

Mauchline Conservation Area Appraisal

April 2019



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1. Introduction

Context and Purpose of the Appraisal

- 1.1** Scottish Planning Policy (SPP) 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; *“The historic environment is a key cultural and economic asset and a source of inspiration that should be seen as integral to creating successful places. Culture-led regeneration can have a profound impact on the well-being of a community in terms of the physical look and feel of a place and can also attract visitors, which in turn can bolster the local economy and sense of pride or ownership.”* (Scottish Planning Policy 2014, Paragraph 136).
- 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** Scottish Planning Policy (SPP) fully supports the designation, protection and enhancement of conservation areas stating that conservation area designations *‘provide the basis for the positive management of an area’*. 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 Mauchline conservation area was designated in 1974 and comprises the historic heart of Mauchline, an important tourist centre for the local area. The conservation area contains a variety of architectural styles and landmark buildings, which contribute significantly to the amenity of Mauchline as a whole. The connection between Mauchline and Robert Burns – the national bard lived in the town and many of his poems were written in the town – is intrinsic to the identity and character of the town and the conservation area. The conservation area is however, exhibiting several signs of decline, with a number of poorly maintained properties and spaces considerably detracting from the area.
- 1.5** In recognising the importance of Mauchline, both in terms of the quality of its built heritage and its contribution to Burns orientated tourism, it is important to review and assess the conservation area through a conservation area appraisal. The appraisal is intended to act as a starting point in identifying opportunities for preserving and enhancing the conservation area and contributing to the wider regeneration of Mauchline.

What Does Conservation Area Status mean?

- 1.6** 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

- 1.6** 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 2017 (EALDP), which requires development in conservation areas to be appropriate to the character of the area in terms of layout, size, scale, design, siting, materials and colour (Policy ENV3). Unsympathetic proposals will not be supported by the Council. Policy ENV3 of the EALDP also requires that any development within a conservation area or affecting its setting shall be consistent with any relevant conservation area appraisal.
- 1.7** 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.
- 1.8** 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?

- 1.9** 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 Mauchline; to identify its important characteristics; and to ensure that there is a full understanding of what is worthy of preservation.
- 1.10** 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.

- 1.11** 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 non-statutory Planning Guidance, forming an important material consideration in the determination of planning applications.
- 1.12** 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, property owners and community groups.

2. Statutory Designations

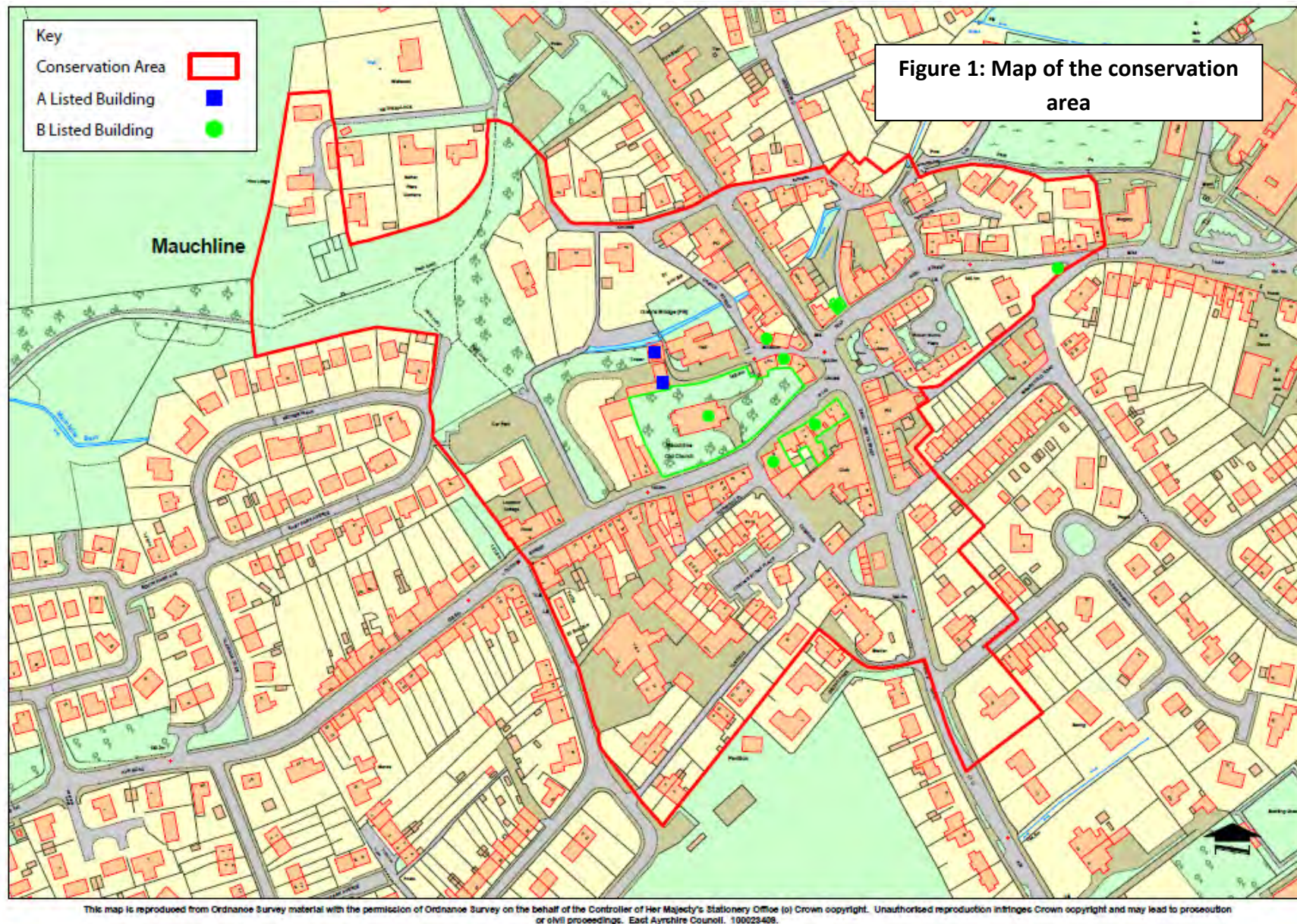
- 2.1** The principle heritage designations relevant to the conservation area are the conservation area itself and a number of listed properties. There are no scheduled monuments, designated landscapes or Tree Preservation Orders within the conservation area.

Conservation Area

- 2.2** The Mauchline Conservation Area was designated in November 1974. The area includes the historic heart of Mauchline town centre. The exact extent of the Conservation Area is shown on Figure 1.

Listed Buildings

- 2.3** Within Mauchline Conservation Area there are seven B listed buildings and two A listed building. There are another three B listed buildings within the town, but outside of the conservation area (*Refer to Appendix 1*). *Figure 1* below shows the location of the listed buildings within the conservation area. The listed buildings are very much focused around the very centre of the conservation area, where Loudoun Street, Castle and High Street meet the A76, forming Mauchline Cross.



Note: 2 listed buildings are located on the outskirts of Mauchline; the Lodge to Netherplace on New Road and the Burns National Memorial on Kilmarnock Road

3. Location and Setting

- 3.1** Mauchline lies on a south facing slope at around 140 m above sea level, 16 km east of Ayr, and 13 km south of Kilmarnock. It stands where road, A76, from Kilmarnock to Dumfries crosses the road from Ayr to Edinburgh. It serves a wide agricultural hinterland especially to the north and east. The River Ayr flows east to west 2km south of the village.

