

Do's

Ensure the building remains wind and water tight

Carry out regular inspections

Undertake routine maintenance

Identify defects early using checklists

Identify and repair the cause of decay

Prioritise Repairs

Record original details

Use good quality skilled contractors

Salvage as much original material as possible

Source appropriate materials

Use original materials

Use traditional building methods

Avoid unnecessary repairs / alterations

Contact the local council for guidance

Obtain all necessary Planning Permissions, Listed Building Consents, and Building Warrants

Don'ts

Leave defects unattended

Conduct repairs without consent

Undertake repairs or alterations before seeking professional guidance

Attempt to carry out skilled labour yourself

Employ unskilled workers to carry out repairs

Undertake unnecessary alterations

Introduce inappropriate materials

Conservation Area Maintenance Guide

Caring for Your Property

John Finnie Street and Bank Street



INTRODUCTION

The John Finnie Street and Bank Street Outstanding Conservation Area comprises the surviving historic core of Kilmarnock; from John Finnie Street and Grange Place to Kilmarnock Water and from St. Marnock Street in the south up to the High Kirk in the north.

The buildings in the conservation area are becoming older and require regular work, but the traditional skills required for their upkeep can be difficult to find. As part of a wider initiative to regenerate the town centre, East Ayrshire Council have published a maintenance guide, providing information for owners on the best and most economic way for them to maintain their properties.



ROOFS

The roof of your house is the most likely source of dampness or water penetration problems. Look for loose or missing slates and tiles, or signs of holes and splits on flat roofs, which can allow water into the roof timbers. Check in the attic for leaks after heavy rain or stormy weather. Repairs should always be carried out using Scottish or Welsh slates which match the original; foreign slates are often of lower quality and very different in appearance.

Gutters, eaves and rainwater pipes can become blocked or develop leaks, leading to serious dampness and even rot. The best time to check rainwater goods is when it is raining, but you can also look for stains on walls, and for plants growing in the gutters. Traditionally gutters are cast iron and often decorated with mouldings and other features. These are still available today and should be used for new sections. Plastic and other materials is not permitted in the conservation area.

Chimneys are one of the most exposed parts of your roof and decay can go unnoticed. Ensure that these are inspected at least once a year, and make sure that there is no evidence of movement, cracking, or crumbling of the stone.

STONEMASONRY AND EXTERIOR WALLS

Most of the properties in the conservation area are constructed of Ballochmyle red sandstone, with rear walls of buff local bricks. These do not normally require a high level of maintenance, but minor defects can gradually occur over time and if left unattended lead to serious problems. It is usually enough to check the mortar pointing and keep it in good condition. Loose or missing pointing should be renewed with matching lime mortar – never use cement or other modern materials such as resin, as these can cause very serious damage over time. Defective stone should only be replaced in real stone to avoid similar problems. This is readily available from all good stonemasons. Never paint or apply chemical waterproofing as this traps moisture within the walls.



WINDOWS AND DOORS

Sash and case windows are an important part of the town's character. These are usually built of good quality timber and can be repaired without the need for expensive replacement. Draught proofing and other modern features can be incorporated readily. Plastic replacements will not be permitted.

PAINTERWORK

Poorly maintained paintwork can cause timber to decay. External woodwork should be inspected at six-monthly intervals and should be repainted every 3 to 5 years. Use a good quality microporous gloss paint to let the wood breathe.

FURTHER INFORMATION

Property owners can obtain copies of the full Maintenance Guide from East Ayrshire Council's Planning and Environment Division at 6 Croft Street, Kilmarnock, telephone number 01563 *****. The Planning Department can also provide advice on the need for consent, appropriate materials, and the kind of work which will be permitted within the conservation area.