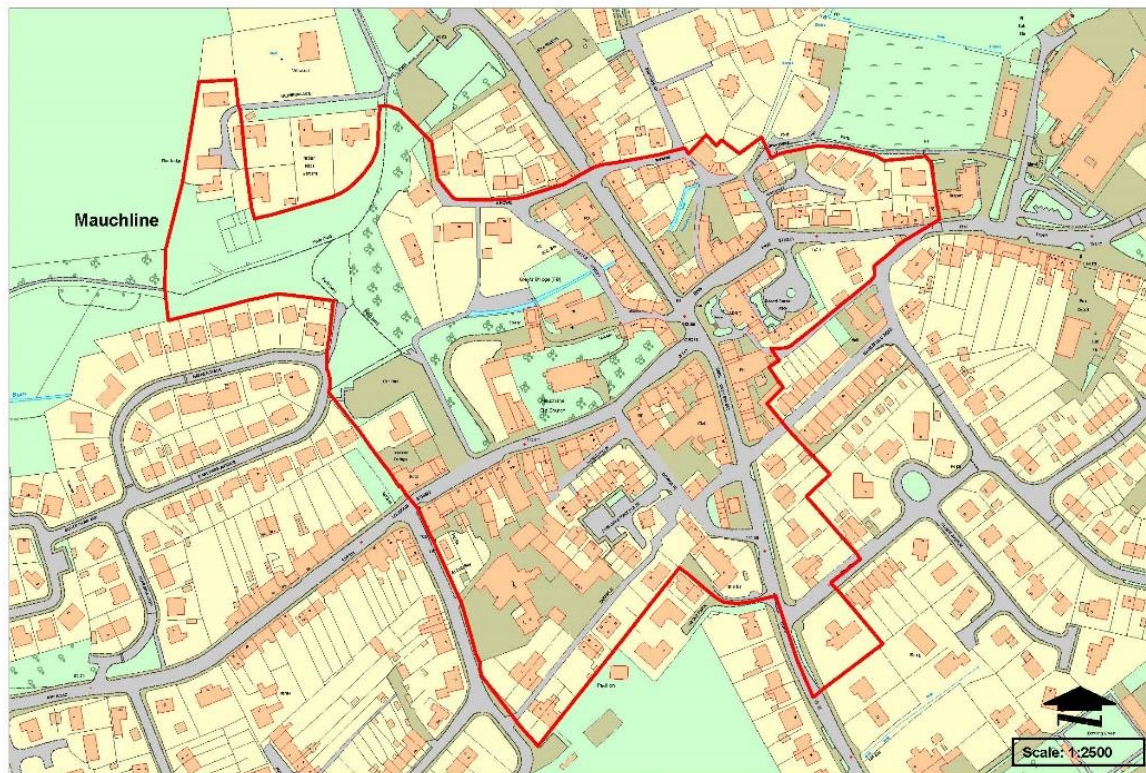


Summary of Mauchline Conservation Area Regeneration Scheme

Application by East Ayrshire Council

Application Reference: HECARS1572578821

Mauchline Conservation Area was designated in November 1974. The Mauchline Conservation Area boundary was reviewed in 2003 as part of the development of the first East Ayrshire Local Plan process after Local Government reorganisation. There were no changes to the boundary proposed at that time.



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The Mauchline Conservation Area Appraisal was produced in September 2017 and was updated in November 2018 following a review by a Conservation Accredited Architect from Wylie Shanks Architects. The Conservation Area Appraisal will be adopted as non-statutory planning guidance by the end of December 2018.

