

Stewarton Conservation Area Appraisal

May 2025



CONTEXT AND PURPOSE OF THE APPRAISAL

- 1.1. The purpose of this document is to provide an illustrated appraisal of the **Avenue Street, Stewarton Conservation Area** and the wider historic core of Stewarton, and explore opportunities for improvement and planning action.
- 1.2. The designation of Conservation Areas is an important mechanism for giving recognition to the value of the historic environment and ensuring that the particular characteristics of an area are respected and enhanced in any future development of the area. Conservation areas were first introduced by the Civic Amenities Act 1967, and their current legislative framework is the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (“the 1997 Act”) which defines Conservation Areas as “areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” (Section 61). Planning authorities are required by the 1997 Act to determine which parts of their area merit Conservation Area status.
- 1.3. The National Planning Framework 4 (NPF4) fully supports the designation, protection and enhancement of Conservation Areas, stating that “development proposals should ensure that existing natural and built features which contribute to the character of the Conservation Area and/or its setting are retained”. The NPF4 and the Historic Environment Policy for Scotland (2019) further support the identification and protection of valued historic places.
- 1.4. The 1997 Act requires planning authorities “to formulate and publish, from time to time, proposals for the preservation and enhancement of any parts of their district which are Conservation Areas”. A Conservation Area Appraisal enables planning authorities to fulfil their statutory duties to actively manage Conservation Areas, providing a monitoring and review mechanism and ensuring that opportunities for enhancement of the historic environment are identified and delivered.
- 1.5. The East Ayrshire Local Development Plan 2 was adopted in April 2024, superseding the Local Development Plan 2017. The 2017 Plan set out a proposal to undertake a Conservation Area Appraisal for Stewarton and to consider an extension to the Conservation Area to include the street frontages on the Main Street.

WHAT DOES THE CONSERVATION AREA DESIGNATION MEAN?

- 1.6. In a Conservation Area, the buildings and the spaces between them are considered to be of architectural or historical interest. Planning control is directed at maintaining the integrity of the entire area and enhancing its special character. Conservation Area status does not mean that new development is unacceptable, but that care must be taken to ensure that it will not harm the character and appearance of the area; instead helping to preserve and enhance it. Under current legislation, Conservation Area designation automatically brings the following works under planning control:
 - Demolition of buildings
 - Removal of/works to trees
 - Development including small house extensions
 - External alterations such as cladding, rendering and painting
- 1.7. In accordance with Planning Advice Note 71 (PAN 71), the designation of a Conservation Area should not be regarded “...principally as a means of increasing control but rather as a

commitment to take positive action to safeguard and enhance the character and appearance of the Conservation Area”.

- 1.8. Through the Development Plan process, local authorities have opportunities to put in place positive policies for the protection and enhancement of Conservation Areas. Such policies must be taken into account in the determination of planning applications within Conservation Areas. The East Ayrshire Local Development Plan 2 requires development in Conservation Areas to be appropriate to the character of the area in terms of layout, size, scale, design, siting, materials and colour (Policy HE2). Unsympathetic proposals will not be supported by the Council. Further, policy HE2 requires that any development within a Conservation Area or affecting its setting shall be consistent with any relevant Conservation Area appraisal.
- 1.9. Where a development would, in the opinion of the Council as the planning authority, affect the character or appearance of a Conservation Area an application for Planning Permission will be advertised in the local press, providing an opportunity for public comment. Comments will be taken into consideration by the Council when making a final decision on the application.
- 1.10. Local residents and property owners have a major role to play in protecting and enhancing the character and appearance of the Conservation Area by keeping properties properly maintained, retaining original features, and carefully restoring and repairing them, wherever possible.

WHAT DOES A CONSERVATION AREA APPRAISAL DO?

- 1.11. Planning authorities and the Scottish Government are required by law to protect Conservation Areas from any development that would be detrimental to their character, and as such it is necessary for planning authorities, residents and property owners to be aware of the key features which determine the special significance of the Conservation Area. The purpose of this report is to define and evaluate the character and appearance of Stewarton Conservation Area, and how it fits within the wider historic context of the town of Stewarton.
- 1.12. The report identifies the Conservation Area’s important characteristics to ensure that there is a full understanding of what is worthy of preservation and why; it also considers the Conservation Area boundary, and whether this should be expanded to take in a larger area of special historic interest.
- 1.13. The appraisal provides a framework for the controlled and positive management of change in the Conservation Area. When finalised, it will be adopted as Non-Statutory Planning Guidance, forming an important material consideration in the determination of planning applications.

THE AVENUE STREET, STEWARTON CONSERVATION AREA



Figure 1: Location of the Conservation Area (red outline) within Stewarton. With materials from Ordnance Survey © Crown copyright. East Ayrshire Council.

- 1.14. The Avenue Street, Stewarton Conservation Area was designated in October 1984. The boundary incorporates the properties facing onto Avenue Square, Avenue Street, New Street and Graham Terrace.
- 1.15. The area includes three C-listed buildings: “Avenue Square, Institute Hall”, “High Street and Avenue Square, including 2B High Street, Bank of Scotland”, and “8 Avenue Square, former Burgh Offices”.
- 1.16. There is one Tree Preservation Order within the Conservation Area: “the Graham Terrace, Stewarton, Tree Preservation Order No. 6, 1985”. This Order protects one group of trees consisting of yew and conifers (thuja and lawsoniana) within the garden ground of 13 and 15 Graham Terrace.
- 1.17. The southern part of the Conservation Area falls within the Stewarton Town Centre boundary as defined in LDP2.

METHODOLOGY

- 1.18. This Appraisal has been prepared in accordance with practical guidelines as defined in PAN 71: Conservation Area Management. The methodology adopted comprises desk-based research and site visits. It should be noted that the appraisal is not intended to be entirely comprehensive; the omission of any building, space, feature or area does not imply that it is of no interest or relevance to the Conservation Area, as the boundary was considered carefully during its designation.
- 1.19. Research was undertaken between the months of May and August 2022.

1. LOCATION AND SETTING

LANDSCAPE



Figure 2: Stewarton, nestled within its landscape of undulating agricultural fields.

- 2.1. Stewarton is located within the agricultural lowlands of Ayrshire, consisting of an undulating lowland landscape gently increasing in height from the coastal fringe, dissected by many burns and streams that drain to incised river valleys. Landcover is predominantly pastoral with some arable land; fields are often regular and enclosed by hedges. The settlement pattern is based on a number of historic towns and villages surrounded by large self-contained farmsteads set in a hinterland of fields. Extensive woodland is limited, concentrating in river valleys or large estates, but hedgerow trees often form avenues along minor roads (NatureScot, 2019).
- 2.2. One such incised river valley forms the southern boundary of the town, with the Annick Water flowing in it. Being bounded by steep slopes downriver from Stewarton, the river had a fording point, the Kirkford, at the point where the enclosed valley opens up into the undulating lowlands. This ford enabled the route from Kilmarnock to Paisley. Stewarton Cross, the likely origin of the settlement, is situated at the crossroads between this road and the Glasgow to Irvine road, which ran parallel to the Annick Water.

GEOLOGY

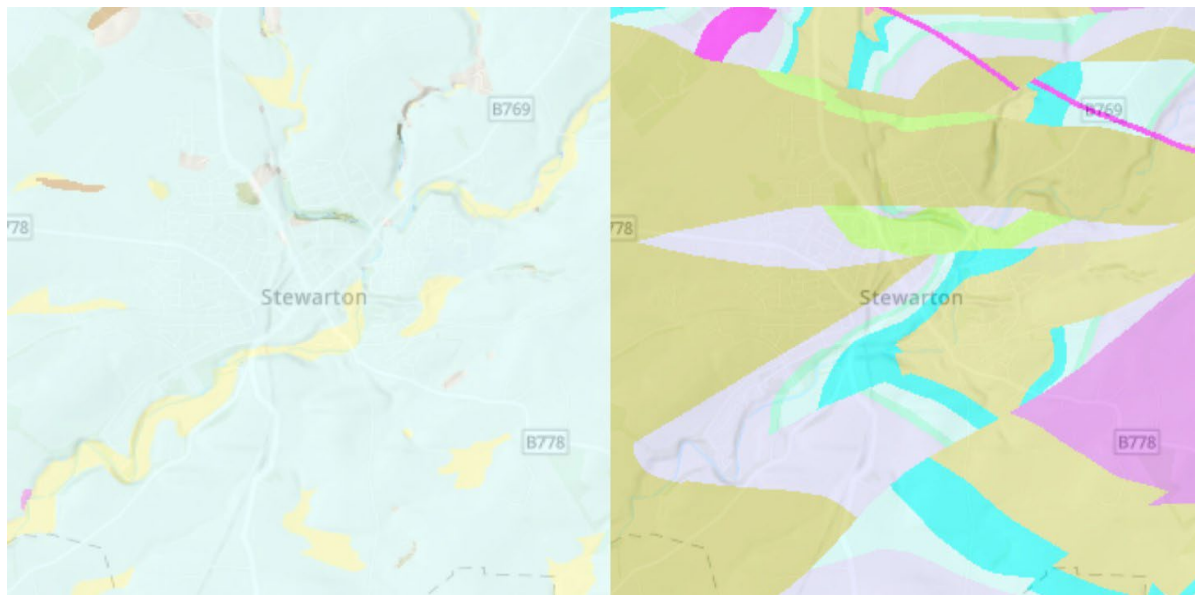


Figure 3: Geology of Stewarton. Left: superficial geology; right: bedrock geology. Key below. Reproduced with the permission of the British Geological Survey © UKRI 2022. All Rights Reserved.

Superficial Geology key:

- Light yellow: **Alluvium** - Clay, silt, sand and gravel. Sedimentary superficial deposit formed between 11.8 thousand years ago and the present during the Quaternary period.
- Light blue: **Till**, Devensian - Diamictic. Sedimentary superficial deposit formed between 116 and 11.8 thousand years ago during the Quaternary period.
- Brown: **Peat** - Peat. Sedimentary superficial deposit formed between 2.588 million years ago and the present during the Quaternary period.

Bedrock Geology key:

- Dark ecru: **Limestone** Coal Formation - Sedimentary rock cycles, clackmannan group type. Sedimentary bedrock formed between 329 and 328 million years ago during the Carboniferous period.
- Light ecru: Kirkwood Formation - **Volcaniclastic-sedimentary-rock**. Sedimentary bedrock formed between 337 and 329 million years ago during the Carboniferous period.
- Light mauve: Kilbirnie Mudstone Member - **Mudstone**. Sedimentary bedrock formed between 329 and 328 million years ago during the Carboniferous period.
- Dark mauve: Flow Moss Lava Member - **Basalt**, olivine-macrophytic. Igneous bedrock formed between 344.5 and 330.9 million years ago during the Carboniferous period.
- Magenta: Unnamed Igneous Intrusion Of Unknown Age - **Microgabbro**. Igneous bedrock formed at an unknown time.
- Lime green: Western Midland Valley Westphalian To Early Permian Sills - **Analcime-gabbro**. Igneous bedrock formed between 319 and 272.3 million years ago during the Carboniferous and Permian periods.
- Aqua: Hosie Limestones - **Limestone**. Sedimentary bedrock formed between 330.9 and 329 million years ago during the Carboniferous period.
- Light aqua: Lower **Limestone** Formation - Sedimentary rock cycles, clackmannan group type. Sedimentary bedrock formed between 330.9 and 328 million years ago during the Carboniferous period.
- Cyan: Blackhall Limestone - **Limestone**. Sedimentary bedrock formed between 330.9 and 329 million years ago during the Carboniferous period.

- 2.3. The bedrock geology in the area is predominantly one of sedimentary rocks from the Carboniferous period (328 to 329 million years ago) including mudstone and limestone, but significantly fewer coal deposits than other parts of Ayrshire which were used mainly for the calcination of limestone (Groome, 1884-85). An intrusion of gabbro correlates with the highest areas of the town at Corsehillbank Street, which drop abruptly where they encounter the softer limestone which is easily excavated by the rivers, giving rise to the particular landforms of

Stewarton. Superficial deposits consist predominantly of till (heterogeneous mixture of sediments deposited underneath a glacier, consisting of clay, sand, gravel and boulders) (McMillan & Powell, 1999).

TOPOGRAPHY

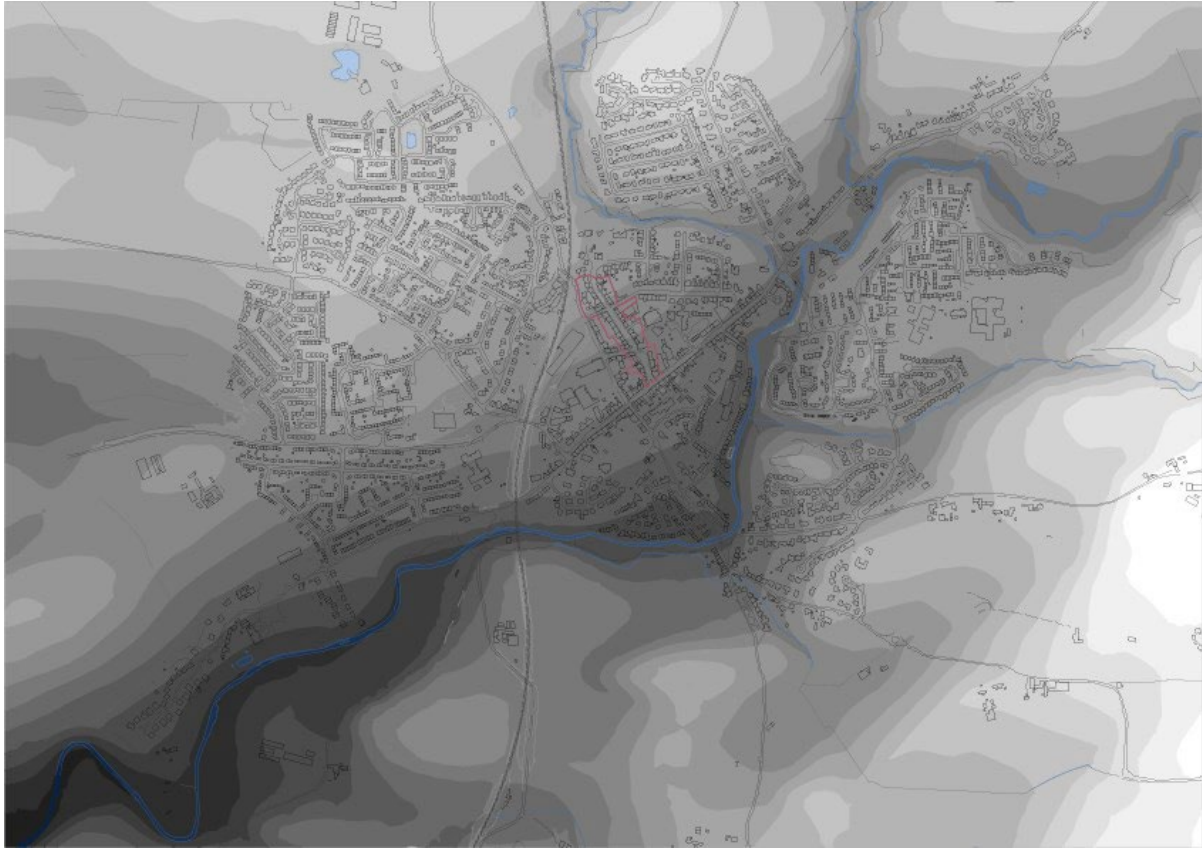


Figure 4: Topography of Stewarton, 5m contours (2006)

- 2.4. The geology underneath Stewarton leads to a topography consisting of gentle hills incised by abrupt river valleys, excavated by the Annick Water, Clerkland Burn and Cuts Burn. These small but deep glens, heavily forested, break up Stewarton in different areas. The terrain rises significantly to the north and east (Figure 4).

2. History and Development

HISTORIC BACKGROUND AND SETTLEMENT DEVELOPMENT

Medieval and Modern period

- 3.1. Earliest records indicate that the town appears to have grown from the Cross, where the Glasgow to Irvine road, which runs alongside the Annick Water, is intersected by the Kilmarnock to Paisley road, which crosses the Annick Water at a ford immediately southeast of the town. The Glasgow to Irvine road also crossed the Annick Water further downstream, over a bridge immediately in front of the entrance to the Lainshaw estate which historical mapping shows to have been a toll bridge (Taylor & Skinner, 1776).
- 3.2. Lainshaw Castle was the original seat of the Stewarts, passing into the hands of the Montgomeries of Lainshaw in the 16th century and into the Cuninghame family from 1779 (Millar, 1885). It is likely that evidence of a residence has existed at the site since the 15th century, the remains of which might be integrated into the current house. As a result, Lainshaw House has a complex building history, with most of the exterior being built in early 19th century by William Cunningham of Lainshaw (Historic Environment Scotland, 2009).



Figure 5: Lainshaw Castle in 1779 as represented in John Ainslie's map of Lainshaw Estate (Public Domain)

- 3.3. North of the town there stands on an elevated ground one of the oldest buildings in Stewarton: Corsehill Castle, of Clan Cunningham. The castle was described as being in a ruinous state since before 1604-8, when Pont's "Cuninghame" map notes a "Reuinskreig", i.e. "ruin craig", on the west side of the Clerkland Burn (Pont & Dobie, 1876). At present, only a fragment remains, which was substantially consolidated in later times (Figure 6).



