

Mauchline Conservation Area Management and Maintenance Plan

Gazetteer

Priority Scoring

Each building entry has been given a priority score. The building prioritisation number has been made up of three individual scores combined. The higher the overall score the higher the prioritisation.

Listed Building Category

(First number)

A = 3

B = 2

C = 1

No Listing = 0

Streetscape Value

(Second number)

Landmark building = 3

Major contribution to streetscape = 2

In keeping with streetscape = 1

No contribution or negative contribution to streetscape = 0

Risk (of loss without intervention)

(Third number)

On the 'At Risk' register / in a poor state of disrepair = 3

In need of essential maintenance to ensure weather tight = 2

Would benefit from non-essential maintenance / reinstatement of lost features = 1

In a good state of repair = 0

A score of below 3 is considered to be of low priority. Between 4 and 6 is medium priority and 7 to 9 is high priority.

1 Barskimming Road

Residential



Recommendations:

- Minor slate repairs
- Refurbish cast iron roof light
- Refurbish CI rainwater goods
- Replace uPVC lower section of downpipe with CI to match existing
- Repoint stonework below cill line

	Ground – occupied First – occupied
Restrictions	Surveyed from Barskimming Road only.
Structural Issues	None apparent.
Storey Height	2 – end terrace.
Roof	Pitched natural slate with straight skewes. Small section of lead flat roof at ridge. Cast iron roof light. Lead skew flashings and chimney flashing.
Chimneys	Red brick chimney to r.h.s with stone top section with 3no. terracotta pots.
Walls	Red ashlar sandstone. Masonry requires pointing below cill line. 3no. ornate cast iron air grilles
Windows	uPVC
Doors	n/a
External Pipework	Cast iron wall head gutter. Cast iron downpipe with ornate hopper. Lower section is uPVC. Cast iron vent stack.
Priority Score	(0+2+2) 4

1a Barskimming Road

Former Exchange / The Groomery

Occupied

Restrictions	Surveyed on all elevations.
Structural Issues	None apparent.
Storey Height	1 – detached
Roof	Natural slate with close mitred hips. Concrete ridge tiles. Timber fascia's and soffits.
Chimneys	n/a
Walls	Wet dash render in



Recommendations:

- Minor slate repairs
- Refurbish windows
- Replace door
- Replace uPVC gutters and downpipes with CI

Windows	good condition
Doors	uPVC.
External Pipework	Modern painted blank.
	uPVC gutter and downpipes.

Priority Score (0+1+1) 2

7 Barskimming Road

Diamond Concrete Drilling Company

Restrictions	Surveyed from Barskimming Road only
Structural Issues	None apparent
Storey Height	2
Roof	Not visible. Presumed natural slate.
Chimneys	n/a
Walls	Red sandstone rubble. Cementitious pointing.
Windows	Modern timber casements – a number of windows are blocked up.
Doors	Vertically lined timber sliding door. Two blocked up door openings.
External Pipework	uPVC downpipes. uPVC gutters (partially missing)



Recommendations:

- Carry out significant slate repairs (assumed)
- Repoint stonework
- Paint existing windows
- Replace uPVC gutters and downpipes with CI

9-13 Barskimming Road

Andrew Kay & Co.

**Priority
Score**

(0+1+2) 3

Restrictions	Surveyed from fence line on Barskimming Road only
Structural Issues	None apparent
Storey Height	1
Roof	Predominantly profiled metal sheets. Natural slate with zinc ridge and clips to the rear. Possible asbestos roof?



Recommendations:

- Make minor slate repairs to rear extension
- Replace windows
- Refurbish existing CI rainwater goods
- Install new CI rainwater goods
-

17 Barskimming Road



Chimneys	Red brick. No pots.
Walls	Original building red sandstone rubble. Later extensions in red brick with stone cills and quoins, and buff brick.
Windows	Combination of timber casements and uPVC. A number of blocked up openings.
Doors	Not visible.
External Pipework	Cast iron to the rear. None to the front.

Priority Score (0+1+2) 3

Restrictions	Surveyed from fence line on Barskimming Road only.
Structural Issues	Movement cracks to top right hand corner.
Storey Height	2
Roof	Natural slate with zinc ridge and clips.
Chimneys	None visible
Walls	Buff brick / red brick
Windows	Predominantly modern casement. 1no. 9 paned casement
Doors	Ply door blank
External Pipework	uPVC
Priority Score	(0+1+2) 3

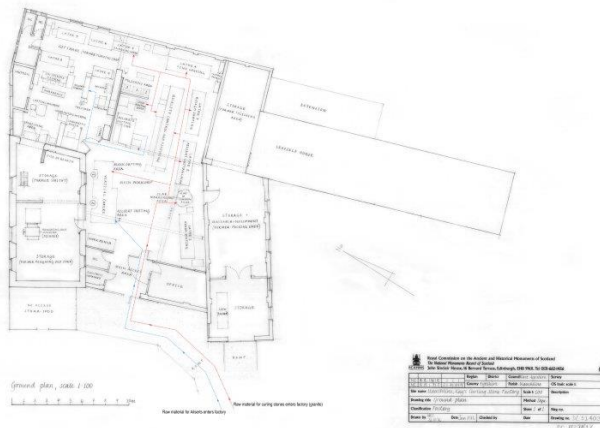


Recommendations:

- Carry out structural inspection & any recommended remedial repairs
- Carry out minor slate repairs
- Repoint brickwork
- Replace windows
- Replace door
- Replace uPVC rainwater goods with CI



KAY'S CURLING STONE FACTORY SIMPLIFIED FLOOR PROCESS



Historic Images

1-3 Burnside Road

Residential



Recommendations:

- Carry out stone repairs below chimney
- Repoint below chimney
- Carry out minor slate repairs
- Replace mortar skews
- Repair and repaint timber to dormers
- Replace cracked cill
- Repair and refurbish CI gutter
- Replace uPVC downpipe with CI
- Remove vegetation and repoint masonry to r.h.s
- Repair & refurbish timber sash and case windows
- Replace dormer windows
- Replace entrance door and fanlight

	Ground – occupied First – occupied Second - unclear
Restrictions	Surveyed from Burnside Road only.
Structural Issues	Cracked cill to bottom l.h. window.
Storey Height	2 – mid terrace.
Roof	Natural slate mansard roof with 2no. gabled dormers. Natural slate. Ridge not visible. Lead dormer flashings. Mortar skews.
Rooflight / Dormers	2no. gable dormers. Timber and windows to dormer in poor condition. Modern rooflight.
Chimneys	Red brick chimney to r.h.s. with 4no. terracotta pots.
Walls	Red squared sandstone rubble. Masonry has heavy staining, damp, moss and vegetation and open joints below damaged gutter. Stone repairs and pointing required below chimney. 3no. ornate cast iron air grilles.
Windows	2x2 timber sash & case windows with horns to ground and first floor level. Need repaired and refurbished.
Doors	Modern timber door with fanlight.
External Pipework	Cast iron half round gutter. Damaged uPVC downpipe.

Priority Score (0+2+2) 4

4-6 Burnside Road
Residential



Recommendations:

- Carry out minor slate repairs
- Replace mortar skews
- Refurbish CI rainwater goods
- Carry out stone repairs and repoint below windows and full gable elevation
- Replace ground floor uPVC windows
- Refurbish 2no. sets storm doors

	Ground – occupied First – occupied
Restrictions	Surveyed from Burnside Road only.
Structural Issues	None apparent.
Storey Height	2 – detached.
Roof	Pitched roof with straight skewes. Natural slate with zinc ridge and clips. Mortar skewes and lead chimney flashings.
Chimneys	Red ashlar sandstone stack to r.h.s. with 4no. ornamental pots. Stone wall head stack with 1no. ornamental pot. Red brick stack to l.h.s – no pots.
Walls	Red squared sandstone rubble with ashlar window and door surround. Chamfered, corbelled corner Masonry has some signs of erosion, particularly at ground l.h.s. Some pick pointing required. The render has some cement mortar pointing/patch repairs. Significant stone repairs and repointing required on gable. 3no. cast iron air grilles.
Windows	uPVC at ground level. 1x1 timber sash and case windows with horns at first floor level. Refurbishment required.
Doors	No. 4 -Timber storm doors with leaded fanlight. No.6 – Timber storm doors evident but unused.
External Pipework	Cast iron half round gutter and cast-iron

circular downpipe.
Refurbish.

Priority Score (0+2+2) 4

5-7 Burnside Road Residential (Thonyburn)



Restrictions	Ground – occupied First – occupied
Structural Issues	Surveyed from Burnside Road only. Cracking/ damaged lintol at oriel window. Cracked cill to r.h.s of ground floor window and below ground floor window.
Storey Height	2 – end terrace.
Roof	Natural slate with zinc ridge and clips. Lead abutment flashing and chimney flashing. Mortar skew.
Chimneys	Red brick chimney to r.h.s. with 2no. ornamental pots.
Walls	Red sandstone. Cement mortar pointing. Timber dentil moulded cornice at wall head. 3no. ornate air grilles.
Windows	1no. 1x1 timber sash & case window with horns at first floor level. Refurbish. All other windows are uPVC.
Doors	Modern timber vertically lined storm doors.
External Pipework	uPVC gutters and downpipes. Gutter blocked.

Priority Score (0+1+1) 2

Recommendations:

- Carry out minor slate repairs
- Replace mortar skew
- Carry out structural inspection & any recommended remedial repairs
- Replace cracked cills and lintols
- Repoint
- Refurbish timber sash and case window
- Replace uPVC windows
- Replace door
- Replace uPVC gutters and down pipes with CI

Burnside Road Outhouse



Restrictions	Vacant – partially derelict
Structural Issues	Surveyed from Burnside Road and courtyard. Crack at corner of brickwork.
Storey Height	1 – detached.
Roof	Natural slate. Ridge missing – partially collapsed to rear. Mortar skews to chimney.
Chimneys	Red brick wall head chimney. No pots. Open joints.
Walls	Red sandstone rubble with red brick wall head. Brick gable end. Heavily eroded with heavy cement over pointing. Very damp at ground floor level.
Windows	Remains of cast iron roof lights, now missing.
Doors	n/a
External Pipework	Missing.

Priority Score (0+1+3) 4

Recommendations:

- Carry out structural appraisal and remedial work, including likely rot repairs to roof timbers
- Reinstall roof glazing
- Carry out extensive slate repairs and install new wood cored lead ridge
- Install CI rainwater goods
- Repoint all masonry
- Install new door (assumed)

1 Castle Street

Nance Tinnocks Ale House (Part of Museum)

Category B Listed	Occupied
Restrictions	Surveyed from Castle Street only.
Structural Issues	None apparent.
Storey Height	2 – terraced.
Roof	Natural slate with lead ridge flashing and clips.
Chimneys	Brick chimneys at each party wall with black terracotta pots



Recommendations:

- Repair damaged ingo
- Remove gutter connection from No 3 / 5 The Cross by installing additional downpipe.

Walls	and zinc cans. Generally, masonry and pointing in good condition though some evidence of dampness at low level.
Windows	4no. 6 x 6 sash & case windows. Some masonry damage on right hand ingo, bottom r/h window. 1no. blind opening above door.
Doors	Modern timber vertically lined storm doors.
External Pipework	Cast iron half round gutter and circular cast iron downpipe. Overgrown at outlet. High level uPVC connection into gutter from adjoining No3/5 The Cross.

