



EAST AYRSHIRE COUNCIL

Local Development Plan 2

Galston Conservation Area Appraisal

Non-statutory Planning Guidance

2024

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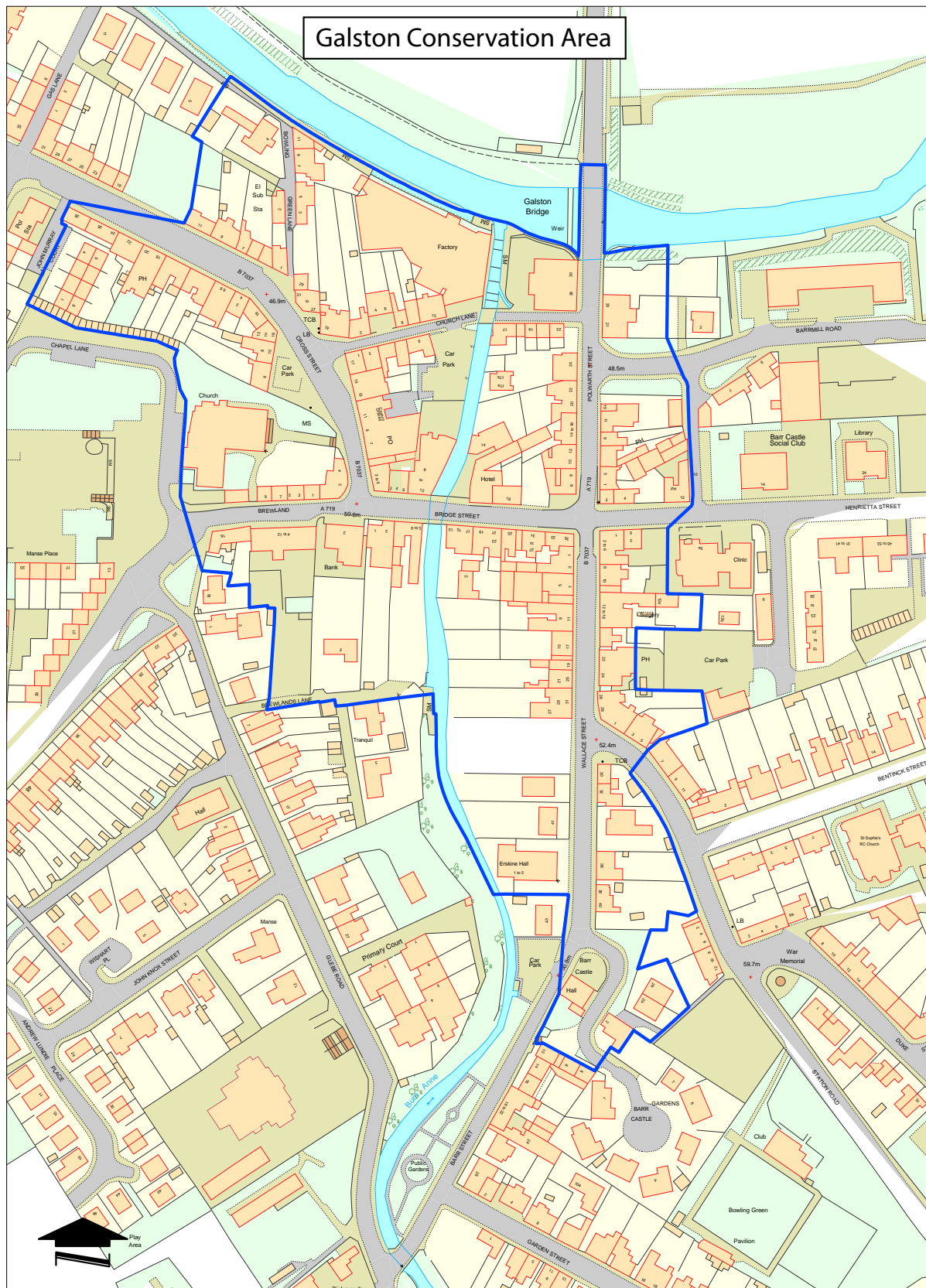
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1 Introduction

Context and Purpose of the Appraisal

- 1.1 National Planning Framework 4 (NPF4) recognises the contribution cultural heritage makes to economy, identity and quality of life. It highlights the important role planning has to play in maintaining and enhancing irreplaceable historic places. Policy Outcomes regarding historic assets and places are as follows: “The historic environment is valued, protected, and enhanced, supporting the transition to net zero and ensuring assets are resilient to current and future impacts of climate change; Redundant or neglected historic buildings are brought back into sustainable and productive uses; Recognise the social environmental and economic value of the historic environment, to our economy and cultural identity.” (National Planning Framework 4, 2023, page 45).
- 1.2 The designation of conservation areas is an important mechanism for giving recognition to the value of the historic environment and ensuring that the particular characteristics of an area are respected and enhanced in any future development of the area. Conservation areas were first introduced by the Civic Amenities Act 1967. The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 provides the current legislative framework for designation and defines conservation areas as ‘areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’ (Section 61). All planning authorities are required by this Act to determine which parts of their area merit conservation area status.
- 1.3 National Planning Framework 4 (NPF4) fully supports the designation, protection and enhancement of conservation areas. Historic Environment Scotland’s Policy Statement (June 2016) confirms that the intention of conservation area legislation is to preserve the ‘character or historic interest of an area created by individual buildings and open spaces and their relationship with one another’.
- 1.4 The Galston conservation area was designated in 1985 and comprises the historic heart of Galston, the largest town within the Irvine Valley and an important service centre for the local area. The conservation area contains a variety of architectural styles and landmark buildings, contributing significantly to the amenity of Galston as a whole. The conservation area is however, exhibiting several signs of decline, with a number of disused and poorly maintained properties considerably detracting from the area.
- 1.5 Given the importance of Galston, both in terms of the quality of its built heritage and its economic and social role for the Irvine Valley, East Ayrshire Council, in partnership with the local community, is taking forward a regeneration programme for the town to halt the cycle of decline. In recognising the potential for built heritage resources to contribute to this regeneration, East Ayrshire Council considers it important to review and assess the conservation area through a conservation area appraisal.



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Figure 1: Galston Conservation Area Boundary

What Does Conservation Area Status mean?

1.10 In a Conservation Area it is both the buildings and the spaces between them that are of architectural or historical interest. Planning control is directed at maintaining the integrity of the entire area and enhancing its special character. Conservation area status does not mean that new development is unacceptable but care must be taken to ensure that developments will not harm the character and appearance of the area. Under current legislation Conservation Area Designation automatically brings the following works under planning control:

- Demolition of buildings
- Removal of/or works to trees
- Development involving small house extensions
- External alterations such as cladding, rendering and painting
(See Appendix 3 for full details)

1.11 Through the Development Plan process, local authorities have opportunities to put in place positive policies for the protection and enhancement of conservation areas. Such policies must be taken into account in the determination of planning applications within conservation areas. East Ayrshire currently benefits from an up to date Local Development Plan, the East Ayrshire Local Development Plan 2024, which contains policies that require development in conservation areas to be appropriate to the character of the area in terms of design, materials, scale and siting. Unsympathetic proposals will not be supported by the Council.

1.12 Where a development would, in the opinion of the Council as the planning authority, affect the character or appearance of a Conservation Area an application for Planning Permission will be advertised in the local press, providing an opportunity for public comment. Comments will be taken into account by the Council when making a final decision on the application. In order to protect the conservation area designation East Ayrshire Council is required to write and publish proposals for its preservation and enhancement.

1.13 Local residents and property owners have a major role to play in protecting and enhancing the character and appearance of the Conservation Area by keeping properties properly maintained, retaining original features, and carefully restoring and repairing them, wherever possible.

What does a Conservation Area Appraisal do?

1.14 Conservation area designation should be regarded as the first positive step towards an area's protection and enhancement. Planning authorities and the Scottish Government are required by law to protect Conservation Areas from development which would be considered detrimental to their character so it is necessary for planning authorities, residents and property owners to be aware of the key features which together create the special character and appearance. The purpose of this report is to define and evaluate the character and appearance of the study area in Galston; to identify its important characteristics; and to ensure that there is a full understanding of what is worthy of preservation.

1.15 The area's special features and changing needs have been considered through a process which included researching the town's historical development, carrying out an overview townscape analysis and preparing a character assessment. The process also provided an opportunity to reconsider the conservation area boundaries to make sure that they accurately reflect what is of special interest. This document is the result of that process.

- 1.16 The appraisal provides a framework for the controlled and positive management of change in the conservation area. When finalised, it is anticipated that it will be adopted as Supplementary Planning Guidance, to be used alongside the Local Development Plan in the determination of planning applications and to inform development proposals.
- 1.17 It is recognised that the successful management of conservation areas can only be achieved with support and input from stakeholders and in particular local residents and property owners.

2 Statutory Designations

- 2.1 The principle built heritage designations relevant to the conservation area are the conservation area itself and a number of listed properties. There are no scheduled monuments or designated landscapes within the conservation area.

Conservation Area

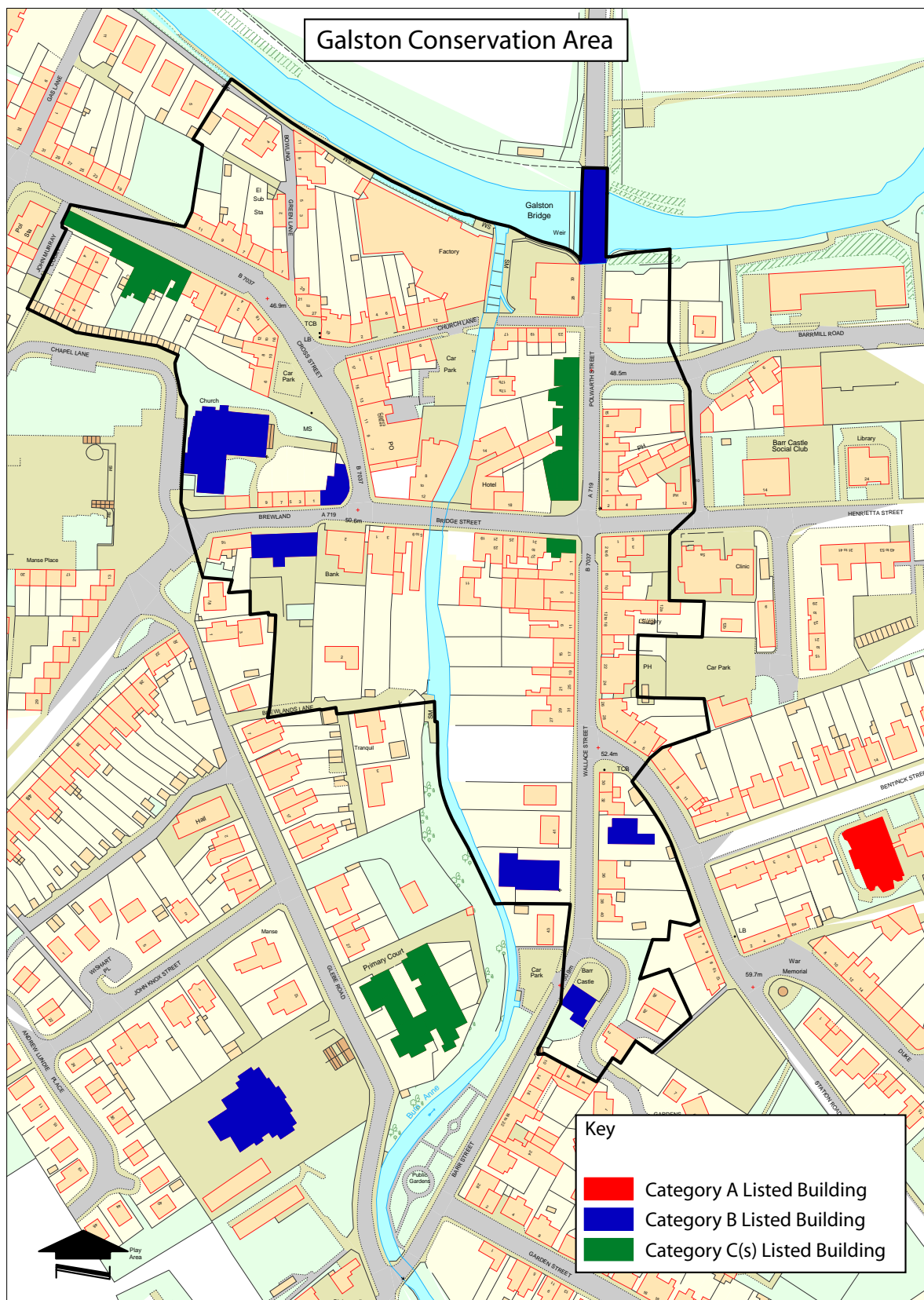
- 2.2 The Galston Conservation Area was designated in November 1985. The area includes the historic heart of Galston town centre. The exact extent of the Conservation Area is shown on Figure 1.