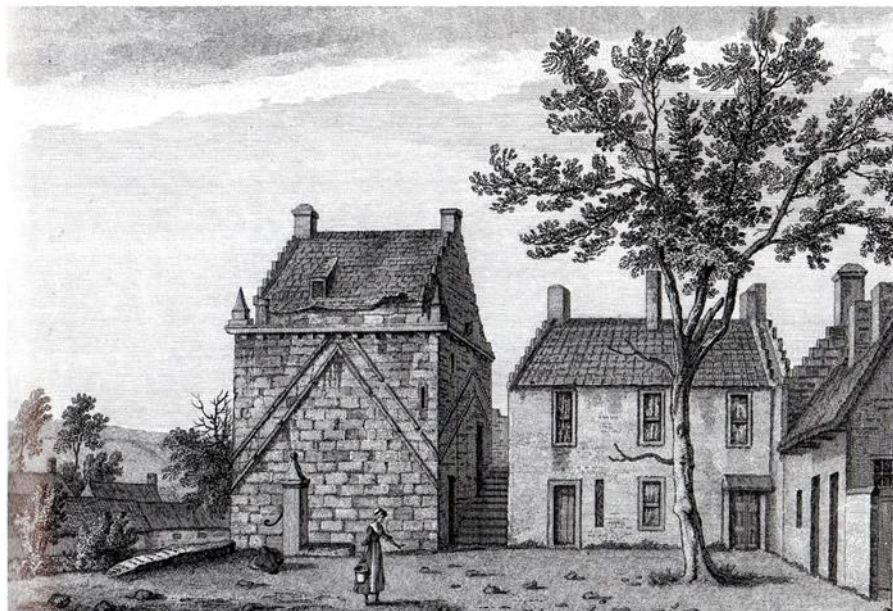
Following the necessary community engagement and consultation with HES and other stakeholders it is proposed that the Mauchline Conservation Area Management Plan be produced and adopted by 31 March 2020.

Mauchline Conservation Area Regeneration Scheme (CARS) is a 5 year programme, informed by Conservation Accredited Architects, run by East Ayrshire Council, steered and assisted by the community through the Mauchline Community Action Group. It aims to regenerate Mauchline by increasing and sustaining the economic activity and community development within the conservation area, maximising the economic potential of Mauchline's significant association with Robert Burns.

Mauchline CARS will be achieved by a combination of the following:-

- **Priority building repair projects** providing grant assistance for the re-use of redundant buildings and the intensification of underused buildings resulting in a viable end use. The proposed priority buildings are:-