Figure 6: "Corsehill Castle. Stewarton. View from Castlepark playing field", 2020, Rosser Gruffydd (CC-BY-SA)

- 3.4. On the opposite bank of the Clerkland Burn, there stood Corsehill House, a post-medieval castellated mansion successor to Corsehill Castle (Figure 7). The mansion was already a ruin at the start of the 19th century, and was removed fully with the advent of the railway into the town. Fullarton (1858) describes it as follows:

"It stood on a finely elevated situation, overlooking the town and church of Stewarton, about half-a-mile up from the west side of the main street, betwixt which and the front of the castle tradition affirms there ran a noble avenue, lined with rows of magnificent trees, and to commemorate which a street, now built on part of it, is called Avenue Street." (Fullarton, 1858)

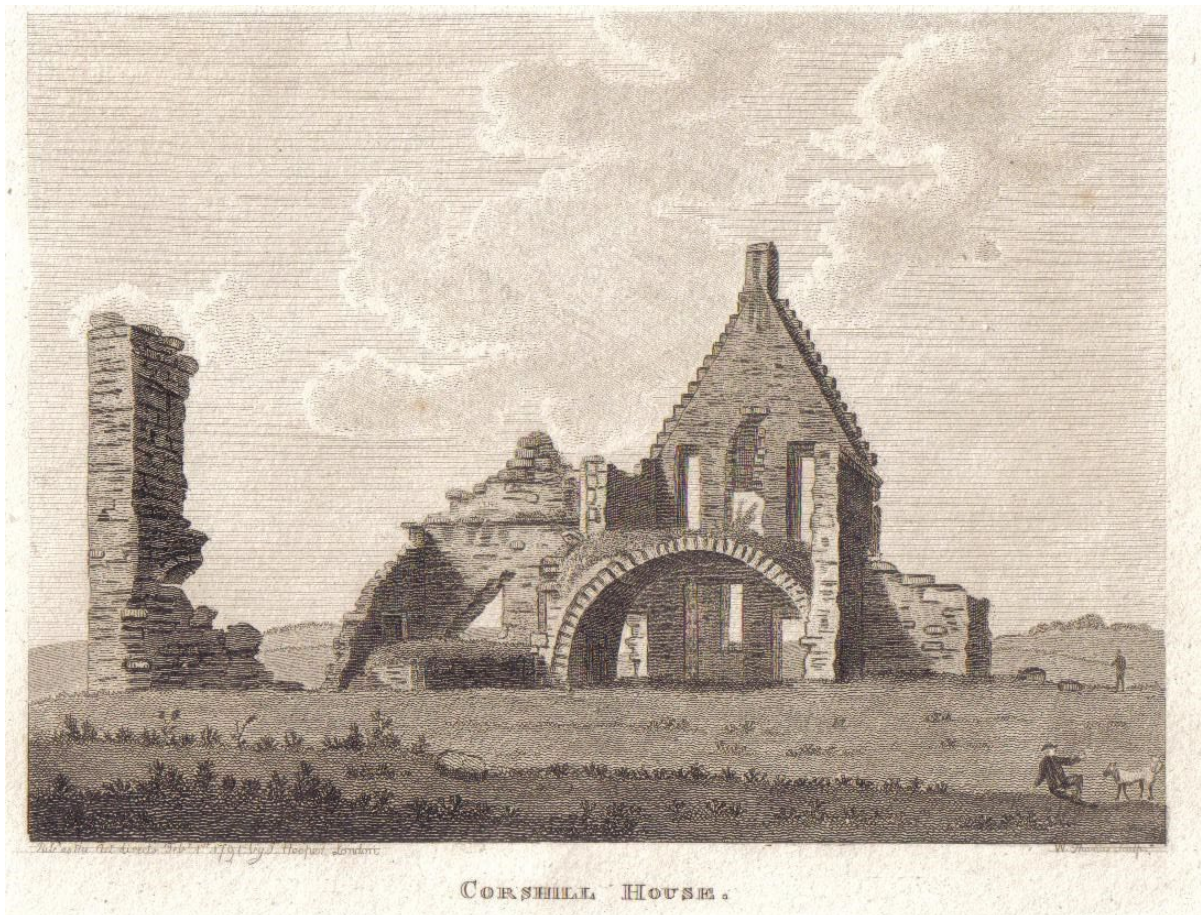


Figure 7: A print dated 1791 for Francis Grose's book "The Antiquities of Scotland" (1789-91), showing Corsehill House of which nothing remains.

- 3.5. The street currently designated as Stewarton Conservation Area – Avenue Street – traces its origins to the tree-lined avenue that connected Corsehill House to the town. Indeed, the non-right angle on which Avenue Square meets Main Street can be explained in that the start of this street points towards the site of Corsehill House. The Corsehill House estate was described as extensive, but incrementally disposed by feu; this would explain the uniformity in the buildings alongside Avenue Square and Street. Much of old Stewarton is built upon the Corsehill estate (Fullarton, 1858).

Feu refers to the feudal system of land holding which existed in Scotland until 2004 (The Abolition of Feudal Tenure etc. (Scotland) Act, 2000). Under this system, land was granted permanently by a "Superior" to a "Vassal" in return of a regular fee. To this end, feuing plans were prepared that determined the division of land into parcels and the location of streets, and permanently binding conditions may be imposed on the feuar with regard to permitted land uses or aesthetic requirements of the buildings that could be erected on the land (Felicciotti, et al., 2017)

- 3.6. This is all illustrated in Roy's Military Survey of Lowland Scotland (Figure 8), which shows Stewarton as a strip of houses along the Glasgow to Irvine road and to a lesser extent along the Kilmarnock road, and tree-lined avenues connecting into Corsehill House and Lainshaw Castle.



Figure 8: Roy Military Survey of Scotland, Strip: 4, Section: 7e. 1747-55 © British Library Board (CC.5.a.441 4/7e).

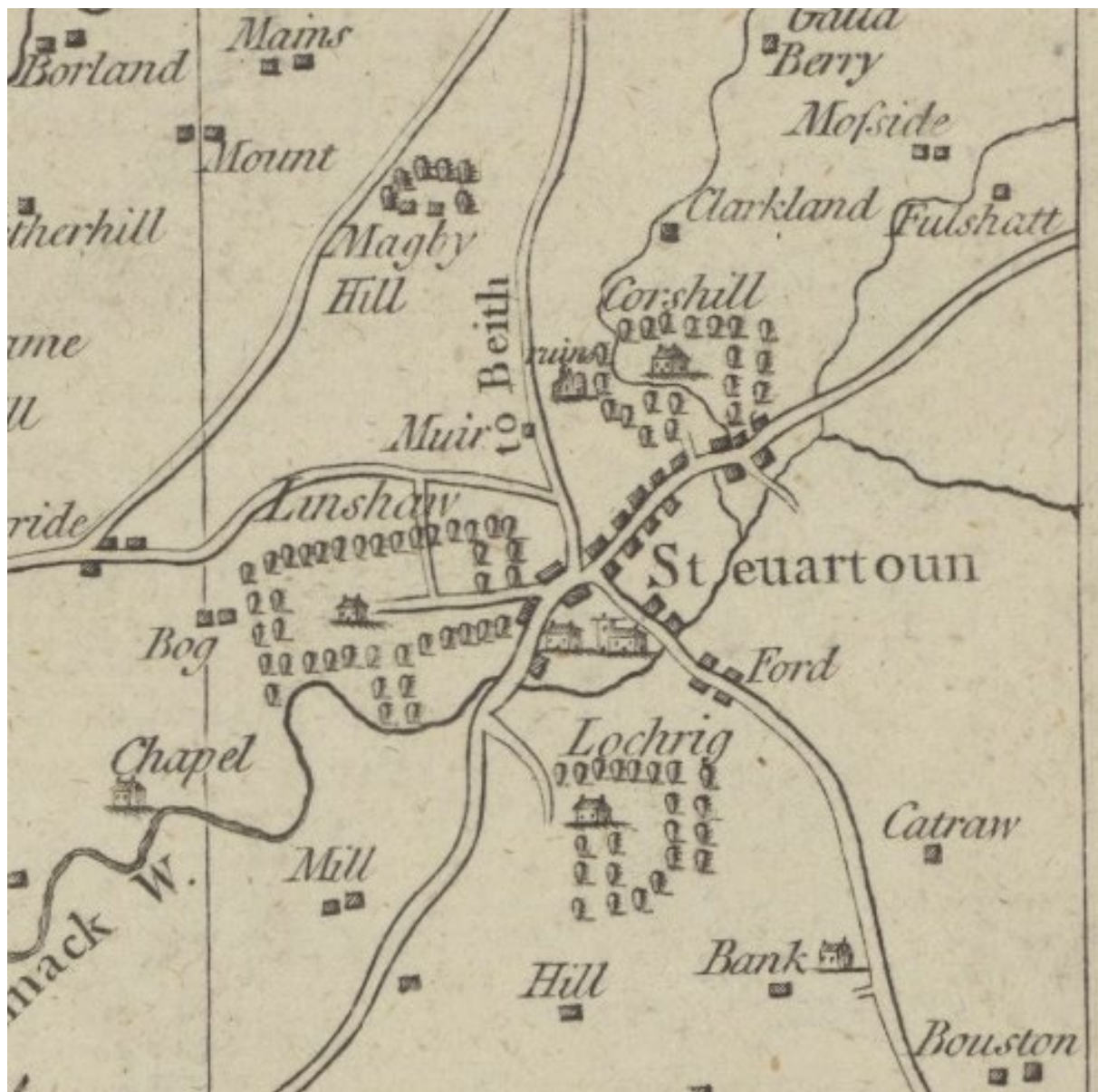


Figure 9: "A new map of Ayr Shire, comprehending Kyle, Cunningham, & Carrick ... / by Captain Armstrong and Son, and engrav'd by S. Pyle", S.I. 1775 (Reproduced with the permission of the [National Library of Scotland](#))



Figure 10: "The road from Glasgow to Irvine", detail of George Taylor and Andrew Skinner's "Survey and maps of the roads of North Britain or Scotland", Plate 45 – "The road from Glasgow to Irvine; The Road from Ayr to Machlin; Road from Maybole to Girvan by Daily Kirk", 1776 (Reproduced with the permission of the [National Library of Scotland](#))

The Industrial Era



<https://canmore.org.uk/collection/586774>



<https://canmore.org.uk/collection/591693>



<https://canmore.org.uk/collection/591697>



<https://canmore.org.uk/collection/591707>

Figure 11: Industry in Stewarton, taken 25/10/1966. Clockwise from top left - Annick Vale Factory from SE, Kirkford Bridge in foreground; Bridgend Mills from N showing WNW front of N part of works; Robertland Factory from W showing WNW front of factory with Robertland Mills in background; and 69-71 Lainshaw Street, Knitwear Factory from S showing SE front of factory. © HES. Reproduced courtesy of J R Hume.

- 3.7. The main economic activity in Stewarton was woollen fabrics manufacturing, such as tartan, carpets and, most notably, bonnets, which earned the town the nickname of 'Bonnet Toun'. By the late 19th century, the industry employed about 2500 workers including knitters, liners and finishers (Groome, 1884-85). This is illustrated in the mills shown in Ordnance Survey mapping from the 19th century, i.e. Nether Robertland and Corsehill woollen mills, Goosehill spindle works, Bridgend spinning mills, and Annick Vale woollen factory, among others.

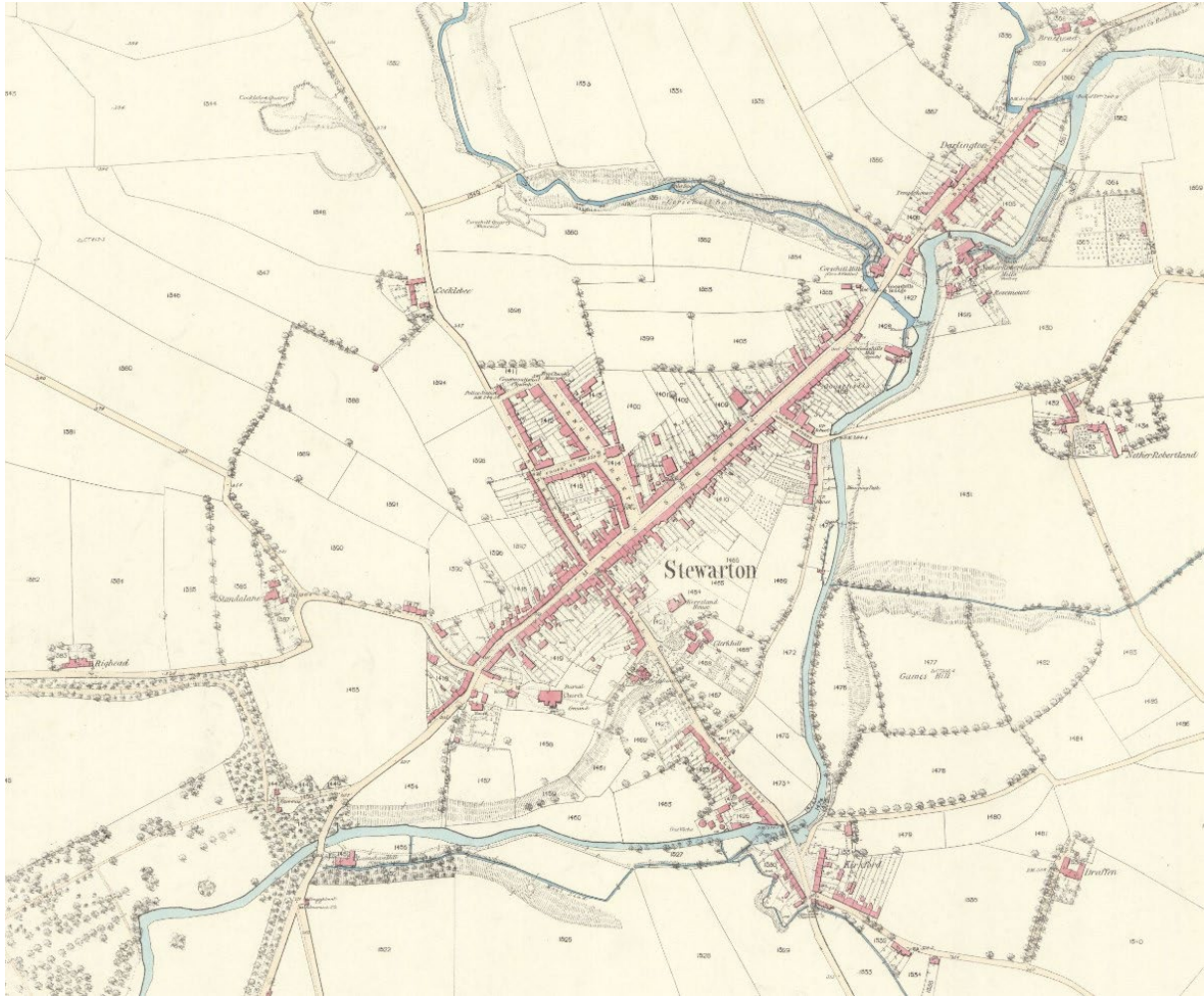


Figure 12: "Ordnance Survey Maps - 25 inch 1st edition, Scotland, 1855-1882", Ayrshire XIII.9 (Stewarton)", 1856 (Reproduced with the permission of the [National Library of Scotland](#))

