the iron industry, arrived in Dalmellington in 1853; the added benefit being that the railway provided significant opportunities for tourists to visit.

- 2.10 The presence of mining, the transport system and the improved employment prospects further influenced the economy of the town in the late 19<sup>th</sup> century, as evidenced by the number and variety of shops that could be sustained in the town at this time. In 1837 there were many shops including six bookmakers, two fleshers, four grocers, one watch maker, one ironmonger and other various traders according to information held in the Doon Valley Museum.
- 2.11 By 1902 the number of shops had expanded to provide a diverse offer of goods and services including a stationers & tobacconists, two bakers, and 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 20<sup>th</sup> 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. Opencast operations, over time, were consolidated into three companies and in 2013 two out of the three were placed in administration with the consequence of 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. It is estimated that there is over 2000 hectares of unrestored and disturbed land including water-filled voids over 50 metres deep, unstable cliff faces and 40 metre deep peat traps. While ironworks and coal mines have come and gone, the town appears depressed and neglected, surrounded once again by a peaceful but significantly scarred landscape.
- 2.12 Craigengillan Estate, located to the south of the town, includes an attractive and historic Garden and Designed Landscape, which is recorded in Historic Environment Scotland's inventory as it is considered to be 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 16<sup>th</sup> century and held by one family (the McAdams) for almost 400 years. The designed landscape dates from the late 18<sup>th</sup>/early 19<sup>th</sup> 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 20<sup>th</sup> century. The latter feature includes Pulhamite rockwork, rockeries and waterfalls. Garden buildings, notable drystone walling, extensive policy woodland, a rocky gorge and industrial archaeological remnants are also elements of the designed landscape.
- 2.13 The following historical plans show the outwards development of Dalmellington, in particular the southwards expansion of Main Street. 'The village, in fact, grew out of its shell and became a small town': -





*Figure 4: Dalmellington as denoted by Roy's Military Map*



*Figure 5: Plan of Dalmellington at 1857*

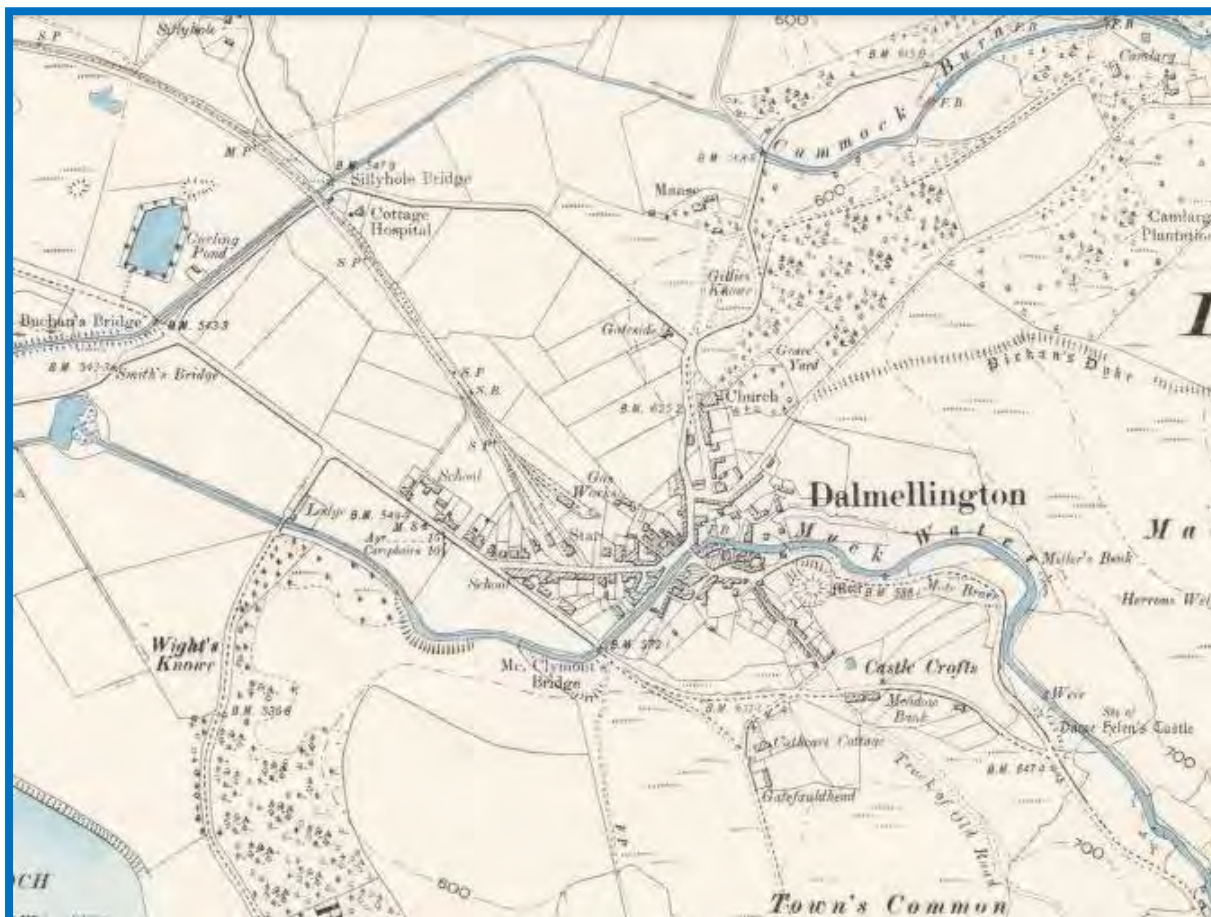


Figure 6: OS MAP: Ayrshire Sheet XLVI.SE (1894)

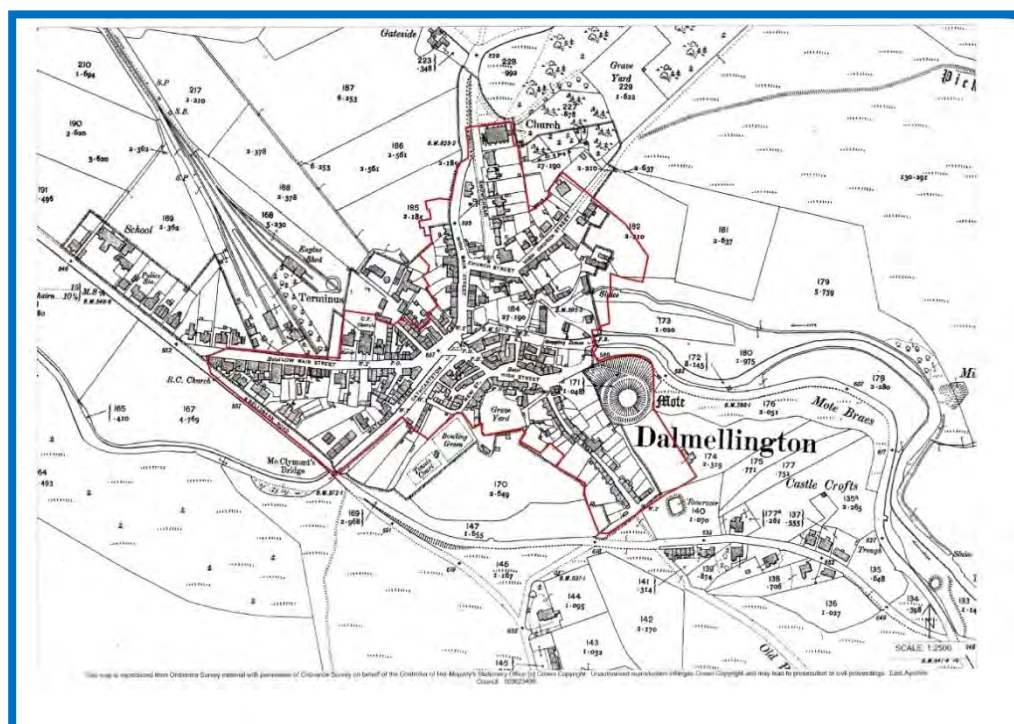


Figure 7: OS Map: Epoch 3 (1904-1939)



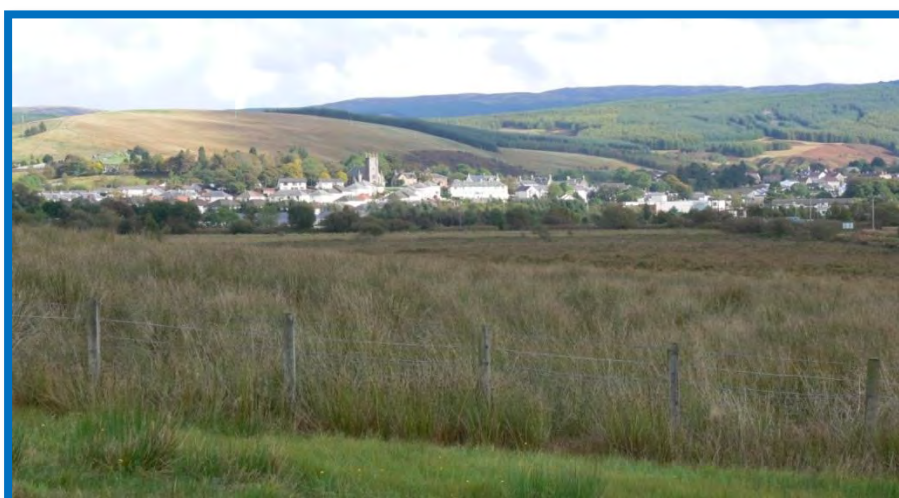
### 3 CHARACTER AND APPEARANCE

#### 3.1 TOPOGRAPHY AND SETTING

3.1.1 Dalmellington and its hinterland sits at the southern angle of East Ayrshire bounded on the north by Ochiltree, the north-east by New-Cumnock, the south-east by Kirkcudbrightshire, the south-west by Loch Doon and Doon Water, which divides it from the community of Straiton. The town, itself, is approximately triangular in plan with 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 spongey 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 area surrounding Dalmellington is predominantly in agricultural use however there are a number of notable environmental features that illustrate the locations wealth of natural assets including: -

- Galloway Forest Park – the UK's first Dark Sky Park;
- Craigengillan 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 8:** Dalmellington nestled at the foot of the hills with the Kirk of the Covenant clearly visible

### 3.2 STREET PATTERN

- 3.2.1 The town lies in the Doon Valley with the Muck Water, a tributary of the Doon, running through the centre of Dalmellington. The town sits on the Doon valley floor spreading eastwards onto the adjacent steep sided hills.
- 3.2.2 The Conservation Area can be divided into three distinct physical areas: the Square/Main Street/Waterside Street zone (i.e. the area surrounding the main approach road from the West); the Motte/High Street/Townhead zone (i.e. the area surrounding the main approach road from the South); and the High Main Street/Knowhead/Church Hill zone (i.e. the area surrounding the main approach road from the North). There are various pathways running through the Dalmellington Conservation Area with narrow bridges traversing the river. Most of the footbridges 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.
- 3.2.3 The street pattern of the town has clearly developed from the initial positioning of The Motte in relation to the burn and the main river crossing, 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 town's 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 tend to have been made within the pattern of the old medieval settlement. 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: 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.
- 3.2.4 There is one surviving area of cobbles otherwise the road and path 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 between the West of the town and Ayr;
  - the A713 between South of the town and Dumfries; and
  - the lesser link via the B741 between the north of the town to Muirkirk.
- 3.3.2 The B741 (High Main Street) and B7013 (High Street) are continuations of the principal streets of the town centre while 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. The residential single-storey cottages within the Conservation Area give way to two-storey commercial properties in the heart of the town where Pubs, hotels and ground floor shop units with flatted dwellings upstairs can be found.

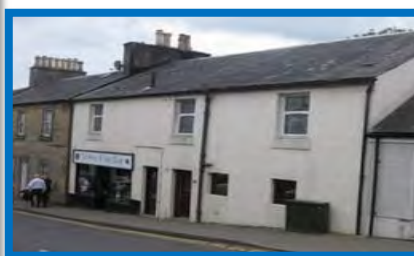
- 3.3.3 The Muck Water is culverted at The Square and runs beneath the roundabout before reappearing at the junction of high Main Street and High Street. Upstream from this location the burn meanders past The Motte while, downstream of The Square, it is flanked by Waterside before going on to Dalmellington Moss Plain.
- 3.3.4 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 exist, the lack of restaurants and other evening entertainment venues fail to retain residents or attract visitors into the town's core. Residents tend to travel further afield for entertainment and relaxation while there are limited reasons for visitors to frequent the town during the evening.
- 3.3.5 The town's economy, being dependent on passing visitor trade and outdoor activity, is significantly affected by seasonality. A strategy is therefore required to attract visitors to stay in the town and explore it regardless of weather conditions, to reduce the negative impact of the climate on the vitality and viability of the town.

#### 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, occupies the valley floor, and partially scatters onto the hillside which flanks its eastern side. The town is dominated by the tall tower of the Kirk of the Covenant at the top of the town and by a varied collection of inns, pubs and commercial properties in its lower reaches. Also in the lower part of the town remains a row of converted weaver's cottages, which have been converted into the Doon Valley Museum. The museum is 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 vernacular buildings primarily of one or two stories, some with dormers. Some of the buildings are late 18<sup>th</sup> century but the majority are late 19<sup>th</sup> 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. Retail and commercial use occupying earlier buildings tended to require the partial conversion of domestic residences for shop use, such as at 2-4 Main Street (**Figure 9**) and 18-22 High Main Street (**Figure 10**). From 1850 onwards, this arrangement 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 11**) or 10-12 Main Street (**Figure 12**).



**Figure 9:** Main St / Waterside St.



**Figure 10:** High Main St.



**Figure 11:** Main Street



**Figure 12:** Main Street

- 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's 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 20<sup>th</sup> and early 21<sup>st</sup> century properties often have concrete roof tiles. Many chimneys have been removed or reduced in height. Gutters and downpipes have been replaced with PVCu variants 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 that has been painted. Dormers, chimneys, gables, skews, parapets and ridges are important features that exist throughout the Conservation Area. Surprisingly, unlike many other Ayrshire towns, there exists no wallhead nepus gables/tympanies, instead 17 Church Hill (**Figure 13**) and 2 High Street (**Figure 14**) feature relatively grand two-storey projecting tympanies or fore-gables, articulating the principal entrance bays.



**Figure 13:** The Dalmellington Inn, formerly the Railway Inn



**Figure 14:** 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 that was 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 and 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 12 Listed Buildings of which 8 are located within the Conservation Area (see **Figure 18**). The 4 Category B and 4 Category C listed buildings within the conservation area are as follows -

- **The Doon Tavern, 1 High Street (B) - Figure 19**  
originally built in the 18<sup>th</sup> century as the Royal Bank retains fretted door head with scrolled brackets
- **The Old Kirkyard (B) - Figure 35**
- **Cathcart Hall, 2 Church Hill (B) - Figure 48**  
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 34**  
1846 Patrick Wilson handsome neo-Norman church with a lofty tower
- **The Dalmellington Inn, 2 High Street (C) - Figure 13**
- **30-32 High Street (C) - Figure 44**  
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 14**  
built in 1838 the Sean Baile house includes a marriage lintol to the rear dated 1632
- **8-11 Cathcartson (C) - Figure 42** has a “pretty datestone with scroll floral border” inscribed with the initials “AMc” and the date “1744” (see **Figure 17**)



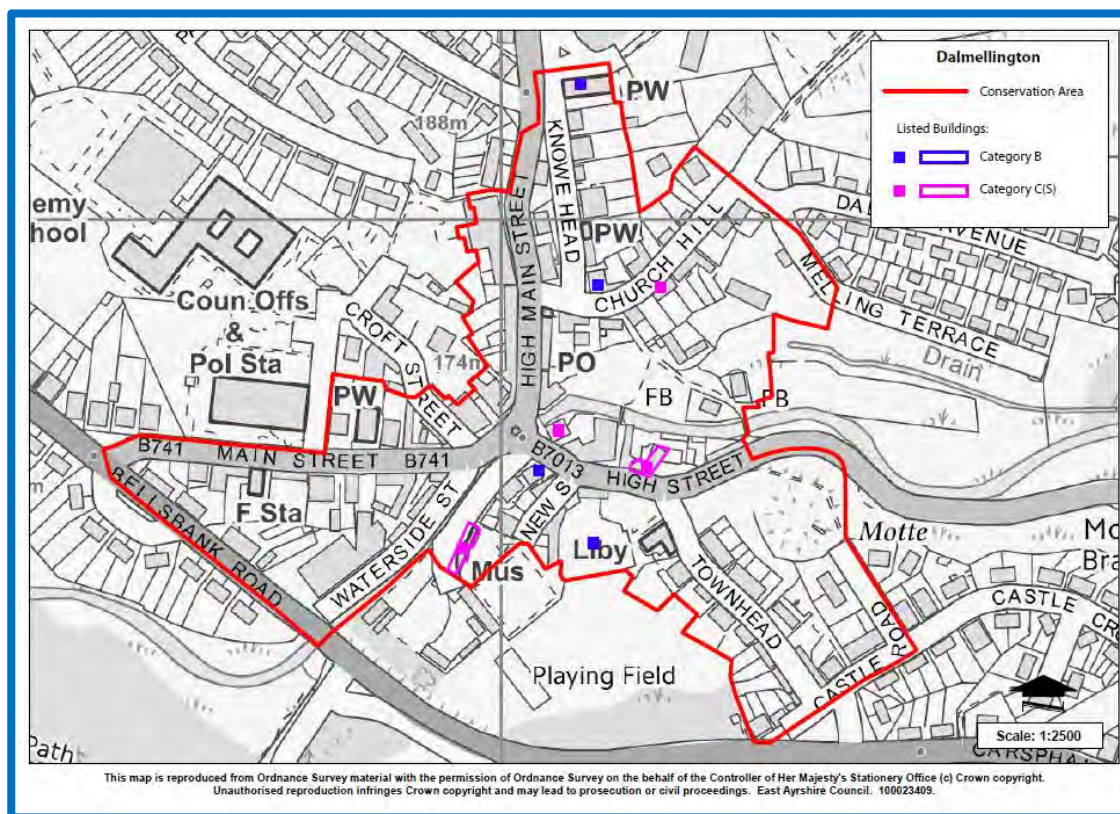
**Figure 15:** 1 High St



**Figure 16:** 30-32 High St



**Figure 17:** 8-11 Catchcartson



**Figure 18:** Listed Buildings within the Conservation Area

3.4.8 Along with the Listed Buildings there are various notable properties that 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 20);** 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 on the route between Ayr and Dumfries.
- (b) On the south side of the town exists a complex of buildings that included the Cross Keys Inn (**15 High Street**), which stood on the corner of High Street and Townhead. Sadly this structure, which was the only one that has been posited as containing fabric of 17<sup>th</sup> 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 21);** 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 21);** 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. The projecting hipped forewing is unusual in the streetscape.



- (e) **1 High Street, the Doon Tavern (Figure 19)**; 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 25**) in 1875.

*Figure 19: the Doon Tavern, originally the Royal Bank*



*Figure 20: High Street, once the Black Bull Inn*



*Figure 21: Dr Jamieson's House [L] & Ye Old Castle House [R]*



*Figure 22: now vacant 15 High Street once the Cross Keys Inn*

- (f) On Main Street sits the **Eglinton Hotel (Figure 23)**, 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 23: 50 Main Street, The Eglinton Hotel, a visible reminder of the towns strategic location for travellers throughout history.*



*Figure 24: signage uncovered during restoration works – evidence of early Use as a 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 26)** was Dalmellington's surgery and its grandest house standing slightly back from the narrow and congested street behind gates and railings.
- (h) Opposite is **Lamloch Church (Figure 36)** and its manse by David Millar in 1851, retained in use today as the Scout Hall.



**Figure 25:** 27 Main Street



**Figure 26:** Hollybank House

- (i) Across the Square at **1 High Main Street (Figure 27)**, 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 28)** another building of this period but this time executed in red sandstone.



**Figure 27:** Merrick Hall



**Figure 28:** Current Post Office

- (j) Throughout the town are various examples of good but simple 20<sup>th</sup> century commercial premises such as 26-30 Main Street (**Figure 29**) and 9 High Main Street (**Figure 30**); with various adaptations and improvements over the years they contribute to the story of Dalmellington's evolution and social and economic fortune – most notably the presence of the Co-Operative Society's many premises on High Main Street.



**Figure 29:** 26-30 Main St

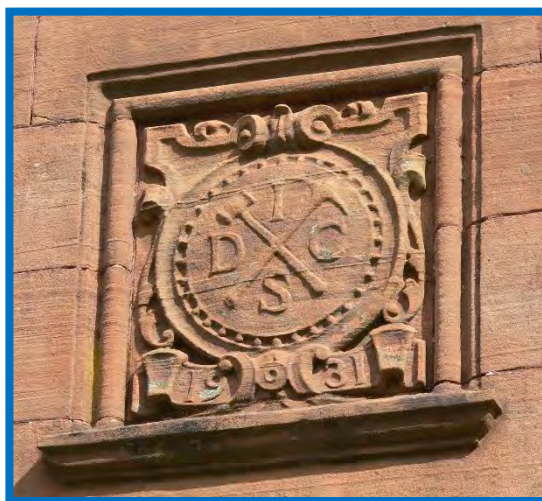


**Figure 30:** 9 High Main St



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 Lothians 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.

3.4.10 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. Committee and meeting rooms were created above the shops. In the 1930s the Society continued to thrive and a new building was erected in Church Street. Around this 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 32**).



**Figure 31:** Co-op Building, Church Hill

3.4.11 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 remained 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 33**)

3.4.12 For a small settlement like Dalmellington the contribution made by the Dalmellington Industrial Co-Operative Society was of notable significance. The building and refurbishment of shops, which aimed to serve the local community, has 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 32:** High Main St



**Figure 33:** Co-op Building, Church Hill



- 3.4.13 The major landmark in the town is the **Kirk of the Covenant** on Knowhead (**Figure 34**) 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 41**), the **Old Kirkyard** (**Figure 35**), and **Lamloch Church** (**Figure 36**).



**Figure 34:** Kirk of the Covenant



**Figure 35:** Old Kirkyard



**Figure 36:** Former Lamloch Church

### 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 that exist are underdeveloped and under-utilised. The bandstand and surrounding area, known as 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 37**), the **Old Kirkyard** (**Figure 35**) and either side of **The Path** (**Figure 38**). Other open spaces include car parking areas and fenced off vacant sites. Private open space is mainly to the rear of properties as most properties in the Conservation Area standing hard against the streets.



**Figure 37:** The Motte



**Figure 38:** The Path



- 3.5.3 The Old Kirkyard and The Motte remain important medieval sites. The original site of the church was re-utilised for the construction of the surviving Greek Revival mausoleum of the McAdams of Craigengillan. The old Kirkyard also contains a number of fine post-Reformation grave markers that, along with the mausoleum, require conservation and protection. The 16<sup>th</sup> century, when 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.
- 3.5.4 The Old Kirkyard originated in pre-reformation times and the original church stood nearby. The oldest surviving headstone is dated 1662. There are memorials to Dalmellington's 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. There are, however, some significant trees within the Old Kirkyard and around The Path and the Motte. The Conservation Area Appraisal recommends, therefore, that East Ayrshire Council undertakes a detailed survey to identify any specimens that should be subject to a TPO. Nevertheless, planning legislation (The Town and Country Planning (Scotland) Act 1997 as amended) requires anyone proposing to cut down or carry out work on a tree in a conservation area to give the planning authority six weeks prior notice. The purpose of this requirement is to give the planning authority an opportunity to consider whether a Tree Preservation Order should be made in respect of the tree.
- 3.6.2 The requirement to notify the planning authority does not apply in some circumstances. For example works to trees with a diameter of less than 75mm, measured around the bark at a point of 1.5m above ground level, can be undertaken without prior notification. This means that self-seeding trees that may have the potential to cause damage to buildings or that adversely affect the growth of other established trees can be removed so far as they do not exceed the specified diameter. A complete list of the circumstances where the requirement to give prior notice does not apply is provided in Appendix D (Note: This does not apply to trees that are protected by a Tree Preservation Order. A Tree Works Application will be required in this instance).
- 3.6.3 The relevant planning legislation (also detailed within Appendix D) can be found online and advice can be sought from East Ayrshire Council's Planning and Economic Development Service.



**Figure 39:** significant trees at the Old Kirkyard and The Path

### 3.7 CHARACTER AREAS

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

#### 3.7.2 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 bus stops as all transport routes converge here. The burn flows through the culvert before emerging adjacent to Waterside Street. Cathcartston, which houses a row of Grade C Listed weaver's cottages now turned into a museum, is located on the bank of the river opposite Waterside Street. Main Street still houses important civic and commercial structures such as a former bank, a former church, shops and a public house.

**Figure 40:**

*The Square looking north from High Street*



**Figure 42:** weavers cottages constructed in 1744, Cathcartston



**Figure 41:** the Muck Water looking east towards the Bandstand

#### 3.7.3 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. 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. Nevertheless the oldest surviving properties in Dalmellington are located in this Character area and therefore it sadly contains many of the town's most derelict and vacant properties. High Street has a concentration of public houses and two-storey properties. The Grade B Listed Old Kirkyard with its natural stone and greenery also falls within this character area.





**Figure 43:** The Motte



**Figure 44:** Midton House



**Figure 45:** lintel at 14 New Street

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

Characterised by its location on the steep hill to the North 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, on the approach to the Square. Behind the main route, on the steeply sloping hillside, is Church Hill leading to the graveyard and the hills beyond. Church Hill includes a mix of interesting historical properties in relatively unspoilt condition including the Grade C Listed 17 Church Hill (**Figure 14**) and the Grade B Listed Dalmellington Parish Church Hall (**Figure 48**). 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 46:** the Mill



**Figure 47:** Knowhead



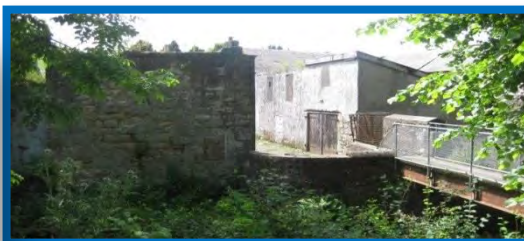
**Figure 48:** Cathcart Hall

#### 4 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 49: at risk*



*Figure 50: old stables and byres*



*Figure 51: the Path*



*Figure 52: 1 New Street*

- 4.2 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 54**), 15 New Street (**Figure 53**), and 2-4 Townhead. The sympathetic development of these sites would significantly enhance the Conservation Area and help to redefine the original street pattern, which remains intact but with a reduced sense of enclosure.



*Figure 53: New Street*



*Figure 54: High Street*

- 4.3 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.



- 4.4 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 positive impact on the area.



**Figure 55:** Shopfront on Main St



**Figure 56:** Shopfronts on Main St

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



**Figure 57:** Replacement windows



**Figure 58:** Replacement windows and render.

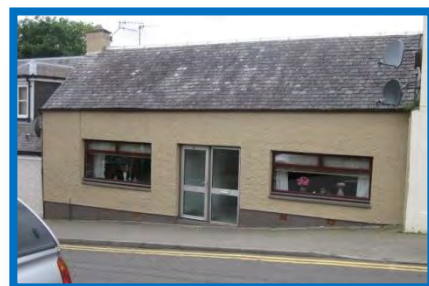
- 4.6 The most recent new-build developments at Melling Terrace (**Figure 59**) and Townhead (**Figure 60**) are constructed in unsympathetic materials that further contributes to the erosion of Dalmellington's character.



**Figure 59:** New build on Melling Terrace



**Figure 60:** New-builds on Townhead



**Figure 61:** adaptations at High Main St



**Figure 62:** Unsympathetic adaption

## 5 BUILDING BY BUILDING ANALYSIS

5.1 See **Appendix A** for details of all buildings within the Conservation Area.

## 6 BUILDINGS AT RISK SURVEY

6.1 Historic buildings may also be placed on the Buildings at Risk register (BAR). A Building at Risk is one that is either listed or unlisted but within a Conservation Area, which meets particular criteria. The register is maintained by Historic Environment Scotland 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](http://www.buildingsatrisk.org.uk)

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

- (i) **1 New Street (Figure 52)**
- (ii) **4-8 The Path (Figure 51)**
- (iii) **Ye Old Castle House, 5 High Street (Figure 21)**
- (iv) **building to rear of 18 High Street (The Black Bull/The Loch Doon) (Figure 49)**
- (v) **building to rear of 28 High Street (Figure 50)**

The relevant information from the Buildings at Risk Register is provided within **Appendix B**.

## 7 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 could be improved with new landscaping using good quality materials to create a more attractive and purposeful area that consolidates the location's established function. 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.



**Figure 63:** view of The Bandstand



- 7.2 The Path itself requires improvement along with the steps and railings at the junction of Church Hill and High Main Street as well as the steps and railings from High Main Street to the Kirk of the Covenant.

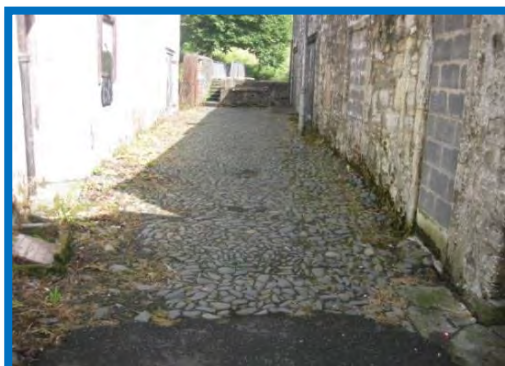


**Figure 64:** hazardous steps

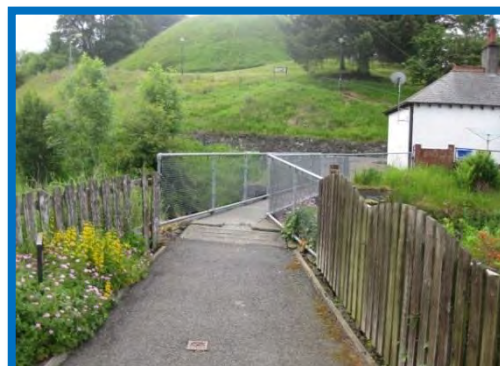


**Figure 65:** dilapidated railings

- 7.3 The lanes, which form an inherent part of the town's character, should be a priority for improvement, in particular: a) the lane to The Path and Stepping Stones Bridge, b) the lane to Hospital Bridge and c) the start of Cathcartston from High Street. The cobbled path adjacent to 18 High Street (see Fig. 66 and 69) 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 Development 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.



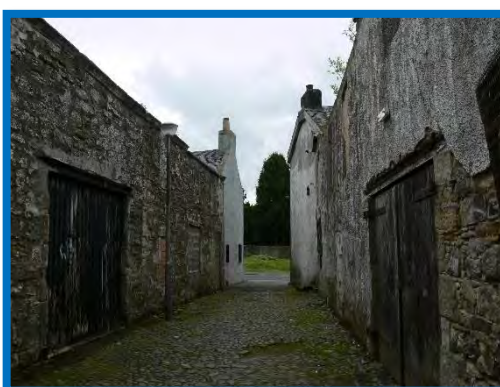
**Figure 66:** lane to The Path looking North



**Figure 67:** Hospital Bridge



**Figure 68:** View from The Path looking South



**Figure 69:** lane to The Path looking South



**Figure 70:** Stepping Stone Bridge



**Figure 71:** towards the path from Stepping Stone Bridge

- 7.4 There are also enhancement opportunities relating to the open spaces adjacent to The Motte and The Old Kirkyard, 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.
- 7.5 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 72:** examples of unsympathetically located services detracting from the historic fabric

## 8 ASSESSMENT OF SIGNIFICANCE

- 8.1 Motte-and-bailey castles in Scotland emerged as a consequence of the centralisation of royal authority in the 12<sup>th</sup> century. King David I encouraged Norman and French nobles to settle in 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 Dalmellington’s 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 ecclesiastical landmark 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; it includes 8 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 19<sup>th</sup> century additions.

## 9 OPPORTUNITIES FOR DEVELOPMENT

- 9.1 The East Ayrshire Local Development Plan is the key document that informs future development in East Ayrshire. The plan identifies deliverable opportunities that contribute towards making the town a successful, sustainable place. The following development opportunities within the Dalmellington Conservation Area are identified by the plan: -
- a) the 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) the 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.
- 9.2 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 uses' appropriate to its location within the Town Centre. Any proposal for this site must be designed appropriately given its proximity to the Conservation Area.

## 10 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 team seeks to preserve the special interest of the Conservation Area but can only control works that require consent (i.e. those that fall outside 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 of the Local Development Plan.
- 10.2 Whenever appropriate Statutory Consents are **not** obtained for development, Enforcement Action **must** be taken to protect the special character and appearance of the Conservation Area. Insidious and gradual action may eventually impact enormously on the fabric of the Conservation Area and create precedents against which it becomes increasingly difficult to

justify appropriate standards. In Dalmellington the prevalence of plastic and inappropriate windows is testimony to this. Prospective developers or other concerned parties are strongly advised to contact Planning Enforcement on telephone No. 01563 576767 who will be able to provide further advice on the appropriate course of action relating to proposed or recently initiated/completed development.

- 10.3 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 is taken forward to remove any rights that 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. The current boundary includes the oldest part of the town including all of the town centre's buildings of historic importance. There are, however, 4 other listings in Dalmellington outside the Conservation Area, three of which are bridges. It would seem reasonable, therefore, to extend the boundary to include the Victorian villas at the end of Main Street, on Ayr Road (including No 14 Ayr Road), the former Police Station, and as far the C-Listed former Schoolhouse and 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 Environment 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 on 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 both enhance the character of their properties and also increase the life span of the buildings and reduce maintenance costs over the long term. Education and the application of appropriate skills is clearly a more constructive way of shaping the character of the Conservation Area than depending upon formal enforcement action.
- 10.6 East Ayrshire Council will bring forward a scheme that 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 (THIs) 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 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:

<b>Signage:</b>	improving signage in a creative and distinctive way to help identify and promote individual businesses and to encourage trade;
<b>Paint Colours:</b>	consider a palette of colours for shop fronts and apply some creative approaches to paint colours;
<b>Security:</b>	adopt security measures which are more sympathetic to historic buildings;
<b>Sun Blinds:</b>	renovate any existing traditional blinds and consider sympathetic options for buildings which require blinds but where no box exists;
<b>Window Displays:</b>	improve visibility and display in windows;
<b>External Fittings:</b>	minimise clutter on shop fronts and the wider streetscape; and
<b>Repairs:</b>	carry out necessary repairs and maintenance using appropriate materials and techniques.

- 11.3 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.



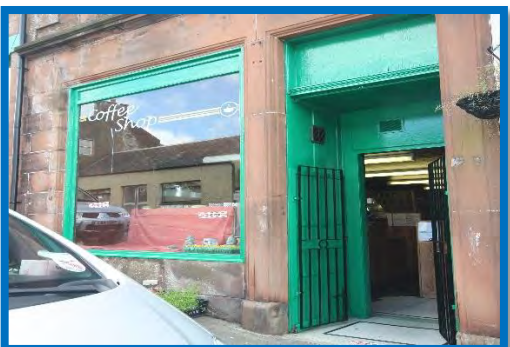
**Figure 73:** Shopfront on Main St.



**Figure 74:** Shopfront on High Main St.



**Figure 75:** Shopfront on High St.



**Figure 76:** Shopfront on High Main St.

- 11.4 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.
- 11.5 The main opportunities for enhancement identified through this appraisal can be summarised, in no particular order of priority, as follows: -
- 11.6 Public Realm including The Motte and The Old Kirkyard
- 11.6.1 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 Kirkyard, 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 in itself can become a further visitor attraction for the town. Both should be included in development plans for the Conservation Area.



### 11.7 Vacant & Derelict Buildings

11.7.1 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.

11.7.2 East Ayrshire Council in partnership with Historic Environment Scotland could consider the establishment of a Traditional Buildings Health Check (TBHC) 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.

### 11.8 Vacant & Derelict Sites

11.8.1 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.

### 11.9 A Dalmellington Town Trail

11.9.1 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 **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 e.g. 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 the Council's Development Planning and Regeneration Team already successfully carries out the function of identifying and applying for funding sources and opportunities. Within the schemes already executed there has been guidance documents produced and links development Management 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 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.



*Figure 77: Examples of special features or original fabric.*



## 14 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)

14.2.1 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.

14.2.2 **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.



**Figure 78:** Ye Olde Castle



### 14.3 10 MAIN STREET, (THE OLD BAND HALL)

- 14.3.1 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.
- 14.3.2 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.



*Figure 79: The Eglinton Hall or The Old Band Hall*

**DALMELLINGTON CONSERVATION AREA APPRAISAL**

**APRIL 2017**

**BUILDING BY BUILDING ANALYSIS**

DALMELLINGTON GAZETTEERS

# **BUILDING BY BUILDING ANALYSIS**

BELLSBANK



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

**PROPERTY ADDRESS:**

3 Bellsbank Road  
Dalmellington

POST CODE: KA6 7SN



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**Single Storey, 2 bay with dormer window. Single storey extension with hipped slate roof. Main building pink sandstone, extension and porch, pebble dash finish. Hood moulds round windows and stone architrave. Non-traditional windows and doors. Octagonal chimney stack with 3 chimney pots. UPVC gutters and downpipes. Pebble dash boundary wall.**

**CONDITION:**

**Fair condition. Roof slates to right of dormer look quite loose. Broken render on porch causing brick underneath to be exposed. Damaged sandstone underneath window sill.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

4 Bellsbank Road

Dalmellington

POST CODE:

KA6 7SN



**LISTED:**

CATEGORY:

UNLISTED

**BRIEF DESCRIPTION:**

**3 bay single storey with 2 dormer windows. Pitched slate roof. Small skylight window in centre of building. Hood moulds surrounding windows and doors. Stone architraves. Projecting porch with tympanum. Missing cornice on right hand side of tympanum. White painted window cills. Modern windows and doors. UPVC downpipes and guttering.**

**CONDITION:**

**Generally in good condition. Chimney stack in poor condition, damaged render, exposed brick.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

5 Bellsbank Road  
Dalmellington

POST CODE: KA6 7SN



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**3 bay single storey semi-detached cottage. Pitched slate roof. Zinc ridge flashing on roof recently been restored. Smooth stone detail architrave around windows and doors. Contrasting repair at re-pointed gable. Pebble dash finish. Red painted timber door with small glazed panels to top half of door.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**




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

**PROPERTY ADDRESS:**

6 Bellsbank Road  
Dalmellington

POST CODE: KA6 7SN



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**2 storey, 3 bay detached building. Modern tiled roof. 2 chimney stacks. Modern windows and doors. Pitched slate canopy above door. Pink sandstone. Stone boundary wall in keeping with building.**

**CONDITION:**

**Fairly good condition. Discolouring of stone work around top centre and right of building.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

7 Bellsbank Road

Dalmellington

POST CODE:

KA6 7SN



**LISTED:**

CATEGORY:

UNLISTED

**BRIEF DESCRIPTION:**

**Single storey with B dormer window and small skylight. Light sandstone with pebble dash render on gable. Recently restored stonework and slate roof. New modern windows and door, dark tan colour. Stone window mullions. Stone architrave. Stone cornicing and guttering with zinc flashing. Cast iron downpipe. Stone boundary wall.**

**CONDITION:**

**Excellent condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**

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

**PROPERTY ADDRESS:**

8 Bellsbank Road

Dalmellington

POST CODE:

**KA6 7SN**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**Single storey with B dormer window and skylight. UPVC windows. Light beech colour skylight. Light sandstone building fabric. Stone architraves. Recently restored stonework and slate roof. Stone cornicing and guttering with zinc flashing. Heating flue to right of skylight. Modern dark wooden door.**

**CONDITION:**

**Excellent condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**



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

**PROPERTY ADDRESS:**

9-10 Bellsbank Road

Dalmellington

POST CODE: KA6 7SN



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**Single story house with B dormer windows and skylights to both properties. Stone cornicing and guttering. Tripartite windows with stone window mullions on ground level on both properties. Mixed sandstone. Pitched slate roof. Modern windows. Modern doors with glazed area between top of door and ceiling. Quite large area of zinc flashing to left hand side of roof.**

**CONDITION:**

**Excellent condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


# **BUILDING BY BUILDING ANALYSIS**

CASTLE ROAD

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

**PROPERTY ADDRESS:**

2-4 Castle Road

Dalmellington

POST CODE:

**KA6 7RA**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**2 storey, 4 bay detached building. 4 bay windows. Modern windows and doors. Stone corning and guttering. Painted white pebble dash finish. On left hand side of building, window and door concrete surrounds are painted a light grey. On right hand side, window and door concrete surrounds are yellow. Slate roof with terracotta Victorian style clay roof tiles at ridge and on top of 1<sup>st</sup> floor windows.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**




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

**PROPERTY ADDRESS:**

6 Castle Road  
Dalmellington

POST CODE: KA6 7RA



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**2 storey, 3 bay detached house. Modern windows and door. Mixed aggregate roughcast finish. Pitched slate roof. Zinc flashing on edges of roof and terracotta Victorian style clay roof tiles at ridge of roof.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

8 Castle Road

Dalmellington

POST CODE:

**KA6 7RA**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**Single storey, 3 bay detached bungalow. Pitched slate roof. Lead flashing at hips of roof and terracotta Victorian style clay roof tiles at ridge. Plumbing vent on front and back valley of roof. Black UPVC guttering. Modern windows and doors. External blue wooden window and door shutters. White roughcast render.**

**CONDITION:**

**Excellent condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

8a Castle Road  
Dalmellington

POST CODE: KA6 7RA



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**Single storey, 3 bay detached bungalow. Pitched tiled roof. 2 modern single paned windows to left front of property and bay window to right. Beige roughcast finish with brickwork surrounding door, bottom and edges of house.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**




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

**PROPERTY ADDRESS:**

10 Castle Road

Dalmellington

POST CODE:

**KA6 7RA**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**Single storey, 3 bay end terraced house. Pitched tiled roof. Sand roughcast finish. Bay window to left of property, single window to right. Rosewood colour modern windows and door.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

12 Castle Road

Dalmellington

POST CODE:

KA6 7RA



**LISTED:**

CATEGORY:

UNLISTED

**BRIEF DESCRIPTION:**

**Single storey, 3 bay mid terrace house. Pitched slate roof. Bay window to left of property. Modern windows and doors. Red sandstone window sills, lintels and mullions. Pink roughcast finish.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

14 Castle Road

Dalmellington

POST CODE:

KA6 7RA



**LISTED:**

CATEGORY:

UNLISTED

**BRIEF DESCRIPTION:**

**Single storey, 2 bay, end terrace house. Pitched slate roof. Oatmeal roughcast render. Splayed bay window. Orange paint surrounding windows and left and right hand side vertical edging of house. Modern windows and doors.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**




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

**PROPERTY ADDRESS:**

14a & 14b Castle Road  
 Dalmellington

POST CODE: **KA6 7RA**



**LISTED:**

CATEGORY: **UNLISTED**

**BRIEF DESCRIPTION:**

**2 storey, 2 bay large semi-detached house with box dormer. Red brick finish. Modern casement windows. Red tiled pitched roof.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


# **BUILDING BY BUILDING ANALYSIS**

CATHCARTSON

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

**PROPERTY ADDRESS:**

5 Cathcartston

Dalmellington

POST CODE: KA7 7QY

**LISTED:**

CATEGORY: UNLISTED



**BRIEF DESCRIPTION:**

**Modern single storey 3 bay commercial property. Re constructed smooth concrete tiled roof, Pharmacy signage on front elevation. Lead valley gutter. 4 large windows on front elevation. 2 smaller windows to left front of property. White pebble dash finish. Stone lintels and sills matching with stone blocks on corners of building and bottom of front elevation. White wooden soffits. UPVC guttering and downpipes.**

**CONDITION:**

**Very good condition.**

**USE & OCCUPANCY**

**DATE:**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor	✓				
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**



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

**PROPERTY ADDRESS:**

6 Cathcartston

Dalmellington

POST CODE:

**KA6 7QY**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**2 storey, 2 bay semi-detached house. Pitched modern tiled roof. Grey roughcast render. Modern windows and doors. Smooth white concrete render around bottom of house, windows and doors.**

**CONDITION:**

**Fair condition. Guttering in poor condition with vegetation growing from it. White paintwork at bottom, and surrounding window and doors in poor condition. Very dirty looking, detrimental to the visual amenity of the conservation area.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

7 Cathcartston

Dalmellington

**POST CODE:**

**KA6 7QY**



**LISTED:**

**CATEGORY:**

**UNLISTED**

**BRIEF DESCRIPTION:**

**2 storey, 2 bay semi-detached house. Pitched modern tiled roof. Modern windows and doors. Roughcast cream painted render. Smooth white concrete render around bottom of house, windows and door.**

**CONDITION:**

**Good condition. Slight damage to render at bottom left hand side of house. Water has been leaking from overflow pipe causing paintwork below to discolour.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

8 Cathcartston

Dalmellington

POST CODE:

**KA6 7QY**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**1 storey, 3 bay semi-detached bungalow. Pitched, tiled roof. Cream painted roughcast render. Smooth, white painted render surrounding bottom of house, windows and doors. Modern windows and door. Plumbing vent coming from bottom left of roof. Small lantern type light to top right of front door.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**




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

**PROPERTY ADDRESS:**

9 -12 Cathcartston, Doon Valley Museum

Doon Valley Museum

Dalmellington

POST CODE:

**KA6 7QY**



**LISTED:**

CATEGORY:

**C LISTED**

**BRIEF DESCRIPTION:**

**1744. 1 storey, run of cottages. In earlier times, would have been 3 cottages, each with 3 bays, with an extra 2 bays to far right hand side. Pitched slate roof. Original sash, small paned windows. White smooth cement render finish. Stone window & door surround painted a deeper cream colour.**

**CONDITION:**

**Excellent condition.**

**USE & OCCUPANCY**

**DATE: 24/10/2016**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor			✓		
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

16 Cathcartston

Dalmellington

POST CODE:

KA6 7QY

**LISTED:**

CATEGORY:

UNLISTED



**BRIEF DESCRIPTION:**

**Large 2 storey, 3 bay detached house. Modern white UPVC windows. Rosewood painted wooden front door. Pitched roof with rounded terracotta tiles.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


# **BUILDING BY BUILDING ANALYSIS**

CHURCH HILL



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

**PROPERTY ADDRESS:**

1 Church Hill  
Dalmellington

POST CODE: KA6 7QP



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**2 storey, 4 bay detached villa. Former bakery. Windows boarded up on road facing side of property. 4 Victorian style 12 pane windows to rear elevation remain intact. Photo of rear elevation shows some damage to top of gable wall.**

**CONDITION:**

**Fairly poor condition. Significant deterioration of paint finishing surrounding whole property. Patch of exposed render to top right of road facing elevation. Broken downpipe.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor	✓				✓
First Floor		✓			✓
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

3 Church Hill  
 Dalmellington

POST CODE: KA6 7QP



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**Single storey, 4 bay cottage type property. Pitched slate roof. 4 pane sash windows. 4 skylights. Door to left of property and entrance door in centre of building. Dark rosewood painted windows and doors. White roughcast finish. Blue painted smooth render band around the bottom of the building.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

7-9 Church Hill

Dalmellington

POST CODE:

**KA6 7QP**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**Dragonfly Cottage. 1 storey, 6 bay traditional stone cottage. Traditional pitched slate roof. Hardwood timber sash and case dark oak coloured windows. Dark oak coloured doors. Chimney stacks on each gable with quite a large chimney flue on the left hand side chimney stack.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**




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

**PROPERTY ADDRESS:**

8 Church Hill  
 Dalmellington

POST CODE: KA6 7QP



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**Building comprises of 3 hipped roofs, timber entrance door, timber sash and case windows, cast iron rainwater goods. White pebble dash render with smooth beige painted window surrounds. Cast iron ventilation grill. Mesh grills on all windows at front.**

**CONDITION:**

**Fair condition. In need of external decoration. 2 small patches of render damaged exposing red brick substrate.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor			✓	✓	
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

10 Church Hill

Dalmellington

POST CODE:

KA6 7QP



**LISTED:**

CATEGORY:

UNLISTED

**BRIEF DESCRIPTION:**

**Single storey, 3 bay detached bungalow. Hipped slate roof with zinc flashing at hips and pitch. 6 air vents on front facing roof area. Decorative wooden border below guttering. Cream painted smooth render over pebble dash. White painted stone window and door surrounds. 2 x 4 pane windows. Rosewood colour front door.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

11-13 Church Hill

Dalmellington

POST CODE:

KA6 7QP



**LISTED:**

CATEGORY:

UNLISTED

**BRIEF DESCRIPTION:**

**Large 2 storey, 4 bay comprising of 2 semi- detached properties. Traditional Scottish pitched slate roof. Modern UPVC windows and doors. Upper floor glazing differs to ground floor. Ground floor glazing is wider. Grey roughcast finish. 2 chimney stacks on each gable. Left chimney stack has 7 chimney pots. UPVC rainwater goods. Abutment wall to left of building.**

**CONDITION:**

**Good condition**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**




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

**PROPERTY ADDRESS:**

12 Church Hill

Dalmellington

POST CODE:

KA6 7QP



**LISTED:**

CATEGORY:

UNLISTED

**BRIEF DESCRIPTION:**

**Single storey detached bungalow. Pitched tiled roof. Cream painted wet dash render finish. Modern windows. White UPVC rainwater goods.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

14 Church Hill

Dalmellington

POST CODE:

KA6 7QP



**LISTED:**

CATEGORY:

UNLISTED

**BRIEF DESCRIPTION:**

**Single storey 3 bay detached cottage. Pitched slate roof with 2 small skylights. Modern dark wood windows and door. Smooth white painted wed dash render. Dark beige painted window and door surrounds. Dark beige painted gutter, downpipe and wooden decorative detail below gutter.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

16 Church Hill

Dalmellington

POST CODE:

KA6 7QP



**LISTED:**

CATEGORY:

UNLISTED

**BRIEF DESCRIPTION:**

**Single storey, 3 bay detached cottage. Pitched slate roof. Modern dark wood windows. Small window to left elevation. Cream painted wet dash render. Beige painted stone window and door surrounds. Brown UPVC rainwater goods.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

17 Church Hill

Dalmellington

POST CODE:

**KA4 7QP**



**LISTED:**

CATEGORY:

**C LISTED**

**BRIEF DESCRIPTION:**

**Dated 1858. 2 storey and attic; 3 windows, advanced crowstepped centre skewputs to end gables, coursed rubble freestone dressings, chamfered window margins, pointed lunette to attic; bipartites ground floor. Small-pane modern glazing, centre doorpiece with architrave and keyblock (dated 1858). Rear incorporates marriage lintel of 1632.**

**CONDITION:**

**Good Condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor		✓			
Second Floor		✓			
Third Floor					
Attic Floor		✓			

**COMMENTS:**




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

**PROPERTY ADDRESS:**

18 Church Hill

Dalmellington

POST CODE:

KA6 7QP



**LISTED:**

CATEGORY:

UNLISTED

**BRIEF DESCRIPTION:**

**Single storey detached cottage. Hipped slate roof. Tripartite white UPVC window to left, bipartite white UPVC window to right. Grand red painted wooden front door with small glazed area above. White painted smooth stone window and door surrounds. Decorative terracotta roof tiles at ridge.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

19-21 Church Hill

Dalmellington

POST CODE:

**KA6 7QP**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**Single storey semi-detached house with pitched slate dormer. Pitched slate roof with small hipped slate extension to right. Modern dark wood windows and door. Mixture of UPVC and cast iron gutters and downpipes. Small tiled door canopy above door. Cream painted roughcast render finish.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

23 Church Hill

Dalmellington

POST CODE:

KA6 7QP



**LISTED:**

CATEGORY:

UNLISTED

**BRIEF DESCRIPTION:**

**Single storey 4 bay semi-detached house. Pitched slate roof. Modern windows with 2 single windows to left and 1 bipartite window to right. Dark wood door. UPVC rainwater goods. White painted smooth wet dash render. White stone window surrounds.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

25 Church Hill

Dalmellington

POST CODE:

**KA6 7QP**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**Single storey detached cottage. Constructed of stone. Pitched slate roof. Porch to centre with pitched slate roof. Modern dark wood windows and door. Green painted cast iron gutter and downpipe. Wooden decorative detail below gutter.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**




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

**PROPERTY ADDRESS:**

27-29 Church Hill

Dalmellington

POST CODE:

**KA6 7QP**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**2 storey 4 bay detached domestic property split into 2 houses. Pitched slate roof with 2 additional pitched areas above windows on 1<sup>st</sup> and 4<sup>th</sup> bays. 2 skylights. All white UPVC bipartite windows with stone mullions. Dark wood entrance door to left, white UPVC door to right. Peach painted stone window and door surrounds. Mixture of cast iron and plastic rainwater goods with plastic heating flue. Dark grey roughcast render to left hand property, cream painted roughcast render to right hand property. Bare roughcast to gable end.**

**CONDITION:**

**Fairly good condition. Slightly damaged roughcast render on gable exposing brickwork below. Some paintwork peeling to right hand property.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


# **BUILDING BY BUILDING ANALYSIS**

CROFT STREET

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

**PROPERTY ADDRESS:**

7-9 Croft Street  
Dalmellington

POST CODE: KA6 7SG



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**Single storey detached commercial property. Pitched corrugated iron roof. Exposed brick gable end. Roughcast render side elevation.**

**CONDITION:**

**Poor condition. Missing brick on gable wall. Damaged and missing brick at peak of gable wall.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor	✓				
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**