Abbot Hunter's Tower (Mauchline Castle) – A listed,



8 Loudoun Street (Gavin Hamilton's House) – A listed,



8 Loudoun Street (Old Bakery), (red sandstone building)



21 Loudoun Street (Poosie Nansie's),



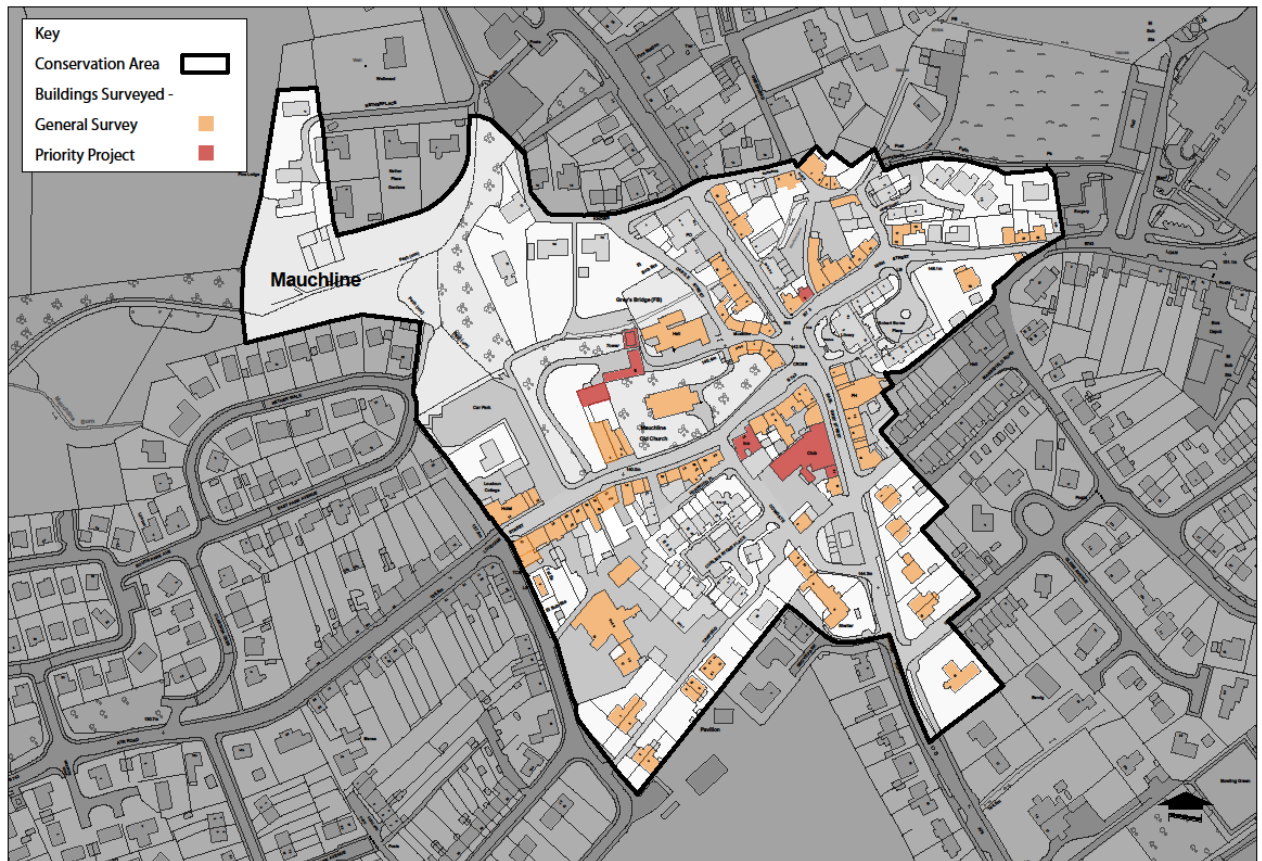
3 High Street (Home of John Richmond), and



8-12 Earl Grey Street (Mauchline & District Kilmarnock FC Supporters Club).