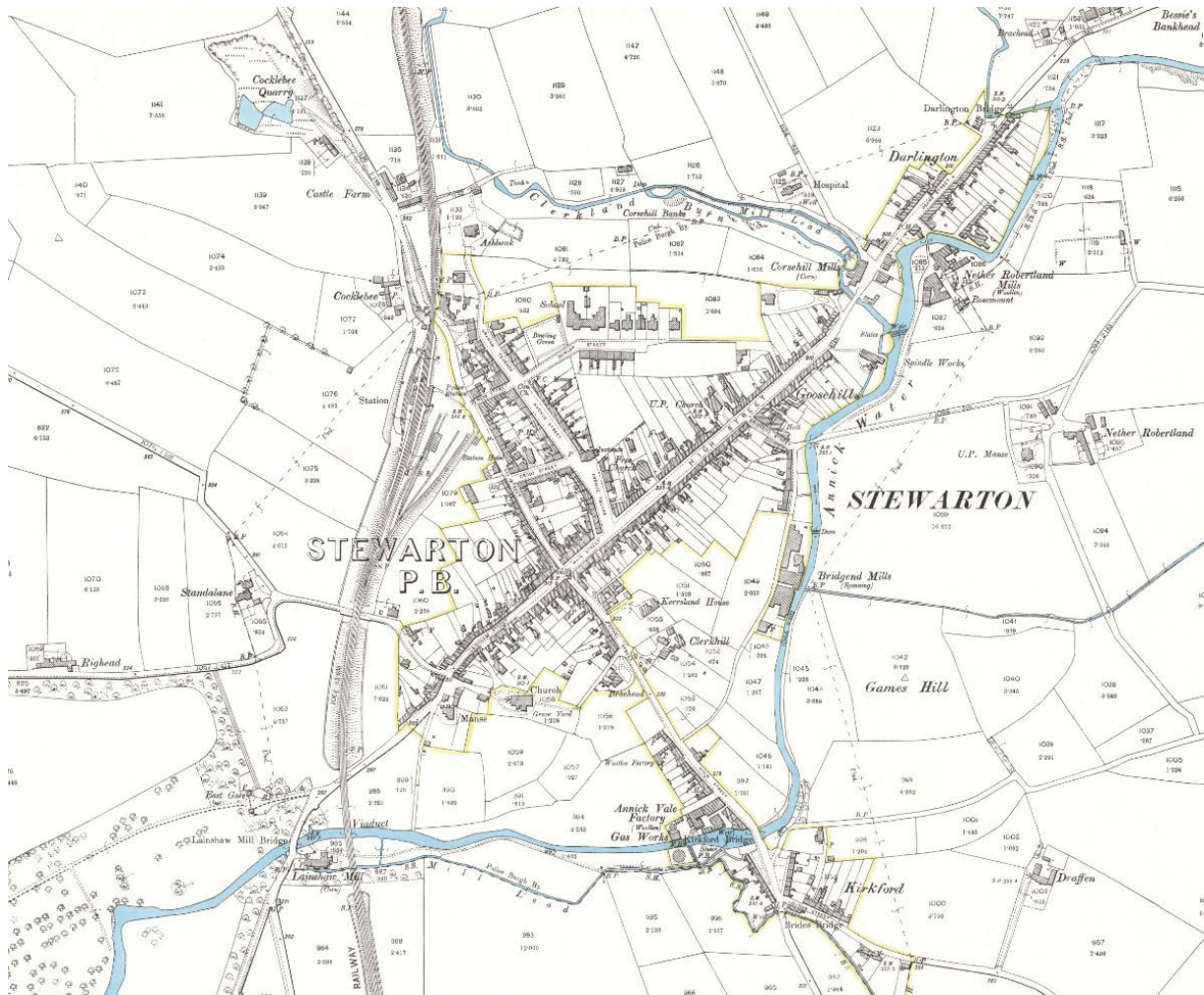


Figure 13: "Ordnance Survey Maps - 25 inch 2nd and later editions, Scotland, 1892-1949", Ayrshire XIII.9, 1895 (Reproduced with the permission of the [National Library of Scotland](#))

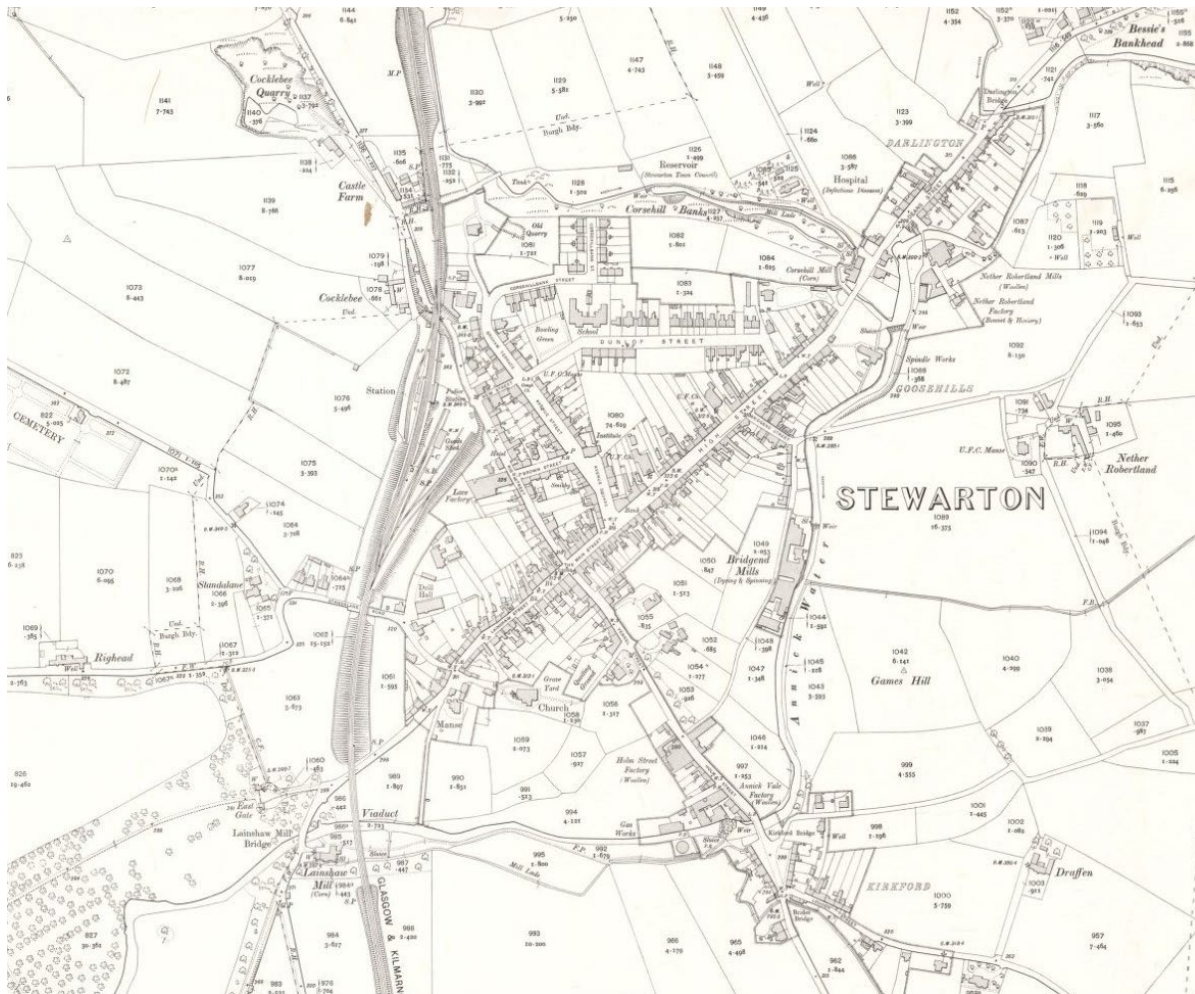


Figure 14: "Ordnance Survey Maps - 25 inch 2nd and later editions, Scotland, 1892-1949", Ayrshire XIII.9, 1908 (Reproduced with the permission of the [National Library of Scotland](#))

Recent history

- 3.8. Until the turn of the 20th century, the town of Stewarton was largely contained within the bends of the Annick Water to the south and east, the Clerkland Burn to the north, and the railway line to the west, with the exception of small suburbs at the river crossings in Kirkford and Darlington. This was to change when the 1919 Housing and Town Planning Act (also known as the 'Addison Act') came into effect, compelling local authorities to provide homes for the working classes (Robb, 2019). This resulted in the construction of council housing estates at Nether Robertland and Lainshaw, which were finished during World War II. During this time, the Lainshaw Estate also hosted military barracks, which were converted to council houses after the War. Evidence of its military past remains in the name of Crusader Crescent, named after the Crusader tanks of the early stages of the War, and Lothian Road, after the Lothians and Border Horse regiment which were stationed at Lainshaw (BBC, 2005). The 1919 Act houses can be seen in construction in the 1946 air photo (Figure 15), which also shows the military barracks at Lainshaw.



Figure 15: "Air Photo Mosaics of Scotland, 1944-1950", Photo Mosaic Sheet: NS 44 N.W. (Ayrshire), 1946
(Reproduced with the permission of the [National Library of Scotland](#))



Figure 16: "Ordnance Survey National Grid maps, 1944-1971", NS4046-NS4146 - AA, NS4246-NS4346 - AA, NS4245-NS4345 - AA, and NS4045-NS4145 - AA; 1962 (Reproduced with the permission of the [National Library of Scotland](#))

- 3.9. Stewarton grew significantly after World War II, first through council housing at Rigghead and Nether Robertland following the principles of post-war urban design, and later on through suburban developments towards the east, west and north. However, the fabric of the old town was to remain largely untouched, with the only significant transformations being the redevelopment of railyards and factories within the town centre for residential and commercial uses.

3. Conservation Area Appraisal

- 4.1. The present Stewarton Conservation Area boundary is very limited in scale, as illustrated in Figure 17 below. However, for the purposes of this Conservation Area Appraisal, and in order to better inform the assessment on the appropriateness of the existing Conservation Area boundaries, a wider portion of the historic core has been studied, including designated and undesignated areas, within the boundary of the town as of 1908 (Ordnance Survey, 1910). Figure 17 (below) shows the existing Conservation Area boundary and proposed extension (in red), and how they fit within the context of the historic core (in orange).



Figure 17: Conservation Area (red solid), proposed Conservation Area extension as defined in the East Ayrshire Local Development Plan 2017 (red dotted), Historic Core of the town circa 1908 (orange dashed). With materials from Ordnance Survey © Crown copyright. East Ayrshire Council.

SETTING AND TOPOGRAPHY

- 4.2. Stewarton lies within relatively low ground compared to its surrounding countryside, with all major approaches to the town sloping downward: A735 from Dunlop, A735 from Kilmaurs, B778 from Fenwick, Standalane from Kilwinning and Dalry, and B769 from Glasgow. However, due to the undulating landforms surrounding the town, and the effective subdivision of the built-up area by virtue of various linear elements such as burns and embankments, there are not many viewpoints that allow a full view of the town, and its size is not apparent from any of the approaches.
- 4.3. The historic core of Stewarton is clearly demarcated from more modern expansions by the Clerkland Burn to the north, the Annick Water to the east and south, and the railway line to

the west. It is centred on the confluence of the old Glasgow to Irvine and Kilmarnock to Paisley roads, which today correspond with Main Street/High Street/Lainshaw Street and Rigg Street/Vennel Street respectively. This is commonly referred to as Stewarton Cross. It lies in the middle ground between the relative heights of Corsehillbank and the low-lying areas nearest to the Annick Water; this is reflected in the naming of Holm Street which likely refers to the *holm*, meaning low, flat ground prone to fluvial flooding.



Figure 18: "Stewarton from the air", 2019 © Thomas Nugent (CC-BY-SA/2.0).

CHARACTER AREAS



Figure 19: Character areas in the historic core. Grey: old Glasgow road; purple: Avenue Street; red: tucked away Georgian villas; yellow: Victorian and later detached houses; uncoloured: modern residential and business. With materials from Ordnance Survey © Crown copyright. East Ayrshire Council.

- 4.4. The predominant axis in Stewarton is the **Old Glasgow Road**, today's High Street/Main Street. This can be characterised as a typical high street, with mixed use buildings with residential on top floors and commercial units on ground floors, ranging in height from 3 storey on the west side of the Cross to 1.5 towards the eastern end of the street. The buildings on both sides tightly enclose this space, at a height to width ratio of 1:1 to 1:1.5. High footfall and heavy through traffic define this thoroughfare.



Figure 20: Stewarton High Street looking West onto the Cross © Miguel Silva Barral.

- 4.5. The high street character transitions into a quieter, more residential one at **Avenue Square**, which mixes commercial and community uses with residential. The character becomes yet quieter, as the street becomes **Avenue Street** where residential predominates. Although the buildings are of a similar size to those of the High Street, the spaces here are much broader, producing a much more light and airy environment, at a width to height ratio of 1:2 or more. However, the building line is uninterrupted, with contiguous buildings providing enclosure and delimitation to the public space. Similar to the High Street area, there are no front gardens, but the ground floors are increasingly residential moving northward.



Figure 21: Avenue Street looking South into the former Bank of Scotland building.

- 4.6. The areas further to the north are higher in elevation and more residential in nature. This area is characterised by **Victorian** and newer **detached houses**, 1 to 1.5 storey, with front gardens varying in size and vegetation, resulting in a much more open streetscape and a height to width ratio of 1:4 or more. This transition occurs in Graham Terrace, and fully includes Corsehillbank Street and Dunlop Street. The [Addison Act](#) housing on Gilmour Street and The Crescent largely preserves this character of open, wooded, broad streets, albeit with a much different materiality.



Figure 22: Victorian houses in Dunlop Street

- 4.7. The western and southern ends of the historic core, wrapping around the southern side of the Cross and consisting of today's Lainshaw Street, Standalane and Vennel Street, consist of a loose collection of individual buildings, less regimented than those of the other character areas. This reflects a more ancient, rural origin, in contrast to the more bourgeois town buildings of the High Street and Avenue Square and the Victorian terraces of the higher areas. The main feature of this area is the church and graveyard, but is otherwise characterised by larger, **tucked away detached houses** with less of a direct relationship with the street.



Figure 23: Gateways to villas on Vennel Street.

- 4.8. The western quadrant of the Cross is today a **business and commercial** area, comprising large footprint retail and industrial units with accompanying car parks. This takes the place of the old railyard and other industrial uses, with the 1969 Ordnance Survey map showing three instances of “works”, a “cooperage” and “tool works”. One other instance of business units within the core is on Bridgend, which similarly shares an industrial past, having hosted the Bridgend dyeing and spinning mills.
- 4.9. There are a few instances of post-war council housing in the areas previously described, but these are nonetheless small enough so as not to overly dilute the character of these areas. Lastly, the rest of the historic core consists of **modern residential** developments, largely suburban but also terraces and flats.

STREET AND PLOT LAYOUT

- 4.10. Using urban morphology terminology from Caniggia & Maffei (2001), the High Street/Main Street/Lainshaw Street axis constitutes the matrix route, this is, a route connecting two poles (in this case Glasgow and Irvine). The first development happens along this route, resulting in a ribbon of parallel plots facing the High Street on both sides. This is apparent from the plots along this axis, which face this street, including in the junctions, indicating that this street is greater in hierarchy to the ones that branch from it. Another telltale sign is that the sides of the plots are not always perpendicular to the street, where this is needed to reconcile the curves of the route (see Figure 24), indicating that the route precedes the plots. This original strip of plots and buildings is evident in the Roy mapping (1747-1755) (Figure 8).

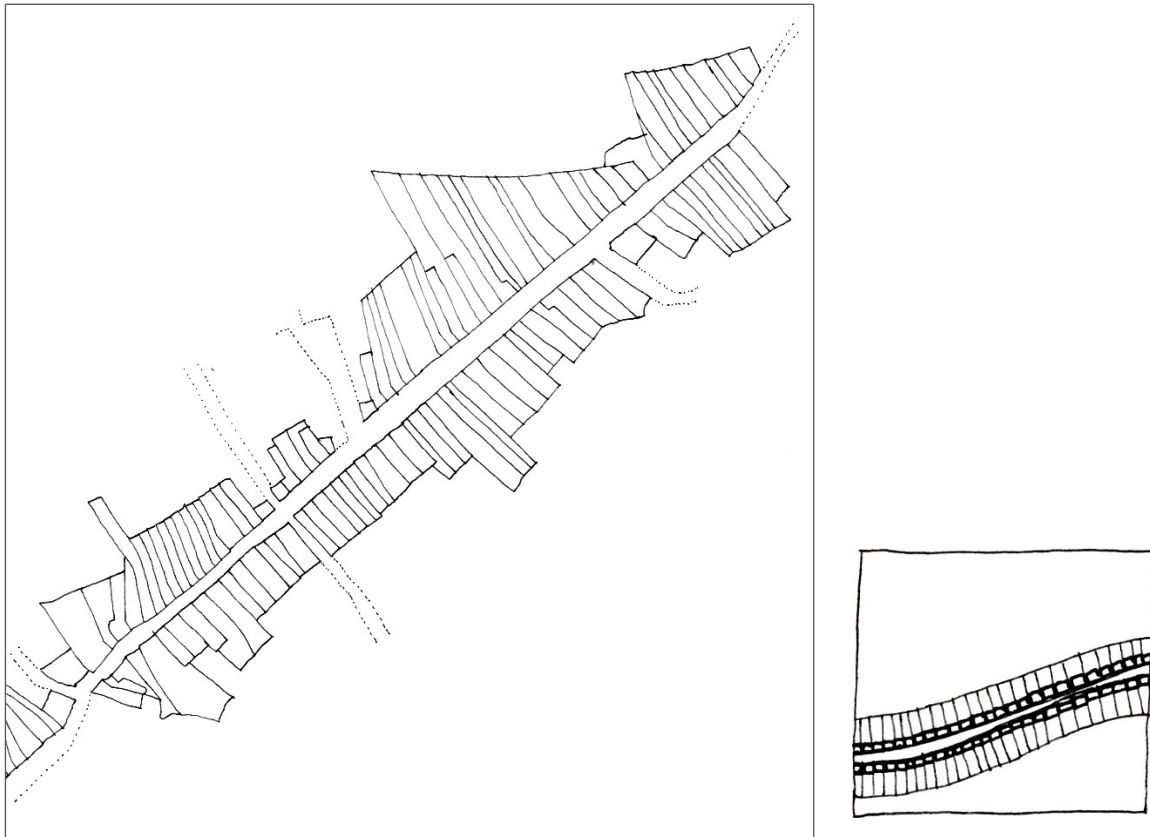


Figure 24: Diagram of the plots on the Old Glasgow Road, the matrix route of Stewarton, based on the Ordnance Survey map of 1856 (Ordnance Survey, 1856). Bottom right, schematic diagram of the arrangement of plots along a matrix route, according to Caniggia & Maffei (2001).