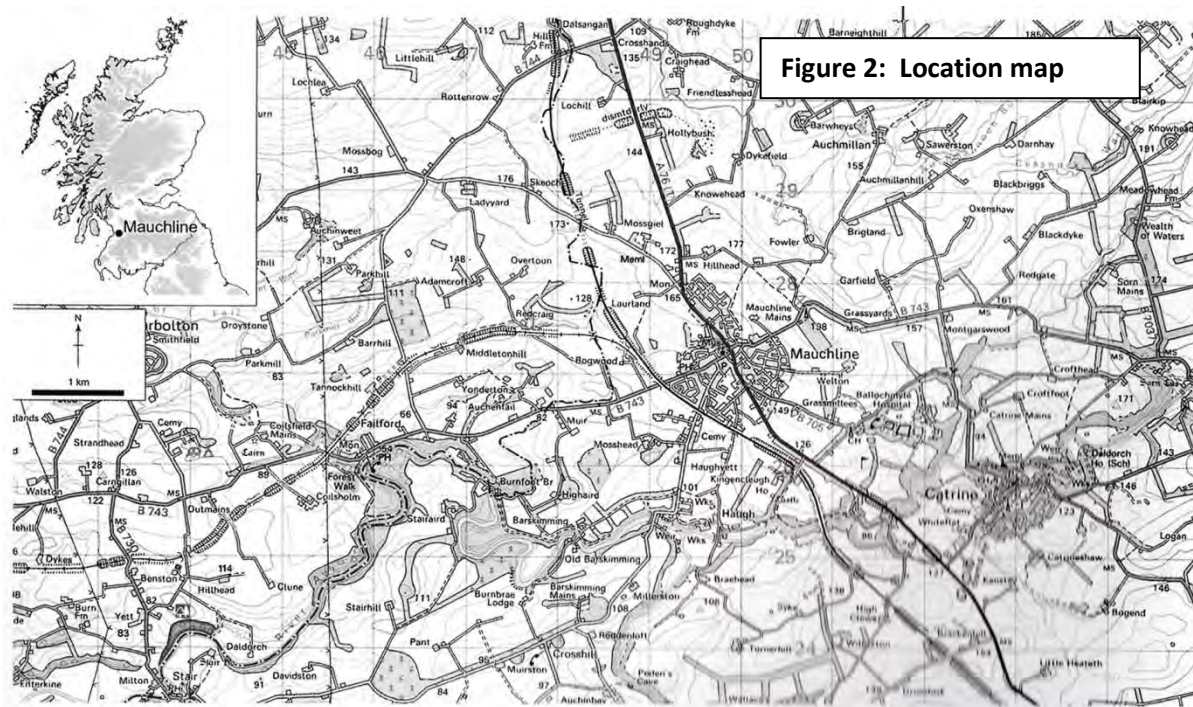


Figure 2: Location map

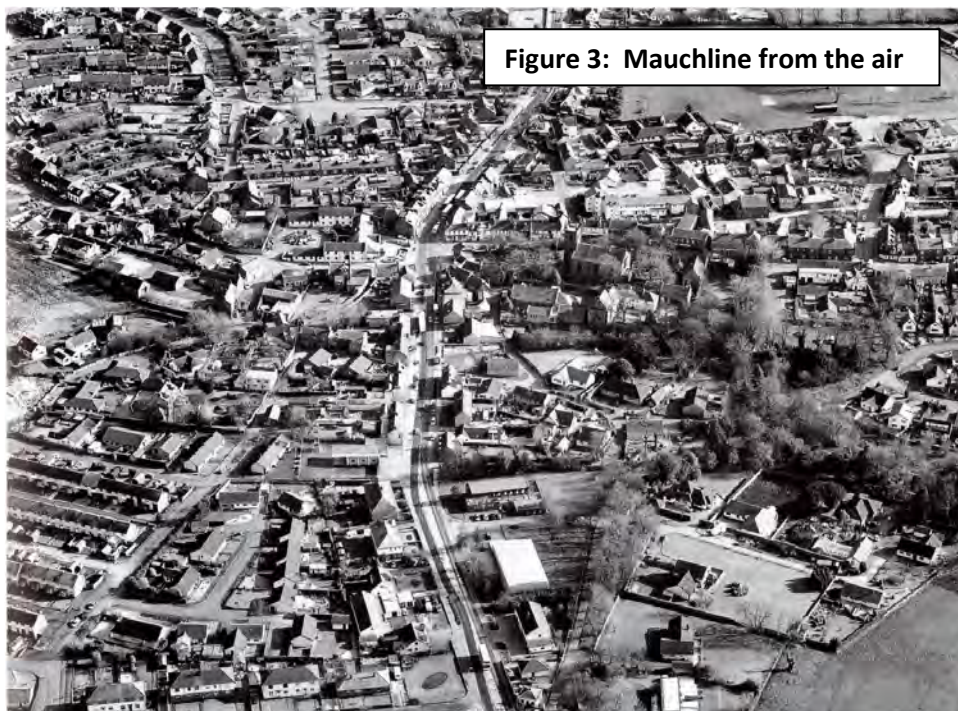


Figure 3: Mauchline from the air

4. History and Development

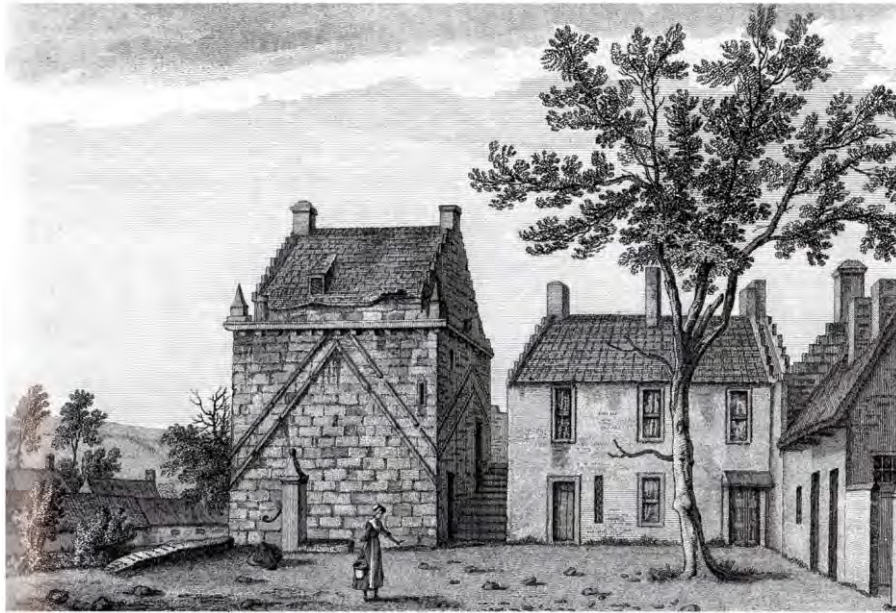
Early Development

- 4.1** A cup-and-ring-marked rock, near Ballochmyle Bridge, 2km from Mauchline, is likely to be of Neolithic or Bronze Age date.
- 4.2** It has been suggested the long straight stretch of modern road to the north of Mauchline follows the course of a Roman one, but, while excavations have revealed traces of earlier roads, a Roman date has not been confirmed.

Eleventh to Sixteenth Century

- 4.3** Mauchline first appears securely in the history record early in the reign of William 1 The Lion (1165-1214) when a grant of the land of Mauchline was made to Melrose Abbey. In 1243 a monk was appointed to manage the abbey's affairs there. The settlement was an agrarian grange rather than an actual monastery. In 1315 the bishop of Glasgow allowed Melrose Abbey to raise a parochial church which was in use even after the Reformation until its replacement in 1829.
- 4.4** In c1450 Abbot Hunter built a tower to serve as a civil residence to manage the Mauchline estate. This building is still standing and is known today as the A listed Castle.





- 4.5** Mauchline in 1510 was erected a burgh of barony with the privilege of holding a weekly Wednesday market. There was a resident saddler, smith, potter, mason and nine innkeepers. It can be safely assumed that the Cross was the site of the Market.
- 4.6** The layout of the present High Street, extending to the east of the Cross was probably planned in the early sixteenth century. The surrounding farms may have originated as medieval settlements; Mossgiel, for example appears in accounts of 1528. The church's function is unclear in the sixteenth century: a hospital, or a lodging for Melrose visitors, or an inn for travellers. Protestant preacher George Wishart in a visit in 1544 was barred entry into the church. John Knox also preached in Mauchline.

The Seventeenth Century

- 4.7** Probably by the seventeenth century the principal residence was no longer the Castle but the adjacent Netherplace House owned by the Campbells. The older part of the house was dated as 1620. There is also some evidence that a school existed by at least the 1640s.
- 4.8** The Covenanting movement was well supported in Mauchline, the Minister in 1648 signing the National Covenant and in 1648, a large communion was attended by hundreds of people. Soon after there occurred the Battle of Mauchline Moor between Covenanting and Royalist forces.
- 4.9** In 1669 troops were quartered and continued as a presence until the 1680s. 1685 witnessed the hanging of 5 covenanters. An inscribed stone was erected to commemorate the event; in 1830 it was replaced and re-erected in a wall at the school. A commemorative obelisk was also erected there.

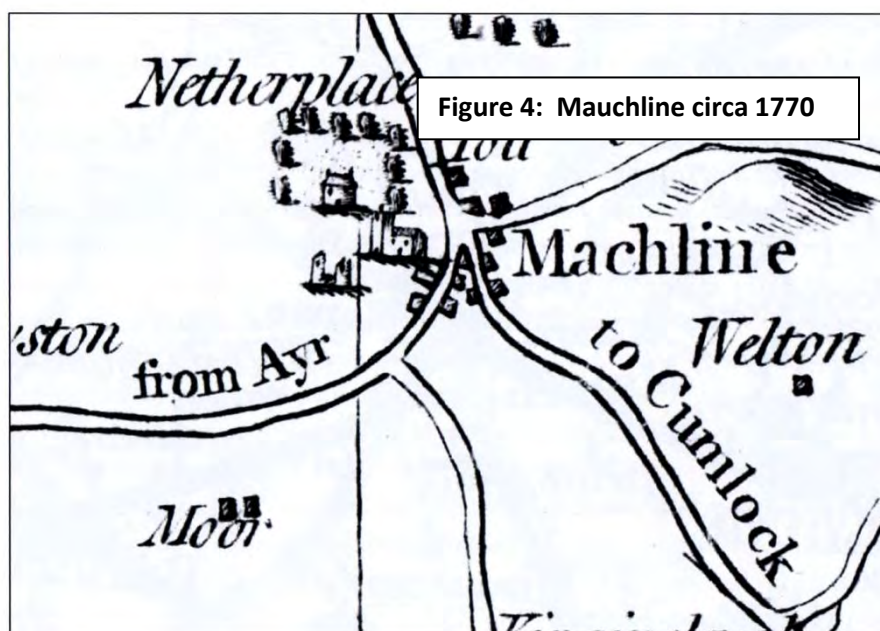
The Eighteenth Century

- 4.10** In 1707 the burgh was made a Burgh of Regality in favour of the Earl of Loudon. Around the same time, Poosie Nansies Inn opened, later to be the scene of Burns' Jolly Beggards and an important surviving building of the Mauchline Conservation Area.

4.11 In 1755 the population of Mauchline was noted as 1,200. In 1756 the property 'The Place' was built at the Cross for ladies of the house of Eglinton. It was demolished c 1930. The grounds of the substantial mansion stretched up High street until the summer house (B Listed), still standing in the grounds of Springfield.



4.12 In 1776 The Black Bull coaching Inn (B listed) opened. A local leather industry thrived with the still extant, Tanfield Lane testimony to this. Industries developing were wide ranging: hand loom weaving was being replaced by fancy wood work, known today as the highly collectable Mauchline Ware. Quarrying, a creamery, and a curling stone factory appeared as well as many shoe makers. Also in 1776, the Turnpike Act introduced toll gates to the two roads that intersected: Ayr to Muirkirk and Kilmarnock to New Cumnock



4.13 In 1784 February, Robert Burns leased and moved into Mossgiel Farm. In 1789 the school was removed from the church and opened in Mansefield Road. By 1791 the population was recorded as 1800 a 50% increase from 36 years earlier.

The Nineteenth and Twentieth Centuries

4.14 In 1826 a new street plan was superimposed on the old, with the opening of wider and straighter streets- New Road, Earl Grey Street and Loudon Street. Cowgate and Castle Street were relegated to minor roads, while buildings at north and south ends of the Cross were demolished to allow the new pattern. This resulted in largely the same street pattern that remains today.

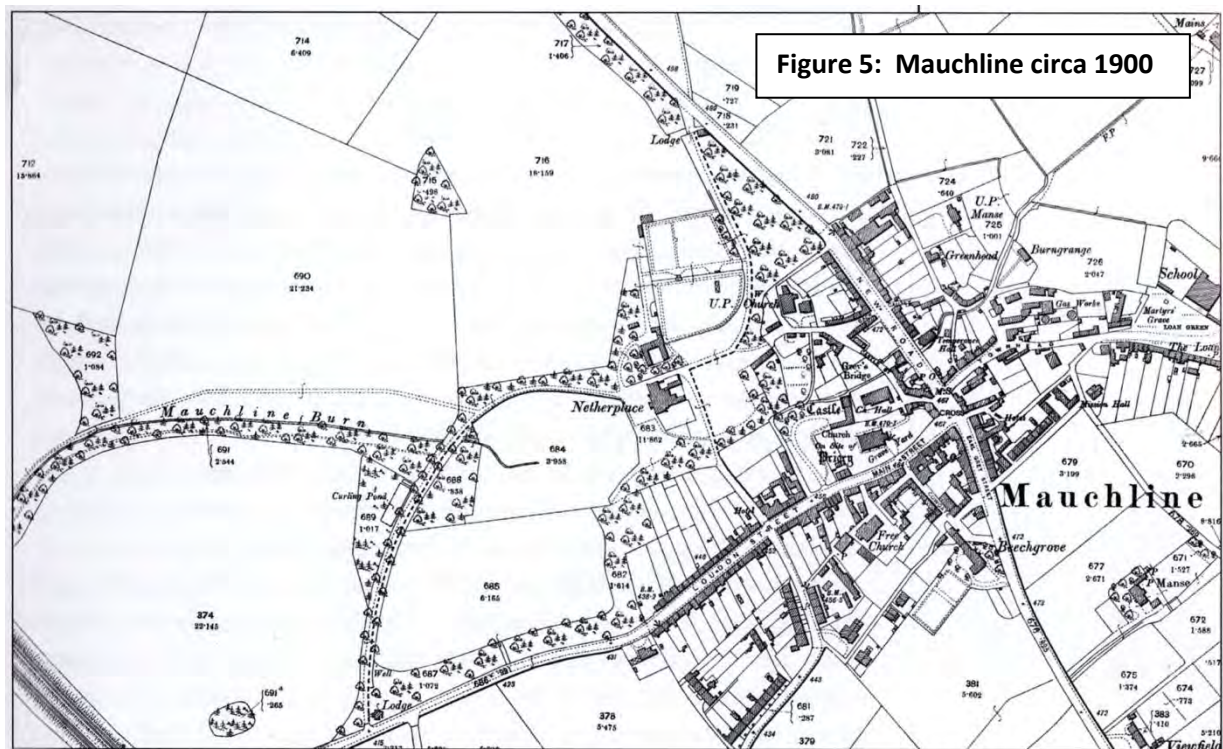


Figure 5: Mauchline circa 1900



Cross and Cowgate 19th Century

4.15 Mauchline Parish Church built in 1829 designed by local architect William Alexander replaced the pre-Reformation structure. It sits very close to the centre of the village on a slightly elevated position on Loudoun Street. The church is of red sandstone and has recently had its roof and windows renovated. The church has a graveyard that encircles the building and is the last resting place of many associated with Robert Burns when he lived in Mauchline including family members. The bell that summoned Burns to worship was reinstated in the new building.