**Unsure whether or not the premises are occupied.**

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

**PROPERTY ADDRESS:**

12 Croft Street

Dalmellington

POST CODE:

KA6 7SG



**LISTED:**

CATEGORY:

UNLISTED

**BRIEF DESCRIPTION:**

**Single storey detached commercial property. 'Rainbow Sweets and Gifts'. Pitched slate roof. Formerly had windows to side elevation, now bricked up and rendered over. Grey roughcast render. Entrance door to front elevation. Shop signage to front elevation.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor	✓				
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**



# **BUILDING BY BUILDING ANALYSIS**

HIGH MAIN STREET

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

**PROPERTY ADDRESS:**

1 High Main Street  
Dalmellington

POST CODE: KA6 7QN



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**2 storey, 3 bay, former dance hall in the moderne style. Now in part domestic use. Cream rendered and painted walls. 3 replacement uPVC windows to first floor. White cladding between the top of the storm doors and the underside of the plain stone ledge.**

**CONDITION:**

**The building appears to be in reasonably good condition although the elevation abutting the Muck Water is partly obscured by vegetation. There is cracking to the render on the SE elevation where the building abuts a bridge parapet.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**

**Image from 2009 shows the original windows at the principal elevation.  
Additions and alterations by Allan Stevenson & Cassells, 1940.**

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

**PROPERTY ADDRESS:**

3-5 High Main Street  
Dalmellington

POST CODE: KA6 7QN



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**2 storey, terraced property erected in 1930s. Formerly low row of cottages on this site until 1920s. Pitched traditional Scottish slate roof with Zinc flashing. Cast iron guttering and downpipes. Smooth cream-painted render finish with black painted render barding and black painted window and door surrounds. Modern UPVC windows and door. Modern shopfront to bottom right of building.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor	✓	✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

6 High Main Street

Dalmellington

POST CODE:

**KA6 7QN**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**Large detached 2 storey, 4 bay property with 2 dormers. Traditional Scottish pitched slate roof. UPVC windows and door. Glazed fanlight above door. Mixed, although mainly blonde sandstone exterior.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**




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

**PROPERTY ADDRESS:**

7 High Main Street

Dalmellington

POST CODE:

KA6 7QN



**LISTED:**

CATEGORY:

UNLISTED

**BRIEF DESCRIPTION:**

**2 storey, 6 bay red sandstone building. Built late nineteenth century as a Co-operative by Dalmellington Industrial Co-operative Society. Pitched slate roof. Cast iron gutter and downpipes. Full ground floor is separated into 2 shopfronts with original cornicing above fascia board. 6 UPVC windows to first floor. Red sandstone architrave surrounds and red sandstone quoins.**

**CONDITION:**

**Poor to fair condition. Damage to cornicing and gutter above 4<sup>th</sup> window causing water damage and discolour to window surround and sill. Moss and vegetation also growing from cornicing below this window. Gutter and downpipes badly rusted.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor	✓				
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

9 High Main Street

Dalmellington

POST CODE:

KA6 7QN



**LISTED:**

CATEGORY:

UNLISTED

**BRIEF DESCRIPTION:**

**2 storey, 3 bay late nineteenth century red sandstone building of domestic scale. Three windows wide at first floor level with pair of ground floor shops. Pitched slate roof. Stone guttering with lead weatherproofing. Original cornicing above fascia level, although fascia not used for signage. Modern UPVC windows to first floor. Red sandstone quoins either side of building.**

**CONDITION:**

**Poor to fair condition. Staining of masonry above shopfront. Considerable weathering damage to sandstone on first floor. Plants growing from right hand side of roof.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor	✓				
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

10-12 High Main Street

Dalmellington

POST CODE:

**KA6 7QN**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**2 storey, 3 bay end terrace building. Pitched slate roof. First floor, 15 pane sash windows with stone mullions on 1<sup>st</sup> and 3<sup>rd</sup> bay. Original stonework exterior to gable end. Large block stonework to front elevation and first floor painted cream with red sandstone architraves. Ground floor has smooth cement render finish and is painted grey with 2 smaller 15 pane sash windows on 1<sup>st</sup> and 3<sup>rd</sup> bay with entrance door to centre. External roller shutter boxes mounted to both windows and door. Small plain red sandstone cornice separating ground and first floor. Ground floor is a youth project centre.**

**CONDITION:**

**Good condition, although the 2 contrasting styles of exteriors on ground and first floor have a detrimental effect on the visual amenity of the conservation area.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor			✓		
First Floor	✓				
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

11-13 High Main Street

Dalmellington

POST CODE:

KA6 7QN



**LISTED:**

CATEGORY:

UNLISTED

**BRIEF DESCRIPTION:**

**2 storey late nineteenth century red sandstone mid terrace with ground floor shop. Pitched slate roof. First floor has 2 tripartite windows either side of a single central window. All windows are UPVC. High multi-paned window to left of shopfront and timber window to right.**

**CONDITION:**

**Fair condition. Stonework has in places been re-pointed with a cementitious mortar. This is potentially damaging to historic masonry and its replacement with a lime-based mortar should be considered.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor	✓				
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**




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

**PROPERTY ADDRESS:**

14-16 High Main Street

Dalmellington

POST CODE:

**KA6 7QN**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**2 storey, 3 bay mid terrace building. Blonde sandstone. Chimney stacks to left and right. Cast iron gutter and downpipes. Replacement UPVC 12 pane sash windows and UPVC door. Blonde sandstone architraves.**

**CONDITION:**

**Fair condition. Section of downpipe missing to left of property causing substantial damage to sandstone to bottom left front elevation. Damaged plinth. Stained and cracked.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

15 High Main Street

Dalmellington

POST CODE:

**KA6 7QN**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**1950s 2 storey end terrace. Pitched slate roof, walls of red-coloured artificial stone. First floor windows are original steel windows. Ground level is a single fronted shop with angled window typical of early post war period. Steel roller shutter door to entrance to shop. Gable wall wet dash rendered. UPVC gutter with wooden board below. Cast iron downpipe.**

**CONDITION:**

**Fair condition with some damage to the stonework so that the reinforcement is exposed beneath. Thus may require future replacement or repair. The first floor windows may benefit from attention but should be retained.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor	✓				
First Floor	✓				
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

17 High Main Street

Dalmellington

POST CODE: KA6 7QN



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**Single storey, 3 bay car garage. Pitched corrugated steel roof. 2<sup>nd</sup> and 3<sup>rd</sup> bays, near full size typical garage door entrance with solid steel roller shutters. 1<sup>st</sup> bay smaller entrance with solid steel roller shutter. 2<sup>nd</sup> bay roller shutter has a steel entrance door to bottom left. Red brick separating 1<sup>st</sup> and 2<sup>nd</sup> bay. Painted white brick separating 2<sup>nd</sup> and 3<sup>rd</sup> bay. Grey roughcast finish to left hand side of front elevation and gable end. White painted roughcast to right hand side of garage. 2 advertising signs to right of garage.**

**CONDITION:**

**Fair condition. New part of corrugated steel roof on 3<sup>rd</sup> bay. The garage would aesthetically benefit from fresh paintwork all over.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor	✓				
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

18-22 High Main Street  
Dalmellington

POST CODE: KA6 7QN



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**2 storey, 3 bay early nineteenth century domestic property with ground floor shop inserted. Pitched slate roof. Modern white UPVC windows on first floor, modern mahogany windows on ground floor. Rendered blue painted exterior.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor	✓				
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**




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

**PROPERTY ADDRESS:**

19 High Main Street

Dalmellington

POST CODE:

**KA6 7QN**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**Single storey semi-detached house with dormer. Porch to front elevation. Pitched slate roof. Modern white UPVC windows. 12 paned window on side of porch. Small area of bargeboard to top of porch. Concrete architrave. UPVC guttering and downpipe. Cream painted pebble dash render.**

**CONDITION:**

**Good condition**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

21 High Main Street

Dalmellington

POST CODE:

**KA6 7QN**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**Single storey semi-detached house with dormer. Pitched slate roof. Modern windows and door. White UPVC window on dormer. Mahogany colour on 2 ground floor windows and door. Canopy above door, as well as lantern style light. Oatmeal roughcast render.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**

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

**PROPERTY ADDRESS:**

24 High Main Street

Dalmellington

POST CODE:

**KA6 7QN**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**Single storey mid terrace cottage type house with dormer. Pitched slate roof. White modern multi paned windows. Small skylight. White roughcast render. Smooth concrete render barding at bottom of house.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**

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

**PROPERTY ADDRESS:**

26-28 High Main Street

Dalmellington

POST CODE:

**KA6 7QN**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**Single storey, 3 bay modern cottage style house. Pitched slate roof with lead flashing on ridge. Modern windows and door. Mahogany coloured windows, white door. Glazed area to right of door, of same height and width as door. Beige painted roughcast render with grey painted brick barding to bottom of property.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**



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

**PROPERTY ADDRESS:**

40-46 High Main Street  
Dalmellington

POST CODE: KA6 7QN



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**Modern block of flats. 2 storey, 5 bay with pitched slate roof. 2<sup>nd</sup> and 5<sup>th</sup> bays have bay windows. Multi-paned Tudor style windows, light oak in colour. Light oak soffits matching window colour. UPVC guttering and downpipes.**

**CONDITION:**

**Very good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


# **BUILDING BY BUILDING ANALYSIS**

HIGH STREET

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

**PROPERTY ADDRESS:**

1 High Street

Dalmellington

East Ayrshire

POST CODE: **KA6 7QU**

**OWNER DETAILS: 07/07/2015**

Mid Carrick Properties Ltd

34 Newmarket Street

Ayr

South Ayrshire

POST CODE: **KA7 1LP**



**LISTED:**

CATEGORY: **B LISTED**

**BRIEF DESCRIPTION:**

**Doon Tavern. 2 storey detached public house with 2 hipped dormers. Steep pitched slate roof. Moulded cornice eaves. Modern white UPVC windows on first floor and dormers. Ground level windows, traditional multi pane. Exterior cement plaster wall covering. Decorative ledge above door. Older projecting wing to rear. Pub signage and entrance is on right elevation.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

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

**COMMENTS:**


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

**PROPERTY ADDRESS:**

2 High Street (Rear)

Dalmellington

POST CODE:

**KA6 7QU**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**2 storey, smooth rendered detached property. Slate roof.**

**CONDITION:**

**Vacant and derelict**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor					✓
First Floor					✓
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**




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

**PROPERTY ADDRESS:**

Dalmellington Inn

High Street

Dalmellington

POST CODE: **KA6 7QU**

OWNER CONTACT: 07/07/15

James Whiteford

POST CODE:



**LISTED:**

CATEGORY: **B LISTED**

**BRIEF DESCRIPTION:**

**Dalmellington Inn Public House. 2 storey, 3 bay detached traditional stone property with 2 dormers. Pitched gable to centre front elevation. Traditional pitched slate roof. Black cast iron guttering and downpipe. Restored light oak 4 pane sash windows. White pebble dash gable end. Lead flashing to left hand side on roof where slate meets gable end. Signage on centre gable.**

**CONDITION:**

**Good condition. Effects of weathering can be seen on right hand side chimney stack - Would benefit from a fresh coat of paint, as would the top of the 2 gable ends.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor			✓		
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor		✓			

**COMMENTS:**


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

**PROPERTY ADDRESS:**

5 High Street

Dalmellington

East Ayrshire

POST CODE: **KA6 7QU**

OWNERS DETAILS: 07/07/15

R. A. Logan & Co Solicitors

37 Sandgate

Ayr

South Ayrshire

POST CODE: **KA7 1BG**



**LISTED:**

CATEGORY: **UNLISTED**

**BRIEF DESCRIPTION:**

**Early 19<sup>th</sup> century. 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. Gable to side has wet dash render.**

**CONDITION:**

**Guttering appears to be faulty and is causing the render to become damp and fall away. Windows have been replaced and renovation work is being carried out to the building.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

11 High Street

Dalmellington

POST CODE:

**KA6 7QU**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**2 storey, 2 bay semi-detached house. Pitched slate roof. Small skylight in centre of roof. White Modern windows. 2 steps leading upto light mahogany front door. Smooth white paint finish. Black painted stone window surrounds. Bust sculpture of man on roof.**

**CONDITION:**

**Good condition. Discolouring of paint on gable end. Render has been patched to right hand side of ground floor window and not ben re-painted.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

12 High Street

Dalmellington

POST CODE:

**KA6 7QU**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**Two-storey traditionally constructed domestic property with uPVC framed double glazing to front elevation, replacing original fabric, and visually prominent downpipes fronting the street.**

**CONDITION:**

**Cracked, patched and missing render to front elevation.**

**USE & OCCUPANCY**

**DATE:**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**




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

**PROPERTY ADDRESS:**

14 High Street

Dalmellington

East Ayrshire

POST CODE: KA6 7QU

**OWNERS DETAILS: 07/07/15**

14 High Street

Dalmellington

East Ayrshire

POST CODE: KA6 7QU



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**Dalmellington Country Butchers. 2 storey property consisting of ground floor retail premises with residential use on the first floor. Hipped slate roof. Cream painted rendered walls, with blue painted window / door surrounds and blue paint around full perimeter of front elevation. Single window to first floor with UPVC window.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor	✓				
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

16 High Street

Dalmellington

POST CODE:

**KA6 7QU**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**2 storey, former public house from 1950's/60's. Cross hipped slate roof. Mid-century period with fake stone ground floor and render upper floor, Modern replacement brown plastic windows. Concrete window surrounds. Concrete ledge about door entrance with supporting steel pole. Interesting thistle plaque above door in reminiscence of others in town. Security alarm mounted to front elevation above bottom left window.**

**CONDITION:**

**Good condition, however stone window surround on left ground floor is missing on either side of the window. Paint work is flaking and a little discoloured. Damaged downpipe on right elevation causing water damage to stone facing.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor					
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**

**Construction work ongoing at time of survey. Use & Occupancy unknown.**

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

**PROPERTY ADDRESS:**

18 High Street (Rear)

Dalmellington

POST CODE:

KA6 7QU



**LISTED:**

CATEGORY:

UNLISTED

**BRIEF 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.**

**CONDITION:**

**Very poor. 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. Moderate risk category on Buildings at Risk Register.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor	✓				✓
First Floor	✓				✓
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

18-20 High Street

Dalmellington

POST CODE:

**KA6 7QU**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**1895, 2 storey 3 bay detached property. Traditional stone to front elevation and roughcast render to the gable end. Red sandstone window and door surrounds as well as red sandstone barding around bottom of property. White modern windows and doors. Red sandstone plaque with date. Brick detail above ground floor windows. Black uPVC guttering and downpipe.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**




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

**PROPERTY ADDRESS:**

28 High Street (Rear)

Dalmellington

POST CODE:

**KA6 7QU**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**19<sup>TH</sup> century, 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.**

**CONDITION:**

**Extremely poor condition. Building is a derelict shell. High risk category on Buildings at Risk Register.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor	✓				✓
First Floor	✓				✓
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

28 High Street

Dalmellington

POST CODE:

**KA6 7QU**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**Single storey building with black painted entrance door and black garage doors to front. 2 small windows on bottom gable end. Pitched slate roof. Black cast iron guttering and downpipe. Smooth white painted front, and white pebble dash gable end.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor					
Second Floor					
Third Floor					
Fourth Floor					
Attic Floor					

**COMMENTS:**

**Use & Occupancy is unknown.**

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

**PROPERTY ADDRESS:**

Midton House / Cottage

30-32 High Street

Dalmellington

POST CODE: **KA6 7QU**



**LISTED:**

CATEGORY: **C LISTED**

**BRIEF DESCRIPTION:**

**The oldest dwelling in the town built of a mixture of coursed stonework. Roughcast render on gable wall. Pitched slate roof with lead flashing on ridge. Grey painted stone window surrounds. Modern replacement dark brown windows. 2 abutments on gable end. 2 chimneys. Conservation roof light.**

**CONDITION:**

**Occupied and in well-maintained condition. Replacement windows. Exposed gable.**

**USE & OCCUPANCY**

**DATE:**

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

**COMMENTS:**


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

**PROPERTY ADDRESS:**

50-52 High Street

Dalmellington

POST CODE:

**KA6 7QU**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**1910 single storey, traditional row of 3 cottages. Pitched slate roof with decorative terracotta tiles at ridge. Pitched porch roofs, with first one blocked off. Cast iron gutters and downpipe. Decorative wooden border below guttering. White painted smooth pebble dash render. Black painted stone window surrounds. White sash and case windows. Chimney stack on each roof. Cast iron ventilation.**

**CONDITION:**

**Really good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**




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

**PROPERTY ADDRESS:**

Old Kirkyard, High Street  
Dalmellington

POST CODE: KA6 7QU



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**Vaulted stone building with flat concrete slab roof surrounded by cast iron railings with pillars adjoining graveyard.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor				✓	
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

Ye Old House  
5 High Street  
Dalmellington

POST CODE: KA6 7QU



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**L-Plan, 2 storey, advanced bay which overlooks the high street. Rubble construction with modern roughcast render. Black painted cement margins around openings. Large shopfront window to north elevation. Hipped slate roof. White wooden window frames. Gable to side has wet dash render.**

**CONDITION:**

**Fairly poor condition. Side elevation has 2 smashed windows. External render quite badly damaged. Paintwork has been started and not completed. Renovation work is being carried out to the building.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


# **BUILDING BY BUILDING ANALYSIS**

KNOWEHEAD

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

**PROPERTY ADDRESS:**

1 Knowehead  
Dalmellington

POST CODE: KA6 7QW



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**Dalmellington Parish Church Hall, which was formerly Dalmellington's second parish church. Built in 1766. Single storey, 5 bay. Pitched slate roof. Multi pane sash windows with 2 arched windows on left elevation and gable end. Door on left elevation. Porch with pitched slate roof on front elevation with entrance door and 2 smaller multi paned sash windows on either side. Smooth cream painted render with beige painted window and door surrounds. Beige painted render barding surrounding bottom of building. Cast iron gutters and downpipe.**

**CONDITION:**

**Good condition. Some cracking of render and flaking of paintwork. Considerable amount of discolouring of paintwork to front of porch. Wooden doors on porch seem pretty weathered. Damaged eaves and slate on porch.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor			✓	✓	
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**




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

**PROPERTY ADDRESS:**

3 Knowehead  
Dalmellington

POST CODE: KA6 7QW



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**Single storey, end cottage. Pitched slate roof. Decorative terracotta tiles at ridge of roof. Cream painted wet dash render. Modern white UPVC windows and door. Black painted stone window and door surrounds. Grey painted render barding surrounding bottom of house. Black cast iron gutter and downpipe.**

**CONDITION:**

**Good condition. Damaged slate just above downpipe.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

5-7 Knowehead

Dalmellington

POST CODE:

**KA6 7QW**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**2 storey, 2 bay domestic property. Pitched slate roof with skylight to left. Decorative terracotta roof tiles at ridge. Property is split into 2 houses. Left hand side has white painted roughcast render with white UPVC bipartite window on first floor, single window to ground floor. Grey painted stone window and door surrounds. Right hand side property has un-painted roughcast finish. Older but still modern windows and door. Bipartite on first floor and single window to ground floor. Cream painted window and door surround on ground floor. Unpainted red stone surround to first floor window. UPVC rainwater goods.**

**CONDITION:**

**Overall, building is in a good condition. Left hand side property has been better maintained than the right hand side. Building however seems to be in a sound condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

9-11 Knowehead

Dalmellington

POST CODE:

**KA6 7QW**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**Single storey, semi-detached bungalow. Pitched slate roof. Cream painted wet dash render. Modern dark brown windows and door. Dark brown UPVC guttering and cream painted cast iron downpipe.**

**CONDITION:**

**Really good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

13 Knowehead

Dalmellington

POST CODE:

**KA6 7QW**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**Single storey, 3 bay semi-detached house with 2 pitched roof dormers. Pitched slate roof with small skylight in centre. Projecting door entrance with pitched roof. Decorative features on top of dormers and pitched roof above door. Bipartite window to ground floor left, single window to ground floor right. All windows modern white UPVC. Cream painted finish with red painted stone window and door surrounds.**

**CONDITION:**

**Very good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**




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

**PROPERTY ADDRESS:**

15 Knowehead

Dalmellington

POST CODE:

**KA6 7QW**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**Single storey, 3 bay semi-detached house. Pitched slate roof. Projecting pitched 2<sup>nd</sup> bay. Original 4 pane sash windows with cream painted stone surrounds. Grey roughcast render with cream painted roughcast gable end. Cast iron guttering and downpipe.**

**CONDITION:**

**Good condition. Effects of weathering can be seen to red stone on top of gable end. Paint slightly peeling on chimney stack.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

17 Knowehead

Dalmellington

POST CODE:

**KA6 7QW**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**Single storey, 3 bay detached domestic property. Hipped slate roof. White UPVC windows and door. Smooth cream painted render with dark beige painted brick barding surrounding bottom of house. Dark beige projecting sills.**

**CONDITION:**

**Very good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

19-27 Knowehead

Dalmellington

POST CODE:

**KA6 7QW**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**2 storey, 5 bay, detached red sandstone domestic property. Hipped slate roof. 2 pitched roof porches on 2<sup>nd</sup> and 4<sup>th</sup> bays. White UPVC modern windows on main building. Older wooden windows on both porches. Red painted sills on full ground floor windows. Red sandstone quoins. Plastic guttering and downpipes. Older wooden entrance door on both porches.**

**CONDITION:**

**Building fabric overall seems to be in a good condition. Wooden window and door on both porches would benefit from some attention. Left hand side downpipe is coming away from wall towards the top of the building.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

29 Knowehead

Dalmellington

POST CODE:

**KA6 7QW**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**2 storey, 3 bay detached domestic property. Mixed sandstone finish. Pitched slate roof. Front gable to 1<sup>st</sup> bay, smaller pitched detail above window on 3<sup>rd</sup> bay. Bay window to left ground floor. Modern dark wood effect windows. Dark wood soffits matching windows. 2 red brick chimney stacks.**

**CONDITION:**

**Very good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**




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

**PROPERTY ADDRESS:**

Dalmellington Parish Church

Knowehead

Dalmellington

POST CODE:

**KA6 7QW**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**Dalmellington Parish Church. Formerly "The Kirk o' The Covenant". Built in 1846 of local Dunaskin sandstone. Stained glass windows. Red painted wooden doors within archway. 3 clock faces. Tripartite arched windows within a larger arch. Tripartite louvre windows. 7 decorative arch features between first floor windows and clock face. Cast iron railings to front. 4 spires on the tower elevation. Traditional Scottish slate roof. Skew stones over west entrance elevation.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor				✓	
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


# **BUILDING BY BUILDING ANALYSIS**

MAIN STREET

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

**PROPERTY ADDRESS:**

1 Main Street  
Dalmellington

POST CODE: KA6 7SH



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**2 storey, 3 bay detached building of red sandstone with flat roof. Gable wall rendered. Modern timber windows to first floor property. Bay window to centre first floor. 'Nice days' convenience store to ground floor: fascia/sub fascia, large glazed area and entrance door. Metal roller shutter.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor	✓				
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**

**Prominent and distinctive building in the centre of the town.**

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

**PROPERTY ADDRESS:**

2-4 Main Street

Dalmellington

POST CODE:

KA6 7SH



**LISTED:**

CATEGORY:

UNLISTED

**BRIEF DESCRIPTION:**

**2 storey stone and slate building on corner of Main Street. Slate roof with skylight. Cream painted render exterior. Very corner part of building has white UPVC window on first floor and a butchers shop to ground floor with fascia signage, shopfront window and entrance door. First floor right has 2 white UPVC windows and a single window to ground floor. Dark brown entrance door. Black painted sills and render barding surrounding bottom of building. Zinc flashing on ridges of roof. Cast iron gutters and downpipes.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor	✓	✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**




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

**PROPERTY ADDRESS:**

5 Main Street  
Dalmellington

POST CODE: KA6 7SH



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**2 storey detached property. Hipped slate roof. Blonde sandstone with painted gable. Stone corning around top of building. White wooden windows on first floor, white UPVC windows to ground floor. Stone guttering with lead weather protection. White painted outer storm doors with glazed area above.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic 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:**

**2 storey semi-detached property. Pitched slate roof with 2 dormers. Constructed of stone. White paint finish. Modern dark wood windows. Residential property to first floor. Former shop to ground floor. Ground floor window boarded up.**

**CONDITION:**

**Fairly poor condition. Ground floor window boarded up. External paintwork on gable flaking. Damage to paintwork where previous shop fascia signage has been.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

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:**

9-13 Main Street

Dalmellington

POST CODE:

KA6 7SH



**LISTED:**

CATEGORY:

UNLISTED

**BRIEF DESCRIPTION:**

**2 storey stone and slate early 19<sup>th</sup> century building with 2 ground floor shops and door leading to building above. 4 multi paned UPVC windows to first floor level. Gabled chimney stack to front elevation. Stone Quoins. Originally had a stucco render finish but stonework is now exposed. Shops below have fascia signage, shop windows and entrance doors.**

**CONDITION:**

**Good condition. Minor damage to stonework, particularly on cornice.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor	✓				
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

14-16 Main Street

Dalmellington

POST CODE:

KA6 7SH



**LISTED:**

CATEGORY:

UNLISTED

**BRIEF DESCRIPTION:**

**2 storey, 4 bay red sandstone building. Pitched slate roof. Modern dark wood windows. Doon Valley Convenience Store to ground floor. Stone cornicing above shop signage. External steel roller shutter.**

**CONDITION:**

**Fair condition. Some damage to sandstone on first floor level. Discolouration of cornice with moss growing on it. Discoloured stallriser on shopfront.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor	✓				
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**




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

**PROPERTY ADDRESS:**

17 Main Street

Dalmellington

POST CODE:

**KA6 7SH**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**2 storey, end of unit domestic property. Hipped slate roof. Cream painted wed dash render and rendered gable. Modern white UPVC windows and door. 2 windows on gable wall. Black plastic guttering, downpipe and heating flue. Smooth stone window surrounds. Gable wall of demolished property to right still adjoins and has been rendered to match. Fanlight above door.**

**CONDITION:**

**Good condition. Ground floor was formerly a shop and has been renovated into a residential property.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

18-20 Main Street

Dalmellington

POST CODE:

**KA6 7SH**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**2 storey, 5 bay red sandstone property. Pitched slate roof with dormer. All windows modern dark wood effect. 3 windows to first floor level, 2 shops to ground floor level. Fascia signage on both shopfronts, shop windows and entrance doors.**

**CONDITION:**

**Fair condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor	✓				
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor		✓			

**COMMENTS:**


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

**PROPERTY ADDRESS:**

19 Main Street

Dalmellington

POST CODE:

**KA6 7SH**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**Early twentieth century single storey infill, bungalow shop. Pitched roof with mineral felt tiles. Stone walls, smooth cream painted render. Dark wood effect UPVC windows and door.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor	✓				
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

21-23 Main Street

Dalmellington

POST CODE: KA6 7SH



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**Late nineteenth century 2 storey stone and slate building. Pitched slate roof with 2 skylights. 4 modern dark wood effect UPVC windows to first floor level. 2 shops to ground floor. Central door to building above.**

**CONDITION:**

**Fair condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor	✓				
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**



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

**PROPERTY ADDRESS:**

26-30 Main Street

Dalmellington

POST CODE:

**KA6 7SH**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**2 storey late nineteenth century detached building constructed of stone with pair of ground floor shops. Pitched slate roof. Wet dash and painted walls to front elevation. Exposed stone finish on gable walls. Central close to building. 2 bipartite windows to first floor. Red painted stone window surrounds to first floor.**

**CONDITION:**

**Fair condition. Ground floor and First floor are painted in different colours which results in a un uniform appearance. Soffit board very discoloured with paint peeling. Parts of soffit also look damaged.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor	✓				
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

27 Main Street

Dalmellington

POST CODE:

**KA4 7SH**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**Former Royal Bank of Scotland. 2 storey, 3 bay detached building. Pitched slate roof with skylight. Cream painted render finish. Bipartite windows on both levels with single window to centre first floor level. Window architraves. Decorative columns and ledge surrounding door. All windows are modern replacements.**

**CONDITION:**

**Good condition. Downpipe slightly leaking causing discolouring to external paintwork.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor					
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**

**Use & Occupancy could not be determined. Satellite dish visible from street.**

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

**PROPERTY ADDRESS:**

31 Main Street

Dalmellington

POST CODE:

KA6 7SH



**LISTED:**

CATEGORY:

UNLISTED

**BRIEF DESCRIPTION:**

**2 storey, 3 bay detached villa with porch to centre. Pitched slate roof. Modern replacement uPVC dark wood effect windows with dark brown painted architraves. Large 3 paned window on front elevation of porch with entrance door to the side. Champagne colour roughcast render.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

32 Main Street

Dalmellington

POST CODE:

KA6 7SH



**LISTED:**

CATEGORY:

UNLISTED

**BRIEF DESCRIPTION:**

**Dalmellington House – East Ayrshire Carers Centre. 2 storey, 3 bay elegant townhouse. Hipped slate roof. Smooth white painted render finish. Grey painted architraves. Grey painted stone quoins. Grey painted decorative ledge and balustrade supported by stone pillars. Small outbuilding attached to right of main building with its own window and door.**

**CONDITION:**

**Very good condition. Refurbished to a high standard inside and out.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor			✓		
First Floor			✓		
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**




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

**PROPERTY ADDRESS:**

34-40 Main Street

Dalmellington

POST CODE:

**KA6 7SH**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**Row of 2 storey terraced houses with shop on ground floor of end terrace. Pitched slate roof. Modern brown wood effect uPVC windows with smooth stone window surrounds. Beige roughcast render finish.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor	✓	✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**

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

**PROPERTY ADDRESS:**

42-44 Main Street

Dalmellington

POST CODE:

KA6 7SH



**LISTED:**

CATEGORY:

UNLISTED

**BRIEF DESCRIPTION:**

**Fire Station. Constructed of red brick. Front elevation has bay window on reception block and large fire station folding door to right. Fire station tower constructed of red brick also.**

**CONDITION:**

**Fair condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor			✓		
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

46-48 Main Street

Dalmellington

POST CODE:

**KA6 7SH**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**2 storey, 3 bay stone and slate building. Modern white UPVC windows. Black painted smooth stone window surrounds. Access pend 1<sup>st</sup> bay of ground floor level.**

**CONDITION:**

**Fair condition. Moss growing round bottom of property and a significant amount of water damage down right hand side of front elevation.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

50 Main Street

Dalmellington

POST CODE: KA6 7SH



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**Eglington Hotel. 2 storey, 3 bay stone property with 2 dormers. Pitched slate roof. White uPVC windows. 2 columns and decorative ledge above door. Modest Signage and decorative plaque on front exterior as well as 4 downlights under guttering and illuminated Tennent's sign at top right hand side of door.**

**CONDITION:**

**Fair condition. Scaffolding up and work being carried out to gable end. Stone ledge above door quite badly discoloured.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor	✓				
First Floor	✓	✓			
Second Floor					
Third Floor					
Attic Floor		✓			

**COMMENTS:**




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

**PROPERTY ADDRESS:**

54 Main Street

Dalmellington

POST CODE: KA6 7SH



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**Masonic Lodge and Club. 2 storey, 3 bay detached property. Modern white UPVC windows to first floor level. 2 bipartite windows with decorative security bars to ground floor. Smooth cream render finish. Grey roughcast finish to gable end. Salmon pink painted window and door surrounds. Door has same decorative security bars as windows and lantern above door.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor			✓		
First Floor			✓		
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


# **BUILDING BY BUILDING ANALYSIS**

MELLING TERRACE

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

**PROPERTY ADDRESS:**

19 Melling Terrace

Dalmellington

POST CODE:

KA6 7QS



**LISTED:**

CATEGORY:

UNLISTED

**BRIEF DESCRIPTION:**

**Recently built, single storey detached house with attic and 2 dormers. Pitched tiled roof (Marley concrete roof tiles in slate grey) with dry ridge. White wet dash render. Black UPVC rainwater goods. White soffit and eaves. White UPVC windows and door.**

**CONDITION:**

**Excellent condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor		✓			

**COMMENTS:**


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

**PROPERTY ADDRESS:**

21 Melling Terrace

Dalmellington

POST CODE:

KA6 7QS



**LISTED:**

CATEGORY:

UNLISTED

**BRIEF DESCRIPTION:**

**Recently built, single storey detached bungalow. Pitched tiled roof with additional pitch above door, both with dry ridge. White UPVC windows and door. Projecting concrete sills. White soffit and eaves. White wet dash render with exposed brick barding round bottom of house.**

**CONDITION:**

**Excellent condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**




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

**PROPERTY ADDRESS:**

23 Melling Terrace

Dalmellington

POST CODE:

**KA6 7QS**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**Recently built, single storey detached bungalow. Pitched tiled roof with additional pitch above door, both with dry ridge. White UPVC windows and door. Projecting concrete sills. White soffit and eaves. White wet dash render with exposed brick barding round bottom of house.**

**CONDITION:**

**Excellent condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**

# **BUILDING BY BUILDING ANALYSIS**

NEW STREET

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

**PROPERTY ADDRESS:**

1 New Street  
Dalmellington

POST CODE: KA6 7QX



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**5 bay, 2 storey council offices finished with smooth cement render. First 2 bays on left hand side of New Street elevation feature a pair of gabled wallhead dormers. Bipartite windows to High Street elevation. Hipped slate roof. Windows boarded over.**

**CONDITION:**

**Poor condition. General deterioration of the paint finishes and poor replacement window boarding, some of which is damaged, giving the building a poor cosmetic appearance. Some damage to external render, leaving brickwork exposed. Damaged downpipes. Low risk category on Buildings at Risk Register.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor			✓		✓
First Floor			✓		✓
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**

**Former Council Offices/Registry Office.**

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

**PROPERTY ADDRESS:**

3-5 New Street  
Dalmellington

POST CODE: **KA6 7QX**



**LISTED:**

CATEGORY: **UNLISTED**

**BRIEF DESCRIPTION:**

**2 storey semi-detached domestic property. Hipped tiled roof. Grey roughcast render. 2 bipartite windows and 2 tripartite window to street facing elevation. White UPVC windows. Smooth cream painted window surrounds. Dark wood soffits.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**




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

**PROPERTY ADDRESS:**

4-8 New Street

Dalmellington

POST CODE:

KA6 7QX



**LISTED:**

CATEGORY:

UNLISTED

**BRIEF DESCRIPTION:**

**2 storey, 3 bay end terrace domestic property. Pitched slate roof. Constructed of stone with white paint render. White UPVC windows. Yellow painted stone window and door surrounds. 1 old wooden entrance door and 1 more modern dark wood door. Yellow painted cast iron gutters and downpipes.**

**CONDITION:**

**Poor condition. External paintwork in extremely poor condition. Paintwork on window and door surrounds is flaking. Damaged downpipe to left of centre bay. Bottom of property extremely discoloured and dirty looking. The foregoing factors contribute to the building, in its present condition, having a detrimental visual effect on the conservation area.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**

**Unsure of occupancy.**

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

**PROPERTY ADDRESS:**

7 New Street

Dalmellington

POST CODE:

KA6 7QX



**LISTED:**

CATEGORY:

UNLISTED

**BRIEF DESCRIPTION:**

**Detached single storey, smooth rendered domestic property. Pitched slate roof.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

10 New Street

Dalmellington

**POST CODE:**

**KA6 7QX**



**LISTED:**

**CATEGORY:**

**UNLISTED**

**BRIEF DESCRIPTION:**

**2 storey, 3 bay mid terrace domestic property. Constructed of red sandstone with blonde sandstone quoins at both edges of house and round windows and doors. Renovation work being carried out to the property. Green wooden door. Replacement uPVC windows, multi paned on top half of window.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**

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

**PROPERTY ADDRESS:**

12 New Street  
Dalmellington

POST CODE: KA6 7QX



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**2 storey, end terrace domestic property. Pitched slate roof. White painted roughcast render. Black plastic rainwater goods and ventilation flue. Tan colour wooden door.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**




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

**PROPERTY ADDRESS:**

14-16 New Street

Dalmellington

POST CODE:

**KA6 7QX**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**Single storey, row of 2 cottages. Traditional pitched slate roof with zinc flashing at ridge. Modern replacement dark wood windows and doors. Constructed of mixed brick. Projecting red stone sills. Decorative wooden window lintels. Various decorative pieces attached to brick work.**

**CONDITION:**

**Very good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


# **BUILDING BY BUILDING ANALYSIS**

THE PATH

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

**PROPERTY ADDRESS:**

4-8 The Path  
Dalmellington

POST CODE: KA6 7QT



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**19<sup>TH</sup> century. 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.**

**CONDITION:**

**Fair condition. The terrace is boarded-up and secure, although the rear of the buildings is not 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 severely cracked and possibly unstable. Moderate category of risk on Buildings at Risk Register.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement		✓			✓
Ground Floor		✓			✓
First Floor		✓			✓
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

10 The Path  
 Dalmellington

POST CODE: KA4 7QT



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**Single storey detached domestic property with dormers. Pitched tiled roof. 2 hipped tiled dormers. White painted wet dash render. 2 white painted roughcast chimney stacks. Small single storey flat roof extension to right of house with 2 white UPVC windows and door.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor		✓			

**COMMENTS:**




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

**PROPERTY ADDRESS:**

14 The Path (the Mill)

Dalmellington

POST CODE:

**KA6 7QS**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**Single storey detached domestic property with 2 hipped dormers. Pitched slate roof. Small porch to centre. White UPVC dormers and porch. Dark wood windows to ground floor. Cream painted render.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor		✓			

**COMMENTS:**


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

**PROPERTY ADDRESS:**

16 The Path  
Dalmellington

POST CODE: KA6 7QT



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**Single storey detached cottage. Hipped slate roof with zinc ridges. White UPVC window and door. Tiled canopy above door. White painted roughcast render.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

18 The Path  
Dalmellington

POST CODE: KA6 7QT



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**Single storey 3 bay detached bungalow. Pitched tiled roof. 4 pane white UPVC windows. White UPVC door and glazed area to left. White soffits and white UPVC gutter and downpipe. Cream painted smooth pebble dash render. Black painted stone window surrounds.**

**CONDITION:**

**Good condition. Some moss growing on roof.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


# **BUILDING BY BUILDING ANALYSIS**

TOWNHEAD



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

**PROPERTY ADDRESS:**

6-12 Townhead

Dalmellington

POST CODE:

**KA6 7QZ**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**Modern row of 4 terraced houses. 1 ½ storey with wall head dormer. Pitched tiled roof with pitched tiled dormer. Skylight. White uPVC windows and door. Mixed pebble dash render.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor		✓			

**COMMENTS:**


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

**PROPERTY ADDRESS:**

9 Townhead  
Dalmellington

POST CODE: KA6 7QZ



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**Single storey detached domestic property. Shed style tiled roof with heating flue. 2 white uPVC windows to front elevation with steps leading to front door. Mixed pebble dash render. Grey brick barding around bottom of property. White uPVC rainwater goods.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

14-20 Townhead

Dalmellington

POST CODE: KA6 7QZ



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**Modern row of 4 terraced houses. 1½ storey with wallhead dormer. Pitched tiled roof with pitched tiled dormer and skylight. White uPVC windows and door. White soffits. White painted pebble dash render.**

**CONDITION:**

**Good condition. Weathering has decoloured the external render on the properties.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor		✓			

**COMMENTS:**


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

**PROPERTY ADDRESS:**

15 Townhead  
Dalmellington

POST CODE: KA6 7QZ



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**Single storey to left, 1 ½ storey to right attached. Domestic property. Pitched smooth concrete tiled roof. 3 small white uPVC windows to roadside elevation. White painted pebble dash render.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**




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

**PROPERTY ADDRESS:**

17 Townhead

Dalmellington

POST CODE: KA6 7QZ



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**Single storey, large right L-shaped bungalow. Pitched L-shaped tiled roof. Small pitched area above door where 2 roof valley's meet. Constructed of stone facing. Modern dark wood windows and door.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

19 Townhead  
Dalmellington

POST CODE: KA6 7QZ



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**Modern single storey, 4 bay detached domestic property. Pitched tiled roof. 4<sup>th</sup> bay is a garage. Roof overhangs slightly creating a sheltered area to left of garage and entrance. Constructed of red brick with cream painted pebble dash finish. Garage is exposed red brick with white garage door. 2 red brick supporting columns for roof in centre of property. Modern dark wood windows and door.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

22-28 Townhead  
Dalmellington

POST CODE: KA6 7QZ



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**Constructed in 1911. 2 storey, 6 bay domestic property. Pitched tiled roof. uPVC windows and doors. 2 bay windows to ground floor and 2 on first floor level. Decorative cornice round centre and top of property. Tiled canopy above both doors. White wooden soffits and eaves. Decorative detail below soffit. Cream painted wet dash render. Plaque with date of construction on first floor exterior.**

**CONDITION:**

**Fair condition. Slight flaking of paint to front. Slight cracking of render to right elevation.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

25 Townhead  
Dalmellington

POST CODE: KA6 7QZ



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**Single storey, semi-detached cottage. Traditional Scottish pitched slate roof with zinc flashing at ridge. Smooth white painted wet dash render. Replacement white uPVC windows. Black uPVC rainwater goods. Roughcast chimney stack.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
Second Floor					
Third Floor					
Fourth Floor					
Attic Floor					

**COMMENTS:**




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

**PROPERTY ADDRESS:**

27 Townhead

Dalmellington

POST CODE:

**KA6 7QZ**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**Single storey, 3 bay semi-detached cottage. Traditional Scottish pitched slate roof. Smooth white painted wet dash render. Replacement white uPVC windows. Black uPVC rainwater goods. Small window on gable end bricked up.**

**CONDITION:**

**Poor condition. External render to front elevation extremely stained and discoloured, as is gable end and window sills. Chimney stack in poor condition. Roof in poor condition, slate damage at bottom of roof and large percentage of roof covered in moss.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

29 Townhead  
Dalmellington

POST CODE: KA6 7QZ



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**Single storey 3 bay semi-detached cottage. Traditional Scottish pitched slate roof with zinc ridge flashing. Replacement white uPVC windows. Black painted stone window sills. Black uPVC rainwater goods.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

31 Townhead  
Dalmellington

POST CODE: KA4 7QZ



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**Single storey 3 bay semi-detached cottage. Traditional Scottish pitched slate roof. White uPVC windows. White painted wet dash render. Black plastic rainwater goods.**

**CONDITION:**

**Fairly poor condition. Paintwork peeling quite bad on front elevation and gable end. Bad water and rust damage below overflow pipe on front elevation.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

33 Townhead  
 Dalmellington

POST CODE: KA6 7QZ



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**Single storey detached cottage. Hipped slate roof. 1 white uPVC window to principal elevation. Grey plastic rainwater goods. White painted roughcast render. Lead flashing at ridges.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**




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

**PROPERTY ADDRESS:**

36 Townhead

Dalmellington

POST CODE:

KA6 7QZ



**LISTED:**

CATEGORY:

UNLISTED

**BRIEF DESCRIPTION:**

**2 storey, 4 bay end of row house. Pitched slate roof. Modern dark brown windows to first floor level, white uPVC windows and door to ground floor. Grey plastic rainwater goods. Cream painted render to first floor, cream painted pebble dash render to ground floor. Black painted stone window surrounds to first floor, cream painted window surrounds to ground floor.**

**CONDITION:**

**Good condition. Slight cracking to render to right of first floor window.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

40 Townhead

Dalmellington

POST CODE:

**KA4 7QZ**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**Single storey mid row house with 2 dormers. Pitched slate roof. 2 dormers are flat roof with dark wood cladding to front and sides. Modern dark wood windows and door. Dark wood effect uPVC gutter and downpipe. Cream painted wet dash render. Smooth stone window surrounds. Wooden and slate pitched canopy above door.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor		✓			

**COMMENTS:**


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

**PROPERTY ADDRESS:**

42 Townhead

Dalmellington

POST CODE:

KA6 7QZ



**LISTED:**

CATEGORY:

UNLISTED

**BRIEF DESCRIPTION:**

**Single storey, end of row cottage. Traditional Scottish pitched slate roof. Replacement uPVC windows and door. Black painted stone window surrounds. Small window on gable end. Smooth cream painted wet dash render.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

Former Library  
Townhead Street  
Dalmellington

POST CODE: KA6 7QZ



**LISTED:**

CATEGORY: UNLISTED

**BRIEF DESCRIPTION:**

**Pitched roof comprising of double roll interlocking dark grey/charcoal concrete tiles. Cast iron rainwater goods. Black painted timber windows. Cast Iron ventilators. White painted roughcast render.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor			✓		
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**




# **BUILDING BY BUILDING ANALYSIS**

WATERSIDE STREET

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

**PROPERTY ADDRESS:**

1-2 Waterside Street

Dalmellington

POST CODE:

**KA6 7SW**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**2 storey 5 bay property adjoining corner property on main street. Pitched slate roof. Modern UPVC windows to first floor, multi pane sash windows to ground floor with mesh grills. Black painted wooden entrance doors. Smooth cream painted render. Cream painted cast iron rainwater goods. Black painted smooth render barding to bottom of property. External cooler system mounted to wall at far right first floor window.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor	✓				
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

3-4 Waterside Street

Dalmellington

POST CODE:

**KA6 7SW**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**2 storey 5 bay property. Pitched slate roof. Smooth cream painted render. White UPVC windows. 2 windows to ground floor have mesh grills. 2 dark wood entrance doors. Plastic rainwater goods.**

**CONDITION:**

**Fair condition. Some cracking to external paint render on 1<sup>st</sup> bay. Discolouring to paintwork below satellite dish. Small part of downpipe missing at the top.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor	✓				
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

5 Waterside Street

Dalmellington

POST CODE:

**KA6 7SW**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**Single storey 2 bay mid row domestic property with dormer. Pitched slate roof. Modern uPVC windows and door. White painted smooth external render. Dark red painted render barding to bottom. uPVC rainwater goods.**

**CONDITION:**

**Fairly poor condition. Bad cracking and peeling of paintwork render. Discoloured render barding, downpipe, external gas box and alarm box. Requires maintenance.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**




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

**PROPERTY ADDRESS:**

6 Waterside Street

Dalmellington

POST CODE:

**KA6 7SW**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**Single storey 2 bay mid row domestic property with pitched dormer. Pitched slate roof. White uPVC windows and door. Dormer has window vinyl at peak advertising a business. Pebble dash finish. Smooth stone window and door surrounds. 2 ventilation vents to bottom of house.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**

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

**PROPERTY ADDRESS:**

7 Waterside Street

Dalmellington

POST CODE:

**KA6 7SW**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**Single storey 2 bay end of row domestic property with pitched dormer. Pitched slate roof. Modern uPVC window to ground floor, older white wooden window frame on dormer. Dark wood entrance door. Black plastic rainwater goods. Cream painted pebble dash render.**

**CONDITION:**

**Fair condition. Front of dormer in poor condition. Wood needs replaced, and may benefit from replacement window.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor					
Second Floor					
Third Floor					
Attic Floor		✓			

**COMMENTS:**


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

**PROPERTY ADDRESS:**

9 Waterside Street

Knoweview Nursing Home

Dalmellington

POST CODE:

**KA6 7SW**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**2 storey, 11 bay detached Nursing Home. Mansard tiled roof. Modern dark wood windows. Porch with hipped slate roof at entrance door. Timber bargeboard and fascia. Off white painted render with dove grey window banding.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor			✓		
First Floor			✓		
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


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

**PROPERTY ADDRESS:**

9a Waterside Street

Dalmellington

POST CODE:

**KA6 7SW**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**2 storey domestic property constructed of mixed stone. Pitched tiled roof. Modern dark wood windows and door. Dark brown wooden soffit and rainwater goods. Above picture is entrance to property which is situated to the rear of no. 10.**

**CONDITION:**

**Very good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**




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

**PROPERTY ADDRESS:**

10 Waterside Street

Dalmellington

POST CODE:

**KA6 7SW**



**LISTED:**

CATEGORY:

**UNLISTED**

**BRIEF DESCRIPTION:**

**2 storey 3 bay domestic property. Pitched slate roof. Modern dark wood windows and door. Pebble dash finish. Smooth stone window and door surrounds. Grey plastic gutter and downpipe.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Basement					
Ground Floor		✓			
First Floor		✓			
Second Floor					
Third Floor					
Attic Floor					

**COMMENTS:**


# **BUILDING BY BUILDING ANALYSIS**

PRIORITY GAZETTEERS

**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:**

**Doon Tavern. 2 storey detached public house with 2 hipped dormers. Steep pitched slate roof. Moulded cornice eaves. Modern white uPVC windows on first floor and dormers. Ground level windows, traditional multi pane. Exterior cement plaster wall covering. Decorative ledge above door. Older projecting wing to rear. Pub signage and entrance is on right elevation.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

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:**

**5 bay, 2 storey council offices finished with smooth cement render. First 2 bays on left hand side of New Street elevation feature a pair of gabled wallhead dormers. Bipartite windows to High Street elevation. Hipped slate roof. Windows boarded over**

**CONDITION:**

**Poor condition. General deterioration of the paint finishes and poor replacement window boarding, some of which is damaged, giving the building a poor cosmetic appearance. Some damage to external render, leaving brickwork exposed. Damaged downpipes. Low risk category on Buildings at Risk Register.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

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

**COMMENTS:**

**Former Council Offices/Registry Office.**



**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:**

**Dalmellington Parish Church Hall, which was formerly Dalmellington's second parish church. Built in 1766. Single storey, 5 bay. Pitched slate roof. Multi pane sash windows with 2 arched windows on left elevation and gable end. Door on left elevation. Porch with pitched slate roof on front elevation with entrance door and 2 smaller multi paned sash windows on either side. Smooth cream painted render with beige painted window and door surrounds. Beige painted render barding surrounding bottom of building. Cast iron gutters and downpipe.**

**CONDITION:**

**Good condition. Some cracking of render and flaking of paintwork. Considerable amount of discolouring of paintwork to front of porch. Wooden doors on porch seem pretty weathered. Damaged eaves and slate on porch.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

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:**

**2 storey semi-detached property. Pitched slate roof with 2 dormers. Constructed of stone. White paint finish. Modern dark wood windows. Residential property to first floor. Former shop to ground floor. Ground floor window boarded up.**

**CONDITION:**

**Fairly poor condition. Ground floor window boarded up. External paintwork on gable flaking. Damage to paintwork where previous shop fascia signage has been.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

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:**

4-8 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:**

**19<sup>TH</sup> century. 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.**

**CONDITION:**

**Fair condition. The terrace is boarded-up and secure, although the rear of the buildings is not 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 severely cracked and possibly unstable. Moderate category of risk on Buildings at Risk Register.**

**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:**

**2 storey, 2 bay property. Forms part of L Plan with adjoining 'Ye Old House'. Stone construction. Pitched slate roof. Sash and case windows. Security entrance door. Scaffolding outside with restoration work being carried out to stonework.**

**CONDITION:**

**Fair Condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

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

**COMMENTS:**

**New owners currently repointing 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:**

**Vaulted stone building with flat concrete slab roof surrounded by cast iron railings with pillars adjoining graveyard.**

**CONDITION:**

**Good condition.**

**USE & OCCUPANCY**

**DATE: 24/10/16**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Ground 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:**

**The 'Flat-topped Mound and encircling Ditch of a medieval Motte' located within the parish of Dalmellington was added to the List of Monuments, published by the Secretary of State for Scotland, on the 27<sup>th</sup> of November 1970.**

**CONDITION:**

**Significant trees have become established on the terrace at the base of the mound. Works to replace concrete steps and to install lighting columns and related infrastructure at the path that traverses the site were completed on November 2002.**

**USE & OCCUPANCY**

**DATE:**

STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Ground Floor					
First Floor					

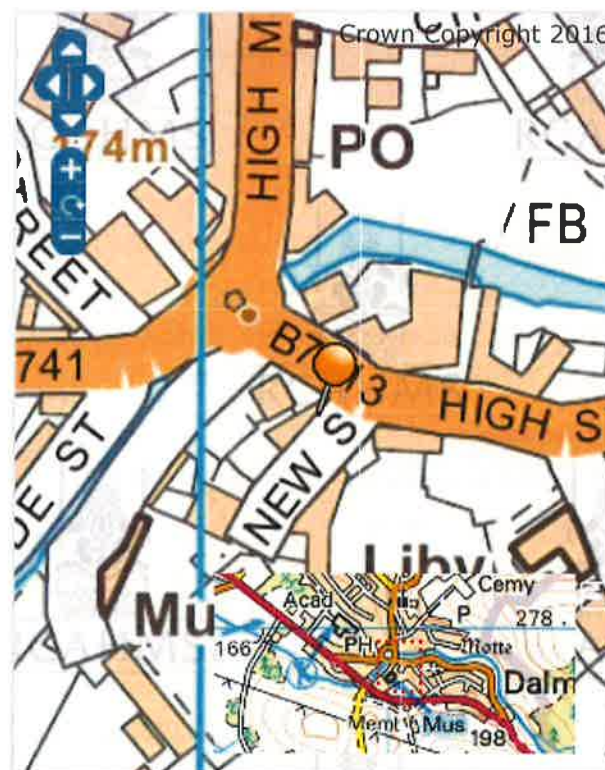
**COMMENTS:**


**DALMELLINGTON CONSERVATION AREA APPRAISAL**

**APRIL 2017**

**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 domestic 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/Formal 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**

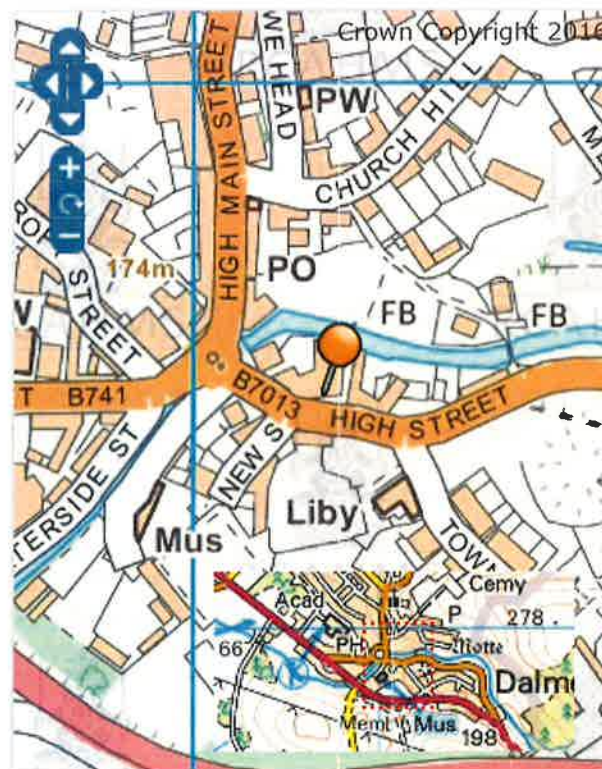
**Online Resources**

**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**

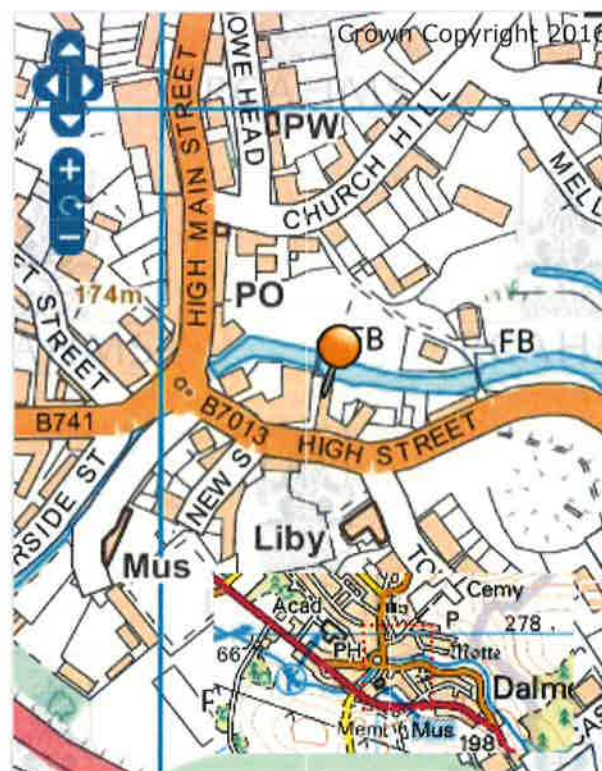
**Classification** Public Houses

**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**

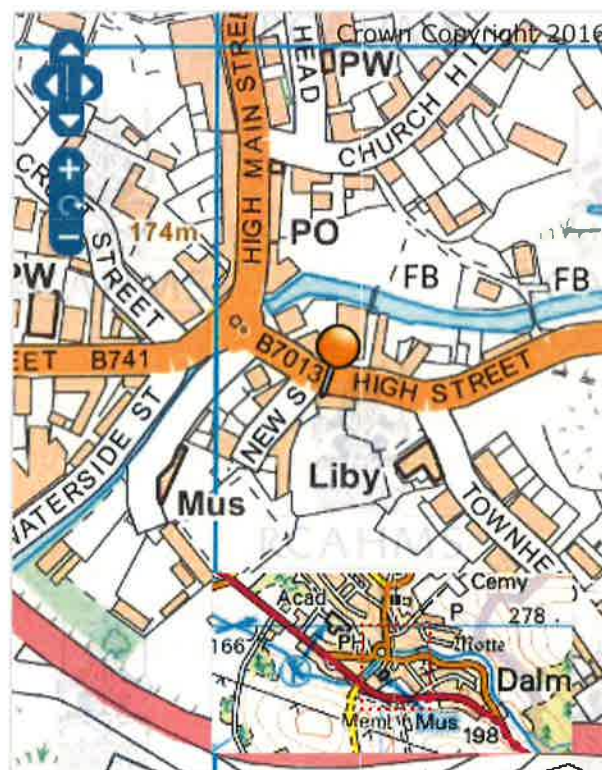
**Online Resources**

**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

**DALMELLINGTON CONSERVATION AREA APPRAISAL**

**APRIL 2017**

**HISTORIC SHOP APPRAISAL FOR DALMELLINGTON  
PARTNERSHIP**

**by Dr Lindsay Lennie**



# **Historic Shop Appraisal for Dalmellington Partnership**

**June 2012**



**Dalmellington Industrial Co-operative Society, High Main Street  
Late 19<sup>th</sup> century**

© Doon Valley Museum

**Dr Lindsay Lennie  
Historic Shop Conservation**



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## **Dalmellington Historic Shop Appraisal**

### **Report Conditions of Use**

This report has been commissioned by the Dalmellington Partnership to assess the shops in the village centre as a starting point for a proposed enhancement of the shopfronts here.