Priority Score (2+3+0) 5

2 Castle Street

Part of Burns Museum

Category B Listed	Occupied
Restrictions	Surveyed from Castle Street only.
Structural Issues	None apparent.
Storey Height	2 - end terrace.
Roof	Natural slate with lead ridge flashing and clips. Stepped lead soakers / mortar at chimney.
Chimneys	At party wall. Red



Recommendations:

- Clear vegetation from chimney and mortar verge and repoint
- Carry out localised stone repairs and repoint below window
- Reseal around windows
- Refurbish cast iron rainwater goods

ashlar sandstone, zinc pots. Some vegetation in joint. Requires pointing. Mortar verge at gable end requires repointing.

Walls

Red random rubble sandstone. Some masonry erosion at ground level below right-hand window. 2 ornate cast iron air grilles on gable end. Ashlar surrounds to door and windows.

Windows

Timber 6 x 6 single glazed sash & case. Cracks around burnt sand mastic seals.

Doors

Modern vertically lined timber door.

External Pipework

Cast iron half round gutter and circular downpipe. Requires refurbishment.

Priority Score

(2+3+0) 5

3-5 Castle Street

Residential

Ground – occupied
First – occupied

Restrictions

Surveyed from Castle Street only.

Structural Issues

Movement crack between ground and first floor windows – No5.

Storey Height Roof

2 – end terrace.
Natural slate with zinc ridge and clips.



	Lead/felt flashing at straight skew. Felt loose.
Chimneys	Brick chimney on party wall with No. 1 with 4no. cans. Brick chimney at wall head on gable return of No.5.
Walls	Squared red sandstone rubble with ashlar door and window dressings. Cementitious mortar with cementitious repairs around ground floor window to No.5 and up flue line on return.
Windows	7 no. uPVC windows.
Doors	2no. modern timber panelled doors. Modern timber porch to No. 5.
External Pipework	uPVC gutter. 1no. circular cast iron downpipe – requires refurbishment.

Priority Score (0+2+1) 3

Recommendations:

- Carry out minor slate repairs
- Replace felt flashing at skew with lead
- Replace uPVC gutter with CI
- Refurbish CI downpipe
- Replace windows
- Replace doors
- Remove mortar repairs around window and on gable, carry out stone repairs, and locally repoint

4 Castle Street

Part of Burns Museum



Recommendations:

- Rake out and repoint
- Carry out stone repairs around doorway and window
- Refurbish CI rainwater goods
- Replace modern vent

Category B Listed	Occupied
Restrictions	Surveyed from Castle Street only.
Structural Issues	None apparent.
Storey Height	2 – corner mid terrace, squared
Roof	Natural slate, close mitred hip, lead ridge flashing and clips, flat lead roof with wood core rolls. Lead skew and chimney flashings.
Chimneys	Hexagonal ashlar sandstone chimney on corner return at wall head with 2no. plain terracotta pots. Rectangular stack at party wall with No. 6 with 4no. terracotta pots with terracotta elephants' feet.
Walls	Heavy cementitious over pointing. Some scaling and eroded stones around entrance at ground level and also around window. Evidence of some stone repairs. 1 modern louvred aluminium solum vent.
Windows	4no. 4 x 6 timber sash & case windows, 1 with horns. 1no. 8 x 8 timber

	sash & case window. 1no. 12 pane timber
Doors	Modern vertically lined timber door.
External Pipework	Cast iron half round gutters and 2no. cast iron circular downpipes. Require refurbishment.
Priority Score	(2+3+0) 5



Historic Images

6 Castle Street
Residential

Occupied

Restrictions

Surveyed from
Castle Street only.



Recommendations:

- Carry out minor slate repairs
- Replace mortar skew
- Remove cementitious render, repoint stonework and apply lime based render system
- Replace modern vents
- Replace windows
- Replace door
- Refurbish cast iron rainwater goods

Structural Issues	None apparent
Storey Height	1 – end terrace.
Roof	Natural slate with zinc ridge and clips. Some loose along ridge. Lead chimney flashing. Mortar verge with no.4. Modern roof light.
Chimneys	Rendered chimney with modern metal can.
Walls	Modern cementitious wet dash. 2no. modern brick vents
Windows	4no. uPVC with leaded upper lights
Doors	Modern timber panelled door with fan light.
External Pipework	Cast iron half round gutter with 1no. cast iron down pipe. Requires refurbishment.
Priority Score	(0+2+1) 3

10 Castle Street

Residential

Read in conjunction with 7/9 Kilmarnock Road



	Ground – occupied First – occupied Second - occupied
Restrictions	Surveyed from Castle Street and Kilmarnock Road.
Structural Issues	None apparent.
Storey Height	3 – flatted.
Roof	Natural slate with zinc ridge and clips
Chimneys	n/a
Walls	Red sandstone. 2no. modern terracotta high level air bricks.
Windows	Modern timber casements at ground level. uPVC at 1 st and 2 nd floors.
Doors	1 modern timber

Recommendations:

- Carry out minor slate repairs
- Replace windows
- Replace door
- Replace uPVC rainwater goods with CI
- Refurbish CI stack

	panelled door with bullseye glass vision panel. Lever handle, letter box.
External Pipework	uPVC gutter, sagging and overflowing at one end. uPVC downpipe. Cast iron stack and branches. Refurbish
Priority Score	(0+2+1) 3

5 Cowgate Residential

Occupied



Restrictions	Surveyed from Cowgate and also gable ends.
Structural Issues	None apparent.
Storey Height	2 - detached
Roof	Hipped roof. Natural slate with zinc ridges and clips. No skews. Assume lead chimney flashing
Chimneys	Brick chimneys to l.h.s. and r.h.s. each with 2no. decorative cans.
Walls	Squared red sandstone rubble with ashlar window dressings and door surround. Street frontage requires repointing. Erosion below windows. Dry dash on l.h. gable. Heavy stone erosion along flue line on r.h. gable. 1no. modern grille. Recess for shoe scraper – ironwork missing.
Windows	Modern timber.
Doors	Modern door blank with vision panels.

Recommendations:

- Carry out minor slate repairs
- Repoint main elevation and r.h. gable
- Carry out stone repairs below windows and on r.h. gable end
- Remove dry dash from l.h. gable, repoint and re-render with lime-based product
- Replace modern vent

- Replace windows
- Replace door and fanlight
- Replace uPVC gutters with CI
- Install 2no. new CI downpipes.
- Replace ironwork to shoe scraper



External Pipework	Fanlight boarded over.
	uPVC gutter to main elevation. Gutter missing on gable.

Priority Score (0+2+2) 4

Historic Images

8- 10 Cowgate

Residential / Grove Cottage

Occupied

Restrictions	Surveyed from Cowgate only.
Structural Issues	None apparent.
Storey Height	2 – detached if one property.
Roof	Natural slate with zinc ridge and clips. Mortar skews and lead chimney



	flashings.
Chimneys	3no. rendered chimneys. 2 capped. With metal flashings.
Walls	Dry dashed.
Windows	7no. uPVC
Doors	1no. uPVC
External Pipework	uPVC gutter. 1no. uPVC downpipe.

Priority Score (0+1+1) 2

Recommendations:

- Carry out minor slate repairs
- Remove dry dash, repoint and re-render in a lime-based product
- Replace windows
- Replace door
- Replace uPVC rainwater goods with CI
-

1-3 Cumnock Road
Residential

Occupied



Restrictions	Restricted survey due to front garden.
Structural Issues	None apparent.
Storey Height	1.5 – 2 x semi-detached.
Roof	Natural slate with zinc ridge and clips. Mortar skews. Lead chimney flashings and on bay window roof. Lead dormer valleys. 2no. modern roof lights.
Chimneys	1no. red sandstone gable stack with 1no. can to l.h.s. 1no. red sandstone gable stack with 3no. cans to r.h.s.

Recommendations:

- Carry out minor slate repairs
- Replace mortar skews
- Replace uPVC windows

- Refurbish timber sash and case windows
- Replace 2no. doors
- Refurbish CI rainwater goods

Walls	Red squared sandstone with ashlar window and door surrounds. Single storey bay window. Masonry appears in good condition. No air bricks visible.
Windows	uPVC.
Doors	No.1 - Modern timber with fanlight No.3 – uPVC with fanlight
External Pipework	Cast iron wall head gutters. Rectangular cast iron downpipes with decorative hoppers and ear bands.
Priority Score	(0+2+1) 3

5-7 Cumnock Road

Residential (Benatto No. 5)

Occupied



Restrictions	Restricted survey due to front garden.
Structural Issues	None apparent
Storey Height	1.5 – 2 x semi-detached.
Roof	Natural slate with zinc ridge and clips. Box dormer. Mortar skewers. Lead chimney flashings and on bay window roof.
Chimneys	1no. red sandstone gable stack with 4no. cans to l.h.s. 1no. red sandstone gable stack with 4no. cans to r.h.s.
Walls	Red squared sandstone with ashlar window and door surrounds. Single storey bay window. No

Recommendations:

- Carry out minor slate repairs
- Replace mortar skewers
- Replace uPVC windows
- Refurbish timber sash and case windows
- Replace 2no. doors
- Refurbish CI rainwater goods

	structural issues apparent. Masonry appears in good condition. No air bricks visible.
Windows	uPVC
Doors	uPVC with fanlights
External Pipework	Cast iron wall head gutters. Rectangular cast iron downpipes with decorative hoppers and ear bands.
Priority Score	(0+2+1) 3

6A Cumnock Road / 6 Grove Park

Residential (may be flatted)



	Ground – occupied First – occupied Second - occupied
Restrictions	Surveyed from Grove Park/Cumnock Road only.
Structural Issues	None apparent
Storey Height	2 – 2 x semi detached
Roof	Polygonal dormer windows. and roof lights. Natural slate with zinc ridge and clips. Mortar skews. Lead valleys and chimney flashings.
Chimneys	1no. stone stack with 3no. ornamental pots. 1no. stone ridge stack with no pots. 1no. stone stack with 2no. ornamental cans. 1no. stone stack with 3no. ornamental cans.
Walls	Painted masonry - requires repainting. Modern air bricks.
Windows	uPVC
Doors	uPVC

Recommendations:

- Carry out minor slate repairs
- Replace mortar skews
- Repaint masonry (all elevations)
- Replace modern vents
- Replace windows
- Replace doors
- Replace uPVC rainwater goods with CI
- Refurbish CI rainwater goods

External
Pipework

Mixed uPVC with
some cast iron
vent stacks
remaining. Cast
iron gutters to
courtyard side.

Priority Score

(0+2+1) 3

9 Cumnock Road

Residential - Willowbank

Occupied



Restrictions

Restricted survey
due to driveway.

Structural Issues
Storey Height

None apparent

1.5 – large
detached

Roof

Natural slate with
terracotta crested
ridge tiles. Modern
rooflight. Lead
skews, valleys,
and chimney
flashings. Iron
finial to l.h. gable
dormer.

Chimneys

1no. gable head
sandstone stack
with 2no. cans to
l.h.s.

1no. gable head
sandstone stack
with 5no. cans to
r.h.s.

Walls

Squared red
rubble sandstone
masonry with
single storey bay
window. Masonry
appears in good
condition. Cast
iron air grilles.

Windows

1 x 1 timber sash
and case with
horns.

Doors

Modern vertically
lined timber door
with fanlight.

External
Pipework

Cast iron wall head
gutters.
Rectangular cast
iron downpipes
with decorative
hoppers and ear

Recommendations:

- Carry out minor slate repairs
- Refurbish timber sash and case windows
- Replace door and fanlight
- Refurbish CI rainwater goods

bands.