Listed Buildings

- 2.3 Galston has seven individually listed buildings and two groups within it. A number of other listed buildings were demolished after becoming dangerous. Of the seven remaining individual structures, six are category B listed buildings. One individual building and two groups are Category C listed buildings. There are three listed buildings in the town but outside Galston Conservation Area one of which is Category A. Figure 2 shows the distribution of these buildings within the town centre. Descriptions of the listed buildings prepared by Historic Scotland are shown in Appendix 1.

Other Statutory Designations

- 2.4 There is a Tree Preservation Order in the foreground of Galston Parish Church, giving statutory protection to an important group of trees within the conservation area.



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Figure 2: Listed Buildings within Galston conservation area

3 Location and Setting

- 3.1 Galston is located in East Ayrshire, 8km east of Kilmarnock centre within the area known as the Irvine Valley. Along with the other valley communities of Newmilns, Darvel and Priestland, Galston sits in an attractive setting on the valley floor and is strategically located on the A71, an important route into Ayrshire from the East.
- 3.2 The surrounding land is predominantly in agricultural use. To the north of Galston there are a number of environmental designations, most notably Loudoun Castle ruins, listed Category A, and its Gardens and Designed Landscape along with the Category B listed dwelling within the grounds. The Category B listed Loudoun Kirk ruin and Graveyard also lie to the north of Galston. In addition, significant areas to the north are recognised for their nature conservation interests, with the designation of a number of wildlife sites.
- 3.3 The River Irvine effectively forms the northern boundary of the town, whilst Burn Anne, a tributary of the Irvine, flows through the town from south to north. It is the location at the confluence of the two waterways that largely accounted for the initial and continual development of Galston.

4 History and Development

Early Development

- 4.1 Galston is the oldest surviving settlement in the Upper Irvine Valley and has associations with both William Wallace and Robert the Bruce. Records indicate that Wallace evaded capture by English soldiers by sheltering in Galston in a tower on the site of Barr Castle (also known as Lockhart's Tower). He is said to have invented a hand ball game to keep his soldiers fit while in hiding, and it was played by Galston folk for many centuries following. Wallace later had a victory in battle over the English Knight Fenwick at Loudoun Hill in 1296. In 1307 Bruce is reputed to have encamped at Galston before a major victory over the English on 10th May 1307 beneath Loudoun Hill.

Sixteenth and Seventeenth Centuries

- 4.2 Until the mid-16th century Reformation, the church was the largest landowner and strongest influence on the community, limiting the development of the settlement to the west side of Burn Anne which takes in Brewland Street, Bridge Street, Cross Street and Church Lane. Pont, who mapped roads of Scotland in the mid to late 16th century, shows two bridges over Cessnock Water in Galston.
- 4.3 80 years later in 1640 a Bridge was built over Burn Anne to connect the east and west sides of the town, allowing greater expansion to take place. Other less engineered crossings of the River Irvine may also have been in existence but are not recorded.
- 4.4 Some mining may have started as an occupation in the 17th century but the textile industry was the biggest source of employment at this time.

Eighteenth Century

- 4.5 The village received its charter in 1717. During the 18th century the town grew substantially on the basis of textile manufacturing. It extended north west along Titchfield Street and south west along Orchard Street. The linen industry gradually changed to silks and muslin goods. There are also records of footwear being made in the village for Kilmarnock merchants and there was a small amount of paper milling. The population steadily increased due to the employment.

Nineteenth Century

- 4.6 Prior to 1839 a narrow bridge is recorded over the River Irvine but the three-span suspension bridge, with segmental arches over the River Irvine was built in 1839. It is known as Galston Bridge or the Muckle Brig. In the early 19th century the population of Galston was increasing rapidly, from 905 people recorded in 1801 to 1351 people in 1811, mainly based on the expansion of the textile trades.
- 4.7 The population of Galston grew to 3200 people by 1861 while the textile industry flourished, however in the 1860s during the American Civil War an embargo was placed on the export of cotton. In Galston the weaving trade never recovered. The mining industry instead, brought a renewed vitality to Galston.
- 4.8 From the beginning of the 19th century the character and appearance of the town began to change as it developed from a textile and agricultural centre into a major coal mining area. The railway arrived in 1848, and a branch line was constructed to Galston in 1850, allowing greater exploitation of the coal seams. By the last quarter of the 19th century Galston was best described as a mining town with approximately 1,000 miners working in 15 pits around the town.

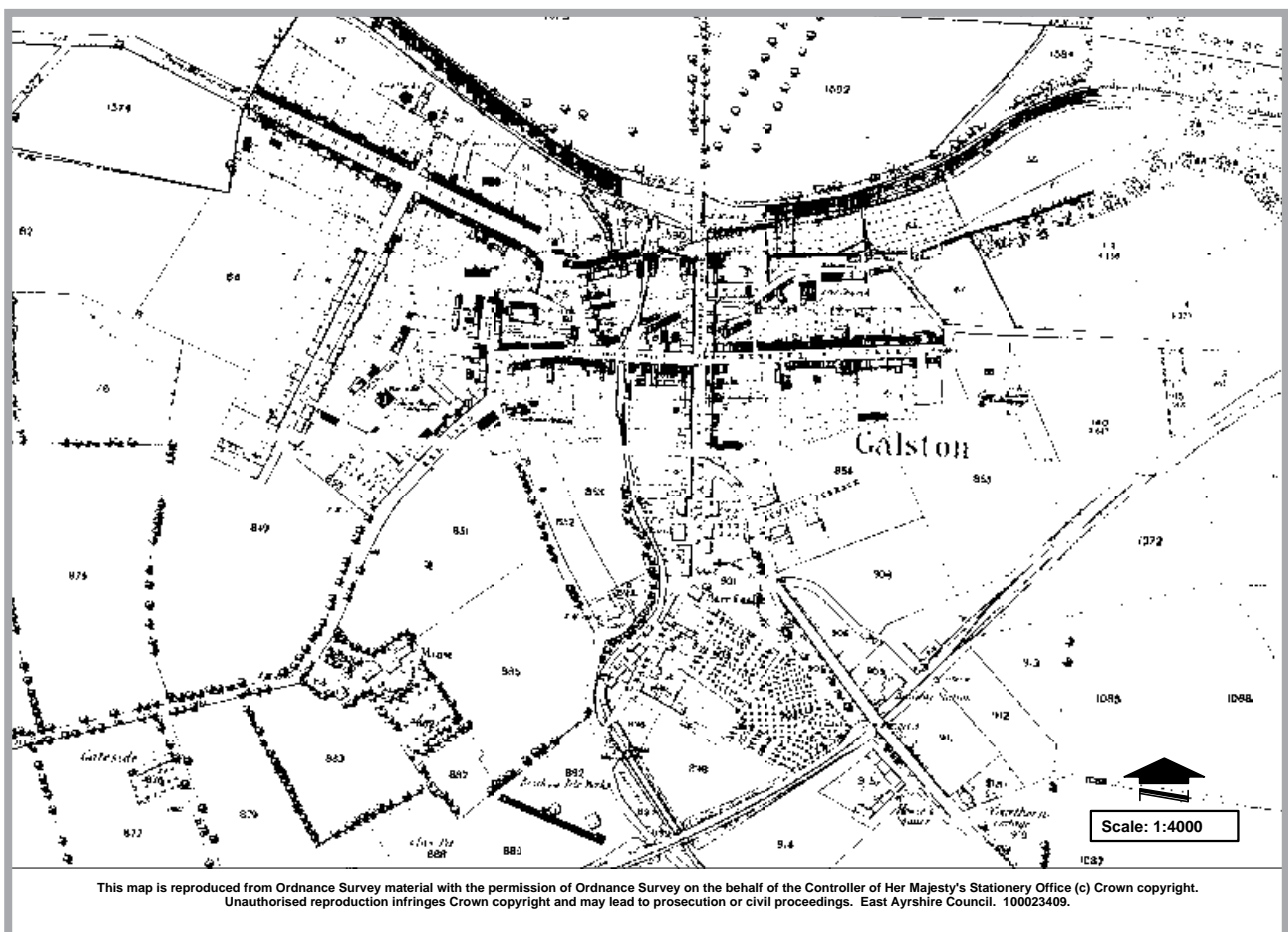


Figure 3: The development of Galston, dated between 1843 and 1893

4.9

During the 19th century the town grew beyond the old kirktoon by the parish church, defined by Old Manse Close, Brewland Street, Bridge Street, The Cross and Church Lane. The first extension took the town over the Burn Anne into Polwarth Street and Dales Street (now Wallace Street).



Wallace Street around the 1890's.



Looking north to Galston Parish Church around 1900: the thatched cottages in the foreground have long since been demolished. The new Hogg Hall and the Dunblane memorial garden occupy the foreground view today.

4.10

The hub of the town developed around the 'Four Corners', with hotels, shops and workplaces placed throughout. Prior to the Council housing schemes of the 20th century the area supported a large population of people, many of whom suffered from overcrowded conditions.



The Four Corners, looking up Bridge Street, in the first half of the 20th Century

4.11 The town began to suffer between the two world wars, with farming not as lucrative, the textile industry only sporadically active and with the decline of the mining industry in the immediate locality. Mining eventually ceased in 1933 with the closure of Maxwood Pit. Comparing the 19th century map in Figure 3, with the early 20th century map in Figure 4 the significant development in Galston between 1904 and 1939 can be seen primarily to the south of the town centre around Glebe Road, Bentinck Street and the southern end of Orchard Street.