This report is for the sole use of the Dalmellington Partnership as a general appraisal of the shops in the city centre. It should not be used by, or relied upon, by a third party.

All images and drawings in this report are copyright Lindsay Lennie or Sonya Linskaill unless otherwise stated. They must not be reproduced or used without our express permission.

Dr Lindsay Lennie BA(Hons) DipBldgCons PhD MRICS IHBC

12 July 2012

## Executive Summary

This report was commissioned by the Dalmellington Partnership as an appraisal of the centre of Dalmellington. This followed the publication of the Dalmellington Community Action Plan 2012-2017 which identified town centre improvements as a priority. The aims of this report are:

- To research the history of shops in Dalmellington including their signage, colours and design;
- To research the history of the centre of Dalmellington;
- To undertake a photographic survey of buildings in the centre;
- To provide drawings of how the shopfronts could be improved;
- To provide indicative costings for suggested improvements.

Dalmellington, set in the Doon Valley is an attractive town with an impressive historical context. The centre is designated as a Conservation Area and there are a small number of listed buildings. The historic Motte dating to around 1200 is a Scheduled Ancient Monument. The predominant architecture is modest, single or two storey buildings, largely dating to the late nineteenth and early twentieth century. Red sandstone is a dominant element.

The town has over twenty shops, including a supermarket, two mini-markets, a butchers, green grocers and various service shops. There are a small number of vacant shops. The shops were surveyed by Dr Lindsay Lennie and architect Sonya Linskaill in May 2012. Buildings were photographed and measurements taken in order to provide sketch drawings. Informal discussions were also held with some of the shop owners.

A number of issues were identified as suitable for enhancement and improvement:

- Lack of fascia signage making it difficult to identify shops and know their trade;
- Security screens and shutters which affect visibility into shops;
- Blocked up windows and limited use of windows for display opportunities;
- Repairs required to some shopfronts and their parent buildings;
- Vacant shops which are deteriorating and unattractive;
- Poor signage and interpretation for visitors in the town generally;
- Lack of coherence, particularly in the Square which is a space with great potential.

Specific suggestions have been made for each shop in the town and drawings indicate the possible approaches which could be taken. These are merely indicative and it would be necessary to discuss in detail any proposals with both the retailers and the local planning authority.

In general terms it is advisable to develop a strategy for the shops notably tackling the following:

- **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 shopfronts 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 blind box exists;
- **Window displays:** Improve visibility and displays in shop windows;
- **External fittings:** Minimise clutter on shopfronts and the wider streetscape;
- **Repairs:** Carry out necessary repairs and maintenance using appropriate materials and techniques;

For the wider townscape the following recommendations are made:

- **Vacant buildings:** Improve the appearance, including window visibility/ displays of vacant buildings where possible;
- **Interpretation and Signage:** Improve the signage for visitors including interpretation panels such as at the Motte;
- **Fabric repairs:** Encourage a good maintenance regime for buildings and repair buildings using traditional methods where required.

Identifying suitable grant funding opportunities would help to take the project forward. Possible sources include Heritage Lottery (Your Heritage or Townscape Heritage Initiative), Historic Scotland (Conservation Area Regeneration Scheme) and LEADER. If possible it would be advisable to employ the services of a project officer who could manage the project.

Overall, Dalmellington has tremendous opportunities to take advantage of new tourist possibilities in the locality including the Dark Skies Observatory. It is an attractive town and the funding of building improvements and conservation of historic buildings could transform it. A wider townscape project such as a CARS or THI could have significant conservation and economic benefits for the town helping to capture Dalmellington's Sense of Place. This would not only improve the shopfronts but could potentially bring derelict buildings back into economic use, improve the standard of repair in the town and make Dalmellington a vibrant and sustainable place for visitors and tourists alike.



## Dalmellington Historic Shop Appraisal

### Acknowledgements

The compilation of this report was assisted by a number of people including Dave Donaldson and Elaine Stewart.

Thanks go to Doon Valley Museum for allowing access to their photographic collection and to Elaine Mackie and volunteers from the Local History Society for their assistance with the background research.

This report was kindly funded by the Coalfields Regeneration Trust Community Futures grants scheme and East Ayrshire Council.



**Little Village - Big Personality**

## 1. Historic Shop Appraisal: Legislation, Policy and Methodology

### a. Introduction

This report was commissioned by the Dalmellington Partnership as an appraisal of 23 shops in the village centre. This followed the publication of the Dalmellington Parish Community Action Plan 2012-2017. As a community organisation it has an interest in the vitality and viability of the town centre. The aims of this report are:

- To research the history of shops in Dalmellington including their signage, colours and design;
- To research the history of the centre of Dalmellington;
- To undertake a photographic survey of buildings in the centre;
- To provide drawings of how the shopfronts could be improved;
- To provide indicative costings for suggested improvements.

This section considers the background policy, procedures and methodology.

### b. Planning Policies and Protection of the Historic Environment

Dalmellington falls within the jurisdiction of East Ayrshire Council. For planning and heritage matters a hierarchy of local development plans, guidance and policy exists supported by national legislation, guidance and policy. Together these aim to permit and enable development while protecting the historic environment from inappropriate alterations.

East Ayrshire Council published a Local Plan in 2010 which outlines the authority's policies in relation to development both generally and for specific geographical areas. The Local Plan contains specific policies in relation to retail development and also in respect of the historic environment.

As the main centre in East Ayrshire, Kilmarlock is identified as the prime location for major retailing. However, "Retail and Town Centre Activity Uses" (Vol 2, Chapter 7) details the additional policies in relation to retail development. Policy RTC 12 states that *"The Council will actively promote and support the upgrading and improvement of existing town centre environments and of other recognised local shopping centres."* As an existing town centre, Dalmellington should therefore be identified as a shopping location which will be supported by the Council within this policy.

The Local Plan also indicates the commitment of the local authority to the historic environment stating that they are *"committed to protecting, conserving and enhancing the character, appearance and amenity of the natural and built environment of East Ayrshire for future generations."*

More specifically in relation to historic buildings, Policy ENV4 (Vol 2) states that the council will:

*"Actively encourage the retention, restoration, renovation and re-use of listed buildings, unlisted buildings in Conservation Areas and other locally important, especially traditional older properties throughout the area."*

In addition to local planning policy, wider legislation exists to protect all aspects of the historic built environment. A listed building is a building or structure considered to be of special architectural and/or historic interest which is protected under the Planning (Listed Buildings and Conservation Areas)

(Scotland) Act 1997. If the parent building is listed then listed building consent will be required for any alterations to the interior or exterior. Buildings may be listed as Category A (of national importance), Category B (of regional importance) or Category C(S) (of local importance). Shops may form part of listed buildings which have statutory protection and may also be located within a Conservation Area which local authorities have a duty to protect and enhance.

Designation as a Conservation Area offers an additional level of protection for the character of a historic location. A Conservation Area is defined under Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as “*an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance*”. Within a Conservation Area planning permission may be required before certain works are undertaken in order to preserve the historic character of the area.

In addition to statutory measures there may be more specific planning guidance, local and national which encourage the retention and enhancement of shopfronts. At national level, Historic Scotland publishes the ‘*Managing Change, Good Practice Guidance: Shops*’ (2010) and ‘*Traditional Shopfronts: A Short Guide for Shop Owners*’ (2009) to help owners understand their shop.

East Ayrshire Council also publishes Design Guidance including ‘*Shopfront Development*’, (Appendix 1) ‘*The Display of Advertisements*’ and ‘*Listed Buildings and Buildings within Conservation Areas*’. These explain the local authority’s approach to shopfronts and provide advice on particular issues such as design principles, advertising and signage.

Together this framework of statute and guidance should offer protection to historic shops. However, understanding what is there is a vital element of this together with education which plays a key role in ensuring the conservation and protection of all historic buildings.

### **c. Dalmellington Conservation Area and Listed Buildings (See Appendix 2)**

The Dalmellington Conservation Area was designated in January 1979. In accordance with Conservation Area legislation, East Ayrshire Council should formulate and publish a set of proposals for the preservation and enhancement Conservation Areas within their local authority area. This is typically undertaken through a character appraisal which provides the necessary framework for assessing development proposals. At present there is no current Conservation Area Appraisal in place for Dalmellington but wider policies and guidance apply in order to protect the character of the Conservation Area. The 2010 Local Plan notes that Conservation Area Appraisals continue to be carried out as appropriate (Vol 1 Para 7.7).

Some Conservation Areas have additional protection through the use of Article 4 Directions. In these cases additional permission may be required, for example in relation to the replacement of windows and doors. However, no Article 4 Directions are in place in Dalmellington.

Policy ENV7 notes that East Ayrshire Council will “*seek to ensure that all development within or affecting the setting of a Conservation Area or affecting the appearance or setting of a listed building complies with the Council’s appropriate Design Guidance.*” It goes on to say that “*Wherever possible, all proposals should seek to preserve, enhance or incorporate features which contribute positively to the character or appearance of the area and have due regard to the architectural or historic qualities*

*or the area or building concerned.*" The Council policies therefore state the importance of the Conservation Areas and listed buildings within their jurisdiction.

The listing of buildings of special historical or architectural interest is undertaken by Historic Scotland. There are only a small number of listed buildings in Dalmellington centre:

- |                         |             |
|-------------------------|-------------|
| • Cathcart Hall         | Listed B    |
| • Doon Tavern           | Listed B    |
| • Dalmellington Inn     | Listed C(S) |
| • 8-11 Cathcartson      | Listed C(S) |
| • 30 and 32 High Street | Listed C(S) |
| • 4-5 Main Street       | Listed C(S) |
- (This is understood to be 5-13 Main Street, McKelvie/ Kirk Shop)

In addition, the Motte is a Scheduled Ancient Monument and is protected by this legislation from alteration or development.

Historic buildings may also be placed on the Buildings at Risk Register (BAR). A Building at Risk is one which is either listed or is 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). The criteria for inclusion 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
- Threatened with demolition

The following located in the town centre are on the Register:

- Ye Olde House, 5 High Street
- Building to rear of Loch Doon Hotel, 18 High Street
- Building to rear of 28 High Street
- 1 New Street
- 4-8 The Path

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](http://www.buildingsatrisk.org.uk).

#### **d. Survey Methodology**

The appraisal involved a walk-round survey of all of the shops in the centre. Photographs were taken of each shop including interiors where relevant, and in the process of undertaking the survey informal discussions were held with some of the retailers.

In addition, background research was undertaken including from Doon Valley Museum and other sources such as RCAHMS, SCRAN websites and local books, texts, newspaper articles and maps.

The combination of the survey and background research allowed an assessment of each shop to be undertaken and recommendations to be made in relation to future conservation and the potential for grant assistance.

This survey and the background research were carried out in May and June 2012.

#### **e. Survey Restrictions**

This survey was a visual streetscape survey of the shopfronts in Dalmellington centre. It did not involve a detailed investigation of fabric or any structural investigation although issues with condition were noted where obvious. Measurements were taken to allow sketch drawings to be produced but a detailed measured survey was not undertaken.

It is advisable that the services of a conservation accredited architect or appropriately qualified tradesmen are employed prior to undertaking any alterations or repairs. Where specialist materials such as tiles, stonework or metals are involved, appropriately qualified expertise should be sought prior to undertaking any interventions.

Conservation Area and listed building consents may be required and building owners should seek advice from the local planning authority regarding which consents are needed. Building Control permissions may also be required for some works and appropriate advice should always be sought prior to undertaking any works.



## 2. Traditional Shopfronts: Value and Significance

### a. Introduction

Traditional shopfronts can make a significant contribution to the aesthetic value of a townscape. They generally use higher quality materials and standards of design than those used in more recently constructed retail properties. They also contribute to the cultural and social history of a place. Shops have ingrained in their design and materials many layers of social history associated with local businesses, people and trades. They form an integral part of a town and conserving them is a vital aspect of town centre regeneration.

The important contribution of historic town centres is recognised in the British Retail Consortium's report (2009:3) *21<sup>st</sup> Century High Streets* which identifies a Unique Sense of Place as a theme which town centres can exploit. One of the twenty recommendations made in the report states:

*"Town centres are vital to local communities so we must work together to maximise the inherent advantages of each High Street's local heritage or natural surroundings whilst still providing facilities suitable for modern retailing."*

However, it can be particularly difficult for smaller retailers who have limited financial resources to access high quality materials and suitable conservation advice. This can narrow the options they have in terms of signage, security and repairs. Despite this, many have enthusiasm for their traditional shops and value the history associated with them and if offered the appropriate support and advice will be encouraged to retain and enhance their historic shops and make the most of their local heritage.

### b. Conservation Principles

When undertaking the conservation of a historic building it is vital to understand its history, periods of development and change and the materials which constitute its fabric. This detailed background allows informed decisions to be made regarding the building. Conservation is not about preventing a building from being used, it is about managing change. Shops are places of work and must be practical and work for the retailer or they will become vacant and redundant. It is therefore important that the retailers are closely involved in any decision making.

The principles of conservation are:

- Minimal intervention
- Minimal loss of fabric
- Minimal loss of authenticity
- Absence of deception
- Reversibility

In essence this means that any repairs must be 'honest', that is not made to look old, and that only the amount required to make the building sound is undertaken. There should be respect for the existing fabric with as little intervention as possible.

Where architectural elements have been lost, it may be possible to reinstate them where evidence exists to confirm the nature of these. However, conjectural reinstatement should be avoided. The authenticity of a historic building cannot be created. It is therefore important to protect historic fabric by ensuring a good maintenance regime which prevents unnecessary repairs.



An example of minimal intervention and honest repairs to an eighteenth century shop window. The minimum amount of material has been replaced with timber of a suitable match. The new timber is not aged in any way but will blend in successfully once painted.

### **c. Materials**

The materials used on a shopfront will directly relate to its period of construction. It is vital that any alterations or repairs respect the existing fabric. Difficulties may arise where materials are expensive or difficult to obtain and this may deter shop owners from pursuing more suitable products. Some materials are difficult to source or may require specialist advice, particularly for matching and restoration.

Modern materials are often of poorer quality and unsuitable for historic buildings. Care therefore needs to be taken in the specification of materials for conservation work and for new designs. It is vital to identify suitable materials and appropriately qualified contractors to carry out work.

### **d. Design and Practicality**

Shops are places of work and they must meet the needs of retailers or they will inevitably become vacant. Historically, shops were specifically designed for certain retailers and features which survive today reflect this. For example, a higher stallriser is often associated with a butcher or fishmonger. It is important that the design reflects these needs and that the shop works as a place to sell. Shopkeepers may have certain requirements depending on their particular business and the shop may have to be adapted to accommodate these requirements. This may be in terms of the entrance, interior layout or display. Other features such as sun protection may also be of importance to certain retailers or in particular locations.

Where alterations or new designs are undertaken they should respect the parent building. This should not be a slavish pastiche of earlier designs. 'Victoriana' styles are rarely executed successfully and while certain principles of proportion should be borne in mind, sometimes it is the more daring modern designs, where executed in high quality materials, that are successful rather than those which try to mimic the past and fail. The decision as to the most appropriate design will depend on the parent building and the surrounding townscape. For pairs of shops or a row of shops if the original design intention was that they should have common architectural features a sympathetic reinstatement may be appropriate.



Where shops are in a matching pair or row it is important to make the most of the architectural unity as this is a powerful element in the townscape

### **e. Sustainability**

It is widely recognised that the retention and renovation of existing historic fabric is a sustainable approach. There is embodied energy in these properties and their unnecessary removal and replacement with modern materials, some of which have a relatively short life-span should be avoided if possible. Products like Upvc windows are very difficult to repair whereas a good quality timber window can be cheaply maintained and repaired when required.

It is often possible to carry out simple repairs to timber and stonework which mean that the building has a continued life without undertaking expensive and excessive interventions. As shops can change hands frequently there is often a turnover of signs and interiors in particular. A sustainable approach using the existing historic fabric can often minimise the need for costly replacement while still meeting the needs of retailers.

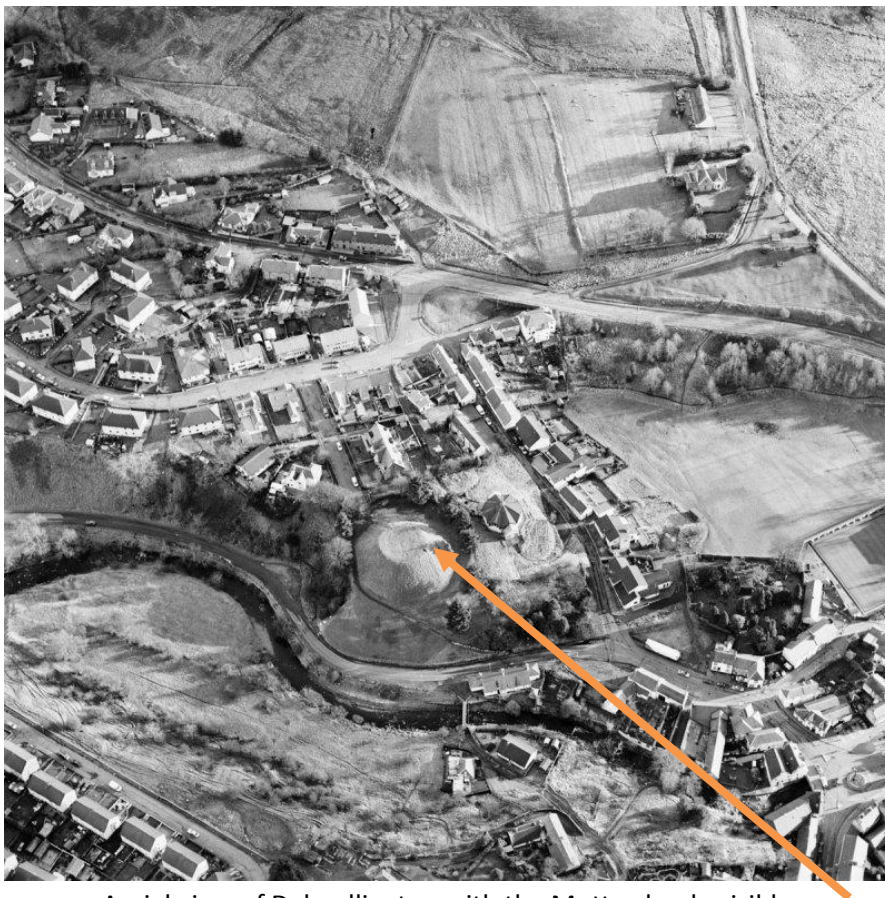
### 3. Dalmellington: Historical Background

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

#### a. Early history

The locality has evidence of occupation dating back to the Neolithic period. However, the earliest structure in the present village is the Motte, a Scheduled Ancient Monument, which dates to around 1200. 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 Kirkcudbright, reflecting a district with a tradition of feuding and hostility in the early medieval period. Duncan (1989: 435) defines a motte as

*“an earthen mound, round or oval, with timber palisaded defences at its upper or lower circumference; the bailey is a lower enclosure of ditch and palisaded bank at one side of the motte, but sometimes wholly enclosing it, so that the motte sits asymmetrically close to one end of an oval bailey.”*



Aerial view of Dalmellington with the Motte clearly visible  
©RCAHMS (SC1004882) photo dated 2002



The Dalmellington Motte was described by Christison in 1893 ([www.rcahms.gov.uk/canmore.html](http://www.rcahms.gov.uk/canmore.html)) as follows:

*“Dalmellington Mote is nearly circular, 60ft in diameter on the level top, and slopes steeply to a trench which cuts it off from the Castle Crofts plateau on the E and S, and from the slope to the village westward. To the N, a narrow terrace completes the circuit. The trench is 6 to 9ft wide at the bottom, and has an outer, flat-topped low rampart on the W side. The mound rises about 30ft above the terrace and some 60 to 70ft above the village. The mound was superficially restored about 40 years ago.”*

Dalmellington was granted the status of Burgh of Barony. Royal burghs, such as Perth and Stirling were given the special position by King David I which allowed them to hold markets and fairs. The Crown also allowed barons to establish burghs on their granted lands so that they too could hold markets and fairs and benefit from the revenue they raised (McWilliam, 1975:32). Early charters indicate that Dalmellington was held as a barony held by Sir Duncan Wallace in 1373 and King James VI granted Alan, Lord Cathcart *“the lands and barony of Dalmellington with its castle, mills, fishing rights, woods, coal mines, tenants, etc”* in 1607 (Dalmellington Community Council, 2004).

## **b. Economy**

Located within a rural area, the economy of Dalmellington from medieval times would have been dependant on agriculture. General Roy's Military Map of the area in 1745 shows it as *Damallatoun* but the village can be seen as being of a reasonable size with the runrig field system on the slopes above the houses.



General Roy's Military Map 1745

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However, during the eighteenth century handloom weaving supplemented the agricultural trade. From the 1780s onwards the trade nationally increased rapidly with around 39,000 Scottish weavers working by 1795 (Smout, 1987:394). Despite this early prosperity, during the early nineteenth century it began to decline as wages dropped due to an over-supply of labour. By the 1830s the trade was one of poverty and decline. Smout (1987:402) states that the situation did not improve for people until the 1840s when *“the pool of immigrating labour began to be mopped up by new activity, especially by railway construction, and the boom in iron and coal”*.

The situation in Dalmellington mirrored that in many other parts of Scotland. There was initial success with the handloom weaving, then the subsequent development of larger mills as the markets grew. The New Statistical Account of the 1830s notes that there are two woollen mills which weave plaid, tartan and carpets with around forty handloom weavers, mostly weaving tartan.



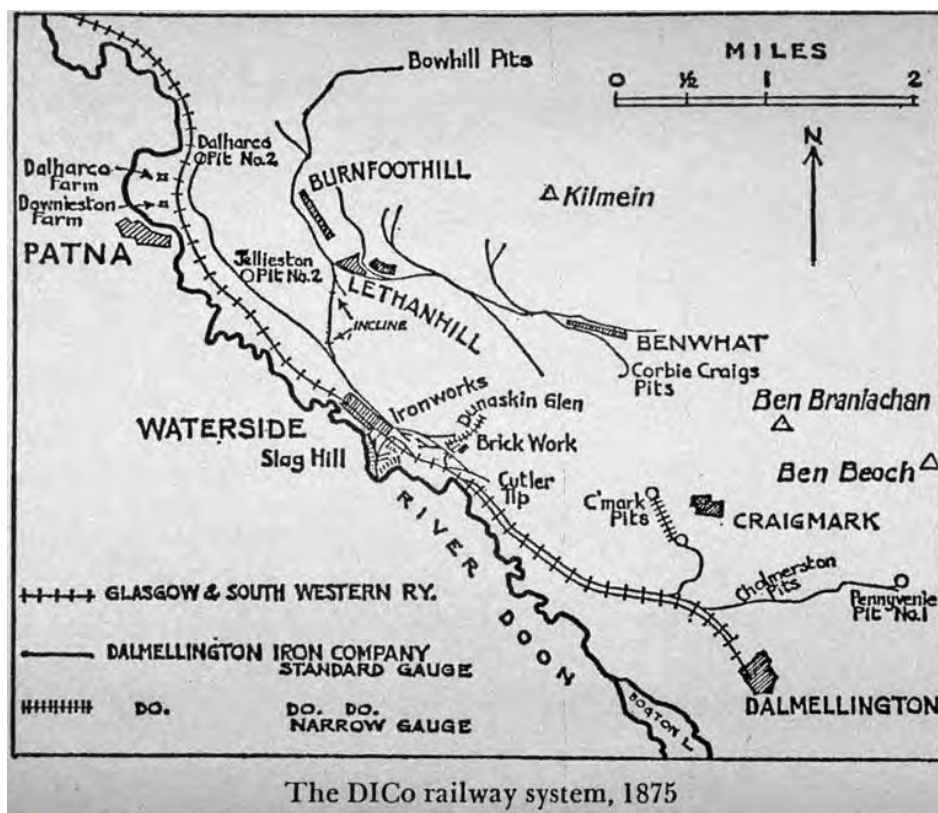
Weaver's cottages, Cathcartson erected in 1744. These are typical of the style which would have been erected during the eighteenth century. They now form the Doon Valley Museum

The presence of minerals offered major new opportunities providing an alternative to weaving and agriculture. The discovery of blackband ironstone, suitable for making iron, offered significant development opportunities along the Doon Valley. The associated ironworks and railways resulted in an industrialising of the formerly agricultural landscape. By the late eighteenth century the Statistical Account for Scotland (1791) noted the abundance of minerals in the area stating:

*“The parish is full of fine coal, and freestone, in almost every corner of it. These two useful articles terminate here, there being none to the southward beyond the parish. Coal is carried from hence, to the distance of 30 miles, into Galloway. There is also iron-stone to be found in the parish, and lead in some of the hills. Near the village of Dalmellington is the cheapest and best coal to be found in the west of Scotland.”*

These rich mineral sources offered the opportunity for development with the founding in 1845 of The Dalmellington Iron Company by Henry Houldsworth at Dunaskin near Dalmellington. The Glasgow Herald reported the opening of this in 25 September 1848:

*"Dalmellington Iron Works- These works, belonging to the Messrs Houldsworth, Glasgow, were blown for the first time on Monday week, and the first casting took place on Wednesday. The machinery was found to work smoothly, and everything went off well. Ayrshire is now girdled with iron works; and should trade improve, many more will be set agoing, as minerals and coals are found in abundance in almost every corner of the county. An English company has been exploring the hills around Dalmellington for the last few weeks, and have found lead, black-band ironstone &c. in great abundance."*




Dalmellington 1875 showing the railway network

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The railway was brought to the town in 1853. Essential for the development of the iron industry, it was funded by the Houldsworth family in order to provide a vital transport link for the moving of the heavy materials. However, an added benefit was that this new transport network offered significant tourist opportunities. These are typified by an article in the Glasgow Herald in 1873 titled *New Saturday Excursions to the Land of Burns*. The article notes that the Glasgow and South Western Company have added a new excursion route from Glasgow to Dalmellington "at extremely low fares". Dalmellington is described as "a prosperous little place" and visitors are encouraged to visit the beauties of nearby Glen Ness.

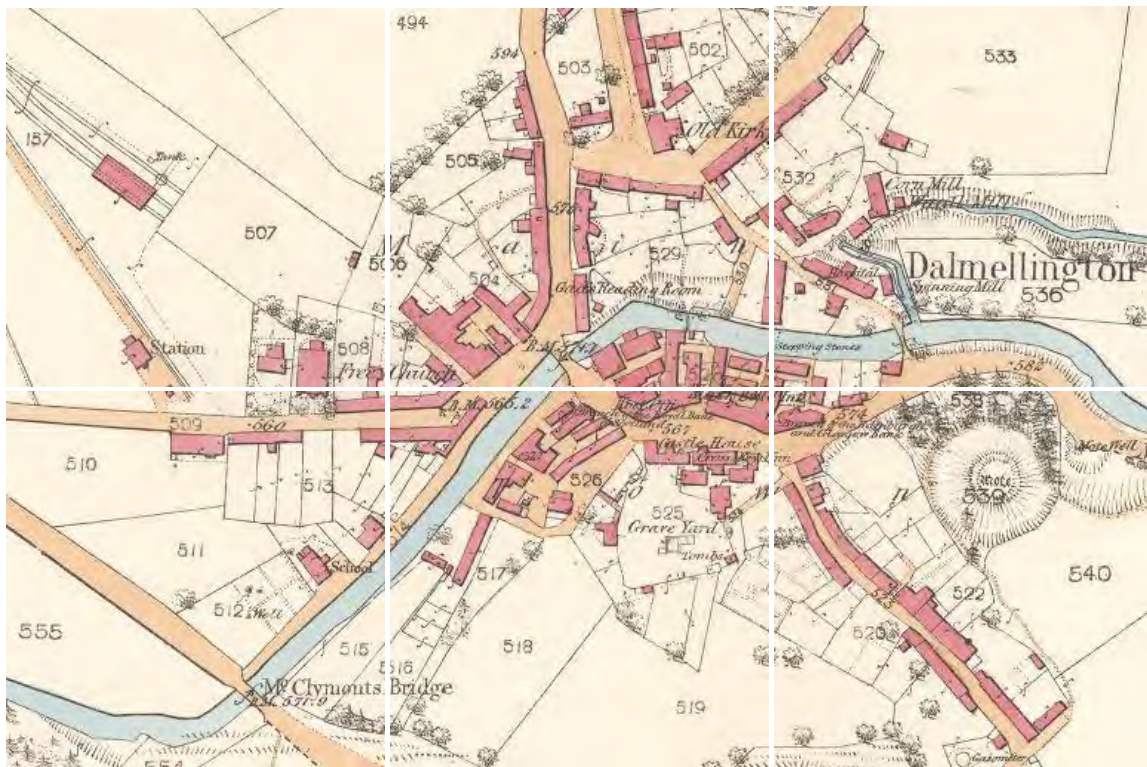




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Dalmellington Railway Station, 1880s

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Dalmellington 1857. The railway station is visible on the north-east of the town centre

OS 25 inch 1<sup>st</sup> edition XL VI.16 (Dalmellington)

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The presence of mining, the transport system and the improved employment prospects would have influenced the shops which could be sustained in Dalmellington. According to information held in the Doon Valley Museum, in 1837 there were many shops including three bootmakers, two fleshers, four grocers, one watchmaker, one ironmonger and six shopkeepers. By 1902, the number of shops had expanded with additional trades such as stationers and tobacconists and two bakers as well as three jewellers. Undoubtedly, the presence of visitors travelling to the area by train would have influenced both the number of shops and the goods they sold.



Crystal Palace, New Street c1900

The large paned windows probably date to 1840s-1850s. The shop is selling lemonade and ginger beer. The building has been demolished.

©Doon Valley Museum

Into the twentieth century mine working continued to be the main industry in the area. However, pits began to close from the late 1950s with Pennyvenie closing in 1978. The opening of a large opencast mine at Chalmerston in 1988 continues the tradition albeit on a smaller scale. The Ironworks ceased production in 1921 when it was taken over by William Baird & Co Ltd. They built a brickworks at the site which operated until 1976. The railway closed in 1963 and the station was subsequently demolished.

### **c. Topography and layout**

The village lies in the Doon valley but it is the Muck Burn which runs through the centre of Dalmellington. The location in the valley floor together with the steep sided hills surrounding means that flash floods have been an ongoing problem for centuries. The first recorded flood was in 1855. The twentieth century witnessed two major floods in July 1927 and then again in July 1936.



A flood in 1875 was reported in the *The Glasgow Herald* (28 September 1875) following a major storm. The articles describes the devastation stating:

*"Rain fell in torrents for several hours, and came rushing down the sides of the hills by which the village is surrounded. The Water of Muick, which runs through the village, overflowed its banks and a great number of the low-lying houses were flooded, some of them with several feet of water, the furniture being knocked about in all directions. The kitchen at the Black Bull Inn had about 4 foot of water in it, and in the stables the water rose to the horses bellies."*



High Main Street, Dalmellington during the 1926 flood

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The two bridges in the centre of Dalmellington prior to the construction of the Square

© Doon Valley Museum



The Square at the centre of Dalmellington forms the hub of the town today and is where the Muck Burn is bridged. Originally a single bridge stood here but this was improved in the early twentieth century with the construction of an iron bridge. Further improvements were made in 1936 with the formation of the Square, providing a larger space with less constrictions.

#### **d. Role of the Dalmellington Industrial Co-operative Society**

The Co-operative played a significant role in the architectural and economic history of Dalmellington. This is typical of the pattern in many Scottish mining communities where the role of co-operation was considerable and this was reflected in the popularity and success of many Co-operative Societies. Some of these grew to be of very significant size, such as the Edinburgh based St Cuthbert's Society, but others remained small although played a vital part in local retail economies.

The Co-operative Movement originated in Rochdale, Lancashire in 1844 when the Rochdale Pioneers set up a co-operative buying system. 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. The business grew successfully resulting in the steady expansion over the decades of the late nineteenth and early twentieth century.



Dalmellington Co-operative Society, High Main Street

©Doon Valley Museum

The local newspaper, *The Ayr Advertiser* reported in 25 June 1896 on the extension of the Co-operative in Dalmellington. It noted that the building in Church Street erected in 1883 was now too small to accommodate the grocery and drapery trades. The building was therefore extended at a cost of £474 giving an additional 30 foot of shop frontage providing “*two commodious shops for the bakery and drapery departments*”. 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. The official opening was reported in the *Ayrshire Advertiser* on 4 June 1931 noting the large gathering of local dignitaries, Society members and the general public who came to witness the celebrations.



The official opening of the new Dalmellington Co-operative Store in June 1931

©Doon Valley Museum

Around the same time, the existing shops in High Main Street were re-fronted in a Moderne style with etched glass and black polished marble cladding and a terrazzo floor. It is interesting that the new-built shop retained a very traditional style with a building very much in keeping with the rest of Dalmellington and even the sign was of a traditional cut and gilded design. However, their existing premises were re-fronted in a style more typical of the 1930s period.

By the post-war period there were four shops in this row with a bakery, butcher, drapery and boot and shoe shop with offices on the first floor. The shops remained in Co-operative use until the 1970s but the Church Street premises remains a Co-operative store today under the ownership of CWS.



The former Co-op in High Main Street (now CJs Discount & Pound Store)  
The wavy lines in the etched glass are typical of the inter-war period.

In the 1960s, the Dalmellington Co-operative expanded further with the acquisition of what was described as a *“building which a year or two ago was looked upon as derelict and dying property”* (Ayrshire Advertiser May 19, 1960). The article goes on to describe how it has been transformed into a *“bright and smart shopping centre”* stating that with a *“huge CO-OP sign on a background of mosaic tiling in gay colours it is undoubtedly the most prominent building at the Cross, and a splendid addition to the Society’s other premises in the Main Street.”*

The article notes that the building was *“reconstructed from dwelling houses to a design prepared by the SCWS Architectural department”*. The ground floor was a grocery store with hardware and furniture on the upper floors. Notably, this appears to have been the first shop in Dalmellington to introduce self-service. The Co-operative Societies played a pivotal role in promoting new approaches to retailing including the use of self-service.


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.



### e. Architecture of Dalmellington

The overall architecture of the town is modest and small scale with vernacular buildings primarily single or two storey. Some of the buildings are later eighteenth century but the majority are nineteenth century. The loss of buildings over recent years has resulted in twentieth century replacements.



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View of Dalmellington in 1880s showing the low rise buildings  
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Early photographs indicate that thatch was used for some of the cottages and many of them had whitewashed walls. Although slate gradually replaced thatch, it certainly remained a roofing material into the nineteenth and even twentieth century, especially in rural areas.

While the later nineteenth century and early twentieth century buildings are of ashlar and therefore not rendered, earlier, rubble-built buildings are likely to have been harled and lime-washed. Some buildings now have a modern cement render finish.

For retail use, earlier buildings tend to be domestic residences converted for shop use whereas those from 1850 onwards are more likely to be purpose-built specifically for retailing, usually with living accommodation above. Historically, the town centre had a mixture of buildings used or adapted for use as shops, buildings used as public houses and inns and domestic properties. The mix today is similar with the majority of shops of simple design and mostly purpose-built rather than converted.



Centre of Dalmellington in late nineteenth century showing a mixture of vernacular buildings, some with steep pitched roofs. The buildings are mostly lime-washed, a traditional finish for rubble masonry walls which protected it from the weather.

©Doon Valley Museum

Generally, the buildings in Dalmellington are modest in their architecture with little embellishment. There is however great variety in the styles giving the town centre a cohesive scale yet architectural variation within that.

#### **f. Dalmellington in 21<sup>st</sup> century**

Dalmellington has been at the mercy of changes in the industrial economy of Scotland where the focus has moved away from traditional industries such as coal-mining. However, there are now other opportunities within the area particularly in the tourist industry. The development of the Dark Skies Observatory nearby offers considerable tourist opportunities. This project costing £700,000 is likely to attract significant tourists to the area and businesses can therefore capitalise on this market. This opens in Autumn 2012 and presents considerable opportunities for the town.

Other opportunities are within the natural environment surrounding Dalmellington including the proposal for a designated biosphere at Loch Doon. There is also development of the paths network, a growing tourist sector.

In terms of art and culture, the Doon Valley Museum forms part of the Future Museum project, a partnership promoting museums in South-west Scotland. Locally, school children are involved in the development of an art and sculpture trail.

The development and promotion of tourism in the East Ayrshire area and in the wider South-west Scotland region means that Dalmellington can take advantage of the substantial economic benefits that this brings.



## 4. Dalmellington Historic Shop Appraisal

### a. Shop survey

This section considers the wider strategic approaches to the shops in Dalmellington. The individual surveys (Appendix 5) together with the architectural drawings complement this by making specific recommendations for each shop. This section of the report considers the context of the town centre and then details with specific elements of shop design including signage, blinds and security.

Many of the shops in Dalmellington are simple shopfronts with single or paired windows. There is little architectural elaboration but many are attractive late nineteenth or early twentieth century buildings. Shops, regardless of age, have common features and elements as indicated in the image below.



Architectural elements of a typical shopfront

In total, twenty-three shops were visited and assessed:

Main Street:	1, 2, 7, 8, 11, 14, 18, 19, 20, 21, 25, 26, 30
High Main Street:	3, 7, 9, 11, 13, 15, 18
High Street:	5, 14
Church Hill:	2

## **b. Dalmellington centre**

The centre of Dalmellington has four distinct areas. Main Street, The Square, High Main Street/ Church Street and High Street.

Main Street is the route that people will tend to take if coming into the centre as they travel on the A713 road between Ayr and Castle Douglas. It is therefore vital that this area is well sign-posted, including for parking, and that the shops here are inviting and visibly open for business. Parking is available on one side of the street which narrows the road. The shops here are a mixture of service type retailers including a coffee shop, hairdressers, two taxi offices and a pet shop. There is also a mini-market, the Eglinton Hotel and the Royal Bank of Scotland.

The Square is an important townscape setting for Dalmellington. It is a place for people to congregate, has the bridge over the Muck Burn and has a number of attractive buildings. At the present time the Square lacks coherence and is dominated by a traffic roundabout which has no soft landscaping and is used for the siting of a CCTV camera.

The shops include a mini-market, a butchers shop and a charity shop. There are also two hotels at the entrance to High Street, the Dalmellington Inn and the Loch Doon Hotel.



The centre of Dalmellington is dominated by a traffic roundabout with a CCTV camera. The townscape could be significantly enhanced by improving the streetscape and hard landscaping.

High Street leads to the Motte although there is no signage which directs a visitor to this important historic monument and no interpretation panels once reached. This section of the town centre has a number of vacant shops, some of which are in a poor state of repair including Ye Olde House which is on the Buildings at Risk Register. David Dale's, formerly a butchers shop is vacant and there is a gap site. This does not draw the visitor and indeed this area feels uninviting despite the presence of historic buildings and the Motte nearby. There is considerable potential here to improve the townscape.



View of Dalmellington centre from The Motte

High Main Street is a steep hill leading up to the Co-operative supermarket on Church Street. The shops here are all occupied, some with long-established businesses including a fruit shop, the Merrick Cafe, Post Office, barbers and a hardware/ discount store. This section of the town feels quite vibrant and busy. Parking is available on one side of the street. Signage is a problem here as many of the shops do not have signs which indicate the nature of the business.



High Main Street looking towards The Square  
The street has many well-used shops



### c. Business Types

Dalmellington has a supermarket (Co-operative), two mini-markets, a bakers, butchers and green grocers. It has therefore retained a good number of fresh food stores. The nearest large supermarket is in Ayr which is 14 miles away. Although there will inevitably be leakage to larger towns nearby, there is clearly support locally for the food shops.

In addition there are services such as a barbers, hairdressers and two taxi offices. There is also a pet shop, fishing tackle shop and gift shops. In terms of food and catering businesses, there are two cafes, two hot food takeaways and three hotels.

The non retail types include the Royal Bank of Scotland, the Zone Youth Project and the hotels/public houses. The three hotels are the Eglinton Hotel on Main Street and the Dalmellington Hotel and Doon Hotel at The Square/ High Street. Although not shops, many of the principles in terms of signage, repairs and conservation detailed in this report apply to these buildings.



Eglinton Hotel, Main Street



Dalmellington Inn, The Square



Royal Bank of Scotland, Main Street

There are a number of vacant units notably two at the junction of Main Street and the Square and two in High Street. Vacancy rates have increased generally in Scotland in recent years due to the economic downturn making viability of retail premises challenging, even for national retailers. Dealing with vacant units can be difficult for a number of reasons including absentee landlords, lack of funds to bring up to a lettable standard and lack of demand. Maintaining such properties so that they do not detract from the townscape is important. This may be through the use of window displays and by ensuring that buildings are maintained by regular painting. Vacant and deteriorating buildings present a poor image to visitors.



Vacant buildings can quickly deteriorate

#### **d. Signage**

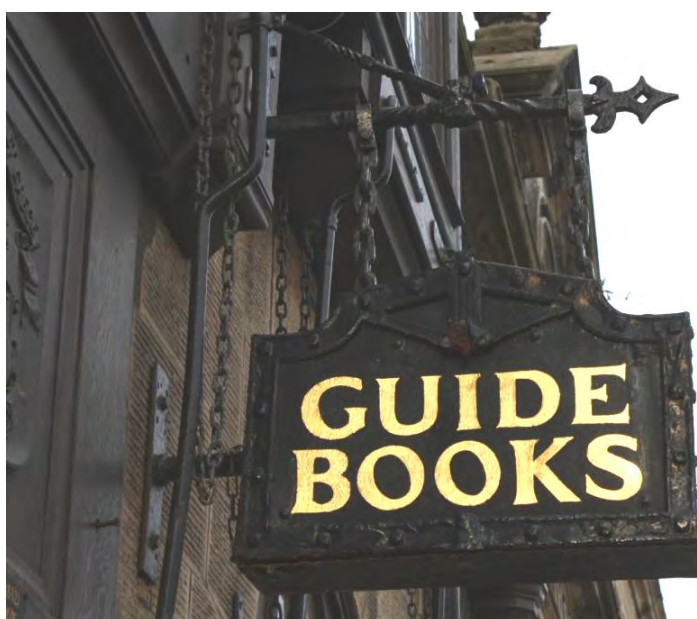
Advertising the business is of prime importance to any retailer. The type of sign chosen will vary depending on the shop itself, the business being operated and perhaps historic use of signs on the building. As the type of sign can have a significant impact on the overall appearance of a shop it is important that the business owners desire for visibility is not over-ridden by signs which are inappropriate and may even be off-putting for potential customers.

A shop sign can take a number of forms. Many shops have a fascia board where lettering is painted or applied. Alternatively there may be a string course which is painted or a timber board attached to a wall. Shops may also use hanging signs or traditional 3-D signs such as a chemist's mortar and pestle.





Mortar and Pestle sign, Crail



Interesting hanging sign for book shop, St Andrews

Advertising is controlled by the Town and Country Planning (Control of Advertisements) (Scotland) Regulations 1984 and The Town and Country Planning (Scotland) Act 1997. East Ayrshire's guidance on advertisements, *The Display of Advertisements*, states the following in relation to the display of adverts in Conservation Areas and on listed buildings (page 9):

*"Signs in Conservation Areas and on Listed Buildings should be sensitive to the character of the area or building in respect of their size, scale, location, materials, design and finish. All signs should be of timber construction or of other materials of traditional appearance, hand-painted in matching, compatible and toning colours. The use of projecting individual letters of an appropriate design and finish may also be considered acceptable."*

The Design Guidance goes on to list the types of signs which will not be permitted:

1. Internally illuminated projecting, fascia or pole signs
2. Signs above ground floor level and on the gables of buildings
3. Signs with plastic lettering or reflective acrylic sheeting
4. Any more than two signs per frontage of a building
5. Badly arranged signs or an over proliferation of signs resulting in clutter
6. Advertisement hoardings

The guidance also indicates that only one illuminated fascia sign and one illuminated projecting or hanging sign will be permitted per building. Illumination should be by external directional lighting.



Unusual, individual shop sign in Girvan

At the time of the survey, many of the shops lacked signs which indicated the nature of the retail use or the name of the business. This may be because some had been recently painted and the signage had not been reinstated. However, a visitor to the town would not necessarily know what was on offer and improved signage is therefore an important aspect of creating a more attractive town centre and thereby encouraging trade.



Simple script lettering on a 1960 shopfront in Aberlour is very effective

The type of sign used should reflect the architecture of the shopfront and its period of construction. Within the framework of respecting the architectural history of a shop, the owner must also be allowed to express their own brand identity. Appropriate signage is a retailer's greatest opportunity to advertise his business. This does not have to be overly large or garish, often subtler signage is more successful. The choice of fonts, size and colour can all have a major impact. All retailers should be encouraged to consider their shop, the parent building and the wider townscape when designing their signage. This choice will depend on:

- The parent building
- The age and style of the shopfront
- The location and depth of the fascia or sign board
- The type of retail use

For example, an antique shop with a Victorian shopfront will have a different letter choice from a designer clothes outlet in a modern shop.



Second hand books forming an unusual and distinctive entrance to one of the many book shops in Wigtown, Scotland's Book Town





Advertising can take many forms

Historically, shop owners would have had a signboard or fascia painted by a local signwriter. As a result, many towns had distinct styles evident in their locality due to the expertise and preferences of that particular signwriter. The benefit of painted signage is that if a shop changes hands it is relatively cheap and easy to change the sign. It also offers shop owners individuality and distinctiveness whilst maintaining an approach suitable for historic buildings. Public houses may also benefit from using traditional style pub signs.



Old lettering uncovered above the entrance during work to the Eglinton Hotel in 1979

©Doon Valley Museum





Professionally executed gilded lettering on a glazed entrance door gives a high class image



Modern terrazzo entrance adding interest to an shop lobby

### Signage Recommendations

A strategy is required for addressing the lack of signage on the shops to ensure that visitors are aware of the variety of businesses on offer. Working with the local retailers the following approaches may be suitable:

- Employ a signwriter to paint signs where shops have a string course or timber fascia board;
- Consider interesting signage options for shops where the above does not apply;
- Certain shops may benefit from hanging signs to promote the location of their business;
- Specialist techniques such as gilded lettering may be suitable for some shops, such as lettering or numbering on fanlights or glazed doors;
- There may be opportunities to consider tasteful but alternative approaches to signage and advertising. These need to be carefully considered but can be successful and distinctive if carefully executed;
- Consider traditional signboards for public houses.

### Cost implications

There are many alternatives to the signs and each shop will need to be considered individually. The following are indicative costs. It may be that if several shops are being painted a competitive price could be agreed.

Gilding on glass windows:	£800
Painted numerals on fanlights	£140
Fascia hand-painted with specific typefaces	£450
Fascias with hand-painted with shading, ornament etc	£250-£400
Stainless steel	£1000
Cast resin letters	£750

### e. Paint colours

Historically, shops would have been painted in the colours either available or fashionable at the time. Some types of retailers may have favoured particular colours over time but the choices will have varied depending on the type of retail business, the parent building, fashion at the time and what was affordable or available.

During the nineteenth century, gilding, marbling and graining would certainly have been used on some shopfronts. However, this became unfashionable in the early twentieth century due to cost and the expertise in this area declined. Ebonised and varnished exotic hardwoods were also fashionable for high class shops in the late nineteenth century and Edwardian period.

Modern shops follow similar trends and colours will often be chosen because the retailer likes it or it fits with their brand and image. Multiple retailers use brand colouring to promote their identity.



Thoughtful use of contrasting colours can make a significant impact to the attractiveness of shops  
Dingleton Road, Melrose

In choosing paint colours for shopfronts the following general points should be considered:

- The choice of colour must be appropriate for the parent building. This will depend on the colour and style of the building;
- The colour should be appropriate for the type of retailer. They may wish to choose a colour associated with their brand or identity;
- Colours and tones should respect the wider townscape. Bright pinks, greens and purples are rarely successful on historic buildings;
- The colour chosen should suit the shopfront. There may be features which will indicate the colours to be chosen, or avoided, such as the colour of the stonework or small features like the finish in lobby entrances;
- Varnished finishes should be reserved for solely high quality hardwoods and are certainly not appropriate for poorer quality timbers. Varnishes tend to require a higher maintenance regime;
- Finishes chosen should always be good quality paint which is on a sound, well prepared surface. Joinery work may be required in some cases prior to painting;
- Specialist finishes such as gilding should always be carried out by an experienced tradesman qualified in that field;
- Planning consents for change of paint colours are usually required for listed buildings and in Conservation Areas. The Local Authority planning department will be able to advise on the need for any consents.