Priority Score (0+2+1) 3



Historic Image

11 Cumnock Road
Residential

Occupied



Recommendations:

- Carry out minor slate repairs
- Replace uPVC windows
- Refurbish storm door
- Replace 2no. doors
- Make allowance for new CI rainwater goods

Restrictions	Access very restricted for survey
Structural Issues	None apparent
Storey Height	1.5 – semi-detached.
Roof	Dormer windows. Natural slate with crested terracotta ridge. Lead dormer and chimney flashings.
Chimneys	Red brick chimney with 3no. cans
Walls	Rock faced red sandstone with ashlar window dressings to bay window. Masonry appears in good condition. Ornate cast iron air grille below bay window.
Windows	uPVC
Doors	Timber panelled storm doors.
External Pipework	Not visible.

Priority Score (0+2+1) 3

13 Cumnock Road

Residential



Recommendations:

- Carry out minor slate repairs
- Refurbish timber sash and case windows
- Make allowance for replacing 1no. door
- Replace uPVC rainwater goods

Occupied	
Restrictions	Access very restricted for survey.
Structural Issues	None apparent
Storey Height	1.5 – semi-detached.
Roof	Dormer windows. Natural slate with crested terracotta ridge. Lead dormer and chimney flashings.
Chimneys	Red brick chimney with 4no. cans.
Walls	Rock faced red sandstone with ashlar window dressings to bay window. No structural issues apparent. Masonry appears in good condition. Air bricks not visible.
Windows	1x1 timber sash and case.
Doors	uPVC
External Pipework	
Priority Score	(0+2+1) 3

15 Cumnock Road

Residential - Haplan



Occupied	
Restrictions	Survey access very restricted by driveway.
Structural Issues	None apparent
Storey Height	2 - detached
Roof	Natural slate, stone ridge tiles, mitred hips. Lead flashings and valleys. Skews not visible.
Chimneys	Visible. 1no. stone gable stack with 3no. cans. 1no. stone wall head stack with 3no. cans.

Recommendations:

- Carry out minor slate repairs
- Refurbish timber sash and case windows
- Refurbish CI rainwater goods

Walls	1no. stone stack with 3no. cans. Red sandstone with ashlar window and door surrounds. No structural issues apparent. Masonry in good condition. Cast iron air grille visible.
Windows	6x6 timber sash and case.
Doors	Original Arts and Crafts entrance door.
External Pipework	Cast iron gutters and cast-iron downpipes with ornamental ear bands.
Other	UPVC modern conservatory to Cumnock Road side.

Priority Score (0+2+0) 2

1-3 Earl Grey Street

The Barber Shop / Shaw Eyecare / Residential



Restrictions	Ground – occupied First – occupied Second - occupied Surveyed from Earl Grey Street only.
Structural Issues	LH chimney leaning / heavily eroded stonework.
Storey Height	2 – end terrace.
Roof	Natural slate pitched roof with straight skews. Box roof dormer. Ridge needs replaced. Lead skews / chimney / dormer flashings. Parapet gutter.
Chimneys	Stone stack with 4no. ornate pots to l.h.s. Stone stack with 8no. pots on party



Recommendations:

- Carry out minor slate repair
- Replace ridge with wood core lead roll and clips
- Allow for replacing lead parapet flashings
- Repoint along cornice line
- Refurbish CI rainwater goods
- Remove external roller shutters and replace with internal security grille to window.
- Replace dormer window
- Repaint sash and case windows
- Repaint timber shop front to l.h.s and timber fascia
- Replace window to r.h.s
- Refurbish existing storm doors
- Install new storm doors to r.h.s
- Install new fascia to r.h.s. to match l.h.s
- Paint stone pediment over doors
- New fascia signs and hanging signs (x2)
- Existing steps and original iron boot scrape to be retained and refurbished.

Walls	wall. Red ashlar sandstone. Masonry has heavy staining/erosion to parapet. Some damp below window to r.h.s.
Windows	3no. modern timber sash & case with horns at first floor level. uPVC in dormer.
Doors	Timber storm doors to l.h.s. Door to r.h.s. obscured by roller shutter.
Shopfronts	Timber shopfront to l.h.s with dentil moulded fascia. uPVC to r.h.s with external security shutter. Tiled steps with original iron boot scrape on top step.
External Pipework	2no. cast iron downpipes – both require refurbishment.

Priority Score (0+2+2) 4



Historic Image

2 Earl Grey Street / 1-3 Loudoun Street
Pharmacy / Residential



Category B Listed	Ground – occupied First – occupied
Restrictions	Surveyed from Earl Grey Street/Loudoun Street only.
Structural Issues	None apparent
Storey Height	2 – corner terrace.
Roof	Pitched roof with hipped return. Natural slate with zinc ridge and clips. Lead chimney flashings.
Chimneys	1no. shouldered brick wall head stack on Earl Grey Street with 2no. terracotta pots. 1no. brick stack, no pots on party wall on Loudoun Street.
Walls	Painted render.
Windows	Earl Grey Street - 3no. blind openings at ground floor level. 3no. uPVC/1no. blind opening at first floor level. Loudoun Street – 2no. blind openings at



	ground floor level. 4no. uPVC windows at first floor level.
Doors	Modern timber panelled door to Earl Grey Street.
External Pipework	uPVC gutter (blocked). Cast iron downpipes.
Shopfronts	Aluminium shopfront and door on to Loudoun Street. Timber fascia with console brackets and pilasters.
Priority Score	(2+2+1) 5

Recommendations:

- Carry out minor slate repairs
- Repaint render
- Replace uPVC windows
- Glaze blind openings
- Install internal security grilles
- Replace door to Earl Grey Street
- Replace shopfront
- Replace uPVC gutter with CI
- Refurbish CI downpipe
- Repaint timber fascia
- New hanging sign



4-6 Earl Grey Street
 Impressions Beauty Salon / Residential

Historic Images

	Ground – occupied
	First – occupied
Restrictions	Surveyed from Earl Grey Street only.
Structural Issues	None apparent
Storey Height	2 – mid terrace.
Roof	Pitched roof. Natural slate with zinc ridge and clips. Mortar / render skew.
Chimneys	n/a
Walls	Wet dash render.



Recommendations:

- Carry out minor slate repairs
- Replace mortar skewes
- Remove render, repoint and re-render in a lime based product
- Replace windows
- Replace uPVC door
- Replace shopfront
- Install internal security grilles
- New timber fascia
- New hanging sign
- Refurbish CI rainwater goods

	Blown/damaged render to l.h.s. Needs repainted. Pend access to rear.
Windows	1no. modern timber casement at ground floor level and 3no. at first floor level.
Doors	uPVC to flat.
Shopfronts	Timber panelled shopfront and fascia sign. External shutters.
External Pipework	Cast iron half round gutter and circular cast iron downpipe. Evidence of damp at end of gutter.

Priority Score (0+1+1) 2

5-7 Earl Grey Street The Black Bull

	Ground – occupied First – occupied Second - occupied
Restrictions	Surveyed from Earl Grey Street only.
Structural Issues	None apparent
Storey Height	2 – mid terrace.
Roof	Pitched roof with straight skewes. 2no. hipped dormers. Natural slate with zinc ridge and clips. Mortar skewes. Lead dormer flashings.
Chimneys	Sandstone stack with 8no. pots on party wall to l.h.s



Recommendations:

- Carry out minor slate repairs
- Replace mortar skews
- Replace first floor and dormer windows
- Refurbish timber sash and case windows
- Refurbish storm doors
- Refurbish CI rainwater goods
- New hanging sign



8-16 Earl Grey Street
Kilmarnock Supporters Club

Walls

and also to r.h.s. Squared blonde sandstone rubble. Masonry appears in reasonable condition. Some damp staining around downpipe at l.h.s. Arched pend access to rear.

Windows

6x6 timber sash & case windows with horns at ground level. Modern timber casements at first floor level and in dormers.

Doors

Modern timber storm doors

External Pipework

Half round cast iron gutter and 2no. cast iron downpipes. May be blocked to l.h.s.

Priority Score

(0+2+1) 3

Historic Image

Occupied

Restrictions

Surveyed from Earl Grey Street only.



Recommendations:

- Carry out minor slate repairs
- Replace mortar skews
- Replace leadwork.
- Remove cementitious render, repoint and re-render with a lime based product
- Remove masonry paintwork.
- Replace windows and redirect extracts.
- Replace doors
- Replace uPVC downpipes and gutters with CI.
- New signage

Structural Issues	None apparent
Storey Height	2 – mid terrace.
Roof	Slate roof with zinc ridge and straps to l.h.s. Lead ridge to r.h.s. Lead skew flashings to l.h.s. Mortar skews to
Chimneys	Masonry stack located centrally. No pots. Reduced height stack to r.h.s. No pots.
Walls	Painted render at low level & painted masonry at high level. Area of damp / boss render to l.h.s.
Windows	Modern timber casements with through glass vents.
Doors	Modern timber vertically lined doors.
External Pipework	uPVC gutter to l.h.s & uPVC downpipe. Parapet gutter to r.h.s. – no downpipes evident to r.h.s.

Priority Score (0+2+2) 4

9-13 Earl Grey Street

Mint Accounting / Residential

	Ground – occupied First – occupied Second – uncertain
Restrictions	Surveyed from Earl Grey Street only.
Structural Issues	None apparent.
Storey Height	2 – mid terrace.



Recommendations:

- Carry out minor slate repairs
- Replace damaged terracotta pot
- Allow for replacing lead parapet flashings
- Repoint along cornice line
- Carry out stone repairs and repoint below windows
- Replace missing grille
- Replace ironwork to shoe scrapers (2no.)
- Replace windows
- Replace door and fanlight
- Repair and replace CI rainwater goods
- New fascia signage

Roof	Pitched roof with straight skew to l.h.s. 2no. hipped dormers. Natural slate with zinc ridge and clips. Lead skews/ chimney flashings/dormer flashings and parapet gutter flashing.
Chimneys	Red sandstone stack on party wall to r.h.s. with 9no. pots (1no. heavily damaged). Blonde sandstone stack on party wall to l.h.s. with 8no. pots.
Walls	Red ashlar sandstone. Heavy erosion of stonework below left-hand window and right-hand window. Heavy staining at parapet level. 1no. cast iron air grille /1no. also missing. Shoe scraper recesses to either side of door – ironwork missing.
Windows	uPVC
Doors	Modern timber panelled door with fanlight
External Pipework	Cast iron downpipe. Damaged bottom section. Full refurbishment required.
Priority Score	(0+2+2) 4
11 Earl Grey Street Gillian's Sandwich + Burger Bar / Residential	
Ground – occupied First – occupied Second – occupied.	