4.16 The manufacture of wooden boxes was the most notable industry, there being three such sites. W & A Smith opened in c1810 and continued until 1937. Curling stones were also being manufactured. The production of curling stones survives today as a unique and important industry for Mauchline. The unit on Barskimming Road is the only manufacturer in the world to use the unique Ailsa Craig granite to produce curling stones, renowned as being of the highest quality and the only stones used in competition by the World curling federation. Coal mining was carried out at the local Mauchline Colliery while the village had its own gas works. By 1837 there was a post office, four schools, a prison

with two cells, two inns, fifteen ale houses and a public library. At this time there were around fifteen ale houses in the town, ordinary dwellings where the householder served home-brewed ale, in addition to the two purpose built inns.

- 4.17** In 1831 the population of Mauchline was recorded as 1,364 and by 1881 it was 1,616. 1897 saw the opening of the National Burns Memorial Tower designed by William Fraser.



- 4.18** The 1930s saw the building of council houses – Beechwood Road, Jean Armour Drive and Sunnyside Crescent to the north of the town and a series of bungalows along Cumnock Road. Council housing continued post 1945 in the Welton Farm area. Since the 1980s there has been considerable private housing on the Ayr side of the town.
- 4.19** In 2003 the Mauchline Burns Club initiated an annual Holy Fair whose success has attracted over ten thousand visitors. The Club has also been responsible for several enhancing features in the village: a Jean Armour statue, blue plaques and guides of sites and graves of contemporaries, pavement plaques on Burns' themes and kirkyard paving. The Burns House Museum owned by East Ayrshire Council offers displays on Burns, curling stones and Mauchline ware.
- 4.20** Today there is relatively little industry remaining in the town other than the curling stone factory. For the most part employment is in retail, services and professions. Mauchline has good road links to Ayr, Kilmarnock and Glasgow via the M77, so it is well placed for commuters travelling elsewhere for employment. The most recent population estimate (2015) for Mauchline, indicates a population of 4,030 a slight decrease from the 2001 (4,105) and 2011 (4,099) census results. However, there remains a steady rise in demand for new housing, reflective of national trends for higher numbers of smaller household sizes.

Loudoun Spout

- 4.21** Situated outside the Fairburn Hotel (originally the Loudoun Hotel), the water source is St Michael's Well. This was established by the monks of Melrose around 1165. A plaque was erected to commemorate this in 2000. The well became the main source of water and as a result, the village grew round it. New pipes were laid to the spout in 1908 paid for by a public concert. The water flow ceased in 1937 caused by a burst pipe. Normal service was soon resumed.

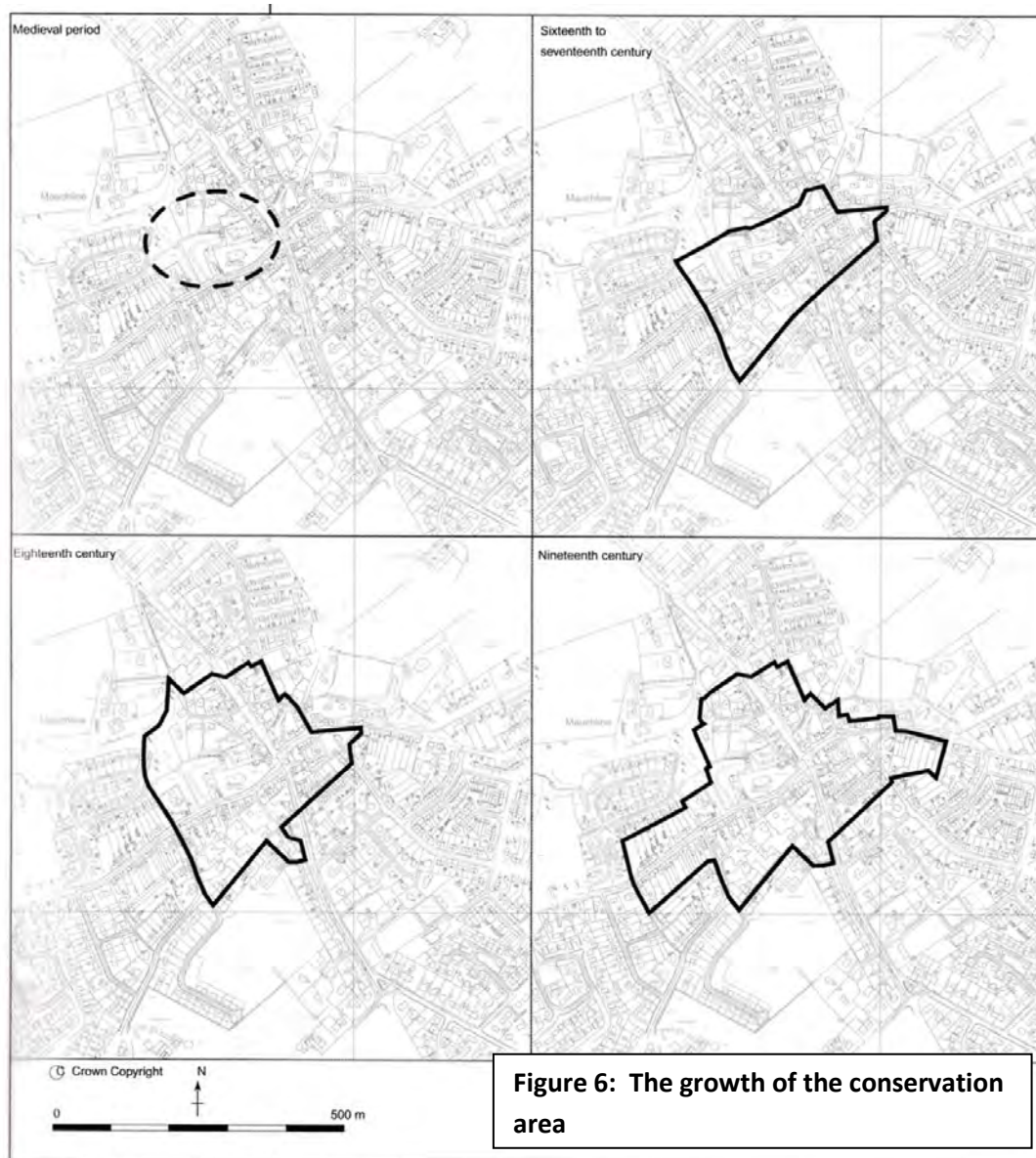
4.22 In 2000 as a millennium project by the Burns Club, renovation work to the pipes was carried out, and a new granite front was added. Tradition has it that locals are not so until ducked in the spout.

Mauchline Cooperative Society

4.23 The Society was founded in 1863 and a new shop was built at the corner of Loudoun Street and the Cowgate. After 1918 the Whitefoord Arms was demolished and a new sandstone two storey building was erected containing a grocery and drapery. A plaque was erected on the gable commemorating the old building.

4.24 In 1928 the building between the church and the Castle was demolished to hold a new grocery and drapery, behind which was established a bakery. At this time the Society had 689 members. After 1946 various expansions took place. These included in Earl Grey Street a gents' shop and television and audio premises; in Loudoun Street at the Cowgate a ladies' department was opened, while further down on the same side were a tobacconist and confectionery. Above these was the Jean Armour Restaurant and function suite. Opposite a butcher's joined the grocery with white goods above. The S.C.W.s took over in 1965 and by the new century the business had closed totally only for the grocery to open again in former Spar premises.

4.25 Mauchline remains a town with a very varied past, which to this day is reflected in its street lay out and extant buildings, ranging from the medieval to the twentieth century.



5. Conservation Area Appraisal

Character and Land Use

5.1 The historic core of the Mauchline Conservation Area is largely based around the confluence of Loudoun Street, High Street, Kilmarnock Road (A76) and Earl Grey Street which is commonly referred to as Mauchline Cross. There are several other narrow roads and lanes leading off the 4 main roads the most notable being the Cowgate and Castle Street. The cobbled lanes around the Old Church, Abbot Hunters Tower and the Burns Museum form the heart of the conservation area and are critical in giving the area its unique character and sense of place. However, the conservation area is larger than just the core area; there are other notable character areas:

- The grounds of the former Netherplace House, forms a largely wooded area in the north eastern portion of the conservation area. This green area provides a contrast to the rest of the conservation area which is largely developed with a town centre setting;
- To the south of the conservation area, a row of detached sandstone villas in large plots on Earl Grey Street provide an interesting contrast to the denser rows of commercial units in the centre;
- To the south west, between Loudoun Street and Tanfield there is a traditional industrial area.
- The north eastern portion, between Burnside and High Street accommodates a range of predominantly residential properties, with a mix of traditional villas, terraced cottages and more modern infill developments.

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 the mid 18th century to late 19th century rendered buildings and early 20th century red sandstone buildings and residences. The buildings range from single storey dwellings to prominent, commercial, residential and ecclesiastical buildings.



Examples of styles of buildings within the Mauchline Conservation Area

5.3 Mauchline's link to the poet Robert Burns is intrinsic to its character and sense of identity and is clearly evident when exploring the conservation area. Key links to Burns comprise:

- Poosie Nansie's pub on Loudoun Street, is the scene of his work 'The Jolly Beggars'
- The kirkyard of the Old Church where a number of Burns family members, friends and associates were laid to rest, (some being mentioned in his poems);
- Gavin Hamilton's house, one of Burns closest friends and advisor and where Burns and Jean Armour are thought to have been married (although this is not documente);
- The Bleaching Green, where Burns met his future wife Jean Armour

Many of the buildings and sites with connections to Burns have been identified by the mounting of Memorial plaques by Mauchline Burns Club.



5.4 In terms of land uses, Mauchline Conservation Area has a wide range of commercial premises, serving the day to day needs of local people and passing traffic, typical for a town centre of this size. There are traditional shops, pubs, hairdressers, professional services, a bank (until Oct 17), a hotel and some eateries. Most of the commercial premises are traditional two storey properties many having residential use on the first floor. The conservation area also has a range of civic uses including a

Council run museum to Robert Burns (with integral library) and Mauchline Parish Church, both in the core of the conservation area in Castle Street and Loudoun Street respectively. Residential use becomes more predominant as you move out from the centre of the village.

Topography

- 5.5** The centre of Mauchline sits some 460ft above sea level with rising ground to the east and south east of the village and a gentle slope towards sea level to the west. The prominent River Ayr runs east to west less than a mile south of Mauchline where it is joined by Lugar Water before continuing its meandering route to Ayr harbour. Mauchline is essentially formed either side of the main A76 trunk route with the most recent new development expanding the town westwards towards Ayr. A railway runs north to south to the west of the village and links Kilmarnock to Dumfries and beyond. Mauchline railway station opened in 1848, but later closed in 1965.
- 5.6** Mauchline, whilst at first appearing to be located on a relatively flat part of the countryside, does exhibit height changes of just under 200ft within the boundaries of the village, with gentle increases in altitude heading away from Mauchline Cross towards Kilmarnock to the northwest and Sorn to the east. Leaving the village on the B743 towards Ayr presents a gentle descent.



Kilmarnock Road



High Street

These show the gentle rises and descents of the village.