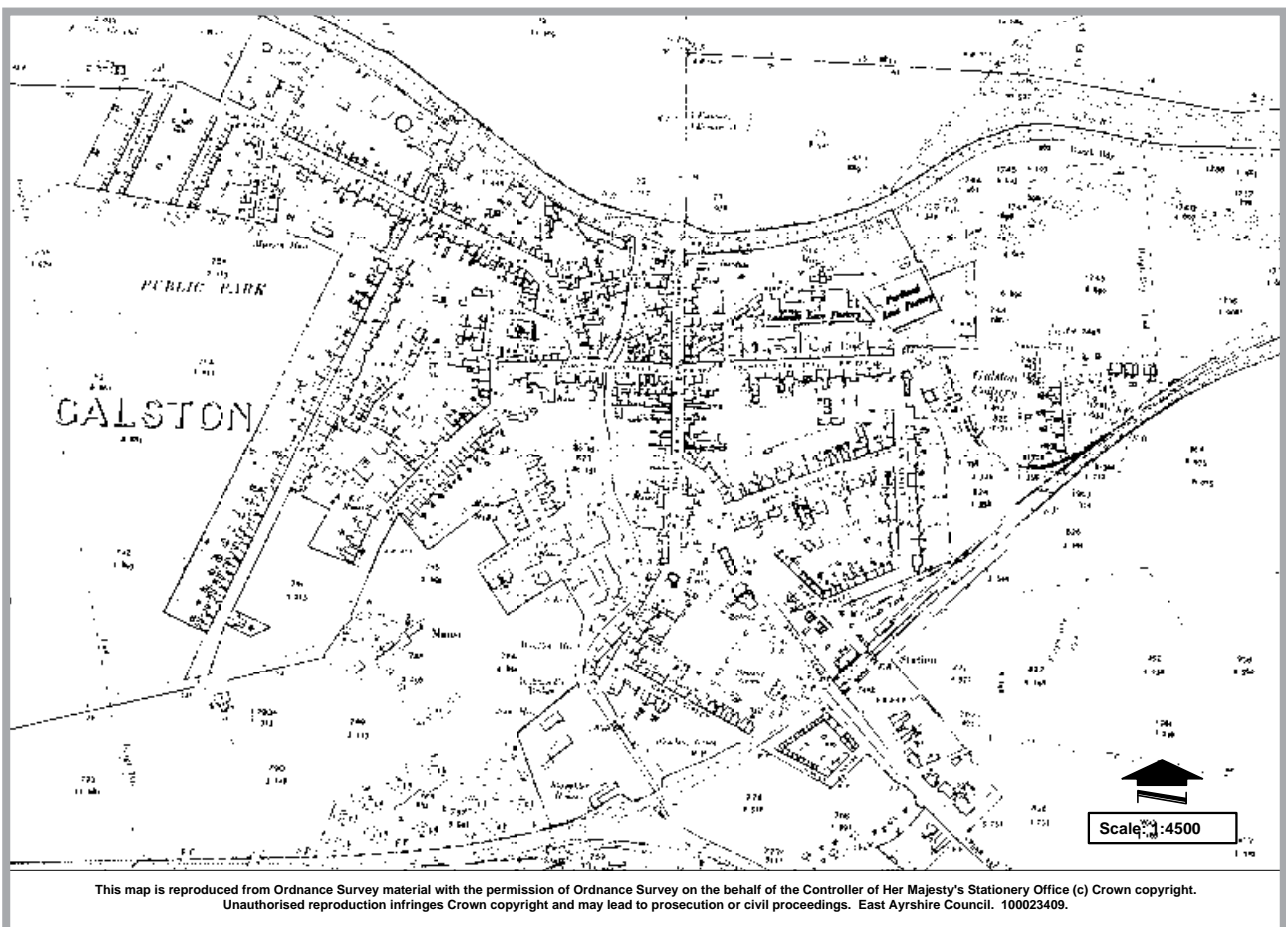


Figure 4: The development of Galston, dated between 1904 and 1939

- 4.12 Today, there is relatively little industry remaining in the town although there is one remaining clothing factory, which was first in production in the late 19th century. For the most part local employment is in retail, services and professions. The most notable business and industrial units are on Barrmill Road to the east of the conservation area. Galston has good road links to both Kilmarnock and Glasgow via the M77, so the town is well placed for commuters travelling elsewhere for employment.

5 Conservation Area Appraisal

Character and Land Use

- 5.1 The historic core of the conservation area is largely based around Cross Street, Church Lane, Bridge Street and the northern part of Brewland Street. The other streets within the conservation area, specifically Polwarth Street, Wallace Street, Henrietta Street and Titchfield Street are characterised by their straight lines, distinguishing them as later 19th Century additions to the town.
- 5.2 The character of the conservation area is to a large degree defined by the range of building styles and materials. There is a distinctive combination of building types and heights, from later 19th century rendered buildings and early 20th century red sandstone tenements. The sandstone buildings are interspersed with single storey cottages and prominent, sometimes grand, commercial and ecclesiastical buildings.



Examples of styles of buildings within the Galston Conservation Area

5.3 Galston Conservation Area has a range of commercial uses, serving the day to day needs of local people. There are traditional shops and pubs, hairdressers, professional services, banks and hot food takeaways. Many of the commercial premises are traditional two storey properties with residential use on the first floor. The conservation area also has a range of civic uses including a local office of the Council and Galston Parish Church, both in the centre on Cross Street.

5.4 Residential use becomes more predominant as you move out from the core of the town centre, particularly to the southern end of Wallace Street and the north-west end of Titchfield Street.

Topography

5.5 The urban form of Galston is strongly related to its location and position in the Irvine Valley at a point where the valley sides are less steep to the north and south. Galston sits within this natural topography and its development and character has been significantly influenced by it. The wider setting of the town is defined by the River Irvine to its north and the relatively flat valley floor with the gradual increase in height and slope of the valley sides towards the south.

5.6 Galston is located on the southern edge of the valley floor however the conservation area is not flat and there are distinct changes in level throughout. Burn Anne, flowing from south to north runs along the lowest point of the conservation area and several of the key routes within the conservation area have inclines and declines. It is most noticeable when travelling from the Four Corners south along Wallace Street.



Views along Bridge Street and Wallace Street give an indication of the changing levels

5.7 Galston Parish Church sits on a high point within the conservation area and is visible as a focal point from its immediate surroundings in Cross Street and from higher land around the town. The church clock tolls the hour, which can be heard in most parts of the town. Despite the elevated position of the church, the relatively dense building form and its situation behind buildings to the south side result in only the clock and spire of the Church being particularly prominent from most parts of the wider conservation area.

Street Pattern and Access Routes

5.8 The core of the town around Cross Street continues to exhibit the original organic street layout of the early settlement. In contrast, the straight lines of Polwarth Street, Wallace Street and Henrietta Street, can be clearly distinguished as later 19th Century additions, developed as part of a planned expansion of the town. In broad terms, the conservation area is relatively densely developed

common to town centres of this size. The building line is generally hard to the street and the roads and pavements are quite narrow, except in the triangular Market Cross space on Cross Street below the Parish Church. Overall there is a perception of enclosure with few long views on the approaches to the conservation area and restricted lengths of views within the conservation area.

- 5.9 The main routes into the conservation area come from the A71 to the north of the town centre along Polwarth Street over the listed Galston Bridge and using Titchfield Street. The approach into the conservation area from each is quite different. The view along Polwarth Street is limited to the street itself with the landmark Barr Tower in the distance. Travelling along Titchfield Street provides a more gradual introduction to the conservation area in terms of what can be seen. The curve into Cross Street opens up to the former Market Cross, gives a view of the Council local office at 11 Cross Street and closes down again with the Portland Arms on the right and the buildings of Brewland Street and Bridge Street in front.



The straight line of Polwarth Street with Barr Castle in the distance forms key features of the view into Galston Conservation Area from Galston Bridge.

- 5.10 Access into the conservation area from the south, linking the town of Galston to the agricultural land, is along Brewland Street down an incline from where there is a good view of the Parish Church. Brewland Street is wide just before it turns to the west and narrows down at the conservation area boundary. The other southern access is along Barr Street leading into Wallace Street past Barr Castle and some other notable buildings. Barr Street and Wallace Street are low lying. Due to the topography and the straight line of the streets views of the conservation area are generally restricted to the particular street of travel.

Townscape

- 5.11 The townscape of Galston is defined by the combination of buildings and public spaces and how they relate to each other. The conservation area is centred on the traditional town centre of the small town and the whole area is made up of relatively dense development with limited areas of public space. The map from the early part of the 20th century shows buildings fronting the streets and alleys around the edges of irregularly shaped development plots. Many have long rear gardens backing onto each other or onto the Burn Anne, such as parts of Wallace Street and Glebe Road which both back onto the burn. This leaves significant space between some of the remaining rear building lines. Behind properties at the Four Corners on the junctions of Bridge Street and Polwarth Street with Polwarth Street with Henrietta Street in particular, is an area of denser development which may have begun as outhouses or workshops. This is repeated on the corner of Cross Street and Church Lane. Some of these tightly built up areas remain.
- 5.12 The development of the town has been very influenced by the presence of the Burn Anne. The waterway itself does not particularly feature in the townscape except in a concrete channel just outside the southern edge of the conservation area at Barr Road and by its presence beneath the bridges of Bridge Street and Church Lane. There is little active frontage onto the Burn although it

is overlooked by private properties and rear gardens as described above. To the north of Bridge Street the largest open area within the conservation area is the new car park on Church Lane the railings of which front the Burn.

- 5.13 There is a range of building types. Vernacular single storey and two storey buildings are interspersed with those of status. This creates an interesting and diverse townscape. Prominent buildings include the Parish Church, the former Cooperative building on Brewland Street, Barr Castle, the former burgh chambers on Cross Street and the former Brown's Institute building on Polwarth Street (See figure 5). These buildings are unique to Galston, they help create the identity of the town centre and as a result of their position, scale and form they give Galston Conservation Area its particular character.