Recommendations:

- Carry out minor slate repairs
- Replace heavily damaged terracotta chimney pot
- Replace dormer flashings with lead
- Repaint masonry / ideally remove paint
- Replace windows
- Remove roller shutter
- Install storm doors
- New fascia signage

Restrictions	Surveyed from Earl Grey Street only.
Structural Issues	None apparent
Storey Height	2 – mid terrace.
Roof	Pitched roof. Gable dormer plus 1no. hipped dormer. Natural slate with lead ridge. Lead chimney / dormer / parapet flashings. Parapet gutters blocked. Plastic dormer apron flashings.
Chimneys	Red sandstone stack on party wall to l.h.s. 9no. ornate pots -1no. heavily damaged/taped up. 1no. stack on wall head dormer with 1no. pot.
Walls	Painted masonry – requires repainting. 2no. ornate air grilles – over painted. Pend access to rear.
Windows	uPVC.
Doors	Modern glazed timber door. No storm doors.
External Pipework	n/a
Priority Score	(0+2+1) 3



Historic Image

15 Earl Grey Street CARS Office / Residential



Recommendations:

- Carry out minor slate repairs
- Replace dormer flashings with lead
- Carry out minor stone repairs
- Replace modern grille
- Replace windows
- Replace door
- Refurbish CI rainwater goods
- Replace uPVC section of downpipe with CI

	Ground – occupied First – occupied Second - uncertain
Restrictions	Surveyed from Earl Grey Street only.
Structural Issues	None apparent.
Storey Height	2 – mid terrace.
Roof	Pitched roof with straight skew to r.h.s. Hipped dormer. Natural slate with lead ridge. Lead skew and parapet flashing. Plastic flashing to front of dormer. Parapet gutter.
Chimneys	n/a
Walls	Masonry requires minor repairs where signage has been removed and to r.h. door pilaster. 1no. brass modern air grille.
Windows	uPVC
Doors	uPVC
External Pipework	Part cast iron/part uPVC downpipe.
Priority Score	(0+2+1) 3

17 Earl Grey Street

Former bank - Sophie Wasamer Health & Wellbeing / S3
Environmental / Accessory Boutique

Ground – occupied
First – occupied



Recommendations:

- Carry out minor slate repairs
- Carry out stone repairs at r.h.s and repoint
- Replace modern grilles
- Refurbish CI rainwater goods

Restrictions	Surveyed from Earl Grey Street / Mansfield Road only.
Structural Issues	None apparent.
Storey Height	2 – end terrace.
Roof	Pitched roof with straight skews. Natural slate with zinc ridge and clips. Lead skews and chimney flashing.
Chimneys	Red sandstone chimney to r.h.s. with 5no. terracotta pots.
Walls	Red squared rubble sandstone with painted ashlar window and door surrounds. Some erosion at corner adjacent to downpipe. Minor repairs required. 3no. modern air grilles.
Windows	3no. 6x6 timber sash & case windows at first floor level on Earl Grey Street, no horns. 1no. 6x6 timber sash & case window at first floor level on Mansfield Road, no horns. 2no. modern timber windows at ground floor level on Earl Grey Street. 1no. modern timber window at ground floor level on Mansfield Road.

Doors	Panelled storm doors
External Pipework	Cast iron half round gutter and cast-iron downpipe. Requires refurbishment.
Priority Score	(0+2+2) 4

18 Earl Grey Street
Corner Barber / Wee Chippy / Residential



Recommendations:

Restrictions	Surveyed from Earl Grey Street / Cowgate only.
Structural Issues	None apparent
Storey Height	2 – end terrace.
Roof	Pitched roof with straight skews. Natural slate (new) with zinc ridge and clips. Lead skew flashings and caps.
Chimneys	Red brick chimney to l.h.s. No pots. Red sandstone stack to r.h.s. on party wall. No pots.
Walls	Red squared rubble sandstone. Heavy erosion to masonry below windows and around window to l.h.s at ground level. Heavy pointing/plastic repairs to gable. Modern terracotta airbricks.
Windows	uPVC
Doors	uPVC
Shopfronts	uPVC shopfront/ timber fascia to r.h.s.
External Pipework	uPVC gutter (blocked). Cast iron downpipe (last section is uPVC) - Needs refurbishment.

- Carry out minor slate repairs
- Carry out stone repairs to gable and below windows, repoint full gable and below windows
- Replace modern airbricks
- Replace windows
- Replace door
- Replace shopfront
- New fascia signage
- New hanging signs (2no.)

Priority Score

(0+2+2) 4



1 High Street

Ground – occupied

Residential



Recommendations:

- Carry out slate repairs
- Allow for installing chimney flashings
- Remove cementitious render, repoint and re-render with a lime based product
- Replace modern vents
- Repaint timber fascias
- Replace windows
- Replace door
- Replace uPVC rainwater goods with CI

Restrictions	First – occupied Surveyed from High Street/Kilmarnock Road only.
Structural Issues	None apparent
Storey Height	2 – end terrace.
Roof	Natural slate with zinc ridge and clips. Some loose slates evident on High Street. Lead skew flashings No flashing visible at chimney. Timber fascia board (modern addition) requires painting.
Chimneys	Brick chimney on corner gable. No pots. Flue vent.
Walls	Rendered with painted ashlar dressings around windows and doors. Some cracking in wet dash render on Kilmarnock Road elevation. Modern painted terracotta brick vents onto Kilmarnock Road.
Windows	uPVC
Doors	uPVC door.
External Pipework	Kilmarnock Road – uPVC gutter and 2no. uPVC downpipes. High Street – Damp at skew putt. uPVC gutter and 1no. uPVC downpipe.
Priority Score	(0+2+1) 3



Historic Image

3 High Street
Residential



Category B Listed	Ground – occupied First – occupied
Restrictions	Surveyed from High Street only
Structural Issues	Chimney to l.h.s appears to be leaning.
Storey Height	2 – end terrace
Roof	Slate with zinc ridges and straps. Lead chimney flashings. Mortar skews. Modern in-line roof lights.
Chimneys	Brick chimney to l.h.s with 4no. pots. Rendered chimney to r.h.s. No pots.
Walls	Painted smooth render to High Street. Dry dash render to gable.
Windows	uPVC
Doors	Modern timber panelled door
External Pipework	Cast iron cutter. uPVC downpipe.

Priority Score (2+3+2) 7

Recommendations:

- Check chimney stability
- Carry out minor slate repairs
- Replace flashings and skews
- Remove cementitious render, repoint and re-render with a lime based product
- Remove paint from window and door surrounds
- Replace windows
- Replace door
- Replace uPVC rainwater goods with CI



Historic Images

5 High Street

Armour Veterinary Group



Modern building. No recommendations.

	Ground – occupied First – occupied
Restrictions	Surveyed from High Street only.
Structural Issues	None apparent
Storey Height	1.5 – end terrace.
Roof	Slate – modern. Zinc ridge and clips. Lead abutment flashing and dormer flashings.
Chimneys	n/a
Walls	No structural issues apparent. Wet dash render with precast concrete cills. Chamfered corner detail.
Windows	Modern timber casements.
Doors	Modern timber storm doors
External Pipework	Cast iron half round gutters with 3no. circular cast iron downpipes. Modern in good condition.
Priority Score	(0+1+0) 1

7 High Street

Farm Services / Residential

	Ground – occupied First – occupied Second – uncertain
Restrictions	Surveyed from High Street only.
Structural Issues	None apparent
Storey Height	2 – mid terrace.
Roof	Modern slate with zinc ridge and clips. Lead skew and chimney flashings. Polygonal dormer.
Chimneys	Brick chimneys to each end. No pots to l.h.s. 8no original pots to r.h.s.
Walls	No structural



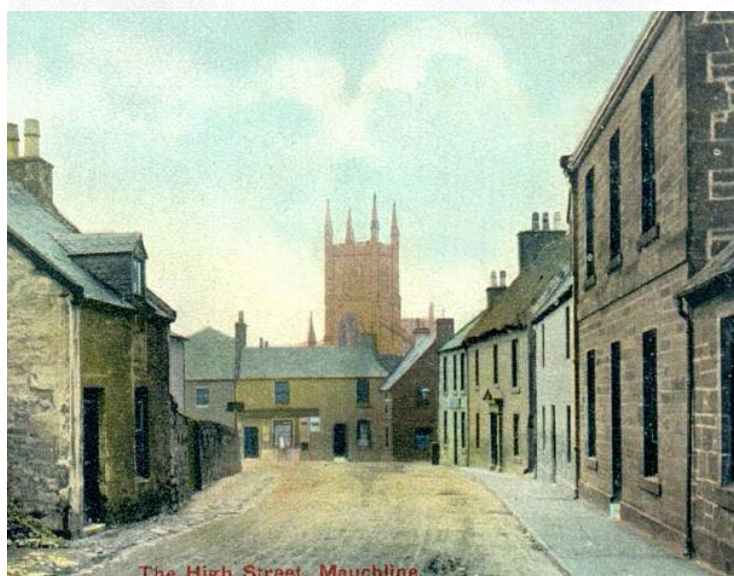
Recommendations:

- Carry out minor slate repairs
- Replace uPVC windws
- Replace modern timber casement windows
- Replace doors (2no.)
- Refurbish CI rainwater goods

	issues apparent. Red ashlar sandstone with scrolled skew putts. Ornate cast iron grille, partially covered.
Windows	uPVC dormer windows. 3no. uPVC windows. Sash & case style casement window. 1no. modern timber casement
Doors	2no. modern timber panelled doors with fan lights.
External Pipework	Cast iron half round gutter with cast iron circular downpipe and cast-iron vent stack.
Priority Score	(0+2+1) 3

The building adjoining is the Public School. It was opened in 1889, and occupies the site of the New Educational Institution erected in 1847 by the late James Stewart.

The Loan Green is reached by way of the High Street, a view of which is given.



Historic Images

9 High Street Residential

Occupied

Restrictions	Surveyed from High Street only.
Structural Issues	None apparent.
Storey Height	1 – mid terrace.
Roof	Natural slate with zinc ridge and clips. Lead abutment flashing to l.h.s. Mortar skews to r.h.s.
Chimneys	n/a
Walls	Coursed red sandstone rubble with ashlar door and window



	surrounds. Damp staining above left-hand window and door, and around base of dp. Heavy mortar pointing with stone erosion at low level.
Windows	Aluminium.
Doors	Aluminium door with fanlight. No ironmongery of note.
External Pipework	Cast iron half round gutter and 1no. cast iron circular downpipe. Refurbish.

Recommendations:

- Carry out minor slate repairs
- Replace mortar skew
- Carry out stone repairs at ground level
- Repoint full elevation
- Replace windows
- Replace door and fanlight
- Refurbish CI rainwater goods

Priority Score (0+2+2) 4

11 High Street

Residential

Occupied



Restrictions	Surveyed from High Street only
Structural issues	None apparent
Storey Height	1- mid terrace.
Roof	Large flat roofed box dormer. Natural slate with zinc ridge and clips. Mortar skew. Lead flashing to dormer.
Chimneys	Brick chimney to l.h.s. 2no. pots Some movement evident in brick.
Walls	Dry dash render. Area of damp at low level. 1no. modern steel grille.
Windows	2no. uPVC windows with slate cills. Modern

Recommendations:

- Instruct Structural Engineer to assess chimney
- Carry out minor slate repairs
- Replace mortar skew

- Remove dry dash render, repoint and re-render with lime based product
- Replace modern grille
- Replace windows (including dormer)
- Replace door
- Refurbish CI rainwater goods

	timber dormer window.
Doors	Modern vertically lined timber door. No ironmongery of note.
External Pipework	Cast iron half round gutter with 1no. circular cast iron downpipe.
Priority Score	(0+1+1) 2

13 High Street

Residential

Occupied



Restrictions	Surveyed from High Street / gable end only.
Structural Issues	None apparent
Storey Height	1 – end terraced.
Roof	Large flat roofed box dormer. Natural slate with zinc ridge and clips. Lead flashings around dormer.
Chimneys	n/a
Walls	Dry dash render.
Windows	Modern timber sash & case with horns at ground level, tiled cills. Modern timber casement in dormer.
Doors	Modern timber door with 6no. glass panels. Ironmongery not of note.
External Pipework	uPVC gutter and 1no. uPVC downpipe.
Priority Score	(0+1+1) 2

Recommendations:

- Carry out minor slate repairs
- Remove dry dash render, repoint and re-render with lime based product
- Replace dormer windows
- Replace door
- Replace uPVC rainwater goods with CI

15-17 High Street

Residential

Ground – occupied
First – occupied

Restrictions	Surveyed from Burngrange Lane & High Street only.
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Upper floor reached by external stair

Recommendations:

- Carry out minor slate repairs
- Repaint masonry
- Repoint stonework
- Replace uPVC windows
- Replace doors and fanlight
- Refurbish CI rainwater goods
- Replace uPVC section with CI

Structural Issues	None apparent
Storey Height	2- semi-detached.
Roof	Natural slate with zinc ridge and clips. Leaded skews and chimney flashing.
Chimneys	2no.masonry gable stacks, no pots to Burngrange Lane. 1no. masonry wall head stack with 1no. pot to High Street.
Walls	Painted masonry to street frontages. Squared red sandstone rubble to visible internal faces. Ashlar door and window surrounds. Heavy cement mortar pointing where masonry visible. Paint flaking.
Windows	10no. uPVC
Doors	2no. uPVC doors, main door with fanlight.
External Pipework	Burngrange Lane - uPVC half round gutter and cast-iron downpipe with uPVC connection – Refurb. High Street - Cast iron half round gutters, 1no. cast iron downpipe and 3no. cast iron vent stacks (1no. with uPVC top section).