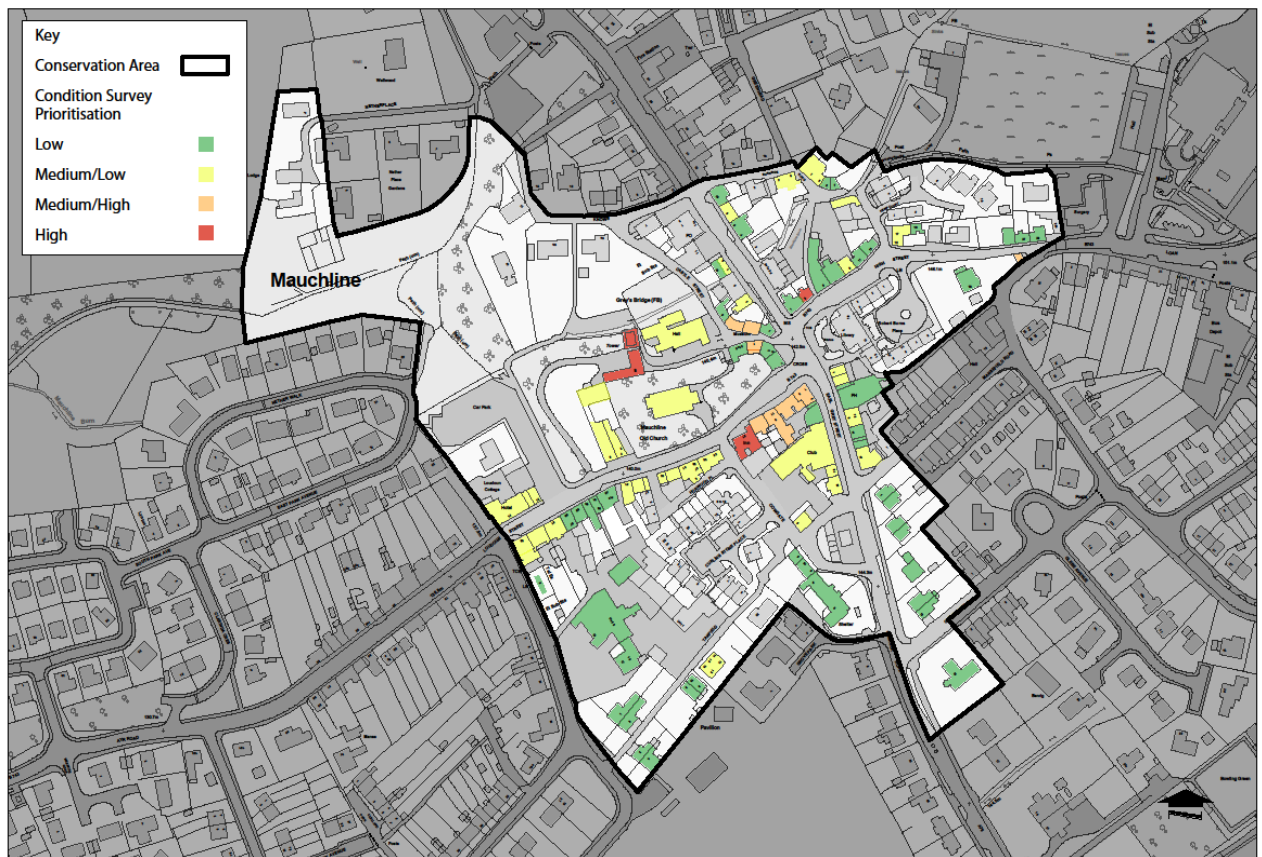


Grant assistance for the 2 'A' listed buildings will be up to 90% of eligible costs, with grant assistance for the remaining Priority Buildings up to 80% of eligible costs.



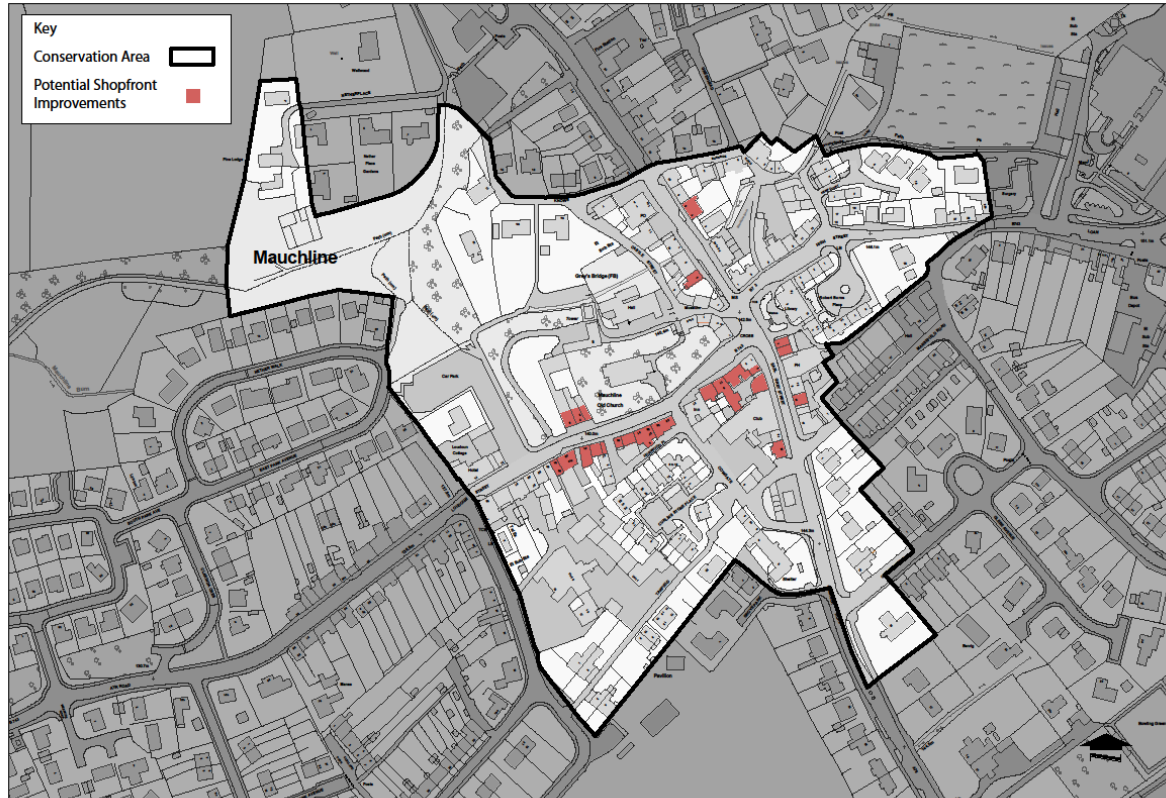
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- **Small Grant Scheme** providing funding for building repairs to properties identified as Medium/High priority by the Conservation Accredited Architects, the scheme will provide grant assistance of up to 75% of grant eligible costs up to a maximum grant of £25,000.