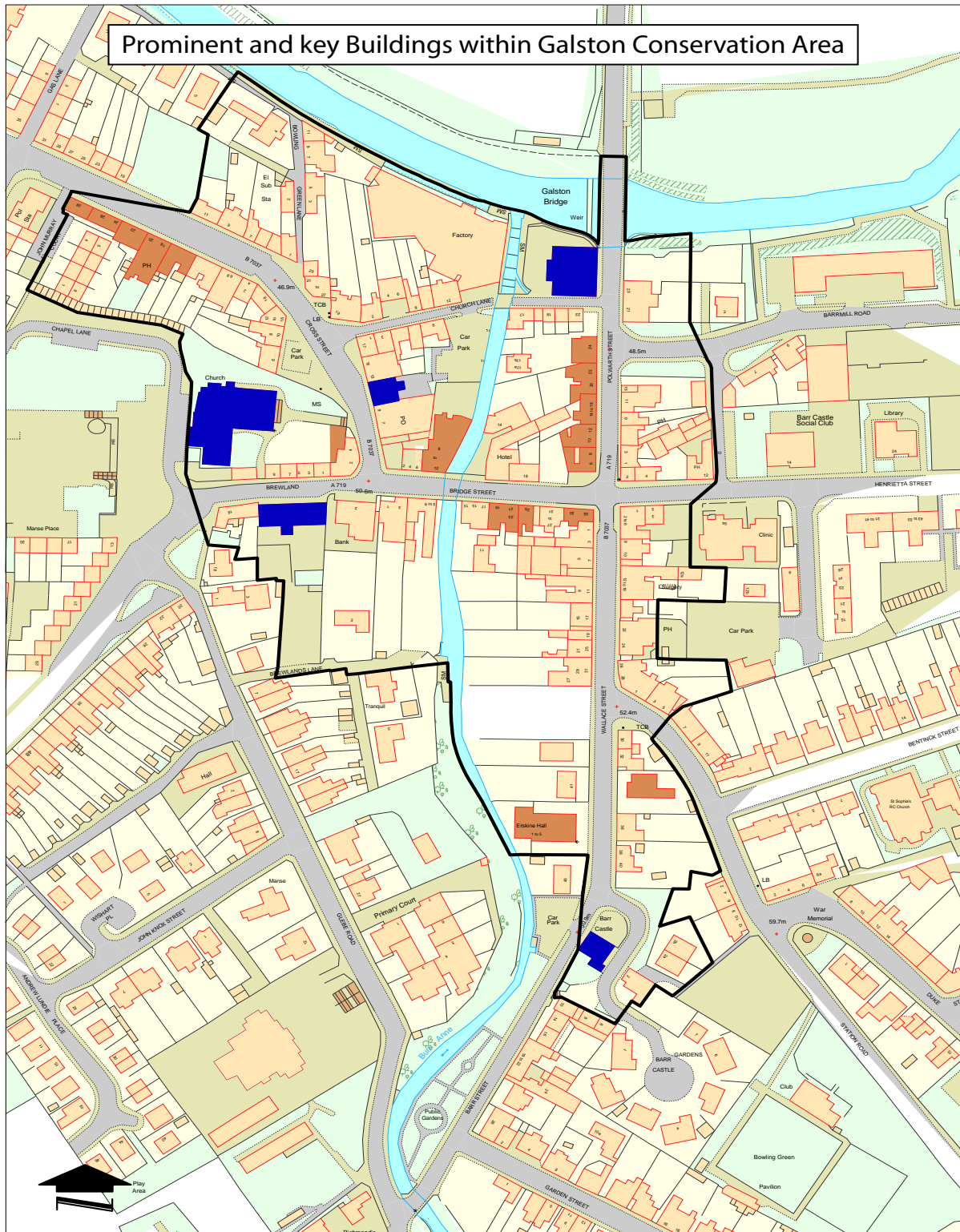
- 5.14 There are a number of other buildings of less historical eminence but of interesting architecture or form which are also unique within the townscape of Galston Conservation Area. In particular there are a small number of large houses opposite the former Brown Institute on Polwarth Street which stand out as gentlemen's dwellings each with different architectural detail. 23 Polwarth Street is the first building in the Galston Conservation Area on the approach over Galston Bridge (Muckle Brig) from where the windows of its side elevation are seen. Historic maps show 21-23 to have been a bank and it was usual for the manager's residence to be incorporated. The large scale of this and other dwellings gives the western edge of Polwarth Street strong definition. Another interesting building which remains from a former textile business is found alongside a carriageway arch on Church Lane.

- 5.15 Where Cross Street meets Titchfield Street there are a number of buildings which have unusual angles such as the building at the corner of Bowling Green Lane. There is also an obliquely angled building on the corner of Wallace Street and Station Road which draws the eye around the corner leading up the hill. In addition a degree of architectural individuality above the level of the shop fronts may still be seen in many places within the conservation area.

- 5.16 The two narrow streets, Bowling Green Lane and Church Lane, have their own individual character with close facing buildings each with areas where the street widens out.



The conservation area gradually comes into view when travelling along Titchfield Street



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Figure 5: Prominent building in Galston Conservation Area

Public and private open space

- 5.17 Space is part of the urban form and is important in defining its character. Public and private open space plays a key role in how residents use the area.
- 5.18 Common to the centres of most small towns, Galston is relatively densely developed with few areas of open space, there being only small pockets dispersed through the town centre. The most significant area is on Cross Street, north of the entrance steps to the Parish Church, originally known as the Laigh Kirkyard and later as Market Cross. There was once a building against the churchyard wall but it is now primarily used for car parking. This is an area of historical significance to the town. The attractive cobbled surface with seating and planting is considered to be a valuable area of open space and an important feature at the very centre of the conservation area.

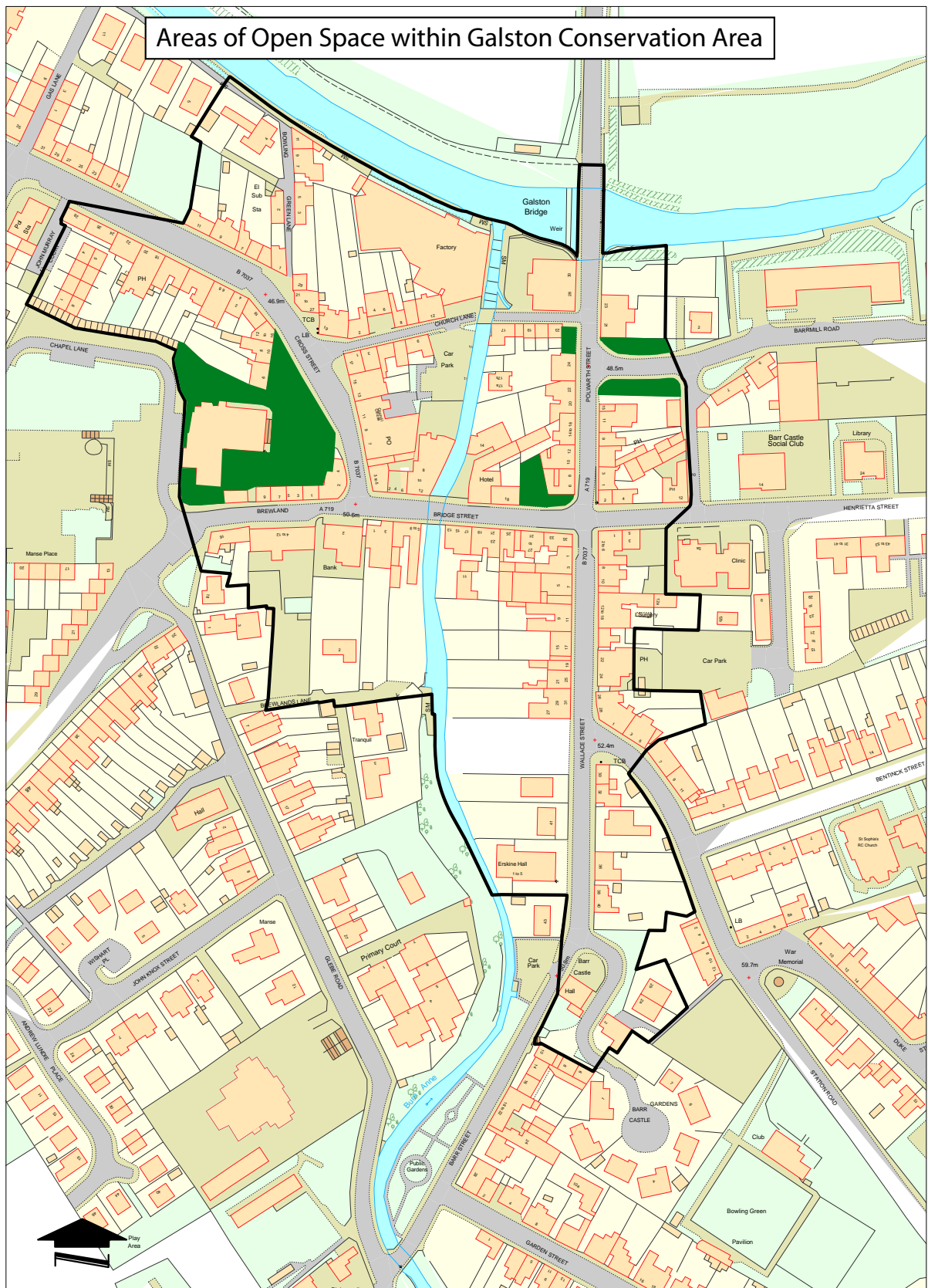


Former Market Cross on Cross Street

- 5.19 Other small areas of open space can be found on Brewland Street, Bridge Street, Polwarth Street and Barrmill Road all of which offer some public seating and amenity planting. Figure 6 shows the location of the areas of open space. Aside from the graveyard around the Parish Church with a small number of its well established mature trees, it is notable that there is very little green space within the conservation area. Even though Burn Anne flows through Galston to the rear of some properties it is in a manmade channel with flood defence infrastructure so offers very little visible greenery through the town centre.
- 5.20 Private open space within the conservation area is primarily in the form of rear gardens, particularly along the west side of Wallace Street. Where these back on to the burn, their contribution to the character of the conservation area is limited to the spaces seen between the buildings from certain viewpoints. Private enclosed gardens can also be found to the rear of properties on Polwarth Street, Titchfield Street and Brewland Street.



View across Wallace Street rear gardens towards Bridge Street

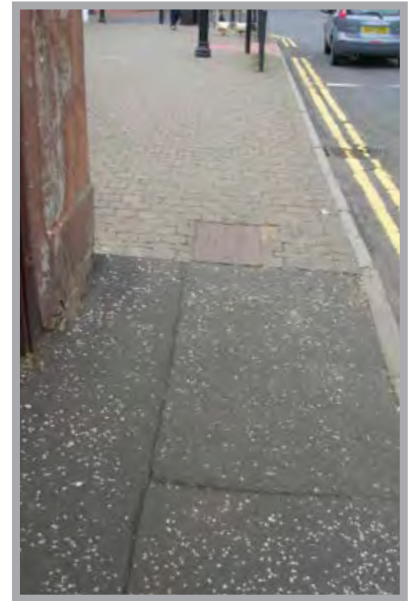


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Figure 6: Areas of public open space within Galston Conservation Area.

Street Surfaces

- 5.21 The streets within the conservation area are tarmac covered, in line with the standard approach to road development and maintenance. These surfaces do not add any interest or character to the conservation area. There are a small number of places where there are alternative road surface details.
- 5.22 The footways exhibit a range of materials with no particular coherence or uniformity and a large number are also covered in tarmac. There are concrete setts of differing sizes interspersed between tarmac. The range of footway finishes of varying quality gives a rather disjointed feel to the town's streetscape. A more consistent approach to footpaths would help enhance the visual appearance of the area as a whole.