In Dalmellington the shops exhibit a variety of different colours and it is understood that many shops have been recently painted. Part of the vibrancy of town centres is derived from the diversity of colours used on shopfronts and successful places will have a variety of shopfront colours. It is therefore not possible to be prescriptive about the most appropriate colour for each shop. However, establishing a palette of recommended paint colours may be helpful to steer retailers towards choices which are appropriate for their shops.

### **Paint Colour Recommendations**

- Consider, with the assistance of the local planning department, whether a palette of colours would be an appropriate approach;
- Consider each shop individually, but where shops are in pairs colours and tones should complement each other;
- Careful use of gilding can add a quality feel to shopfronts and should be considered;
- Avoid using varnished or stained finishes unless this is what has been used historically and the timber is of high quality;
- Ensure the surfaces are sound and repaired before carrying out work;
- Avoid painting masonry unless it is currently painted.

### **Cost implications**

A local painter and decorator could supply prices for painting of shop frontages. The cost will depend on the quality of the paint and amount of preparation required.

## **f. Security**

The security of a shop is important to protect from vandalism and theft. Depending on the type and locality of a shop, it may be necessary to have additional measures in place. These may take the form of shutters, grilles and gates. Traditionally, shop owners would have used wooden shutters which could be lifted into the shop during opening hours. In Victorian shops, double storm doors are a common way to protect lobby entrances. These timber doors fold back on special 'shop-hung' hinges so that they look like panelling in the entrance. They are an excellent protection for shop entrances and should always be retained where present. Several shops, notably in Main Street have storm doors.

In a Conservation Area or on a listed building, externally mounted steel roller shutters are generally considered to be incompatible with historic buildings. Alternatives may include internal shutters which have an open mesh style. This allows the interior of the shop to be seen and prevents the 'dead frontage' appearance created by metal roller shutters.



Roller shutters in Carlisle. These create a dead frontage making streets feel unwelcoming and uninviting and may even create a perception that an area is unsafe

Informal discussions with shop owners indicated that there was not felt to be a particular problem of theft or vandalism in Dalmellington although five shops have metal roller security shutters installed. Some of these may be felt to be necessary to comply with insurance requirements, or may have been installed on a shopfront by a previous owner.

Nine shops have externally mounted wrought iron/ steel or mesh grilles and gates which are either fixed in place or are removable. These allow visibility into the shop but are problematic in that they



prevent regular cleaning and maintenance of the windows and they can also give the impression that shops are closed even when they are open which is off-putting to visitors.

In Bo'ness, near Falkirk, the Heritage Lottery funded Townscape Heritage Initiative introduced bespoke security screens for shops in the town centre. These are constructed of lightweight aluminium in order to be removable and only partially covered the shopfronts so are suitable to be left in place when the shops were open.



Modern security grilles in Bo'ness

Shop gates are particularly useful where there is a recessed lobby. These prevent people from loitering in the lobby after closing and offer an additional level of security for entrances. They can be well designed and attractive and either open into the lobby or are light enough to be carried into the shop and stored during opening hours. Shop gates can be timber or metal but should be of a design appropriate for the shopfront.

Alternatives to roller shutters or mesh shutters may include security glazing such as laminated which is more difficult to break. Specialist glazing companies could advise on the products available.



Timber 1930s shop gate. These are attractive and an effective way of protecting shop lobbies.

### **Security Recommendations**

The perceived threat from vandalism is low but security measures are still evident on many of the shops in the town. It is vital that any changes to security are discussed closely with retailers who may have issues such as insurance to consider.

- Retain storm doors where they exist and put in good repair if required;
- Consideration should be given to the use of shop gates for shops with recessed lobbies and where storm doors do not exist;
- Where possible, metal roller shutters should be removed. If security measures are essential, replace with a design which is more appropriate for historic buildings such as a totally new type of external grille or an internal mesh shuttering system;
- Alternatives such as laminated glass may be appropriate for some shops;
- Many of the wrought iron or steel security grilles are serviceable but consideration should be given to town centre wide strategy of security for shopfronts.

### **Cost implications**

Bespoke security screens will potentially be expensive, possibly in the region of £3000 to £5000 each. Designing for the whole town may be a cost effective approach but this will involve extensive negotiations with shop owners.

### **g. Sun blinds and Awnings**

Sun blinds were introduced in the nineteenth century for practical reasons, to protect goods from the sun, particularly for fresh food shops such as greengrocers, fishmongers and butchers. They have the added benefit of offering shoppers protection from the weather and may also be used to advertise the business.

Some shops, such as 9 High Main Street, have integral blind boxes which form part of the design of the shopfront, typically shops which date from the late nineteenth century until the 1930s. These have a blind box located within the fascia which is flush with the building so that the blind can be neatly rolled away.

Where no integral blind box exists, sometimes an externally mounted box may be found. These can be tricky to accommodate however, and may be difficult to successfully weather proof. Shops may use internal roller blinds instead.

The East Ayrshire Council Design Guidance, *Planning & Building Control Design Guidance: Shopfront Development*, (page 9) states in relation to canopies:

1. Canopies should be of a size, scale, proportion and design in keeping with the size, scale, proportion and design of the property on which they are proposed and with the appearance of the surrounding area;
2. Canopies shall relate to individual door and window openings and be restricted to ground floors only;
3. Canopies should not obscure important architectural features of the buildings on which they are proposed.

In relation to listed buildings and Conservation Areas it states that canopies should be of a traditional canvas material with colours and tones complementary to the building. However, modern Dutch canopy blinds are not permitted. The Guidance also states that advertising on canopies should be the name of the business only and that product advertising is not permitted.



Awning with blind box above fascia and zig-zag arms. Fresh food shops like butchers often need blinds to protect their goods from the sun

Where integral blinds exist, these should therefore be restored. If there is no blind present and one is required it may be necessary to look at the different options possible. These will depend on the style and age of the shopfront.



Existing blind boxes can be renovated and a new awnings installed

### Sun Blind Recommendations

- Where blinds exist ensure they are renovated back into good working order using appropriate materials;
- Consider the requirements or opportunities for traditional style blinds in other shops if sun is a problem for retailers. Installing a blind may not be possible due to the configuration of the shopfront;
- Internal roller blinds may be a suitable alternative where the sun only impacts on the shopfront for a limited period of the day.

### Cost implications

Costs for the renovation of a new blind will depend on the size of the blind and material used. There are several companies who can restore blinds including Alba Blinds based in Lanarkshire. The overhaul of the mechanism and replacement of the awning fabric may be in the region of £1500 but will obviously vary considerably depending on the size of the blind. Blind renovation companies could supply estimated costs for the work.



## **h. Window displays**

In addition to signage, the display in shop windows is extremely important. It was noticed during the survey that many of the shops made limited use of their windows for displays and in some cases the windows were covered up with posters, interfering with visibility into the shop or fascias were lowered. The use of window film with designs is typically associated with small supermarkets, partly as they may have internal fittings within the window space which means that window displays are not possible. There may also be security or privacy reasons for windows not being transparent. However, the use of window films prevents visibility into the shop and tends to create dead frontages which are not attractive for a historic townscape.

Vacant shops also create dead frontages if the windows are boarded up. These make a street unattractive and uninviting. It is worth investigating alternatives to boarded windows using displays to create the impression of occupied shops.

It may be worth considering a window display competition, these are often associated with either Christmas or a celebratory week such as a Gala week or local festival. Crieff for example has a competition where each shop includes a sugar mouse within their Christmas window display. Prizes are given to entrants who successfully find all the mice and the competition attracts visitors to the town. The Merchant City THI in Glasgow also introduced a Christmas window display for shops in the area.

Expertise in window displays is available and courses can be held to assist shop owners in making the most of their shop windows.

### **Window Display Recommendations**

- If fascia levels have been lowered, reinstate the original height if possible;
- Encourage shop owners to maximise use of their windows for displays;
- Consider introducing a shop window competition;
- Encourage shops which have windows blanked out to remove these, where appropriate and introduce window displays;
- Reinstall fanlights;
- Where shops are vacant try to gain access to include displays so that the shops appear occupied;
- If shop owners lack confidence in maximising their displays there are courses available to assist.

### **Cost implications**

There are small cost implications in improving displays and visibility into shops. Running a course on window design would cost a few hundred pounds but several shopkeepers would be able to attend the session.

### i. External fittings

The locating of extractor fans, satellite dishes and light fittings as well as excessive signage can create clutter and may seriously detract from the appearance of a historic building and the wider traditional townscape. Where possible, extraction fan units, satellite dishes and similar elements should be unobtrusive and located at the rear of buildings where they will not impinge on the quality of the townscape.



The signs, wires and satellite dish on the left hand building create street clutter and detract from historic buildings and settings

### External Fittings Recommendations

- Keep signage, light fittings and wiring to a minimum;
- Remove any unnecessary fittings;
- Carefully consider the positioning of any extractor units, satellite dishes and wiring in unobtrusive locations;
- Many of these additions will require consent and the local planning authority should be consulted before proceeding with any work.

### j. Illumination

The use of certain types of illumination may be permitted on buildings. However, in many cases the available street lighting will be sufficient. Internally illuminated box lighting is generally considered to be inappropriate for historic buildings and Conservation Areas and should be avoided. Installation of lighting fixtures may damage historic fabric and can add to street clutter if not carefully

considered. However, discrete illumination may be appropriate but this should be discussed with the local planning officer prior to installation.

### **Illumination Recommendations**

- Consider whether illumination is really required for a shopfront;
- If lighting is to be applied it should be modest and all wiring carefully concealed;
- Internally illuminated units should not be used;
- If illumination is not essential it should be removed;
- Illumination and signage will require consent and advice should be sought from the local planning authority.

### **k. Maintaining and enhancing the townscape**

Regular maintenance is a vital aspect of property ownership. This helps to prevent major problems in the long term. Painting of woodwork, cleaning out of guttering and re-pointing masonry will all help to prevent damp ingress and resultant issues with wet and dry rot and damage to masonry.

Repairs should always be carried out by suitably qualified tradesmen. For historic buildings it is advisable to use experienced tradesmen who are competent in working on historic buildings. Repairs should be carried out on a like for like basis with the minimal intervention possible. Use of inappropriate materials such as cement renders, can be seriously detrimental to the longevity of traditional buildings and should be avoided.

Where buildings are vacant and not maintained they can quickly deteriorate. A number of buildings within Dalmellington town centre are on the Buildings At Risk Register. Derelict and deteriorating buildings can seriously impact on the wider appearance of a townscape although tackling them can be challenging. A grant scheme such as a Townscape Heritage Initiative or Conservation Area Regeneration Scheme could help to improve not only the shopfronts but the wider townscape and tackle repairs and vacancy of redundant buildings.

### **Repair Recommendations**

- Ensure buildings are repaired and regularly maintained;
- Consider options for vacant and derelict buildings including grant schemes;
- Use appropriate materials which are suitable for historic buildings. Advice is available from Historic Scotland Conservation Group, the local authority and Scottish Lime Centre.

### **Cost implications**

It is much more cost effective to undertake regular maintenance than to have to undertake repairs. Although it may seem more costly to use traditional materials such as lime rather than cement, in the long term these materials are more suitable for historic buildings and less likely to cause damage so are more cost-effective.

## 5. Conclusions and Recommendations

### a. Overview

Dalmellington is an important and historic town which has a fascinating history and attractive scenic setting. The town benefits from a variety of different businesses and retailers and retains many interesting historic buildings. The Community Action Plan highlighted the pride in the town and the desire to improve and make the most of Dalmellington's history and location.

The architecture is generally small scale, simply designed buildings which combine retail use and residential accommodation. Many of the buildings date to the late nineteenth and early twentieth century but the setting of the town with its Motte, street pattern and Muck Burn are clearly much older. One of the major influences on the town's retail architecture was the local Co-operative Society which constructed a number of shops from the late nineteenth century. This represents an important part of the social and architectural history of Dalmellington.

There are many opportunities ahead for the town notably the construction of the Dark Skies Observatory nearby and the Loch Doon Biosphere. Taking advantage of this economic opportunity and building on the existing Sense of Place is key to the future success and sustainability of businesses in the town.

### b. Issues identified

A number of issues were identified as suitable for enhancement and improvement:

- Lack of fascia signage making it difficult to identify shops and know their trade;
- Security screens and shutters which affect visibility into shops;
- Blocked up windows and limited use of windows for display opportunities;
- Repairs required to some shopfronts and their parent buildings;
- Vacant shops which are deteriorating and unattractive;
- Poor signage and interpretation for visitors in the town generally;
- Lack of coherence, particularly in the Square which is a space with great potential.

### b. Recommendations

Specific suggestions have been made for each shop in the town and drawings indicate the possible approaches which could be taken (Appendix 5). These are merely indicative and it would be necessary to discuss in detail any proposals with both the retailers and the local planning authority.

In general terms it is advisable to develop a strategy for the shops notably tackling the following:

- **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 shopfronts 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 blind box exists;
- **Window displays:** Improve visibility and displays in shop windows;
- **External fittings:** Minimise clutter on shopfronts and the wider streetscape;
- **Repairs:** Carry out necessary repairs and maintenance using appropriate materials and techniques;

For the wider townscape the following recommendations are made:

- **Vacant buildings:** Improve the appearance, including window visibility/ displays of vacant buildings where possible;
- **Interpretation and Signage:** Improve the signage for visitors including interpretation panels such as at the Motte;
- **Fabric repairs:** Encourage a good maintenance regime for buildings and repair buildings using traditional methods where required.

### c. Costings

Without more detailed plans it is difficult to arrive at costs for the proposed works. Some indicative costings have been included to give an idea of typical costs for certain improvements. Many of the suggested improvements will be modest in cost, particularly signwriting, painting and minor joinery repairs. The replacement of shopfronts and security gates will be more costly. However, there may be economies of scale with some of the work so where several shops are being improved it may be possible to negotiate a better deal.

Appendix 4 contains a list of specialist contractors. These could be contacted for indicative prices for some of the repairs and improvements. These are only suggested contacts and there will be others who could undertake similar work. Shopkeepers should always satisfy themselves as to the suitability of the contractor to carry out the work and may wish to see examples of the contractors work before employing their services.

The Local Planning Authority should be involved at an early stage of any proposals to alter buildings, particularly for listed buildings.

### d. Taking Forward and Next Steps

Establishing a strategy for improvement will require negotiation with the local retailers and businesses together with securing the support of East Ayrshire Council. In discussions with the shopkeepers there was considerable support for improving the town and hopefully this will be a good basis for taking the project forward.

There are opportunities for developing the social and architectural history of Dalmellington. The Dalmellington Industrial Co-operative Society appears to have played a major role in the town and tied in with the mining history of the area this presents a possible project for people of all ages. The

Co-operative Societies kept very good records and it can therefore be a rewarding and successful area of research.

Identifying grants which can assist with funding of the project would be vital. Some funding streams such as Historic Scotland's Conservation Area Regeneration Scheme (CARS) and the Heritage Lottery Townscape Heritage Initiative tackle the wider townscape, but shopfront enhancement can form part of the grant application together with other aspects such as training, education and conservation of key buildings. These will usually pay for a project officer to run the project. This is an important consideration as running a shopfront improvement scheme can be time-consuming and may therefore prove to be difficult for volunteers to manage.

There may be grant funding available such as Lottery funding which may be able to assist with the work. The 'Your Heritage' funding stream (<http://www.hlf.org.uk>) which offers grants between £3000 and £100,000 may be a suitable option but a combination of funding streams may be required. As Dalmellington centre is a Conservation Area this may help to access funding designed to improve and enhance Conservation Areas. It would be worth contacting the Lottery to discuss the different options available.

East Ayrshire Council may have a member of staff who can assist with identifying suitable grant options particularly as East Ayrshire Council has a statutory duty to protect and enhance the Conservation Areas in their locality. The Conservation Officer (Colin McKee) may be able to offer additional support and guidance in taking this project forward.

Dalmellington is an attractive place and the funding of building improvements and conservation of historic buildings could transform it. Making the most of historic buildings and identifying a Unique Sense of Place is recognised as crucial in helping to maintain vibrant and interesting High Streets where both local people and tourists want to visit. A wider townscape project such as a CARS or THI could have significant conservation and economic benefits for the town helping to capture that Sense of Place. This would not only improve the shopfronts but could potentially bring derelict buildings back into economic use, improve the overall standard of repair in the town and make Dalmellington a vibrant and sustainable place for visitors and tourists alike.

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## Internet Resources

British Newspapers online: <http://www.britishnewspaperarchive.co.uk>

Buildings at Risk Register: <http://www.buildingsatrisk.org.uk/>

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<http://www.brc.org.uk/downloads/21st%20Century%20High%20Streets.pdf>

Dalmellington.net: <http://www.dalmellington.net/>

Dictionary of Scottish Architects: [www.scottisharchitects.org.uk](http://www.scottisharchitects.org.uk)

Historic Scotland: [www.historic-scotland.gov.uk](http://www.historic-scotland.gov.uk) (for information on listed buildings)

National Map Library of Scotland: [www.nls.uk/maps](http://www.nls.uk/maps)

Royal Commission on the Ancient and Historical Monuments of Scotland (CANMORE):  
[www.rcahms.gov.uk](http://www.rcahms.gov.uk)

SCRAN: [www.scran.ac.uk](http://www.scran.ac.uk)

Statistical Accounts of Scotland: [www.stat-acc-scot.edina.ac.uk](http://www.stat-acc-scot.edina.ac.uk)

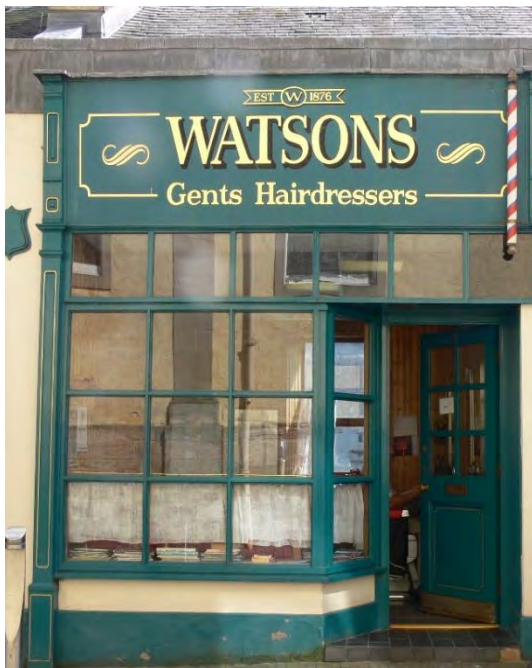


## **Appendices**

## **Appendix 1**

### **East Ayrshire Design Guidance: Shopfronts**

# Shop Front Design Guidance



# INTRODUCTION

This document provides shop front design guidance for commercial properties within East Ayrshire. The design of the built environment can impact upon the perception of an area formed by both its residents and visitors. A coordinated, sympathetic approach to shop front design enhances the appearance of urban areas and contributes positively to the character of a place.

There are many conservation areas and numerous examples of high quality well-designed buildings within East Ayrshire, in which a diverse range of shop front designs can be seen – from traditional style shop fronts to more modern designs. This document aims to build on the best elements of the built environment found in East Ayrshire and to provide design guidance aimed at making East Ayrshire a more attractive place in which to live and invest.

The intention of this document is not to restrict development, but to ensure that development is to a high quality, in keeping with and sympathetic to the character and appearance of the area in which it is proposed. The guidance is not meant to be prescriptive, but it does represent the planning authorities settled view on the various aspects of shop front design that it will consider when determining planning applications, and in terms of the various types of shopfront design, what will and will not be acceptable.

Photographic archive records can be a useful source of information when designing replacement shopfronts for traditional buildings. Below is King Street in the 1960's.



Archived Photo of King Street, Kilmarnock. Source:  
<http://www.threetowners.net/forum/viewtopic.php?t=11743&start=48>



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# POLICY

Well-designed shop fronts can make a positive contribution to the character of the street and area it is located in, and plays an important role in determining its success. It is therefore essential for the health of town centres and other shopping areas that a high standard of shop front design is realised and thereafter maintained.

Good design enhances and maintains the quality of the built environment and developers are encouraged to take this guidance into account when preparing shopfront development proposals.

This guidance forms parts of and supplements the policies of the East Ayrshire Local Development Plan and will be used by the Council in its assessment of all related planning applications. All shop front development will require to comply with the relevant policies of the East Ayrshire Local Development Plan, copies of which are available from Planning and Economic Development or on the East Ayrshire Council website.

The key objectives of the policy as detailed in the Local Development Plan are:

- To protect and enhance the traditional character and appearance of individual Listed Buildings, Conservation Areas and prime frontages within traditional shopping areas.
- To encourage a better quality of design and enhance the character and appearance of retail frontage.

All shop front planning applications must comply with:

- Overarching Policy SS2
- TC1: Supporting development in centres

Shopfront development within Conservation Areas and Listed Buildings, must additionally comply with:

- HE1: Listed Buildings
- HE2: Conservation Areas



Source: <http://www.gettyimages.co.uk/license/3419196> Graphics - Archived photo above to be on same page as Policy.

(Below) Components of a good traditional shopfront. A description of the main components are in the glossary section.



# Dos and don'ts

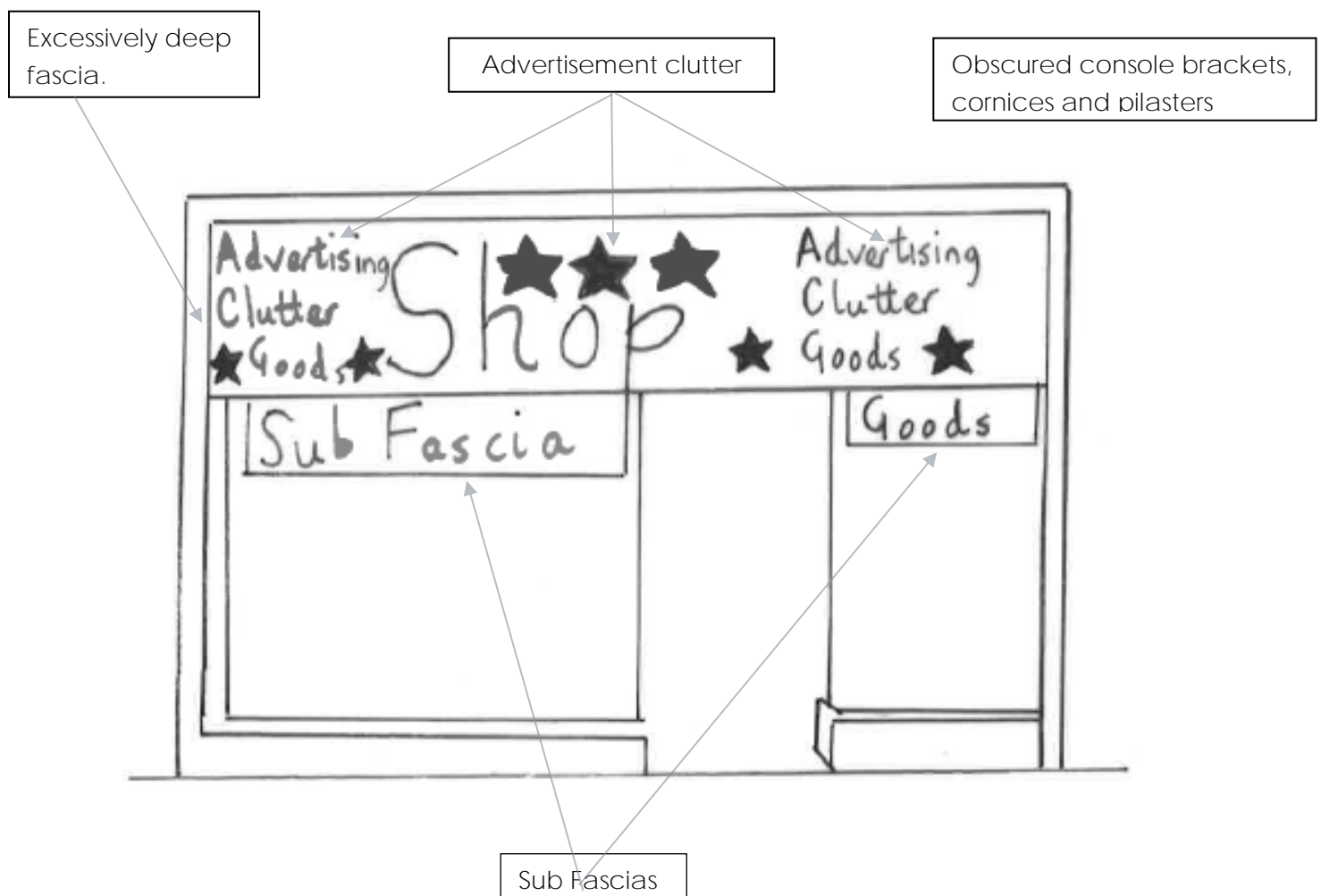
## Fascia Board

### Do's

- The scale/age and height of the fascia should be appropriate to the character, height and period of the building and in proportion with the shop front.
- The fascia board should be made of a material and colour that match or compliment the design and colours of the shopfront
- The fascia should align with those of neighbouring properties as far as possible, with priority to the first bullet point above.

### Don'ts

- Link 2 different buildings with a common fascia
- Have an excessively deep and/or tall fascia board. Fascias should generally be no more than 600mm deep.
- Situate the fascia board where it will hide any architectural feature of the building.





## Windows

### Do's

- Windows should ideally be framed and subdivided vertically if appropriate, as most buildings will have a vertical emphasis.
- Any method of subdivision should be in keeping with the character of the building and the shop front.

(Below) - Good examples of subdivided windows. First image Lainshaw Street, Stewarton.



(Below) - Image of recently reformed shopfronts within a Conservation Area, John Finnie Street, Kilmarnock. This is a good example which shows the use of transoms and mullions on the windows, a method of subdivision which is in keeping with the character of the building and area.



## Doors

### Do's

- Doors should be centrally located unless originally located elsewhere.
- Doors can be recessed to re-inforce visual interest, provide shelter and a non-slip access ramp into shop.
- The door should generally have a kick plate or bottom panel of a height to match the stall riser.
- The door and window frame should usually be constructed of the same material and painted the same colour.
- Retain existing original doors or panelled doors.
- The design of new shop doors must reflect the design of the shopfront and windows.

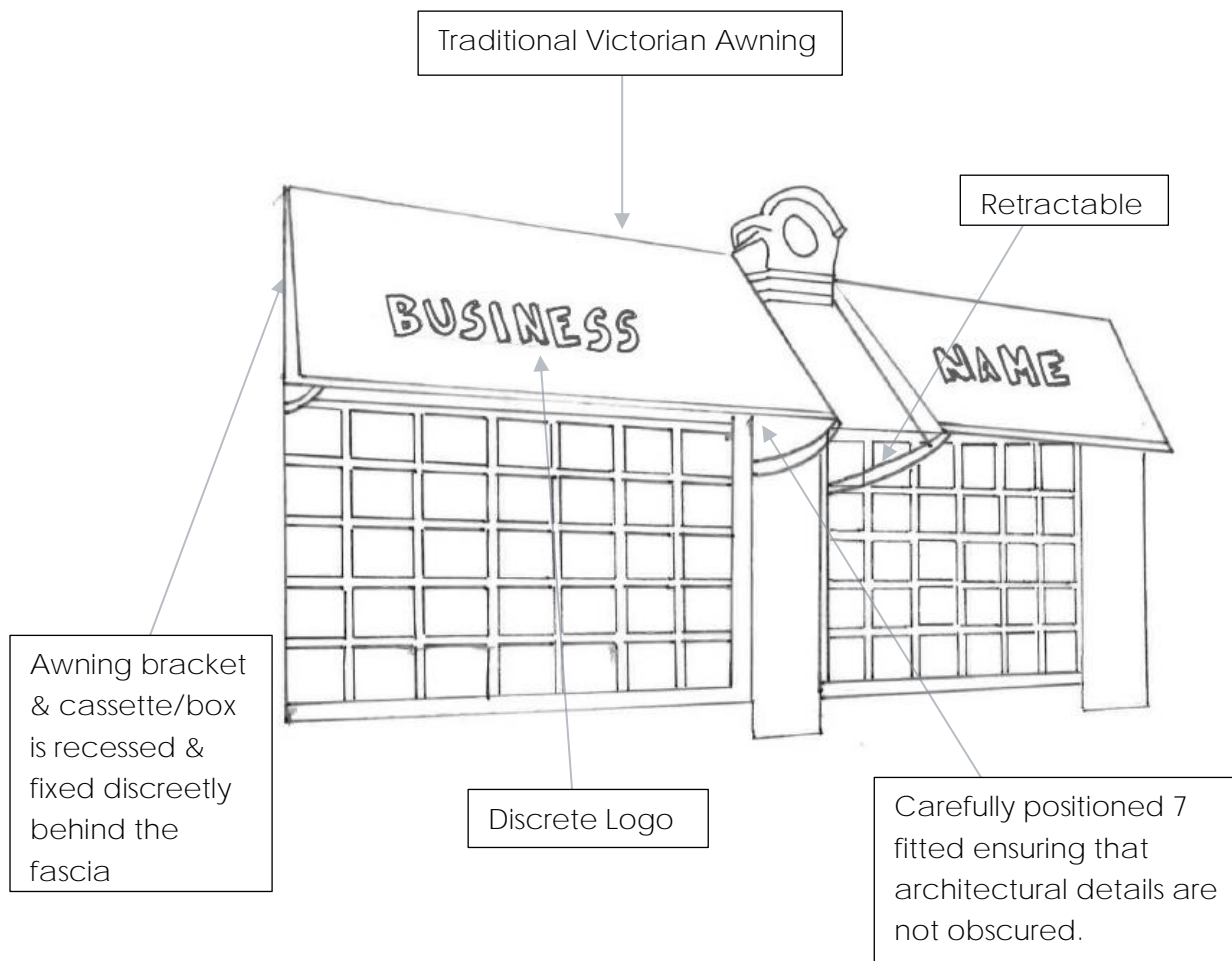
(Below)- an excellent example of a traditional shopfront entrance –shop opening central, door recess, stallriser, good use of colour, period fixtures and fittings. A kick plate would be ideal to protect the bottom of the door, however still a very well kept, inviting shopfront. John Finnie Street, Kilmarnock.



## Awnings, Blinds & Canopies

### Do's

- Should be retractable
- Traditional canopies are preferred rather than non-retractable Dutch canopies, especially within Conservation Areas or Listed Buildings
- Canopies should be well designed, carefully positioned and fitted above or below the fascia.
- The awning bracket and cassette/box should be recessed and fixed discreetly behind the fascia.
- Blinds should usually cover the whole width of a shopfront and should usually be the same width as the fascia.
- Colours should match or compliment the fascia.

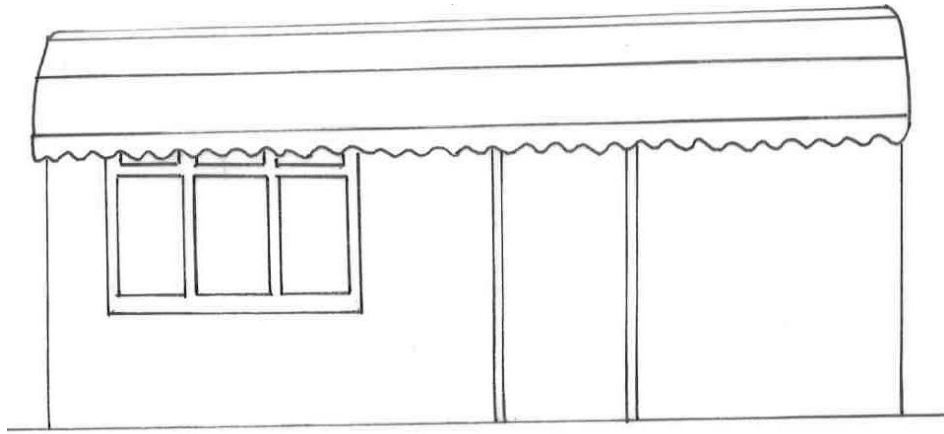


Example of what will be accepted when installing a canopy.

### Don'ts

- Don't position a canopy/awning where it will obscure columns/pilasters or other architectural details.
- Don't position a canopy/awning where it will protrude beyond the shopfront.
- Use garish colours.





Example of a Dutch style canopy which is not encouraged as they conceal the fascia and mask a large degree of the shopfront.

## Materials

### Do's

- Use materials which respect those of the original building.
- Use materials which harmonise with the building above and, where suitable, with neighbouring buildings.
- Use high quality materials; Timber is an attractive and cost-effective material to use on traditional and contemporary shop fronts.
- Encourage the use of aluminium, stainless steel and plastic coated metals on listed or traditional buildings or in Conservation Areas.

### Don'ts

- Use low quality materials such as glossy plastics.

(Below) – Example of good modern shop front design, using quality materials and incorporating the basic principles. Main Street, Stewarton.



## Colour

### Do's

- Shopfronts should be painted in appropriate colours that add to the character of the area.
- Muted primary colours are the most appropriate background colours for shop fronts on historic buildings and within Conservation Areas.
- Take into consideration, the colours of adjacent and neighbouring shopfronts in the area, as these should complement each other.

(Below) - Example of effective use of a bright colour from a traditional palate of colours.  
John Finnie Street, Kilmarnock.



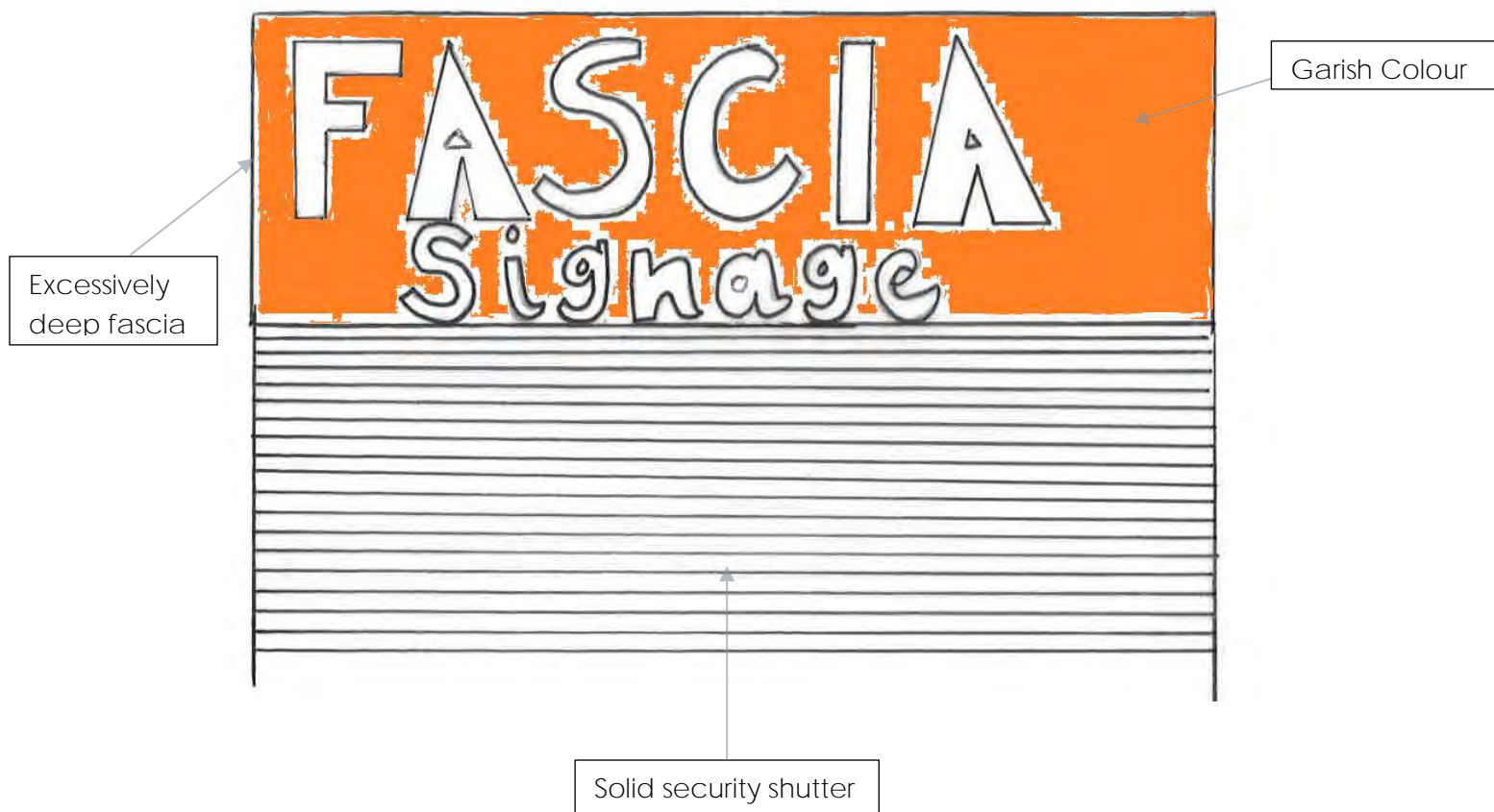
(Below) - Example of effective, sensitive, use of contrasting colours. Bank Street, Kilmarnock.



Don'ts

- Use colours which are out of character with the building or area - these will be discouraged.
- Use garish colours.

The picture below shows inappropriate use of colour for fascia signage, as well as the fascia being excessively deep. These two attributes coupled with steel security roller shutters make for a bad example of a shopfront.



Solid security roller shutters like the example above are discouraged. They have a detrimental effect upon the character and amenity of an area.

## Security

### Do's

- Use the least visually intrusive measures of security which meet the needs of the shopfront.
- Try and use security shutters which do not obscure window displays.
- The use of internal lattice shutters and re-enforced glass is encouraged.
- Try to provide practical and attractive alternatives to solid roller shutters.
- Outer storm doors, window shutters and demountable mesh grilles are encouraged and can be incorporated into the design of the shopfront.
- Carefully position external alarm boxes to avoid obscuring architectural details and paint to blend into the background.
- In cases where solid roller shutters are used, shutter boxes should be fully recessed, flush with the frontage.



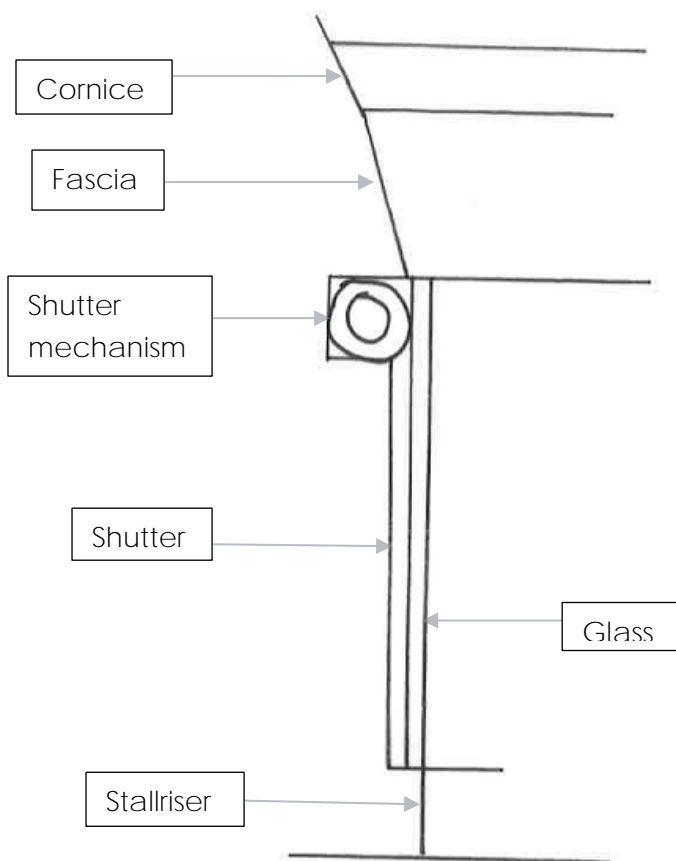
## Don'ts

- Use solid roller shutters as these obscure window displays and at night time can make an area feel abandoned and unsafe.

## Roller Shutter Boxes

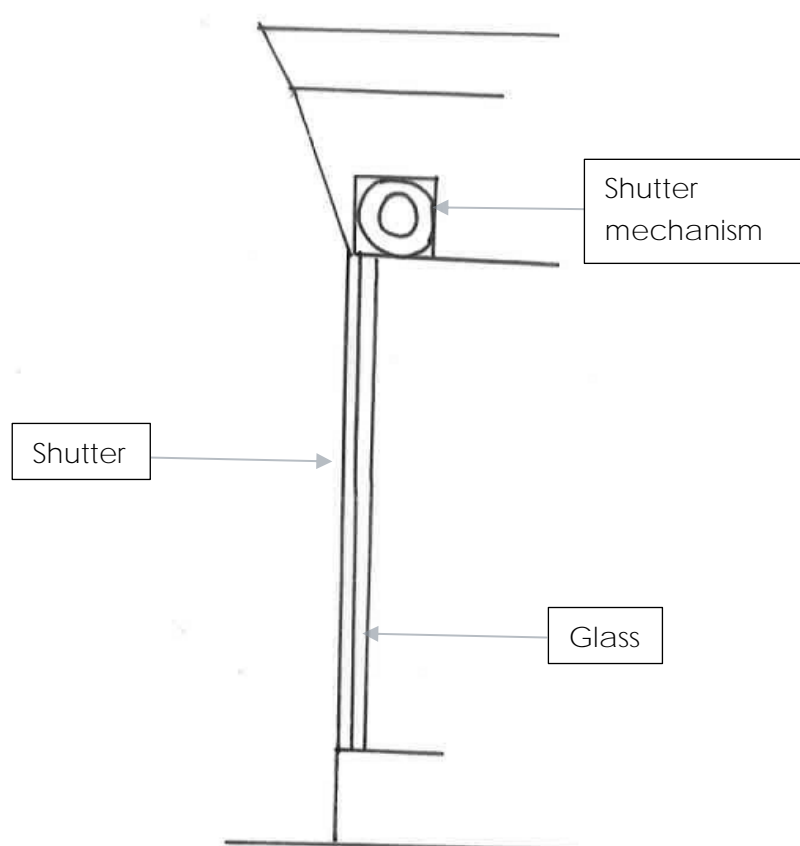
### Bad practice

#### Projecting shutter box



### Good practice

#### Recessed shutter box behind fascia



(Below) – Examples of alternative security measures – internal lattice shutters & external shutters that allow natural light into the shop.

Source: <http://www.lbsgroup.co.uk/retail-2/>



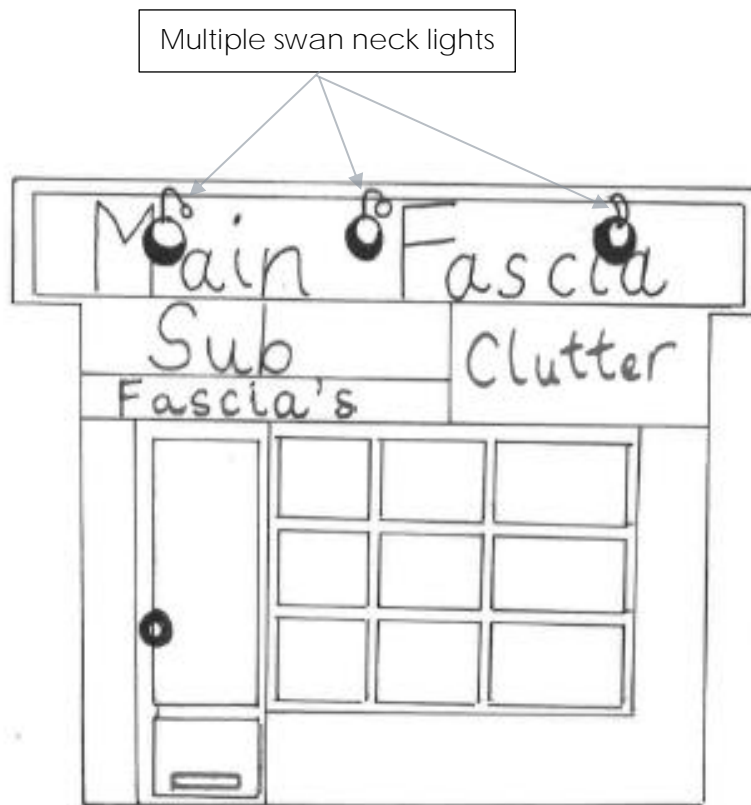
## Lighting

### Do's

- Position lighting is best used internally to illuminate the goods for sale and to allow light to spill out onto the street, making it feel safer after dark.
- Allow for one illuminated fascia sign and one illuminated projecting sign.

### Don'ts

- Use illuminated box signs, strip lighting or multiple swan neck lights.
- Position illuminated signs in a location, whereby, when operative, they will have a detrimental effect on the amenity of neighbouring residential properties.



Further guidance on illumination and signage is available within the *Display of Advertisements* guidance.

## Air Conditioning Units

### Do's

- Fix units out of public view.
- Locate units on the rear/side elevation of the building, or concealed on a roof or in a back yard.
- Carefully consider the impact on amenity.

### Don'ts

- Locate the unit to the front of the building.
- Position the unit on the building where it will have an adverse impact on the character and appearance of the area.
- Position the unit where it will have a detrimental effect on residential amenity.

## More examples of good practice

(Below)- Bucks Head pub in Galston before the new shopfront was designed and fitted. Note the deep fascia boards, letters on signage have fallen off over the years and that have not been replaced. The building itself had suffered from long-term neglect and was poorly maintained. Generally, it is not very inviting for customers, passers-by and potential new customers.



(Below) – Archived photo of the Bucks Head.



(Below) – Newly fitted shop frontage carried out under the Galston CARS (Conservation Area Regeneration Scheme) The developers have replicated the original design as seen in the above archived photo. The result is a sympathetic shopfront which compliments

the entire building. Good quality materials have been used, traditional sign-written lettering, subdivided windows have been fitted which are in keeping with the character of the building, and a new door has been fitted in the centre of the building which contributes to the visual amenity of the building and again in keeping with original design. The colour also compliments the building and this results in a visual improvement of the building in contrast to what the front of the building was like before renovation.



Good quality cornice, which has a protective layer of lead for weather proofing, Bank Street, Kilmarnock



Hanging baskets can add colour to the shopfront.



More hanging baskets, Lainshaw Street, Stewarton.



(Below)- An example of traditional floor detail of door recess which can enhance the character of the shop, Lainshaw Street Stewarton.



## Glossary

**Fascia Board** – The fascia board is the horizontal board below the cornice on which lettering is normally located advertising the business.

**Cornice** - The top section of the fascia which marks a division between the shop and the building above. It may be decorated or plain. Usually of timber or stone, it may have a protective layer of lead for weather-proofing.

**Console Bracket** - A decorative feature used to mark the determination of one shop and beginning of another. Although purely decorative they often add character to an otherwise plain shop front and should be retained or reinstated if appropriate.

**Columns & Pilasters** - An applied decorative feature in the form of a column, shaft and base which projects slightly from the wall but is generally not structural in nature. May be decorative or plain. Columns are either round or half round and are plain or fluted, whilst pilasters are flat and panelled or fluted.

**Stallrisers** - The vertical built up area between the window sill and ground level which may be decorated or plain. It allows for ventilation into the shop and provides the glazed area with protection and security. This can be constructed of stone, brick, render or panelled timber. Any surviving stallrisers should be retained and restored. If lost or altered, they should be reinstated to the original height and materials.

**Plinth** – Base of a pilaster which may be constructed of timber or stone.

**Air Conditioning Units** – A system for controlling the humidity, ventilation, and temperature in a building, typically to maintain a cool atmosphere in warm conditions.

**Blind/Canopy** – A protective and decorative cover usually made of canvas or plastic for above a shopfront. They provide a basic level of weather protection against sunlight and rainfall for customers to continue browsing the window display.

**Retractable awning/canopy** – A blind or canopy attached to a frame which allows it to be extended out or rolled tight back against the building façade.

## Submitting an Application

Please note: Planning permission is required for any changes to the external appearance of a shop front which materially affects its external appearance as well as for replacement shop fronts. Any alteration to the exterior of a building, including windows, doors, walls, roof, chimneys, paintwork, and rainwater goods will require planning permission.

Before proceeding with any shop front improvement project, you should contact East Ayrshire Council Development Planning and Regeneration services, who will assess the appropriateness of your scheme. Planning Permission, Advertisement Consent, and/or Listed Building Consent may be required.

Planning applications for alterations to shopfronts should be made to the local planning authority.

You can apply via the eplanning portal at:

<http://www.eplanning.scot/>

## Where to get Advice

If you would like further advice on shopfront improvement in East Ayrshire, including suggestions on how you can improve your own shopfront, then please get in touch with the development management team on:

Phone Number – 01563 576790

Email – [submittoPlanning@east-ayrshire.gov.uk](mailto:submittoPlanning@east-ayrshire.gov.uk)

For information on permissions, contact East Ayrshire Council:

Planning and Economic Development

Development Planning and Regeneration

East Ayrshire Council

The Johnnie Walker Bond

Kilmarnock

KA1 1HU

For advice on Planning Permission, Listed Building Consent and Advertisement Consent, ask for the Development Management team.

Ask for the CARS (Conservation Area Regeneration Scheme) team for advice on Listed Buildings and Conservation Areas, and grant aid.

Ask for the Building Inspectors for advice on Building Regulation Approval and disabled access requirements.