- 4.11. Rigg Street/Vennel Street/Holm Street form a secondary matrix route (the poles being Kilmarnock and Paisley). The principles described above apply here but are more evident in historic mapping, as modern development has disfigured this pattern to a great extent.
- 4.12. Avenue Square/Avenue Street constitutes what Caniggia & Maffei (2001) describe as a *planned building route*, this is, a street created not to connect to another place but exclusively to enable building on its sides. Although these types of routes are characterised as usually starting at right angles from the matrix route they spawn from, in the case of Avenue Square the start of the route is clearly influenced by the angle at which the original tree-lined avenue to Corsehill House met the High Street. Another characteristic of this type of urban tissue is the side boundaries of the plots being parallel (see Figure 25).



Figure 25: Diagram of the plots on Avenue Square and Avenue Street, a planned building route in Stewarton, based on the Ordnance Survey map of 1856 (Ordnance Survey, 1856). Bottom right, schematic diagram of the arrangement of plots along planned building routes, according to Caniggia & Maffei (2001).

- 4.13. Graham Terrace and Corsehillbank Street continue this pattern of parallel-sided plots. Dunlop Street is also one such street, its later appearance patent in its shape: the plots alongside High Street and Avenue Street were already consolidated, so both ends of the street have to be perpendicular to both until the back of the existing plots is reached. This originates the two characteristic obtuse bends that Dunlop Street still shows, and is most evident in Figure 13, which shows the street still incomplete in 1895.

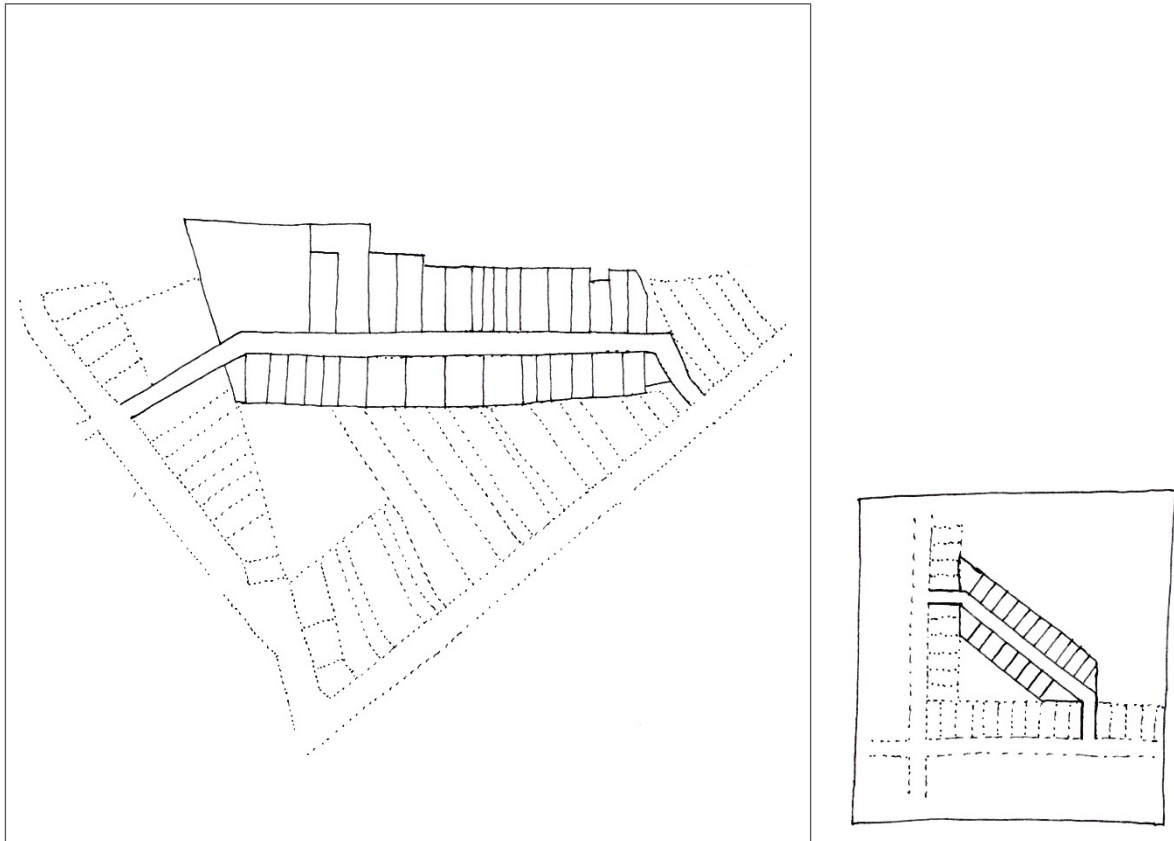


Figure 26: Diagram of the plots along Dunlop Street, a planned building route in Stewarton, based on the Ordnance Survey map of 1856 (Ordnance Survey, 1856). Bottom right, schematic diagram of the theoretical arrangement of where a frontage of plots is already present, forming the characteristic bends before joining the main streets.

- 4.14. The only other old street in the historic core is Bridgend, which was likely originally used as a lane to access the fields near the river, and later the mills on the riverbank. It never had any residential use until very recently, and as such it does not show any traditional plot pattern.
- 4.15. All other streets within the historic core are modern, starting with the inter-war Crescent and Gilmour Street, which exhibit characteristics of typical [Addison Act development](#); this has been studied in the [Piersland Park Conservation Area Appraisal](#) and the analysis and recommendations from that policy document may apply to this area. Streets built in the second half of the 20th century follow a suburban pattern of development and have mostly developed the formerly agricultural fields near the Annick Water. These areas are largely not of historic interest.

TOWNSCAPE ANALYSIS

- 4.16. The townscape analysis studies how the buildings and the spaces relate to each other and to the broader landscape, creating vistas and highlighting landmarks, and how these elements relate sequentially.
- 4.17. Because of the natural and artificial bounds of Stewarton's core, all approaches into the area are marked with significant 'gateway' elements: the bridges over the Annick Water, the bridge over the Clerkland Burn, the underpass under the railway coming from Dunlop, and most significantly the Viaduct, which acts as a literal gate.



Figure 27: Sketch of Lainshaw Street looking North East under Viaduct.

- 4.18. The main space in the town is the High Street axis, characterised as a corridor enclosed on both sides, increasing in height from the ends towards the Cross, which presents the highest height to width ratio. There are areas where the 'canyon' of the street is diluted as a result of building setbacks, particularly on Lainshaw Street at the post-war council flats, and similarly on the High Street. Although diluted, the linear, enclosed perception of the street remains in these places.



Figure 28: Left - sketch of High Street from the Cross looking North East; right - sketch of Lainshaw Street from the Cross looking South West.

- 4.19. Because of the significance of this space, its four corners constitute landmarks: however, the western corner is missing, instead being faced with the party wall of the next building. In the absence of the corner building, the mature trees that used to occupy this space did provide enclosure, although at the time of writing there is no noteworthy vegetation in this space.

Whilst the footprint of the missing building has been reclaimed and embellished, the missing building nonetheless results in an overly wide start of Rigg Street with little enclosure, further broadening up the hill where it meets the car parks of the retail units and the station. All three remaining corner buildings address the turn in one way or another.



Figure 29: Sketch of the Cross from Vennel Street looking North West into the missing corner.

- 4.20. A setback in the High Street frontage lets the observer get perspective of the full height of the John Knox Parish Church and its spire. This building also constitutes an important landmark, the spire being recognisable from afar.

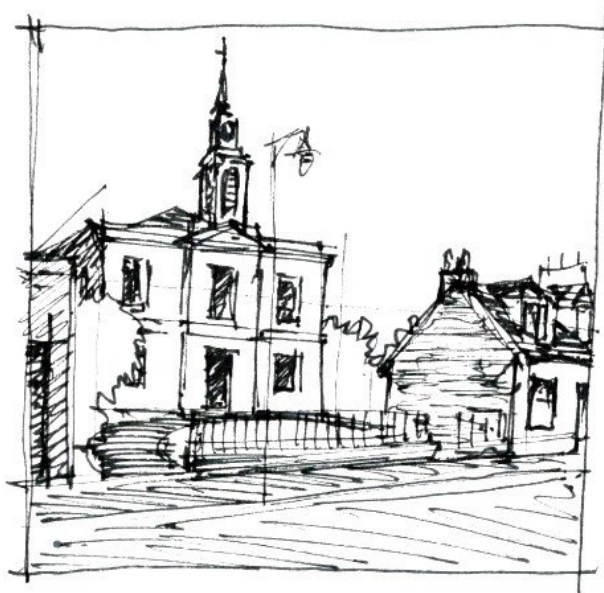


Figure 30: Sketch of the John Knox Parish Church, which can be appreciated fully thanks to its setback.

- 4.21. The approach from the south is far different; any buildings here are set back and the only elements bounding the narrow stretch of road are stone walls and a tunnel of foliage, with the streetscape suddenly turning urban immediately before the Cross. This sequence of narrow passages is briefly interrupted by the Fire Station, which is substantially set back from the road and the plot edges.

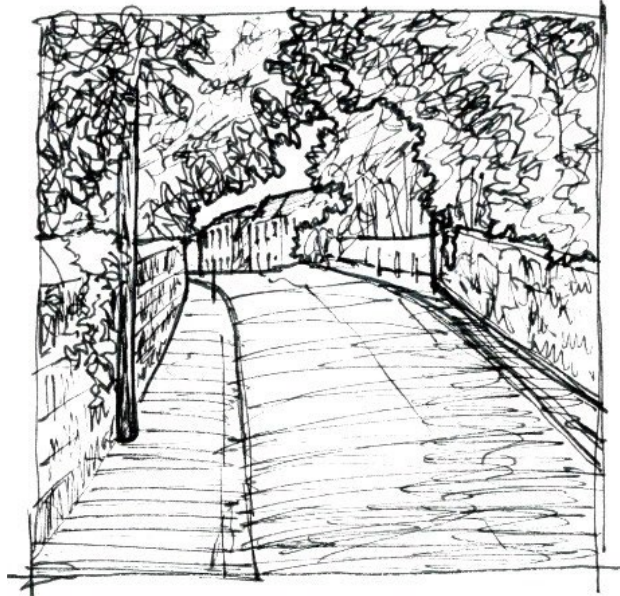


Figure 31: Sketch of Vennel Street looking North West towards the Cross.

- 4.22. Perhaps one of the most iconic views of the Conservation Area and of Stewarton as a whole is the vista up Avenue Square into the Institute Building. This is the only civic space in Stewarton, akin to the planned squares of Darvel and Catrine or the Square in Cumnock. Like these examples, the space is focused on a landmark building, in this case the Institute Hall. Alongside it, being on an acute corner looking onto the Cross, the Bank building is also a significant landmark. The architectural merit of individual buildings is discussed later in this report.



Figure 32: Sketch of Avenue Square looking North into the Institute Hall, a local landmark.

- 4.23. Moving up Avenue Street, the broader proportions of the street, the lack of a through route and its primarily residential nature make for a slower, quieter environment. Looking down from the top of Avenue Street is one of the rare views where the broader landscape can be appreciated, taking advantage of the slope to see above the rooftops of the High Street. In this view, the Bank building rises to prominence by marking the focal point of this vista.



Figure 33: Sketch of Avenue Street looking South over the rooftops into the broader landscape.

- 4.24. The townscape in the upper part of the town core is more open, with the buildings on Corsehillbank Street, Dunlop Street, Gilmour Street and The Crescent set back from the edge of the street, and much more greenery than in other areas. Being the highest parts of the town, there are occasional glimpses into the wider landscape above the roofs looking south. Looking north from the ends of Gilmour Street and Corsehillbank Street in winter, when the deciduous vegetation is bare, there are views across the Clerkland Burn gully into the houses on the opposite bank.
- 4.25. The lower parts of the town offer a different townscape, with successive spaces that open sequentially. Approaching from the junction of Lainshaw Street and Standalane, the view of the St Columba Parish Church is framed by the houses and the Church Hall. Further along, the Church is framed by the Kirkyard gates, before entering this space. The path continues, enclosed between the vegetation and the church building, before opening again at the back of the Kirkyard and the former quaiting ground on Vennel Street. Here there are also views of the wider countryside, from the Kirkyard looking south and east. The path progresses along a grouping of houses and into Vennel Street. This sequence has a much different character, consisting of several spaces one after another, as opposed to the linear fashion of all other spaces in the town.

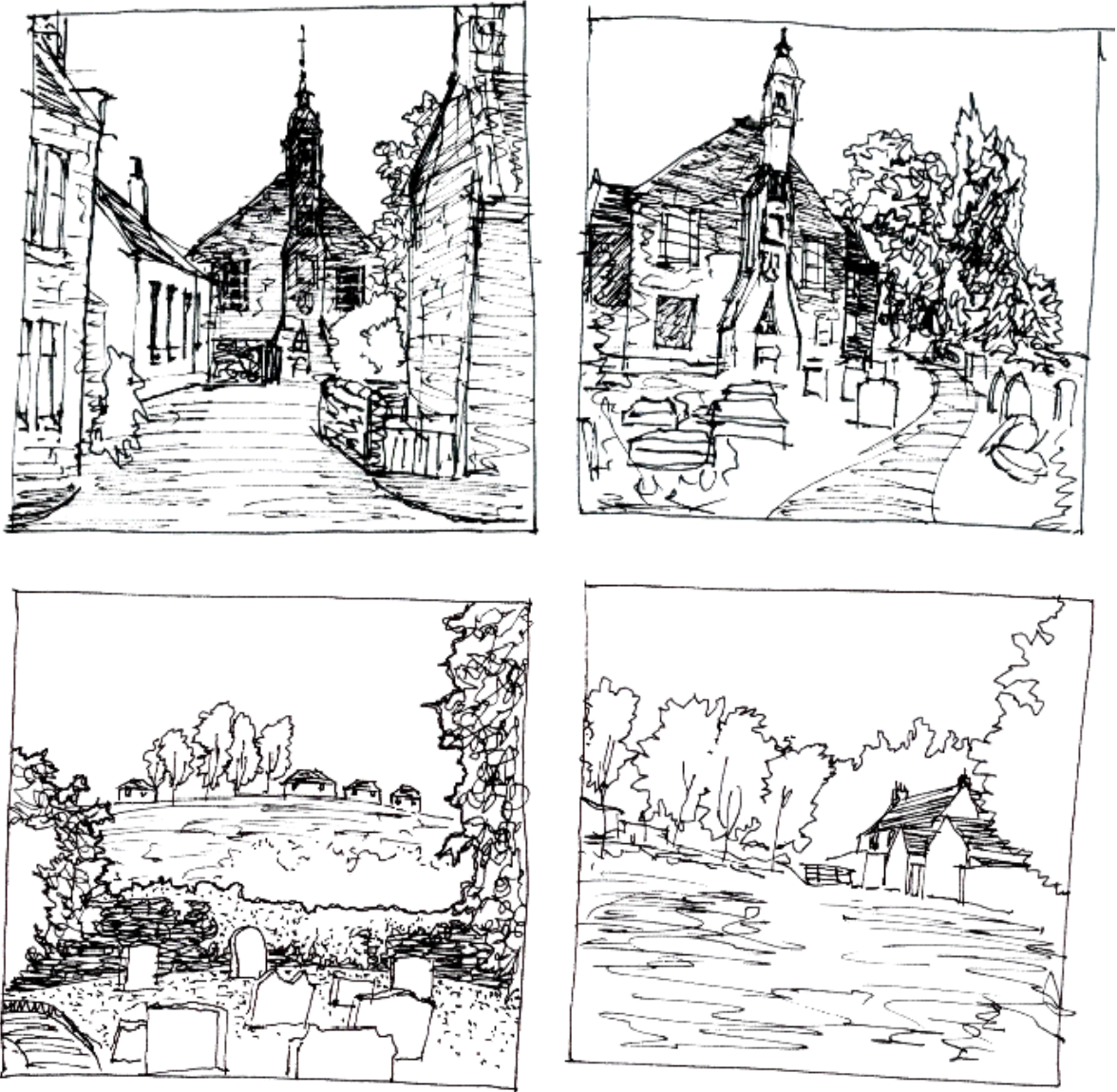


Figure 34: Sketches; top left - St Columba Parish Church seen between the houses on Lainshaw Street; top right - the Kirkyard, with the path disappearing among the trees; bottom left - looking South from the Kirkyard above the wall, with views of the landscape; bottom right – the former quoiting ground on Vennel Street.

- 4.26. Lastly, there is one further vista of note, not accessible by foot but very prominent when travelling into the town: from the train on the privileged vantage point of the Viaduct looking onto the town centre.



Figure 35: Sketch of the vista from the top of the Viaduct as seen from the train on arrival from the South.

ARCHITECTURE AND BUILT FORM

Building Typologies and Architectural Styles

- 4.27. The predominant building typology in Stewarton's historic core is the vernacular rendered rubble two-storey terraced houses or tenements, which may or may not have commercial premises in the ground floor, and variations of this type in 1.5-, 2.5- and 3-storey, largely dating from the 19th century. A few examples of traditional three-faceted dormers can be found around Lainshaw Street, Main Street, High Street, Vennel Street, Avenue Street, Graham Terrace, and 2-12 Dunlop Street (even nos).