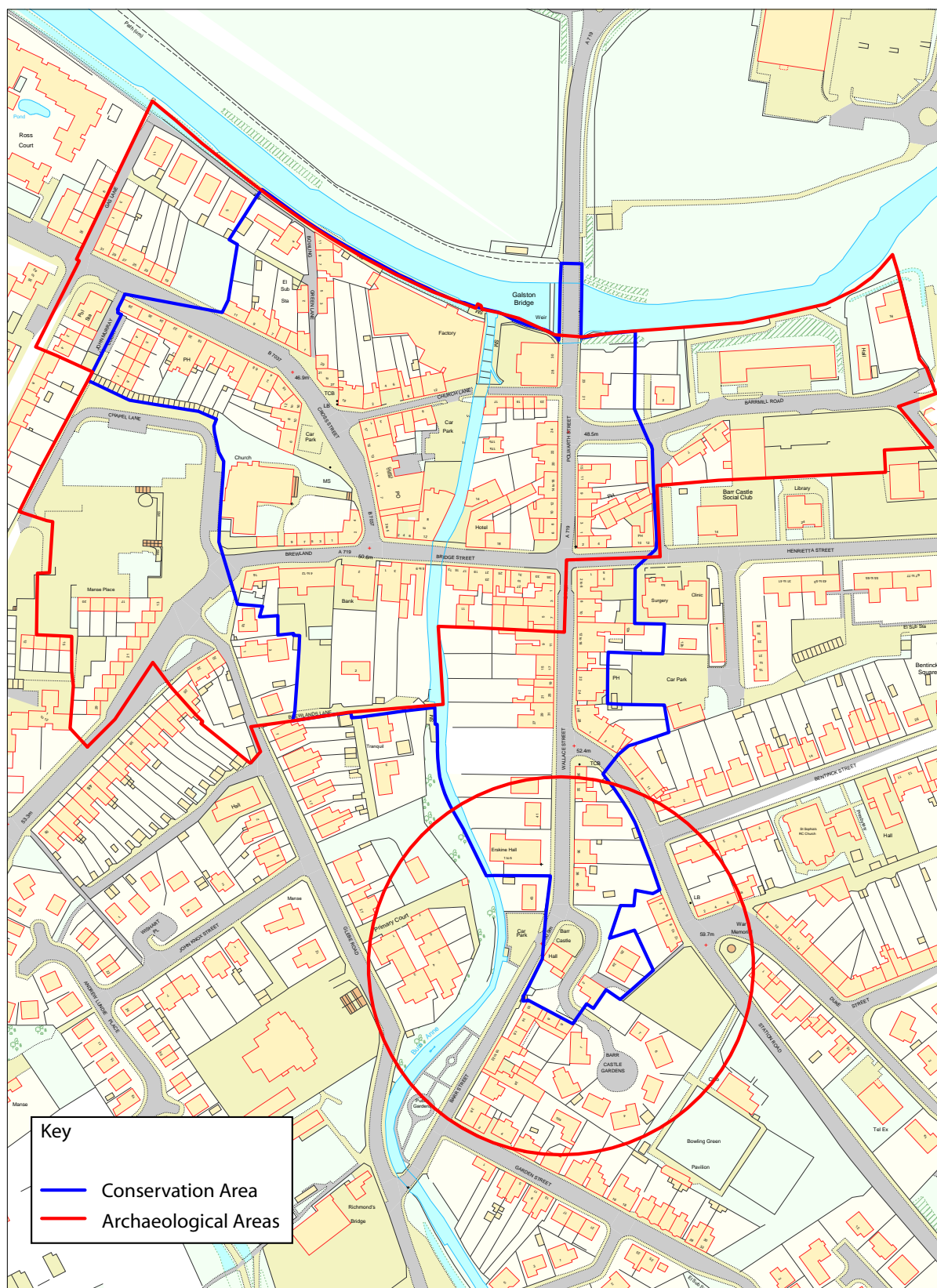


Examples of street surfaces of varying quality within the conservation area

- 5.23 With funding from the Scottish Government's Town Centre Regeneration Fund, recent improvements have been made to the surface on Church Lane and footpaths on Polwarth Street. This involved using good quality materials and associated street furniture. There is a noticeable improvement that could be followed elsewhere in the conservation area.



Before and after the surface improvements to Church Lane



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Figure 7: Archaeologically sensitive areas

Archaeological Assessment

- 5.24 Archaeological advice to East Ayrshire Council is provided by the West of Scotland Archaeological Service (WOSAS), which maintains and updates the Sites and Monuments Record for much of west central Scotland. Figure 7 above shows places within Galston Conservation Area with buffer areas around them where archaeological remains have been found and within which WOSAS should be consulted on any development proposals.
- 5.25 The archaeological sensitive areas are centred on what we already understand to be the oldest parts of the town, that is on and around Burn Anne, the Old Parish Church and Barr Tower.
- 5.26 There are no scheduled monuments within Galston town centre.

Building Scale and Form

- 5.27 The scale and form of the buildings within the conservation area have a major impact on the character of the area and on perceptions of the built environment. Buildings are predominantly 2 storeys, which sit alongside 1½ and 2½ storey buildings. There are areas where a particular building is significantly taller than those around it such as on Brewland Street. The scale of the buildings on the relatively narrow streets and footpaths define the character of each street.
- 5.28 The most notable exception to the scale of the buildings is the former Co-op building on Brewland Street. It was built with a red sandstone façade as a commercial building and its 3½ storey street frontage makes it an imposing feature amongst the other traditional building of more modest height. Whilst the building is certainly unique in its Galston context, it is reflective of commercial buildings from the late Victorian and Edwardian period throughout Ayrshire, particularly in the centre of nearby Kilmarnock. It sits alongside a bank building which is itself imposing but a full storey lower than the Co-op and from which the roof heights step down to the rest of the street.

Architectural Styles

- 5.29 The character and quality of buildings within a conservation area are central to the overall character of the area and the extent to which people value it. The Galston Conservation Area exhibits a range of buildings and styles. The most common style of buildings within it are traditional two storey buildings. Some are early 19th Century rendered buildings with nepus gables and others have dressed stone elevations. The more eminent buildings of the late 19th and early 20th centuries are red sandstone, some with Glasgow-influenced art nouveau detailing. It is the detail of these contrasting tenement buildings that help define the character of the conservation area.



The 3½ storey former co-op building on Brewland Street

Building Types and Materials

- 5.30 The conservation area is characterised by a high standard of traditional building materials, including stone, slate, timber, wet dash harling and cast iron. The building stone available during the eighteenth and nineteenth century development of Galston was principally locally quarried, red sandstone. The exteriors of the majority of the buildings in the conservation area are finished in red sandstone, however, there is also a relatively significant number that are finished in a lime render or wet dash finish. The predominance of red sandstone is seen throughout the wider area, both elsewhere in Galston, the Irvine Valley and in nearby Kilmarnock, demonstrating the importance of the nearby sandstone quarries in 18th, 19th and early 20th century development.
- 5.31 Within the conservation area, the more modern buildings and those that have been modernised, appropriately or otherwise, are constructed using brick, concrete, with upvc and timber doors and windows. They are finished in wet dash render or rough cast render. The lead flashing is often replaced with galvanised flashing or roofing felt.
- 5.32 The type, consistency and colour of pointing used in the Galston Conservation Area plays a part in the appearance and survival of the elevations of all of the buildings. It is noted that there are many instances where a poor choice has been made in the past for the stone buildings where the mortar used has been a form of cement when it should be based only on 'hydraulic lime'. There are functional as well as aesthetic reasons for this. The long term survival of the building materials and how the walls of the building keep damp out are reliant on, among other things, the correct mortar and pointing.
- 5.33 Along the bases of roadside sandstone buildings, it is clear that damage has occurred inadvertently from road salt splash and exhaust emissions from vehicles in conjunction with natural weathering.

Roofing and High Level Features

- 5.34 The predominant roofing material found within the conservation area is West Highland slate, a dark grey slate generally laid in random graded courses diminishing towards the ridge. This was used extensively from the late eighteenth century onwards and contributes significantly to the character and appearance of the area. In some instances artificial slates and concrete tiles have replaced the original slate roofs. These detract from the character and appearance of the area, do not weather in the same way and have a shorter life span than the West Highland slate.
- 5.35 Certain parts of the conservation area, such as Church Lane and Brewland Street, include a significant number of 1½ storey buildings. On these properties the roofing materials are particularly noticeable from street level so that retaining the traditional materials is all the more important.
- 5.36 The chimneys and dormers within the Galston Conservation Area along with gables, parapets and skews and ridge details that exist on some of the buildings are important features in the long views into and through the Galston Conservation Area. Some of these tell the history of former thatching. There are also a number of places where chimney pots and whole chimneys have been lost or inappropriate replacement stacks and pots have been introduced. Some of these are noted in the key building appraisal.



Prominent slate roofs on Titchfield Street.

Windows, Doors and Shop Fronts

- 5.37 In common with most of Scotland, windows used in Galston prior to the 20th Century were almost exclusively timber sash and case. The primary material originally used for such windows would have been good quality softwood, either Douglas fir, red pine or Scots pine.
- 5.38 The use of traditional sash and case windows has diminished across Scotland since the Second World War. This can clearly be seen in the Galston Conservation Area. Those original windows that are still in place contribute significantly to the character of the conservation area. However, on many properties these have been replaced with modern windows, of a scale and detail that detract from both the quality of the individual buildings and the character of the area as a whole. The modern replacement windows have a number of different sections and patterns which reduces the cohesive style of the street and often jars with the materials of individual buildings.



Examples of non-traditional windows in the conservation area




- 5.39 Original doors are of a traditional panel pattern found throughout Scotland. Similar to traditional windows, these are increasingly being replaced with modern alternatives in a variety of different styles. Again, the loss of traditional doors is considered to have a negative impact both on the individual buildings and on the wider appearance and perceptions of the area as a whole.
- 5.40 As the Galston Conservation Area is predominantly a commercial area at ground floor, the appearance of the shop fronts has a big impact. There are relatively few original timber shop fronts remaining in Galston. In many instances, particularly on Bridge Street and Wallace Street, the replacement shop fronts are not an appropriate scale for the building and use modern materials that do not reflect the historic character of the buildings. In addition, the depth of signs and their proportion in relation to the building and adjacent buildings and the use of modern materials detract considerably from both the individual buildings and the conservation area as a whole.