Street Pattern and Access Routes

- 5.7** The hub of the village around Mauchline Cross whilst appearing to depict the existing route through the village has changed subtly due to increasing traffic demands over the years. Most of the other streets within the conservation area have changed little in shape or appearance over the years. Apart from the A76 through the village which is relatively straight, most other roads and streets exhibit gentle twists and curves and a variety of street widths, which contribute to the unique character and

interest of the area. Of particular interest is Castle Street, which turns off the Cross and is a narrow, cobbled one way street with no pavement, but offers an interesting and unique pedestrian access into the Old Church and the Burns Museum, (where Burns set up house on his marriage to Jean Armour) in contrast to the traffic dominated thoroughfare of the A76. On the other side of the A76, Burnside is similarly a narrow thoroughfare with no pavement, offering an attractive contrast to the busy nature of the A76 trunk road. Tanfield is another narrow lane that although open to vehicles is more suited to pedestrian access. All in all, the clear pattern of narrow lanes and access routes throughout the conservation area is one of its most interesting features and is an important factor in adding to the unique sense of place. A Burns Trail is depicted by the numerous blue plaques throughout the village.

- 5.8** The 2 main routes into the conservation area are from the A76 (running north/south through the village) and the B743 (running east/west through the village). The route from the north exhibits a gentle descent into the conservation area passing the National Burns Memorial shortly after entering the village and then passing open fields to the right with council owned residential properties on the left. Arriving from the south there are many red sandstone 2 storey residencies on the right and some newer mainly single storey dwellings on the left. Also on the left as you enter the conservation area is the Cowgate which links onto Loudoun Street without turning left at the Cross. From the east there are again some red sandstone residencies on the right before passing the primary school and medical practice. From the medical practice the road narrows a little and on the right, the buildings, many of which date back to the 18th century are a mix of commercial and residential uses. Continuing west through the staggered cross roads of Mauchline Cross you enter Loudoun Street and almost immediately on the right there is the sandstone wall which encloses the graveyard that surrounds the church. On the left hand side of Loudoun Street is where the majority of commercial premises are located with a mixture of original sandstone walls or painted/rendered finishes. At the junction of Loudoun Street and Cowgate sits the historic Poosie Nansie's Hostelry where Robert Burns was reported to have spent many an evening. Loudoun Street winds its way out of the conservation area with the Fairburn Hotel on the right.



Loudoun Street

- 5.9** Outwith the core of the conservation area, the street pattern becomes more typical of residential areas with modern cul-de-sac type developments at Kemp Court, Curling Stone Place and Robert Burns Place. The area around Tanfield is primarily an industrial area with little permeability between Tanfield and Barskimming Road.
- 5.10** Generally the main routes have limited on-street parking except for a few spaces on Loudoun Street; however, there is a free council run car park off Loudoun Street which also has coach parking.

Pedestrian access around the conservation area is good with generally well maintained pavements which are disabled access friendly.

Townscape

- 5.11** The townscape of Mauchline is defined by the combination of buildings and public spaces and how they relate to each other. The focus of the conservation area is the historic Parish Church compound, the adjacent lanes and Castle Street.
- 5.12** The development of Mauchline since the mid 18th century has been greatly influenced by the realignments through the town. The Kilmarnock /Dumfries road in a North - South direction, and the Edinburgh / Ayr route in an East - West direction.
- 5.13** There is a range of building types. Vernacular single and two storey buildings are interspersed with buildings of character and status. This creates a unique and interesting townscape.

The private villas on the east side of Cumnock Road, between Earl Grey street and the War Memorial are a striking variation to the excellent two storey tenement buildings on the north side of Loudoun Street which adjoins the east boundary of the conservation area; these in turn are in sharp contrast to the single storey vernacular cottages on the south side of Loudoun Street.

The area around the Church compound, the Cowgate, the lanes, and Castle Street reflect the townscape of old Mauchline.



Church Hall Courtyard and the lanes



Cumnock Road

Earl Grey Street

Kilmarnock Road



Cowgate



Loudoun Street



- 5.14** The conservation area contains numerous buildings and locations which have profound relationship with Robert Burns. These buildings and sites have been identified by the mounting of Memorial plaques by Mauchline Burns Club. *(See map on page 16)*

Public and Private Open Space

- 5.15** 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 the area is used.
- 5.16** Within the conservation area there is a relatively high ratio of open space, which is interspersed with traditional high density buildings. The most notable expanse of open space is the former grounds of Netherplace House. The grounds now form a relatively large wooded area in the northwest section of the conservation area. The area has a number of paths through it; however, these are in need of improvement to allow greater use of this valuable area of public open space.



Other key areas of open space within the conservation area comprise:-

1. The Church yard surrounding the Old Church in the centre of the conservation area contains the graves of many acquaintances, friends, as well as family of Robert Burns.



2. The Bleaching Green, an area of private open space, where Burns met his future wife Jean Armour. This area is bounded by the Chalk Burn and Abbot Hunter's Tower.



3. The private grounds of Gavin Hamilton's House (Mauchline Castle). Hamilton was a close friend of and patron to Robert Burns.



4. The lanes and the area adjacent to Loudoun Street car park, which were part of the old Netherplace estate. The lanes and small pockets of public space provide good and attractive pedestrian linkages through the centre of the village. There is potential to undertake improvements to these areas, which would significantly enhance the environment of the conservation area and provide an improved setting for the important surrounding listed buildings.



5. The open area on the Cowgate. This is primarily used as a surface car park.

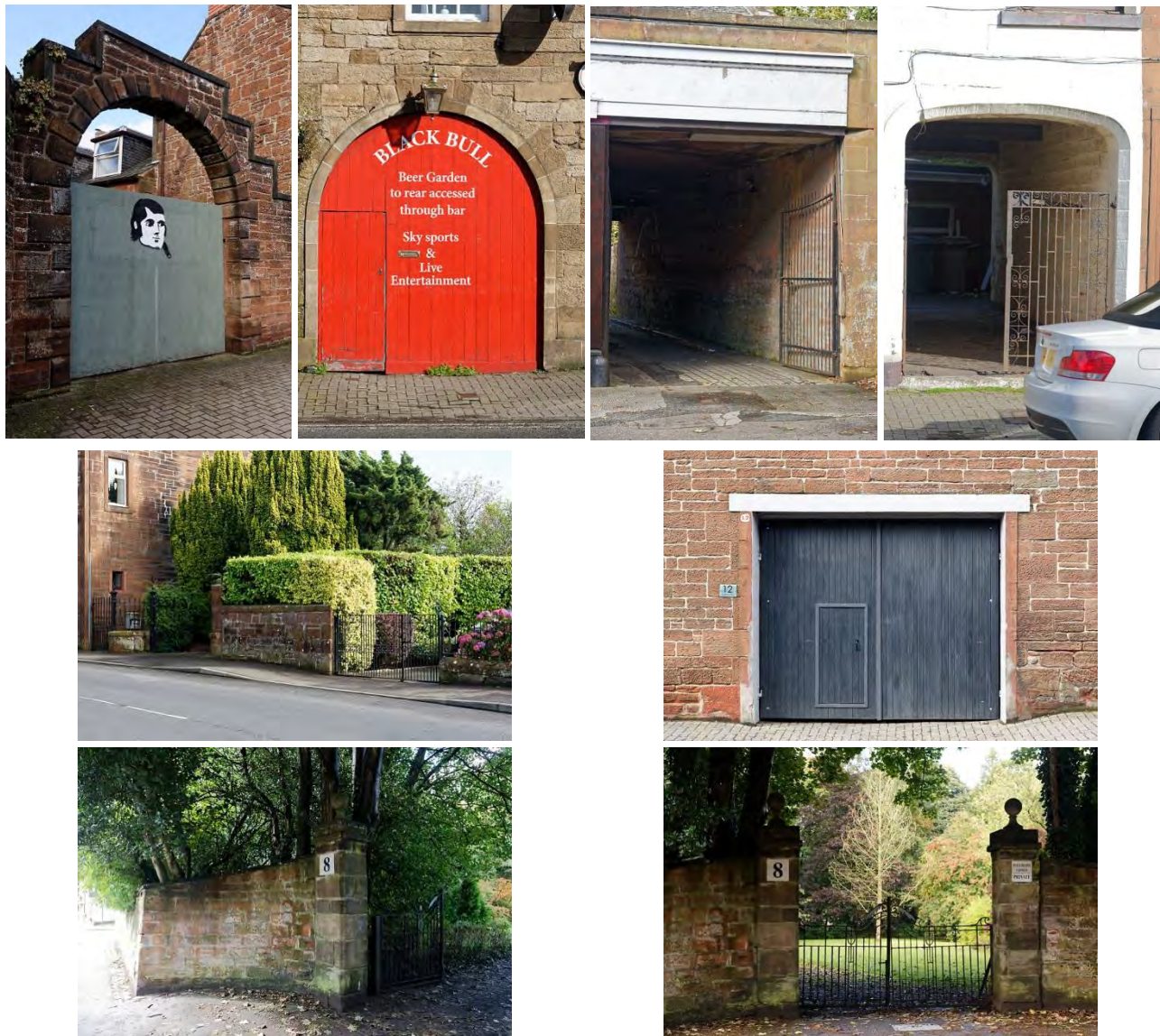


Boundary features

5.17 A notable feature of the conservation area is the prominence of traditional sandstone walls, separating private and public spaces and delineating paths and walkways. Loudoun Street, Tanfield, High Street and Burnside all have prominent boundary walls that add to the character and attractiveness of the area.



In addition to boundary walls, railings, pends and gates are prominent features in Mauchline Conservation Area and help to define the character of the Conservation Area.



Street Surfaces

5.18 The vast majority of street surfaces within the conservation area are tarmac, which has a minimal, if not negative contribution to the area. However, there are several areas where the choice of the surfacing adds to the visual character of the area :-