Priority Score (0+2+2) 4



Historic Image

19 High Street
The Workshop

Occupied



Recommendations:

- Carry out minor slate repairs
- Replace windows
- Replace door
- Refurbish CI rainwater goods
- Replace uPVC rainwater goods with CI

Restrictions	Surveyed from High Street only.
Structural Issues	None apparent.
Storey Height	1 – semi-detached.
Roof	Natural slate with zinc ridge and clips. Lead abutment flashing. Zinc hip flashing.
Chimneys	n/a
Walls	Painted masonry and painted brick porch and extension. Masonry in good condition.
Windows	2no. uPVC
Doors	Modern painted door blank. Ironmongery not of note.
External Pipework	Cast iron half round gutter to main building. uPVC gutters and downpipes to porch extension.

Priority Score (0+1+1) 2

23 High Street
Residential

Occupied

Restrictions	Surveyed from High Street only.
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Recommendations:

- Carry out minor slate repairs
- Reinstate missing vent
- Replace windows
- Replace door
- Replace uPVC gutter with CI
- Refurbish CI rainwater goods

Structural Issues	None apparent.
Storey Height	2 – end terrace.
Roof	Pitched hip roof. Slate with zinc ridge and clips. Lead chimney flashings.
Chimneys	Yellow brick chimney with stone dentil moulded cap to l.h.s. No pots. Yellow brick wall head chimney to r.h.s. with dentil moulded cap. 4no. ornate pots.
Walls	Red squared sandstone rubble. Dentil moulded wall head cornice. Masonry generally in good condition. 1no. ornate cast iron air grille. 1no. also blocked up.
Windows	uPVC
Doors	uPVC (Side elevation)
External Pipework	Cast iron circular downpipe with decorative ear bands and hopper. uPVC gutter.
Priority Score	(0+2+1) 3

27 High Street Residential

Occupied

Restrictions	Surveyed from High Street only.
Structural Issues	None apparent
Storey Height	2 – mid terrace.
Roof	Pitched roof with 1no. straight skew to l.h.s. Natural slate with zinc ridge and clips. 1no. mortar skew. Lead chimney flashings.
Chimneys	Yellow brick chimney with dentil moulded stone cap



Walls	and 1no. ornate pot to l.h.s. yellow brick chimney with dentil moulded stone cap and 3no. ornate pots t r.h.s. Dry dash render. Dentil moulded wall head cornice 2no. modern louvred air grilles.
Windows	Composite
Doors	Modern timber door with fanlight
External Pipework	uPVC

Recommendations:

- Carry out minor slate repairs
- Replace mortar skewes
- Remove dry dash render, repoint and re-render with lime-based product
- Replace modern grilles
- Replace windows
- Replace door and fanlight
- Replace uPVC rainwater goods with CI

Priority Score (0+1+1) 2

29 High Street
Residential

Occupied

Restrictions	Surveyed from High Street only.
Structural Issues	Cracking between windows. 2no. cracked cills at ground level.
Storey Height	2 – end terrace.
Roof	Pitched roof with 1no. straight skew. Natural slate with zinc ridge and clips. Lead skew and partial capping. Lead chimney flashings.
Chimneys	Yellow brick chimney with dentil moulded stone cap and 3no. ornate pots on party wall to l.h.s. Yellow brick chimney with



	concrete cap and 2no. ornate pots to r.h.s.
Walls	Red squared sandstone rubble. Dentil moulded wall head cornice. Plastic repairs to lintols and some stones. 2no. modern louvred air grilles.
Windows	uPVC
Doors	Modern composite door with fanlight.
External Pipework	uPVC



Priority Score (0+2+1) 3

Recommendations:

- Carry out minor slate repairs
- Carry out structural inspection & any recommended remedial repairs
- Replace cracked cills and lintols
- Carry out stone repairs where plastic repairs have been made.
- Replace modern grilles
- Replace uPVC windows
- Replace door and fanlight
- Replace uPVC gutters and down pipes with CI

1 Kilmarnock Road
Mauchline Dental Surgery



Recommendations:

- Carry out minor slate repairs
- Repaint render
- Replace windows
- Refurbish storm doors
- Paint shopfront
- New hanging sign
- Resecure gutter adjacent to Castle Street

	Ground – occupied First – occupied
Restrictions	Surveyed from Kilmarnock Road / Castle Street only.
Structural issues	None apparent
Storey Height	1.5 – end terraced.
Roof	Natural slate with zinc ridge and clips. Lead parapet flashings.
Chimneys	Rendered chimney with 2no. pots
Walls	Wet dash render.
Windows	Timber casements with uPVC astragals at first floor level.
Doors	Panelled timber storm doors
Shopfronts	Timber shopfront with fascia.
External pipework	Cast iron half round gutter with cast iron circular downpipes. Small section of cast iron to one side. No gutter on first floor projecting bow window. Section of gutter loose alongside Castle Street

Priority Score (0+3+1) 4



THE CROSS AND THE PLACE, AND
THE BACKCAUSEWAY AND NEW ROAD.

Historic Images

3 Kilmarnock Road
Castle Café / Residential

Ground – occupied
First – uncertain



Restrictions	Second - uncertain Surveyed from Kilmarnock Road only
Structural issues	Crack on gable end.
Storey Height	2 - end terrace.
Roof	Natural slate with zinc ridge and clips – needs overhauled. Mortar skews – overgrown. Lead dormer flashings and chimney flashings.
Dormer	Box dormer – timber in poor condition. uPVC windows
Chimneys	Rendered brick chimney to r.h.s. No pots. Needs re-rendered.
Walls	Painted masonry.
Windows	uPVC
Doors	1920's/1930's timber entrance doors.
Shopfronts	Double fronted shopfront with recessed doorway. Modern fascia. Tiled stall riser.
External Pipework	uPVC gutter – overflowing at corner.

Priority Score (0+2+2) 4

Recommendations:

- Carry out structural inspection & any recommended remedial repairs
- Reslate roof and dormer
- Replace leadwork
- Replace ridge with wood core lead roll
- Replace mortar skews
- Replace dormer timbers
- Re-render chimney
- Replace windows, including dormer
- Refurbish door
- Repaint shopfront
- Install new timber fascia and signage
- New hanging sign
- Replace uPVC rainwater goods with CI



Historic Images

4-6 Kilmarnock Road

Café India / Village Tandoori / Residential

Café India –
occupied
Village Tandoori –
vacant
First floor -
occupied

Restrictions

Surveyed from
Kilmarnock Road
only.

Structural Issues

Deviating ridge
line.

Storey Height
Roof

2 – end terraced.
Natural slate with
zinc ridge and
clips. uPVC roof
vents. Part lead
skews / part
mortar.

Chimneys

1no. stone
chimney to l.h.s



Recommendations:

- Carry out minor slate repairs
- Replace mortar skeews
- Carry out structural inspection & any recommended remedial repairs
- Remove paint from masonry
- Replace uPVC windows (including ground left)
- Remove external security shutters
- Install internal security shutters
- Install new storm door
- Install new shopfront
- Install new full length timber fascia and signage
- New hanging signs (x2)
- Replace uPVC gutter with CI
- Replace uPVC section of downpipe with CI and refurbish remaining CI downpipe

Walls	with 5no. pots. 1no. brick/render chimney to r.h.s with 4no. pots Red sandstone. Masonry painted around vacant shop.
Windows	uPVC
Doors	Aluminium – part of shopfront.
Shopfronts	Aluminium shopfront with security shutters. Large modern fascia sign. Tiled stall riser.
External Pipework	uPVC gutter. Part cast iron / part uPVC downpipe.

Priority Score (0+1+2) 3

5 Kilmarnock Road

DW Shaw Solicitors / Estate Agents

Occupied

Restrictions	Surveyed from Kilmarnock Road only.
Structural Issues	None apparent
Storey Height	1 – mid terrace.
Roof	Flat roof – not visible
Chimneys	n/a
Walls	Dry dash render. uPVC Shopfront with rendered stall riser. Timber lined fascia and side panel. Projecting timber canopy.



Windows	n/a
Doors	Modern timber panelled door to l.h.s. uPVC shop door.
External Pipework	None
Priority Score	(0+0+0) 0

Modern building. No recommendations.

7-9 Kilmarnock Road

DW Shaw Solicitors / Residential
Read in conjunction with 10 Castle Street




Restrictions	Surveyed from Kilmarnock Road and Castle Street.
Structural Issues	None apparent
Storey Height	2 – end terrace.
Roof	Natural slate with zinc ridge and clips. 3no. modern rooflights
Chimneys	n/a
Walls	Red sandstone. Concrete cill where door blocked up needs repointing. Damaged cill to l.h.s. Heavy erosion below window on r.h.s. damaged corner stones. 1no. partially hidden modern vent.
Windows	1no. uPVC and 2no. timber casements at ground floor level. uPVC at first floor level.
Doors	2no. uPVC doors
External Pipework	uPVC gutter with cast iron

Recommendations:

- Carry out minor slate repairs
- Replace concrete cill with stone cill
- Replace stone cill to l.h.s
- Carry out stone repairs below cill line and repoint
- Replace modern vent
- Replace windows
- Replace doors (2no.)
- Replace uPVC gutter with CI
- Refurbish CI downpipe

downpipe.

8a / 8b Kilmarnock Road		Priority Score	(0+2+2) 4
Residential			Ground – occupied First – occupied
	Restrictions		Surveyed from Kilmarnock Road only.
	Structural Issues		None apparent.
	Storey height		2 – mid terrace.
	Roof		Natural slate with zinc ridge and clips. uPVC roof vents. Lead skewes and partial capping and lead valleys to gablet.
	Chimneys		Stone wall head chimney with no pots. Rendered chimney to r.h.s with 2no. pots.
	Walls		Red ashlar sandstone with pilasters either side of doorway. Some masonry erosion around doorway. 2no. modern air grilles.
	Windows		Modern timber casements at ground floor level. uPVC at first floor level.
Recommendations:		Doors	uPVC
<ul style="list-style-type: none"> • Carry out minor slate repairs • Carry out stone repairs around doorway • Replace modern vents • Replace windows • Replace door • Replace uPVC gutter with CI • Refurbish CI downpipe 		External Pipework	uPVC gutter (blocked) and cast-iron downpipe. Needs refurbishment.
		Priority Score	(0+2+2) 4

10 Kilmarnock Road			Ground – occupied First – occupied
Residential			
	Restrictions		Surveyed from Kilmarnock Road only.
	Structural Issues		None apparent.
	Storey Height		2 – end terrace.
	Roof		Natural slate with



Recommendations:

- Carry out minor slate repairs
- Remove dry dash render, repoint and re-render with lime-based product
- Replace windows
- Replace door
- Refurbish CI rainwater goods

Chimneys	red terracotta ridge tiles. Lead skews. Small section of mortar skew t r.h.s. Rendered chimney to l.h.s. No pots.
Walls	Dry dash render with smooth rendered base course and window and door surrounds. Patch repairs. 2no. cast iron air grilles.
Windows	uPVC
Doors	uPVC
External Pipework	Cast iron half round gutter and 2no. circular cast iron downpipes – Need refurbishment.