Key Buildings Appraisal

- 5.41 The extent to which period and traditional features are retained has a major impact on the character of individual properties as well as the wider conservation area. The replacement of such features with modern alternatives significantly detracts from the integrity and appearance of the conservation area.
- 5.42 In order to provide an assessment of the number of properties retaining original / traditional features, the follow categorisation have been adopted within the key buildings appraisal section:

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




| Building | Description | Retention of original features and current condition |
|--|--|--|
| <p>Galston Parish Church and Graveyard.</p>  | <p>The B listed church sits in a prominent location on Cross Street in the centre of the conservation area and forms a key focal point within the town.</p> <p>The church remains in ecclesiastical use. Built in 1808 by architect John Brach and renovated and extended in 1870.</p> <p>The surrounding graveyard is included within the listing and contains some interesting monuments, including one to covenanter Andrew Richmond.</p> | <p>The Church retains much of its original features, such as sash and case windows, slate roof, cast iron gutters and downpipes and the detailing on the steeple.</p> <p>There is a 21st Century extension to the south elevation of the church hall.</p> <p>The church was subject to a restoration project in 1999 and appears in relatively good condition.</p> <p><i>Medium / high</i></p> |
| <p>Barr Castle</p>  | <p>Located to the very south of the conservation area on Wallace Street, the tower provides one of the most important landmark buildings within the conservation area.</p> <p>The tower is B listed, built as a keep on a rock slightly raised above street level. The entrance doorway is on the first floor accessed from an external stairs on the south elevation of the tower.</p> <p>The tower houses a small museum which is open on appointment. It can also be hired for private functions.</p> | <p>The building suffers from a number of inappropriate modern additions and maintenance techniques, including UPVC downpipes, metal protection grilles on the windows and inappropriate stone pointing. Such works detract from the quality of the building fabric.</p> <p><i>Medium</i></p> |




| Building | Description | Retention of original features and current condition |
|---|---|---|
| <p>34 Wallace Street</p>  | <p>The B listed detached stone villa is located on the east side of Wallace Street towards the south of the conservation area.</p> <p>In 2010, planning permission and listed building consent were approved for the demolition of the building. No work has yet taken place to implement these consents.</p> | <p>The property is vacant and derelict and appears in a dilapidated condition, with overgrown front garden and boarded up windows.</p> <p><i>Medium / high</i></p> |
| <p>Former UF church, Wallace Street</p>  | <p>The B listed former church dates from 1859 and has several notable features including a bell-cote and 3 tall round headed windows to the front elevation.</p> <p>Following the granting of planning permission in 2006, the building has been successfully converted into residential accommodation comprising of 5 flats.</p> | <p>The conversion of the church building to provide residential flats has retained several features including the prominent windows and slate roof. Some modern additions have been added, including upvc downpipes.</p> <p>The building stonework and the roof appear to be in reasonable condition.</p> <p><i>Medium / high</i></p> |
| <p>The Former Portland Arms, 2-4 Cross Street</p>  | <p>Dating from 1864, the B listed property is an attractive 2 storey red sandstone corner building, at the junction of Brewland Street and Cross Street.</p> <p>The former hotel has been vacant for a considerable number of years.</p> | <p>A number of inappropriate amendments have been made to the building including poor roof finishes, and an inappropriate and highly prominent dormer window.</p> <p>The building currently appears in a poor state of repair as a result of its falling out of use a number of years ago. Windows are boarded up and significant repairs are required to the stonework.</p> <p><i>Medium / low</i></p> |


| Building | Description | Retention of original features and current condition |
|---|---|--|
| 11 Cross Street | <p>The prominent red sandstone building and former Burgh Chambers, dating from 1884, is of traditional Scottish construction comprising ashlar sandstone elevations supporting timber trusses with a slate roof covering.</p> | <p>The building retains some decorative features including the stone balcony above the main entrance and detailing above the first floor windows.</p> |
|  | <p>The building is in use as the Council's Local Office and a programme of refurbishment is planned as part of the Council's regeneration strategy for the town.</p> | <p>The sash and case windows remain, but appear in poor condition and the upper floor panes have been blacked out.</p> <p>It is likely that a lack of long term maintenance has resulted in a requirement for significant works, particularly in terms of the roof and windows.</p> <p><i>Medium</i></p> |
| Former Co-op building, 4 – 12 Brewland Street | <p>Dated from 1901, the 3 storey plus attic red sandstone building forms a prominent former commercial building in the centre of Galston.</p> | <p>The building appears generally to be in good condition, although there is significant staining to the stonework. Secret gutters have been installed, within which there is significant visible vegetation.</p> |
|  | <p>In the late 1990's the building was successfully converted into residential accommodation, forming 14 flats.</p> | <p>Windows have been replaced with non original timber windows. Attractive stonework detailing has been retained around the window arches and the along the roofline.</p> <p><i>Medium</i></p> |
| 8 – 12 Bridge Street | <p>2 storey red sandstone building is centrally located on Bridge Street. The exposed side gable has temporary structural protection since the demolition of the adjoining building.</p> | <p>Whilst the building remains in active use, it appears in a fairly poor state of repair.</p> |
|  | <p>The building currently operates as a public house and sits on its own between Burn Anne and the corner Gap site at Bridge Street / Cross Street.</p> | <p>The shop front and fascia signs are modern additions, which do not reflect the architectural qualities of the buildings. New windows and upvc guttering and downpipes have been added, whilst some of the stonework appears in poor condition.</p> <p><i>Low</i></p> |

| Building | Description | Retention of original features and current condition |
|--|---|--|
| <p>19 – 23 Bridge Street</p>  | <p>2 storey commercial building with dry dash rendered walls. The exposed side gable has temporary protection where the former adjoining building has been removed.</p> <p>Part of the ground floor houses a long standing local butchers. The remaining ground floor unit appears vacant as do the upper floors.</p> | <p>The slate roof remains, however, the building generally appears to retain few original features, with upvc guttering and downpipes and non-original timber windows. The existing shop front is of modern design and is of an inappropriate scale.</p> <p>The building is only in partial use, with the remainder appearing in a poor state of repair.</p> <p><i>Low</i></p> |
| <p>25 – 31 Bridge Street</p>  | <p>2 and a half storey commercial building with dry dash rendered wall.</p> <p>The ground floor remains in commercial use with a hot food takeaway and a hairdressers, whilst the upper floors appear to be in use for residential flats.</p> | <p>Whilst the building appears to be well occupied, it suffers from a number of modern additions, most noticeably the shop fronts on the ground floor. Modern dormer windows have been added, as well as replacement timber window frames and upvc downpipes and guttering.</p> <p><i>Low</i></p> |
| <p>33 – 35 Bridge Street</p>  | <p>The C(S) listed property sits at the end of Bridge Street at the junction with Wallace Street. The property is currently vacant having previously been in residential use.</p> <p>The building is 2 storey, with a large raised centre gabled chimney forming its most distinctive feature.</p> | <p>The property appears to have suffered from a lack of long term maintenance and is showing considerable signs of neglect. The ground floor windows are modern upvc replacement, whilst upvc gutters and downpipes have been added and the existing finish appears to be inappropriate painted render over the existing stonework.</p> <p><i>Medium / low</i></p> |

| Building | Description | Retention of original features and current condition |
|---|--|--|
| 4 – 8 Polwarth Street | 2 and a half storey building with a centre gabled chimney. The front façade is finished with a smooth cementitious render that has been painted. | The original character of the building has been significantly altered by a number of modern additions, including dormer windows, upvc windows and doors and insensitive shop fronts, in terms of scale and materials. The condition of the building appears to be poor with significant staining and cracks in the external paint. |
|  | The property is C(S) listed along with the rest of the terrace of properties that form 4 – 24 Polwarth Street. The ground floor is partly occupied by a hot and cold food takeaway, whilst the other ground floor commercial unit is currently vacant. | <i>Low</i> |
| 10 – 12 Polwarth Street | 2 storey building with painted stone façade. | The building has been affected by a number of modern additions, most notably the replacement windows and upvc guttering and downpipes. The condition of the building appears to be fair, however, it is difficult to tell the condition of the stone beneath the paintwork. |
|  | The property is C(S) listed along with the rest of the terrace of properties that forms 4 – 24 Polwarth Street. The lower ground floor comprises of an occupied residential unit and a commercial unit that appears to be vacant. The upper floor is in use as residential accommodation. | <i>Medium / low</i> |
| 14 – 18 Polwarth Street | 2 and a half storey building with painted stone façade. | Similar to the rest of this block, the building has been affected by the addition of modern materials, including new dormer windows, upvc gutters and non-original timber window frames. The paintwork is shows signs of staining and cracking and again, it is difficult to tell the condition of the stone beneath the paintwork. |
|  | The property is C(S) listed along with the rest of the terrace of properties that forms 4 – 24 Polwarth Street. The ground floor houses a barbers and a hairdressers, whilst the upper floor appear so accommodate both a dentists and residential flats | <i>Medium / low</i> |

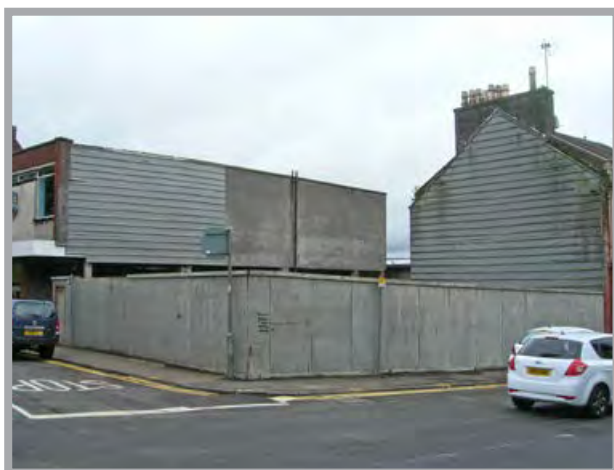
| Building | Description | Retention of original features and current condition |
|--|--|--|
| <p>20 - 22 Polwarth Street</p>  | <p>2 storey building with painted stone façade and centre gabled chimney.</p> <p>The property is C(S) listed along with the rest of the terrace of properties that forms 4 – 24 Polwarth Street.</p> <p>The property is occupied for residential use on both the ground and upper floor.</p> | <p>The building has been affected by several modern additions, including a replacement brick built chimney and mixture of non-original timber and upvc windows.</p> <p>The building retains cast iron gutter and downpipe, however, the condition is questionable. Again, the condition of the stone underneath the paintwork is unknown.</p> <p><i>Medium</i></p> |
| <p>24 Polwarth Street</p>  | <p>2 storey building with painted stone façade.</p> <p>The property is C(S) listed along with the rest of the terrace of properties that forms 4 - 24 Polwarth Street.</p> <p>The building is in residential use and appears to be occupied.</p> | <p>The building is affected by modern additions including a prominent satellite dish on the front façade, upvc downpipes and guttering and non-original windows.</p> <p>The front façade shows some signs of deterioration, in terms of cracking and flaking paint.</p> <p><i>Medium</i></p> |
| <p>28 – 30 Polwarth Street</p>  | <p>The tall single storey former Brown's Institute building is an attractive sandstone building and is the first building that is passed when entering the town from the A71 via Polwarth Street.</p> <p>Brown's Institute was built in 1874 and was originally a recreational centre for local people. It is currently occupied by Balmoral Knitwear as a factory shop with associated coffee shop.</p> | <p>The current appearance of the building is affected by the blacked out windows, on the prominent northern and eastern elevation. Upvc gutters and downpipes have also been added.</p> <p>Whilst there is some staining to the stonework, it appears in relatively good condition.</p> <p><i>Medium</i></p> |