- The block paving to the lanes



- The cobbles and sets to the church and halls courtyard



- The paving and sets at the cross



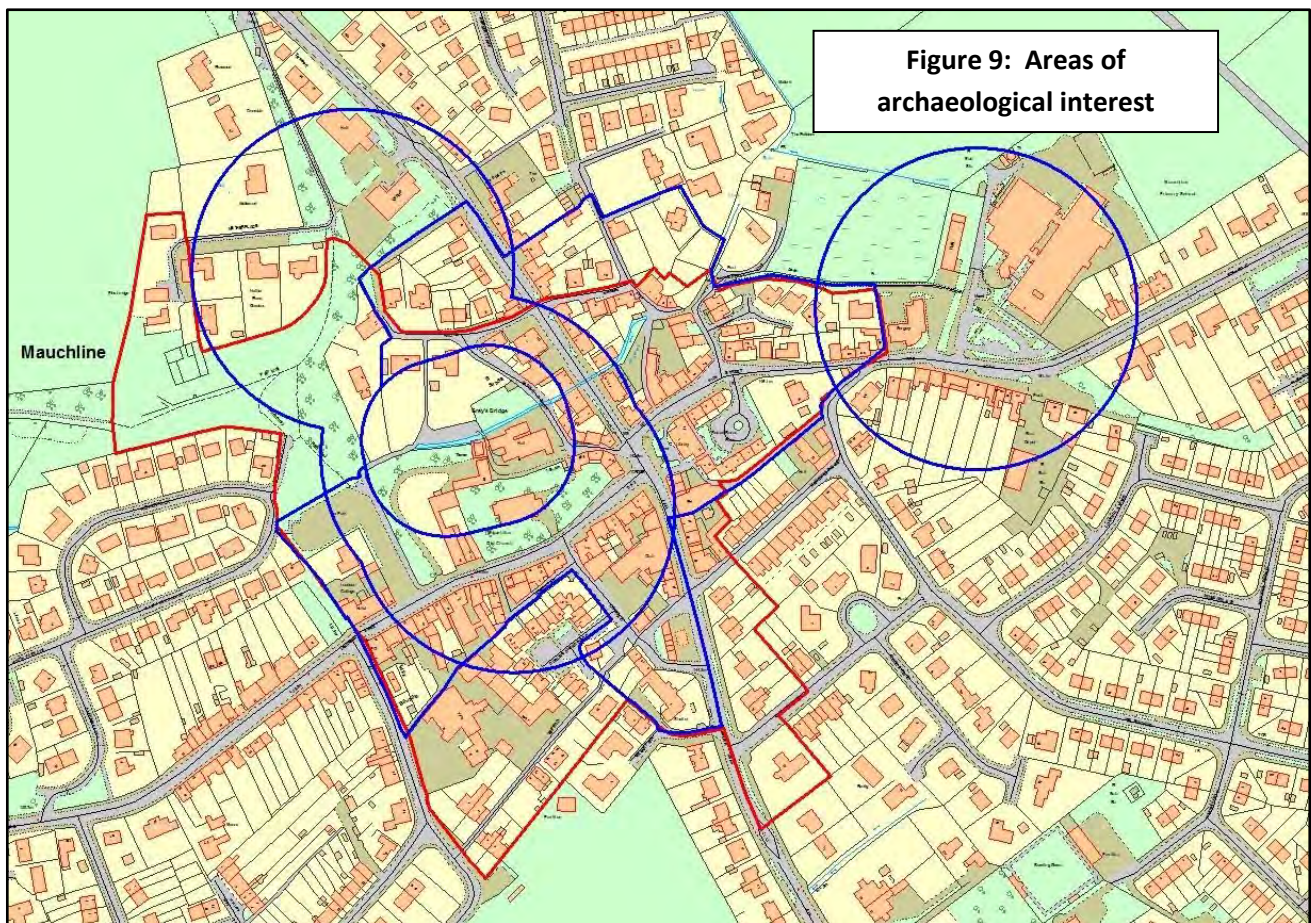
Trees and Landscaping

5.19 There are no Tree Preservation Orders within the Conservation Area. There are, however, some prominent trees within the centre of conservation area, primarily in and around the Old Church Kirkyard and adjacent to Abbot Hunter's Tower. Trees within Conservation Areas are protected by legislation. Any lopping or cutting must first be notified to the planning authority. The trees add attractive greenery to the area but there are instances where they could benefit from lopping or cutting back to increase light into some of the lanes and pedestrian walkways, particularly the lanes connecting the car park on Loudoun Street with Castle and Knowe. The largely wooded area in the grounds of the former Netherplace provides a contrast to the developed nature of the majority of the

conservation area. The wooded area has some paths through it, but these are overgrown and difficult to navigate. This area would benefit from upgrading and improved maintenance.

Archaeological Assessments

5.20 The West of Scotland Archaeology Service (WOSAS) maintains the Historic Environment Record (HER) for much of West Central Scotland, including East Ayrshire. The HER is a complete record of all known archaeological sites, finds, fieldwork and research. On the basis of existing archaeological records, East Ayrshire Council holds trigger maps that identify areas where there are likely to be archaeological remains and in which WOSAS should be consulted on any relevant planning applications. Figure 9 below, demonstrates that development in the majority of the Mauchline Conservation Area is subject to consultation with WOSAS, indicating that there is archaeological interest within the area.



Building Scale and Form

5.21 The character of an area is greatly influenced by the Scale and Form of its buildings, particularly when the thoroughfares are relatively narrow. The majority of the buildings in the conservation area are two-storey, however, on most streets within the area the two-storey buildings are interspersed with one and one-and-a-half-storey buildings, which makes for an interesting visual aspect. Interestingly, there are some instances of buildings greater than two storeys in height within the conservation area which by scale alone set themselves up as landmarks.

Landmarks

- 5.22** Abbot Hunter's Tower or Mauchline Castle a striking rectangular tower with crowstepped gables. A civil residence dating from at least as early as 1690, the block is taller than other local residences and very different in character by design whilst constructed in indigenous stone.
- 5.23** The adjacent gothic Parish Church of 1829 has its bulk relieved by an accomplished tower. This substantial edifice gives a presence to the village and forms a notable feature in the surrounding landscape.
- 5.24** Lastly, there exists, outside the conservation area, the three-storey turreted **Burns Memorial Tower** of competition-winning baronial design. Located on the confluence of two roads the tower dominates the skyline and catches the eye with its fairytale composition and dramatic siting.

Architectural Style

- 5.25** The style of architecture, along with choice of primary materials is fundamental in defining the character of an area. Within the conservation area the architectural style varies from the vernacular single and one-and-a-half-storey rows of cottages, to two and two-and-a-half-storey tenement blocks, and detached villas with interesting art nouveau features.



Conservation Area storey heights & style

- 5.26** Along with many other Ayrshire towns and villages Mauchline developed with typical vernacular constructs of random rubble stone walling, lime wash and thatch; later we see properties with dressed margins, stucco and nepus gables all of which can be identified within the conservation area.
- 5.27** Later the effect of the indigenous stone quarries can be readily seen and Mauchline town centre has more than its fair share of red sandstone properties, certainly more than is seen in the development of comparable Ayrshire settlements. The extensive use of red sandstone gives the conservation area a unique character unusual for a small parochial village.
- 5.28** In 1825 the first sod of the first Ballochmyle Quarry was cut. This was to begin 130 years of quarrying in and around Mauchline. The very first quarry provided the stone for Mauchline Parish Church but at the time the quarry was landlocked with no easy means of transporting large quantities of stone out with the district. This all changed in 1848 when Mauchline Railway station opened for business. Immediately the quarries could expand now being connected by rail to the developing city of Glasgow, the industrial development of central Scotland and the British Empire. The **Victorian** and **Edwardian** periods were boom times for the quarries, but it all suddenly stopped in 1914 with the outbreak of the First World War. Building work ceased, men were called up, and the War Department wanted buildings which were cheap and easy to construct.
- 5.29** By the 1930s building bricks were being mass produced and they were cheaper to make, easier to transport and quicker to construct. After the Second World War finished construction was slow to resume and many skilled quarrymen had been killed. The quarries eventually resumed quarrying stone again but on a much reduced scale. Production finally ceased in the mid1950s when the quarries had been kept going producing stone for locally built bungalows. And so Mauchline has a unique townscape of early Victorian through to Post War architecture telling its own social history through its architecture.
- 5.30** Paradoxically, as well as exporting sandstone all over the world, the railway enabled cheaper goods and products from all over the world to be brought to Mauchline. For example, Scotland was seen as a market for their output of cheaper slate by other parts of the United Kingdom such as Wales. The decline of Scottish slate and stone production meant that the conservation area character changed again becoming less particular to Mauchline. This process continues to this day and the globalization of our built environment means that it is more important than ever to cherish what defines our towns and villages and preserve what makes them unique for generations to come.
- 5.31** Within the conservation area the principal elevations are mostly of red sandstone, which was quarried locally, interspersed with building elevations of blonde sandstone, elevations of wet dash render, and the roofs of predominately west highland slate.
- 5.32** The most prominent building and the town's most significant landmark within the conservation area is the Parish Church, this red sandstone, slated structure with integral bell tower is at the centre of the conservation area, and indeed the village. The present church, which was opened for worship in 1829, stands on the site of the former St Michael's church which dates back to the 13th century, when the land belonged to Melrose Abbey.
- 5.33** The old church converted to Protestantism in the mid16th century following the Reformation, and had strong links to Robert Burns and family, as well as the Covenanter movement.

5.34 The modern residential dwellings within the conservation area comprise a range of detached and terraced dwellings. To the north of the conservation area around The Knowe and Netherplace, the modern additions comprise low density detached dwellings with large garden sizes. These contrast to Curling Stone Place and Robert Burns Place, relatively dense terraced developments built as courtyards.

Conservation Area Styles and Architectural Detail

5.35 The Conservation Area is home to a number of buildings which share certain characteristics. These are by no means unique to Mauchline but they are typically found in Ayrshire and help to create Mauchline's sense of place throughout history and in its geography:

- The **tympany** or **nepus gable** is the gable-shaped raised middle part of the front of a house a small gable carried up from the top of a front or back wall of a building having a small dormer-like roof of its own, similar to a wall-head dormer window.

There are two two-storey properties one on Loudoun Street and one at the Cross, visible from Loudoun Street with this feature.

Historical photographs show the one on Earl Grey Street with small side windows.

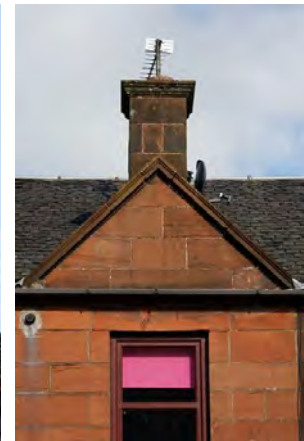


- The corbelled **chamfered corner** - a practical detail made decorative – used to soften a right-angled corner for ease of passage.

There are a number of older simple examples – the pair on High Street and on the later Masonic Lodge on Loudoun Street the architect has used the detail in a more elaborate statement to allow a wider footpath at ground level.



- **Wall head chimneys** are still evident at Loudoun Street and Kilmarnock Road and are mostly shouldered for stability. Historic evidence shows more examples than survive today as chimneys were typically subject to chemical erosion from smoke.



- **Thackstones** are remnants from the days of thatched roofs and are stones projecting from a chimney base which would have covered the upper edge of the thatch laid on the gable scarcement. There are some evident on both single and two-storey buildings within the Conservation Area and it's interesting to consider just how many properties would originally have been thatched and how few remain across the whole of Ayrshire.

- Other interesting historical features in the town include evidence of corner protection features, used to protect building from cart axle hubs, shown opposite at Poosie Nansie's. On the Cowgate, there is an example of a mounting stone, used to assist with horse mounting.



- 5.36** Architectural styles through the ages are typically dictated by fashion which in itself was often dictated by economy, wars, politics and necessity.
- 5.37** The earliest surviving properties within the Conservation Area will be the single-storey cottages of random undressed stone, originally thatched and limewashed. They would be home to residents such as weavers and agricultural workers.
- 5.38** Later, in Burns' lifetime Georgian townhouses with dressed stone margins, window surrounds and pedimented door openings would be built. Plain but typical of their time they were evident all over Ayrshire along with much grander classical houses displaying the fashion of the day and ergo the status of their owners.
- 5.39** During the Victorian era Mauchline expanded further and as well as new two-storey dressed red sandstone tenements some of the older buildings would be replaced. It is almost as if red sandstone were taking over the urban fabric! Most of the red sandstone construction is very plain with minimal detailing typical of country architecture with no grand displays of wealth. The Co-Operative Society of Mauchline including grocery, boot & shoe and bakery departments occupied a number of simple red sandstone properties within the town before eventually opening its combined department store in its single-storey building at Loudoun Street.

Building Types and Material

- 5.40** 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 was quarried locally and the principal elevations were of dressed red sandstone, while the rears were of random rubble sandstone; however, the occasional principal elevation was treated with wet dash or smooth render. The predominance of red sandstone helps give the conservation area a certain cohesion in its appearance and adds to the overall attractiveness of the area. Local red sandstone is seen throughout the wider area, including much of Ayrshire and greater Glasgow demonstrating the importance of local sandstone quarries and the lasting impact these have had on the built fabric of the west of Scotland.



More modern additions to the conservation area are primarily of brick construction with either facing brick or a rough cast finish.

- 5.41** Along the bases of roadside sandstone buildings, it is clear that damage has occurred from road salt splash and exhaust emissions from vehicles in conjunction with natural weathering.