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• **Small Grant Scheme** providing funding for **shopfront improvements**, the scheme will provide grant assistance of up to 75% of grant eligible costs up to a maximum grant of £25,000. Eligible works can range from renewing shopfronts, renewing fascias, renewing/refurbishing doors, removing external roller shutters, replacing them with internal grills, and renewing/refurbishing hanging signs. See example below.



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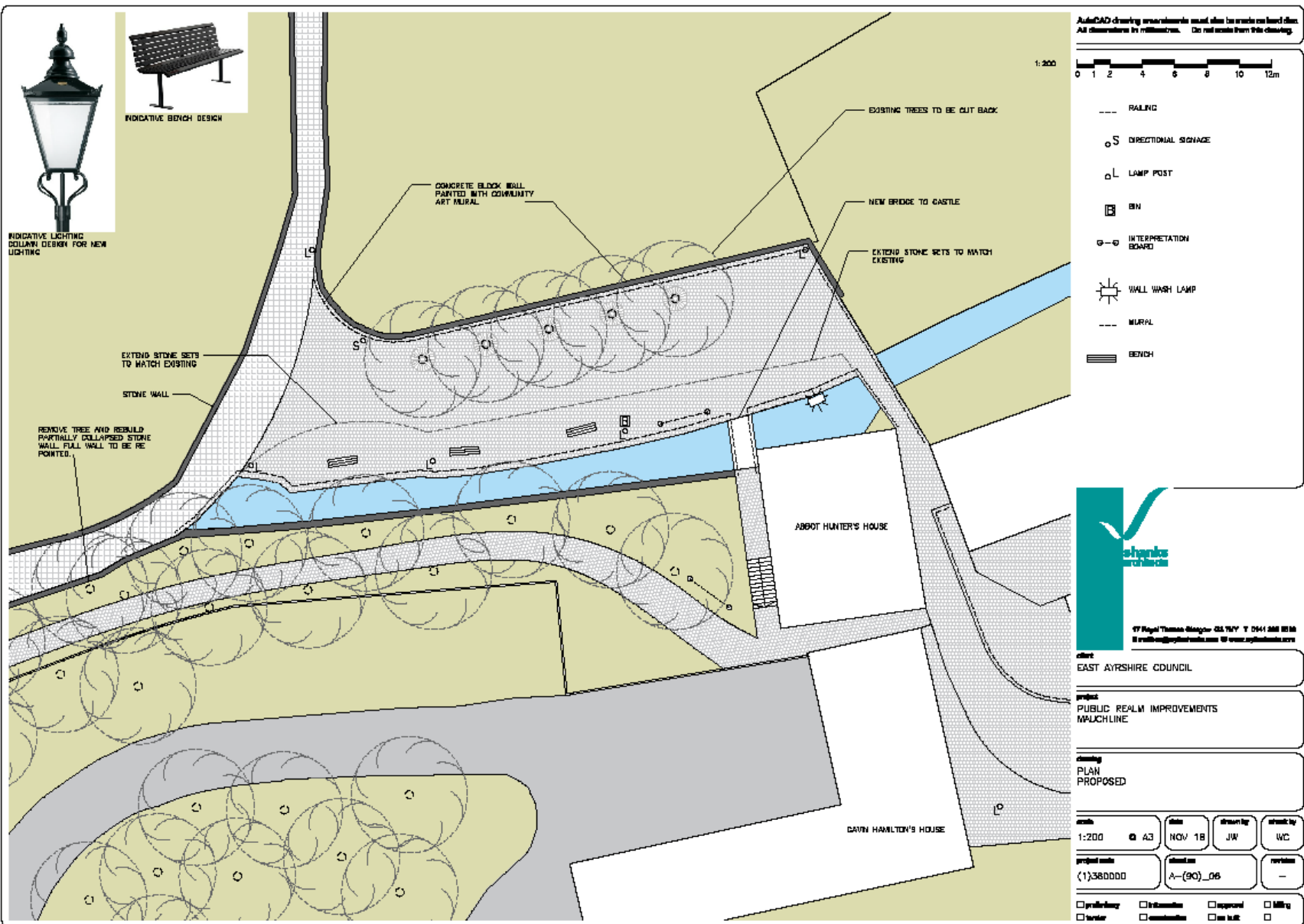


