

# Mauchline CARS Update

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# Purpose of CAMP



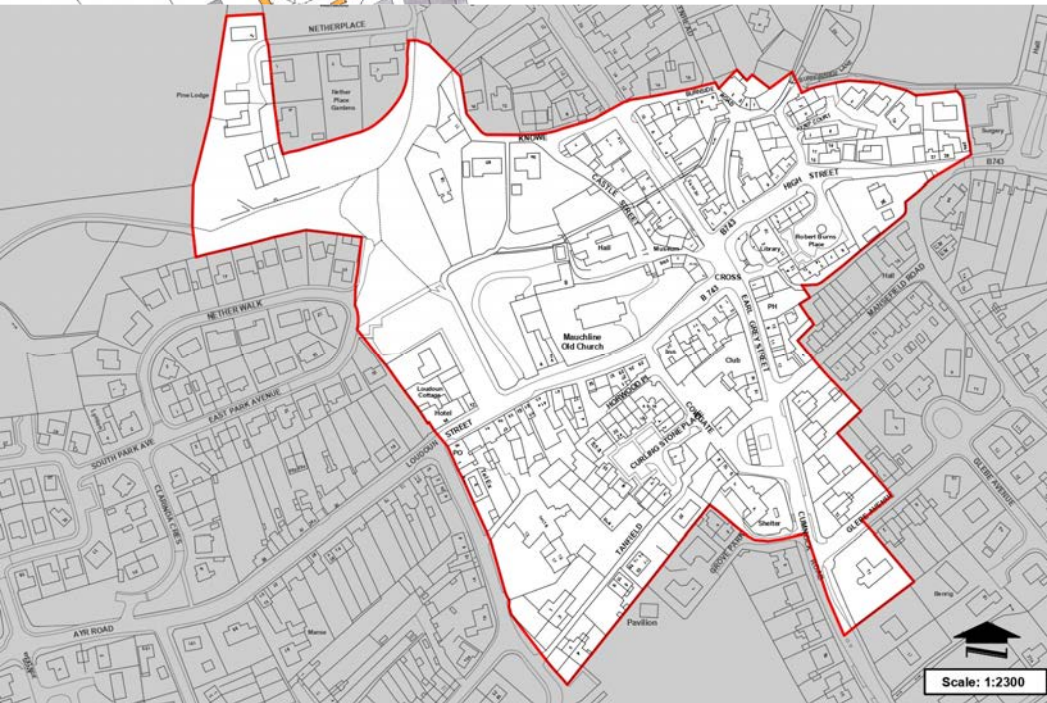
## Purpose

The purpose of this CAMP is to set out a framework to ensure the long term care of Mauchline Conservation Area, and to ensure that the necessary skills and procedures are in place to do so. It defines what management and maintenance is required; when it will be done, and by whom.

The Plan should be updated as the project evolves and more information becomes available and should be used regularly to ensure that the heritage is properly cared for in the long term.

## Process

- Understand the heritage and why it is important;
- Assess how it is currently managed;
- Identify risks to the heritage;
- Decide on the management and maintenance aims;
- Make an action plan; and
- Identify costs and resources



January 26<sup>th</sup> 2022



# Conservation Area Management Plan



## Contents

1. Executive summary
2. Introduction – who wrote the Plan, who participated, who was consulted, scope, methodology, links to other Planning work, gaps and limitations
3. Statutory guidance
4. Understanding the heritage
  - Historical / archaeological elements
  - Townscape analysis
  - Shopfront analysis
  - Glossary of features
  - Materials audit
5. Statement of Significance
6. Risks and Opportunities
7. Management Guidelines
8. Management and Maintenance Plan

January 26<sup>th</sup> 2022



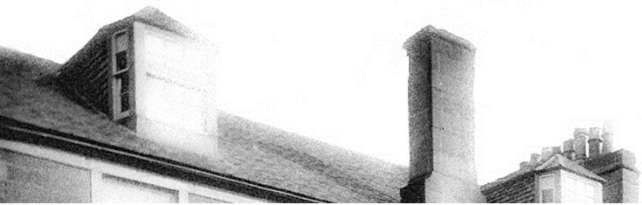
## Statement of Significance

*A 'statement of significance' of a place should be a summary of the cultural and natural heritage values currently attached to it and how they interrelate, which distils the particular character of the place. It should explain the relative importance of the heritage values of the place (where appropriate, by reference to criteria for statutory designation), how they relate to its physical fabric, the extent of any uncertainty about its values (particularly in relation to potential for hidden or buried elements), and identify any tensions between potentially conflicting values. So far as possible, it should be agreed by all who have an interest in the place. The result should guide all decisions about material change to a significant place. (English Heritage: 2008)*

Mauchline Conservation Area is rooted in the medieval settlement centred around Abbot Hunter's Tower: the best example of a tower house within a medieval grange in Scotland. Its townscape is a fine example of East Ayrshire towns of the 18<sup>th</sup> and 19<sup>th</sup> centuries with a **historic core** of listed buildings. There is evidence of its unique **industrial heritage** through the buildings that remain on Barskimming Road, the Ballochmyle sandstone that was widely used, and indeed the curling stone factory that still operates today. Many towns claim **links with Robert Burns** but Mauchline has a genuine reason to do so with strong and plentiful connections through buildings, people and places. Much is known about the history of Mauchline – thanks in part to the survival of John Gibb's photographs - yet there may still be treasures to uncover. It is for all of these reasons that the heritage of Mauchline is significant and should therefore be valued and protected.