Roofing and High Level Features

- 5.42** 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.
- 5.43** Some buildings within the conservation area which have retained their roof and high level features, lead flashings, cast iron rainwater systems, sandstone chimneys with decorative pots, greatly add to the character of the area.
- 5.44** Most roofs are simple duo-pitched constructs with fairly steep pitches dictated by their slate covering. Lead is used extensively at gutters, round dormers and round chimneys. Many lead ridges have now been replaced by zinc. Sandstone chimneys, quick to deteriorate through carbon emissions from smoke are often replaced with brick and the traditional terracotta cans are often replaced over time with more basic substitutions. Simple duo-pitches are often book-ended with skew stones – a traditional detail left over from the days of thatch. Parapet gutters are a typical georgian detail and there is a good variety of dormer styles within the conservation area including flat-roofed, gable-fronted, and hipped or piended.



Barber's Roof



Villa – Loudoun Street

Windows, Doors and Shop Fronts

5.45 In common with most of Scotland, windows used in Mauchline 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.

- The use of traditional sash and case windows has diminished across Scotland since the Second World War. This can clearly be seen in the Mauchline 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 configuration that detracts from both the quality of the individual buildings and the character of the area as a whole. Modern replacement windows often have a number of different sections and opening mechanisms along with double-glazed units and modern glass which reduce the cohesive style of the street.



Original windows as demonstrated on 1 Castle Street can have a big influence on maintaining the integrity and character of buildings within the conservation area.

Original doors are of traditional material, panel patterns and design particular to their property. Similar to traditional windows, these are increasingly being replaced with modern alternatives in a variety of different styles which can be seen all over the country. Again, the loss of traditional doors has a negative impact both on the individual buildings and on the wider appearance and perception of the area as a whole with mismatched designs, poor quality materials and unsuitable design and proportions.

- On the main thoroughfares within the conservation area the ground floors of the two-storey buildings are mainly shops; these shop fronts thus have a notable impact on the visual character of the conservation area as a whole. There are few original timber shop fronts remaining in the conservation area. Most of the original shop fronts have been replaced with frontages, signage and shutters, of a scale, colour and design which detract from the gentle uniform visual appearance of the original conservation area. The signage and advertising used on the commercial buildings, in terms of scale and materials, again detracts from the appearance and character of the conservation area.






Whilst the shopfront on the co-op on Loudoun Street is a relatively new addition, the style and scaling represents a good example of a sympathetic new replacement shopfront




Key Buildings Appraisal



5.46 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. In order to provide an assessment of the number of properties retaining original / traditional features, the follow categorisation has 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>Fairburn Hotel</p> 	<p>The former McClelland Arms Hotel which had a strong association with Robert Burns.</p> <p>It has a prominent position on the east boundary of the conservation area.</p> <p>The noteworthy Mauchline Spout is located adjacent to its main entrance.</p>	<p>The main frontage has retained several original features, exposed sandstone masonry, slated roof with lead flashings.</p> <p>However, the original windows have been replaced with PVC replicas, and the prominent gable has been recently roughcast, and the kitchen extension features a very unsightly large extractor fan.</p> <p>Medium</p>


Building	Description	Retention of original features and current condition
<p data-bbox="177 327 462 356">63 / 65 Loudoun Street</p> 	<p data-bbox="727 327 1045 499">The ground floor of this building was, until recently the local post office. The upper floor is the Masonic Temple.</p> <p data-bbox="727 521 1045 763">It is a prominent structure on the east boundary of the conservation area. The corner elevation to Loudoun Street/ Barskimming Road has unusual detailing</p>	<p data-bbox="1070 327 1409 535">Several original features have been retained - sandstone masonry to main elevations, slate roof with lead flashings, cast iron gutters and down pipes.</p> <p data-bbox="1070 580 1409 822">However, the poor quality of the masonry repairs/infill, and installation of new PVC windows, complete with hairdressing signage, detract from the appearance of this building.</p> <p data-bbox="1193 869 1294 898">Medium</p>
<p data-bbox="177 1099 458 1128">57 - 61 Loudoun Street</p> 	<p data-bbox="727 1099 1045 1379">Sandstone masonry two storey block containing three divisions with a shop on the ground floor of one unit and flats on the ground floor of the remaining two, and the upper storeys.</p>	<p data-bbox="1070 1099 1409 1308">Several major original features retained - sandstone masonry, slate roof with lead flashings, cast iron gutters and down pipes.</p> <p data-bbox="1070 1352 1409 1561">However, the original windows have been replaced by various types and colour of PVC windows, also surface mounted utility pipes on masonry façade.</p> <p data-bbox="1193 1608 1294 1637">Medium</p>




Building	Description	Retention of original features and current condition
<p>CO-OP Store 43-51 Loudoun Street</p> 	<p>This building was part of the original J.M. Jamieson grocers, and is currently a small supermarket on the ground floor with flats above.</p>	<p>The building retains several of the original key features - sandstone masonry frontage, slate roofing with lead flashings. The windows to on the first floor have recently been replaced with upvc.</p> <p>The signage and the shop frontage have been renewed, but have remained relatively sympathetic to the character of the conservation area.</p> <p>The roller shutters are of non-heritage colours.</p> <p>Medium/high</p>
<p>2 – 6 Loudoun Street</p>  	<p>Single storey, former Mauchline Cooperative Society building, with pend leading to enclosed courtyard containing a two storey sandstone masonry building which is presently unoccupied. Currently the main building contains two shops.</p>	<p>The frontage is mainly aluminium shop fronts and signage, which clash with each other and require significant enhancement. The roof is a combination of pitched and flat with a sandstone parapet.</p> <p>The main roof is slated, but the large original roof lights have been replaced with PVC corrugated sheeting.</p> <p>Medium /low</p>


Building	Description	Retention of original features and current condition
<p>23 - 25 Loudoun Street</p> 	<p>Former two storey with dormer windows on roof. The building is on the site of the Whitefoord Arms public house demolished in 1866, where Robert Burns and his cronies conducted the infamous Court of Equity.</p> <p>The building now houses two shop units and an upper flat.</p>	<p>Very few of the original features remain, the front elevation is now a smooth render painted and the shop fronts and signage are in a seriously dilapidated state.</p> <p>Medium /Low</p>
<p>Cowgate No5</p> 	<p>A two storey sandstone masonry building with some interesting features on the front elevation.</p> <p>One of the very few remaining buildings on the Cowgate.</p>	<p>The frontage contains a date plaque over the door and a recess for a boot scraper.</p> <p>The main elevation stonework requires some attention. However, the building is surrounded by poorly constructed out-buildings.</p> <p>Medium / Low</p>

Building	Description	Retention of original features and current condition
<p>12 – 18 Tanfield lane</p> 	<p>One of the two original buildings left on Tanfield Lane contains some interesting features.</p>	<p>Following recent fire the internals of the building is gutted and the building is derelict. However, the structure seems to be relatively sound.</p> <p>Medium /Low</p>
<p>1-3 Beechgrove</p> 	<p>One of the few semi-detached Villas within the Conservation Area.</p>	<p>Most of the key features have been retained and well maintained - sandstone masonry, slated roof, chimneys and pots. The original gutters, down pipes, windows have been replaced in PVC.</p> <p>Medium / High</p>
<p>Poosie Nansie's Hostelry, 21 Loudoun Street</p> 	<p>Two storey B listed building, with a flat on the upper floor, and a public house on the ground floor.</p> <p>The original inn had a bad reputation due to the behaviour of its vagrant and beggar clientele. The inn is now famous as the scene for Burns cantata The Jolly Beggars.</p>	<p>The original structure has been retained and the exterior to Loudoun street well maintained.</p> <p>However, the recent demolition of an attached extension, has left an ugly scar on this iconic building, also the elevation on the Cowgate requires significant attention.</p> <p>Medium</p>


Building	Description	Retention of original features and current condition
<p>1,2,3 Loudoun Street /The Cross</p> 	<p>This two story B listed building sits adjacent to the site of the Sun Inn, prior to the construction of the new road in 1820 when the old inn was demolished.</p>	<p>Very little remains of the original features; the elevations have been rendered and painted, the windows and shop fronts replaced.</p> <p>Low</p>
<p>25 High Street</p> 	<p>The Summer House a B listed building is all that remains of the Place, a residence built by Hugh, Lord Montgomery the 12th Earl of Eglinton in 1756.</p>	<p>The building retains all its original features and is well maintained.</p> <p>High</p>
<p>Black Bull Inn, 5 Earl Grey Street</p> 	<p>Two storey sandstone building, with dormer attic, public house at ground floor and flat at upper floors.</p>	<p>The building has recently been refurbished and the original features have mostly been retained.</p> <p>Medium / High</p>

Building	Description	Retention of original features and current condition
<p>9 Cumnock road</p> 	<p>Two storey sandstone private house.</p>	<p>This building has retained all its original features and has been well maintained.</p> <p>High</p>
<p>No 1 Castle street Formerly Nanse Tinnock's Ale House</p> 	<p>Two storey on Castle Street elevation single storey to Kirk yard; this red sandstone / slated roofed building is B listed.</p> <p>It is currently a Museum displaying curling stone and boxware produced in Mauchline.</p>	<p>All of the original features have been retained and the building is well maintained.</p> <p>High</p>
<p>2-4 Castle Street formerly the marriage home of Robert Burns and Jean Armour</p> 	<p>Red sandstone terraced, two storey building with a slated roof is a B listed building and is currently a museum regarding Robert Burns.</p>	<p>All the original features have been retained and the building is well maintained.</p> <p>High</p>

Building	Description	Retention of original features and current condition
<p>Mauchline Parish Church and Kirk yard</p> 	<p>The B listed Church occupies a prominent position in the conservation area. The site and the graveyard have strong links to the Burns family and the Covenanter movement.</p> <p>The building with its integral bell tower is red sandstone slated roofed building in the Gothic style with its original stained glass windows. The Kirk yard was the site of twice yearly Holy Fairs.</p>	<p>The church has recently been re-roofed with west highland slate and stone repairs carried out. Both operations were undertaken in the original manner. Thus the original features have been replicated. The building is well maintained.</p> <p>High</p>
<p>Gavin Hamilton's House, Loudoun Street</p>  	<p>The A listed building is L shaped and adjoins Abbot Hunter's Tower. The building was constructed in two parts, the first adjoining the Tower, the second the west wing by Hamilton's son. Both sections are two storey, wet dashed with slated roofs and sash and case windows.</p> <p>The House has close links with Robert Burns. Gavin Hamilton was a close friend and early patron of Burns. There are suggestions that Burns and Jean Armour were married in the house, although this is not documented.</p>	<p>Most of the original features have been retained.</p> <p>The elevations to the inner courtyard are relatively well maintained. But the elevations to the church courtyard and Kirkyard have been the subject of vandalism.</p> <p>Medium / High</p>