Further Information:

Historic Environment Scotland also provide guidance on traditional shopfronts:

<https://www.historicenvironment.scot/media/2370/shopfronts-2.pdf>



## **Appendix 3**

### **Summary of Shopfront Recommendations**






Summary of Shops in Dalmellington




Main Street

Address	Owner/ Occupier	Trading As	Use	Recommendations	Photo
1 Main Street	Aftab Malik	Nice Days supermarket	Supermarket	<ul style="list-style-type: none"> <li>Remove roller shutter doors and replace with more sympathetic style of security shutter;</li> <li>Replace plastic fascia sign with timber fascia board with hand-painted lettering;</li> <li>Improve visibility into shop and display opportunities;</li> <li>Repoint stonework with lime-based mortar as required;</li> <li>Consider whether illumination is necessary on signage;</li> <li>Long-term consider more sympathetic style of shopfront in timber with central entrance door.</li> </ul>	
2 Main Street	J&M Paterson & Son	James Paterson Butchers	Butchers	<ul style="list-style-type: none"> <li>Small repairs as required to timberwork;</li> <li>Reposition extractor fans to less obtrusive location;</li> <li>Remove modern sign and use signwritten lettering on the existing signboard;</li> <li>Consider whether a hanging sign would be beneficial;</li> <li>Paint timberwork and associated stonework of shopfront</li> <li>Ensure glazed brick interior is retained.</li> </ul>	



## Dalmellington Historic Shop Appraisal

Address	Owner/ Occupier	Trading As	Use	Recommendations	Photo
7 Main Street	James McKelvie	McKelvies	Gifts?	<p>Any recommendations should be for the building as a whole with approaches considered for this and the adjacent shopfront.</p> <ul style="list-style-type: none"> <li>• Retain existing signage;</li> <li>• Consider replacement of iron shutters with ones which are more easily removed;</li> <li>• Consider a smaller shop gate which matches number 11;</li> </ul>	
8 Main Street	Khalid Mian	Was Newsplus	Formerly a Newsagents?	<p>As the shop is currently empty any recommendations would depend on the future use of the shop. If remaining vacant its appearance could be improved by:</p> <ul style="list-style-type: none"> <li>• Improving the appearance by having an alternative to the boarded up window such as an image;</li> <li>• Remove old signage and replace with a timber board ready for a new occupant;</li> </ul>	
11 Main Street	Martha McConnachie	The Kirk Shop	Charity shop	<p>Any recommendations should be for the building as a whole with approaches considered for this and the adjacent shopfront.</p> <ul style="list-style-type: none"> <li>• Retain existing signage;</li> <li>• Examine suitability and requirement of window shutters and consider replacement of iron shutters with ones which are more easily removed;</li> <li>• Consider a smaller shop gate which matches number 7;</li> <li>• Consider removal of the roller shutter on the door, if not required and replacement with shop gate of suitable design.</li> </ul>	




## Dalmellington Historic Shop Appraisal

Address	Owner/ Occupier	Trading As	Use	Recommendations	Photo
14 Main Street	Khalid Mian	Key Store	Supermarket	<ul style="list-style-type: none"> <li>Replace modern sign with timber fascia board and hand-painted lettering;</li> <li>Improve visibility into the shop;</li> <li>Reconsider necessity for illumination on fascia;</li> <li>Consider requirement for roller shutter and if a more sympathetic alternative is available;</li> <li>Undertake repairs to pilasters and reinstate console brackets;</li> <li>Reinstate window height of right-hand shop so it matches left-hand shop;</li> <li>Consider better design for close gate to right side of shop.</li> </ul>	
19 Main Street	Classic Cuts	Classic Cuts	Hairdressers	<ul style="list-style-type: none"> <li>Shop may benefit from having an internal door which is partially glazed;</li> <li>Consider alternatives to blanked window;</li> <li>Current signage is sympathetic but if being replaced a hand-painted sign on the fascia board would be appropriate.</li> </ul>	
18 Main Street		Dalmellington Taxi and Minibus Office	Taxi office	<p>Any recommendations should be for the building as a whole with approaches considered for this and the adjacent shopfront.</p> <ul style="list-style-type: none"> <li>Remove existing sign and use string course for hand-painted signage;</li> <li>Long-term consider replacement of upvc window and door with traditional timber alternatives in appropriate style for building.</li> </ul>	

## Dalmellington Historic Shop Appraisal




Address	Owner/ Occupier	Trading As	Use	Recommendations	Photo
20 Main Street	William Loy	The Bacas Coffee House	Cafe	<p>Any recommendations should be for the building as a whole with approaches considered for this and the adjacent shopfront;</p> <ul style="list-style-type: none"> <li>Remove existing sign and use string course for hand-painted lettering;</li> <li>Consider need for security grilles and possibility of a more sympathetic alternative which can be removed when the shop is open;</li> <li>Retain storm doors and renovate as required;</li> <li>Consider more attractive entrance lobby floor such as terrazzo or geometric tiles.</li> </ul>	
21 Main Street	Catherine Allan	?	Fishing tackle	<p>Any recommendations should be for the building as a whole with approaches considered for this and the adjacent shopfront;</p> <ul style="list-style-type: none"> <li>The lowered windows reduce daylight into the premises and are not as aesthetically pleasing as retaining the full height of the window;</li> <li>Reinstate fanlights;</li> <li>The dry dash may be compromising the stonework and it would be advisable to check this.</li> <li>The string course is ideal for the signage of the shopfront, preferably using a hand-painted sign;</li> <li>Restore and retain storm doors</li> <li>.</li> </ul>	

## Dalmellington Historic Shop Appraisal




Address	Owner/ Occupier	Trading As	Use	Recommendations	Photo
25 Main Street	Ray Dunn	Lendal Pet Shop	Pet store	<p>Any recommendations should be for the building as a whole with approaches considered for this and the adjacent shopfront;</p> <ul style="list-style-type: none"> <li>• The string course is ideal for the signage of the shopfront, preferably using a hand-painted sign;</li> <li>• Reinstall fanlights;</li> <li>• Restore and retain storm doors.</li> </ul>	
26 Main Street	Robert Bell	N Bell & Sons	Bakers	<p>Any recommendations should be for the building as a whole with approaches considered for this and the adjacent shopfront;</p> <ul style="list-style-type: none"> <li>• Use fascia for hand-painted lettering;</li> <li>• Retain storm doors and renovate as required;</li> <li>• Repaint pair of shopfronts in colours which complement each other.</li> <li>•</li> </ul>	
30 Main Street	T&C Town Taxis	T&C Town Taxis	Taxi office	<p>Any recommendations should be for the building as a whole with approaches considered for this and the adjacent shopfront;</p> <ul style="list-style-type: none"> <li>• Use fascia for hand-painted lettering;</li> <li>• Repaint pair of shopfronts in colours which complement each other;</li> <li>• Unblock fanlight and reinstall;</li> <li>• Remove metal security shutters and if security is required replace with more sympathetic design;</li> </ul>	





High Main Street

Address	Owner/ Occupier	Trading as	Use	Recommendations	Photo
3 High Main Street	James & Ann McHattie	Merrick Cafe	Hot food takeaway	<p>This shopfront is modern having been replaced relatively recently with uPVC windows, door and fascia board. If to be replaced in the future a timber shopfront would be preferable.</p> <ul style="list-style-type: none"> <li>• Shop currently has no identifying sign so use fascia or windows for signs;</li> <li>• Consider more attractive finish for lobby floor using terrazzo or geometric tiles.</li> </ul>	
7 High Main Street	Mr Ka Fai Shek	Ka Burn	Hot food takeaway	<p>This shop was designed with the adjacent number 9 and any alterations and improvements should take into account the design of the adjacent shopfront.</p> <ul style="list-style-type: none"> <li>• Raise fascia level and use applied lettering to cladding;</li> <li>• Paint in an alternative finish rather than varnish;</li> <li>• In the longer term consider a shopfront which is more in keeping with the 1930s surrounding polished stone.</li> </ul>	
9 High Main Street	?	C&J's Discount store	Hardware store	<ul style="list-style-type: none"> <li>• Remove window signage and use cut and applied lettering on fascia;</li> <li>• Replace projecting sign with more traditional hanging sign;</li> <li>• Investigate stability of stone cladding and repair as required;</li> <li>• Check integrity of etched glazing and repair/replace as required;</li> <li>• Repair terrazzo in lobby entrance;</li> <li>• Renovate existing blinds;</li> <li>• Remove metal security grilles if not needed.</li> </ul>	



## Dalmellington Historic Shop Appraisal

Address	Owner/ Occupier	Trading As	Use	Recommendations	Photo
11 High Main Street	Eneas & Nellie Tyson	The Barbers	Barber's shop	Any recommendations should be for the building as a whole with approaches considered for this and the adjacent shopfront; <ul style="list-style-type: none"> <li>• Ensure fanlight in good working order;</li> <li>• Remove iron grilles and if security is required replace with removable ones;</li> <li>• Repair terrazzo step;</li> <li>• Consider a shop gate;</li> <li>• Use fascia for cut and applied lettering or incorporate lettering into a window sign.</li> </ul>	
13 High Main Street	Elaine Geddes	The Cafe	Cafe	Any recommendations should be for the building as a whole with approaches considered for this and the adjacent shopfront; <ul style="list-style-type: none"> <li>• Use cut and applied lettering for signage or incorporate lettering into a window sign;</li> <li>• Unblock fanlights;</li> <li>• Replace metal gates with shop gate;</li> <li>• Repoint stonework with lime-based mortar as required;</li> </ul>	
13 High Main Street	Elaine Geddes	Flower Boutique	Flower shop	<ul style="list-style-type: none"> <li>• Signage either on string course or lettering within window;</li> <li>• Reinstate fanlight and if possible recess entrance door into a lobby;</li> <li>• Repoint stonework in lime mortar as required.</li> </ul>	


## Dalmellington Historic Shop Appraisal

Address	Owner/ Occupier	Trading As	Use	Recommendations	Photo
15 High Main Street	Mary Ireland	Dalmellington Post Office	Post office and cards	<ul style="list-style-type: none"> <li>• Repair stonework as required;</li> <li>• In longer term consider replacing metal roller shutter with gates</li> <li>• When due for replacement, replace plastic fascia signs with timber signs with painted lettering or applied lettering.</li> </ul>	
18 High Main Street	William & Sandra Bristow	The Fruit Shop	Fruiterer/ green grocer	<ul style="list-style-type: none"> <li>• Improve signage using decorative painted lettering on the fascia board;</li> <li>• Fruit and vegetable shops tend to benefit from having displays outside the front of the shop to attract customers. Consider if there is space to accommodate this;</li> <li>• Enhance the entrance and lobby floor by introducing a more attractive finish such as terrazzo or geometric tiles;</li> <li>• Improve lighting to interior of shop;</li> <li>• Use creative designs to identify the business such as painting of fruit on stallriser and signage.</li> </ul>	

Church Hill and High Street

Address	Owner/ Occupier	Trading As	Use	Recommendations	Photo
2 Church Hill	CWS Ltd Scottish Retail Group	Co- operative	Supermarket	<ul style="list-style-type: none"> <li>• Improve visibility into shop;</li> <li>• Consider necessity for illumination and remove if not required;</li> <li>• Consider requirement for roller shutter and replace with more sympathetic style if required;</li> <li>• Improve signage with more sympathetic fascia sign;</li> <li>• Relocate fans currently located above entrance door;</li> <li>• In the long term a timber shopfront would be more in keeping with the building.</li> </ul>	
Ye Old House, 5 High Street	?	Vacant	<p>Vacant</p> <p>This building is on the Buildings AT Risk Register</p>	<p>Any improvements to this building will depend on whether it remains vacant. It could be used for displays to prevent it being a dead frontage. With a new owner:</p> <ul style="list-style-type: none"> <li>• Simple shopfront which would benefit from window signage;</li> <li>• In longer term door could be replaced in more sympathetic materials such as timber;</li> <li>• Finding a viable use and undertaking suitable conservation works to this building would hopefully secure its future.</li> </ul>	

## Dalmellington Historic Shop Appraisal

Address	Owner/ Occupier	Trading As	Use	Recommendations	Photo
14 High Street	David Dale & Son	Vacant	Vacant	<p>Any improvements to this building will depend on whether it remains vacant. It could be used for displays to prevent it being a dead frontage. With a new owner:</p> <ul style="list-style-type: none"> <li>• Simple shopfront which would benefit from a hand-painted signboard;</li> <li>• In longer term window and door could be replaced in more sympathetic materials such as timber;</li> <li>• Replacement of plastic awning with more traditional alternative.</li> </ul>	



## **Appendix 4**

### **Specialist Contractors**

### **Specialist Contractors**

Conservation work on historic buildings should generally be carried out by experienced contractors who are familiar with traditional construction methods. As well as time-served joiners and stonemasons there may be a requirement for other skills when dealing with specialist materials such as tiles or metals.

The following is a list of contacts who could be approached to provide advice or quotations. Before engaging the services of any of these contractors shop owners would be advised to satisfy themselves as to the experience and quality of the contractors and their suitability to undertake the work required.

### **Useful Contacts**

Colin McKee, Conservation Officer, East Ayrshire Council

British Geologic Survey (for advice on stone repairs): <http://www.bgs.ac.uk/home.html>

Scottish Lime Centre (for advice on lime mortars) <http://www.scotlime.org/>

### **Specialists**

#### **Stonemasons**

**Laing Traditional Masonry:** <http://www.traditionalmasonry.co.uk>

**Alba Masonry (Stirling):** <http://www.albamasonry.co.uk>

**Signwriting:** Robin Abbey: <http://www.robinabbeysignwriting.co.uk> (See quote on page 41)

#### **Traditional Awnings and blinds:**

Alba Blinds <http://www.albablinds.co.uk>

The Canopy and Awning People: [www.thecanopypeople.co.uk/boxblinds.html](http://www.thecanopypeople.co.uk/boxblinds.html)

#### **Shop Displays**

Visobelle Displays <http://www.visobelledisplays.com>

#### **Ironwork**

Scottish Iron Foundation: <http://www.scottishironwork.org/index>

### **Architects**

There are many architects who have experience of working in Conservation Areas although not all have detailed knowledge of shopfronts. The RIAS and RIBA may be useful starting points. It is best to use a Conservation Accredited architect for this type of work.

## **Appendix 5**

### **Appraisal of Shops**

## HISTORIC SHOPS: DATA SHEET

### Dalmellington

**Address:** 1 Main Street

**Occupier:** Aftab Malik

**Use:** Nice Days (mini-market)

**Rateable Value (2010 Val Roll):** £4550

**Listing:** Not listed

**Conservation Area:** Yes

**Parent Building Description:**

Two storey detached building of red sandstone with flat roof. Gable wall rendered. Modern timber windows to building above. It is a prominent and distinctive building in the centre of Dalmellington.

Photographs indicate that this building originally had a pitched slated roof, possibly replaced at a later date due to a fire or major building works. The shop also used a traditional blind which may have been a blind box attached to the fascia.

**Shop Date/ Period:** Modernised shopfront in earlier surround.

**Shop Description:**

Flush modern frontage. Offset aluminium entrance doors and uPVC windows. Metal roller shutter attached to fascia with metal vertical pillars to accommodate shutters when closed. Very deep fascia which lowers windows with modern plastic signage with illumination above. Projecting sign to fascia. Poor visibility into shop.

**Architect/ Designer:** Not known

**Interior:**

Large shop with modernised interior with suspended ceiling and modern shop fittings.

**Condition:**

Fair condition.

**Recommendations:**

- Remove roller shutter doors and replace with more sympathetic style of security shutter;
- Replace plastic fascia sign with timber fascia board with hand-painted lettering;
- Improve visibility into shop and display opportunities;
- Repoint stonework with lime-based mortar as required;
- Consider whether illumination is necessary on signage;
- Long-term consider more sympathetic style of shopfront in timber with central entrance door.

**References/ Sources of Information:**

Doon Valley Museum photographic collection

**Date Inspected:** 15 May 2012

## HISTORIC SHOPS: DATA SHEET

### Dalmellington



Late 19<sup>th</sup> century with building on left visible with traditional awning  
© Doon Valley Museum



Late 1940s, building visible on left. Shopfront was double-fronted with central door  
© Doon Valley Museum



Poor quality image but the building can be seen with a shop with central door  
© Doon Valley Museum



## HISTORIC SHOPS: DATA SHEET

### Dalmellington



1 The Square



1 Main Street  
Parent building

## HISTORIC SHOPS: DATA SHEET

### Dalmellington



1 Main Street  
Shopfront



1 Main Street  
Entrance door



1 Main Street  
Roller shutter and signage

## HISTORIC SHOPS: DATA SHEET

### Dalmellington

**Address:** 2 Main Street

**Occupier:** J&M Paterson & Son

**Use:** Butchers

**Rateable Value (2010 Val Roll):** £2250

**Listing:** Not listed

**Conservation Area:** Yes

**Parent Building Description:**

Two storey stone and slate building on corner of Main Street, The Square and Cathcartson. Slated roof with rendered and painted facade. Domestic entrance onto Main Street with two windows above. Single domestic window to The Square.

**Shop Date/ Period:** Early twentieth century. The shop has been a butchers for many decades.

**Shop Description:**

Single-fronted shop with single window and double door to right hand side. Window has a decorative cast iron ventilator at its head. Double door has a narrow fanlight with a mesh insect screen. Modern sign applied to the original timber signboard.

Positioning of the substantial extractor fan above the fascia detracts from the appearance of the shop.

**Architect/ Designer:** Not known

**Interior:**

This shop has walls lined with white glazed bricks. Although glazed bricks were often used in back shops and closes it is unusual to find them in a front shop. The interior is therefore of considerable interest. Original meat hooks are still in place on the ceiling.

**Condition:**

Fair condition. Timberwork in need of painting.

**Recommendations:**

- Small repairs as required to timberwork;
- Reposition extractor fans to less obtrusive location;
- Remove modern sign and use sign written lettering on the existing signboard;
- Consider whether a hanging sign would be beneficial;
- Paint timberwork and associated stonework of shopfront;
- Ensure glazed brick interior is retained.

**References/ Sources of Information:**

Doon Valley Museum photographic collection. Additional information from shop owner.

**Date Inspected:** 15 May 2012



## HISTORIC SHOPS: DATA SHEET

### Dalmellington



2 Main Street in 1930s  
© Doon Valley Museum



2 Main Street  
Parent building

## HISTORIC SHOPS: DATA SHEET

### Dalmellington



2 Main Street  
Shopfront



2 Main Street  
Externally mounted fans



## HISTORIC SHOPS: DATA SHEET

### Dalmellington



2 Main Street  
Shop window with decorative ventilator



2 Main Street  
Window and sill detail

## HISTORIC SHOPS: DATA SHEET

### Dalmellington



2 Main Street  
Interior showing glazed bricks



2 Main Street  
Detail of glazed bricks

<b>HISTORIC SHOPS: DATA SHEET</b> <b>Dalmellington</b>
---

**Address:** 7 Main Street

**Occupier:** James McKelvie

**Use:**

**Rateable Value (2010 Val Roll):** £1550

**Listing:** C(S) (HBNUM 1112)

**Conservation Area:** Yes

**Parent Building Description:**

Two storey stone and slate early 19<sup>th</sup> century building with two ground floor shops and door leading to building above. Four windows at first floor level (uPVC). Gabled chimney stack to front elevation. Originally had a stucco render finish but stonework is now exposed.

**Shop Date/ Period:** Contemporary with building with later alterations.

**Shop Description:**

Single fronted shop with single window and separate door. Timber signboard above window with hand-painted lettering. Window probably had ventilator at window head.

Modern wrought iron security grilles to window. Timber half-glazed door with glazed fanlight above.

**Architect/ Designer:** Not known

**Interior:**

Not seen, shop closed at time of survey.

**Condition:**

Fair-good. Minor damage to stonework, particularly on cornice.

**Recommendations:**

Any recommendations should be for the building as a whole with approaches considered for this and the adjacent shopfront.

- Retain existing signage;
- Consider replacement of iron shutters with ones which are more easily removed;
- Consider a smaller shop gate which matches number 11;

**References/ Sources of Information:**

Historic Scotland Statutory List

Canmore/ RCAHMS

Doon Valley Museum photographic collection

**Date Inspected:** 15 May 2012



## HISTORIC SHOPS: DATA SHEET

### Dalmellington



5-13 Main Street, Dalmellington 1970s

In this image the building has 3 shops and the stonework is covered by stucco  
©RCAHMS



The Square, Dalmellington, 1930s with shop on right hand side.

Canopy evident in photograph

© Doon Valley Museum

**HISTORIC SHOPS: DATA SHEET**  
**Dalmellington**



View across the Square c1900  
© Doon Valley Museum



View of the centre of Dalmellington, c1900  
Building is evident with right hand shop painted  
© Doon Valley Museum



## HISTORIC SHOPS: DATA SHEET

### Dalmellington



7-15 Main Street  
Parent building



7 Main Street  
Shopfront

## HISTORIC SHOPS: DATA SHEET

### Dalmellington



7 Main Street  
Damage evident to stone cornice



Entrance to Number 7 with iron grille

<b>HISTORIC SHOPS: DATA SHEET</b> <b>Dalmellington</b>
---

**Address:** 8 Main Street

**Occupier:** Khalid Mian

**Use:** Vacant

**Rateable Value (2010 Val Roll):** £2500

**Listing:** Not listed

**Conservation Area:** Yes

**Parent Building Description:**

Two storey and attic end terrace. Stone and slate with rendered and painted walls. Ground floor shop. Two windows to first floor level and two attic dormers. Windows all modern replacements. Entrance door to flat above to left side of shop with modern domestic door. Cash point machine located between flat entrance and shop.

**Shop Date/ Period:** Contemporary with building with later alterations.

**Shop Description:**

Single fronted shop with window and separate door to left hand side. Entrance doors are flush panelled storm doors. Window boarded up. Modern plastic fascia and projecting sign (no longer used).

**Architect/ Designer:** Not known

**Interior:**

Not seen as shop closed at time of survey.

**Condition:**

Fair to poor. Empty properties can quickly deteriorate.

**Recommendations:**

As the shop is currently empty any recommendations would depend on the future use of the shop. If remaining vacant its appearance could be improved by:

- Improving the appearance by having an alternative to the boarded up window such as an image;
- Remove old signage and replace with a timber board ready for a new occupant;

**References/ Sources of Information:**

**Date Inspected:** 15 May 2012



## HISTORIC SHOPS: DATA SHEET

### Dalmellington



8 Main Street  
Parent building



8 Main Street  
Shopfront

## HISTORIC SHOPS: DATA SHEET

### Dalmellington



8 Main Street  
Entrance door



8 Main Street  
Shopfront



8 Main Street  
Parent building



<b>HISTORIC SHOPS: DATA SHEET</b> <b>Dalmellington</b>
---

**Address:** 11 Main Street

**Occupier:** Martha McConnachie

**Use:** Kirk Shop (Charity Shop)

**Rateable Value (2010 Val Roll):** £3600

**Listing:** C(S) (HBNUM 1112)

**Conservation Area:** Yes

**Parent Building Description:**

Two storey stone and slate early 19<sup>th</sup> century building with two ground floor shops and door leading to building above. Four windows at first floor level (UPVC). Gabled chimney stack to front elevation. Originally had a stucco render finish but stonework is now exposed.

**Shop Date/ Period:** Contemporary with building with later alterations. Originally two shops now combined as one.

**Shop Description:**

Originally two narrow single-fronted shops but now all in one use. Door to left hand side of the building has been made into a window. Door with metal roller security shutter. Wrought iron security grilles to windows. Timber fascia with painted lettering.

**Architect/ Designer:** Not known

**Interior:**

Not seen, closed at time of survey.

**Condition:**

Fair- good condition

**Recommendations:**

Any recommendations should be for the building as a whole with approaches considered for this and the adjacent shopfront.

- Retain existing signage;
- Examine suitability and requirement of window shutters and consider replacement of iron shutters with ones which are more easily removed;
- Consider a smaller shop gate which matches number 7;
- Consider removal of the roller shutter on the door, if not required and replacement with shop gate of suitable design.

**References/ Sources of Information:**

Historic Scotland Statutory List

Canmore/ RCAHMS

Doon Valley Museum photographic collection

**Date Inspected:** 15 May 2012

## HISTORIC SHOPS: DATA SHEET

### Dalmellington



5-13 Main Street, Dalmellington

In this image the building has 3 shops and the stonework is covered by stucco  
©RCAHMS



View across the Square c1900  
© Doon Valley Museum

## HISTORIC SHOPS: DATA SHEET

### Dalmellington



View of the centre of Dalmellington, c1900  
Building is evident with right hand shop painted  
© Doon Valley Museum



7-15 Main Street  
Parent building



## HISTORIC SHOPS: DATA SHEET

### Dalmellington



11 Main Street  
Shopfront



Roller shutter to entrance  
11 Main Street



Former door now altered to form window  
11 Main Street



<b>HISTORIC SHOPS: DATA SHEET</b> <b>Dalmellington</b>
---

**Address:** 14 Main Street

**Occupier:** Khalid Mian T/A Key Store

**Use:** Supermarket

**Rateable Value (2010 Val Roll):** £4850

**Listing:** Not listed

**Conservation Area:** Yes

**Parent Building Description:**

Late nineteenth century two storey red sandstone building, four windows wide with shopfront extending across ground floor.

**Shop Date/ Period:** Contemporary with building with later alterations.

**Shop Description:**

Originally two shops now combined and used as one. Door to original left-hand shop is now a window. Modern plastic fascia sign with illumination above. Timber double entrance doors. Windows are largely covered with advertising displays. Metal roller shutter. Timber pilasters but console brackets above are missing.

**Architect/ Designer:** Not known

**Interior:**

Modernised shop interior with suspended ceiling and modern shop fittings.

**Condition:**

Fair condition

**Recommendations:**

- Replace modern sign with timber fascia board and hand-painted lettering;
- Improve visibility into the shop;
- Reconsider necessity for illumination on fascia;
- Consider requirement for roller shutter and whether a more sympathetic alternative is available;
- Undertake repairs to pilasters and reinstate console brackets;
- Reinstall window height of right-hand shop so it matches left-hand shop;
- Consider better design for close gate to right side of shop.

**References/ Sources of Information:**

**Date Inspected:** 15 May 2012

## HISTORIC SHOPS: DATA SHEET

### Dalmellington



14 Main Street  
Parent building



14 Main Street  
Right hand shopfront with entrance door

## HISTORIC SHOPS: DATA SHEET

### Dalmellington



14 Main Street  
Gable of parent building



14 Main Street  
Left hand shopfront



14 Main Street  
Modern fascia sign with illumination above



## HISTORIC SHOPS: DATA SHEET

### Dalmellington



14 Main Street  
Pilaster detail with console bracket above missing



14 Main Street  
Window detail



## HISTORIC SHOPS: DATA SHEET

### Dalmellington



14 Main Street  
Shopfront



14 Main Street  
Entrance doors



14 Main Street  
Projecting sign

<b>HISTORIC SHOPS: DATA SHEET</b> <b>Dalmellington</b>
---

**Address:** 18 Main Street

**Occupier:** Dalmellington Taxi and Minibus Office

**Use:** Taxi office

**Rateable Value (2010 Val Roll):** £1950

**Listing:** Not listed

**Conservation Area:** Yes

**Parent Building Description:**

Two storey and attic red sandstone and slated building with pair of ground floor shops. Three windows wide at first floor level with modern replacement windows.

**Shop Date/ Period:** Contemporary with building with later alterations

**Shop Description:**

Single-fronted shop with small window and single door. Window and door are both brown uPVC of domestic style. Door is flush with frontage and fanlight section above is not transparent. Modern plastic fascia sign applied to string course.

**Architect/ Designer:** Not known

**Interior:**

Modernised

**Condition:**

Fair

**Recommendations:**

Any recommendations should be for the building as a whole with approaches considered for this and the adjacent shopfront.

- Remove existing sign and use string course for hand-painted signage;
- Long-term consider replacement of uPVC window and door with traditional timber alternatives in appropriate style for building.

**References/ Sources of Information:**

**Date Inspected:** 15 May 2012

## HISTORIC SHOPS: DATA SHEET

### Dalmellington



18-20 Main Street, parent building



Shopfront  
18 Main Street



## HISTORIC SHOPS: DATA SHEET

### Dalmellington



Entrance door  
18 Main Street



Window  
18 Main Street



<b>HISTORIC SHOPS: DATA SHEET</b> <b>Dalmellington</b>
---

**Address:** 19 Main Street

**Occupier:** Joanne Fleming T/A Classic Cuts

**Use:** Hairdressers

**Rateable Value (2010 Val Roll):** £1100

**Listing:** Not listed

**Conservation Area:** Yes

**Parent Building Description:**

Single storey infill, bungalow shop. Pitched roof with mineral felt tiles. Stone walls, smooth rendered and painted.

**Shop Date/ Period:** Early twentieth century with later alterations.

**Shop Description:**

Double-fronted shop with central entrance door. Rendered and painted walls. Timber windows. Modern storm doors, partially glazed leading to small square lobby. Modern tiled floor to lobby. Modern internal, domestic style door. Window to left hand side has been blanked out and incorporates an extractor fan vent.

Signboard above window with simple lettering in gothic font.

**Architect/ Designer:** Not known

**Interior:**

Modernised interior for hairdressing salon.

**Condition:**

Good

**Recommendations:**

- Shop may benefit from having an internal door which is partially glazed;
- Consider alternatives to blanked window;
- Current signage is sympathetic but if being replaced a hand-painted sign on the fascia board would be appropriate.

**References/ Sources of Information:**

Doon Valley Museum photographic collection

**Date Inspected:** 15 May 2012

## HISTORIC SHOPS: DATA SHEET

### Dalmellington



Main Street, Dalmellington with building visible on left  
© Doon Valley Museum



19 Main Street  
Shopfront/ Parent building

**HISTORIC SHOPS: DATA SHEET**  
**Dalmellington**



19 Main Street  
Window blanked out



19 Main Street  
Entrance lobby with storm doors

<b>HISTORIC SHOPS: DATA SHEET</b> <b>Dalmellington</b>
---

**Address:** 20 Main Street

**Occupier:** William Loy

**Use:** Bacas Cafe

**Rateable Value (2010 Val Roll):** £2650

**Listing:** Not listed

**Conservation Area:** Yes

**Parent Building Description:**

Two storey and attic red sandstone and slated building with pair of ground floor shops. Three windows wide at first floor level with modern replacement windows.

**Shop Date/ Period:** Contemporary with building with later alterations

**Shop Description:**

Double-fronted shop with central door. Modern plastic sign. Small square lobby with concrete floor. Timber storm doors with upper panels with pierced fretwork. Timber door, upper half glazed. Iron mesh security grilles with wrought iron work.

**Architect/ Designer:** Not known

**Interior:**

Simple interior with plastered and painted walls.

**Condition:**

Fair- good

**Recommendations:**

Any recommendations should be for the building as a whole with approaches considered for this and the adjacent shopfront;

- Remove existing sign and use string course for hand-painted lettering;
- Consider need for security grilles and possibility of a more sympathetic alternative which can be removed when the shop is open;
- Retain storm doors and renovate as required;
- Consider more attractive entrance lobby floor such as terrazzo or geometric tiles.

**References/ Sources of Information:**

**Date Inspected:** 15 May 2012



## HISTORIC SHOPS: DATA SHEET

### Dalmellington



18-20 Main Street, parent building



Shopfront  
20 Main Street

## HISTORIC SHOPS: DATA SHEET

### Dalmellington



Concrete lobby floor  
20 Main Street



Window and signage  
20 Main Street



## HISTORIC SHOPS: DATA SHEET

### Dalmellington



Gable of building  
18-20 Main Street



Storm door with fretwork to upper panel  
20 Main Street



Window sill and security grilles  
20 Main Street

<b>HISTORIC SHOPS: DATA SHEET</b> <b>Dalmellington</b>
---

**Address:** 21 Main Street

**Occupier:** Catherine Allan    **Use:** Fishing tackle shop

**Rateable Value (2010 Val Roll):** £1600

**Listing:** Not listed

**Conservation Area:** Yes

**Parent Building Description:**

Late 19<sup>th</sup> century two storey stone and slate building. Four windows wide with pair of shopfronts at ground floor and central door to building above.

**Shop Date/ Period:** Contemporary with building.

**Shop Description:**

Simple double-fronted shop with central door in square lobby. Double storm doors and half glazed inner door. String course above shop. Square timber windows, lowered by vertical tongue and groove boarding to window head. Dry dash render to walls of shop.

**Architect/ Designer:** Not known

**Interior:**

Simple modern interior.

**Condition:**

Building is in fair condition.

**Recommendations:**

This shop is one of a pair and there is therefore a benefit in their matching features.

- The lowered windows reduce daylight into the premises and are not as aesthetically pleasing as retaining the full height of the window.
- The dry dash may be compromising the stonework and it would be advisable to check this.
- Reinstate fanlights;
- The string course is ideal for the signage of the shopfront, preferably using a hand-painted sign;
- Restore and retain storm doors.

**References/ Sources of Information:**

Doon Valley Museum photographic collection.

**Date Inspected:** 15 May 2012



**HISTORIC SHOPS: DATA SHEET**  
**Dalmellington**



Main Street early 20<sup>th</sup> century  
©Doon Valley Museum



Main Street, Dalmellington. Building is visible on left  
©Doon Valley Museum

## HISTORIC SHOPS: DATA SHEET

### Dalmellington



21-25 Main Street  
Parent building



21 Main Street  
Shopfront

<b>HISTORIC SHOPS: DATA SHEET</b> <b>Dalmellington</b>
---

**Address:** 25 Main Street

**Occupier:** Mrs Ray Dunn

**Use:** Lendal Pet Shop

**Rateable Value (2010 Val Roll):** £2500

**Listing:** Not listed

**Conservation Area:** Yes

**Parent Building Description:**

Late 19<sup>th</sup> century two storey stone and slate building. Four windows wide with pair of shopfronts at ground floor and central door to building above.

**Shop Date/ Period:** Contemporary with building.

**Shop Description:**

Simple double-fronted shop with central door in square lobby. String course above shop. Timber windows. Square lobby with double storm doors. Fanlights blocked up.

**Architect/ Designer:** Not known

**Interior:**

Simple modern shop interior.

**Condition:**

Fair

**Recommendations:**

This shop is one of a pair and there is therefore a benefit in their matching features.

- The string course is ideal for the signage of the shopfront, preferably using a hand-painted sign;
- Retain storm doors and renovate as required;
- Reinstall fanlights;
- Restore and retain storm doors.

**References/ Sources of Information:**

Doon Valley Museum photographic collection.

**Date Inspected:** 15 May 2012



**HISTORIC SHOPS: DATA SHEET**  
**Dalmellington**



Main Street early 20<sup>th</sup> century  
©Doon Valley Museum



Main Street, Dalmellington. Building is visible on left  
©Doon Valley Museum



## HISTORIC SHOPS: DATA SHEET

### Dalmellington



21-25 Main Street  
Parent building



25 Main Street  
Shopfront

## HISTORIC SHOPS: DATA SHEET

### Dalmellington



25 Main Street  
Entrance



25 Main Street  
Storm door



25 Main Street  
Window sill detail

<b>HISTORIC SHOPS: DATA SHEET</b> <b>Dalmellington</b>
---

**Address:** 26 Main Street

**Occupier:** Robert Bell / N Bell & Sons

**Use:** Bakers

**Rateable Value (2010 Val Roll):** £2550

**Listing:** Not listed

**Conservation Area:** Yes

**Parent Building Description:**

Two storey late nineteenth century detached building of stone and slate construction with pair of ground floor shops. Wet dash and painted walls to front elevation. Central close to building. Two bipartite windows to first floor level.

**Shop Date/ Period:** Contemporary with building with later alterations

**Shop Description:**

Single-fronted shop with single window and separate entrance door. Timber storm doors with glazed fanlight above. No signage to shopfront. Timber shop window.

**Architect/ Designer:** Not known

**Interior:**

Not seen, shop closed at time of survey.

**Condition:**

Fair although some repairs have been carried out to facade of building in past at first floor level.

**Recommendations:**

As this is a paired shop with number 30 any improvements should be considered in light of the adjoining shop.

- Use fascia for hand-painted lettering;
- Retain storm doors and renovate as required;
- Repaint pair of shopfronts in colours which complement each other.

**References/ Sources of Information:**

**Date Inspected:** 15 May 2012



## HISTORIC SHOPS: DATA SHEET

### Dalmellington



26 Main Street  
Parent building



26 Main Street  
Shopfront



26 Main Street  
Gable wall



<b>HISTORIC SHOPS: DATA SHEET</b> <b>Dalmellington</b>
---

**Address:** 30 Main Street

**Occupier:** T&C Taxis

**Use:** Taxi office

**Rateable Value (2010 Val Roll):** £2550

**Listing:** Not listed

**Conservation Area:** Yes

**Parent Building Description:**

Two storey detached building of stone and slate construction with pair of ground floor shops. Wet dash and painted walls. Central close to building. Two bipartite windows to first floor level.

**Shop Date/ Period:** Contemporary with building with later alterations

**Shop Description:**

Single-fronted shop with single window and separate entrance door. Timber storm doors with glazed fanlight above. No signage to shopfront. Timber shop window.

**Architect/ Designer:** Not known

**Interior:**

Modernised interior

**Condition:**

Fair although some repairs have been carried out to facade of building in past at first floor level.

**Recommendations:**

As this is a paired shop with number 30 any improvements should be considered in light of the adjoining shop.

- Use fascia for hand-painted lettering;
- Repaint pair of shopfronts in colours which complement each other;
- Unblock fanlight and reinstate;
- Remove metal security shutters and if security is required replace with more sympathetic design;

**References/ Sources of Information:**

**Date Inspected:** 15 May 2012

## HISTORIC SHOPS: DATA SHEET

### Dalmellington



30 Main Street  
Parent building



30 Main Street  
Shopfront

<b>HISTORIC SHOPS: DATA SHEET</b> <b>Dalmellington</b>
---

**Address:** 2 Church Hill

**Occupier:** CWS Ltd

**Use:** Supermarket (Co-op)

**Rateable Value (2010 Val Roll):** £6500

**Listing:** Not listed

**Conservation Area:** Yes

**Parent Building Description:**

Two storey red sandstone and slate building with red brick elevations to gable and rear elevations. Two paired windows at first floor. Date stone on front elevation indicates construction date of 1931. Despite later date the architecture is similar in style to earlier buildings nearby.

**Shop Date/ Period:** 1931 with later alterations

**Shop Description:**

Wide, double-fronted modern shopfront with central door. Original timber fascia with small console brackets is evident beneath later modern alterations. Modern plastic fascia with illumination above. Central flush automatic sliding door. Windows blocked with decorative window films.

**Architect/ Designer:** Not known, possibly local architect used by Co-operative.

**Interior:**

Modern shop interior with suspended ceilings and modern shopfittings.

**Condition:**

Fair. Some damage to surrounding steps and entrance.

**Recommendations:**

- Improve visibility into shop;
- Consider necessity for illumination and remove if not required;
- Consider requirement for roller shutter and replace with more sympathetic style if required;
- Improve signage with more sympathetic fascia sign;
- Relocate fans currently located above entrance door;
- In the long term a timber shopfront would be more in keeping with the building.

**References/ Sources of Information:**

Doon Valley Museum photographic collection  
Ayrshire Advertiser 4 June 1931

**Date Inspected:** 15 May 2012

## HISTORIC SHOPS: DATA SHEET

### Dalmellington



Opening of the Co-operative building in 1931  
© Doon Valley Museum



2 Church Hill  
Parent building



**HISTORIC SHOPS: DATA SHEET**  
**Dalmellington**



2 Church Hill  
Rear and side elevation



2 Church Hill  
Entrance to shop

**HISTORIC SHOPS: DATA SHEET**  
**Dalmellington**



2 Church Hill  
Date stone on front elevation



2 Church Hill  
Console bracket detail



## HISTORIC SHOPS: DATA SHEET

### Dalmellington



2 Church Hill  
Damage to stonework



2 Church Hill  
Spalling brickwork on retaining wall



2 Church Hill  
Retaining wall and railings

<b>HISTORIC SHOPS: DATA SHEET</b> <b>Dalmellington</b>
---

**Address:** 3 High Main Street

**Occupier:** James & Ann McHattie T/A Merrick Cafe      **Use:** Hot food takeaway

**Rateable Value (2010 Val Roll):** £3500

**Listing:** Not listed

**Conservation Area:** Yes

**Parent Building Description:**

Two storey terraced property erected in 1930s. Formerly low row of cottages on this site until 1920s. Partially domestic and angular former dance hall to right hand side. Rendered and painted walls, two windows to first floor level with replacement uPVC windows. Ground floor shop.

**Shop Date/ Period:** Recent shopfront

**Shop Description:**

Double-fronted shop with central recessed entrance. White uPVC fascia in horizontal design. Shopfront has double-glazed uPVC windows and glazed uPVC door. Concrete floor to lobby with decorative iron gates.

**Architect/ Designer:** Not known.

**Interior:**

Modernised interior

**Condition:**

Modernised and repainted so in good condition.

**Recommendations:**

This shopfront is modern having been replaced relatively recently with uPVC windows, door and fascia board. If to be replaced in the future a timber shopfront would be preferable.

- Shop currently has no identifying sign so use fascia or windows for signs;
- Consider more attractive finish for lobby floor using terrazzo or geometric tiles.

**References/ Sources of Information:**

Doon Valley Museum photographic collection

**Date Inspected:** 15 May 2012



## HISTORIC SHOPS: DATA SHEET

### Dalmellington



Parent building



Looking across the Square, c1940s  
© Doon Valley Museum

## HISTORIC SHOPS: DATA SHEET

### Dalmellington



3 High Main Street c1980s  
© Doon Valley Museum



View up High Main Street, late 19thC with cottages on left where building now stands  
© Doon Valley Museum



## HISTORIC SHOPS: DATA SHEET

### Dalmellington



Shopfront



Entrance to shop

<b>HISTORIC SHOPS: DATA SHEET</b> <b>Dalmellington</b>
---

**Address:** 7 High Main Street

**Occupier:** Mr Ka Fai Shek T/A Ka Burn

**Use:** Hot food takeaway

**Rateable Value (2010 Val Roll):** £1550

**Listing:** Not listed

**Conservation Area:** Yes

**Parent Building Description:**

Built late nineteenth century as a Co-operative by Dalmellington Industrial Co-operative Society. Two storey red sandstone building, six windows wide with two ground floor shops.

**Shop Date/ Period:** 1930s with modern alterations

**Shop Description:**

Single-fronted shop with recessed entrance in square lobby. Black polished granite cladding with inserted modern timber shopfront of varnished marine plywood. Lowered fascia with modern plastic sign. Timber double entrance doors, partially glazed. Modern grey tiles to lobby floor and steps.

**Architect/ Designer:** Not known

**Interior:**

Not seen, closed at time of survey but appears modernised.

**Condition:**

Fair

**Recommendations:**

This shop was designed with the adjacent number 9 and any alterations and improvements should take into account the design of the adjacent shopfront.

- Raise fascia level and use applied lettering to cladding;
- Paint in an alternative finish rather than varnish;
- In the longer term consider a shopfront which is more in keeping with the 1930s surrounding polished stone.

**References/ Sources of Information:**

Doon Valley Museum photographic collection

**Date Inspected:** 15 May 2012



## HISTORIC SHOPS: DATA SHEET

### Dalmellington



Dalmellington Co-operative, High Main Street c1900. The shop is where the staff are standing although this pre-dates the 1930s and then more recent alterations.

©Doon Valley Museum

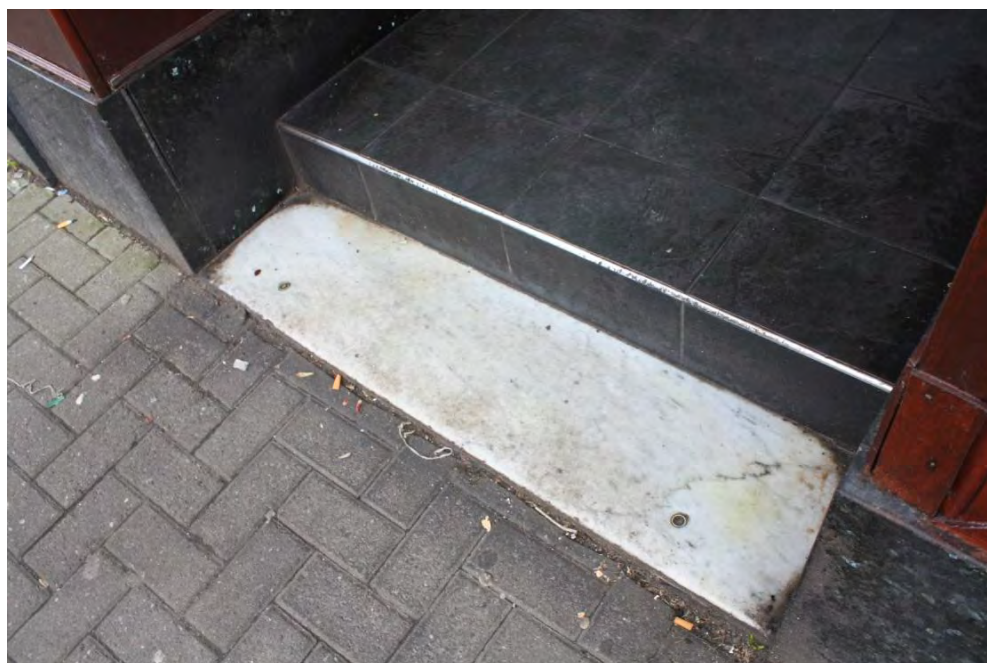


7 High Main Street  
Parent building

**HISTORIC SHOPS: DATA SHEET**  
**Dalmellington**



7 High Main Street  
Shopfront



7 High Main Street  
Marble step with modern tiles to entrance steps



## HISTORIC SHOPS: DATA SHEET

### Dalmellington



7 High Main Street  
Entrance



7 High Main Street  
Small extension at side of building



7 High Main Street  
Ventilator in stallriser

## HISTORIC SHOPS: DATA SHEET

### Dalmellington

**Address:** 9 High Main Street

**Occupier:** C&Js Discount Store

**Use:** Hardware/ discount store

**Rateable Value (2010 Val Roll):** £3650

**Listing:** Not listed

**Conservation Area:** Yes

**Parent Building Description:**

Built late nineteenth century as a Co-operative by Dalmellington Industrial Co-operative Society. Two storey red sandstone building, six windows wide with two ground floor shops.

**Shop Date/ Period:** Contemporary with building with 1930s alterations

**Shop Description:**

Wide shopfront with door offset to right hand side. Black polished stone cladding to shopfront. Windows have margin panes and glazing is partially decorated with wavy etched glass, a feature commonly found in 1930s shopfronts. The window frames appear to be timber which is unusual as this type of shopfront would typically have had bronze frames. Earlier photographs indicate a row of traditional style Victorian shops but this shop was modernised in the 1930s by the use of polished stone cladding, etched glass and terrazzo flooring.

**Architect/ Designer:** Likely to have been a 1930s shopfitting firm

**Interior:**

Modernised interior. Terrazzo floor.

**Condition:**

Fair condition but damage to terrazzo entrance floor. There also appears to be damage to some of the stone cladding as a section of it is out of alignment.

**Recommendations:**

- Remove window signage and use cut and applied lettering on fascia;
- Replace projecting sign with more traditional hanging sign;
- Investigate stability of stone cladding and repair as required;
- Check integrity of etched glazing and repair/ replace as required;
- Repair terrazzo in lobby entrance;
- Renovate existing blinds;
- Consider need for metal security grilles and possible alternatives;

**References/ Sources of Information:**

Doon Valley Museum photographic collection.

**Date Inspected:** 15 May 2012



## HISTORIC SHOPS: DATA SHEET

### Dalmellington



Dalmellington Co-operative, High Main Street c1900  
©Doon Valley Museum



7-9 High Main Street  
Parent building

## HISTORIC SHOPS: DATA SHEET

### Dalmellington



9 High Main Street  
Shopfront



9 Main Street  
Shop entrance



9 High Main Street  
The terrazzo has been damaged



**HISTORIC SHOPS: DATA SHEET**  
**Dalmellington**



9 High Main Street  
Cladding panel is out of alignment



9 High Main Street  
Etched glass panels

**HISTORIC SHOPS: DATA SHEET**  
**Dalmellington**



9 High Main Street  
Etched glazing above entrance door



9 High Main Street  
Shopfront has integral blinds



<b>HISTORIC SHOPS: DATA SHEET</b> <b>Dalmellington</b>
---

**Address:** 11 High Main Street

**Occupier:** Eneas & Nellie Tyson

**Use:** Barbers

**Rateable Value (2010 Val Roll):** £1900

**Listing:** Not listed

**Conservation Area:** Yes

**Parent Building Description:**

Two storey late nineteenth century red sandstone building of domestic scale. Three windows wide at first floor level with pair of ground floor shops. Modern uPVC windows to first floor.

**Shop Date/ Period:** Contemporary with building

**Shop Description:**

Single-fronted shop with separate door to right hand side. Large window which possibly once had a ventilator at window head. Fascia not used for signage. The window has a steel security grille which is fixed in position. Glazed fanlight above fully glazed entrance door with ratchet opening.

**Architect/ Designer:** Not known

**Interior:**

Tall ceiling. Staircase to rear leads to upper floor, currently being converted for retail use.

**Condition:**

Fair but windows need repainting. Some cracking to terrazzo steps. Staining of masonry above shopfront.

**Recommendations:**

Any recommendations should be for the building as a whole with approaches considered for this and the adjacent shopfront;

- Ensure fanlight in good working order;
- Remove iron grilles and if security is required replace with removable ones;
- Repair terrazzo step;
- Consider a shop gate;
- Use fascia for cut and applied lettering or incorporate lettering into a window sign.

**References/ Sources of Information:**

**Date Inspected:** 15 May 2012

**HISTORIC SHOPS: DATA SHEET**  
**Dalmellington**



11-13 High Main Street  
Parent building



11 High Main Street  
Entrance door with terrazzo steps



11 High Main Street  
Security grille on window



## HISTORIC SHOPS: DATA SHEET

### Dalmellington



11 High Main Street  
Detail of window sill with security grille

<b>HISTORIC SHOPS: DATA SHEET</b> <b>Dalmellington</b>
---

**Address:** 13 High Main Street

**Occupier:** Elaine Geddes T/A The Coffee Shop      **Use:** Cafe  
(This shop is occupied with the adjacent flower shop)

**Rateable Value (2010 Val Roll):** £4150

**Listing:** Not listed

**Conservation Area:** Yes

**Parent Building Description:**

Two storey late nineteenth century red sandstone building of domestic scale. Three windows wide at first floor level with pair of ground floor shops. Modern uPVC windows to first floor.

**Shop Date/ Period:** Contemporary with building

**Shop Description:**

Single-fronted shop with single window and separate door to right-hand side. Lowered entrance and blocked fanlight above glazed entrance door with fan fitted to boarding above door. Single timber window, possibly with blocked ventilator to window head. Red sandstone fascia not used for lettering. Modern steel gates to lobby. Terrazzo floor to lobby.

**Architect/ Designer:** Not known

**Interior:**

Interior lined with modern timber boarding.

**Condition:**

Fair but stonework would benefit from repointing and terrazzo step is damaged. Some staining of masonry above shopfront.

**Recommendations:**

- Use cut and applied lettering for signage or incorporate lettering into a window sign;
- Unblock and reinstate fanlights;
- Replace metal gates with shop gate;
- Repair terrazzo step;
- Repoint stonework with lime-based mortar as required;

**References/ Sources of Information:**

**Date Inspected:** 15 May 2012



## HISTORIC SHOPS: DATA SHEET

### Dalmellington



13 High Main Street  
Parent building



13 High Main Street  
Window



13 High Main Street  
Entrance door

**HISTORIC SHOPS: DATA SHEET**  
**Dalmellington**



13 High Main Street  
Damaged terrazzo step in lobby



13 High Main Street  
Stonework requires repointing



<b>HISTORIC SHOPS: DATA SHEET</b> <b>Dalmellington</b>
---

**Address:** 13 High Main Street

**Occupier:** Elaine Geddes T/A Flower Boutique      **Use:** Flower shop  
(This shop is occupied with the adjacent coffee shop)

**Rateable Value (2010 Val Roll):** £4150

**Listing:** Not listed

**Conservation Area:** Yes

**Parent Building Description:**

Two storey late nineteenth century red sandstone mid terrace with ground floor shop. First floor has two tripartite windows either side of a central single window. All windows are uPVC.

**Shop Date/ Period:** Contemporary with building with later alterations.

**Shop Description:**

Double-fronted shop with central door. High, multi-paned window to left and timber shop window to right. Flush half-glazed door with blocked fanlight above with fan.

**Architect/ Designer:** Not known

**Interior:**

Simple modern interior.

**Condition:**

Fair but stonework has in places been repointed with a cementitious mortar. This is potentially damaging to historic masonry and its replacement with a lime-based mortar should be considered.

**Recommendations:**

- Signage either on string course or lettering within window;
- Reinstate fanlight and if possible recess entrance door into a lobby;
- Repoint stonework in lime mortar as required.

**References/ Sources of Information:**

**Date Inspected:** 15 May 2012

## HISTORIC SHOPS: DATA SHEET

### Dalmellington



13 High Main Street  
Parent building



13 High Main Street  
Shopfront



**HISTORIC SHOPS: DATA SHEET**  
**Dalmellington**



13 High Main Street  
Multi-paned window



13 High Main Street  
Stallriser vent and repointing of stonework in cementitious mortar

<b>HISTORIC SHOPS: DATA SHEET</b> <b>Dalmellington</b>
---

**Address:** 15 High Main Street

**Occupier:** Mary Ireland

**Use:** Post Office

**Rateable Value (2010 Val Roll):** £2000

**Listing:** Not listed

**Conservation Area:** Yes

**Parent Building Description:**

1950s end terrace. Two storey. Pitched slated roof, walls of red-coloured artificial stone. First floor windows are original steel windows. Gable wall wet dash rendered. First floor is used as a craft centre but is accessed from the rear of the building.

**Shop Date/ Period:** 1950s with later alterations

**Shop Description:**

Single fronted shop with angled window typical of early post-war period. Modern signage to fascia and fixed wall sign. Timber entrance door with two glazed panels to upper section. Narrow fanlight above. Timber window, steeply angled to create covered area currently used for a small ride. Steel roller shutter door at entrance to this area.

**Architect/ Designer:** Not known

**Interior:**

Modern interior with terrazzo floor.

**Condition:**

Fair condition with some damage to the stonework so that reinforcement is exposed beneath. This may require future replacement or repair. The first floor steel windows may benefit from attention but should be retained.

There is slight cracking evident to the terrazzo floor at the entrance to the shop.

**Recommendations:**

This is an interesting example of post-war architecture and although of simple design makes an important architectural contribution at the top of High Main Street.

- Repair stonework as required;
- In longer term consider replacing metal roller shutter with gates
- When due for replacement, replace plastic fascia signs with timber signs with painted lettering or applied lettering.

**References/ Sources of Information:**

**Date Inspected:** 15 May 2012

## HISTORIC SHOPS: DATA SHEET

### Dalmellington



15 High Main Street  
Parent building



15 High Main Street  
Angled recessed window with modern roller shutter door



## HISTORIC SHOPS: DATA SHEET

### Dalmellington



15 High Main Street  
Rear elevation and gable



15 High Main Street  
Spalling evident to masonry pillar



## HISTORIC SHOPS: DATA SHEET

### Dalmellington



15 High Main Street

Terrazzo floor showing slight cracking to step and immediately inside doorway



15 High Main Street  
Entrance door



15 High Main Street  
Shopfront

<b>HISTORIC SHOPS: DATA SHEET</b> <b>Dalmellington</b>
---

**Address:** 18 High Main Street

**Occupier:** William & Sandra Bristow

**Use:** Fruit Shop

**Rateable Value (2010 Val Roll):** £1950

**Listing:** Not listed

**Conservation Area:** Yes

**Parent Building Description:**

Two storey early nineteenth century domestic property with ground floor shop inserted. Rendered and painted walls and slate roof. Modern windows to residence.

**Shop Date/ Period:** Early twentieth century

**Shop Description:**

Double fronted shop with narrow, central lobby. Concrete lobby floor. Deep sign above windows but no name. Window transfer used for sign. Rendered and painted stallriser.

**Architect/ Designer:** Not known

**Interior:**

Simple interior with lined walls. Low ceiling.

**Condition:**

Fair

**Recommendations:**

- Improve signage using decorative painted lettering on the fascia board;
- Fruit and vegetable shops tend to benefit from having displays outside the front of the shop to attract customers. Consider if there is space to accommodate this;
- Enhance the entrance and lobby floor by introducing a more attractive finish such as terrazzo or geometric tiles;
- Improve lighting to interior of shop;
- Use creative designs to identify the business such as painting of fruit on stallriser and signage.

**References/ Sources of Information:**

**Date Inspected:** 15 May 2012

**HISTORIC SHOPS: DATA SHEET**  
**Dalmellington**



18 Main Street  
Parent building



18 Main Street  
Shopfront



## HISTORIC SHOPS: DATA SHEET

### Dalmellington



18 Main Street  
Lobby entrance with security gate



18 Main Street  
Shopfront



18 High Main Street  
Window and stallriser detail



<b>HISTORIC SHOPS: DATA SHEET</b> <b>Dalmellington</b>
---

**Address:** Ye Old House, 5 High Street

**Occupier:** Vacant

**Use:** Vacant

**Rateable Value (2010 Val Roll):** £

**Listing:** Not listed

**Conservation Area:** Yes

**Parent Building Description:**

Two storey domestic style property with ground floor shop. Slated hipped roof. Front elevation rendered and painted white with window margins painted black. Single window to first floor which is boarded up. Lettering 'Ye Old House' is on front elevation. Gable to side has wet dash render.