| Building | Description | Retention of original features and current condition |
|---|---|--|
| 14 – 16 Titchfield Street | One and a half storey cottage dating from 1797. The property is listed at C(S), along with numbers 18 – 28 Titchfield Street. | The appearance of the property is negatively affected by the insertion of dormer windows with modern windows frames. Modern upvc guttering has also been added. The property retains its original slate roof and stone walls. The condition of the property appears poor with significant staining and vegetation on the stonework. |
|  | The property was originally constructed for residential use, however, number 16 was converted into a retail unit before falling out of use. Number 14 appears to be still in residential use | <i>Medium / low</i> |
| 18 – 20 Titchfield Street 80 | Two storey commercial building. The property is listed at C(S) along with 14 – 16 and 22 – 28 Titchfield Street. The property is currently in use as a public house, the Burns Tavern. | The original stone walls have been painted on smooth cementitious render. Upvc windows have been inserted as well as upvc gutters and downpipes. The front facade is also affected by a prominent extractor fan and non-traditional signage. The condition of the building appears reasonable. |
|  | | <i>Medium / low</i> |
| 22 Titchfield Street 81 | One and half storey residential property, listed as C(S) along with 14 – 20 and 24 – 28 Titchfield Street. The property remains in use as a residential dwelling | The original character of the building is affected by a number of modern additions. The insertion of 2 dormer windows with differing styles of windows and 2 skylights, together with the modern windows on the ground floor significantly impact on the building. Upvc guttering has also been added. Condition appears generally fair although inappropriate use of cementitious render may mask any problems with the stone. |
|  | | <i>Medium / low</i> |

| Building | Description | Retention of original features and current condition |
|---|---|---|
| <p>24 –28 Titchfield Street</p>  | <p>One storey residential cottages, listed as C(S) along with 14 – 22 Titchfield Street.</p> <p>The properties remain in use as residential dwellings</p> | <p>The prominent roofs remain of traditional slate build. The modern windows and doors and upvc gutters detract from the original character of the building.</p> <p>Condition appears generally fair although use of cementitious render may mask problems with the stone.</p> <p><i>Medium</i></p> |

6 Negative Factors

- 6.1 The character and appearance of the conservation area is affected by a number of vacant sites at key locations within the conservation area. A fire in 2010 led to the removal of 3 - 5 Cross Street and 2 - 4 Bridge Street, which has led to a prominent gap site at the corner of Cross Street and Bridge Street at the centre of the conservation area. Further along Bridge Street, the building at 13 – 17 has been removed, leaving another prominent gap site within the conservation area. Together, these two sites detract significantly from the environmental quality of Bridge Street which is the key route leading from east to west through the conservation area.



Prominent gap sites within the conservation area

- 6.2 In addition to the gap sites, the appearance and character of the conservation area suffers from a number of vacant buildings some of which are included in the Buildings at Risk Register. These are historic buildings, in prominent locations which, if in better condition with an active use, have the potential to make a very positive contribution to the character of the area. The B listed former Portland Arms at 2-4 Cross Street has been vacant for a number of years. Its location opposite the corner gap site mentioned in 6.1 above compounds the feeling of neglect at this important

crossroads. Further towards the edge of the conservation area the very attractively detailed, stone faced B listed property at 34 Wallace Street has also been vacant for a number of years and its poor structural and very derelict condition, detracts from this part of the conservation area.

- 6.3 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, poorly maintained stonework and broken windows are all visible within the conservation area. This issue is not unique to Galston and is certainly not helped by the difficult economic times facing property owners and occupiers over the last few year.



Example of poor maintenance on Bridge Street and Polwarth Street

- 6.4 The Galston Conservation Area retains much of its historic fabric, but more recently the area has been affected by infill developments along with modernisation of, and additions to, buildings such as shop fronts and signage. The most notable building of more modern appearance is the Co-op store at 7 – 9 Cross Street, which is a flat roofed 1960's building, the form of which is not in keeping with any of the other buildings within the conservation area. In many instances the additions and alterations to historic and local vernacular buildings do not relate well to the traditional style of the individual buildings and do not preserve or enhance the character of the area. Such modern additions have a significant adverse affect on the appearance of the conservation area. A more sensitive and coordinated approach to signage and shop front design, for example, could have a marked impact on the area.



Examples of modern additions to the conservation area

7 Assessment of Significance

7.1 This appraisal sets out the specific elements that give the conservation area its particular character and appearance. In order to positively enhance the character and aesthetic qualities of the area, the following are factors that should be used as the basis for retaining and reinforcing the character and appearance of Galston Conservation Area.

7.2 Key features of Galston Conservation Area.

- The historic street patterns
- Several prominent landmark buildings
- The variety of building types and architectural styles
- Central focal point of Galston Parish Church and former Market Cross
- Use of traditional materials in historic buildings: stone, slate, timber, wet dash harling and cast iron gutters and downpipes and lime pointing
- Sash and case windows
- Roofline features such as chimneys, dormers and gables.

8 Opportunities for Action and Enhancement

Review of the Conservation Area Boundary

8.1 The boundary of the conservation area has not been changed since the area was first designated in 1985.

8.2 The current conservation area boundary includes the oldest part of the town and the majority of the town's buildings of historic importance. The exceptions to this are the Category A listed St Sophia's Church on Bentinck Street, the B listed former school building on the west side of Glebe Road and the C listed former school building on the east of Glebe Road.

- St Sophia's is the only A-listed building within Galston and it lies in close proximity to the conservation area boundary. The mainly traditional sandstone villas between the church and the conservation area exhibit a number of modern additions such as new windows and dormer extensions.
- The two former school buildings, one of which is currently vacant and derelict and the other converted to residential use, are separated from the conservation area boundary by traditional sandstone residential properties where some of the historic character is undermined by the loss of traditional features such as sash and case windows and the prevalence of modern additions and materials.

8.3 Although consideration was given to amending the conservation area boundary through this appraisal, to include the listed buildings referred to above, on balance it was decided that it would not be appropriate due to the character and appearance of the intervening areas. Therefore the conclusion is that the current Galston Conservation Area boundary remains appropriate and does not require any change or extension.

Managing Change

- 8.4 The day to day work of the Council's Development Management Section provides a safeguard for development within the conservation area, but only if proposed works need consent because they fall out with the terms of the General Permitted Development Order. In line with the policies of the Local Plan, development in conservation areas should protect and enhance the character and appearance of the area. All planning applications for proposals within the conservation area are determined against the policies of the Local Plan in force.
- 8.5 However, out with the scope of the planning system, a number of developments can be carried out within the conservation area using permitted development rights. It is considered that in order to most effectively manage development in the conservation area a review of remaining permitted development rights should be carried out and, if appropriate, an Article 4 Direction be taken forward to remove those rights that could negatively impact on the character and appearance of the area.

Opportunities for Enhancement

- 8.6 The Planning (Listed Buildings and Conservation Area)(Scotland) Act 1997 specifies that Councils have a statutory duty to prepare schemes from time to time for the preservation and enhancement of conservation areas within their boundaries.



Before and after photos of Church Lane and associated car park

- 8.7 It is important that a proactive approach should continue to be taken to enhance Galston Conservation Area and that this should focus on the negative factors that have been identified through this appraisal process. Potential enhancements that could have a considerable impact on the conservation area are listed below:

Redevelopment of prominent gap sites

The gap sites at the corner of Bridge Street and Cross Street and 13 – 17 Bridge Street are noted as being major negative factors on the character and appearance of the conservation area. As noted above, through its regeneration Strategy for Galston the Council is committed to redeveloping the site. Options for taking forward the redevelopment of 13 – 17 Bridge Street also need to be explored with the owner of the site.

Refurbishment of former Burgh Chambers on Cross Street

As part of East Ayrshire Council's Regeneration Strategy for the town, it is intended that conservation repairs and refurbishment will be undertaken on the former Burgh Chambers on Cross Street, which will provide improved office accommodation and safeguard the physical fabric of the building for years to come. This work will noticeably enhance what is an important and prominent building within the conservation area.

The former Portland Arms Hotel

The former hotel sits in a highly prominent site within the conservation area and has been vacant for a considerable number of years. The property is within private ownership, therefore the most appropriate means of encouraging its re-use will involve working closely with the owner.

34 Wallace Street

The derelict nature of 34 Wallace Street, has a negative impact on the southern end of the conservation area and its repair and refurbishment would therefore provide a significant enhancement. It is noted that the building has consent for demolition and the erection of replacement townhouses. It is, however, considered that in the interests of the built heritage of the conservation area, and bearing in mind that the building is B listed, it would be far preferable to seek the retention and repair of the building if at all possible.

Public realm and streetscape improvements

As noted in section 5 above there are relatively few areas of public space within the conservation area. Of the open space that does exist, the key opportunity for enhancement is considered to be the relatively small area at the Four Corners, on the north side of Bridge Street. Whilst the area currently benefits from some seating and planters, it could be improved with new landscaping and good quality materials. Given the importance of the Four Corners in the development of the town and that it is currently a busy junction, both for vehicles and pedestrians, the upgrading of this area would significantly enhance the amenity of the town centre.



Area of open space on Bridge Street with potential for further improvements.

Surface materials

As identified in section 5, the appearance of the conservation area is repressed by the inconsistent and in some instances poor quality footpath surfaces and kerb materials. Improvements to the surfaces, reflecting the recent work that has been carried out in Church Lane, would significantly improve the overall townscape of the area. In particular, improvements to the footpaths on Bridge Street and Cross Street, associated with the redevelopment of the corner gap site would bring noticeable benefits.

General building repair work

A number of key buildings within the conservation area, many of which remain in active use, have suffered from a lack of maintenance and the use of inappropriate materials. In order to ensure the long term survival of these buildings a programme of conservation repairs should be taken forward.

Shop front improvements

Poor quality shop fronts and insensitive signage can be seen throughout the conservation area, perhaps most apparent on Bridge Street and Wallace Street. To encourage the use of more appropriate shopfronts, new design guidance should be prepared and used as a means of encouraging a higher standard of design. It is noted that shopfront design guidance has recently been prepared for the Cumnock Conservation Area and that this could be used as a starting point for developing similar guidance for Galston, given that many of the principles will be the same.

Environmental Initiatives

- 8.8 The 2011 environmental improvement project, supported by the Scottish Government's Town Centre Regeneration Fund, has delivered noticeable improvements to Church Lane and the adjacent car park. This was previously an informal car park with no clear delineation of spaces and a poor quality surface. It has been resurfaced with high quality materials, and benefitted from new landscaping, fencing, lighting and bollards which are all in keeping with the character of the conservation area. This project has made a noticeable difference to the site and to Church Lane itself, which is central to the conservation area and is an important route through the town for pedestrians.
- 8.9 Community groups in Galston have carried out a number of public realm improvements and have a number of objectives to continue the improvement of the town centre through whatever funding streams they can.
- 8.10 East Ayrshire Council in partnership with Historic Scotland have approved a Conservation Area Regeneration Scheme for Galston running from April 2013 to March 2018. It is focused on the repair and restoration of the built fabric of traditional properties.