Building	Description	Retention of original features and current condition
<p data-bbox="177 329 687 360">Abbot Hunter's Tower (Mauchline Castle)</p> 	<p data-bbox="727 329 1045 499">This tower is the last remaining relic of the ancient priory circa 1450 which was a grange of Melrose Abbey.</p> <p data-bbox="727 544 1045 714">The Tower contains two vaulted floors, a wheeled stair, garde-robles and several walled chambers. A listed.</p> <p data-bbox="727 759 1045 965">There are very few remaining buildings of this type and age in Scotland, with this being the most in-tact of its kind in Scotland.</p>	<p data-bbox="1070 329 1414 607">Most of the window features have been lost and an external staircase constructed between the Hamilton house and the tower which gives access to the upper floors of the tower is in a poor condition.</p> <p data-bbox="1070 651 1414 929">The tower is currently braced and has openings bricked up. A structural survey is required to determine the stability and the required strengthening works to the original structure.</p> <p data-bbox="1155 974 1331 1005">Medium / Low</p>
<p data-bbox="177 1232 336 1263">3 High Street</p> 	<p data-bbox="727 1232 1045 1868">B listed private house which is occupied - pitched roof, with a zinc roof ridge; sandstone with plastic rhones; brick chimney with round chimney pots, chimney in poor condition. The property has a sky light, TV aerial and a satellite dish. Windows are modern timber casement, double glazed and in good condition; the external door is timber. Building has a smooth render finish. Rain water drainage is unconnected.</p>	<p data-bbox="1070 1232 1414 1438">The original features have been generally retained, but the main elevation of the house has been painted. External fabric of the house requires some maintenance.</p> <p data-bbox="1155 1482 1331 1514">Medium / Low</p>

Building	Description	Retention of original features and current condition
<p>15/17 High Street</p> 	<p>This is a building with a pitched slate roof, whose ridge is of zinc and has a painted sandstone frontage; the rhones are of cast iron.</p> <p>The building has a sandstone chimney with round chimney pots. There is a tv aerial. Windows are double glazed plastic PVC; the door is also plastic. The front elevation is sandstone, painted yellow. There are exposed gas meter boxes. Rain water drainage is connected to the building.</p>	<p>Most of the original features have been retained. However the sash and case windows have been replaced with unsuitable PVC. The main elevations have been painted. The external fabric of the building requires some maintenance.</p> <p>Medium / Low</p>
<p>Mauchline and District Kilmarnock Supporters Club, 8 – 12 Earl Grey Street</p> 	<p>The buildings comprises of the original two storey, four bay mid terraced block, with a pitched roof. A further two storey building is attached to the south with a slightly lower ridge line. The entire ground floor is rendered and the first floor is exposed masonry.</p>	<p>The original building remains a worthwhile part of the streetscape, hwoever, significant improvements could be made, such as the removal of the insensitive canopy and the installation of more appropriate windows.</p> <p>The attached building is of less merit and is contribution to conservation is limited by its lack of ground floor frontage.</p> <p>Medium / Low</p>

Building	Description	Retention of original features and current condition
4-8 Earl Grey Street 	4 – 8 Earl Grey Street occupies a prominent position close to Mauchline Cross. It forms a 2 storey rendered building, with slate roof. The ground floor accommodates a commercial unit (beauty salon) with residential accommodation on the first floor.	<p>There are limited original features remaining on this building.</p> <p>The current shopfront on ground floor level does not respect the scale and original appearance of the building</p> <p>Low</p>

Recent Constructions within the Conservation Area

5.47 Within the last two decades there have been several relatively major refurbishment and construction projects undertaken within the Conservation Area; many of these have included designs which are sympathetic to the character of the Conservation Area :-

- Refurbishment of the old Printer's building in Loudoun St
- Vet's Surgery High Street
- Black Bull Pub Earl Grey St
- Curling Stone Place housing in the Cowgate
- No 16-18 Earl Grey St



Old Printer's



Vet's Surgery



Black Bull Pub



Curling Stone Place housing



No 16-18 Earl Grey St

Vacant Properties

5.48 There are several vacant or under-used properties within the Conservation Area; however only one property 12-18 Tanfield appears on the **Buildings at Risk Register for Scotland** (BARR), described as:

- No 12-18 Tanfield, KA5 5AL; Unlisted; late 19th century stone –built two-storey dwelling with piended slate roof over; wallhead shouldered chimney to front elevation; low boundary wall with railings; appears on the 2nd edition OS Map; building in fair overall condition externally but disused with boarded up windows (fire damaged Jan 2014)

Other vacant properties comprise:

- 17 Earl Grey Street
- 61 Loudoun Street
- The Old Bakehouse, 8 Loudoun Street
- The former RBS Bank at 17 Earl Grey Street
- 7 Kilmarnock Road
- 2C Kilmarnock Road
- Commercial units on Burnside Road



- Mauchline Tower, Castle Street
- 11 Earl Grey Street



17 Earl Grey Street



61 Loudoun Street



12 – 18 Tanfield



The Old Bakehouse, 8 Loudoun Street



7 Kilmarnock Road



2C Kilmarnock Road



Abbot Hunters Tower



11 Earl Grey Street

6. Negative Factors

6.1 The conservation area appraisal process has identified several negative trends that are affecting the quality of the conservation area.

- Replacement of original features

The widespread replacement of original doors and windows has had a significant effect on the appearance and authenticity of the conservation area. Modern replacement windows are often of an inappropriate scale and detail and contain a number of different sections and patterns. This reduces the cohesive style of the street and often jars with the materials of individual buildings. Similarly the loss of traditional doors has a negative impact both on individual buildings and on the appearance and perceptions of the area as a whole.

There are many instances of inappropriate modern shopfronts within the conservation area. Examples can be seen at 23 Loudoun Street, 4 – 8 Earl Grey Street and 2-6 Loudoun Street. Such shopfronts are often of a scale that does not reflect the original building, whilst materials, signage, colours used and sometimes illumination undermine the original appearance and character of the conservation area.





- Alterations and additions

The principal elevation of a number of properties throughout the conservation area has been affected by inappropriate alterations and additions. Whilst the erection of satellite dishes, utility pipework and TV aerials may seem small scale, the overall effect of such developments is having a significant impact on the built fabric of the conservation area.



- Unsympathetic refurbishments.

There are several examples of unsympathetic refurbishment (the Kilmarnock Supporters' Club and adjacent right hand shop Earl Grey St, the old post office building Loudoun St).



Kilmarnock Supporters' Club



Beautician's



The Old Post Office

- Poor use of space

The old Cowgate has become an area of uncoordinated, vacant and unsightly tarmac, with a large featureless blank wall at its south end.



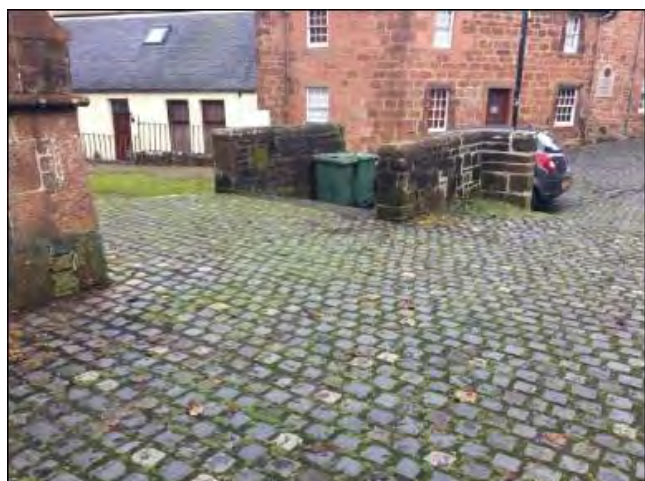


- Lack of maintenance

The lack of regular maintenance and upkeep on prominent buildings within the conservation area has a negative impact on its overall amenity. Issues such as blocked drains, vegetation growth, flaking paintwork and poorly maintained stone work are all clearly visible. This is not unique to Mauchline and is in some part indicative of the difficult economic times for property owners over recent years.

- Under performing public areas

The central part of the conservation area around Abbots Tower and Gavin Hamilton' House, with its cobbled lanes and interesting layout, is essential to giving the conservation area its character and uniqueness. However, this area is under-utilised; poor lighting, a lack of maintenance and overbearing trees make what should be an attractive pedestrian friendly environment feel unwelcoming.



7. Assessment of Significance

- 7.1** This appraisal sets out the specific elements that give the conservation area its particular character and appearance. These elements, as summarised below, are the significant features that make the conservation area a special place and contribute the most to its uniqueness.
-
- 7.2** The core of the conservation area has a strong concentration of listed buildings, demonstrating the historic and architectural importance of the town. The Old Church, Burns House Museum and Abbot Hunter's Tower are all listed and provide attractive landmarks within the conservation area. The Old Church in particular, provides a high profile focal point for the conservation area. This core area is further enhanced by an attractive street pattern of cobbled lanes and public spaces, particularly around Castle, Knowe and Burnside Road that give the conservation area a unique sense of place and pleasant pedestrian environment.
- 7.3** Beyond, the core of the conservation area there is an interesting mix of building types and architectural styles. For example the attractive villas on Earl Grey Street contrast with the higher density two storey terraced buildings around the Cross and Loudoun Street, many of which offer a traditional pattern of commercial use on the groundfloor with residential accommodation on the upper floor(s). The sunhouse on High Street is an interesting and unique listed building in the town, whilst the detached and semi-detached villas interspersed along Tanfield and Beechgrove Road provide further evidence of the traditional residential buildings in the town.
- 7.4** Within the conservation area the use of traditional materials is significant to the character of the conservation area. In particular, the enduring predominance of local red sandstone makes an important contribution to the character and attractiveness of the conservation area. In addition, traditional architectural features can still be found on key buildings, such as wallhead chimneys and nepus gables, examples of which are still evidenced in the conservation area.
- 7.5** The identity and character of Mauchline is intrinsically linked to Robert Burns, the national bard. Many of the key buildings and features within the conservation area, such as the Old Kirkyard and Poosie Nancies pub, have strong Burns connections. There is clear potential to develop these links further and ensure that the presence of Burns within the town is both preserved and enhanced.

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 1974.
- 8.2** Consideration has been given to extending the east boundary to include the Martyr's Grave Memorial. However it was considered that it would be difficult to bring this within the conservation area without also including the relatively modern health centre building adjacent to it, which would not be an appropriate addition to the area. It was therefore concluded that an extension to the conservation area to include the grave would not be logical and that the protection given through its listed status gives the memorial more appropriate protection.
- 8.3** Through the appraisal process, several areas were considered for removal from the conservation area, but it was concluded that the boundaries should remain unchanged. Consideration was given to:
- Kemp Court, in particular the 3 detached dwellings that were built around 2005. Whilst these do not enhance the conservation area, it was considered that the inclusion of this area within the conservation area gives it a logical boundary and that to remove these, would not bring any particular benefit, particularly given the development is of a limited scale.
 - The wooded area that makes up the North West portion of the conservation area and the houses on Netherplace Gardens that are included within the boundary. The houses are of modern design and construction and do not reflect the general character of the conservation area. However, given the historic significance of this area in terms of the former Netherplace House and its importance to the history of Mauchline, it is considered that this area should remain in the conservation area.
 - The residential development of Curling Stone place, built around 2002 and the industrial area to the south of it. Whilst this area differs in character and appearance to the core of the conservation area, it was concluded that there is still merit in retaining it, given the retention of some original industrial units and the importance of Tanfield and Cowgate to Mauchline's industrial heritage.

Development Sites and Regeneration

- 8.4** The East Ayrshire Local Development Plan 2017 is the key document for land use planning in East Ayrshire. The EALDP does not allocate any sites within Mauchline Conservation Area for specific development purposes. Looking at the wider Mauchline settlement, three sites are allocated for residential use, with a combined capacity for 171 dwellings. The development of these sites would increase the population of the town, with a likely increase in demand for town centre services. The

number of people using the conservation area for day to day needs would likely increase. In the longer term, this could result in greater demand for the vacant commercial units within the conservation area.

- 8.5** Proposal 20 of the EALDP, proposes that the Council will, in partnership with relevant parties, investigate funding mechanisms which could enable the construction of a by-pass for Mauchline. This is in recognition of the peak time congestion that occurs at Mauchline Cross, with implications for both road traffic and the environment of the town centre. Such a development would have a positive impact on the conservation area, in terms of reducing emissions and creating a more people focused environment.