Figure 36: Vernacular style of high street houses, often with commercial ground floors.

- 4.28. Interspersed with these there are more dignified and ornate buildings, often for banking or commercial functions. Often built of sandstone ashlar, these buildings are frequently of special interest and add significantly to the quality of the streetscape. A detailed survey and description can be found in Appendix 1: Statutory Designations and Appendix 2: Building by Building Analysis.



Figure 37: The former Royal Bank of Scotland, a neoclassical palazzo-style dignified building.

- 4.29. As the town developed into the 19th and early 20th century, some of this growth was in the form of detached homes in Victorian and Edwardian style. These are characterised by bay windows, piended dormers often three-faceted, recessed doorways with storm doors, occasional front-facing gables with exposed fascias, and exposed timber framed gables reminiscent of Tudor Revival.
- 4.30. The greatest architectural merit is found on public buildings that, by virtue of their use, position or architectural characteristics, stand out as major landmarks. The most notable examples are the St Columba Parish Church, the Institute Hall, and the John Knox Parish Church.



Figure 38: John Knox Parish Church from High Street, a public building with matching monumental style.

- 4.31. Lastly, standing on the then outskirts of the town there remain old, large villas: 30-32 Vennel Street, Braehead House (late 18th century); 15 Vennel Street, Woodlands (1811); 13 Vennel Street, Kersland (1855), and 41 Graham Terrace, Ashbank (circa 1880). These properties sit within their own grounds, behind walls and detached from the road. Similar to these villas, the old manse at 73 Lainshaw Street and 2 Standalane (both dating earlier than 1856) also stands detached within its own grounds.

Architectural features – Façades

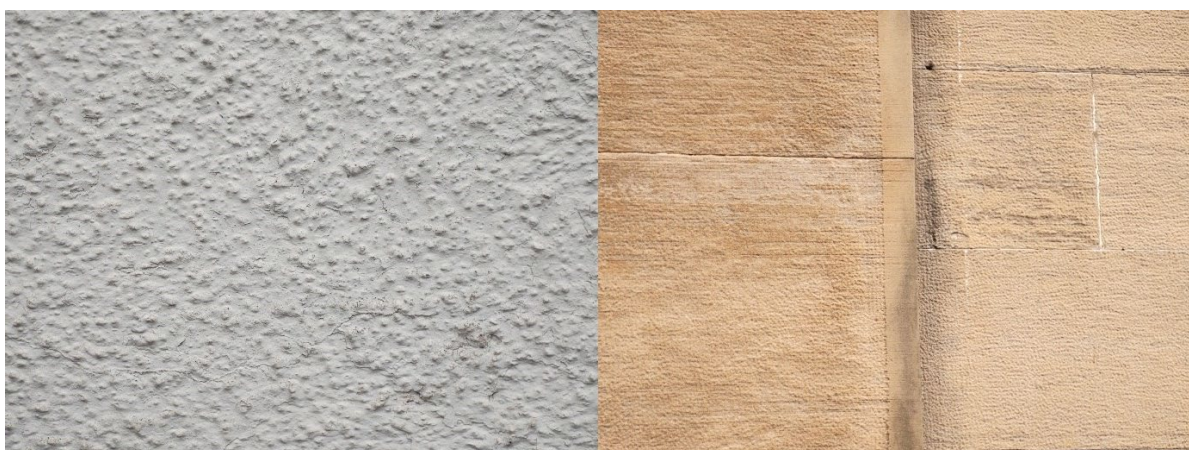


Figure 39: Wall finishes in Stewarton. Left: White harl; right: golden sandstone ashlar.

- 4.32. The primary façade finish is coloured harl over rubble masonry. Window and door surrounds, cornices and other details may be smooth render, painted in contrasting colours.

- 4.33. Significant buildings, and residential properties from the later part of the 19th century, use sandstone ashlar. The sandstone used is generally golden, presumably locally sourced, but the appearance of railway links enabled the import of cheaper sandstone from more distant sources, and as such the later buildings use red sandstone from southern Ayrshire or Dumfriesshire.
- 4.34. Since the advent of the Addison Act, which required rapid construction of housing, brickwork and concrete block have been used extensively, often finished in white, cream or grey harl. Due to this finish, these materials can be in keeping with the local vernacular.
- 4.35. Since the latter half of the 20th century, post-war dry dash render and later the exposed brick favoured by suburban style developments are at odds with the architectural character of the town, importing uncharacteristic standard finishes. Future development should avoid use of these materials in proximity to the Conservation Area.

Architectural features – Roofing, Chimneys, and Rainwater Goods



Figure 40: Traditional Natural Scottish Slate (Ballachulish Slate, distinctive in subtle muted grey tones).



Figure 41: Natural slate at corner of Avenue Square and Brown Street

- 4.36. The general low height of the buildings, along with the gentle slopes of Stewarton's core, allow for frequent views of the roofscape. The main roofing material of the historic core is natural Scottish slate, which was used extensively from the late eighteenth century onwards and contributes significantly to the character and appearance of the area.
- 4.37. Slate roofs have generally been retained within the existing Conservation Area. However, in the wider historic core, there are multiple examples of more modern replacement tiles, which detract from the overall quality of the historic fabric of the town.



Figure 4241: Example of poorly chosen roofing materials at The Beez Neez, Avenue Street / corner of Brown Street

- 4.38. Most roofs are simple dual-pitched gable-ended with fairly steep pitches. The roof of each property is separated from those of the adjoining ones by the use of skews. Skews, ridges, valleys and parapet gutters usually employ lead flashings to waterproof these details.
- 4.39. Chimneys, whether in use or not, are an important part of the roofscape. They usually bookend each building, further reinforcing the separation and rhythm dictated by the skews, and add variety through the changing number of flues and shape of chimney pots.



Figure 423: Graham Terrace, a positive example of a chimney in the Stewarton CAA.



Figure 434: Vegetation growing out of chimney and unsightly TV aerials damaging the visual aspect of the roofline and streetscape in the CAA

- 4.40. Cast iron would have been the popular material for rainwater goods and should be retained where it still exists; however, at present many gutters and downpipes have been replaced by aluminium which generally achieves a close enough appearance. Plastic rainwater goods have a negative impact on the Conservation Area.



Figure 445 (Left): uPVC downpipe next to traditional cast iron downpipe (clip damaged & bottom clip missing) – poor practice in a CAA
Figure 46 (Right): Traditional cast iron rainwater goods

Architectural Features - Shopfronts

- 4.41. Although there is a wide variety of shopfronts in terms of their quality and preservation status, a relatively high proportion of them still have their traditional implements, or they could be easily recovered. Examples in which the traditional features are preserved are shown below:



Figure 457: The Cup and Saucer, Lainshaw Street



Figure 468: The Groom Room and Bling, Lainshaw Street



Figure 479: Past and Present, Lainshaw Street



Figure 48: Update Boutique and Headquarters, Main Street

Architectural features – Windows and doors

- 4.42. Much like the rest of Scotland, the windows used in Stewarton prior to the 20th century were almost exclusively painted softwood sash and case. There are many surviving examples of these, which contribute significantly to the character of the Conservation Area.



Figure 49: Traditional windows at the Former Burgh offices, 8 Avenue Square

- 4.43. However, replacement UPVC windows are ubiquitous. These are thicker, and often have different opening configurations such as tilt and turn, top-hung or pivot, and for this reason have a strong negative impact on the appearance of the Conservation Area.



Figure 50: uPVC windows on a house (middle left) in Avenue Street

- 4.44. Doors would have been wooden with various panel designs. Although a number of visibly old doors remain, many have been replaced by modern substitutes. Fan lights and storm doors are other noteworthy features worthy of preservation.

Means of enclosure

- 4.45. The built environment of the historic core is to a large extent defined not only by the buildings that bound it, but also by other means of enclosure. This is most significant in the southern character area where villas are removed from the street edge, leaving the boundary walls to define this edge. These walls are tall, built in sandstone masonry, with a round or sloping cope. Examples can be found on Vennel Street, surrounding the St Columba kirkyard, and surrounding the manse at Lainshaw Street. The gates on these walls are also positive contributors to the townscape quality of these areas.
- 4.46. Other means of enclosure worth noting are railings, although there are not many examples and these tend to have been installed later, such as in front of the John Knox church and along Corsehillbank Street.



Figure 51: Gateway to a villa in Vennel Street

OPEN SPACES

- 4.47. Stewarton's historic core does not feature large amounts of open space, which is largely limited to its streets and vennels, conforming a relatively dense urban area.



Figure 52: Avenue Square looking North into the Institute Hall.

4.48. The main civic space of Stewarton is Avenue Square. Indeed, historically, many institutional buildings have been located around this space, including the Institute Hall (1-3 Avenue Street), the Burgh Offices (8 Avenue Square), Bank of Scotland (2 High Street), a Post Office (as shown on Ordnance Survey (1856)) and a clinic (as shown on Ordnance Survey (1962)). This space is configured in such a manner so as to focus on the Institute Hall, whilst allowing views along its side into Avenue Street. Its trapezoidal plan makes it a space with potential to perform civic functions and to serve as a place to stay. At present, however, it works mostly as a through route to Avenue Street and as a car park. There are only two places to stay in the square, one consisting of round seating around a tree next to the bus stop, and a bench adjacent to the main elevation of the Institute Hall. What little greenery there is in this space comprises all of the street trees in the town's historic core at present. It is considered that this space could be configured to have a much more central role.

4.49. The Kirkyard constitutes the main green space in the old town. It surrounds the St Columba Parish Church, and serves as a pedestrian connection between Lainshaw Street and Vennel Street.



Figure 53: Kirkyard looking North showcasing mature trees and open space.

4.50. There is a small green space at New Street with seating space, which constitutes a positive and welcoming area at one of the main arrival points of the town, from both Dunlop and the railway station.

- 4.51. Given its width and low height-to-width proportions, Avenue Street and Graham Terrace also perform roles as open space. The mature trees that were lost in recent years furthered this role. At present, the main role of Avenue Street is car parking.
- 4.52. There are several private grounds that, although not accessible to the public, contribute to the less dense, leafy appearance of their character area.
- 4.53. Other open spaces of lesser quality and historical importance comprise the Stewarton Area Centre car park, the green space at Armour Place, and the former quoiting ground, which now functions as the cemetery car park.



Figure 54: The former quoiting ground, nowadays a car park for the cemetery.

PUBLIC REALM

- 4.54. The vast majority of street surfaces consist of tarmacadam, which does not have a positive contribution to the quality of the area. The footways along High Street, Main Street, and Lainshaw Street are ageing concrete block, which has slight, albeit still very low, aesthetic value. The only street surface materials of some merit are the stone slabs that pave the footways of Avenue Square, which together with street furniture in matching teal highlight the civic value of this space.



Figure 55: Stone slabs on Avenue Square.

TREES AND LANDSCAPING



Figure 56: Mature trees at the Kirkyard.

- 4.55. As assessed in the open spaces section above, the most remarkable trees and landscaping within the historic core are at the kirkyard and within the grounds of the villas at Vennel Street and Lainshaw Street. Although none of these are within the public space, they are nonetheless visible from it and make a significant positive contribution towards its quality.
- 4.56. There are significant elements of green and blue infrastructure along the river courses of the Clerkland Burn and the Annick Water, which bound the town core and delimitate it from newer developments.



Figure 57: Avenue Street when it was still lined with trees. © [Google Maps](#), taken March 2009.

- 4.57. In recent times, many mature trees were lost, namely those at the parklet at the Cross and those lining Avenue Street. These trees, as can be seen in historic photography, had a significant positive impact on the public space, and their removal has severely detracted from the quality of these spaces.

RECENT DEVELOPMENTS

- 4.58. Notable new build developments within the 10 years prior to the writing of this document include:
- 12/0754/PP – New commercial unit and 3 flats – 10 Lainshaw Street
 - 13/012/PP – Erection of an extension to a supermarket – Sainsbury's Rigg St
 - 15/0670/PP – Erection of class 1 retail foodstore - Aldi Rigg St
 - 19/0543/PP – 2 semi-detached dwellings – Lainshaw Street
- 4.59. The first and last of the above successfully integrate within the surrounding urban fabric, reflecting the morphology of the high street flatted houses with commercial ground floors in the former, and the adjacent Addison Act housing in the latter. The two retail units, on the other hand, represent missed opportunities to reinstate a building frontage along Rigg Street. In this sense, the latter does a better service to the urban spaces by adjoining the street edge, but the first completely detaches from the street, removing any sense of enclosure, placing an expanse of car park at the forefront, and resulting in a less accessible facility.

4.60. Other approved planning applications within and in proximity to the Conservation Area include:

- 18/0341/PP – Change of use from storage for associated retail unit to residential – 2 Rigg Street
- 18/0425/PP – Mixed use Development to Residential and Children's soft play with associated Extensions, Parking and Amenity Space – Institute Hall 1 Avenue Street
- 18/0460/LB – External and Internal alterations – Institute Hall 1 Avenue Street
- 18/0802/PP – Replace existing window and renew existing front door – 2 Avenue Square
- 19/0050/PP – Proposed change of use from vacant office are to bakery/coffee shop – 2 Avenue Square
- 19/0200/AD – Gold painted lettering on front glazing - 2 Avenue Square
- 19/0390/LB – Installation of handrails, repainting of window frames/door – 2 Avenue Square
- 19/0790/PP – Change of use of former hall to a dwelling house – Institute Hall 1 Avenue Street
- 19/0791/PP – Amendment to 18/0425/PP including formation of new doors and windows – Institute Hall 1 Avenue Street
- 19/0889/PP – Installation of new entrance door – 2 Avenue Street
- 20/0406/LB – Demolition of rear extension and formation of new door and window openings, replacement windows and re-rendering – 5 Avenue Street
- 21/0037/PP – Change of use from Class 1 (shop) to Class 3 (food and drink) – Bank of Scotland 2 High Street
- 21/0039/LB – Internal alterations to expand existing bakery/café – Bank of Scotland 2 High Street
- 22/0525/PP – Installation of replacement shopfront windows – 4-6 Main Street

4.61. As such, recent developments have had both positive and negative impacts on the quality of Stewarton's built environment within its historic core.

4.62. Although not constituting development, in February 2022 the former Granary pub building was demolished on Rigg Street, which, aside from the loss of a traditional building likely to have been built prior to 1856, has further eroded the enclosure of the street. Demolition outwith a Conservation Area does not require planning permission.



Figure 60: Recent demolition of the Granary pub on Rigg Street

4. Negative Factors/Assessment of Condition

BUILDINGS AT RISK

- 5.1. Most of the buildings in Stewarton are in a reasonably good condition. There is one building in Stewarton on the Buildings At Risk Register:
- **1-3 Avenue Street – Institute Hall / Stewarton Library** – Fair Condition, Low Risk – Important in terms of both its historical civic function and its presence in the townscape. Although the building has been unused for a long time, its structural integrity remains, meaning that it would be comparatively easy to bring back into use. Reuse of this building would have a significant positive impact in the built environment of the town.

CONDITION OF LISTED BUILDINGS

- 5.2. A review of listed buildings in Stewarton was carried out in 2009 by HES. The only building that was de-listed after the review was Manse, 72 Lainshaw Street. The four buildings that changed and were downgraded from B to C were 15 Vennel Street and 16, 18 and 20 Standalane. The review also saw 18 buildings added to the survey and listed as C.
- 5.3. The comprehensive review undertaken by HES relatively recently suggests that the listings that exist within the town are generally robust and gives a level of confidence that the listed buildings are of a condition that justify maintaining their listed status.

TOWNSCAPE AND PUBLIC SPACES

- 5.4. The Stewarton Conservation Area and the broader historic core are characterised by a well-preserved arrangement of historical plots that give rise to a compact urban environment and largely linear urban spaces. The Cross and the Avenue Square constitute rare instances of civic spaces in the town and play major roles in the townscape, but both are underutilised and dominated by road traffic.



Figure 61: The missing frontage of the Cross with its blank wall facing this space; heavy traffic and congestion, pedestrian-unfriendly spaces and little enclosure opening towards the car parks of the large-footprint retail units on Rigg Street.

- 5.5. The Cross is the origin of the town and retains its key role in the regional road network, to which it owes the high footfall that gave rise to its higher density buildings and commerce. However, its function as a major junction causes severe harm to this space, which is currently dominated by heavy traffic with problematic turns, and detracts from an otherwise high quality architectural environment. The missing corner of the Cross also has a detrimental impact on its aspect, by reducing enclosure, offering a blank wall to this space and opening up views toward more unsightly areas of the town centre. This area was heavily greened in the past, which helped mitigate some of the air and noise pollution from traffic and helped enclose the space, while providing some seclusion for the seating space below; this greening and its benefits have been lost, to the detriment of this space. There have been some improvements by virtue of street furniture, but these remain marginal in comparison.



Figure 582: Despite the civic proportions of Avenue Square and the quality of the architecture that surrounds it, it remains underutilised due to it being dominated by car traffic and parking.

- 5.6. Avenue Square is the main space within the Conservation Area to which it lends its name. Although this space is well enclosed by homogeneous buildings, has a width that allows for activities, good quality public realm and a number of high quality buildings around its edge and as focal points, its current main use is as a car park. The square has potential to become a place to linger and to host other uses, by adopting a more pedestrian-friendly design and maximising the usable areas, notwithstanding the bus stop and provision of a certain amount of car parking, especially for disabled users.