**Shop Date/ Period:** Contemporary with building with later alterations

**Shop Description:**

Single door and separate shop window with limited adaptation as a shop. The window is boarded up. Modern aluminium fully glazed entrance door which is flush with the building. Fanlight above door is blocked up.

**Architect/ Designer:** Not known

**Interior:**

Not seen as shop closed at time of survey.

**Condition:**

In poor condition and appears to have been vacant for some time. Paint peeling and property is vacant which can lead to repairs not being undertaken and a general lack of maintenance.

**Recommendations:**

Any improvements to this building will depend on whether it remains vacant. In agreement with the owner the shopfront could be used for displays to prevent it being a dead frontage. With a new owner:

- Simple shopfront which would benefit from window signage;
- In longer term door could be replaced in more sympathetic materials such as timber;
- Finding a viable use and undertaking suitable conservation works to this building would hopefully secure its future.

**References/ Sources of Information:**

Doon Valley Museum photographic collection.

**Date Inspected:** 15 May 2012

**HISTORIC SHOPS: DATA SHEET**  
**Dalmellington**



Late 19<sup>th</sup> century view of High Street toward the Motte with Ye Old House on right  
© Doon Valley Museum



Late 19<sup>th</sup> century view down High Street  
© Doon Valley Museum

## HISTORIC SHOPS: DATA SHEET

### Dalmellington



5 High Street in 1960s  
© RCAHMS



5 High Street  
Parent buildings



## HISTORIC SHOPS: DATA SHEET

### Dalmellington



5 High Street  
Parent building



5 High Street  
Gable



## HISTORIC SHOPS: DATA SHEET

### Dalmellington



5 High Street  
Aluminium entrance door



5 High Street  
Detail of fanlight above door

<b>HISTORIC SHOPS: DATA SHEET</b> <b>Dalmellington</b>
---

**Address:** 14 High Street

**Occupier:** David Dale & Son

**Use:** Vacant

**Rateable Value (2010 Val Roll):** £1950

**Listing:** Not listed

**Conservation Area:** Yes

**Parent Building Description:**

Two storey domestic style property with ground floor shop. Slated hipped roof. Walls rendered and painted. Single window to first floor with uPVC window.

**Shop Date/ Period:** Contemporary with building with later modern alterations.

**Shop Description:**

Single door and separate shop window with limited adaptation as a shop. The window is double-glazed uPVC and modern aluminium entrance door which is flush with the building. Modern fanlight above door. Modern plastic fascia with illumination and modern awning.

**Architect/ Designer:** Not known

**Interior:**

Not seen as shop closed at time of survey.

**Condition:**

Fair but paint peeling and property is vacant which can lead to repairs not being undertaken and a general lack of maintenance.

**Recommendations:**

Any improvements to this building will depend on whether it remains vacant. In agreement with the owner the shopfront could be used for displays to prevent it being a dead frontage. With a new owner:

- Simple shopfront which would benefit from a hand-painted signboard;
- In longer term window and door could be replaced in more sympathetic materials such as timber;
- Replacement of plastic awning with more traditional alternative.

**References/ Sources of Information:**

Doon Valley Museum photographic collection.

**Date Inspected:** 15 May 2012

**HISTORIC SHOPS: DATA SHEET**  
**Dalmellington**



Late 1930s view from The Square towards High Street  
© Doon Valley Museum



Late 19<sup>th</sup> century view towards High Street  
© Doon Valley Museum



## HISTORIC SHOPS: DATA SHEET

### Dalmellington



14 High Street  
Parent building



14 High Street  
Shopfront



**HISTORIC SHOPS: DATA SHEET**  
**Dalmellington**



14 High Street  
Signage



14 High Street  
Entrance Door



14 High Street  
Window

DESCRIPTION:  
Parent building:  
2-storey red sandstone building with slate roof and red brick gable and rear elevations. Built for the Dalmellington Industrial Cooperative Society, commemorated in the central date stone.

Repair: some damage to entrance.

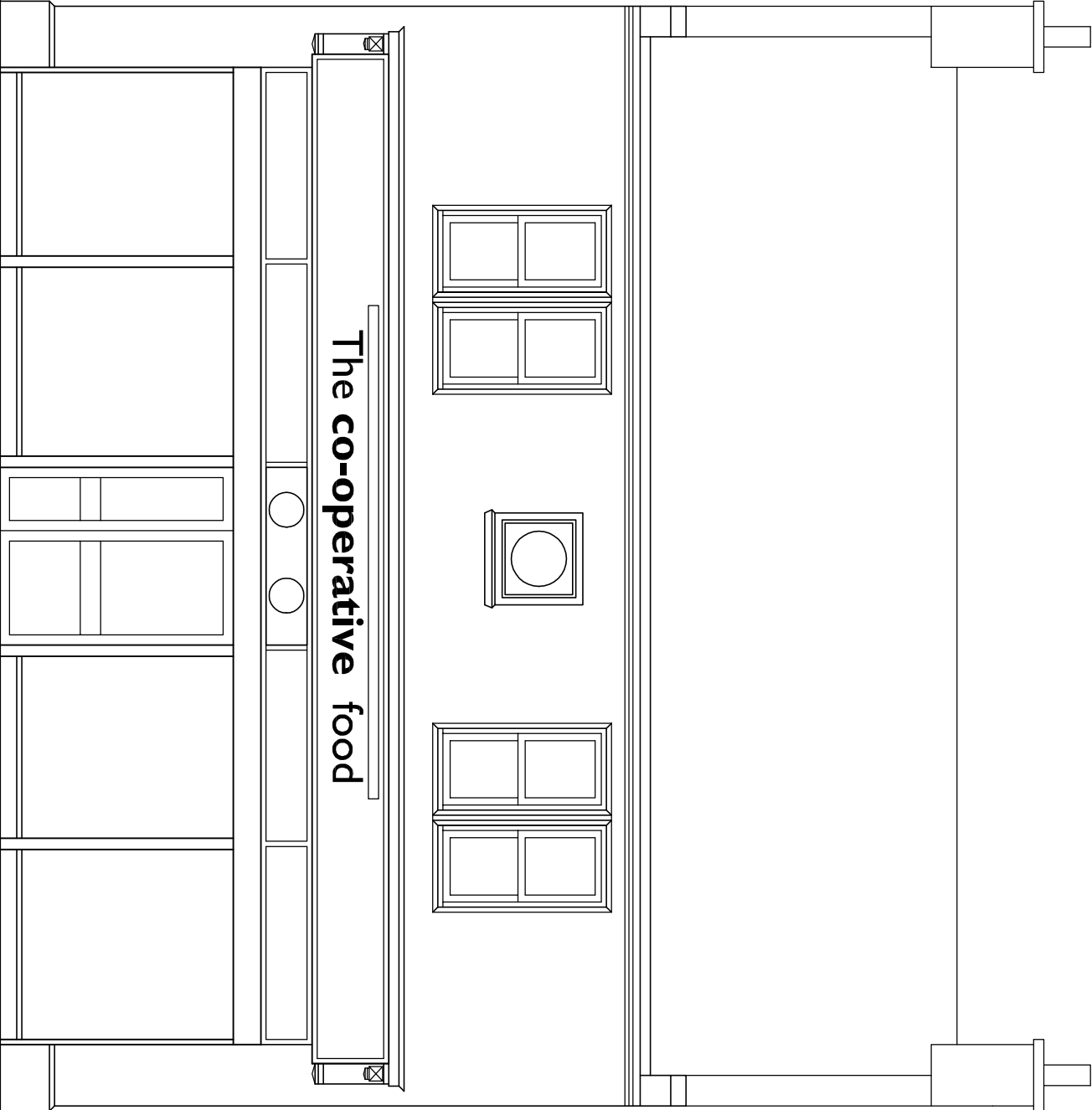
Shopfront:  
Wide, double-fronted shop with flush automatic central sliding door.

Signage: original timber fascia with small console brackets evident beneath later modern alterations and modern plastic illuminated fascia signage.

Security: metal roller shutters across frontage.

Window display: visibility reduced by film applied to windows.

External fittings: extract vents located in prominent position above entrance doors.



PROJECT REF		DRAWING REF
Sonya Linskaill RIAS RIBA slinskaill@blueyonder.co.uk: 07906 250234	DALMELLINGTON SHOP FRONTS for Dalmellington Partnership    June 2012    SCALE: NTS	2 CHURCH HILL: THE CO-OPERATIVE FOOD AS EXISTING

RECOMMENDATIONS:

Shopfront:

Signage:

- 1. Improve signage with more sympathetic fascia sign.
- 2. Consider necessity for illumination (remove if not required).

Security:

- 1. Consider removal of roller shutter and replace with more sympathetic style if required (none shown).

Window display:

- 1. Improve visibility into shop.

External fittings:

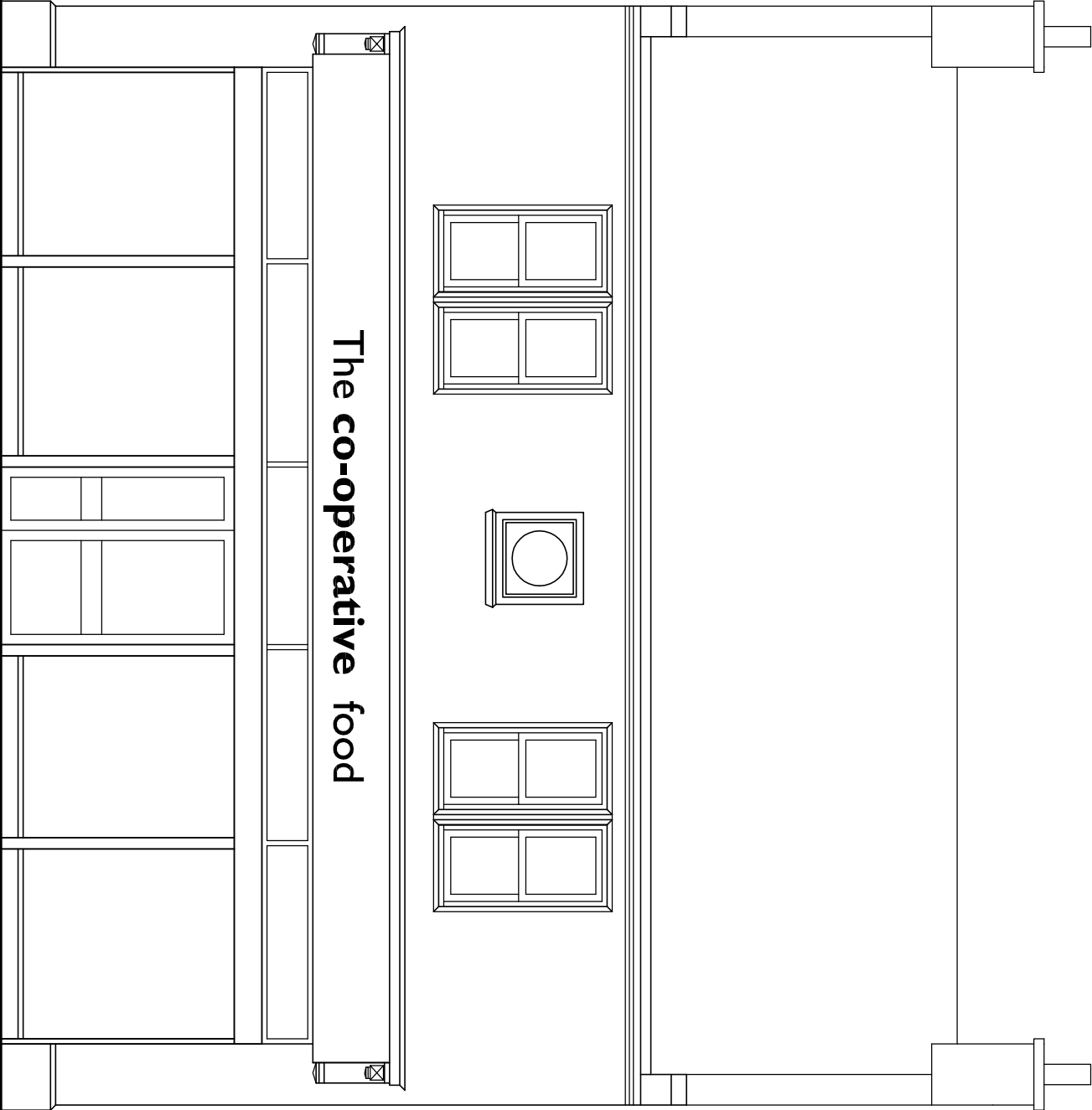
- 1. Relocate extract fans above entrance doors in more discrete location.

Repairs:

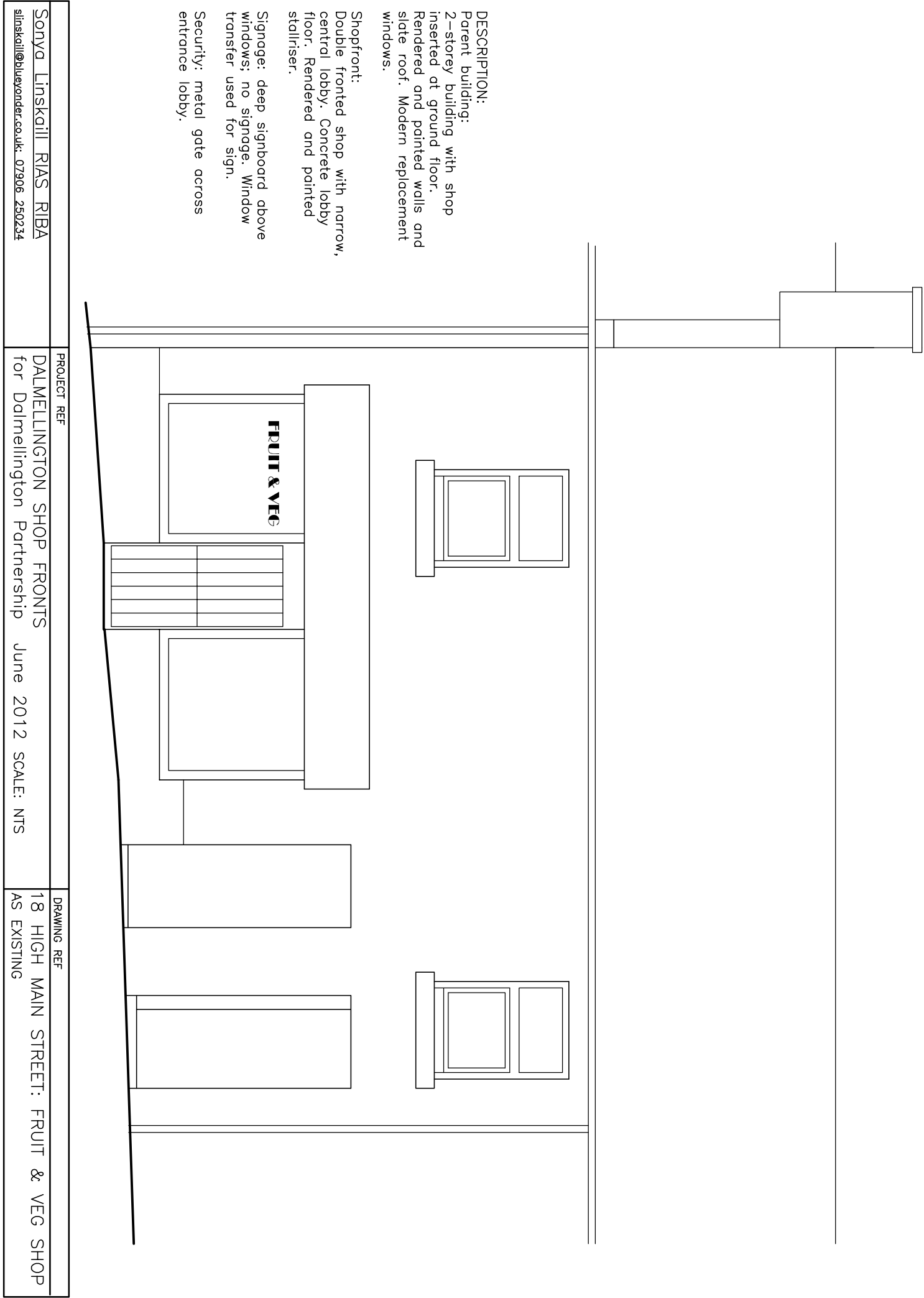
- 1. Make small repairs and paint timber elements including console brackets.

Long-term

- 1. Consider timber shopfront more in keeping with the parent building.



PROJECT REF		DRAWING REF
Sonya Linskaill RIAS RIBA slinskaill@blueyonder.co.uk: 07906 250234	DALMELLINGTON SHOP FRONTS for Dalmeellington Partnership    June 2012    SCALE: NTS	2 CHURCH HILL: THE CO-OPERATIVE FOOD RECOMMENDATIONS





RECOMMENDATIONS:

Shopfront:

Signage:

- 1. Add signage in hand-painted lettering.
- 2. Consider adding fruit logos to stallrisers or fascia signage.

Security:

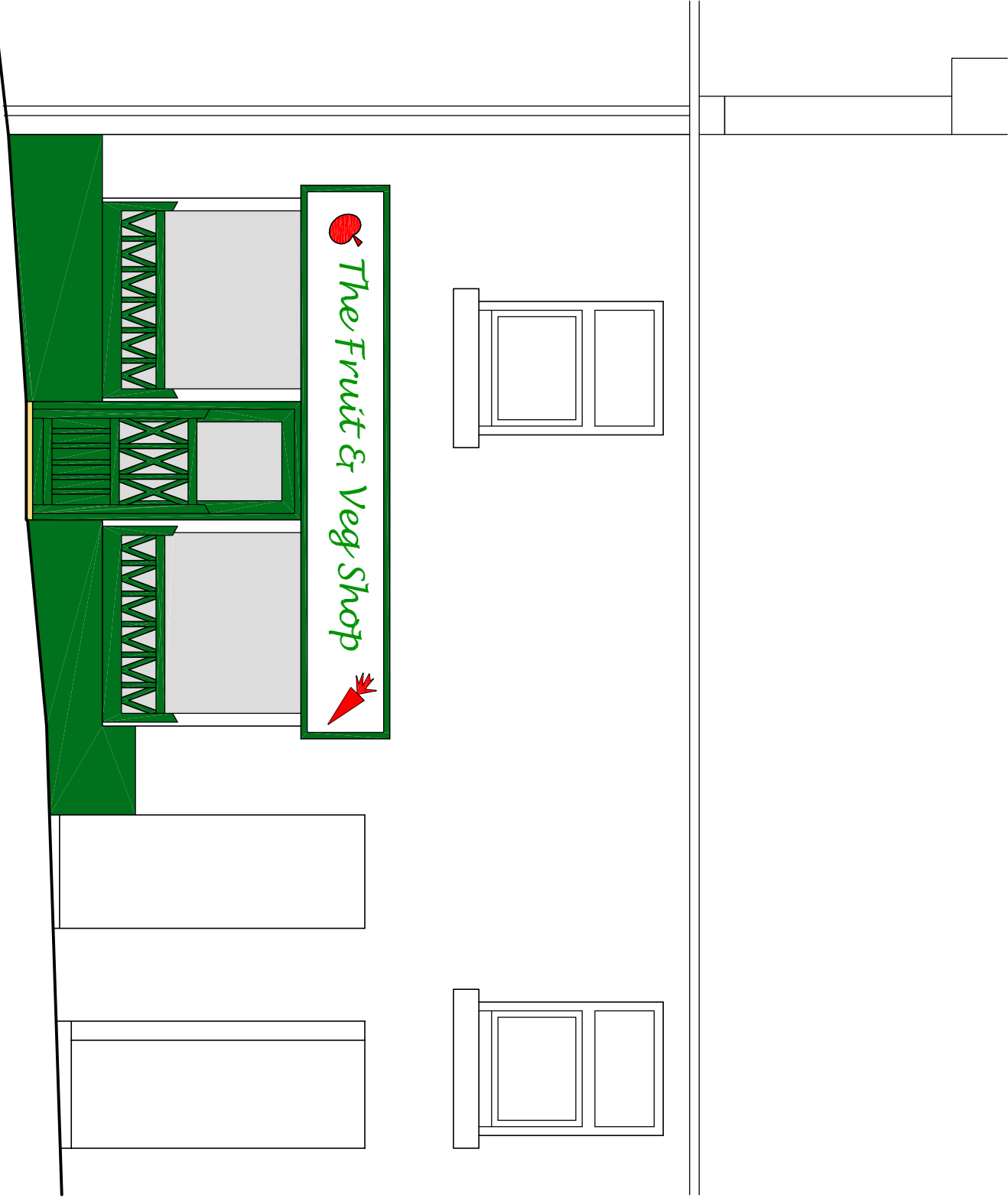
- 1. Replace shop gate with timber gate if required (indicative gate shown).

Window display:

- 1. Improve lighting to shop interior.
- 2. Consider shelving displays to the exterior of windows (indicative shown).

Repair:

- 1. Enhance the lobby floor by introducing a more attractive finish such as terrazzo or geometric tiles.



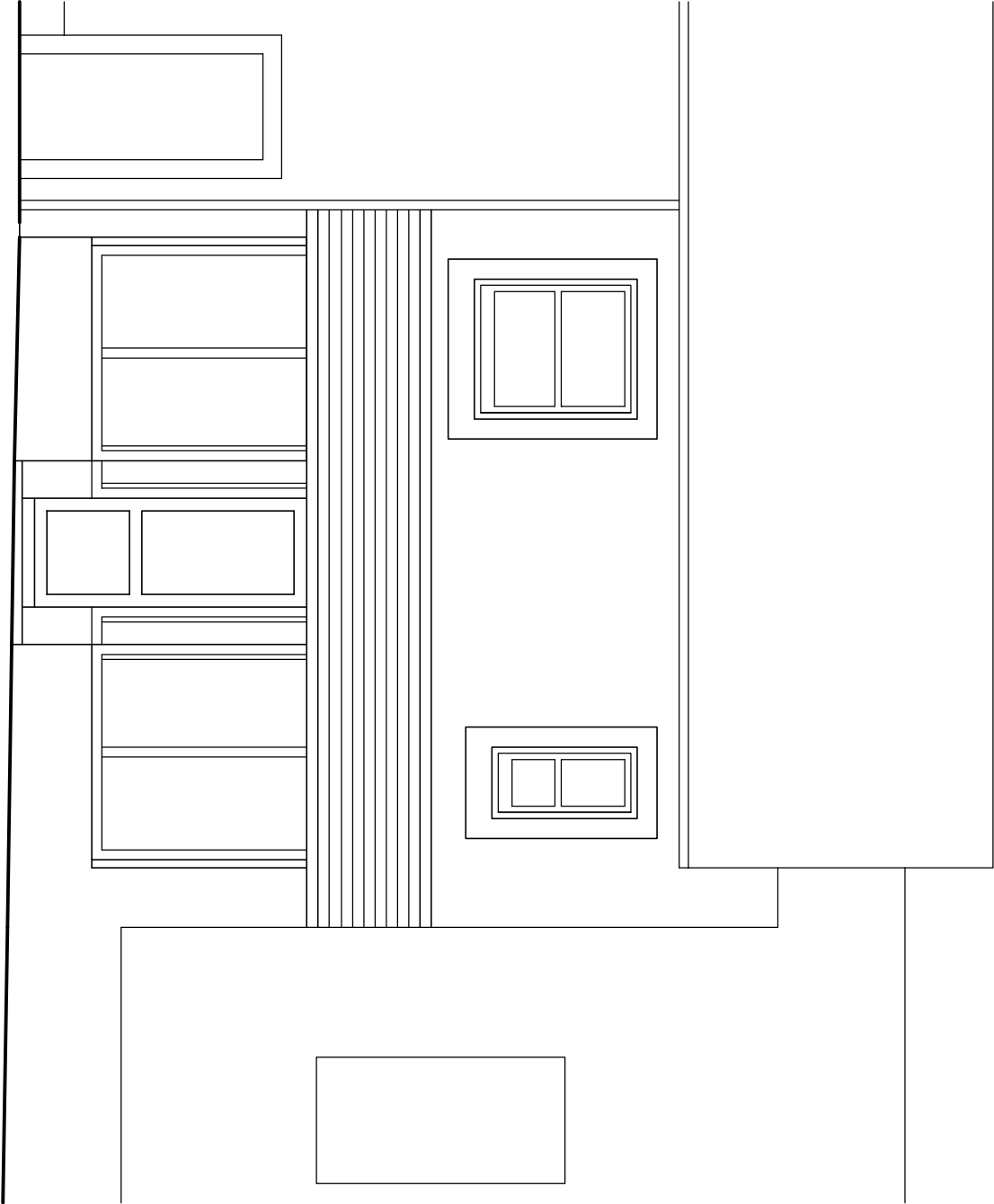
PROJECT REF		DRAWING REF	
Sonya Linskaill RIAS RIBA	DALMELLINGTON SHOP FRONTS	18 HIGH MAIN STREET: FRUIT & VEG SHOP	
slinskaill@blueyonder.co.uk: 07906 250234	for Dalmeington Partnership June 2012 SCALE: NTS	RECOMMENDATIONS	

DESCRIPTION:  
Parent building:  
2-storey building with slate roof; rendered and painted masonry facade.

Shopfront:  
Double-fronted shop with central recessed entrance lobby. New replacement white upvc windows and glazed entrance door. Concrete floor to lobby.

Signage: deep horizontal upvc boarded fascia; no signage.

Security: modern reproduction ironwork entrance gate (not shown).



PROJECT REF		DRAWING REF
DALMELLINGTON SHOP FRONTS for Dalmeellington Partnership    June 2012    SCALE: NTS		3 HIGH MAIN STREET: Merrick Cafe AS EXISTING
Sonya Linskaill RIAS RIBA slinskaill@blueyonder.co.uk; 07906 250234		

RECOMMENDATIONS:

Shopfront:

Signage:

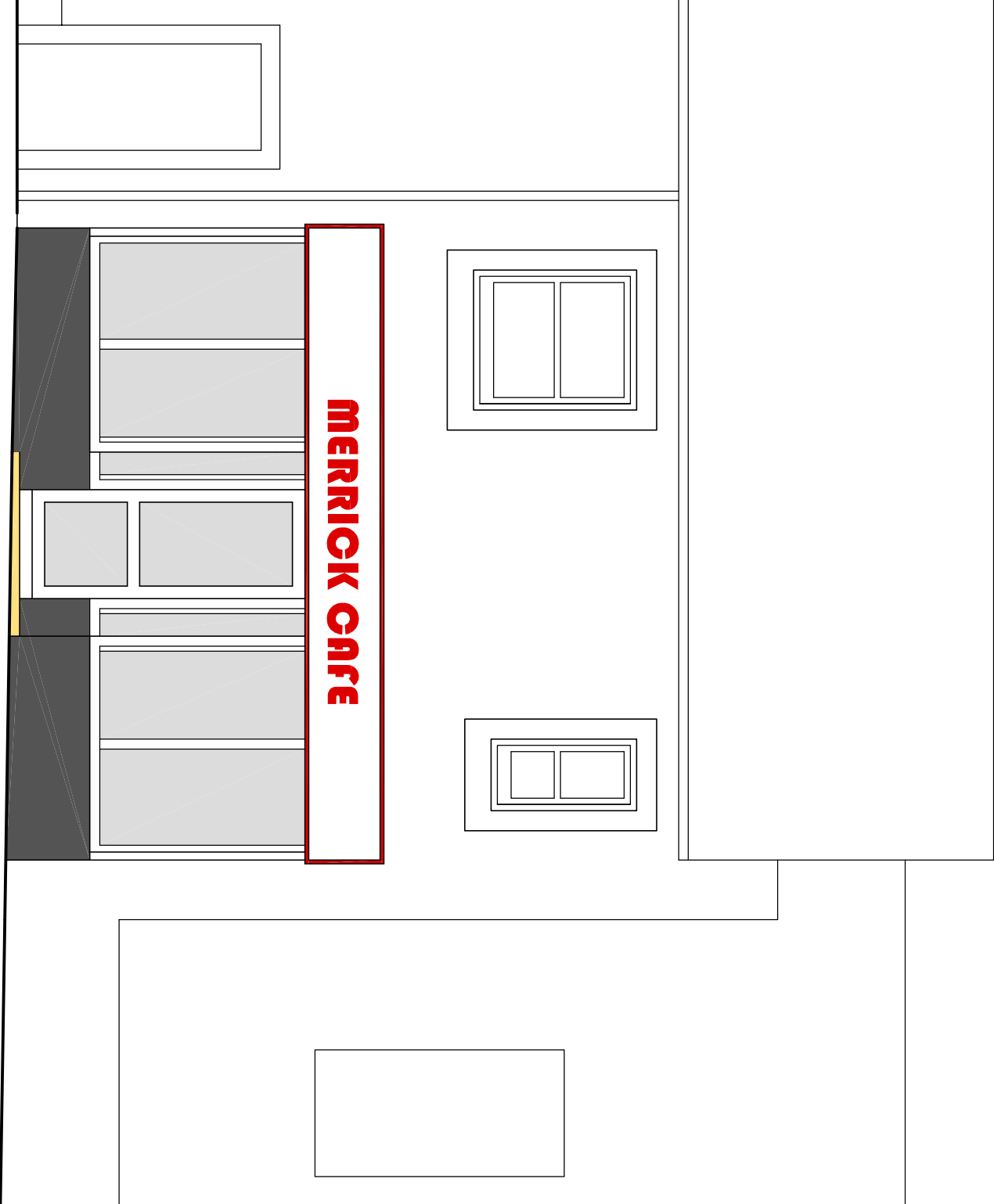
- 1. Short-term: add signage to existing upvc fascia if possible.

Longer-term: replace existing fascia with narrower fascia timber board.

Repair:

- 1. Consider more attractive finish for lobby floor using terrazzo or geometric tiles.

Longer-term: replace shop front in timber.



PROJECT REF	DRAWING REF
Sonya Linskaill RIAS RIBA s@linskaill@blueyonder.co.uk. 07906 250234	3 HIGH MAIN STREET: Merrick Cafe RECOMMENDATIONS
DALMELLINGTON SHOP FRONTS for Dalmellington Partnership June 2012 SCALE: NTS	

DESCRIPTION:  
Parent building:  
2—storey red sandstone building with slate roof.  
Repair: evidence of water damage/staining at eaves level and above cornice; cement pointing repair and open joints.

Shopfront:  
Original Victorian shopfront for the Dalmellington Industrial Co—operative Society; modernised in the 1930s and now reconfigured as 2 shops. 1930s black polished stone cladding survives to shopfront.

No. 7: single fronted shop in use as a restaurant, modern varnished timber/plywood shop front inserted between marble cladding with high 'stairiser' above stone plinth. Modern grey tiles to lobby floor and steps.

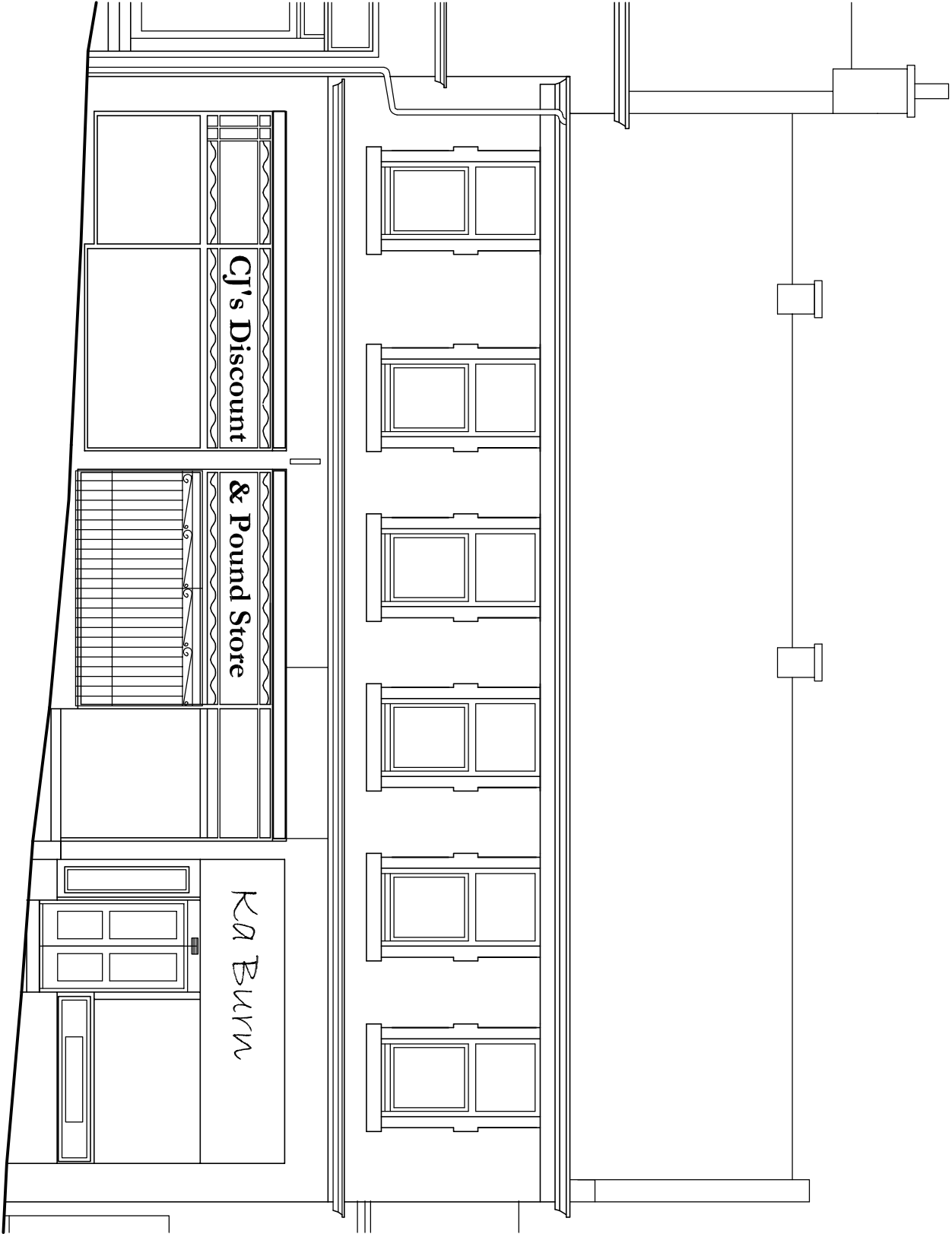
No. 9: wide 1930s shopfront with door offset to right—hand side. Windows have margin panes and glazing is partially decorated with wavy 1930s etched glass; window frames appear to be timber.

Signage:  
No 7: large fascia applied in area of original glazing. Half—glazed modern timber door recessed in square lobby.  
No. 9: window signage and projecting sign on fascia.

Security:  
No.9: metal window grilles cover the right—hand window; metal gates enclose recessed entrance lobby.

Window display:  
No. 7: internal blinds.  
No. 9: RHS—shelving placed against windows; LHS—window display.

Sun blinds & awnings:  
No 9: 2 integral sun blinds above glazing.  
Repairs:  
No. 9: some damage evident to terrazzo entrance.  
A section of the stone fascia cladding has been temporarily repaired.



PROJECT REF	DRAWING REF
Sonya Linskaill RIAS RIBA slinskaill@blueyonder.co.uk: 07906 250234	7&9 HIGH MAIN STREET: CJ's DISCOUNT STORE & KA BURN AS EXISTING
DALMELLINGTON SHOP FRONTS for Dalmellington Partnership June 2012 SCALE: NTS	



RECOMMENDATIONS:

Parent building:  
Repair: investigate possible cause of water damage/staining. Repoint in appropriate lime mortar.

Shopfronts:

Both shops were designed as one originally and any recommendations should take account of both shops.

Shopfront No. 7:

Signage:  
1. Raise fascia level and apply cut and applied letters.

Paint colours:

1. Redecorate varnish finishes with traditional paint.

Long-term:

1. Consider a replacement shopfront more in keeping with the 1930s marble cladding and the neighbouring shop.

Shopfront No. 9:

Signage:

1. Remove window signage and replace using cut and applied letters to fascia above.

2. Replace projecting sign with more traditional hanging sign if required.

Sun blinds & awnings:

1. Renovate existing blinds and install new awnings if required.

Repair:

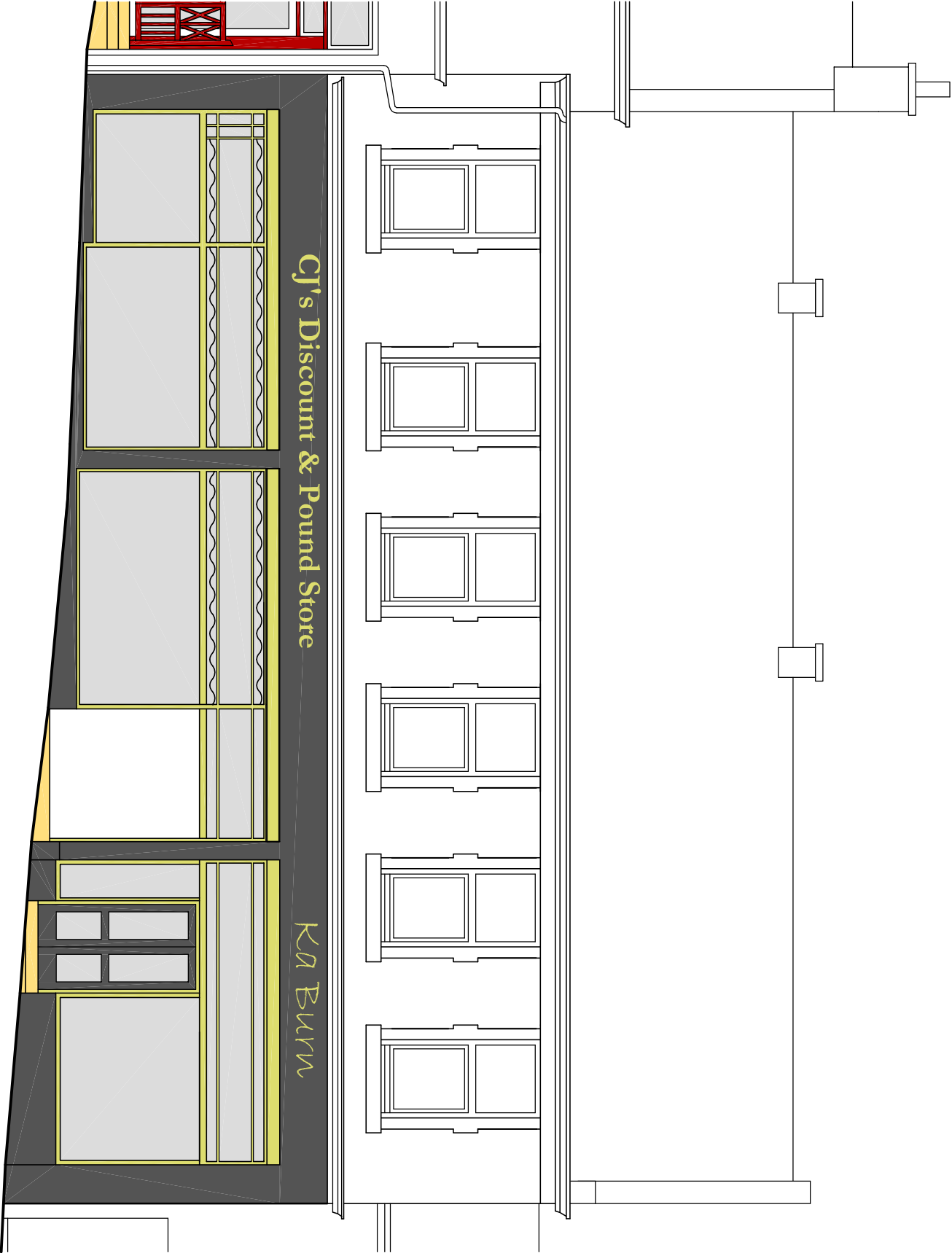
1. Investigate stability of marble cladding and security of fixings. Refix and repair as required including small stone repairs to previous lettering.

2. Check integrity of etched glazing; repair as necessary.

3. Repair damaged terrazzo at entrance.

Security:

1. Consider need for wrought iron grilles and replacement with alternative design if required (none shown).



PROJECT REF		DRAWING REF
Sonya Linskaill RIAS RIBA		7&9 HIGH MAIN STREET: CJ's DISCOUNT STORE
slinskaill@blueyonder.co.uk: 07906 250234		& KA BURN RECOMMENDATIONS
DALMELLINGTON SHOP FRONTS		
for Dalmellington Partnership		
June 2012		
SCALE: NTS		

DESCRIPTION:  
Parent building:  
2–storey red sandstone building with  
slate roof. 2 replacement upvc windows  
at first floor; 1 original timber sash &  
case window. Pair of shopfronts below.

Repair: significant water  
damage/staining to stonework at first  
floor level.

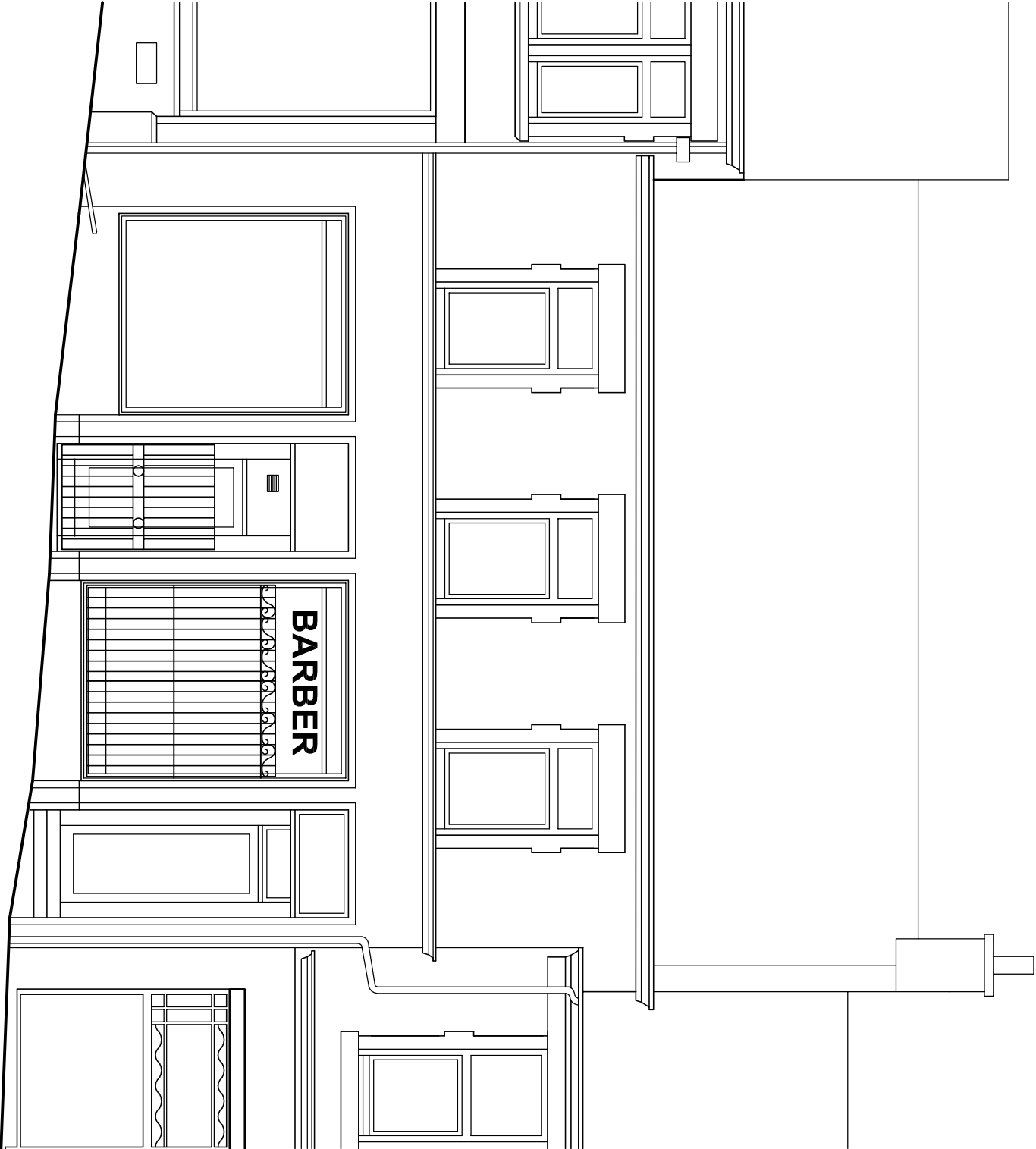
Shopfronts:  
No. 11: single–fronted shop with large  
plate glass window and separate door  
to right– hand side with recessed and  
raised entrance. 3no. terrazzo steps.  
Lobby has timber panelling. Fully glazed  
entrance door has glazed fanlight with  
rachet opening.

No. 13: single–fronted shop with large  
plate glass window and separate door  
to right–hand side with recessed  
entrance. Lobby has timber panelling  
(not original). Entrance door has  
boarded fanlight with extractor grille.  
Terrazzo entrance lobby.

Signage: stone fascia above shops not  
used for signage.  
No. 11: window signage.  
No. 13: no signage.

Security:  
No. 11: window grilles.  
No 13: lobby has port height metal  
gates with original fanlight blocked  
above.

External fittings:  
No.13: poorly sited plastic pipe at  
plinth level.



PROJECT REF		DRAWING REF	
Sonya Linskaill RIAS RIBA		11 & 13 HIGH MAIN STREET: BARBER & COFFEE SHOP AS EXISTING	
sinskaill@blueyonder.co.uk; 07906 250234		DALMELLINGTON SHOP FRONTS	
		for Dalmeington Partnership June 2012 SCALE: NTS	



RECOMMENDATIONS:

Parent Building:

1. Investigate source of water damage/staining on upper facade. Take any necessary actions to repair; repoint any open joints in lime mortar including shopfront area.

Shopfronts:

Shops were designed as a pair and any recommendations should take account of both shops.

Signage:

1. Remove any existing signage (No.11 only) and use internal suspended window sign for both shops.

Security:

1. No. 11: remove iron window grilles and replace with removable ones if required (none shown).
2. No. 11: consider timber shop gate (indicative shown).
2. No. 13: remove metal entrance gates and replace with timber shop gates (indicative shown).

Repair:

1. No. 11: ensure fanlight is in good working order.
2. No. 11: repaint window.
3. Both: repair terrazzo steps.
4. No. 13: unblock fanlights (relocate extract fan in suspended soffit if required).
5. Make any necessary repairs to stonework; repoint any open joints in lime mortar.

External fittings:

1. No. 13: replace plastic waste pipe at plinth level in cast iron, and relocate if possible.

PROJECT REF	DRAWING REF
Sonya Linskaill RIAS RIBA slinskaill@blueyonder.co.uk: 07906 250234	11 & 13 HIGH MAIN STREET: BARBER & COFFEE SHOP RECOMMENDATIONS
DALMELLINGTON SHOP FRONTS for Dalmeellington Partnership June 2012 SCALE: NTS	

DESCRIPTION: No. 13 (Flower shop)  
2-storey red sandstone building with  
slate roof. Replacement upvc windows  
at first floor. Shopfront below.  
Repair: evidence of previous repair  
(possibly as result of water damage)  
at first floor level with heavy cement  
pointing (this could cause further  
stone erosion).

Shopfront: No.13  
Double-fronted shop with central door.  
High multi-paned window to left-hand  
side. Large plate glass shop window  
to right. Entrance is flush with  
facade with glazed door and blocked  
fanlight above which includes an  
extract grille and alarm box.

Signage: stone string course is  
painted; no signage on shop.

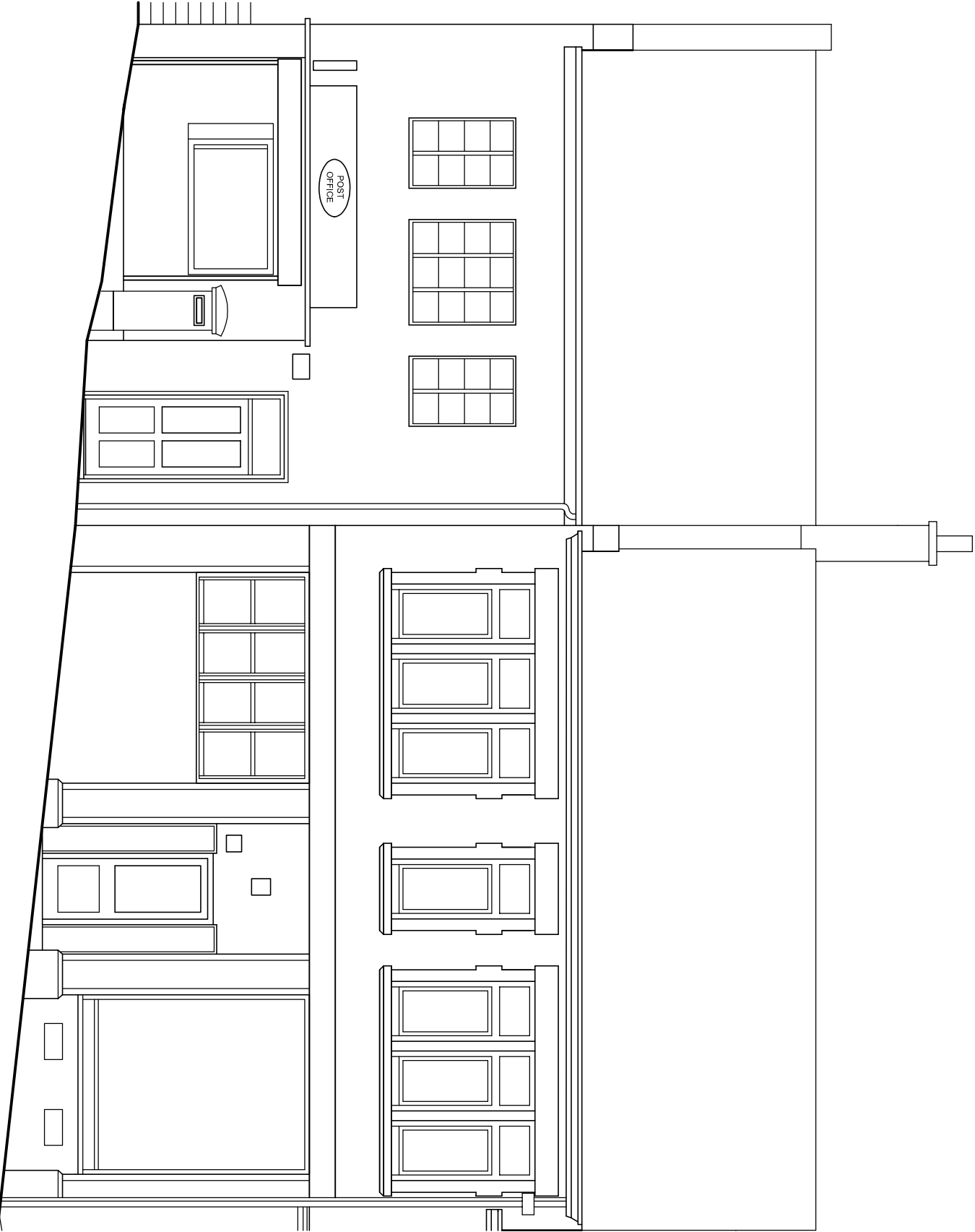
DESCRIPTION: No.15  
2-storey 1950s end terrace built with  
red-coloured artificial stone and  
pitched slated roof. Original steel  
windows to first floor windows. Gable  
wall wet dash rendered.  
Repair: some damage to the  
stonework exposing metal  
reinforcement.

Shopfront: No.15  
Single fronted shop with angled  
window typical of early post-war  
period. Timber entrance door with two  
glazed panels to upper section; narrow  
fanlight above. Timber window, steeply  
angled to create covered area  
currently used for a small ride.  
Traditional pillar post box next the  
entrance.

Signage: modern signage to fascia  
and fixed wall sign.

Security: steel roller shutter door at  
entrance.

Repair: slight cracking evident to the  
terrazzo floor at the shop entrance.



PROJECT REF		DRAWING REF	
Sonya Linskaill RIAS RIBA		13 & 15 HIGH MAIN STREET: FLOWER	
slinskaill@blueyonder.co.uk: 07906 250234		BOUTIQUE & POST OFFICE AS EXISTING	
DALMELLINGTON SHOP FRONTS			
for Dalmellington Partnership			
June 2012			
SCALE: NTS			



RECOMMENDATIONS:

Parent building: No.13 (Flower shop)

Repair: repoint stonework in lime including shopfront area as required.

Shopfront:

1. Signage: use susended internal window lettering.

Repair:

- 1. Reinstate glazed fanlight.
- 2. Consider if door could be recessed to form an entrance lobby.

Parent building: No.15

Repair:

- 1. Undertake masonry repairs.

- 2. Retain existing original first floor metal windows and renovate as required.