Managing Change

- 8.6** The day to day work of the Council's Development Management Section provides a safeguard for development within the conservation area. All planning applications for proposals within the conservation area are determined against the policies of the Local Development Plan, which require that development in conservation areas should protect and enhance the character and appearance of the area. Appendix 2 contains the relevant policies of the Local Development Plan.
- 8.7** Not all development requires planning permission. The General Permitted Development Order allows certain types and scales of development to be carried out without the need for planning permission. Such development is described as permitted development. Significant changes to permitted development rights were introduced in 2011. Whilst, in general, these changes mean householders can do more without requiring planning permission, most of the rights do not apply in conservation areas. Appendix 3 outlines the permitted development rights that do not apply in conservation areas.
- 8.8** Any development that is carried out without the appropriate permission in place will be subject to enforcement action by East Ayrshire Council, under either the Town and Country Planning (Scotland) Act 1997 or the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, as appropriate. Mauchline Burns Club intends to monitor all works within the conservation area, and inform the planning authority of any works which are considered to detract from the character of the conservation area.
- 8.9** On a day to day basis, informal management of the conservation area by residents and community groups is critical and Mauchline benefits from a very proactive and committed community. The Mauchline Burns Club has been in existence for 90 years and promotes the work of Robert Burns, whilst at the same time delivering several projects around the conservation area to cement the linkages between Mauchline and Burns. The Mauchline Community Action Group, was established as a charity in November 2014 with the purpose of driving forward the themes and priorities contained in the community action plan. The work of these groups adds considerable value to the conservation area and cannot any programmes for positive change must harness the capacity and energy of the community groups.

Opportunities for Enhancement

- 8.10** Over the last two to three decades Mauchline's local industry, coal mining, creameries and optical production, has declined greatly, leaving the local economy very dependent on business generated by

visitors and tourism. On the basis of its important Burns connection, its industrial heritage and the attractive and interesting features that remain within the conservation area, Mauchline has the potential to become a key attraction within East Ayrshire. The town also benefits from its accessible location and its proximity to the popular Dumfries House, Boswell Estate and River Ayr Way.

8.11 Further enhancement of the Conservation Area would provide a much needed boost to the attraction of the village, as well as its prime function of reinstating the character of the Conservation Area. A Conservation Area Enhancement programme could assist in implementing the following:-

- Assist with stability and reconstruction of Abbot Hunter's Tower and allow it to be opened to the public. The A listed building presents an important but under-utilised asset within the centre of the conservation area.



- Assist owners of the vacant properties on Tanfield and Loudoun Street to make their buildings habitable.



- A scheme to encourage landlords / shop owners to replace or adapt shop fronts to those which enhance the character of the Conservation Area.



- A scheme to encourage property owners to replace non-traditional upvc windows with traditional sash and case windows. Mauchline benefits from a readily available catalogue of historic photographs, including those on the National Record of the Historic Environment (Canmore), valuable in helping to guide the reinstatement of traditional features.



- General improvements to the public realm throughout the conservation would greatly improve the attractiveness of it. This could include:

- providing seating and gardens within the Conservation Area (The vacant area adjacent to Loudoun St car park and the Bleaching Green)
- Cutting back some of the trees to increase permeability, light and security in some of the pedestrian lanes



- The area to the north of Abbot Tower, offers considerable potential to improve the public realm on what is an important and potentially very attractive pedestrian thoroughfare through the heart of the town. Works such as extending the existing stone setts, pruning the trees, introducing architectural flood lighting to Abbot Hunters Tower and installing new seating and pedestrian signage could significantly enhance this part of the conservation area. In terms of larger interventions, there is potential to install a new bridge to link Abbot Hunters Tower to the north, to better link the various assets within the town.

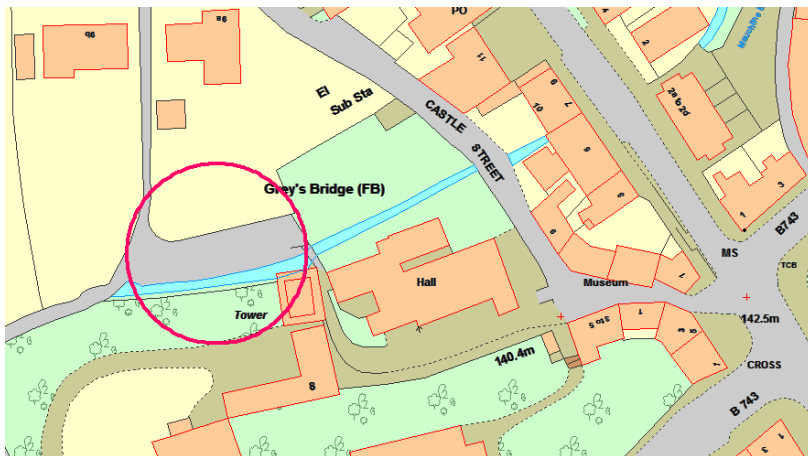


Figure 10: Area of public realm that offers significant enhancement potential



- At the Cowgate reconfigure the car park with low stone walling, seating and planting areas. Also make the extreme south end of the Cowgate pedestrian only (divert vehicles to the road at the north side of the existing petrol station). The rear wall of the petrol station could be enhanced by an appropriate mural or climbing vegetation.



- A scheme to assist landlords to remove aerials from prominent elevations, conceal exposed utility pipes along with minor repairs to masonry.



- Encourage landlords and owners, where required to maintain their buildings in a better manner. This would have benefits both for the long terms sustainability of the buildings and the amenity of the conservation area as a whole.



The successful delivery of these initiatives would assist in the regeneration and enhancement of the conservation area. On a broader scale, in conjunction with the proposed projects by the Burns Club and the Local Community Council, the initiatives would improve the overall appeal and attractiveness of Mauchline as a destination, to the significant benefit of the local economy and community.

Environmental Initiatives

- 8.12** As described in 8.9 the Mauchline Burns club has carried out several projects around the conservation area to highlight Mauchline's connections with Burns. The Blue plaque scheme identifies sites and buildings with a Burns connection providing an interesting trail around the town. Other projects delivered by the Club include the refurbishment of the Loudoun Spout on Loudoun Street and the erection of a curling bonspiel mural on Loudoun Street.
- 8.13** Supported by East Ayrshire Council's Vibrant Communities team, the Mauchline Community led action plan was launched in 2013. The 5 year plan sets out the community's aspirations and priorities to drive improvements to facilities, service delivery and the local environment.
- 8.14** The Mauchline Community Action Plan, 2014 – 2019, was developed on the back of survey responses from 723 households in Mauchline and the attendance of 403 people at a community consultation event. This demonstrates a high level of community participation in the development of the Plan. Among the priority actions included in the Plan, of relevance to the conservation are the need to *'improve public realm and shop fronts'*, *'reduce traffic and its impact on the community'* and *'continue to develop Burns related visitor attractions and events.'*
- 8.15** As described in 8.9, The Mauchline Community Action Group has undertaken a number of environmental improvement projects within the conservation area, such as providing and maintaining hanging baskets and planters around the town. A number of projects have been undertaken including the provision of hanging baskets and planters in the town, the development of a community growing garden, painting of shop fronts and organising regular clean up events. The Mauchline Action Group and the Burns Club provide vehicles for community led improvements to Mauchline which could have potential to explore some of the opportunities and initiatives identified in this appraisal.

APPENDIX 1:

Schedule of listed buildings in Mauchline Conservation Area

REFERENCE	ADDRESS	CATEGORY	DATE LISTED
LB14478	Summer house, 25 High St	B	April 1971
LB19701	no 3 High St	B	April 1971
LB14474	Nanse Tinnock's Castle St	B	April 1971
LB14473	Burns Home 2-4 Castle St	B	April 1971
LB14470	Church and Graveyard	B	April 1971
LB14472	Gavin Hamilton's House	A	April 1971 (Changed from B to A, in April 2018)
LB14471	Abbot Hunter's Tower (Mauchline Castle)	A	April 1971
LB14476	Poosie Nansie's Inn	B	April 1971
LB14475	1-17 (odd numbers) Loudoun St	B	April 1971

Out with Mauchline Conservation Area

LB14477	Martyr's Grave The Loan	B	April 1971
LB14479	Burns National Memorial	B	April 1971
LB19702	Lodge and Gatepiers, Netherplace, New Road	B	November 1979

APPENDIX 2:

Relevant extracts from East Ayrshire Local Development Plan (2017)

Overarching Policy OP1

All development proposals will require to meet the following criteria in so far as they are relevant, or otherwise demonstrate how their contribution to sustainable development in the context of the subsequent relevant policies in the Local Development Plan and Scottish Planning Policy would outweigh any lack of consistency with the relevant criteria:

- (i) Comply with the provisions and principles of the LDP vision and spatial strategy, all relevant LDP policies and associated supplementary guidance and non-statutory guidance.
- (ii) Be fully compatible with surrounding established uses and have no unacceptable impacts on the environmental quality of the area;
- (iii) Ensure that the size, scale, layout and design enhances the character and amenity of area and creates a clear sense of place;
- (iv) Where possible, reuse vacant previously developed land in preference to greenfield land;
- (v) Be of the highest quality design by meeting with the provisions of SPP, the Scottish Government's policy statement Designing Streets, the Council's Design Guidance and any master plan/design brief prepared for the site;
- (vi) Prepare master plans/design statements in line with Planning Advice Note 83 and 68 respectively where requested by the Council and/or where this is set out as a requirement in Volume 2 of the LDP;
- (vii) Be compatible with, and where possible implement, projects shown on the LDP placemaking maps;
- (viii) Ensure that there is no unacceptable loss of safeguarded areas of open space/green infrastructure and prime quality agricultural land;
- (ix) Protect and enhance natural and built heritage designations and link to and integrate with green infrastructure where possible;
- (x) Ensure that there are no unacceptable impacts on the landscape character or tourism offer of the area;
- (xi) Meet with the requirements of all relevant service providers and the Ayrshire Roads Alliance; and
- (xii) Be accessible to all.

Policy ENV1: Listed Buildings

Listed buildings play an important role in defining and enhancing the quality of East Ayrshire's environment and contribute to the character of local communities. The Council will support:

- The retention and preservation of all listed buildings and buildings within conservation areas;
- The adaption and re-use of listed buildings and buildings within conservation areas to meet modern requirements where this can be achieved in a manner sensitive to the character of the building.

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:

- the building is not of special interest; or
- the building is incapable of repair; or
- the demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or
- 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 ENV3: Conservation Areas

Development or demolition within a conservation area or affecting its setting shall preserve and enhance its character and be consistent with any relevant conservation area appraisal or management plan. Any development should be sympathetic to the area in terms of its layout, size, scale, design, siting, material and colour and should seek to enhance the architectural and historic qualities of the area.

Where a building contributes positively to the character of a conservation area, its proposed demolition should be assessed against the criteria contained in ENV1. Where it does not contribute to character, demolition will be supported where a high quality redevelopment or, in exceptional circumstances, a landscaping scheme is proposed as a replacement.

APPENDIX 3:

Permitted development rights that do not apply in conservation areas

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—
 (f) 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.

DEVELOPMENT TO A BUILDING CONTAINING A FLAT

- Class 4A (1) Any improvement or other alteration 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 **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, **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, **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.**

Class 6G The installation, alteration or replacement of a free standing wind turbine within the curtilage of a dwelling
Development is not permitted by this class in the case of land within (a) a conservation area.

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 –
(b) where the building or works are in a conservation area

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 -

(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 of 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**