Priority Score (0+2+1) 3

4-6 Loudoun Street

Shopsmart Convenience Store / Ninety-Eight Cantonese Takeaway

Occupied



Recommendations:

- Slate over 3no. former roof lights and carry out minor slate repairs generally
- Replace leadwork to parapet gutter
- Repair sandstone pillar to r.h.s. of pend
- Remove external security shutters
- Install new shopfronts
- Install full length timber fascia and signage

Restrictions	Surveyed from Loudoun Street only.
Structural issues	None apparent
Storey Height	1 - standalone
Roof	Natural slate with red clay ridge tiles. Lead skews. 3no. former rooflights sheeted over with corrugated iron.
Chimneys	n/a
Walls	Damage to red sandstone to r.h.s of pend.
Shopfronts	Modern timber shopfront to r.h.s. Aluminium shopfront with external shutters to l.h.s. Granite stall risers.
External Pipework	Parapet gutter

- Install internal security shutters
- New hanging signs (2no.)

Priority Score

(0+2+2) 4



Historic Image

5-7 Loudoun Street

Well Pharmacy / Susie + Sam Children's Shoe Shop / Residential



Recommendations:

- Carry out minor slate repairs
- Replace mortar skewes
- Replace dormer timbers
- Make render repairs and repaint render
- Replace modern grille
- Refurbish timber sash and case windows
- Replace modern timber casements
- New modern fascia to show shops

Category B
Listed

Ground – occupied
First – occupied
Second – occupied

Restrictions

Surveyed from Loudoun Street only.

Structural
Issues

No issues apparent.

Storey Height

2.5 – mid terraced with wall head gable and 2no. gabled dormers. Natural slate with zinc ridge and clips. Mortar skewes. Lead flashings to dormers. The dormers have timber surrounds and 2 over 2 sash & case windows in poor condition. Slated cheeks.

Roof

Chimneys

Stone chimney on party wall to r.h.s. No pots. Brick chimney to party wall on l.h.s. No pots.

Walls

Wet dash. Requires repainting.

- New timber fascia above florist with new signage (r.h.s shop unit only)
- New hanging sign
- Reinstall missing section of CI gutter
- Refurbish CI rainwater goods
- Tidy up and consider re-locating electrical boxes, and associated cabling.

	Damage where section of gutter has been removed. 1no. modern grille below florist window.
Windows	Modern timber casements at first floor. Timber sash & case in dormers.
Doors	Aluminium door to Pharmacy. Modern half glazed blank to flats. uPVC door to Florist.
Shopfronts	Timber shopfront, modern fascia to shoe shop. Aluminium shopfront, traditional fascia to Pharmacy.
External Pipework	Cast iron half round gutter. Cast iron downpipe with hopper. Gutter needs refurbishing.

Priority Score (2+2+2) 6



Historic Image

8 Loudoun Street
Gavin Hamilton's House
 Residential

Category A Listed	House - unoccupied
Restrictions	Limited access




Structural Issues	Localised areas of bulging in external walls. Localised distortion on ridge line. Structural survey carried out 2018.
Storey Height Roof	2 – detached Slate, hipped gable to west
Chimneys	5no. stone chimney stacks and 1 brick chimney stack.
Walls	Painted masonry. Wet dash render to south and east elevations
Windows	Original timber sash and case
Doors	Timber panelled
External Pipework	Cast iron downpipes generally, uPVC downpipe on west elevation



House Priority Score (3+3+3) 9

Recommendations:

- Stabilise stonework in accordance with Structural Engineer's recommendations and repoint.
- Carry out inspection of roof timbers
- Carry out slate repairs
- Replace mortar skews
- Remove paint from masonry & re-paint with breathable product
- Remove existing render, repoint & re-render with lime-based product
- Repair and refurbish sash and case windows
- Refurbish timber panelled doors
- Replace uPVC downpipe with CI.
- Refurbish CI rainwater goods & replace missing section

Abbot Hunter's Tower (Castle)		Category A Listed	Unoccupied
	Restrictions		Limited access
	Structural Issues		Structural cracks with ongoing movement. Previous bracing carried out. Loose corbie stones. Defective stone lintols. Structural survey carried out 2018 (restricted access) Tower recommended to BARR.
Recommendations: <ul style="list-style-type: none"> • Stabilise stonework in accordance with Structural Engineer's recommendations and repoint. • Extensive slate repairs / re-slate • Remove plant growth • Replace internal and external stone lintols • Reinstate floor at first floor level 	Roof		Slate with lead ridge and lead skew flashings. Rooflight. Lead capping at parapet.
	Chimneys		Stone stack to north gable. No pot.
	Walls		Red sandstone rubble.
	Windows		Various blocked up openings, some with dressed surrounds.
	Doors		Timber
	External Pipework		None
Castle Priority Score			(3+3+3) 9

Old Bakehouse		Unlisted	Unoccupied
	Restrictions		None.
	Structural Issues		None evident – structural survey carried out 2018.
	Storey Height		2 - detached
	Roof		Slate with zinc ridge and straps, lead skews and flashings
	Chimneys		Brick chimney stacks at each



gable end. 1 pot on r.h.s, no pots on l.h.s.

Walls Red sandstone squared rubble. Area of white glazed brick on north elevation. Evidence of damp staining on north and east elevations.

Windows Timber sash and case / timber casement

Doors Modern timber lined door with fanlight

External Pipework uPVC gutters & downpipes. 1 Cl downpipe on south elevation

Bakehouse Priority Score (0+2+3) 5

Historic Images



9-11 Loudoun Street
Sheila's / Residential



Recommendations:

- Carry out minor slate repairs
- Replace mortar skewes
- Repaint stonework
- Refurbish timber sash and case windows
- Remove external grilles
- Install internal security grilles
- Repaint shopfront and fascia
- New fascia signage
- New hanging sign
- Refurbish CI rainwater goods

Category B Listed	Ground – vacant First – vacant (Dangerous buildings notice to first floor flat)
Restrictions	Surveyed from Loudoun Street only.
Structural Issues	None apparent.
Storey Height	2 – mid terraced.
Roof	Natural slate with zinc ridge and clips. Mortar skewes.
Chimneys	Stone stack on party wall to l.h.s., no pots. Stone stack on party wall to r.h.s., 1 pot.
Walls	Painted ashlar. Requires repainting. Scrolled skew putts. Pend access to flats above.
Windows	4no. timber sash and case at first floor level.
Doors	Glazed timber. Door to close missing.
Shopfronts	Timber shopfront. External grilles. Dentil moulded cornice to timber fascia.
External Pipework	Cast iron half round gutter - requires repainting – connecting into

shared uPVC down pipe.

Priority Score (2+2+3) 7



Historic Images

12 Loudoun Street
Fairburn Hotel

Occupied

Restrictions	Surveyed from Loudoun Street and car park access road only.
Structural Issues	None apparent.
Storey Height	2 – semi-detached.
Roof	Modern slate with lead ridge and clips. Lead covered straight skew.
Chimneys	n/a
Walls	Squared red sandstone rubble walls. Walls and



	pointing appear generally in good condition. Dry dash over cladding to gable end. 1no. decorative iron grille. Central pend to rear court.
Windows	uPVC, 1no. with uPVC blind panel.
Doors	Timber vertically lined doors to pend.
External Pipework	uPVC profiled gutter and shared uPVC downpipe.

Recommendations:

- Remove drydash render, repoint and re-render with lime based product.
- Replace windows
- Replace uPVC rainwater goods with CI

Priority Score (0+2+1) 3

13-15 Loudoun Street
The Hair and Beauty Salon / Residential

Category B Listed	Ground – occupied First – occupied Second - occupied
Restrictions	Surveyed from Loudoun Street only.
Structural Issues	None apparent.
Storey Height	2- mid terraced with
Roof	Natural slate with zinc ridge and clips. Mortar skews. Scrolled skew putt. Lead dormer flashing. 2no. hipped dormers.



Recommendations:

- Carry out minor slate repairs
- Replace mortar skewes
- Carry out localised stone repairs and repointing
- Replace modern air bricks
- Replace dormer timbers
- Replace ground & first floor windows
- Refurbish dormer windows
- Replace shopfront
- Replace uPVC rainwater goods with CI

Chimneys	Red sandstone chimneys on party wall and gable wall. 1no. pot to l.h.s. 5no. pots to r.h.s.
Walls	Red ashlar sandstone. Masonry erosion at far gutter end and at ground level. Some plastic repairs. Pick pointing required. Damp staining around shopfront. 2no. modern terracotta air bricks. Pend access to flat above.
Dormers	2 gabled dormers with 6 over 6 timber sash & case windows. Windows and timber surrounds in poor condition. Slated cheeks.
Windows	1 blind opening at first floor level. uPVC at first floor. Timber sash & case (6x6) in dormers.
Doors	2no. sets panelled timber storm doors. Panelled timber door to pend – requires refurbishment.
Shopfronts	uPVC shopfront.
External Pipework	uPVC deep flow gutter. Shared uPVC downpipe.
Priority Score	(2+2+2) 6



Historic Image

14 Loudoun Street
Fairburn Hotel

Occupied



Recommendations:

- Replace windows
- Replace door
- Replace uPVC rainwater goods with CI

Restrictions	Surveyed from Loudoun Street only.
Structural Issues	None apparent
Storey Height	2 – semi detached
Roof	Natural slate with lead ridge and clips.
Chimneys	Red brick chimney to l.h.s. with 1no. can.
Walls	Red sandstone with ashlar window surrounds and classical doorway. Loudoun Spout to l.h.s.
Windows	uPVC
Doors	Modern timber storm doors – painted blanks. Ironmongery not of note.
External Pipework	uPVC profiled gutter and 1no. shared uPVC downpipe.

Priority Score (0+2+1) 3



Historic Images



21 Loudon Street
Poosie Nansie's Ale House

Category B
Listed

Ground – occupied
First – unoccupied



Recommendations:

- Remove soakers / roof vents and relocate
- Carry out minor slate repairs
- Replace missing ridge flashing to Cowgate side
- Replace mortar skewes

Restrictions	Surveyed from Loudoun Street / Cowgate only.
Structural Issues	Deviations in roof line to rear
Storey Height	2 – end terrace returning on to Cowgate single storey, stepping back up to 2-storey on Cowgate.
Roof	Slate with zinc ridge and straps. Lead soakers / vents to Loudoun Street side. Lead skew flashings & mortar skewes.
Chimneys	Rendered chimney on corner with 1 pot. Stone chimney to Cowgate l.h.s with 1 pot. Central stone chimney on Cowgate with 3 pots.
Walls	Painted render to Loudoun Street. Painted masonry to Cowgate. Areas of damp from defective rainwater goods.
Windows	uPVC to Loudoun Street Timber sash and case to Cowgate.
Doors	uPVC to Loudoun Street. Modern timber storm doors. Modern timber to Cowgate.
External Pipework	Cast iron gutters and downpipes
Priority Score	(2+3+3) 8

- Remove cement render, repoint, re-render with lime-based material, carrying out stone repairs where necessary.
- Remove paint from masonry.
- Replace windows
- Replace doors
- Refurbish CI rainwater goods, replacing uPVC.
- Add new downpipe to Cowgate elevation
- Replace signage.