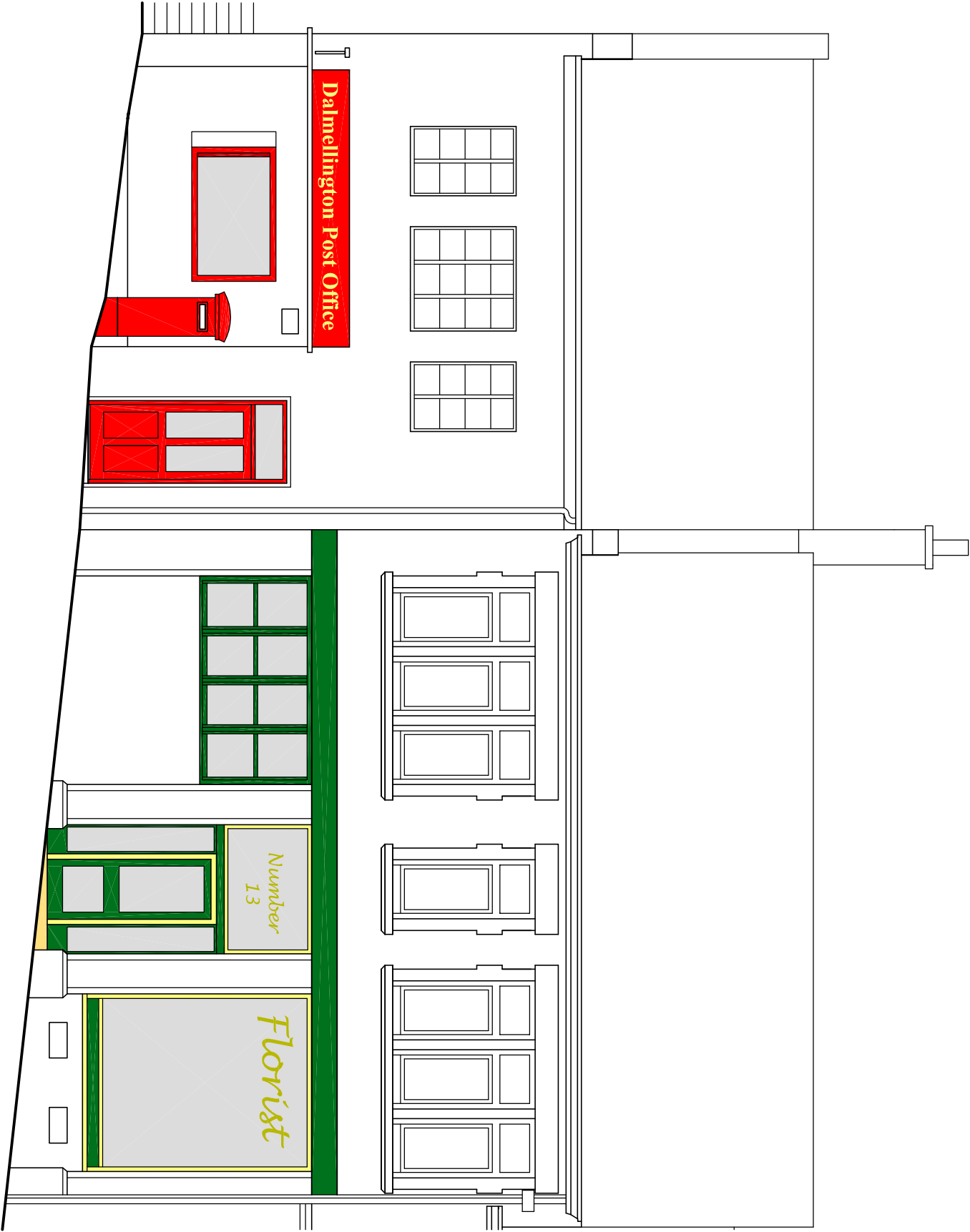
Shopfront: No.15

Signage:

- 1. When due for replacement fit timber fascia with hand-painted or applied lettering.

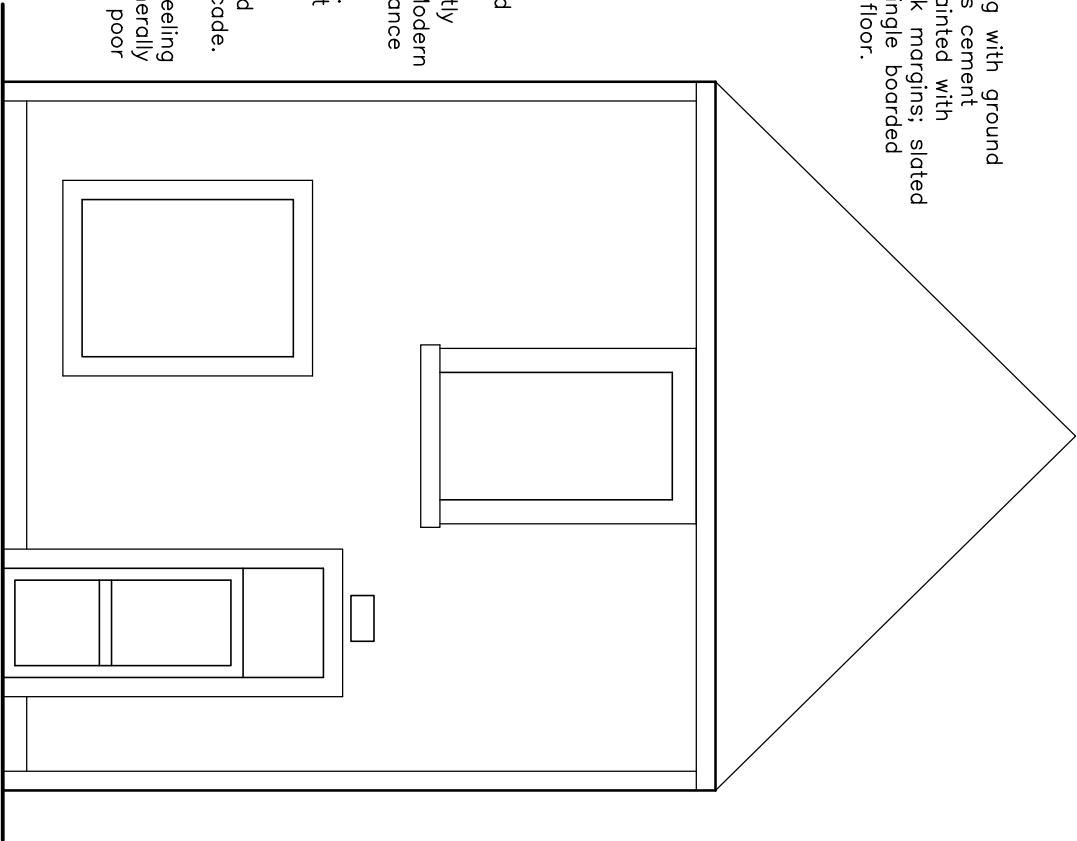
Security:

- 1. Longer-term consider replacing metal roller shutter with gates.



PROJECT REF	DRAWING REF
Sonya Linskaill RIAS RIBA slinskaill@blueyonder.co.uk: 07906 250234	13 & 15 HIGH MAIN STREET: Flower Boutique and the Post Office SCALE NTS
DALMELLINGTON SHOP FRONTS for Dalmeilington Partnership June 2012	

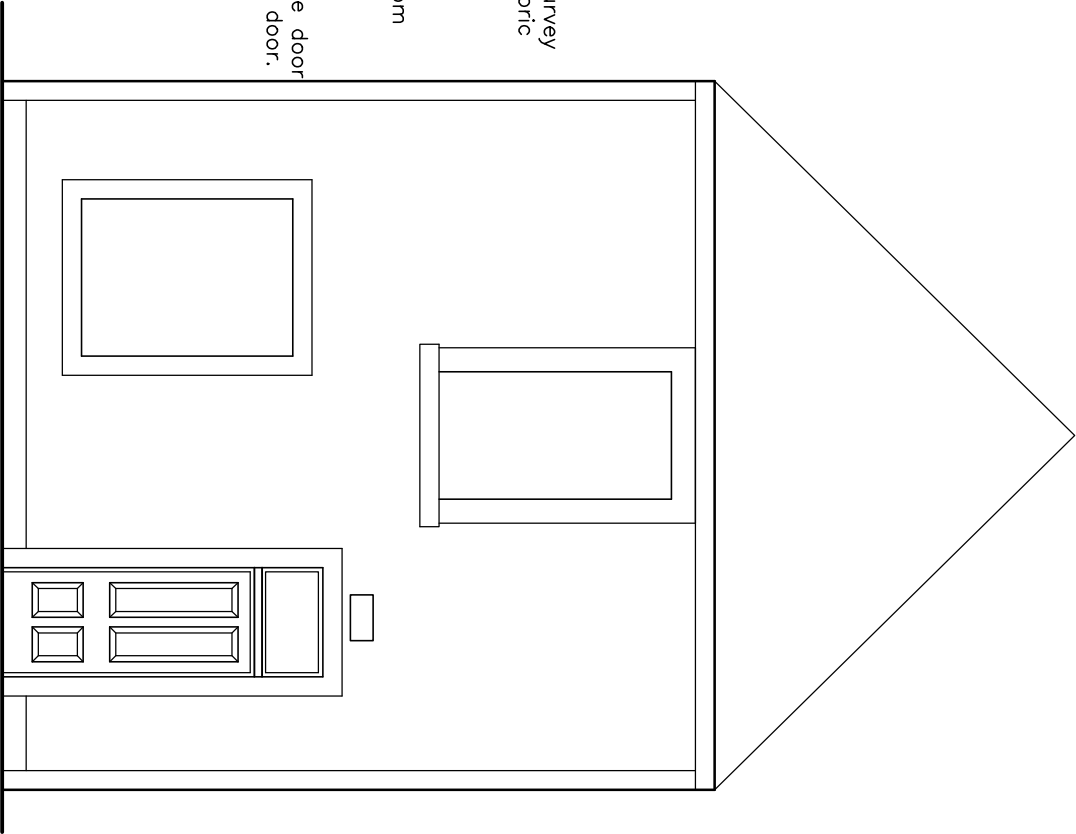
DESCRIPTION:  
Parent building:  
2—storey building with ground floor shop. Walls cement rendered and painted with contrasting black margins; slated hipped roof. Single boarded window to first floor.



RECOMMENDATIONS:  
Parent building:  
1. Undertake full survey to establish any fabric repair requirements.

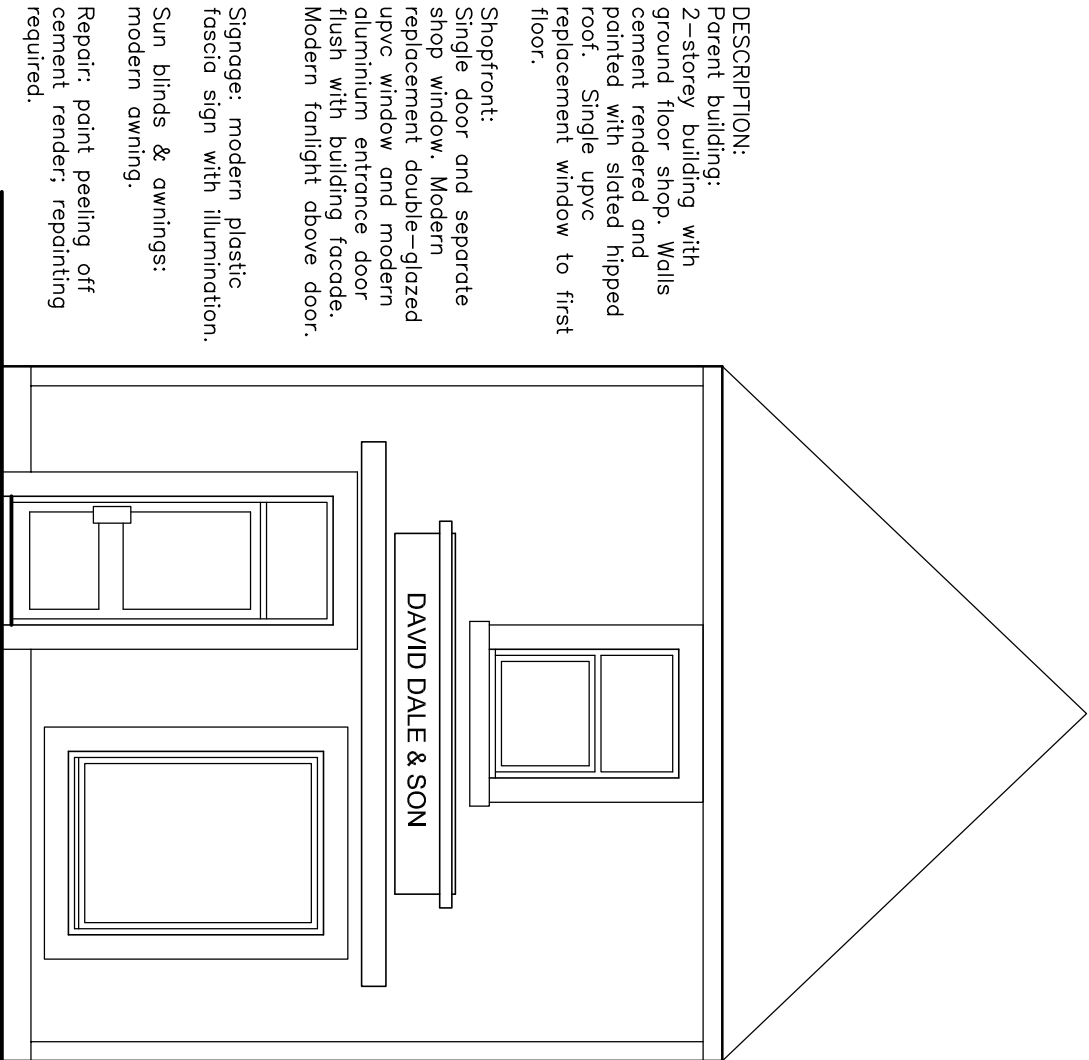
Shopfront:  
Signage:  
1. Would benefit from window signage.

Repair:  
Longer term: replace door in traditional timber door.



Signage: applied lettering on facade.  
  
Repair: paint peeling off render; generally looks to be in poor condition.

PROJECT REF		DRAWING REF	
Sonya Linskaill	RIAS RIBA	5 HIGH STREET: YE OLDE HOUSE (VACANT)	AS EXISTING / RECOMMENDATIONS
slinskaill@blueyonder.co.uk	07906 250234	DALMELLINGTON SHOP FRONTS for Dalmeilington Partnership June 2012 SCALE: NTS	



DESCRIPTION:

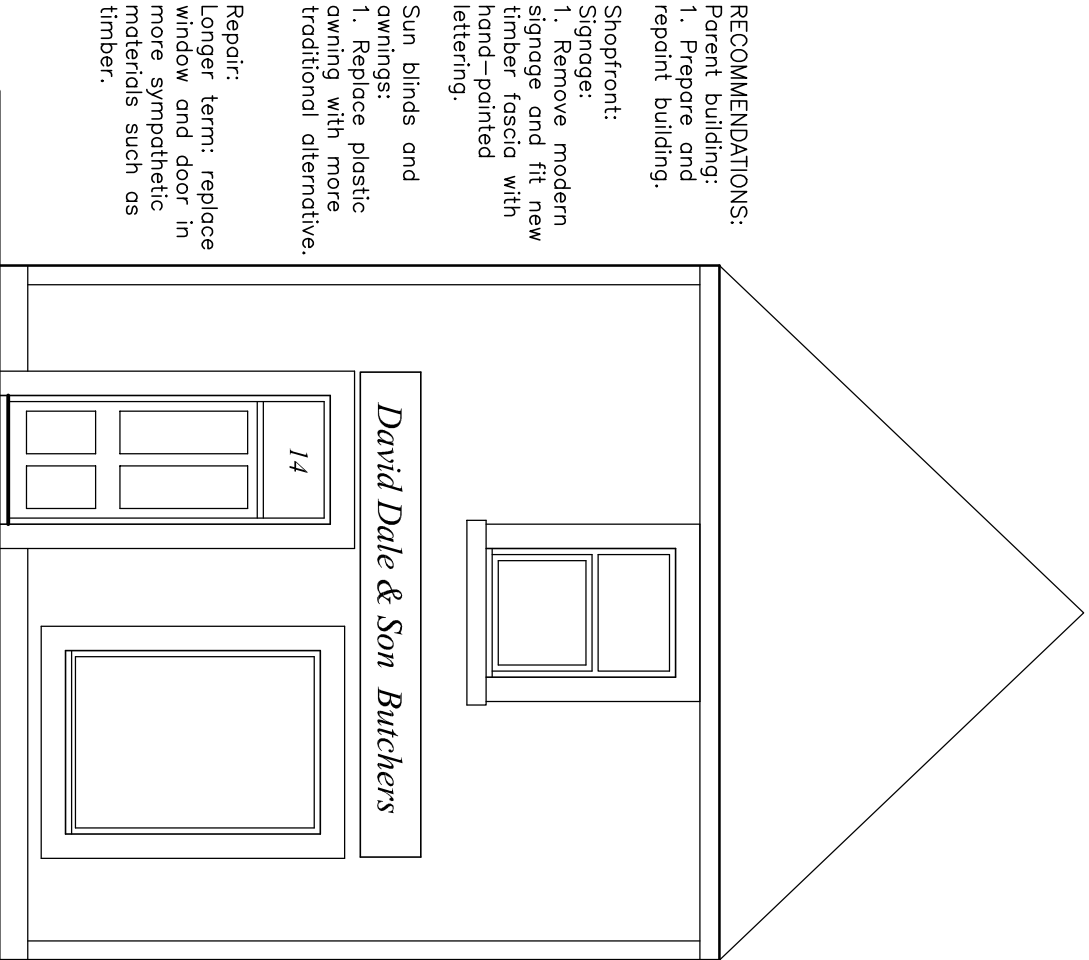
Parent building:  
2-storey building with ground floor shop. Walls cement rendered and painted with slated hipped roof. Single upvc replacement window to first floor.

Shopfront:  
Single door and separate shop window. Modern replacement double-glazed upvc window and modern aluminium entrance door flush with building facade. Modern fanlight above door.

Signage: modern plastic fascia sign with illumination.

Sun blinds & awnings: modern awning.

Repair: paint peeling off cement render; repainting required.



RECOMMENDATIONS:

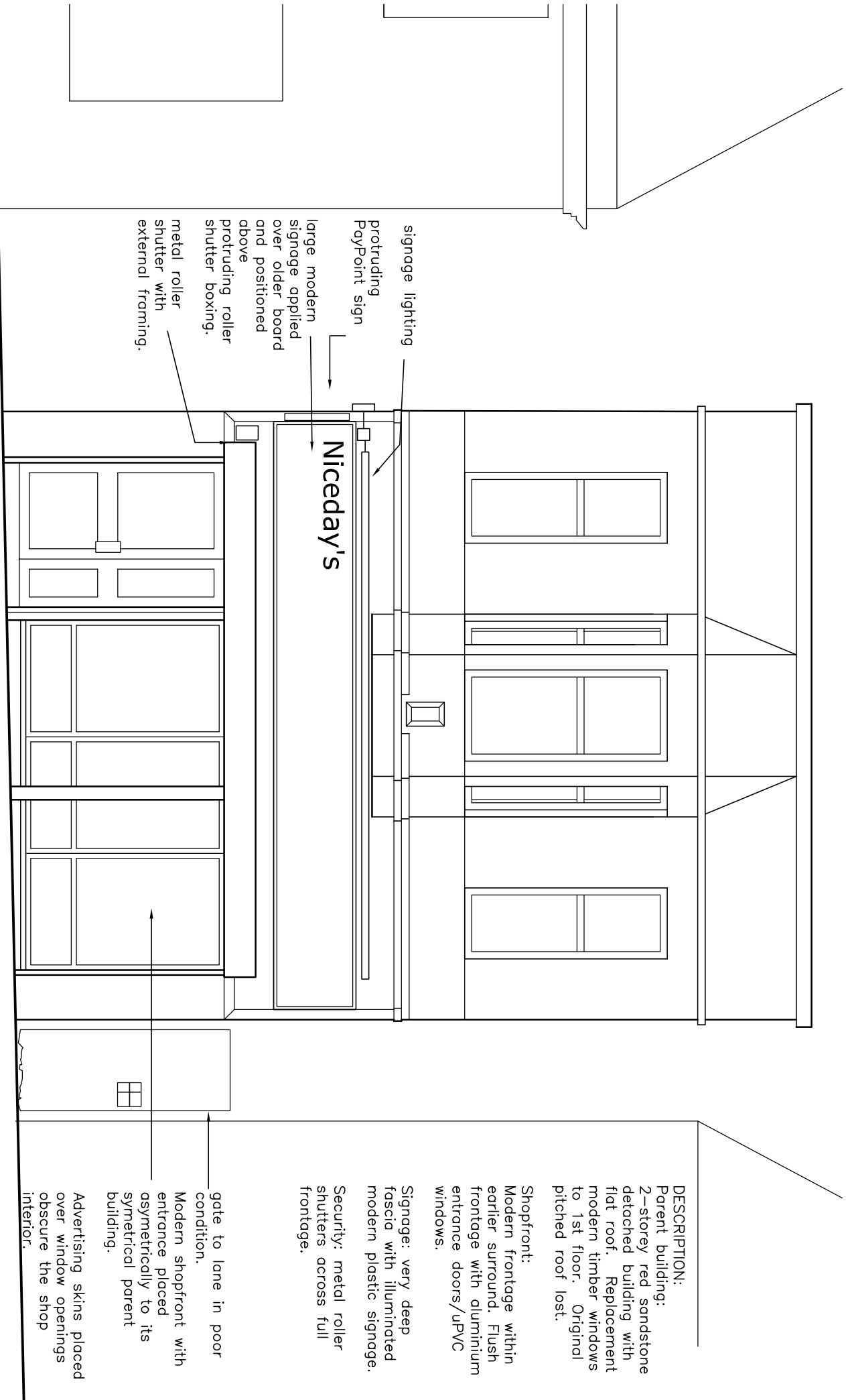
Parent building:  
1. Prepare and repaint building.

Shopfront:  
Signage:  
1. Remove modern signage and fit new timber fascia with hand-painted lettering.

Sun blinds and awnings:  
1. Replace plastic awning with more traditional alternative.

Repair:  
Longer term: replace window and door in more sympathetic materials such as timber.

PROJECT REF		DRAWING REF	
Sonya Linskaill RIAS RIBA	DALMELLINGTON SHOP FRONTS	14 HIGH STREET: D. DALE & SON (VACANT)	
slinskaill@blueyonder.co.uk; 07906 250234	for Dalmeillington Partnership June 2012 SCALE: NTS	AS EXISTING / RECOMMENDATIONS	



DESCRIPTION:

Parent building:  
2–storey red sandstone detached building with flat roof. Replacement modern timber windows to 1st floor. Original pitched roof lost.

Shopfront:

Modern frontage within earlier surround. Flush frontage with aluminium entrance doors/uPVC windows.

Signage: very deep fascia with illuminated modern plastic signage.

Security: metal roller shutters across full frontage.

gate to lane in poor condition.  
Modern shopfront with entrance placed asymmetrically to its symmetrical parent building.  
Advertising skins placed over window openings obscure the shop interior.

	PROJECT REF	DRAWING REF
Sonya Linskaill RIAS RIBA slinskaill@blueyonder.co.uk. 07906 250234	DALMELLINGTON SHOP FRONTS for Dalmellington Partnership June 2012 SCALE: NTS	1 MAIN STREET: NICE DAYS MINIMARKET AS EXISTING





RECOMMENDATIONS:

Parent building:

1. Repair stonework with lime-based mortar as required.
2. Replace gate to pend.

Shopfront:

Signage:

1. Consider if signage illumination is necessary (if not remove).
2. Replace plastic fascia with timber fascia board with hand-painted lettering.

Security:

1. Remove roller shutters and replace with more sympathetic style if required.

Window Display:

1. Improve visibility into shop and display opportunities.

PROJECT REF	DRAWING REF
Sonya Linskaill RIAS RIBA slinskaill@blueyonder.co.uk. 07906 250234	1 MAIN STREET: NICEDAYS MINIMARKET RECOMMENDATION 1
DALMELLINGTON SHOP FRONTS for Dalmellington Partnership June 2012 SCALE: NTS	



RECOMMENDATIONS:  
longer term: consider  
more sympathetic style  
of shopfront with central  
entrance door.

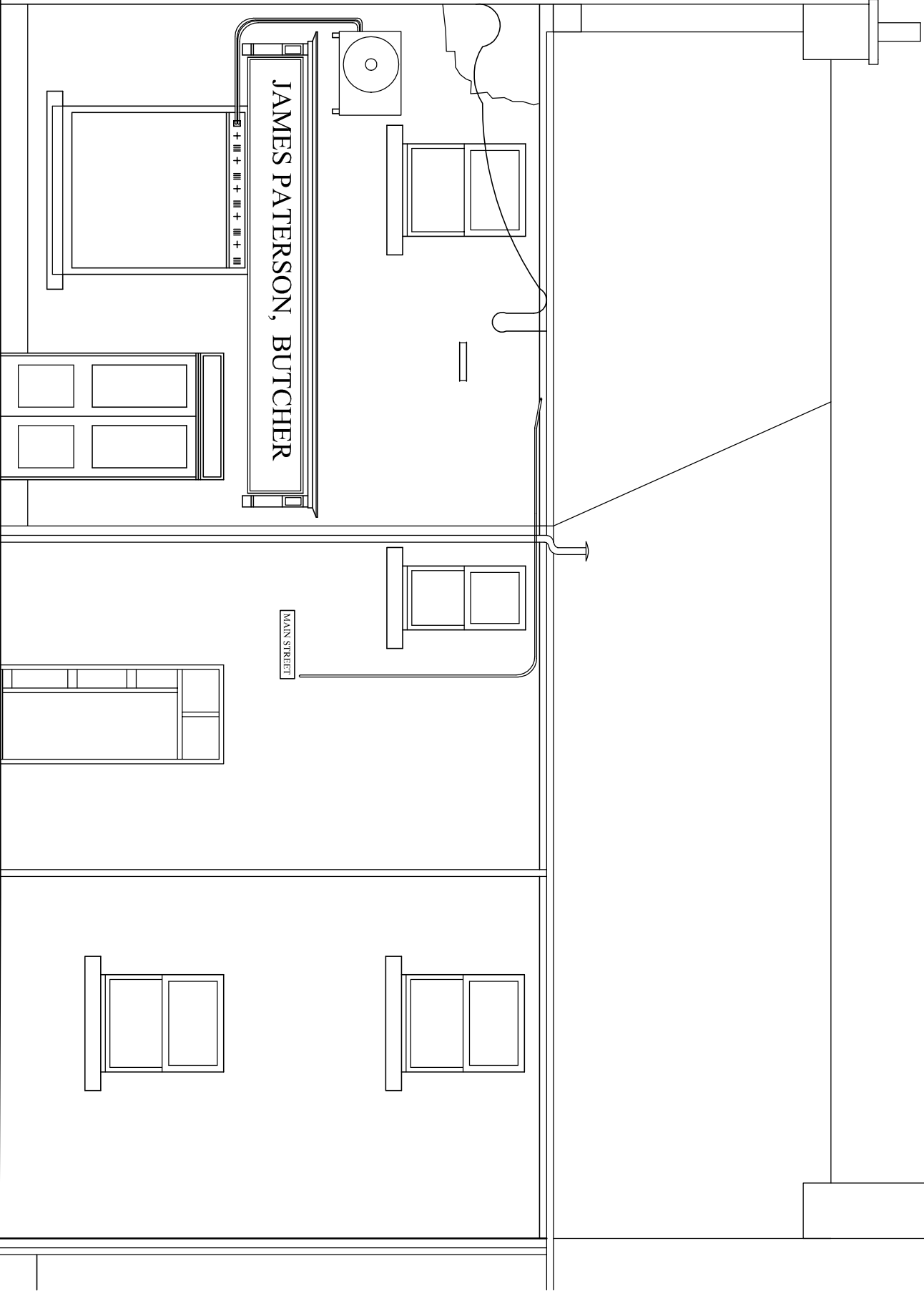
	PROJECT REF	DRAWING REF
Sonya Linskaill RIAS RIBA slinskaill@blueyonder.co.uk. 07906 250234	DALMELLINGTON SHOP FRONTS for Dalmellington Partnership June 2012 SCALE: NTS	1 MAIN STREET: NICEDAYS MINIMARKET RECOMMENDATION 2

DESCRIPTION:  
Parent building:  
2-storey corner building  
with rendered and  
painted facade, and  
slate roof.  
Patch cement repair  
below skew.

Shopfront:  
Single-fronted shop with  
single window and  
double half-glazed  
doors to right hand side  
with narrow fanlight  
above.

External fittings: cabling  
and pipework across  
facade; redundant  
bracket.  
Large wall mounted  
extract unit with cabling  
into butchers.

Signage: modern sign  
applied to the original  
timber signboard with  
traditional timber cornice  
and console brackets.  
traditional butcher's shop  
window with original  
decorative cast iron  
ventilator at its head.  
painted joinery and  
stonework to shopfront.



PROJECT REF		DRAWING REF	
DALMELLINGTON SHOP FRONTS		2 MAIN STREET: J. PATERSON BUTCHERS	
for Dalmellington Partnership		AS EXISTING	
June 2012		SCALE: NTS	
Sonya Linskaill RIAS RIBA			
slinskaill@blueyonder.co.uk; 07906 250234			

Recommendations:

Parent Building:

- 1. repaint stonework generally.
- 2. review cabling, pipework, brackets etc and remove redundant items.

Shopfront:

Signage:

- 1. Remove modern sign, and use hand-painted lettering for signage to existing timber fascia retaining traditional cornice and console brackets.
- 2. consider fitting a hanging sign.

Paint colours:

- 1. repaint joinery work and stonework.

Repair:

- 1. carry out small joinery repairs to timber elements.

External fittings:

- 1. reposition extractor fan and surface cabling in less obtrusive position (gable/rear).



<div>Sonya Linskaill RIAS RIBA slinskaill@blueyonder.co.uk: 07906 250234</div>	<div>PROJECT REF</div> <div>DALMELLINGTON SHOP FRONTS for Dalmellington Partnership    June 2012    SCALE: NTS</div>	<div>DRAWING REF</div> <div>2 MAIN STREET: J. PATERSON BUTCHERS RECOMMENDATION</div>
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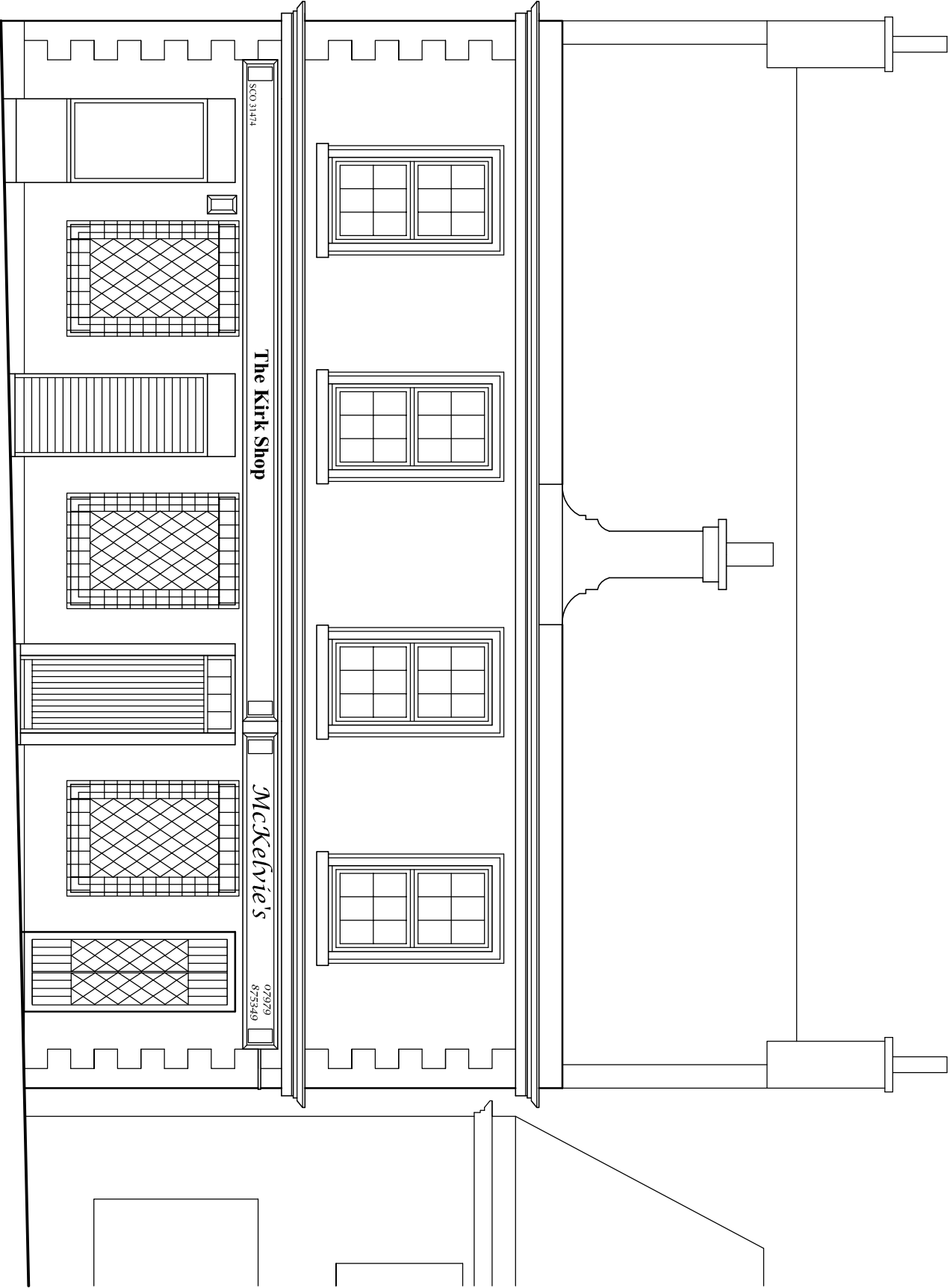


DESCRIPTION:  
Parent building:  
2—storey building with refined ashlar stone facade and slate roof. Symmetrically designed shopfront now comprising 2 shops (originally 3 single fronted shops) with close entrance (retaining traditional timber boarded door and laylight above). 4 windows at first floor level (replacement uPVC).

Shopfronts:  
Signage: traditionally styled timber fascia signage board running the full width of the building with painted letter signage.

No. 7 has a single window and separate door.  
Security: full height metal entrance gates enclosing entrance recess, with a half glazed timber (replacement) door with glazed fanlight above.

No. 9 now encompasses 2 shops and has an off—centre door with 3 windows (one an altered doorway).  
Security: modern metal roller shutter to door.  
Both shops have iron window geometric patterned iron grilles.

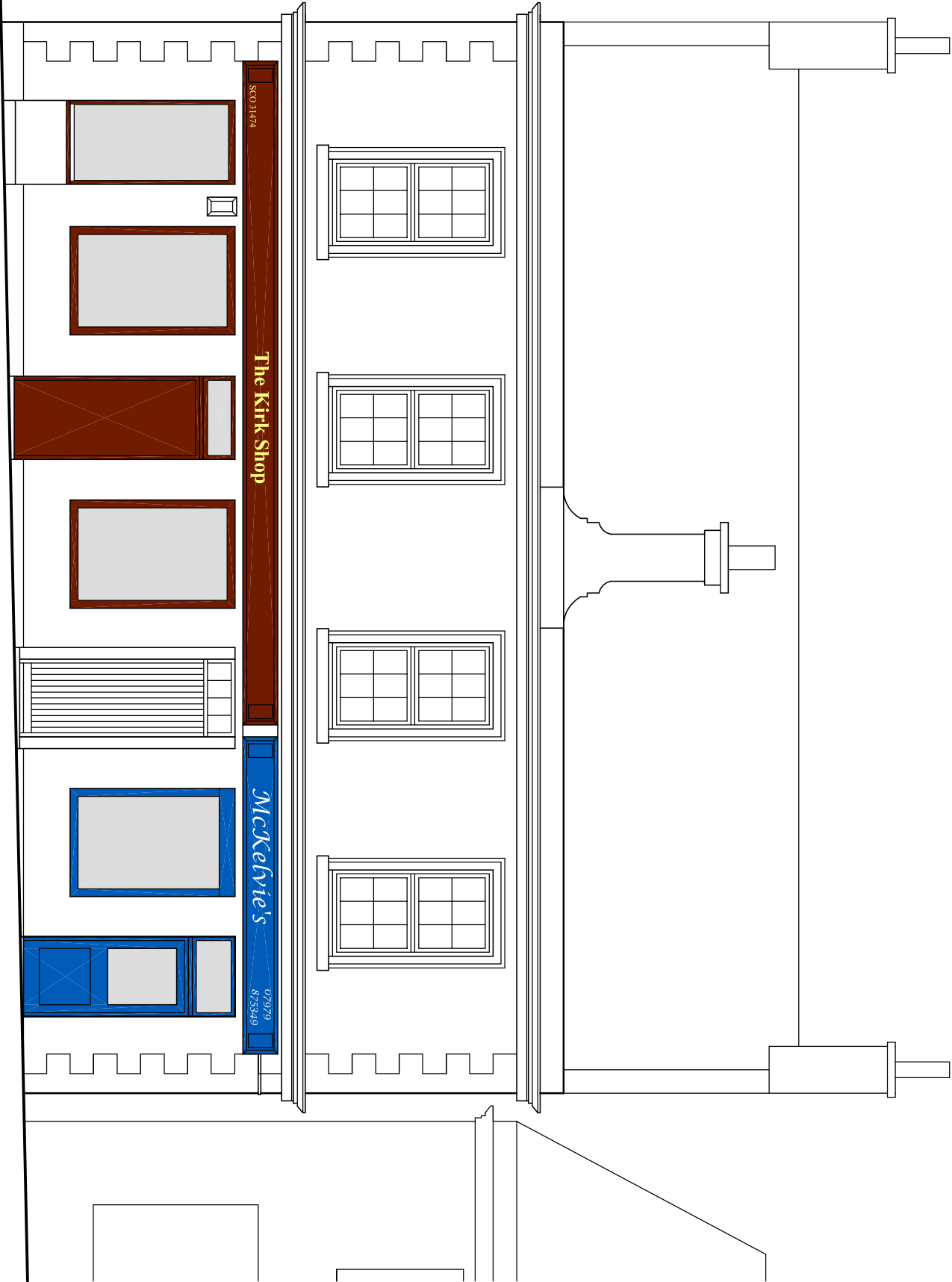


PROJECT REF		DRAWING REF	
DALMELLINGTON SHOP FRONTS		7&11 MAIN STREET: The Kirk Shop & McKelvie's	
for Dalmellington Partnership		AS EXISTING	
June 2012		SCALE: NTS	
SONYA LINSKAILL RIAS RIBA			
slinskail@blueyonder.co.uk: 07906 250234			

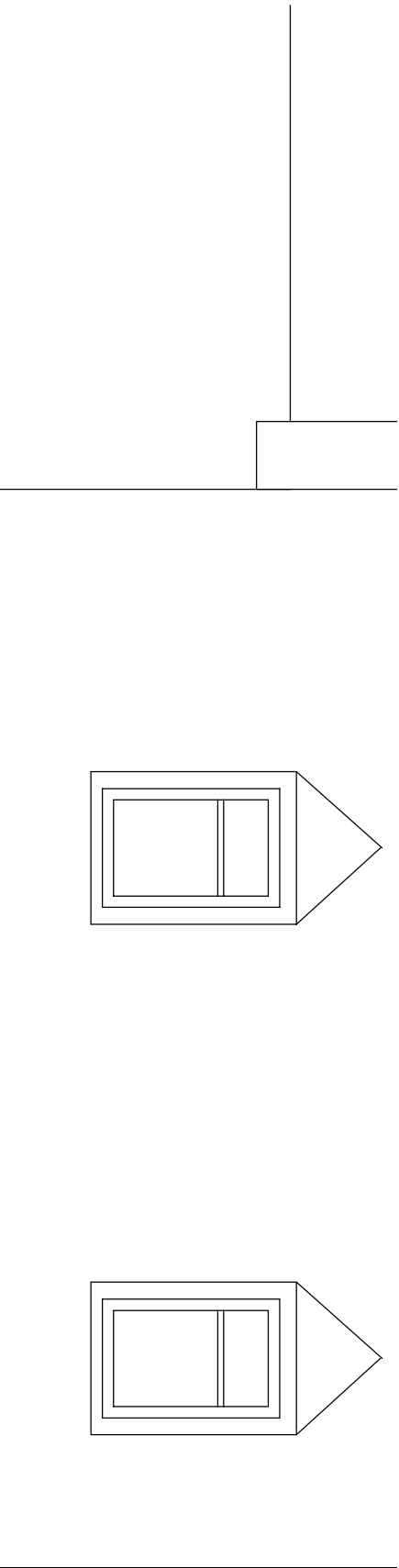
RECOMMENDATIONS:  
Any recommendations should consider the building as a whole and both shopfronts.

Signage:  
1. Retain traditionally styled existing signage, repair, prepare and repaint as required.

Security:  
1. Consider removal of full height metal door grill (No.7) and roller shutter (No.11) and replacement with shorter shop gates if required(not shown).  
2. Consider removal of existing metal window grilles and replacement with more easily removable shutters if required (not shown).



PROJECT REF		DRAWING REF	
Sonya Linskaill RIAS RIBA slinskaill@blueyonder.co.uk 07906 250234		7&11 MAIN STREET: The Kirk Shop & McKelvie's RECOMMENDATIONS	
DALMELLINGTON SHOP FRONTS for Dalmellington Partnership June 2012 SCALE: NTS			

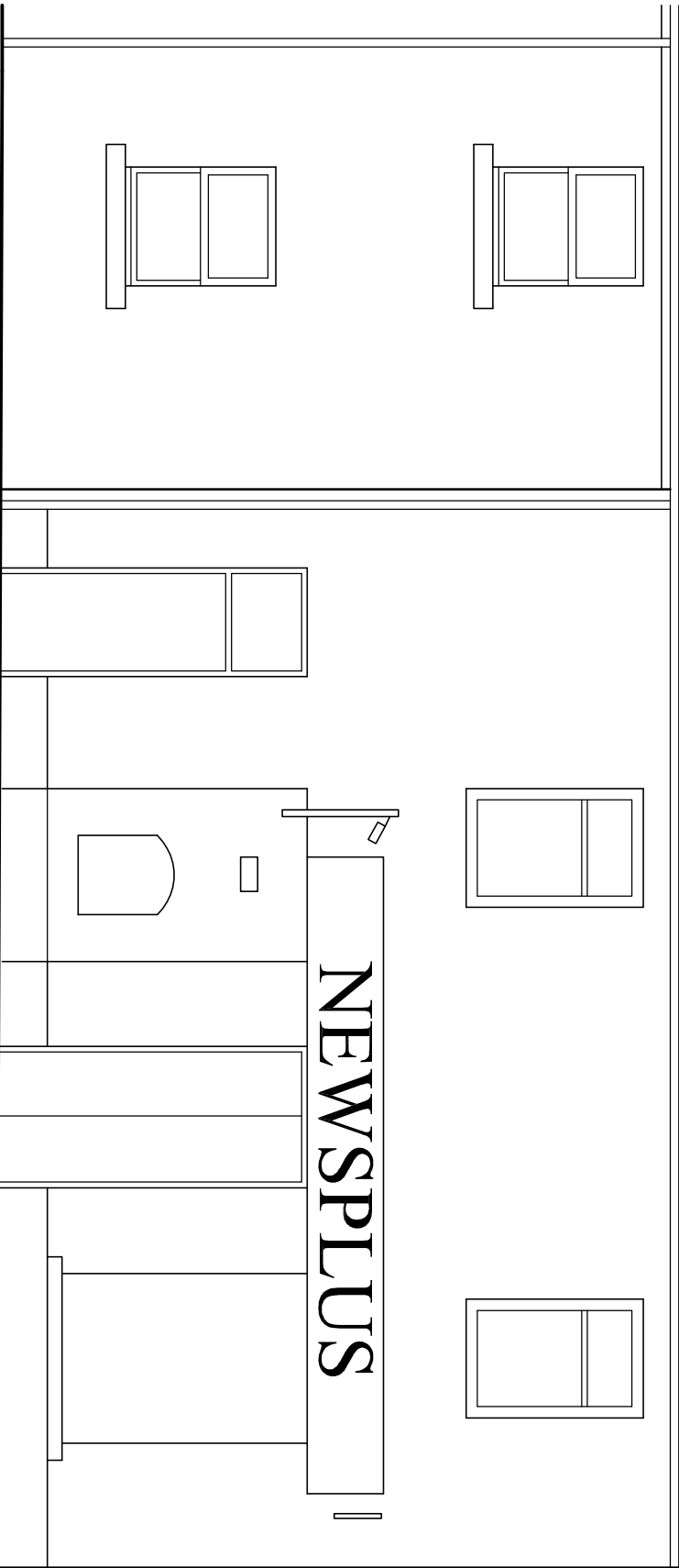


**DESCRIPTION:**  
Parent building:  
2-storey and attic end terrace. Rendered and painted masonry walls and slate roof.  
Windows all modern replacements. Entrance door to flat above to left side of shop with modern domestic door. Cash point machine in recessed bay between flat entrance and shop.

**Shopfront:**  
Single fronted shop with traditional tall timber flush panelled storm doors and seperate plain shop window (with temp. boarding as vacant).

**Signage:** redundant oversized modern plastic signage and hanging signs, one with light fitting.

**Recommendations:**  
short-term:  
1. Replace boarded window with alternative display/image.  
2. Remove any redundant items, signage, alarm etc.  
3. Fit timber fascia board ready for new occupant.



PROJECT REF		DRAWING REF	
DALMELLINGTON SHOP FRONTS		8 MAIN STREET: NEWSPLUS (VACANT)	
for Dalmellington Partnership			
June 2012			
SCALE: NTS			
Sonya Linskaill RIAS RIBA			
slinskaill@blueyonder.co.uk: 07906 250234			

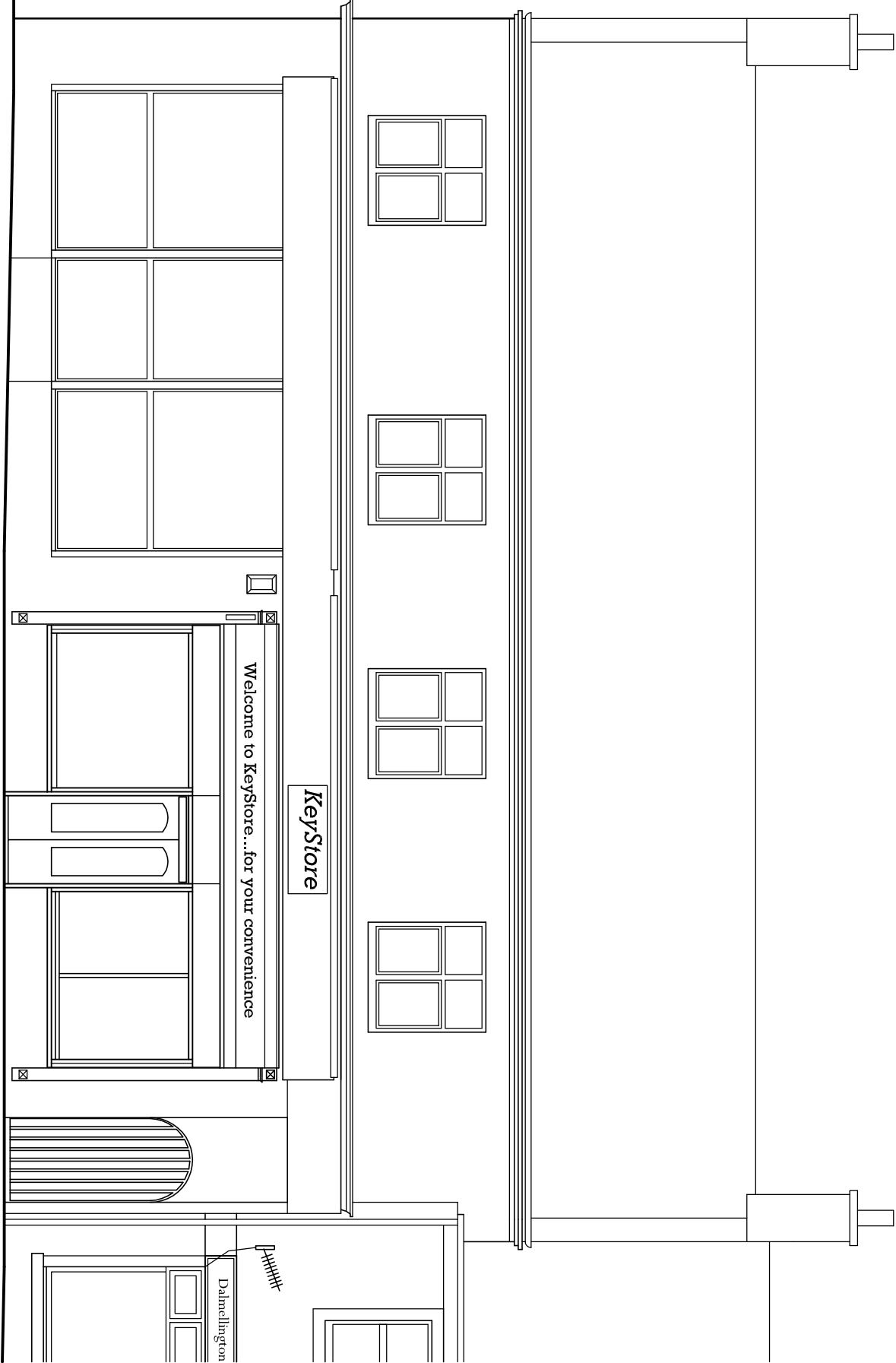
DESCRIPTION:  
Parent building:  
2-storey red sandstone building with slate roof. Close gate to right-hand side.  
Repair: water damage and staining to stonework and open joints at eaves level.

Shopfront:  
Originally 2 symmetrical shopfronts now one wide shopfront extending across ground floor with single entrance on right-hand side. Former entrance to left-hand side built up to form window. Timber pilasters to either side of right-hand shop opening. Painted masonry to shopfront.

Signage: modern plastic signage fixed across whole length of frontage with illumination, with lower plastic sign over main entrance lowering window heights.

Security: roller shutters over windows and entrance door to right-hand side.

Window display: largely covered with advertising displays with no visibility into shop.



PROJECT REF		DRAWING REF	
Sonya Linskaill RIAS RIBA slinskaill@blueyonder.co.uk, 07906 250234		14 MAIN STREET: KeyStore AS EXISTING	
DALMELLINGTON SHOP FRONTS for Dalmellington Partnership		June 2012 SCALE: NTS	



RECOMMENDATIONS:

Parent building:

- 1. Locate defect/source of water damage to eaves level (if current) and repoint open joints in appropriate lime mortar.
- 2. Consider more appropriate design for close gate (new door and fanlight shown).

Shopfront:

Signage:

- 1. Remove modern plastic signage and use hand-painted lettering on new timber fascia.
- 2. Consider need for illumination; remove if not required.

Security:

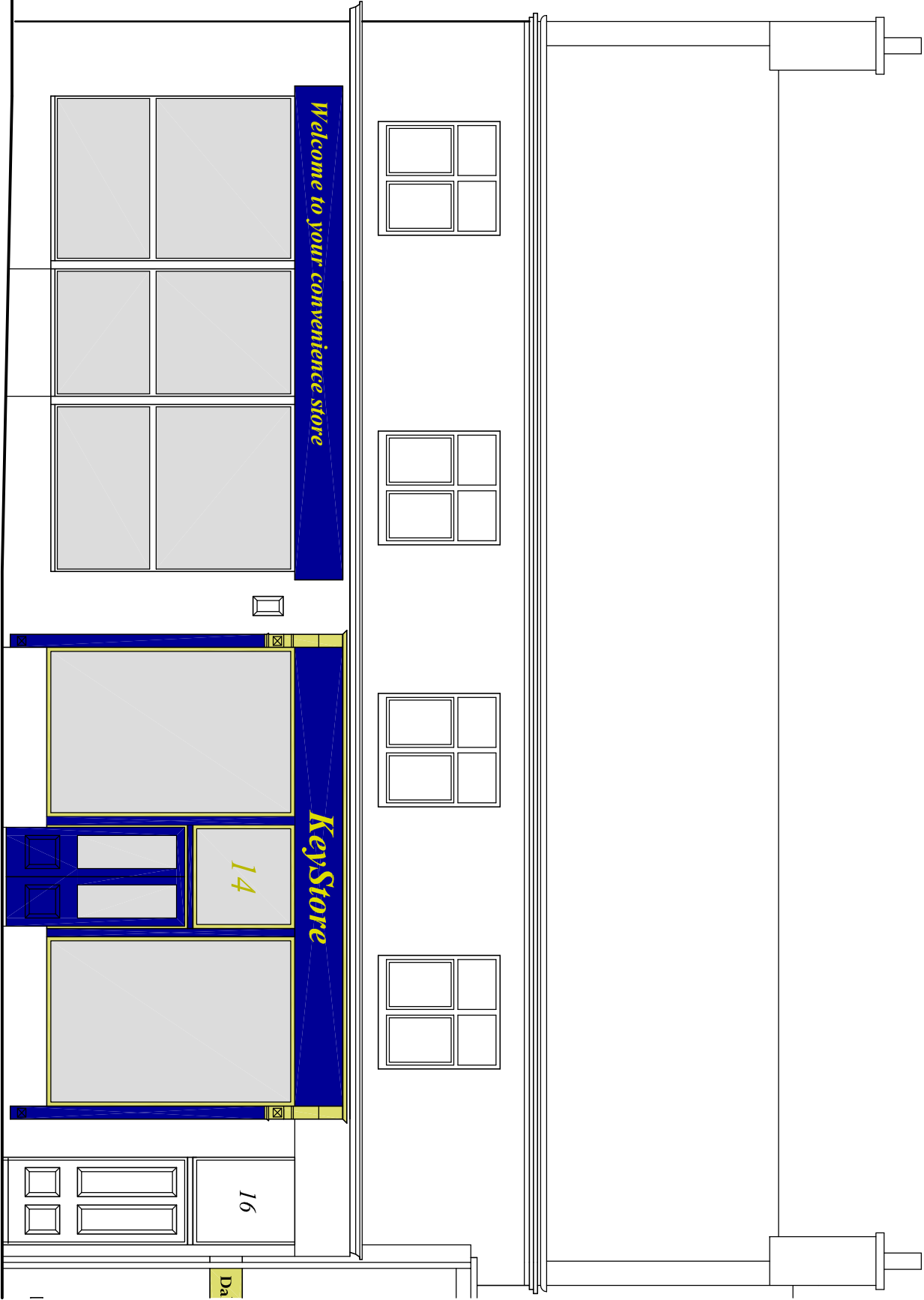
- 1. Consider requirement for roller shutter and replace with more appropriate security if required (none shown).