- **Small Grant Scheme** providing funding for the **replacement of UPVC windows and rain water goods** with wooden sash & case windows, and cast iron rainwater goods in line with guidance on energy efficiency and climate change adaptation for traditional buildings the scheme will provide grant assistance of up to 75% of grant eligible costs with a maximum grant of up to £15,000.

- **Public Realm Improvements** - that will repair and upgrade a pedestrian thoroughfare and provide a vantage point for interpretation and accessing the 'A' listed Abbot Hunter's Tower. The proposals are located immediately to the north of Abbot Hunter's Tower and include:

- Extension of the existing stone setts
- Removal of the existing damaged bollards and bollard lights and replacement with new light standards
- New flood lighting for the north elevation of Abbot Hunter's Tower
- Pruning of the five existing trees to improve appearance and natural daylight
- New bridge link to Abbot Hunter's Tower
- Installation of seating and a bin
- Installation of an interpretation board
- Installation of additional directional signage
- Community art mural on what is currently a concrete block wall (ownership and permissions to be obtained)
- Repairs to the stone boundary wall adjacent to Gavin Hamilton's property (an activity that has the potential to be used for training purposes).





• **Community Engagement & Education** - a programme of activities which promote community engagement and education related to the local heritage of the area, including the appointment of an 'Artist in Residence' to assist in the community engagement through various artistic media and lead on a wide range of community engagement projects, including, potentially, a mural. Created with a small group of local people to represent the wide variety of Mauchline's heritage. They would also develop a series of education activities that can continue to be used after the CARS is finished. This could include a design a traditional shopsign competition for schools, or developing a Mauchline heritage game working with the local community. The final range of projects would depend on the range of skills the artists possess. Other potential Community Engagement activities include:

- (i) A Schools Heritage Awareness Course for Primary 7 & Secondary School Pupils
- (ii) An archaeological dig, potential sites include the bleaching green adjacent to Castle Street where Robert Burns and Jean Armour first met.
- (iii) Interactive Town Trails Development
- (iv) Republish the 1986 local historical review "Mauchline in times past" originally compiled and narrated by the Mauchline Burns Club
- (v) Abbot Hunter's Tower 3D Digitised Model
- (vi) Storytelling & poetry – Mauchline Burns Club
- (vii) To develop a Curling Stone Factory visitor experience to encourage visitors to the Andrew Kay & Co Ltd

• **Training Plan** - a programme of training courses for professional craftspeople and construction workers in traditional building skills including:-

- (i) School Heritage Skills Awareness Course – Dumfries House Trust
- (ii) Get into Sustainable Building Course - Dumfries House Trust
- (iii) Masonry Repair and Pointing – Ayrshire College
- (iv) Climate Change & Energy Efficiency in Traditional Buildings for Development Professionals & Contractors and Sub Contractors.
- (v) Training Volunteers/Tourist Guides
- (vi) Prince's Trust Proposals

Other Projects/Activities within the Conservation Area

- The Mauchline Community Action Group (MCAG) are progressing with the implementation of the Mauchline Community Action Plan 2014-2019. To date they have developed a programme of action and volunteering to remove litter, and make open spaces, gateways, and public realm more attractive. They are also currently developing a Hilltop Path as part of a network of paths around Mauchline. MCAG also support existing local businesses and have been working to produce a local directory for Mauchline which will include Businesses, Groups, Organisation and Services.
- The Mauchline Holy Fair Events Group has also been established to continue to organise this very well attended annual event. This event attracts visitors from all over Britain and from overseas, the attendance is approximately between 10,000 and 15,000, and promotes the heritage of the area.
- The former Library and Local Office was recently transferred to the Mauchline Community Association and Burns Bairns under the Council's Community Asset Transfer programme. To enable the transfer East Ayrshire Council carried out refurbishment works at a cost of approximately £350,000.
- The Burns House Museum has recently been reconfigured to enable the Library service to co-locate there. This was at an approximate cost of £30,000.
- Outwith the Conservation Area the Council's Strategic Housing Investment Plan 2018-23 includes the development of 72 homes for rent, with the Developer, CCG, building 20 houses for sale at Barskimming Road, Mauchline the development will be eligible for £5.184M in Affordable Housing Supply Programme grant funding from the Scottish Government.

Management & Delivery of the Mauchline CARS

The senior members of staff within the Council's Planning & Economic Development Service responsible for the project have considerable experience of heritage conservation and regeneration including the Galston CARS, Kilmarnock CARS & THI, and Cumnock CARS. The Mauchline Community Action Group have established a CARS Steering Group to promote the regeneration of Mauchline.

Approximately 20 community representatives have put their names forward to be on the Steering Group. Initially the CARS Steering Group will meet monthly and will determine applications under the small grants schemes. Their main role will be to work with the Artist in Residence to organise and promote the Education and Community Involvement Projects. Working in partnership East Ayrshire Council and Mauchline Community Action Group will be responsible for the management of the CARS.

The intention is to recruit a dedicated **Full Time Project Officer** with suitable practical experience in historic building conservation and membership of a recognised body such as the Institute of Historic Building Conservation. The Project Officer will be employed by East Ayrshire Council and will have the same terms and conditions as all Council employees. An **allocation of £265000 has been made**, additional expert advice would be provided where necessary through the appointment of external consultants accredited under the RIAS (Architects) and RICS (Quantity Surveyors) schemes.