Historic Images





23/23a-25 Loudoun Street

Blu Design / Residential



Recommendations:

- Carry out minor slate repairs
- Replace mortar skews
- Repair / repaint dormer timbers
- Paint render
- Replace modern grilles
- Replace uPVC windows
- Refurbish dormer timber sash and case windows
- Remove external roller shutters
- Replace shop fronts
- Install full length timber fascia and signage
- New hanging signs (x2)
- Install internal security grilles
- Replace uPVC rainwater goods with CI

	Ground – occupied First – occupied Second – uncertain
Restrictions	Surveyed from Loudoun Street only.
Structural Issues	None apparent.
Storey Height	2 – end terrace with 2no. hipped dormers.
Roof	Natural slate with zinc ridge and clips. 1no. mortar skew to l.h.s. 2no. lead skews. Lead flashing to dormers and chimneys.
Chimneys	Rendered chimney to l.h.s. No pots. Brick chimney on party wall to r.h.s with 3no. pots.
Walls	Render is in an acceptable condition. Security shutters down. 1no. large fascia over 3 units. 3no. modern air grilles
Dormers	2no. gabled dormers with 2 x 2 timber sash & case windows and timber surrounds in poor condition. Slated cheeks.
Windows	uPVC to first floor. 2x2 timber sash & Timber 2x2 sash and case in dormers.
Doors	Modern timber to commercial property
Shopfronts	Timber. uPVC sign to r.h.s.
External Pipework	uPVC gutter and downpipe

Priority Score

(0+2+2) 4



Historic Images





27-31 Loudoun Street
Commercial / Residential

	Ground – vacant First – occupied
Restrictions	Surveyed from Loudoun Street only
Structural Issues	None apparent
Storey Height	2 - mid terrace.
Roof	Natural slate with zinc ridge and clips. 1no. mortar skew. Lead chimney flashing. 1no. copper skew putt flashing. Section of mortar skew missing.
Chimneys	Brick chimney with 3no. pots to party wall on l.h.s. Stone chimney with 2no. damaged pots to r.h.s.
Walls	Red ashlar sandstone with blonde sandstone quoins. Partially rendered. 1no. dropped lintol to l.h.s. window at first floor level. Masonry in reasonable condition. Some heavy mortar repairs around downpipe connection. Some low-level staining



	and erosion of render. 2no modern louvered air grilles.
Windows	uPVC
Doors	Modern timber glazed door
Shopfronts	Modern timber shopfronts. Doorway appears to have been reduced in size. Modern fascia's.
External Pipework	uPVC gutter. Cast iron downpipe requires refurbishment.

Priority Score

(0+2+2) 4



Recommendations:

- Carry out minor slate repairs
- Replace mortar skew
- Replace damaged chimney pots
- Carry out localised stone repairs
- Replace modern grilles
- Replace shopfronts and door
- Replace uPVC gutter with CI
- Refurbish CI downpipe

- New fascia signage



Historic Image

33-35 Loudoun Street

Crafty Coffee / Prime Cuts Butcher/ Residential

Ground – occupied
First – possibly vacant



Restrictions	Surveyed from Loudoun Street only
Structural Issues	None apparent
Storey Height	2 – end terraced.
Roof	Concrete tiles and ridge. Lead skew and chimney flashings – Poor condition.
Chimneys	Stone chimney on party wall to l.h.s. with 2no. damaged pots. Same to gable on r.h.s.
Walls	Red ashlar sandstone. Central door to flats above. Movement in corner at r.h.s. crack in cill at first floor level. Some plastic repairs. Erosion at each end of gutter and at ground level.
Windows	uPVC
Doors	Modern timber partially glazed

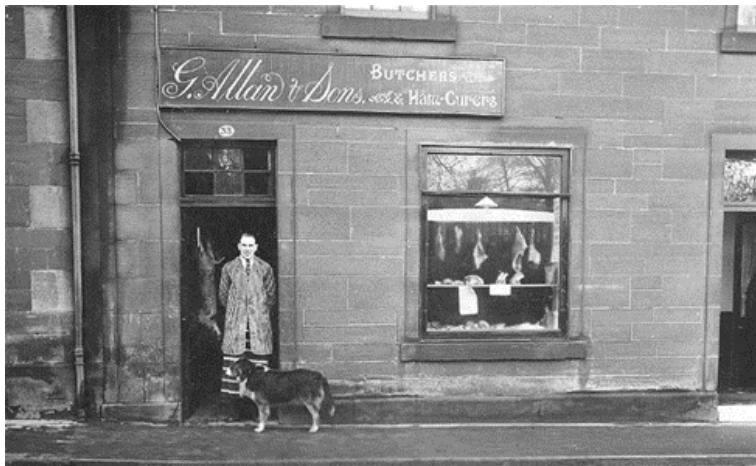
Recommendations:

- Reslate roof
- Replace lead skews and flashing
- Install wood core lead ridge
- Replace damaged chimney pots (see 27-31 Loudoun Street)
- Carry out localised stone repairs and repointing
- Replace modern casement
- Refurbish timber sash and case windows
- Replace doors (2no.)

- Remove external shutters
- Replace shop fronts
- Install internal security grilles
- Install new timber fascias and signage
- New hanging signs (2no.)
- Replace uPVC rainwater goods with CI

Shopfronts	door to flats above Aluminium shopfront to l.h.s. with external shutters. uPVC to r.h.s. with ceramic tiles
External Pipework	uPVC gutter and downpipe.

Priority Score (0+2+2) 4



Historic Image

37-41 Loudoun Street

Little Treasures / Sew'n'Sew / Get Fitted Carpets /
Residential

Ground – occupied
First – occupied



Restrictions	Surveyed from Loudoun Street only
Structural Issues	None apparent
Storey Height	2 - detached
Roof	Natural slate with zinc ridge and clips. uPVC ridge. Lead skewes and chimney flashings. Ridge vents.
Chimneys	1no. red sandstone stack to l.h.s. No pots.
Walls	Red sandstone. Cracked lintol and cill to l.h.s. window at first floor level. Masonry is heavily water damaged and stained at first floor level, particularly to r.h.s.

Recommendations:

- Carry out minor slate repairs
- Replace cracked cill and lintol

- Repoint below gutter line
- Carry out localised stone repairs
- Replace modern grilles
- Replace first floor windows
- Remove external shutters
- Replace shopfronts but retain doors
- Install full length timber fascia and signage
- New hanging signs (3no.)
- Replace uPVC downpipes with CI
- Refurbish CI gutter

	Open joints below gutter. Vegetation. Corner partially rebuilt in brick. 2no. iron air grilles.
Windows	uPVC
Doors	Timber vertical lined access doors to l.h.s. Unusual handles to both units, possibly Art Deco.
Shopfronts	Modern timber shopfronts. External shutters to r.h.s. Oversized fascia / poor signage. Iron security grilles.
External Pipework	Cast iron wall head gutter – requires refurbishment. 2no. uPVC downpipes.

Priority Score (0+2+2) 4



Historic Images

43-51 Loudoun Street The Co-op / Residential



Recommendations:

	Ground – occupied First – about to be split into flats.
Restrictions	Surveyed from Loudoun Street only
Structural Issues	None apparent
Storey Height	2 – end terrace.
Roof	Natural slate roof with zinc ridges and clips. Lead chimney flashings / mortar skews.
Chimneys	3no. red sandstone stacks. No pots
Walls	Red ashlar sandstone. Masonry is heavily eroded at base course. Staining at either end of gutter

- Carry out minor slate repairs
- Replace mortar skews
- Carry out stone indenting below cill line for full length of elevation
- Remove external shutters
- Install internal security shutters
- New hanging sign (1no.)
- Replace escape door
- Refurbish CI rainwater goods

	and at downpipe. ATM.
Windows	uPVC at first floor
Doors	Bi-fold aluminium entrance door. Painted blank escape door.
Shopfronts	External security shutters. Timber shopfronts and fascia. Bi-folding aluminium doors
External Pipework	Cast iron wall head gutter and downpipe.

Priority Score (0+2+1) 3





53-55 Loudoun Street Residential (The Old Printers)

Occupied



Recommendations:

- Carry out minor slate repairs
- Replace modern grille

Restrictions	Surveyed from Loudoun Street only
Structural Issues	None apparent
Storey Height	2 – mid terrace.
Roof	Natural slate with zinc ridge and clips. Lead skew flashings.
Chimneys	n/a
Walls	Painted wet dash. 1no. cast iron and 1no. modern louvered aluminium grille
Windows	Modern timber sash & case.
Doors	Vertically lined timber storm doors
External	uPVC gutter and

- Replace uPVC rainwater goods with CI

Pipework downpipe

Priority Score (0+2+1) 3

57-59 Loudoun Street

Woody's Ice Cream & Dessert Bar / Residential



Restrictions Surveyed from Loudoun Street only

Structural Issues None apparent

Storey Height 2 – mid terrace

Roof Natural slate with zinc ridge and clips. Mortar skews, lead chimney flashings.

Chimneys Red sandstone chimneys at each end. 1 no pot to l.h.s. Additional chimney evident at rear. Stone missing from stack on r.h.s.

Walls Red ashlar sandstone. Some erosion of masonry at ground level and at each end of gutter. 1 no. cast iron grille and 1 no. modern aluminium louvered grille.

Windows uPVC

Doors Timber panelled storm door with fanlight

Shopfronts Modern timber shopfront with stone stall riser.

External Pipework uPVC gutter and down pipe.

Priority Score (0+2+1) 3

Recommendations:

- Carry out minor slate repairs
- Replace mortar skews
- Replace missing stone to stack
- Carry out localised stone repairs and repointing
- Replace modern grille
- Replace uPVC windows
- Refurbish storm doors and fanlight
- Replace uPVC rainwater goods with CI



Historic Image

61 Loudoun Street
Residential



Recommendations:

- Carry out minor slate repairs
- Replace mortar skew
- Replace missing stone to stack (see 57-59 Loudoun Street)
- Carry out localised stone repairs and repointing
- Replace uPVC windows
- Replace door and fanlight
- Refurbish / repair CI rainwater goods

	Ground - occupied First – vacant
Restrictions	Surveyed from Loudoun Street only
Structural Issues	None apparent
Storey Height	2 – mid terraced.
Roof	Natural slate with zinc ridge and clips. uPVC vents. Lead / mortar skew, lead chimney flashings
Chimneys	Red sandstone chimneys at each party wall. 1no. pot to r.h.s. No. pots to l.h.s. Stone missing from stack on l.h.s.
Walls	Red ashlar sandstone. Masonry erosion at ground level. Heavily stained, water damaged due to defective downpipe at r.h.s. 1no. cast iron grille.
Windows	uPVC
Doors	Modern painted blank with fanlight. No ironmongery of note.
External Pipework	Cast iron half round gutter. Cast iron vent stack and

cast iron rain water pipe to r.h.s. defective.

Priority Score (0+2+2) 4

63 Loudoun Street
Residential



Recommendations:

- Carry out minor slate repairs
- Carry out localised stone repairs and repointing
- Reinstall stone mullions
- Replace modern grille
- Replace windows
- Refurbish door and fanlight
- Refurbish CI rainwater goods
- Replace uPVC section with CI

Restrictions	Surveyed from Loudoun Street only.
Structural Issues	None apparent
Storey Height	2 – mid terrace.
Roof	Natural slate with lead ridge and clips. Lead skew and chimney flashings.
Chimneys	Red brick wall head chimney with scrolled stone shoulders and stone cap with 2no. pots. Red brick chimney shared with No. 65 to r.h.s.
Walls	Squared rugged red sandstone. Significant damage from defective rain water goods. Heavy over pointing at ground level particularly at gutter ends and shared downpipe. 1no. modern aluminium grille and 1no. ornate cast iron grille.
Windows	3no. stone mullions may have been removed. 7no. uPVC windows 1no. aluminium window
Doors	Panelled timber door with fanlight.
External	Cast iron wall head

Pipework gutters. uPVC downpipe to l.h.s. heavily overgrown. Part uPVC/part cast iron vent stack. Shared cast iron downpipe with ornate hopper and ears.