Window display:

- 1. Improve visibility into shop.
- 2. Reinstate window height of right-hand shop to match left-hand openings.

Repair:

- 1. Repair timber pilasters and reinstate console brackets.
- 2. Consider condition of painted masonry to shopfront; possibly remove.



PROJECT REF		DRAWING REF	
Sonya Linskaill RIAS RIBA slinskaill@blueyonder.co.uk; 07906 250234		14 MAIN STREET: KeyStore RECOMMENDATIONS	
DALMELLINGTON SHOP FRONTS for Dalmellington Partnership June 2012 SCALE: NTS			

DESCRIPTION:  
Parent building:  
2-storey and attic red  
sandstone building and slate  
roof.

Shopfronts:  
No 18: single-fronted shop with  
small window and single door.  
Replacement window with hopper  
vents and door are both brown  
upvc of domestic style. Door  
repositioned flush with frontage.

Signage: modern plastic fascia  
sign applied over string course.

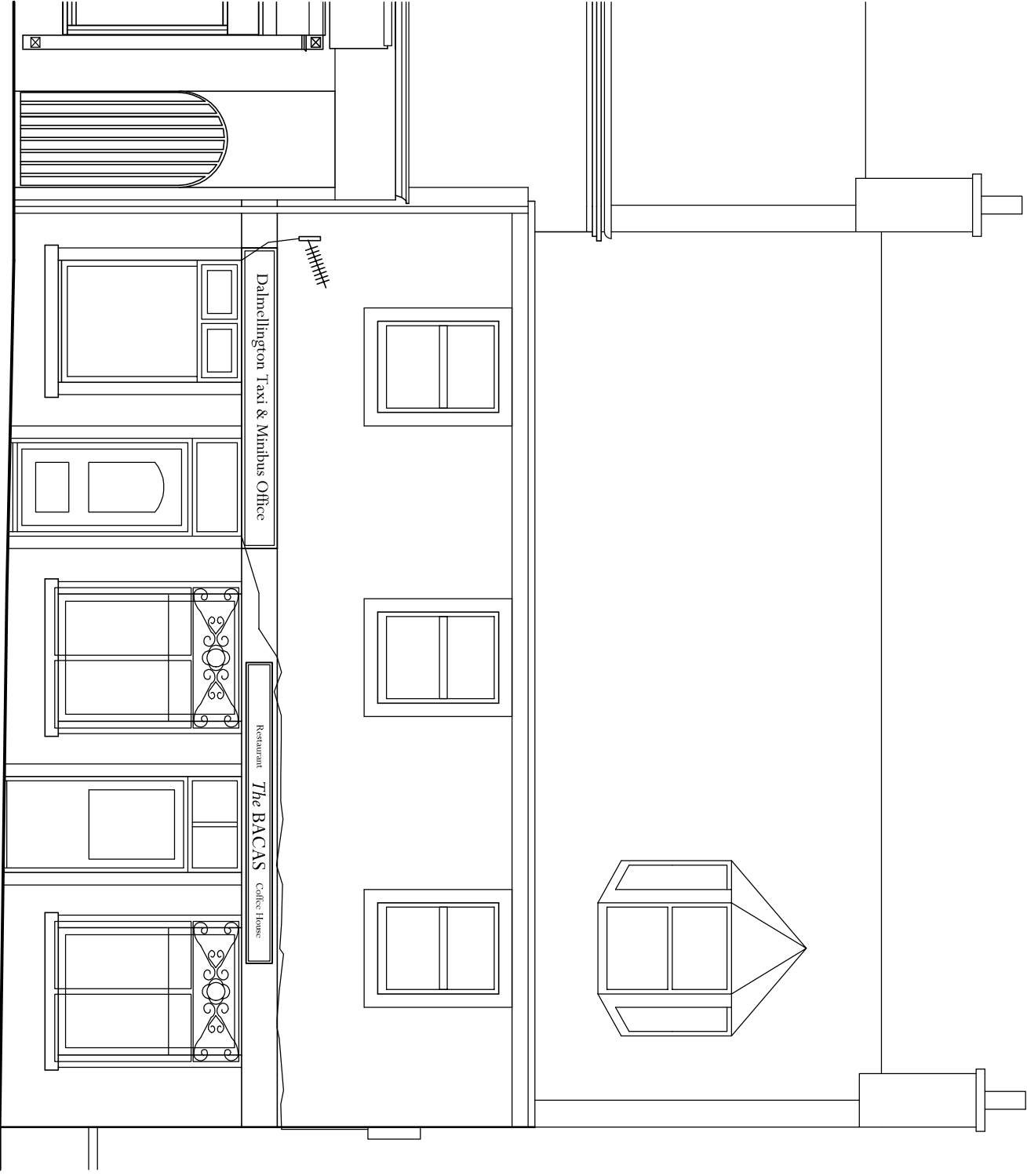
External fittings: external aerial  
on facade and untidy electrical  
cable running along string  
course.

No. 20: double-fronted shop,  
central entrance recessed with  
small square lobby and concrete  
floor. Half-glazed inner door,  
faintlight above blocked.

Signage: modern plastic sign  
applied over string course;  
additional signage on gable.

Security: original timber panelled  
storm doors with upper panels  
with pierced fretwork.  
Iron mesh security grilles with  
wrought iron work.

Window display: internal blinds.



PROJECT REF	DRAWING REF
DALMELLINGTON SHOP FRONTS for Dalmellington Partnership    June 2012    SCALE NTS	18&20 MAIN ST:Taxi & Minibus Office & The Bacas Coffee House/Restaurant    AS EXISTING

Sonya Linskaill RIAS RIBA slinskaill@blueyonder.co.uk: 07906 250234
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RECOMMENDATIONS:  
Any recommendations should consider the building as a whole and both shopfronts.

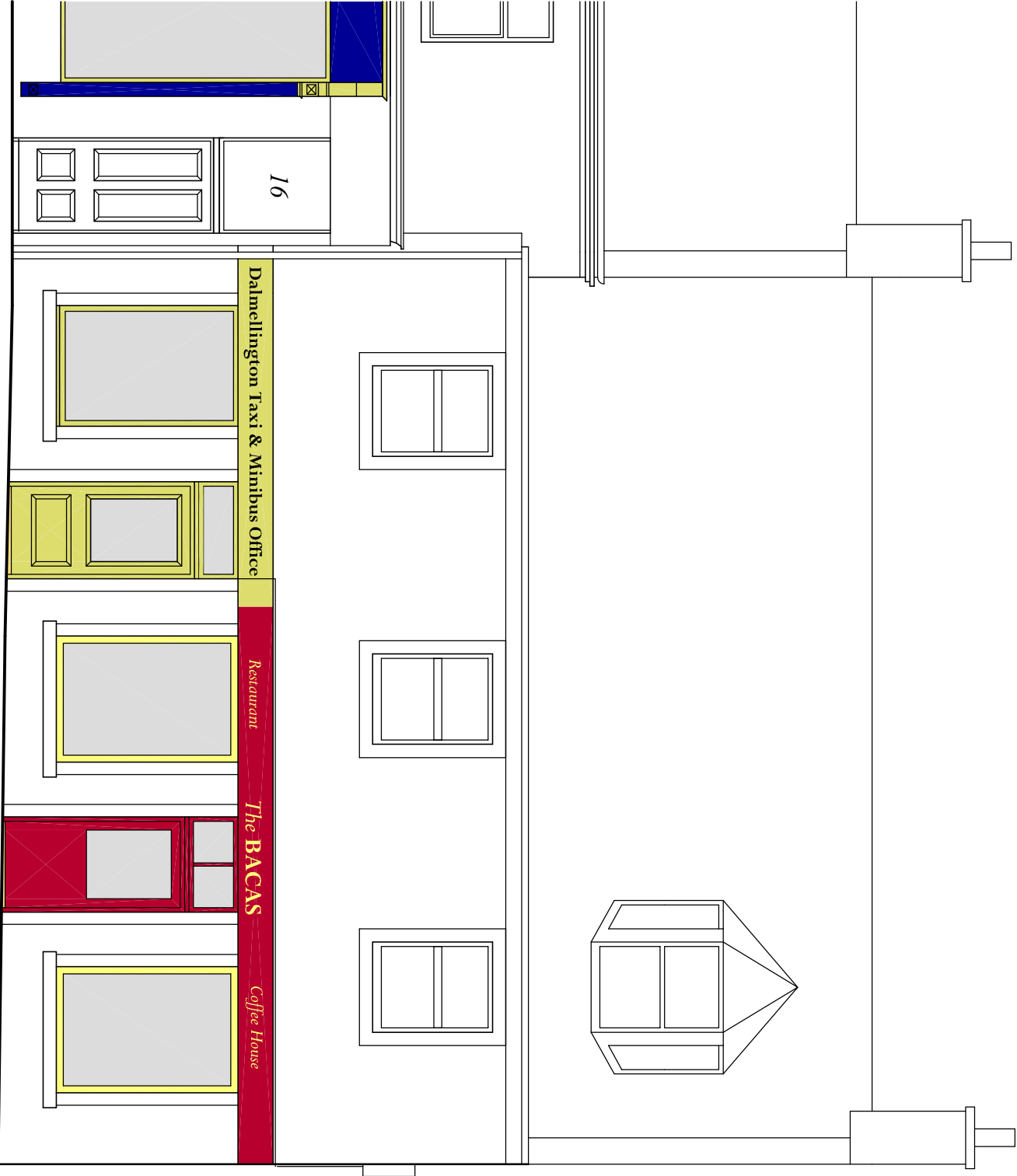
Shopfront:  
No.18: longer-term consider replacement of upvc window and door with timber door and window.  
No.20: unblock fanlight.

Signage:  
1. both shopfronts: remove existing signs and use string course for hand-painted lettering.

Security:  
1. No. 20: consider need for window grilles and replace with more movable shutters if required (not shown). Retain existing storm doors and renovate as required.

External fittings:  
1. tidy up/secure electrical cable running along string course to No.18.  
2. relocate ariel is possible.

Repair:  
No. 20: consider replacement entrance lobby floor in terrazzo or geometric tiles.



PROJECT REF		DRAWING REF	
Sonya Linskaill RIAS RIBA	DALMELLINGTON SHOP FRONTS	18&20 MAIN ST:Taxi & Minibus Office & The	
slinskaill@blueyonder.co.uk; 07906 250234	for Dalmellington Partnership June 2012 SCALE: NTS	Bacas Coffee House/Restaurant RECOMMENDATIONS.	

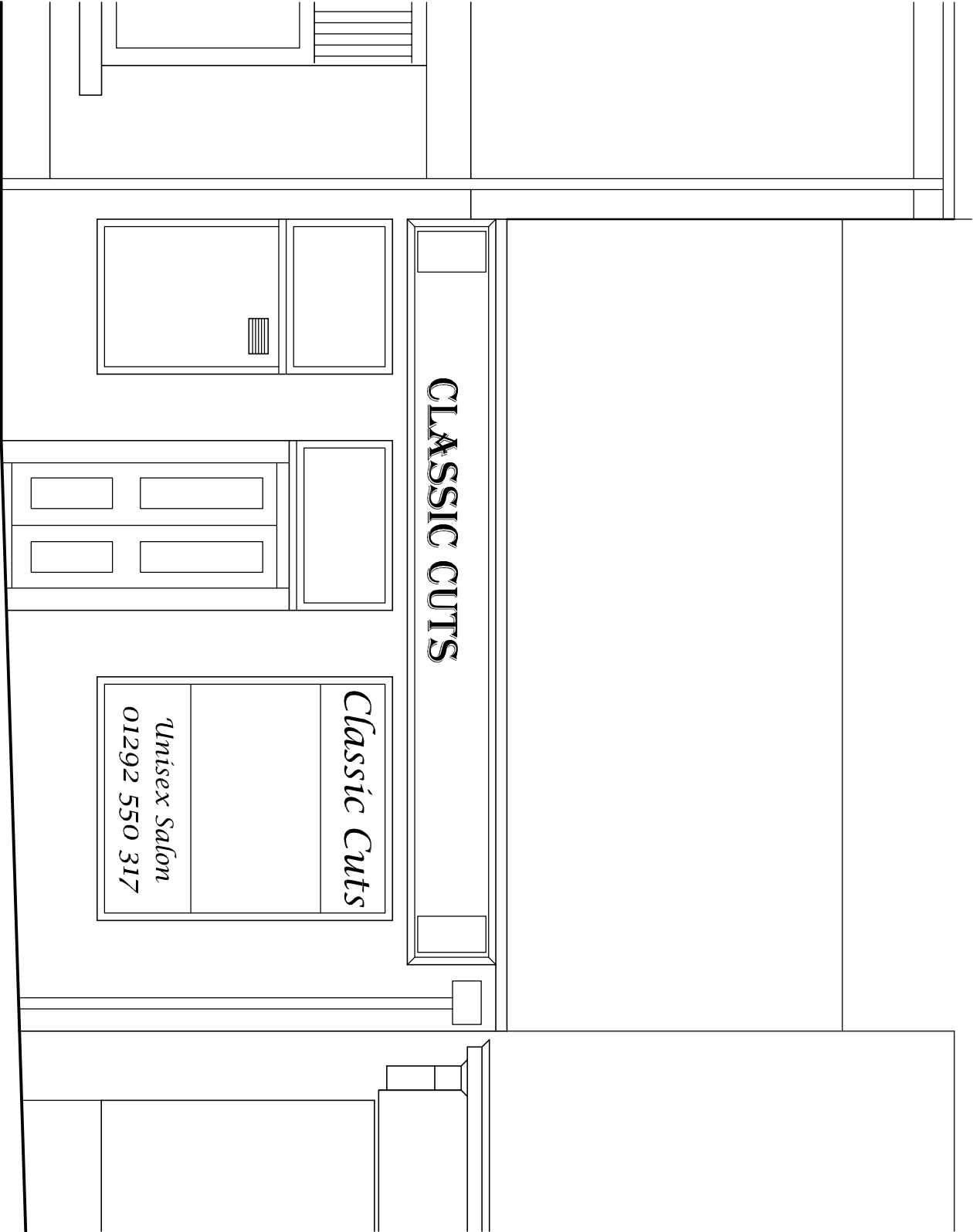
DESCRIPTION:  
Parent building:  
Single storey infill, bungalow shop. Pitched roof with mineral felt tiles. Stone walls, smooth rendered and painted.

Shopfront: Classic Cuts  
Double-fronted shop with central entrance door. Timber windows. Modern storm doors, partially glazed leading to small square lobby with modern tiled floor. Modern internal, domestic style door.

Signage: signboard above window.

Security: modern storm doors.

Window display: window to left-hand side has been blanked out and incorporates an extractor fan vent. Window to right-hand side has additional signage.



PROJECT REF		DRAWING REF	
Sonya Linskaill RIAS RIBA slinskaill@blueyonder.co.uk 07906 250234	DALMELLINGTON SHOP FRONTS for Dalmellington Partnership June 2012 SCALE: NTS	19 MAIN STREET: CLASSIC CUTS & GIBSON (VACANT) AS EXISTING	





RECOMMENDATIONS: Classic Cuts

Signage:

- 1. When replacement is required, use hand-painted lettering on the fascia board.

Window display:

- 1. Shop may benefit from having an internal door which is partially glazed.
- 2. Consider alternatives to blanked window.

PROJECT REF		DRAWING REF	
Sonya Linskaill RIAS RIBA slinskaill@blueyonder.co.uk. 07906 250234		19 MAIN STREET: CLASSIC CUTS & GIBSONS (VACANT) RECOMMENDATIONS	
DALMELLINGTON SHOP FRONTS for Dalmellington Partnership		JUNE 2012 SCALE: NTS	



RECOMMENDATIONS:  
Parent building:  
1. Consider replacing close door with traditional timber door and unblock fanlight.

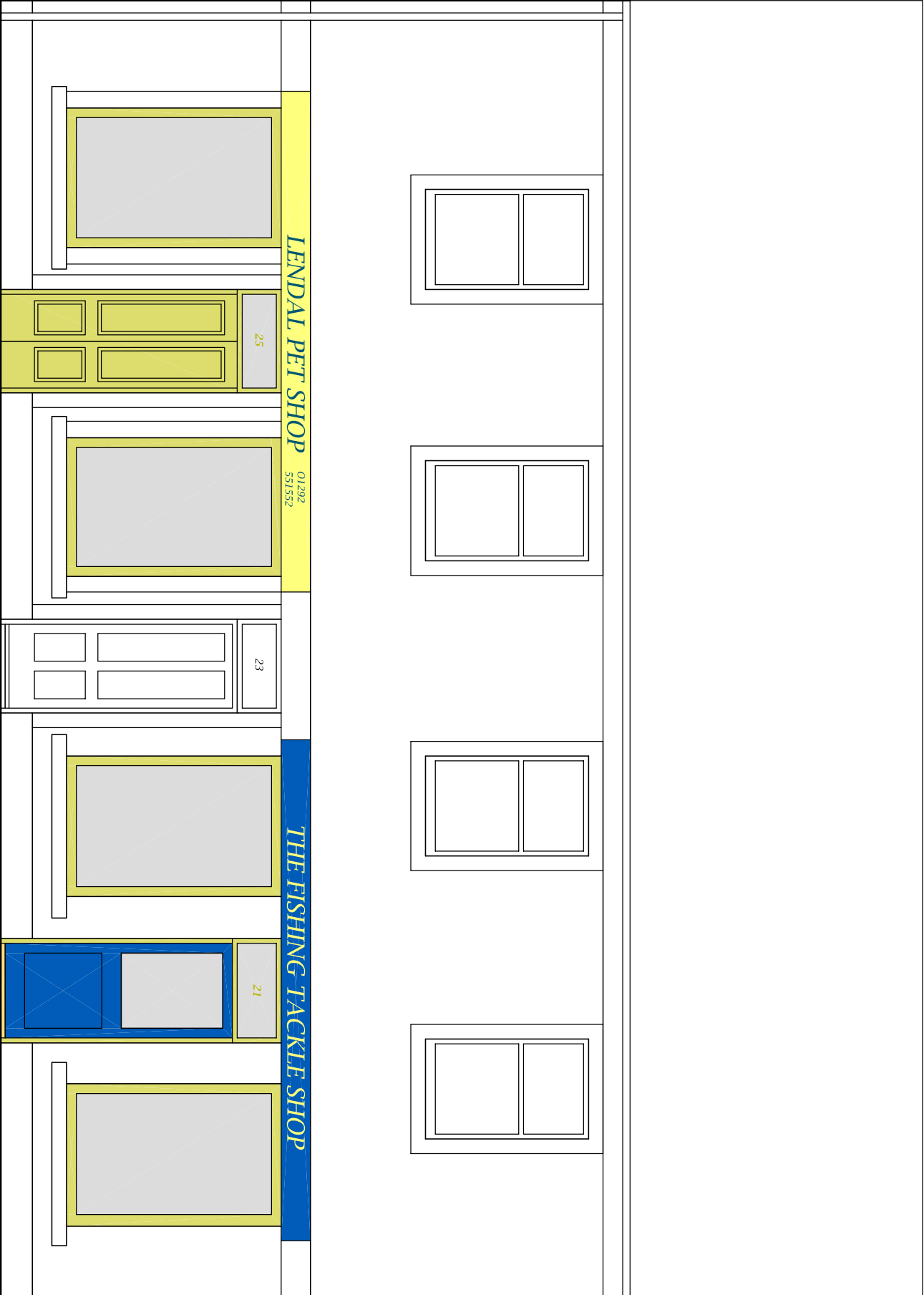
Shopfronts:  
Any recommendations should consider the building as a whole and both shopfronts.

Signage:  
1. Use string course for hand-painted signage;  
2. Add signage to No.21.

Security:  
1. Maintain storm doors, renovate as required.

Window display:  
1. No.21: remove timber boarding and reinstate window height.

Repair:  
1. No. 21: consider removal of dry dash render / reinstatement of stone finish.  
2. Reinstate fanlights to both shops.



PROJECT REF		DRAWING REF	
Sonya Linskaill RIAS RIBA slinskaill@blueyonder.co.uk. 07906 250234		21 & 25 MAIN STREET: Lendal Pet Shop & Fishing tackle shop RECOMMENDATIONS	
DALMELLINGTON SHOP FRONTS for Dalmellington Partnership June 2012 SCALE NTS			

DESCRIPTION:  
Parent building:  
2-storey detached building with slate roof. Pair of ground floor shops with central close. Painted wet dash render applied to facade with contrasting painted margins (brown and black). Historic damage and repairs evident at parapet level.

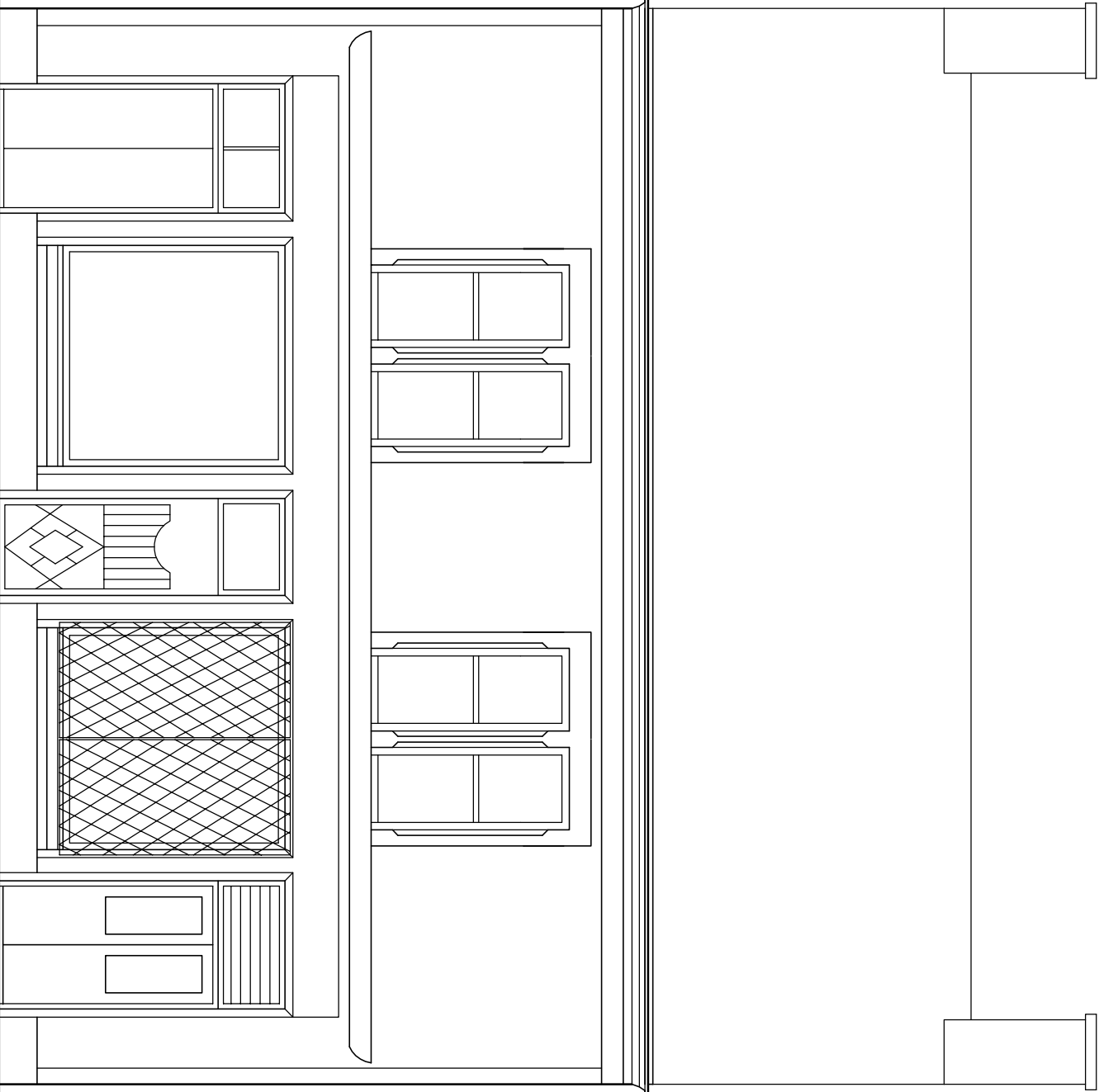
Shopfronts:  
2 symmetrical shopfronts with central gated access to upper storey.

Both shops are single-fronted with 1 large plate glass timber window and separate entrance door.

Signage: neither shop has signage.

Security:  
No. 26: flush timber storm doors with original fanlight above.

No.30: replacement timber half-glazed doors; fanlight has been boarded up. Metal grilles applied over the windows.



PROJECT REF		DRAWING REF	
Sonya Linskaill RIAS RIBA slinskaill@blueyonder.co.uk; 07906 250234		26 & 30 MAIN STREET N BELL & SONS & TAXI OFFICE AS EXISTING	
DALMELLINGTON SHOP FRONTS for Dalmellington Partnership June 2012 SCALE: NTS			



RECOMMENDATIONS

Shopfronts:

Any recommendations should consider the building as a whole and both shopfronts.

Signage:

1. Both: use smooth fascia area for hand-painted lettering.

Paint colours:

1. Repaint pair of shopfronts in colours which complement each other.

Security:

- 1. No. 26: retain storm doors and renovate as required.
- 2. No.30: remove metal window grilles and replace in more sympathetic design if required (not shown).

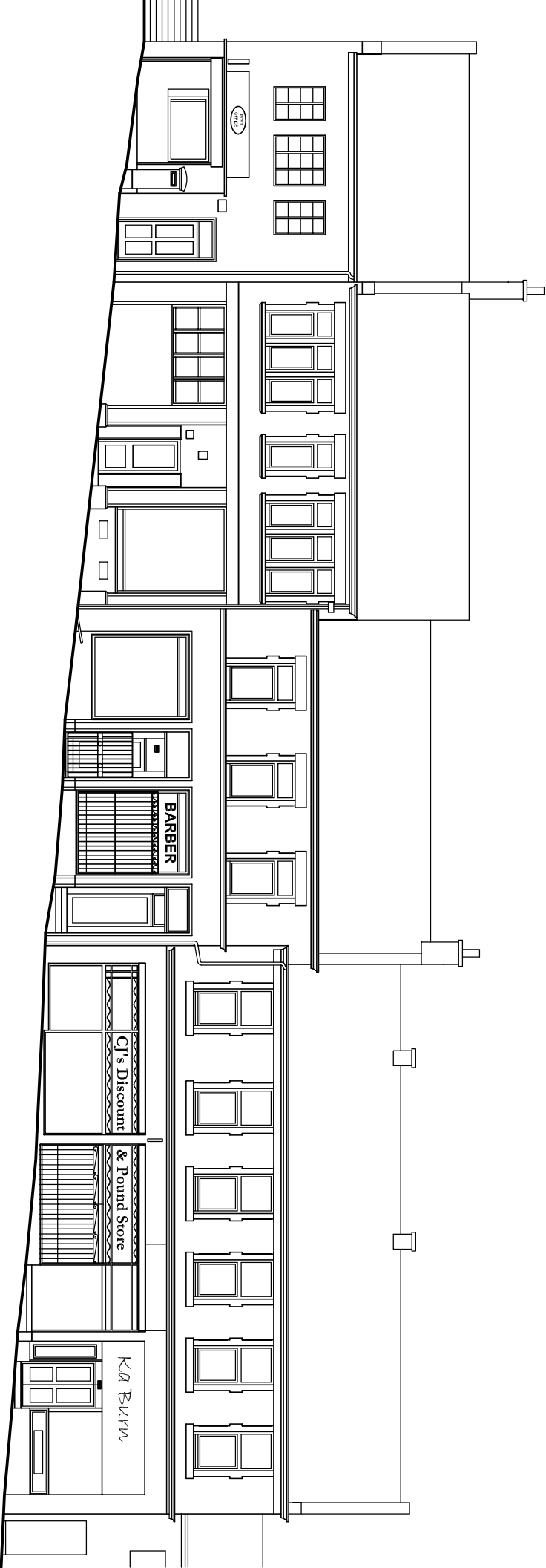
Repair:

1. No. 30: reinststate glazed fanlight to match No. 26.

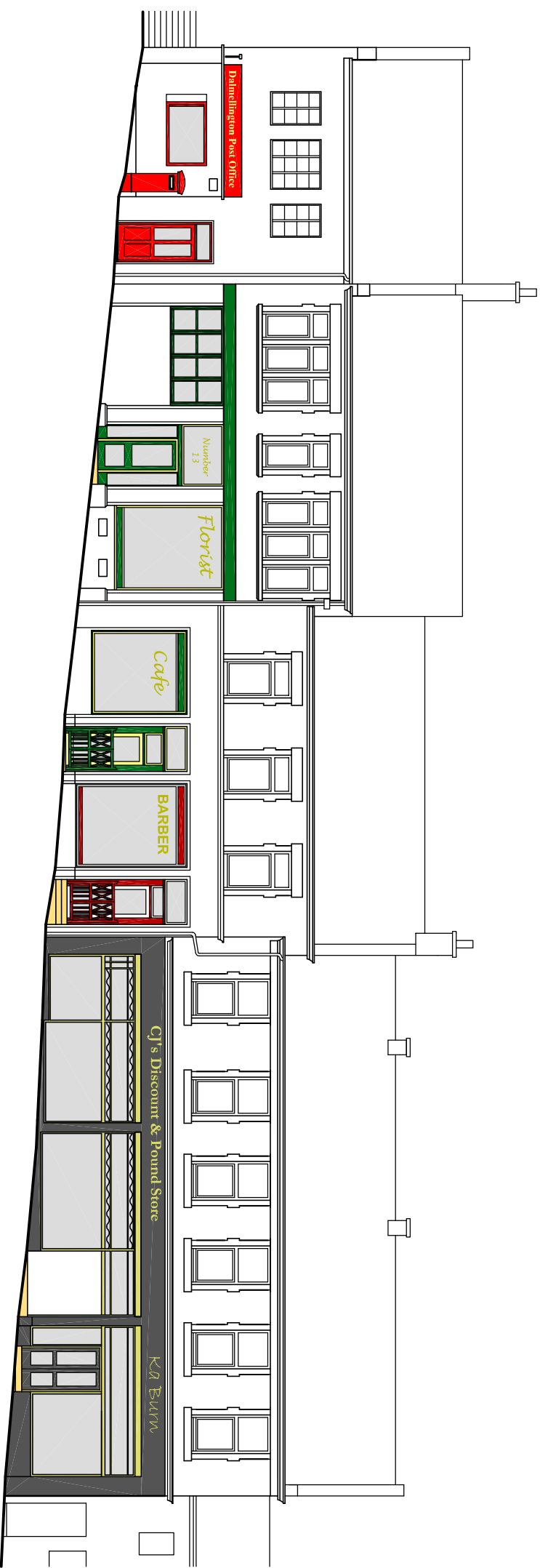


PROJECT REF	DRAWING REF
DALMELLINGTON SHOP FRONTS for Dalmellington Partnership    June 2012    SCALE NTS	26 & 30 MAIN STREET N BELL & SONS & TAXI OFFICE RECOMMENDATIONS

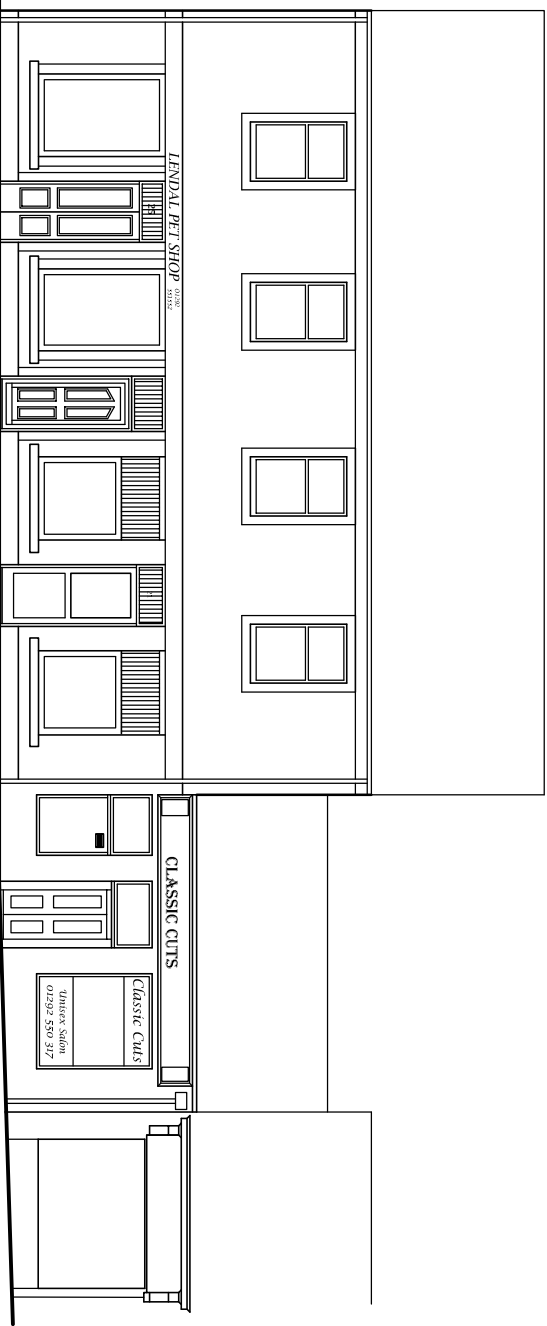
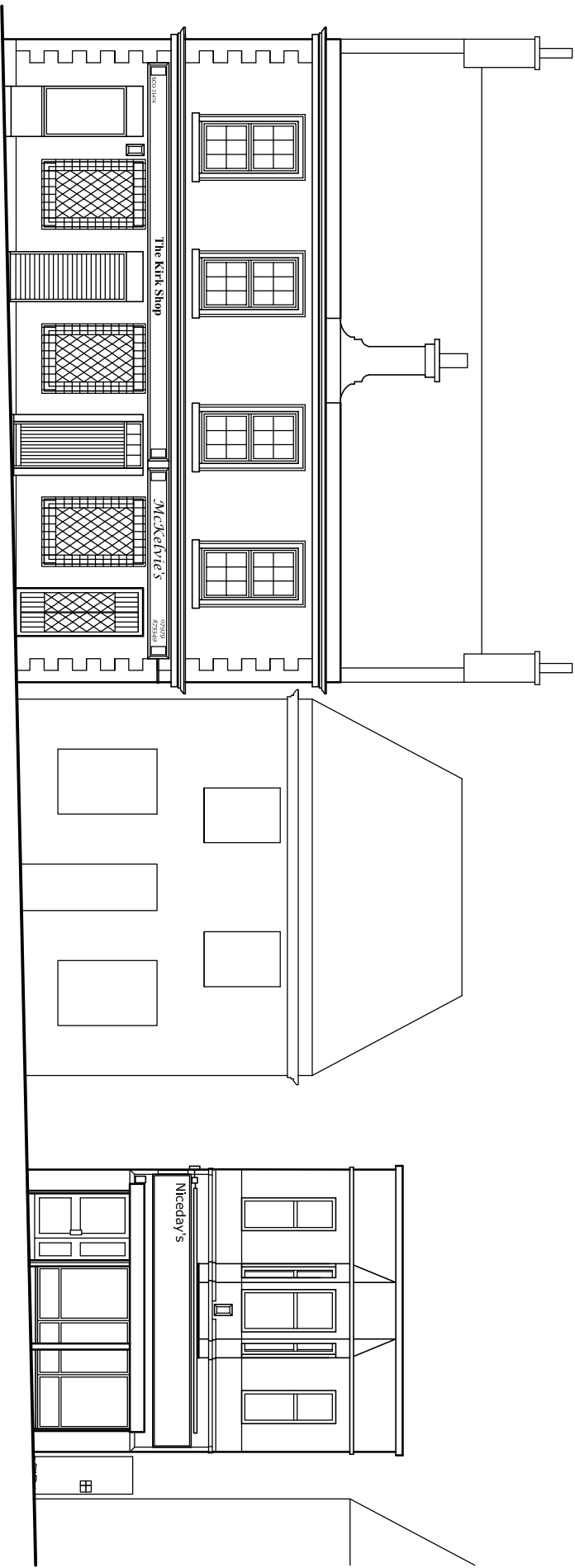
Sonya Linskaill RIAS RIBA s.linskaill@blueyonder.co.uk; 07906 250234
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<p>Sonya Linskaill RIAS RIBA</p> <p>s@nskall@blueyonder.co.uk: 07906 250234</p>	<p>PROJECT REF</p> <p>DALMELLINGTON SHOP FRONTS</p> <p>for Dalme@llington Partnership</p> <p>June 2012 SCALE: NTS</p>	<p>DRAWING REF</p> <p>7 – 15 HIGH MAIN STREET</p> <p>AS EXISTING</p>
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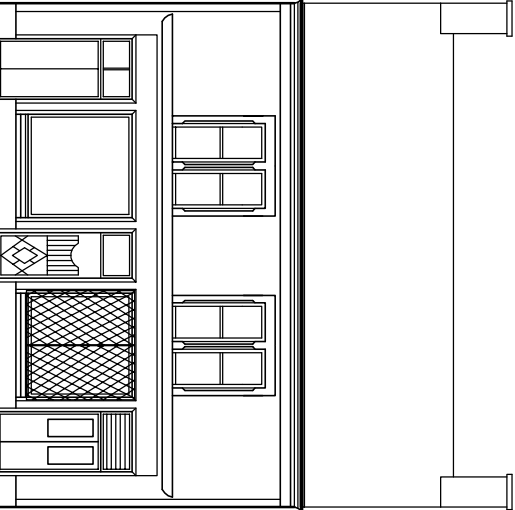
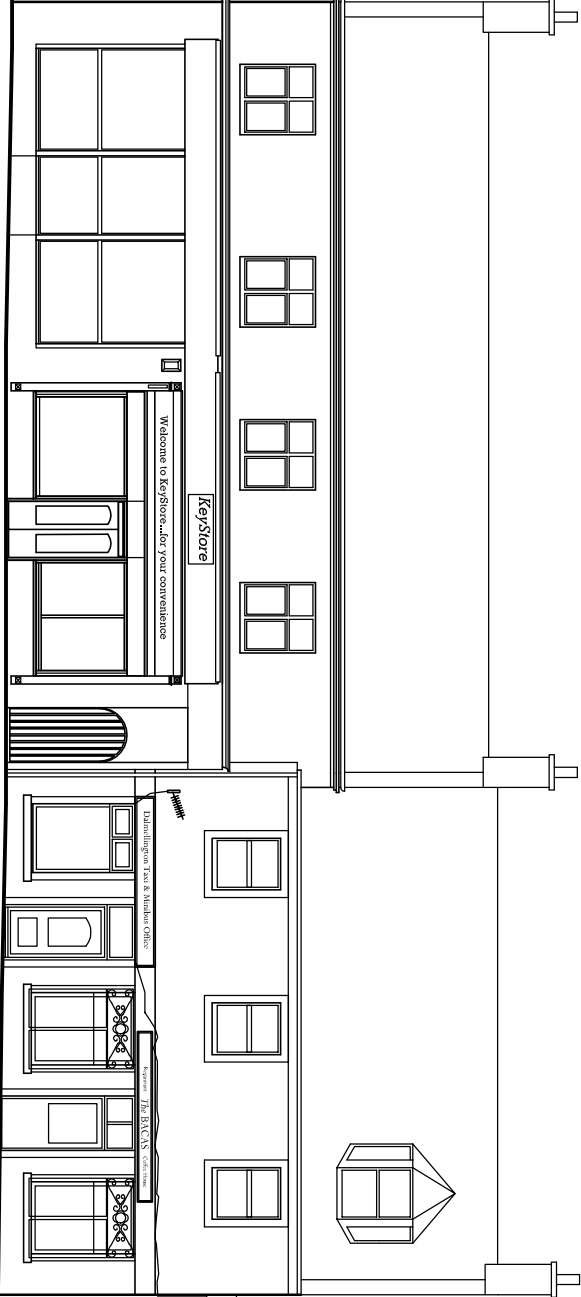
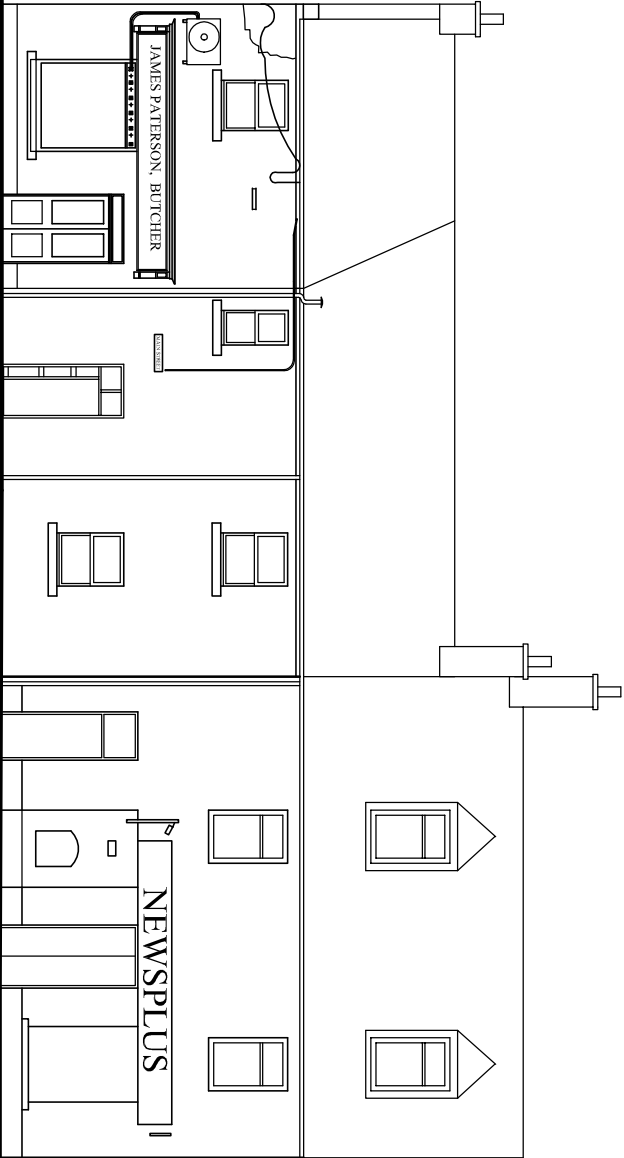
Sonya Linskaill RIAS RIBA slinskaill@blueyonder.co.uk: 07906 250234	PROJECT REF DALMELLINGTON SHOP FRONTS for Dalmellington Partnership June 2012 SCALE: NTS	DRAWING REF 7 – 15 HIGH MAIN STREET INDICATIVE RECOMMENDATIONS
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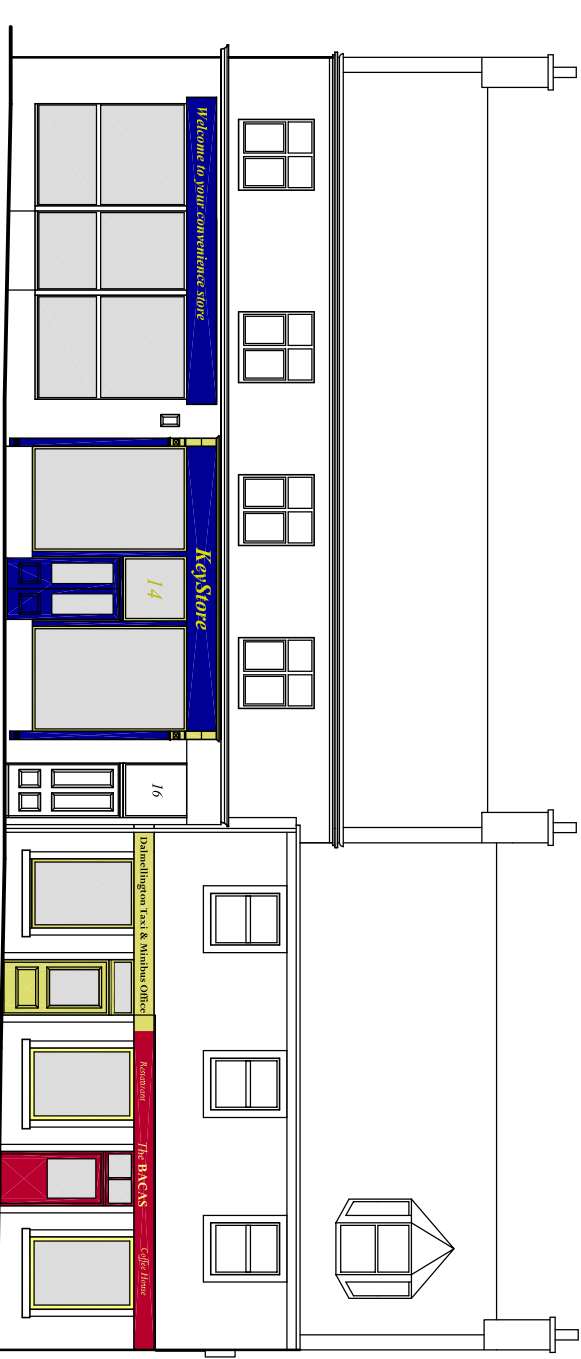
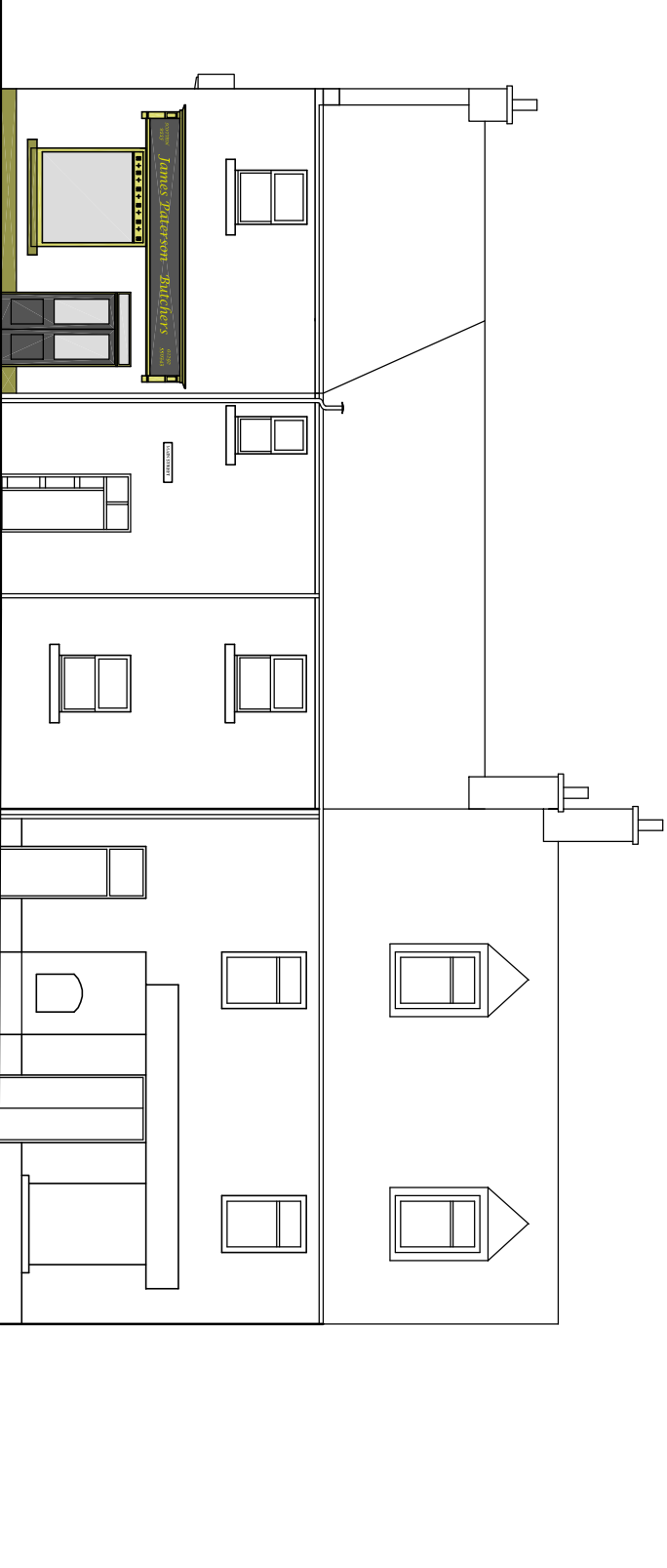
Sonya Linskaill RIAS RIBA slinskaill@blueyonder.co.uk. 07906 250234		PROJECT REF		DRAWING REF	
DALMELLINGTON SHOP FRONTS for Dalmellington Partnership June 2012 SCALE: NTS		DALMELLINGTON SHOP FRONTS		1-11 MAIN & 19-25 MAIN STREET AS EXISTING	







PROJECT REF	DRAWING REF
SONYA LINSKAILL RIAS RIBA slinskail@blueyonder.co.uk: 07906 250234	2 – 30 MAIN STREET AS EXISTING
DALMELLINGTON SHOP FRONTS for Dalmellington Partnership	
June 2012 SCALE: NTS	



<p>Sonya Linskaill RIAS RIBA</p> <p>slinskaill@blueyonder.co.uk: 07906 250234</p>	<p>PROJECT REF</p> <p>DALMELLINGTON SHOP FRONTS</p> <p>for Dalmellington Partnership     June 2012     SCALE: NTS</p>	<p>DRAWING REF</p> <p>2-30 MAIN STREET</p> <p>INDICATIVE RECOMMENDATIONS</p>
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**DALMELLINGTON CONSERVATION AREA APPRAISAL**

**APRIL 2017**

**FURTHER INFORMATION RELATING TO TREE WORKS  
IN CONSERVATION AREAS**



## **Appendix D: Further information relating to Tree Works within Conservation Areas**

The requirement to notify the planning authority in advance of tree works within Conservation Areas, where the works do not relate to or affect trees that are subject to a Tree Preservation Order, does not apply in the following circumstances:

- (a) the cutting down of a tree in accordance with a felling licence granted by The Forestry Commissioners under the Forestry Act 1967;
- (b) the carrying out of any action-
  - i. required to be taken in accordance with a high hedge notice; or
  - ii. authorised by virtue of section 22 of the High Hedges (Scotland) Act 2013;
  - iii. the cutting down, uprooting, topping or lopping of a tree on land in the occupation of a planning authority when this is done by or with the consent of that authority;
- (c) the cutting down, uprooting, topping or lopping of a tree having a diameter not exceeding 75 millimetres;
- (d) the cutting down or uprooting in a woodland of a tree having a diameter not exceeding 100 millimetres where this is done to improve the growth of other trees;
- (e) the cutting down, uprooting, topping or lopping of a tree by, or on behalf of, The Forestry Commissioners on land placed at their disposal in pursuance of the Forestry Act 1967 or otherwise under their management or supervision;
- (f) the cutting down, topping, lopping or uprooting of a tree by or at the request of a statutory undertaker, where the land on which the tree is situated is operational land of the statutory undertaker and the work is necessary—
  - i. in the interests of the safe operation of the undertaking;
  - ii. in connection with the inspection, repair or renewal of any sewers, mains, pipes, cables or other apparatus of the statutory undertaker; or
  - iii. to enable the statutory undertaker to carry out development for which planning permission is granted by the 1992 Order;
- (g) the cutting down, topping, lopping or uprooting of a tree cultivated for the production of fruit in the course of a business or trade where such work is in the interests of that business or trade;
- (h) the pruning, in accordance with good horticultural practice, of any tree cultivated for the production of fruit;
- (i) the cutting down, topping, lopping or uprooting of a tree where that work is required to enable a person to carry out works to implement a planning permission (other than an

outline planning permission or planning permission in principle) granted on an application under Part 3 or section 242A of the Act(3), or deemed to have been granted (whether for the purposes of Part 3 of the Act or otherwise);

- (j) the cutting down, topping, lopping or uprooting of a tree by, or at the request of, SEPA to enable SEPA to carry out development for which planning permission is granted by the 1992 Order; or
- (k) the cutting down, topping, lopping or uprooting of a tree if—
  - iv. it is urgently necessary in the interests of safety;
  - v. it is necessary for the prevention or abatement of a nuisance; or
  - vi. it is in compliance with any obligation imposed by or under an enactment.

Other than in the aforementioned circumstances, the Local Authority should be notified 6 weeks prior to the planned date of any works. Please contact the Development Planning and Regeneration Team on telephone No 01563 576756 for further advice on the notification procedure.

The relevant legislation for further information on this matter is:

- The Town and Country Planning (Tree Preservation Order and Trees in Conservation Areas (Scotland) Regulations 2010 as amended; and
- The Town and Country Planning (Tree Preservation Order and Trees in Conservation Areas) (Scotland) Amendment Regulations 2014





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

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