Figure 593: Between the tight stone boundary walls and vegetation of Vennel Street and the compact urban environment of the Cross, the streetscape diffuses around the edges at the fire station, due to its setback from the street line and adjoining buildings, and its low profile. Consequently, a blank party wall faces this main approach to the Cross, further detracting from its appearance. Narrow footways, at times narrower than the width of a person, also characterise this street.

- 5.7. Aside from these key spaces, there are instances where the otherwise consistent building line of the street breaks up causing a loss of enclosure which negatively impacts the quality of the built environment. This happens on Lainshaw Street at the post-war flats, on Rigg Street where the car parks, petrol station and recent vacant site have removed most of the street frontage, and on Vennel Street at the fire station. Whilst these are not vacant sites at present, any future redevelopment of these places would present an opportunity to address the lack of enclosure and provide an attractive, well-defined frontage.
- 5.8. The car-oriented form of the public space often results in overly narrow footways, which not only limit the enjoyment of passers-by but also severely impair accessibility. The narrow footways of Lainshaw Street and the east side of Rigg Street in particular inhibit the ambience and enjoyment of these important parts of the Conservation Area and indeed the town centre as a whole.

UNSYMPATHETIC SHOPFRONTS

- 5.9. There are shopfronts of varying quality within both the Conservation Area and the wider historic core. There are many instances of inappropriate shopfronts, with size, proportions, colours, design, or materials that detract from the quality of the streetscape and the building to which they attach. This is likely due to most of the commercial shopfronts being outwith the Conservation Area boundary; should it be extended, it would be expected that any new shopfronts be reflective of the designation.



Figure 604: Happy Panda, Lainshaw Street



Figure 66: Munchees, Lainshaw Street



Figure 65: Top Cut and Fast Rider, Lainshaw Street

6. Assessment of Significance

- 6.1. The significance of the Stewarton Conservation Area as it is currently defined arises from the relatively well-preserved historic street and plot patterns centred on the Cross, which range from the traditional high street, lined with flatted houses with typical shopfronts, to the remarkably intact former urban fringe, featuring large villas within ample grounds and a rural church and kirkyard.
- 6.2. Avenue Square is of particular interest, in that it retains the trace of the former tree-lined avenue that once connected the town to Corsehill House. This space reflects the urban, manufacturing-focused evolution of the town, and features a civic character not always present in towns of this size.
- 6.3. These are all punctuated with buildings of remarkable architectural features or civic importance, such as the St Columba Parish Church, the John Knox Parish Church, the Institute Hall, and the Royal Bank of Scotland classical palazzo, among others. This is reflected in the concentration of B and C listed buildings, which cluster around the Cross, Avenue Square, and Vennel Street.
- 6.4. The current boundary is severely limited and a key finding of this appraisal is that the historical interest and value of the Stewarton streetscape and built environment extends beyond the current Conservation Area boundary. This is explored in more detail in section 7 below.

7. Opportunities for Action

OPPORTUNITIES FOR PLANNING ACTION

Review of the Conservation Area boundary

- 7.1. Under provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, a planning authority may amend or remove Conservation Areas that are already designated.
- 7.2. The boundary of the Conservation Area has not been changed since its designation in 1984. However, the extension of the Conservation Area boundary to include properties along High Street / Main Street / Lainshaw Street and the St Columba Parish Church has been a proposal in all local planning policy documents since the East Ayrshire Local Plan adopted in 2010. Indeed, one of the aims of this Appraisal is to consider the appropriateness of this extension.
- 7.3. In light of the findings of this Appraisal, **it would be advisable to extend the boundaries of the Stewarton Conservation Area beyond Avenue Street to include other historic properties within the historic nucleus.** The reasons for this are:
 - As per Figure 61, most of the Listed Buildings and traditional unlisted buildings of merit within the core lie outwith the Conservation Area, but are largely grouped together along the old Glasgow road corridor and Vennel Street;
 - As assessed in chapters 2 and 3, the Conservation Area does not comprise the historic origin of the town, which was centred on the Cross and extended along the Glasgow to Irvine road, and is instead focused in a later expansion of the town;
 - The built environment along the old Glasgow road corridor is in a good state of preservation, with most properties between the end of Lainshaw Street and the end of High Street having been built before the arrival of Modernism after WWII (Figure 61) and being still in use and in good condition, therefore voiding any justification to exclude this older part of the settlement on the basis of it no longer retaining its historical value;
 - These historic properties are sited close together forming a largely unbroken ensemble, grouped alongside both frontages of a few streets; and
 - Even in cases where a particular building is not of special merit or remarkable age, it remains that the historic interest of the urban fabric in Stewarton arises from its well-preserved street and plot pattern, which extend well beyond the Conservation Area boundary.

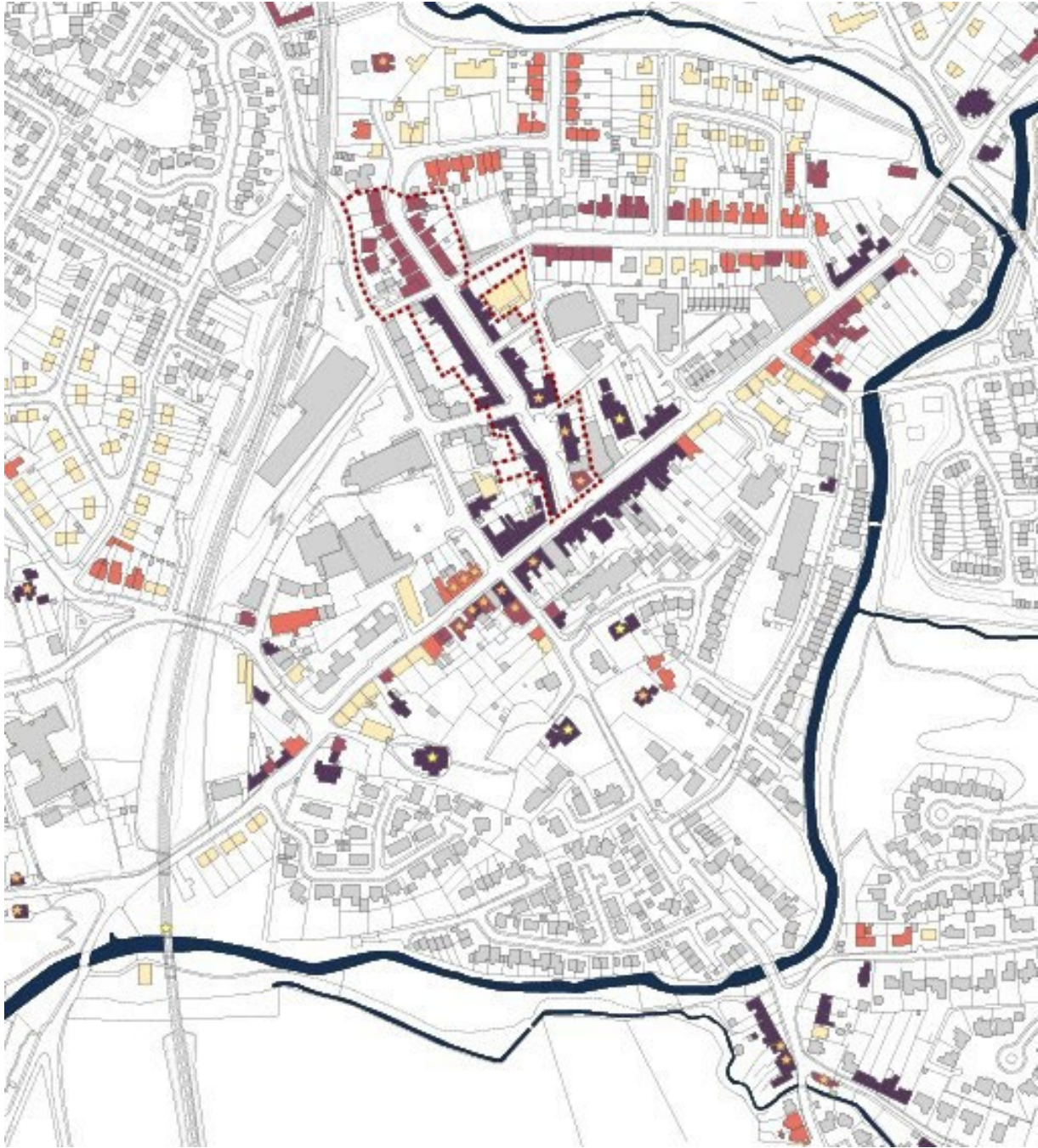


Figure 617: Approximate building age in Stewarton based on first appearance in Ordnance Survey maps; key below. With materials from Ordnance Survey © Crown copyright. East Ayrshire Council.

- Dark purple: built before 1856;
- Purple: built 1856-1895;
- Salmon: built 1895-1908;
- Beige: built 1908-1944;
- Grey: built after 1944;
- Red dotted line: Conservation Area boundary;
- Yellow star: B-listed building;
- Orange star: C-listed building.

7.4. It can be ascertained that the area that affords Stewarton its special architectural and historic importance, its distinct character, and its value as a representative example of a historic regional centre, is not limited to the current bounds of the Conservation Area, and therefore an extension of the boundary would be in order.

- 7.5. The extension to the Conservation Area that has been proposed in development plans since the 2010 Local Plan would encompass the properties along the old Glasgow Road axis, comprising: the Cross; the start of Vennel Street; the southern side of Lainshaw Street; the north side of Springwell Place; and both sides of Main Street and High Street. This includes most of pre-1856 Stewarton; even if not all of the buildings date from that era, the preserved street and plot patterns trace their origins to much further back in time. The proposed boundary would also include the St Columba Parish Church, likely the oldest building in central Stewarton. This boundary aptly excludes areas where the historic plot patterns are not preserved, such as; (i) the post-war flats at Armour Place and Lainshaw Street, whose development erased the traces of what stood before them; (ii) most of Rigg Street which, despite being an old thoroughfare, has seen comprehensive redevelopment in the second half of the 20th century and; (iii) the medical centre, which was also built in the second half of the 20th century.
- 7.6. The boundary proposed in the previous Local Development Plan also excluded the former Annickbank Works (Figure 62), built between 1908 and 1944. However, this building: is of an age that can be deemed worthy of preservation; reflects the historic pattern of plots and buildings; and preserves the memory of the industrial uses that once characterised much of the town. As such, it is recommended that an extended Conservation Area boundary include this building.



<https://canmore.org.uk/collection/591694>

Figure 628: Springwell Place, Annickbank Works View from ESE showing chimney and SE and NE fronts, taken 25/10/1966 © HES. Reproduced courtesy of J R Hume.

- 7.7. Through the appraisal work, consideration has also be given to a further extension of the proposed boundary to include the historic properties at the end of Lainshaw Street / Standalane. This consists of a grouping of houses dating from different times in the 19th century or earlier, including: the historic Manse that relates to the Parish Church at 70 Lainshaw Street, a detached villa at 2 Standalane, cottages, and a historic textile factory. These properties have historical significance, can be read together as a grouping, and constitute one of the main gateways into the historic core of Stewarton, but do not benefit from Listed Building status. As such, it is considered that a further extension of the Conservation Area boundary to include these properties would be appropriate to help preserve this historic place.

- 7.8. This Appraisal has explored the merit of the built environment around Vennel Street, consisting of set-back villas with their boundary walls, gates, and mature trees. Inclusion of these properties within the Conservation Area could be considered in order to protect these aspects. However, any inclusion would likely also bring the fire station, which as assessed under Chapter 4 does not make a positive impact to the area, within the boundary. Furthermore, whilst these villas are of architectural and historical merit, because of their secluded nature they cannot be read as a grouping, and have been impacted by recent suburban development which further impedes the designation of this collection of villas without inclusion of other, less meritorious buildings. Lastly, all three villas benefit from Listed Building status, which also affords protection to other features within their curtilages, and protection is not sought for any features that would not be protected by their current designation. For these reasons, the inclusion of these properties within the Conservation Area is not recommended.
- 7.9. Consideration has been given to the inclusion of the Victorian and later properties along Dunlop Street and Corsehillbank Street. These buildings are of some significance by virtue of their age and/or architectural merit. The earliest buildings in this area are the tenements along Dunlop Street. Whilst of a similar age to the nearby buildings at Graham Terrace that are included in the Conservation Area, these are spatially separate so as not to have the same continuity as Graham Terrace, and comparatively plain in architectural detail. Next, there are many detached and semi-detached houses dating from late 19th to early 20th century, at the centre of Dunlop Street and on Corsehillbank Street. These are of some architectural merit as is characteristic of this building typology. However, these areas, especially those along Corsehillbank, are spatially detached and, importantly, also comprise late 20th century buildings of little merit. As assessed under Chapter 2, the Glasgow Road axis, the Kilmarnock to Irvine axis and Avenue Square and Street are of historical relevance and key to the interpretation of the role and evolution of Stewarton. Conversely, Dunlop Street and Corsehillbank are later, proto-suburban extensions, playing a less important role in the making of the town and having less unique intrinsic architectural value as a consequence of being a very common pattern of growth in the late industrial era. As such, an extension of the Conservation Area boundary to include these properties is not recommended.
- 7.10. Lastly, the inclusion of Greenbank villa at 74 High Street and its Coach House at 78 High Street has been considered. These properties, built in the second half of the 19th century, are of architectural merit and their curtilage comprises an area of mature woodland that has a significant positive impact on local amenity and is protected by TPO/3/1984. The buildings are not listed. Given the architectural merit, historic significance, positive contribution to amenity and lack of Listed Building protection, it is recommended that an extension of the Conservation Area boundary include these properties.
- 7.11. Figure 69 below illustrates the existing Conservation Area boundaries, the extension proposed in the previous Local Development Plan 2017 and Local Plan 2010, and the considerations of further extensions set out above.

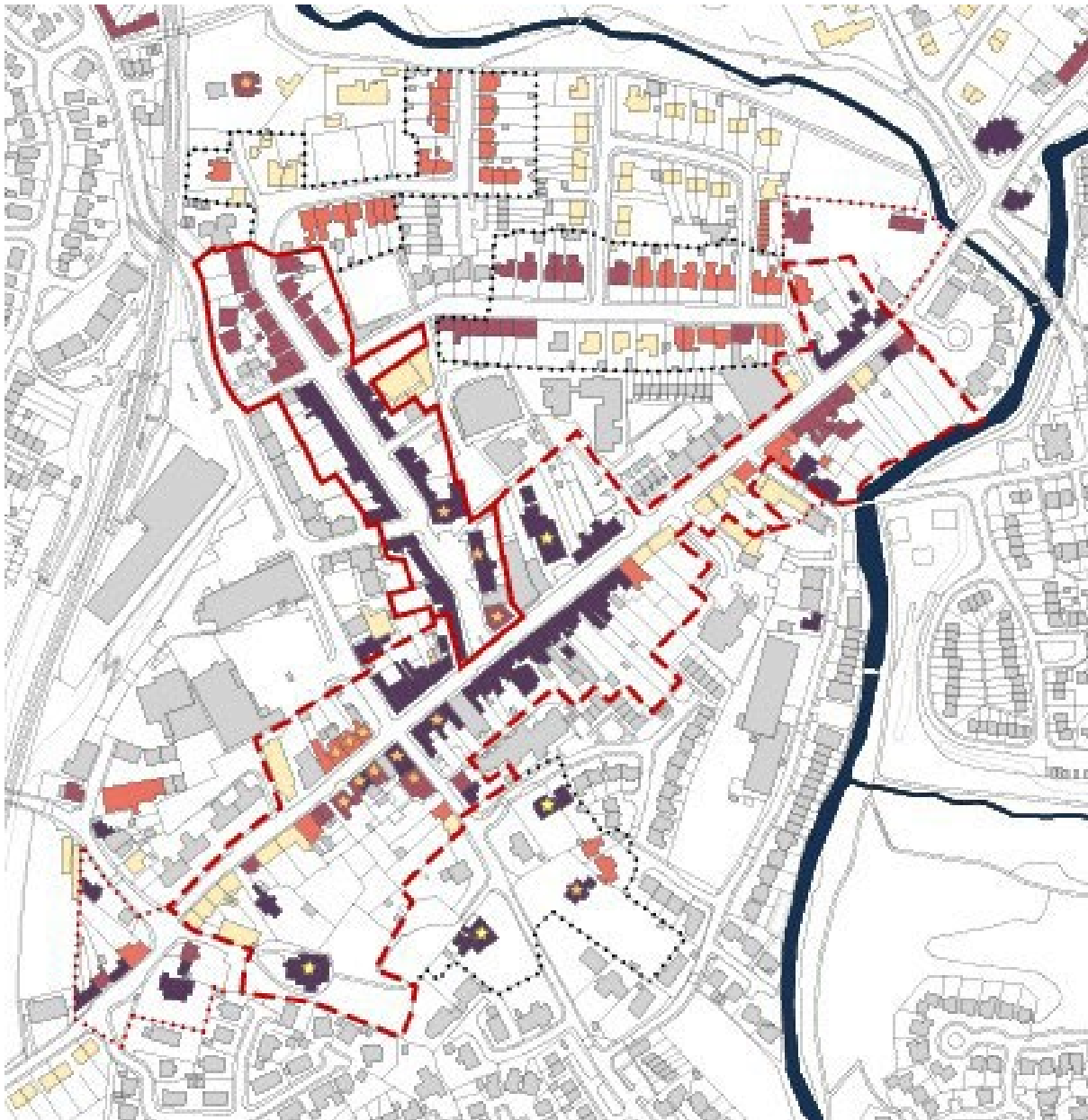


Figure 639: The proposed and considered extensions to the Conservation Area; key below. With materials from Ordnance Survey © Crown copyright. East Ayrshire Council.