9 Conservation Strategy for Galston Conservation Area

- 9.1 The Council will seek to protect, preserve and enhance all built heritage resources requiring conservation. Encouragement will be given to the retention, restoration, renovation and re-use of both listed buildings and unlisted building in the conservation area. The demolition of a building within the conservation area that contributes to its character will only be supported when it can be demonstrated beyond reasonable doubt that every effort has been made by all concerned to find practical ways of keeping it.
- 9.2 Development within the conservation area or affecting its setting shall preserve or enhance its character and should have due regard to the architectural and historic qualities of the area, the historic pattern of development and the spaces that may be affected by new or extended buildings. The design, materials, scale and siting of any development shall be appropriate to the conservation area and its setting. Development that is unsympathetic to the area will not be supported by the Council.
- 9.3 Opportunities to enhance the spaces within the conservation area will be taken when proposals for development come forward. This shall include public and private open spaces where they contribute to the amenity and character and appearance of the conservation area.
- 9.4 The conservation area offers a number of opportunities for development, primarily in relation to the existing gap sites and vacant buildings. Whilst the Council will actively promote the re-use of these sites and buildings as a major element of the regeneration of the town, this will be delivered in the context of the built heritage value of the area, recognising the importance of retaining and enhancing the features of the area that help define its special character and identity.
- 9.5 The Council will continue to support funding initiatives and community groups seeking to sensitively regenerate the conservation area particularly where the repair and reuse of traditional buildings is included.

Appendix 1:

Schedule of Listed Buildings in Galston Conservation Area

| HBNUM reference | Address | Category | Date listed |
|-----------------|--|----------|----------------|
| 32009 | Old Galston Church and Graveyard | B | 14 April 1971 |
| 32011 | U.F. Church, Wallace Street | B | 14 April 1971 |
| 32012 | Barr Tower, Wallace Street | B | 14 April 1971 |
| 32013 | Galston Bridge | B | 3 July 1980 |
| 32014 | Portland Arms Hotel, Cross Street | B | 3 July 1980 |
| 32017 | Nos. 33 and 35 Bridge Street (Hugh H. Neil, Grocer) | C(S) | 3 July 1980 |
| 32018 | Nos. 4 – 24 (even numbers) Polwarth Street | C(S) | 3 July 1980 |
| 32019 | Nos. 14 – 28 (even numbers) Titchfield Street | C(S) | 3 July 1980 |
| 32020 | Co-operative Society Building, 4 – 12 (even nos.) Brewland Street | B | 18 August 1992 |

Appendix 2:

Relevant Extracts from East Ayrshire Local Development Plan 2 (2024)

Overarching Policy SS2

Development proposals are required to meet the following criteria in so far as they are relevant, or otherwise demonstrate how their contribution to sustainable development would outweigh any departure from the following criteria:

- (i) Contribute to the delivery of the Vision and Aims of the Plan, by being in accord with its Spatial Strategy, relevant LDP2 policies, and associated supplementary guidance, and taking account of any relevant non-statutory guidance;
- (ii) Be fully compatible with surrounding established uses and have no unacceptable impacts on the environmental quality of the area;
- (iii) Be located in accessible locations and minimise the need to travel by unsustainable modes;
- (iv) Be efficient in the use of land by reusing vacant buildings and previously used land where possible;
- (v) Meet with the requirements of all statutory consultees and the Ayrshire Roads Alliance;
- (vi) Prepare Masterplans/Design Statements in line with Planning Advice Notes 83 and 68 respectively where requested by the Council or where required in Volume 2 of LDP2; and
- (vii) Implement the relevant enhancement and mitigation measures contained within the Environmental Report where required in Volume 2 of LDP2

Policy HE1: Listed Buildings

Preservation, re-use and adaptation

The Council will support the retention and preservation of all listed buildings, as well as the re-use and adaptation of listed buildings to meet modern requirements where this can be achieved in a manner sensitive to the character of the building.

New development and alterations

Development proposals that affect a listed building, its curtilage or its setting, including through restoration, alteration and adaptation, will only be supported by the Council where it can be demonstrated that this is sensitive to the character, appearance and architectural or historic interest of the building and its setting. Proposals should be consistent with the Council's Listed Buildings and Buildings within Conservation Areas Supplementary Guidance.

Demolition

Proposals for the total or partial demolition of a listed building will only be supported where it can be demonstrated beyond reasonable doubt that every effort has been made to retain the building. Demolition will only be acceptable where it can be evidenced that:

- (i) the building is no longer of special interest; or
- (ii) the building is incapable of repair; or
- (iii) the demolition of the building is essential to delivering significant benefits to inclusive economic growth or the wider community; or
- (iv) the repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential purchasers for a reasonable period.

Policy HE2: Conservation Areas

New development and alterations:

Development within a Conservation Area or affecting its setting should:

- (i) preserve and enhance its character and appearance, by being sympathetic to the area in terms of use, layout, size, scale, design, siting, material and colour; and
- (ii) be consistent with any relevant Conservation Area appraisal or management plan, as well as the Listed Buildings and Buildings within Conservation Areas Supplementary Guidance.

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

Demolition:

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

Appendix 3

Permitted development rights that do not apply in conservation areas

Town and Country Planning (General Permitted Development) (Scotland) Order 1992 as amended by the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 and any subsequent amendments

DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLINGHOUSE

Class 1A (1) **Any enlargement of a dwellinghouse by way of a single storey ground floor extension, including any alteration to the roof required for the purpose of the enlargement.**

(2) Development is not permitted by this class if - (g) it would be within a conservation area.

Class 1B (1) **Any enlargement of a dwellinghouse by way of a ground floor extension consisting of more than one storey, including any alteration to the roof required for the purpose of the enlargement.**

(2) Development is not permitted by this class if - (f) it would be within a conservation area.

Class 1C (1) **The erection, construction or alteration of any porch outside any external door of a dwellinghouse.**

(2) Development is not permitted by this class if - (d) it would be within a conservation area.

Class 2A (1) **The erection, construction or alteration of any access ramp outside an external door of a dwellinghouse.**

(2) Development is not permitted by this class if - (e) it would be within a conservation area or within the curtilage of a listed building.

Class 2B (1) **Any improvement, addition or other alteration to the external appearance of a dwellinghouse that is not an enlargement.**

(2) Development is not permitted by this class if - (e) it would be within a conservation area.

Class 3A (1) **The provision within the curtilage of a dwellinghouse of a building for any purpose incidental to the enjoyment of that dwellinghouse or the alteration, maintenance or improvement of such a building.**

(2) Development is not permitted by this class if - (g) in the case of land in a conservation area or within the curtilage of a listed building, the resulting building would have a footprint exceeding 4 square metres.

Class 3B (1) **The carrying out of any building, engineering, installation or other operation within the curtilage of a dwellinghouse for any purpose incidental to the enjoyment of that dwellinghouse.**

(2) Development is not permitted by this class if - (d) it would be within a conservation area or within the curtilage of a listed building.

Class 3C (1) **The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of that dwellinghouse or the replacement in whole or in part of such a surface.**

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

Class 3D (1) **The erection, construction, maintenance, improvement or alteration of any deck or other raised platform within the curtilage of a dwellinghouse for any purpose incidental to the enjoyment of that dwellinghouse.**

(2) Development is not permitted by this class if - (d) in the case of land within a conservation area or within the curtilage of a listed building the deck or platform would have a footprint exceeding 4 square metres.

Class 3E (1) **The erection, construction, maintenance, improvement or alteration of any gate, fence, wall or other means of enclosure any part of which would be within or would bound the curtilage of a dwellinghouse.**

(2) Development is not permitted by this class if - (d) it would be within a conservation area.

MAKING CHANGES TO A FLAT

Class 4A (1) **Improvements or alterations that are not an enlargement, including replacement windows, solar panels, flues, satellite dishes that are not an enlargement, to the external appearance of a dwelling situated within a building containing one or more flats.**

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

INSTALLATION OF DOMESTIC MICROGENERATION EQUIPMENT

Class 6C (1) **The installation, alteration or replacement of a flue forming part of a biomass heating system, in a dwellinghouse or building containing a flat.**

(2) Development is not permitted by this class if, (b) in the case of land within a conservation area, the flue would be installed on the principal elevation of the dwellinghouse or building containing a flat.

Class 6F (1) **The installation, alteration or replacement of a flue, forming part of a combined heat and power system, on a dwellinghouse or building containing a flat.**

(2) Development is not permitted by this class if, (b) in the case of land within a conservation area, the flue would be installed on the principle elevation of the dwellinghouse or building containing a flat.

MINOR SUNDRY OPERATIONS

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

(2) Development is not permitted by this class if – (b) where the building or works are in a conservation area

Please note that Class 2B(1) and Class 9 mean that stone cleaning, applying new paint or render, or changing the colour or type of existing paint or render, where it is a material change, on an external surface of a building within Galston Conservation Area needs planning permission. It is particularly important to check with the Local Planning Authority if permission is needed and what effect the new material will have on the buildings.

ELECTRICITY UNDERTAKINGS

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

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

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

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

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

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

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

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

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

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

POST OFFICE

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

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

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

DEVELOPMENT BY TELECOMMUNICATIONS CODE SYSTEMS OPERATORS

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

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

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

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

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

(2) Development is not permitted by this class if – (f) in the case of development situated in a conservation area or national scenic area it would consist of (i) the installation or alteration of a microwave antenna or of any apparatus which includes or is intended for the support of such antenna; or (ii) the replacement of such an antenna or such apparatus by an antenna or apparatus which differs from that which is being replaced, unless the development is carried out in any emergency.

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

(2) Development is not permitted by this class if – (f) the development is in a conservation area.

DEMOLITION OR ALTERATION WHICH INCLUDES DEMOLITION

In a Conservation Area demolition or alteration which includes demolition may require permission through an application for Conservation Area Consent. In all cases where proposals will involve a degree of demolition, they should first be referred to the Local Planning Authority for guidance before any work commences.

LISTED BUILDING CONSENT

All Listed Buildings have special protection by law. Any change including alteration or removal of external or internal features may need consent. Please contact the Local Planning Service to check.

Please contact the Local Planning Service on 01563 576790 or by email to submittoplanning@east-ayrshire.gov.uk

Or write to:

**Planning and Economic Development Services
East Ayrshire Council
The Johnnie Walker Bond
15 Strand Street
Kilmarnock
KA1 1HU**

ADVERTISEMENTS WHICH MAY NOT BE DISPLAYED IN CONSERVATION AREAS WITHOUT EXPRESS CONSENT

Town and Country Planning [Control of Advertisements] [Scotland] Regulations 1984 (as amended)

Class III: Certain advertisements of a temporary nature

(6) Advertisements on hoardings enclosing, either wholly or in part, land on which building operations are taking or are about to take place...

(i) Not to be displayed in an area of special control or a conservation area.

Class VI: Illuminated Advertisements:

Illuminated advertisements displayed on business premises wholly with reference to all or any of the following matters: the business or other activity carried on, goods sold or services provided and the name or names and qualifications of the person or persons carrying on such ... on those premises.

(ii) Not to be displayed in a conservation area or an area of special control.

Notes:

Notes:



East Ayrshire Council
Comhairle Siorrachd Àir an Ear

Development Planning and Regeneration
Opera House, 8 John Finnie Street, Kilmarnock, KA1 1DD
Email: localdevelopmentplans@east-ayrshire.gov.uk

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