January 26<sup>th</sup> 2022





# Risks and Opportunities

## Risks to the heritage

- Congestion in the Town Centre, particularly around the Co-op in Loudoun Street due to illegal parking
- Run down shop frontages and buildings & vacant buildings
- Inappropriate commercial signage
- Limited range of shops and services available within the town centre & many shops not accessible for prams, wheelchairs etc.
- Loss of traditional features – particularly original windows and doors – as guidance for unlisted buildings within the Conservation Area is unclear.
- Lack of Tourist Information / Map
- Pavements in a poor state of repair
- Lack of public / green spaces & outdoor seating
- Deteriorating condition of Abbot Hunter's Tower
- Possible disruption to undiscovered archaeological remains
- Under appreciation of some of the unique industrial heritage
- Limited visitor accommodation

## Opportunities to protect and enhance the heritage

- Provide education regarding building maintenance
- Provide grant assistance for building repair
- Create a public outdoor space that could be used by groups
- Potentially attract more tourists by making it a destination and making more of its unique history
- Encourage local events
- Improve pedestrian areas
- Build upon the community spirit by encouraging engagement with the process, and ongoing responsibilities
- To build upon the strong connection with Burns and the industrial heritage to encourage tourism
- To target the buildings with remaining historic architectural features and target the building owners by making them aware of the grant opportunity
- To tighten current regulations to offer more protection to the Conservation Area, and to disseminate this guidance

**January 26<sup>th</sup> 2022**



# Gazetteer

| Address   | Category   | Occupier   |
|---|--|--|
| 11 Castle Street<br>Residence   | <p>Roofline: Surveyed from Castle Street only. None apparent.</p> <p>Structure: 2<sup>nd</sup> - 3<sup>rd</sup> storey brick, square, redstone ash, clean.</p> <p>Issues: High lead ridge flashing and clips, flat lead roof with wood core rolls.</p> <p>Notes: Lead eave and chimney flashings.</p>  | <p>Roofline: Surveyed from Castle Street only. None apparent.</p> <p>Structure: 2<sup>nd</sup> - 3<sup>rd</sup> storey brick, square, redstone ash, clean.</p> <p>Issues: High lead ridge flashing and clips, flat lead roof with wood core rolls.</p> <p>Notes: Lead eave and chimney flashings.</p>  |
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The Conservation Area Gazetteer is a snapshot in time. It records all buildings within the Conservation Area at the time that the CAMP was prepared and includes space for notes to be added over the 10 year period such as:

- Consents applied for / works carried out
- Enforcement notices served
- Grants awarded and work carried out

# Management and Maintenance Plan



When undertaking a maintenance inspection the safety of you and those around you are of paramount importance. It is critical that this is thoroughly considered before any work is undertaken.

| REF. | ELEMENT          | TASK  | FREQUENCY                 | CARRIED OUT | OBSERVATIONS / ACTIONS |
|------|------------------|---|---------------------------|-------------|------------------------|
| A    | ROOF AND DORMERS | Inspect <del>slaterwork</del> for slipped or missing slates | Annually and after storms |             |                        |
|      |                  | Inspect leadwork for tears and uplifts                      | Annually and after storms |             |                        |
|      |                  | Check in roof space for damp patches                        | Annually and after storms |             |                        |
|      |                  | Check for areas of soft timber                              | Annually                  |             |                        |
|      |                  | Repaint timbers.  |                           |             |                        |
|      |                  | Check flat roofs for blistering and / or cracking           | Annually                  |             |                        |

Historic Environment Scotland Guidance:

Inform Guide: Repairing Scottish Slate Roofs [online] Available at <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=8c5a81d3-2ff4-4ba8-ac0e-a598009ace1c>

The 10 Year Maintenance Plan Template will be handed out to any building owner who is the recipient of a grant under the Mauchline Town Centre Regeneration Project. It provides guidelines as to the essential maintenance works required and their frequency, as well as links to relevant HES Inform guides. It will be a requirement of a grant award that the building owner adheres to this Maintenance Plan and periodically – at a frequency to be agreed – submits an updated Maintenance Plan checklist.

January 26<sup>th</sup> 2022



## Shopfronts



- Shops make a significant contribution to the distinctive architectural character of these streets and the overall quality of the built environment, and can create an impression of either a well-kept, thriving town enticing people to spend time there, or the opposite.
- This has a direct effect upon the economic viability of individual businesses, and collectively on the town as a whole.
- They evidence the history of the place and often have social or cultural connections.
- The commercial area within Mauchline is predominantly focussed around the meeting points of Kilmarnock Road, Earl Grey Street, High Street and Loudoun Street, converging at The Cross.
- As is common with shops across rural Scotland and appropriate to the scale of the town, the shopfronts in Mauchline are simple and domestic in scale, typically single or double fronted, either with original windows or an enlarged version, and simple signage. Fascias and decorative timber shopfronts are not the norm.

January 26<sup>th</sup> 2022





# Shopfronts



The approach to the conservation of shopfronts should be threefold:

1. To preserve and enhance any remaining traditional features of the shop, such as the original fascia, corbels, pilasters, tiled entranceways and stall risers for example; and
2. To encourage the re-instatement of traditional design features using traditional methods and materials.
3. To allow, and indeed encourage, diversity and identity.

The following should be avoided:

1. Loss of original features
2. Installation of externally mounted shutter boxes and solid faced security shutters
3. Illuminated backlit signage
4. Very large signs and excessive signage
5. Bright or basic primary coloured signs
6. Plastic signage
7. Oversized lettering
8. Plastic canopies
9. Large areas of glass that do not respect the proportions of the building

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