- Solid red line: existing Conservation Area boundary;
 - Dashed red line: Conservation Area extension as per EALDP2017 and EALP2010;
 - Dotted red line: Conservation Area extension recommended by this Appraisal;
 - Dotted black line: Conservation Area extension not recommended by this Appraisal.
- Building colours and stars as per Figure 61 key.

Review of the effects of Permitted Development

- 7.12. Not all development requires planning permission. The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 provides that certain types of development may be carried out without the need to apply for planning permission, which are known as permitted development. However, the classes of development that are considered permitted development are significantly reduced within a Conservation Area. Appendix 4 outlines the permitted development rights that are not applicable in Conservation Areas.

- 7.13. Permitted development in areas currently not within the Conservation Area has had some impacts. The most notable of these is the recent demolition of the former Granary pub, as demolitions outwith a Conservation Area do not require planning permission.
- 7.14. Extending the Conservation Area quite considerably to the areas proposed above would bring them under extended planning control. This would in turn allow consideration of the appropriateness of proposed alterations to the historic fabric of the town and the impacts they would cause to the historic environment and the townscape of Stewarton. This is considered a positive outcome of extending the Conservation Area. Consideration has also been given to extending planning control further through an Article 4 Direction, which removes further permitted development rights. On balance, this is not considered necessary at this point in time, given the extent of rights already removed and the limited impact which the removal of further rights would likely have on the Conservation Area.
- 7.15. A significant part of the proposed extension to the Conservation Area is the commercial heart of the town, along Main Street and Lainshaw Street. As highlighted in section 5, the prominence of non-traditional and insensitive shopfronts and advertisements currently has a negative impact on this part of Stewarton. It is therefore suggested through this appraisal that consideration should be given to removing deemed consent for adverts, which would mean a greater range and number of adverts would require consent before being erected. This consideration should be informed by the same monitoring and assessment of the impact that removing deemed consent for adverts has had on other Conservation Areas in East Ayrshire, namely the Kilmarnock John Finnie Street/ Bank Street and Cumnock Conservation Areas.

DEVELOPMENT OPPORTUNITIES

- 7.16. The Adopted East Ayrshire Local Development Plan 2 (LDP2) is the key document for land use planning in East Ayrshire. LDP2 does not allocate any sites within the Stewarton Conservation Area for specific development purposes, but the CA does fall within both the settlement boundary and the town centre boundary, meaning that development for residential and footfall-generating uses would be supported in principle. Within close proximity of the Conservation Area, LDP2 allocates sites ST-B2 and ST-B3 as safeguarded business and industrial sites and site ST-M1, with support for housing, community and business/industry uses.
- 7.17. Although not identified as such, the recent demolition of the former Granary pub has left a gap site within a key approach to the Cross. Any development on this site should seek to reinstate a building frontage that was lost with demolition.

OPPORTUNITIES FOR ENHANCEMENT

- 7.18. On the basis of this Appraisal, it can be concluded that, whilst the built environment of the Stewarton Conservation Area and the wider historical nucleus of the town is generally in a good state of conservation, the area would benefit immensely from improvements to the public spaces that articulate it. This is further supported by the draft Stewarton Development Strategy's Shared Action Plan that, among many other actions, identifies a range of enhancements for central Stewarton that would have a significantly positive impact on its historic environment. Whilst these action are subject to review as the draft action plan is reviewed and finalised, the relevant draft actions comprise:

- **SPE1.1 – High Street / Main Street / Lainshaw Street** – improvements to walking/cycling infrastructure and environment. The principal east-west route through the Central Area is Stewarton's 'High St'. The historic street is currently traffic dominated and requires general public realm and traffic management enhancement to provide improved walking, wheeling and cycling pathing to create a more accessible, inclusive and attractive street scene to support local business, street economy (day and night) and community amenity.
- **SPE1.2 – Avenue Square** – improvements to streetscape. Restoring this significant historic public space to provide a pedestrian priority, high quality public realm/focal point for the town centre capable of hosting events and providing an attractive gathering/meeting point destination in the centre of Stewarton. Opportunities to retain/enhance public transport access and to promote conservation of heritage buildings should be progressed in parallel with streetscape improvements. First steps include undertaking a feasibility / options appraisal to assess the scope of a brief to progress funding application and design development.
- **SPE1.3A – The Cross** – improvements to civic space at the Cross. As part of High St and Avenue Square public realm improvements (SPE1.1) community-led proposals for a civic space at the Cross should be progressed to enhance the place-setting, enable better pedestrian/cycle crossing at the junction (Action from LDP1). [...]
- **SPE1.4 – Rigg St. / Vennel St.** – improvements. Companion project with High St/Main St/Lainshaw St and The Cross improvements these historic streets are currently traffic dominated. Enhanced public realm, including improved pedestrian priority crossing and footway widening and cycle pathing (where practical) to be investigated.
- **SPE1.5 – Railway Station** – improvements. Improve pedestrian and cycle connections to Rail Station (from both east and west sides to both platforms) and quality of passenger experience within Station environment. Enhance connections to both Dunlop Rd and from the west via Ravenscraig Rd and Standalane. Explore scope for improved boundary treatment to Dunlop Rd to provide more positive 'gateway' to the town from north.
- **SPE4.2 – Enhanced Interpretation** of built, social and natural heritage across Stewarton. Promote increased awareness and appreciation of local heritage (social, built, natural) including the provision of improved signage, online and on-site interpretation. Develop and implement a wayfinding, signage and interpretation plan.

7.19. Further to these proposals identified in the Development Strategy Shared Action Plan, the historic urban spaces of Stewarton would benefit greatly from a reinstatement of the former planting, particularly on the Cross and along Avenue Street. Re-greening would not only have a positive impact on amenity and the visual appeal of the streetscape, but also deliver other benefits such as reduced noise and air pollution, shade provision, and biodiversity support, among others.



Figure 7064: The former state of the vacant space at the Cross, covered in vegetation in an archive image from 2014.

7.20. Further enhancement of the Conservation Area would boost the attraction of the town and help support business and promote town centre living. Conservation Area enhancements programmes could assist in:

- Bringing the Institute Hall back into use and avoiding further deterioration. The Institute Hall is a key landmark within the Conservation Area;
- A scheme to encourage sympathetic refurbishments of shopfronts to meet the design standards of the Conservation Area, especially if its boundary were to be extended; or
- A scheme to encourage property owners to replace unsympathetic additions, windows and doors with others that match original features.

5. Appendix 1: Statutory Designations within the Study Area

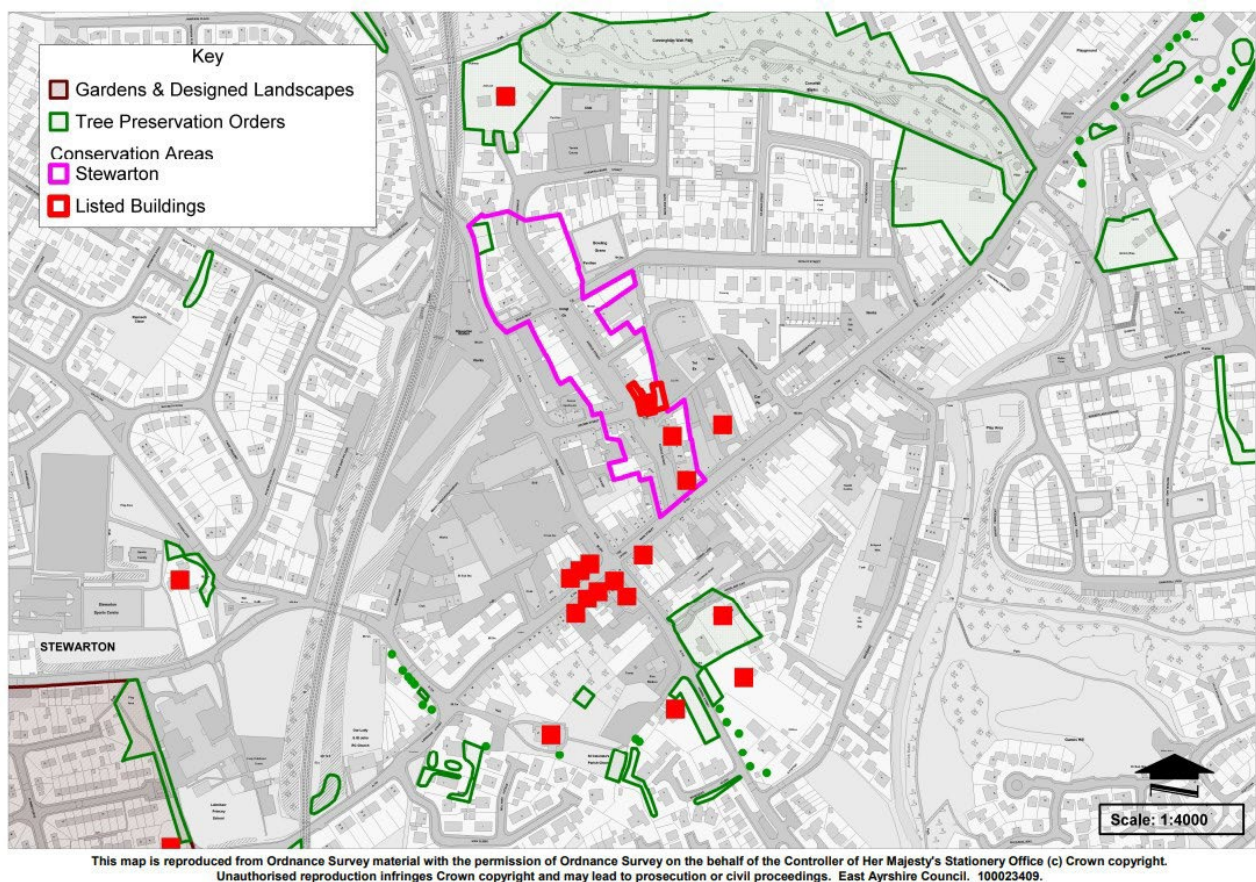


Figure 7165: Statutory designations

CONSERVATION AREAS

Address

Avenue Street, Stewarton

LISTED BUILDINGS

Name (if applicable)	Address	LB cat.
St Columba Parish Church		B
John Knox Church	High Street	B
Annick Water Viaduct		B
Braehead	30&32 Vennel Street	B
Kersland	13 Vennel Street	B
Burgh Offices	8 Avenue Square	C
Institute Hall	Avenue Square/Avenue Street	C
Bank of Scotland	Avenue Square/High Street	C
	11-15 (Odd Nos) Main Street	C
	2-6 (Even Nos) Lainshaw Street & 2-6 (Even Nos) Vennel Street	C
	8 Vennel Street	C

Name (if applicable)	Address	LB cat.
	3-7 (Odd Nos) Lainshaw Street	C
	9-13 (Odd Nos) Lainshaw Street	C
	14 Lainshaw Street	C
	15-19 (Odd Nos) Lainshaw Street	C
	16-20 (Even Nos) Lainshaw Street	C
	22&24 Lainshaw Street	C
Ashbank Villa	41 Graham Terrace	C
Woodlands	15 Vennel Street	C

TREE PRESERVATION ORDERS

Reference	Address
TPO/3/1984	74 High Street, Stewarton
TPO/24/1984	Ashbank, Stewarton
TPO/30/1984	Vennel Street / Bridgend, Stewarton
TPO/2/1985	13 Vennel Street, Stewarton
TPO/3/1985	St Columba Parish Church, Stewarton
TPO/6/1985	Graham Terrace, Stewarton
TPO/59/1987	1 Braehead Glebe, Stewarton
TPO/1/1988	4&5 Braehead Glebe, Stewarton
TPO/7/1994	Lainshaw Street, Stewarton
TPO/12/1994	Manse/Mansefield, Stewarton
TPO/14/1994	Standalane, Stewarton
TPO/15/1994	Holm Street/Kirkford Bridge, Stewarton
TPO/5/1995	Braehead Glebe, Stewarton

6. Appendix 2: Item Surveys

KEY BUILDING ANALYSIS OF THE EXISTING CONSERVATION AREA

Building

Burgh Offices

8 Avenue Square

C-listed

Description

Centrally located traditional 2 storey building within the centre of the Conservation Area.

Situated in the heart of Stewarton in Avenue Square, the former Burgh Offices form an important part of the streetscape. Dating from the mid-19th century, the simple Classical treatment adds gravitas to this civic building.

The street elevation remains largely unaltered and the fine ashlar stonework is of high quality. The Classical details of Doric pilasters and door piece add significant character to the structure.

Current Condition

Medium

Reasonable condition with traditional windows and materials. Stonework appears in good state of repair.



Building

Institute Hall

Avenue Square/Avenue Street

C-listed

Description

Prominent building, forming the centre point of the existing Conservation Area.

Situated on the prominent corner site at head of town centre Square, Institute Hall, an early 19th century, 2-storey Classical civic building comprising public halls and library, with 1981 2-storey, 2-bay extension to the east.

Current Condition

Low

The building has been vacant for a number of years and is in a poor state of repair. Windows and doors are boarded up.

Planning permission and listed building consent were granted in 2021 for the conversion of the building to form six residential units. No work has yet started on site.



Building

Former Bank of Scotland

Avenue Square/ High Street

C-listed

Description

Prominent listed building at entrance into current Conservation Area.

Successful re-use of former bank building, now in use as café/bakery.

This is an important building on a strategic corner site in the centre of Stewarton. The Classical treatment including round-arched first floor windows and the rusticated door piece ensure that the building contributes significantly to the streetscape.

The building stands on the corner of the High Street and Avenue Square. The High Street contains predominantly more simply detailed 18th-century buildings and Avenue Square, which was constructed from the late 18th century, has more aspirational Classical buildings, reflecting the increasing wealth of the town. This building provides a pivotal link to these two important streets in the town.

Current Condition

Medium / high

Traditional window and doors maintained. Conversion into café has been sensitive to the traditional use and character of the building.



BUILDINGS AT RISK SURVEY

Name	Address	Listing	Condition	Risk cat.
Stewarton Library / Institute Hall	1-3 Avenue Street	C	Fair	Low

7. Appendix 3: Local Development Plan policy

EAST AYRSHIRE LOCAL DEVELOPMENT PLAN 2 (2024)

Policy HE2 - Conservation Areas

New development and alterations

Development within a Conservation Area or affecting its setting should:

- (i) preserve and enhance its character and appearance, by being sympathetic to the area in terms of use, layout, size, scale, design, siting, material and colour; and
- (ii) be consistent with any relevant Conservation Area appraisal or management plan, as well as the Listed Buildings

Development proposals should ensure that existing natural and built features which contribute to the character of the Conservation Area and/or its setting are retained i.e. structures, boundary walls, railings, trees and hedges.

Demolition

There will be a presumption in favour of the retention of buildings that positively contribute to the character and appearance of a Conservation Area, and any proposal for demolition should demonstrate that positive attempts have been made to achieve retention, restoration and sympathetic conversion to a compatible use. Any demolition will only be supported where there is a planning application for a replacement building that preserves or enhances the character and appearance of the Conservation Area or, in exceptional circumstances, a landscaping scheme is proposed as a replacement.

8. Appendix 4: Permitted Development Rights that do not apply in Conservation Areas

Legislation:

[The Town and Country Planning \(General Permitted Development\) \(Scotland\) Order 1992 \(legislation.gov.uk\)](https://www.legislation.gov.uk/uksi/1992/2694/made)

Recent amendments:

[The Town and Country Planning \(General Permitted Development and Use Classes\) \(Scotland\) Miscellaneous Amendment Order 2023 \(legislation.gov.uk\)](https://www.legislation.gov.uk/uksi/2023/125/made)

[The Town and Country Planning \(General Permitted Development and Use Classes\) \(Scotland\) Amendment Order 2020 \(legislation.gov.uk\)](https://www.legislation.gov.uk/uksi/2020/125/made)

[The Town and Country Planning \(General Permitted Development\) \(Scotland\) Amendment Order 2014 \(legislation.gov.uk\)](https://www.legislation.gov.uk/uksi/2014/125/made)

[The Town and Country Planning \(General Permitted Development\) \(Scotland\) Amendment Order 2011 \(legislation.gov.uk\)](https://www.legislation.gov.uk/uksi/2011/125/made)

Permitted development rights that do not apply in Conservation Areas:

DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLINGHOUSE

- | | |
|----------|---|
| Class 1A | (1) Any enlargement of a dwellinghouse by way of a single storey ground floor extension, including any alteration to the roof required for the purpose of the enlargement.
(2) Development is not permitted by this class if—
(g) it would be within a Conservation Area. |
| Class 1B | (1) Any enlargement of a dwellinghouse by way of a ground floor extension consisting of more than one storey, including any alteration to the roof required for the purpose of the enlargement.
(2) Development is not permitted by this class if—
(f) it would be within a Conservation Area. |
| Class 1C | (1) The erection, construction or alteration of any porch outside any external door of a dwellinghouse. |

- (2) Development is not permitted by this class if—
(f) it would be within a Conservation Area.