Priority Score (0+2+3) 5

65 Loudoun Street

Former Post Office – Robyn's Retreat / Masonic Lodge



Restrictions Surveyed from Loudoun Street and Barskimming Road only.

Structural Issues Crack in lintol at ground floor window. Some movement evident in parapet at corner.

Storey Height Roof 2 - end terrace Natural slate with close mitred hips. Lead ridge and chimney flashings. Presumed lead parapet gutter.

Chimneys Red brick chimney at party wall with 4no. terracotta cans.

Walls Red sandstone. Squared ashlar chamfered corner with corbelled corner projection. Castellated parapet detail at corner with stone finials. Decorative iron roof finial. Some damp staining. Extensive indents at ground floor level. Additional indents and repointing required. 1no. partially covered



Recommendations:

- Carry out structural inspection & any recommended remedial repairs
- Carry out minor slate repairs
- Replace lead parapet gutter
- Carry out stone repairs
- Repoint
- Replace uPVC windows
- Open up first floor windows and install new timber sash and case windows
- Refurbish door
- Refurbish CI rainwater goods

	ornate cast iron grille.
Windows	uPVC. First floor windows have partially been blocked up.
Doors	Panelled timber door with Georgian wire fanlight
External Pipework	<u>Loudoun Street</u> - Cast iron wall head gutter, 1no. and 1 shared cast iron downpipe with decorative hoppers and ears. Shared downpipe showing evidence of damage. Damaged stonework and 2 ears broken. <u>Barskimming Road</u> - 1no. cast iron downpipe with decorative hopper and 1no. cast iron vent stack both with decorative ears.
Priority Score	(0+2+3) 5



Historic Images

Loudon Street Mauchline Church and Churchyard

Occupied

Restrictions	Full access.
Structural Issues	None apparent
Storey Height	1 – stand alone.
Roof	Natural slate with lead ridge and clips. Lead skewes and flashing.
Chimneys	n/a
Walls	Red sandstone. No structural issues apparent. Stonework and pointing generally in good condition. Small localised areas of damage. Modern louvred air grilles.
Windows	Diamond leaded coloured glass with



Doors	secondary glazing externally. Ornate timber storm doors to main entrance. (2no. sets)
External Pipework	Cast iron half round gutters and circular downpipes.
Priority Score	(2+3+0) 5

No recommendations

Loudoun Street

Mauchline Church Hall, (Site of Mortons Inn)

Occupied



Restrictions	Full access
Structural Issues	None apparent
Storey Height	1 – standalone.
Roof	Natural slate roof with crested red terracotta ridge tiles with some missing. Mitred hip to rear. 2no. roof vents (Over sheeted?) Mortar skew to main hall. Lead valleys, copper flashings to rear vent.
Chimneys	Stone chimney to rear of main hall. 1no. pot
Walls	Squared red sandstone

Built in the 1900's and extended in the 1990's.

Recommendations:

- Carry out minor slate repairs
- Replace missing ridge tiles
- Replace mortar skews
- Repoint
- Carry out localised stone repairs
- Replace modern / damaged grilles
- Replace ferrous fixings to window grilles
- Repaint timber fascia's / soffits to rear extension
- Refurbish main doors
- Refurbish CI rainwater goods
- Replace uPVC rainwater goods with CI

	predominantly. Ashlar to rear. Masonry heavily overpainted in places / missing pointing. Erosion on entrance gablet. Repointing required around entrance. Some damage due to hard pointing. Modern air grilles/ eroded cast iron air grilles.
Windows	Modern timber to Fellowship / Dunlop Halls. Georgian wire glass in stone surrounds to main hall. Window grilles with ferrous fixings into stone.
Doors	Soffits and fascia on rear extension require painting. Panelled main doors – good condition
External Pipework	Cast iron downpipes/ uPVC gutters to main hall. Cast iron/uPVC at entrance. uPVC downpipe to side of main hall. Overgrown cast iron gutters & downpipes on 1990's extension. Need refurbishment. Damage to cast iron downpipe at rear door. uPVC gutter/cast iron gutter to rear entrance/kitchen.
Priority Score	(0+3+1) 4

25 Mansefield Road
Residential (Springfield)



Recommendations:

- Carry out minor slate repairs
- Refurbish roof lights
- Carry out stone repairs / repointing to gable
- Replace modern grilles
- Replace windows
- Refurbish door
- Repoint stonework to Summer House
- Refurbish windows and door to Summer House.

Summer House Category B Listed	Occupied
Restrictions	Survey restricted due to driveway
Structural Issues	None apparent
Storey Height	2 – detached.
Roof	Pitched roof with straight skews. Natural slate with zinc ridge and clips. Lead skews, partial cappings, chimney flashings and parapet flashings. 2no. cast iron rooflights – refurbish.
Chimneys	Red brick chimney with 4no. decorative pots to l.h.s and to r.h.s.
Walls	Red ashlar sandstone to principal elevation. Frontage masonry appears in good condition. Gable requires some stone repairs/repointing. 2no. modern louvred air grilles.
Windows	uPVC. Timber casements to summerhouse.
Doors	Timber storm doors with fanlight. Timber half glazed door to Summer House.
External Pipework	Parapet gutter
Priority Score Main House	(0+2+1) 3
Priority Score Summer House	(2+2+2) 6

1-3 Tanfield Residential



Recommendations:

- Minor slate repairs
- Replace windows
- Refurbish storm doors
- Replace uPVC rainwater goods with CI

Occupied	
Restrictions	Restricted visibility due to driveways.
Structural Issues	None apparent
Storey Height	2 – 2 semi-detached properties.
Roof	Natural slate with zinc ridges and clips. Lead chimney and valley flashings.
Chimneys	Red sandstone stack to r.h.s. with 4no. ornate pots.
Walls	Red ashlar sandstone. Masonry in good condition. Air bricks not visible.
Windows	2 storey bay windows. uPVC. Modern Velux to r.h.s.
Doors	Vertically lined timber storm doors each with semi-circular fan light.
External Pipework	uPVC gutters and downpipes.
Priority Score	(0+2+1) 3

2-4 Tanfield Residential

Occupied	
Restrictions	Restricted visibility due to driveways.
Structural Issues	None apparent.
Storey Height	2 – 2 semi-detached.
Roof	Natural slate with zinc ridges and clips. Lead chimney flashings.
Chimneys	Red brick chimney to r.h.s. with 1no. pot.
Walls	Red ashlar sandstone. Masonry appears in good condition. Air bricks not



1 house has very recent side extension.

Recommendations:

- Minor slate repairs
- Refurbish CI roof light
- Replace windows
- Replace doors
- Replace uPVC rainwater goods with CI

Windows	visible. uPVC. 1no. modern Velux and 1no. cast iron roof light
Doors	uPVC
External Pipework	uPVC
Priority Score	(0+2+1) 3

6-8-10 Tanfield

Residential

Occupied



Recommendations:

- Minor slate repairs
- Replace mortar skews

Restrictions	Surveyed from Tanfield only.
Structural Issues	None apparent.
Storey Height	1 – detached.
Roof	2no. polygonal dormers. Natural slate with zinc ridge and clips. Mortar skews. Lead flashings to dormers.
Chimneys	Brick chimney with 3no. pots to l.h.s. Stone chimney with 3no. pots to r.h.s.
Walls	Squared red sandstone rubble with dressed ashlar quoins, window, and door surrounds.

- Make stone repairs and repoint gable
- Repaint / repair dormer timbers
- Replace windows
- Replace door and fanlight
- Replace uPVC rainwater goods with CI

	elevation in reasonably good condition. Heavy erosion and over pointing on gable. Air bricks not visible.
Dormers	uPVC windows. Hipped slate roofs and slated cheeks. Timber below windows requires refinishing.
Windows	uPVC windows and dormer window. Modern Velux.
Doors	Aluminium door, side lights and fan light.
External Pipework	uPVC gutters and downpipes (2no.). Water butt

Priority Score (0+2+2) 4

12-18 Tanfield Residential	'Building at Risk'	Partially occupied
	Restrictions	Fenced off. Surveyed from Tanfield only.
	Structural Issues	None apparent.
	Storey Height	2 – detached.
	Roof	Natural slate – nothing else visible.
	Chimneys	Half stone/half red brick stack to r.h.s. with 1no. decorative can. Stone wall head chimney with 1no. decorative can.
	Walls	Red sandstone. 1881 date stone. Stones have been removed from the southwest gable. Frontage in reasonable condition. Requires some pick pointing. SW



	gable in poor condition. NE gable requires some indents. Air bricks missing.
Windows	uPVC.
Doors	Modern timber door with blank panel above.
External Pipework	uPVC gutters and downpipes.
Priority Score	(0+2+1) 3

Recommendations:

- Assume full reroofing, including all flashings
- Pickpoint front elevation
- Significant stone repairs and full repointing to r.h.gable
- Indenting and full repointing to l.h. gable
- Reinstall grilles
- Replace windows
- Replace door
- Replace uPVC rainwater goods with CI

1 The Cross

The Mossgeil Snug / Residential

	Ground – occupied First - occupies
Restrictions	Surveyed from The Cross only
Structural Issues	None apparent
Storey Height	2 – corner terrace.
Roof	Slate roof with zinc ridge and clips. Mortar skewers.
Chimneys	n/a



Recommendations:

- Carry out minor slate repairs
- Replace mortar skews
- Repaint render
- Refurbish timber sash and case windows
- Replace door to flat
- Paint shopfront and fascia's
- Refurbish CI rainwater goods
- New hanging sign

Walls	Chamfered corbelled corner. Painted render – requires repainting.
Windows	3no. timber sash and case at first floor level – refurbishment required.
Doors	Modern glazed timber door to coffee shop. Modern glazed door to flat above.
Shopfronts	Timber bow windows with astragals. Timber fascia's.
External Pipework	Cast iron half round gutter and cast-iron downpipe. Requires cleaning and refurbishment.

Priority Score (0+2+1) 3

3-5 The Cross

Many Thanks Gift Shop / Residential



Recommendations:

- Carry out minor slate repairs
- Replace mortar skew

	Occupied
Restrictions	Surveyed from The Cross only.
Structural Issues	None apparent
Storey Height	2 – terraced.
Roof	Natural slate with zinc ridge and clips with uPVC vents. Leaded skew and capping and flat roof over bow window. Mortar skew to r.h.s.
Chimneys	Red brick chimney at party wall with 2no. pots.
Walls	Painted render.
Windows	1x1 timber sash and case window. First floor timber bow window. Ground floor timber casement.

- Repaint render
- Refurbish timber sash and case windows
- Replace timber casement
- Replace door to flat
- Paint shopfront, bow window and timber fascia's
- Refurbish CI rainwater goods
- Install new CI downpipe with new below ground connection
- Install internal security shutter
- New hanging sign

Doors	Modern glazed door to gift shop. Panelled timber door to Flat 3a.
Shopfronts	Timber shopfront with fascia. Recessed doorway. External security shutter.
External Pipework	uPVC gutter. uPVC downpipe discharging into gutter of adjoining property.

Priority Score (0+2+1) 3



Historic Images