The Project Officer will also be assisted by a **modern apprentice** who will provide administrative support. An allocation of **£35000 has been included within the Administration and Staff Costs** for the modern apprentice and external conservation accredited professionals. **There is an additional £5000 allocation within the administration and staff costs to provide specialist advice/resource to develop and deliver the Training Programme.**

Financial assistance will be provided by Morrison Construction and CBC construction who are currently involved in construction of several large projects for the Council. An external consultant will also be appointed to undertake a **benchmarking exercise and annual evaluation report. An allocation of £15000 has been included within the Administration and Staff Costs for an external evaluation consultant.**

Local Authority Support

Financial, Legal, Procurement and HR support will be provided by East Ayrshire Council. A separate CARS Account will be set up and managed by the Council, and this will be monitored on a monthly basis. An annual assessment of the CARS accounts will be undertaken by the EAC Financial Services. All claims for funding from HES will require to be signed off by a senior financial officer. A template Offer of Grant, Standard Security and Constitutive Deed will be developed by EAC Legal Services based on the guidance provided by HES. These legal documents will be put in place for all appropriate grant aided projects

by a senior EAC lawyer. An EAC senior procurement officer will oversee contracts entered into under the Mauchline CARS. All staff appointments will be managed by EAC's Human Resources Team.

Economic Need

Mauchline's social and economic baseline review demonstrates that there are a number of significant challenges in Mauchline at the present time and in the foreseeable future. The percentage of economically active adults and the percentage of adults in full-time employment, are lower than the Scottish average; while the percentage of adults who are part-time employees, unemployed or are economically inactive are above the Scottish average. There is a significant variation in the SIMD deprivation statistics for Mauchline with the decile rankings show a variance in the level of deprivation between zone S01007893 and zone S01007896. In relative terms zone S01007896 has the highest levels of deprivation in Mauchline, in particular in relation to the health domain (decile 1) and the income domain (decile 3).

Property prices are low, as is economic activity. The economy is heavily reliant on manufacturing, construction and public sector occupations which are projected to decline, and the proportion of workers in professional or managerial occupations is relatively low. There are a significant number of vacant units in the town centre, and a number of buildings requiring repair or upgrading works. However, opportunities exist to develop and build on the significant cultural and tourism assets and to grow the traditional construction industry to exploit the existing tourism potential.

These factors suggest that the CARS would be well received by the residential, retail and hospitality property markets, especially given the location of the priority projects and links to Robert Burns.

A CARS in central Mauchline has the potential to provide a range of social and economic benefits to the town and could create jobs in both, retail, hospitality and construction industries.

The level of unanimity and cohesiveness within the Mauchline community is demonstrated by the high levels of involvement in the development of the Community Led Action Plan. This will provide a sustainable community base for a CARS for Mauchline going forward.

Regeneration Benefits

The Mauchline CARS will provide the following benefits through the proposals and projects identified above. It will increase understanding of and the value placed on the historic environment by providing the opportunity for an already empowered community to extend their role in steering the Mauchline CARS, and expanding the number of the community involved in interpreting, enjoying and enhancing the historic environment. In particular this will be achieved through the involvement of the Mauchline Community Action Group in steering the project, and the programme of community activities including the 'Artist in Residence'.

The Mauchline CARS will also help protect, conserve and regenerate a significant number of historic buildings and a large public space, it will bring vacant buildings back into productive use, and increase the use of previously underutilised buildings, and improve the appearance of several shopfronts and principal elevations within the conservation area, encouraging the

local community and tourists to visit Mauchline, increasing the economic activity within the area.

Developing and implementing the Conservation Area Appraisal and Conservation Area Management Plan for Mauchline Conservation Area and the provision of guidance to property owners in relation to how to maintain their traditional properties will encourage the Council and the community to manage, maintain and tidy up the historic environment. In addition through the CARS training programme we hope to see an increase in local professional craftspeople and construction workers that will help fill the local traditional skills gap. Providing talks promoting 'Fabric Improvements For Energy Efficiency in Traditional Buildings' and 'Climate Change Adaptation for Traditional Buildings' to professionals will help provide a positive approach to energy efficiency and climate change.

Financial Summary

The Council has already committed £725,000 towards the Mauchline CARS, the application to HES is bidding for £1,119,891, this together with potential owners contributions of £320,539.50 will secure an investment of £2,165,432 for the regeneration of Mauchline.