- Class 1D (1) Any enlargement of a dwellinghouse by way of an addition or alteration to its roof.
(2) Development is not permitted by this class if—
(f) it would be within a Conservation Area.

- Class 2A (1) The erection, construction or alteration of any access ramp outside an external door of a dwellinghouse.
(2) Development is not permitted by this class if—
(e) it would be within a Conservation Area or within the curtilage of a listed building.

- Class 2B (1) Any improvement, addition or other alteration to the external appearance of a dwellinghouse that is not an enlargement.
(2) Development is not permitted by this class if—
(e) it would be within a Conservation Area.

- Class 3A (1) The provision within the curtilage of a dwellinghouse of a building for any purpose incidental to the enjoyment of that dwellinghouse or the alteration, maintenance or improvement of such a building.
(2) Development is not permitted by this class if—
(h) in the case of land in a Conservation Area, the resulting building would have a footprint exceeding 8 square metres.

- Class 3B (1) The carrying out of any building, engineering, installation or other operation within the curtilage of a dwellinghouse for any purpose incidental to the enjoyment of that dwellinghouse.
(2) Development is not permitted by this class if—
(d) it would be within a Conservation Area or within the curtilage of a listed building.

- Class 3C (1) The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of that dwellinghouse or the replacement in whole or in part of such a surface.

(2) Development is not permitted by this class if it would be within a Conservation Area or within the curtilage of a listed building.

- Class 3D (1) The erection, construction, maintenance, improvement or alteration of any deck or other raised platform within the curtilage of a dwellinghouse for any purpose incidental to the enjoyment of that dwellinghouse.
(2) Development is not permitted by this class if—
(d) in the case of land within a Conservation Area or within the curtilage of a listed building the deck or platform would have a footprint exceeding 4 square metres.
- Class 3E (1) The erection, construction, maintenance, improvement or alteration of any gate, fence, wall or other means of enclosure any part of which would be within or would bound the curtilage of a dwellinghouse.
(2) Development is not permitted by this class if—
(d) it would be within a Conservation Area.

DEVELOPMENT TO A BUILDING CONTAINING A FLAT

- Class 4A (1) Any improvement or other alteration to the external appearance of a dwelling situated within a building containing one or more flats.
(2) Development is not permitted by this class if –
(g) it would be within a Conservation Area or within the curtilage of a listed building.

INSTALLATION OF DOMESTIC MICROGENERATION EQUIPMENT

- Class 6C (1) The installation, alteration or replacement of a flue, forming part of a biomass heating system, on a dwellinghouse or building containing a flat.
(2) Development is not permitted by this class if –
(b) in the case of land within a Conservation Area or a World Heritage Site, the flue would be installed on the principal elevation of the dwellinghouse or building containing a flat.

- Class 6F (1) The installation, alteration or replacement of a flue, forming part of a combined heat and power system, on a dwellinghouse or building containing a flat.
(2) Development is not permitted by this class if –
(b) in the case of land within a Conservation Area or World Heritage Site, the flue would be installed on the principal elevation of the dwellinghouse, or building containing a flat.
- Class 6G (1) The installation, alteration or replacement of a free standing wind turbine within the curtilage of a dwelling.
(2) Development is not permitted by this class –
(e) within – (i) a Conservation Area.
- Class 6H (1) The installation, alteration or replacement of an air source heat pump on a dwelling or within the curtilage of a dwelling.
(2) Development is not permitted by this class –
(b) in the case of an installation, alteration or replacement of an air source heat pump on a dwelling if –
**(ii) the air source heat pump would be within a Conservation Area, unless the air source heat pump would be –
(aa) at ground level; and
(bb) on the rear elevation.**
- Class 6HA (1) The installation, alteration or replacement of solar PV or solar thermal equipment on a dwelling.
(2) Development is not permitted by this class if –
**(b) the dwelling is situated in a Conservation Area and the solar PV or solar thermal equipment would be located on –
(i) the principal elevation, or
(ii) a side elevation where that elevation fronts a road.**
- Class 6HC (1) The installation, alteration or replacement of a wind turbine on a detached dwellinghouse.
(2) Development is not permitted by this class –
**(f) in the case of a dwellinghouse –
(i) in a Conservation Area.**

INSTALLATION OF NON-DOMESTIC MICROGENERATION AND GENERATION EQUIPMENT

- Class 6J (1) The installation, alteration or replacement of solar PV or solar thermal equipment on a non-domestic building.
(2) Development is not permitted by this class –
(b) if the building is situated in a Conservation Area and the solar PV or solar thermal equipment would be located on –
(i) the principal elevation, or
(ii) the side elevation where that elevation fronts a road.
- Class 6N (1) The installation, alteration or replacement of free standing solar PV or free standing solar thermal equipment within the curtilage of a non-domestic building.
(2) Development is not permitted by this class –
(b) within a Conservation Area if any part of that development would be in the front curtilage of the building.

WINDOWS

- Class 7A (1) Any alteration or replacement of an existing window.
(3) Paragraph (4) applies to development to alter or replace a window in a Conservation Area where –
(a) the window is part of –
(i) the principal elevation, or
(ii) the side elevation where that elevation fronts a road, and
(b) the window as altered or replaced would not be the same, or substantially the same, as the window to be altered or replaced in the following respects –
(i) the manner in which the window is opened and closed,
(ii) the number, orientation and colour of the panes comprised in the window,
(iii) the dimensions and colour of the frame of the window or any astragal bars comprised in the window.
(4) Development to which this paragraph applies is permitted by this class subject to the following conditions—
(a) the developer must, before beginning the development, apply to the planning authority for a determination as to whether the prior approval of the authority will be required in respect of the design and external appearance of the proposed alteration to or replacement window,
(b) the application is to be accompanied by a written description of the proposed development, the materials to be used and a plan indicating the site together with any fee required to be paid,

- (c) the development is not to be commenced before the occurrence of one of the following—
 - (i) the receipt by the applicant from the planning authority of a written notice of their determination that such prior approval is not required,
 - (ii) where the planning authority gives the applicant notice within 28 days following the date of receiving the application of their determination that such prior approval is required, the giving of such approval,
 - (iii) the expiry of 28 days following the date on which the application was received by the planning authority without the planning authority making any determination as to whether such approval is required or notifying the applicant of their determination,
- (d) the development must, except to the extent that the planning authority otherwise agree in writing, be carried out—
 - (i) where prior approval is required, in accordance with the details approved, or
 - (ii) where prior approval is not required, in accordance with the details submitted with the application, and
- (e) the development is to be carried out—
 - (i) where approval has been given by the planning authority, within a period of 3 years from the date on which approval was given,
 - (ii) in any other case, within a period of 3 years from the date on which the planning authority were given the information referred to in paragraph (3)(b)

SUNDRY MINOR OPERATIONS

- Class 9
- (1) The stone cleaning or painting of the exterior of any buildings or works.
 - (2) Development is not permitted by this class –
 - (b) where the building or works are in a Conservation Area.**

SHOPS OR CATERING, FINANCIAL OR PROFESSIONAL SERVICES ESTABLISHMENTS

- Class 9A
- (1) The extension or alteration of a shop or professional services establishment.
 - (3) Development is not permitted by this class in the case of land within –
 - (e) a Conservation Area.**
- Class 9B
- (1) The erection or construction of a trolley store within the curtilage of a shop.
 - (3) Development is not permitted by this class in the case of land within a Conservation Area.**

SCHOOLS, COLLEGES, UNIVERSITIES AND HOSPITAL BUILDINGS

- Class 9C (1) The extension or alteration of - (a) a school or hospital building; (b) a nursing home or building used for the provision of care (other than a use within class 9 of the Use Classes Order)
- (3) Development is not permitted in this class in the case of land within –**
(e) a Conservation Area.

OFFICE BUILDINGS

- Class 9D (1) The extension or alteration of an office building.
- (3) Development is not permitted in this class in the case of land within –**
(e) a Conservation Area.

ACCESS RAMPS

- Class 9G (1) The erection, construction or alteration of any access ramp outside an external door of a non-domestic building.
- (3) Development is not permitted in this class in the case of land within –**
(e) a Conservation Area.

REVERSE VENDING MACHINES

- Class 9H (1) The installation, alteration or replacement of a reverse vending machine in a wall of a shop or within the curtilage of a shop.
- (2) Development is not permitted in this class if –
(f) it would be within –
(v) a Conservation Area.

PEDAL CYCLE STORAGE

- Class 9I
- (1) The provision within the curtilage of a commercial building of a building for the purpose of temporary storage of pedal cycles.
 - (2) Development is not permitted by this class –
 - (b) if the resulting building would be within a Conservation Area and would be situated within the front curtilage of the commercial building.**

SOLAR CANOPIES, BATTERY STORAGE AND EQUIPMENT HOUSING FOR RECHARGING VEHICLES

- Class 9M
- (1) The installation, alteration or replacement –
 - (a) within a qualifying parking area of – (i) a solar canopy, (ii) equipment (including equipment housing) necessary for operation of the solar canopy,
 - (b) within a qualifying parking area of – (i) battery storage which is wholly or primarily associated with the operation of a solar canopy permitted under this class, (ii) equipment (including equipment housing) necessary for operation of the battery storage.
 - (2) Development is not permitted by paragraph 1(a) or (b) of this class –
 - (e) within – (v) a Conservation Area.**

ELECTRICITY UNDERTAKINGS

- Class 40
- (1) Development by an electricity undertaker for the purposes of their undertaking consisting of:
 - (a) The installation or replacement in, on, over or under land of an electric line and the construction of shafts and tunnels and the installation or replacement of feeder or service pillars or transforming or switching stations or chambers reasonably necessary in connection with an electric line;
 - (b) the installation of any electronic communications line which connects any part of an electric line to any electrical plant or building, and the installation of any support for any such line;
 - (ba) the replacement of any electronic communications line which connects any part of an electric line to any electrical plant or building, and the replacement of any support for any such line;
 - (c) the carrying out of works for the purpose of survey or investigation and the installation of any plant or machinery reasonably necessary in connection with such works;
 - (ca) the erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure;

- (d) the extension or alteration of buildings on operational land of the undertaking;
- (e) the erection on operational land of the undertaking of a building solely for the protection of plant or machinery; and
- (f) any other development carried out in, on, over or under the operational land of the undertaking.

(2) Development is not permitted by this class if –

(a) in the case of any development referred to in sub-paragraph (1)(a) –

(iv) it would consist of, or include, the installation or replacement of a chamber for housing apparatus which would exceed 29 cubic metres in capacity and would be located – (dd) in a Conservation Area.

(c) in the case of any development referred to in sub-paragraph (1)(d)

(ii) the cubic content of the original building would be exceeded by more than 25% (or 10% in the case of any building situated in a Conservation Area or national scenic area).

UNIVERSAL SERVICE PROVIDERS

- Class 43 (1) Development required for the purposes of a universal service provider (within the meaning of Part 3 of the Postal Services Act 2011) in connection with the provision of a universal postal service (within the meaning of that Part) consisting of –
- (a) the installation of posting boxes, posting pouches or self-service machines;
 - (b) any other development carried out in, on, over or under the operational land of the undertaking.
- (2) Development is not permitted by this class if –
- (c) It would consist of the installation of a posting pouch within a Conservation Area.**

DEVELOPMENT BY ELECTRONIC COMMUNICATIONS CODE OPERATORS

- Class 67 (1) Development by or on behalf of an electric communications code operator for the purpose of the operator's electronic communications network in, on, over or under land controlled by the operator or in accordance with the electronic communications code, consisting of –
- (a) The construction, installation, alteration or replacement of any apparatus;
 - (b) The use of land in an emergency for a period not exceeding 18 months to station and operate moveable apparatus required for the replacement of unserviceable apparatus, including the provision of moveable structures on the land for the purposes of that use; or
 - (c) development involving the construction, installation, alteration or replacement of structures, equipment or means of access which are ancillary to and reasonably required for the construction, installation, alteration, replacement of use of equipment housing.
- (2) Development is not permitted by sub-paragraph (1)(a) or (c) if it would be located in... a Conservation Area... unless the development:**

(a) would not be located in a Conservation Area and would consist of the installation, alteration or replacement of a small cell system or a Regulation 2020/1070 small cell system] on a building or other structure;

(b) would be located in a Conservation Area and—

(i) would be on a building or other structure (other than a dwellinghouse or a building within the curtilage of a dwellinghouse) and would consist of—

(aa) the installation of a small cell system or a Regulation 2020/1070 small cell system and would result in there being no more than two small cell systems or Regulation 2020/1070 small cell systems on the building or other structure,

(bb) the replacement or alteration of a small cell system or a Regulation 2020/1070 small cell system and would result in there being no more than two small cell systems or Regulation 2020/1070 small cell systems on the building or other structure or, if greater, the number of small cell systems or Regulation 2020/1070 small cell systems present on the building or other structure before alteration or replacement of the small cell system or a Regulation 2020/1070 small cell system, or

(ii) would be on a dwellinghouse or within the curtilage of a dwellinghouse and would consist of—

(aa) the installation of a small cell system or a Regulation 2020/1070 small cell system and the number of small cell systems or Regulation 2020/1070 small cell systems on the dwellinghouse and within its curtilage when added together would not exceed two,

(bb) the replacement or alteration of a small cell system or a Regulation 2020/1070 small cell system and the number of small cell systems or Regulation 2020/1070 small cell systems on the dwellinghouse and within its curtilage when added together would not exceed two or, if greater, the number of small cell systems or Regulation 2020/1070 small cell systems present before alteration or replacement of the small cell system or Regulation 2020/1070 small cell system.

(c) would consist of the installation, alteration or replacement of a small cell system or a Regulation 2020/1070 small cell system on a dwellinghouse or within the curtilage of a dwellinghouse and—

(i) the highest part of the antenna would not be higher than the highest part of the roof of any dwellinghouse on which it would be installed;

(ii) **if located in a Conservation Area** would be on a part of the dwellinghouse, or within a part of the curtilage of a dwellinghouse, which does not front a road;

(d) is carried out in an emergency;

(e) would consist of the installation, alteration or replacement of telegraph poles or the installation of overhead lines on telegraph poles, or would be ancillary to such development;

(f) would consist of the installation, replacement or alteration of a link antenna and the height of the structure to which the satellite antenna would be attached would not exceed 4 metres;

(g) would be development permitted by virtue of sub-paragraph (4) or would be ancillary to such development;

- (ga) would consist of the construction, installation, alteration or replacement of ground based equipment housing which would not exceed 2.5 cubic metres in volume,
- (gb) would consist of the construction, installation, alteration or replacement on a building of equipment housing which would not exceed 2.5 cubic metres in volume,
- (gc) would be permitted by virtue of sub-paragraph (10) or would be ancillary to such development,
- (gd) would be development permitted by virtue of sub-paragraph (11) or (12) or would be ancillary to such development,
- (ge) would consist of the construction or installation of apparatus under land and would not be located in a historic battlefield or World Heritage Site,
- (h) would be development other than development permitted by heads (a) to (g) and it would consist of the alteration or replacement of apparatus and—
 - (i) the dimensions of the apparatus would be the same, or smaller than, the dimensions of the apparatus being altered or replaced;
 - (ii) the apparatus would be in the same, or substantially the same, location as the apparatus being altered or replaced; and
 - (iii) no more items of apparatus would be present than were present before alteration or replacement.

(23A) Before beginning development to which this sub-paragraph applies the developer must apply to the planning authority for a determination as to whether the prior approval of the authority will be required to the siting and visual impacts of the proposed development,

- (a) this sub-paragraph applies to development described in sub-paragraph (1)(a) or (c) which is permitted by virtue of sub-paragraph (2)(gc) and which would be located in—

- (i) a Conservation Area.**

(23B) Before beginning development to which this sub-paragraph applies the developer must apply to the planning authority for a determination as to whether the prior approval of the authority will be required to the siting, design and appearance of the proposed development,

- (a) this sub-paragraph applies to development described in sub-paragraph (1)(a) or (c) which is permitted by virtue of sub-paragraph (2)(gd) and which would be located in—

- (i) a Conservation Area.**

OTHER ELECTRONIC COMMUNICATIONS DEVELOPMENT

Class 68

(1) The installation, alteration or replacement on any building or other structure of a microwave antenna and any structure intended for the support of a microwave antenna

(2) Development is not permitted by this class if –

(d) in a designated area it would result in –

(i) more than two microwave antennas;

(ii) the installation of a microwave antenna on a chimney, wall or roof slope which faces onto, and is visible from, a road;

(iii) more than one microwave antenna exceeding 60 centimetres in length;

(iv) any microwave antenna which exceeds 60 centimetres in length exceeding 100 centimetres in length; or

(v) for a building or structure over 15 metres in height, the highest part of the microwave antenna or its supporting structure being higher than the highest part of the roof.

(4) For the purposes of this class—“designated area” means a national scenic area, National Park, **Conservation Area**, historic garden or designed landscape or on a Category A listed building or a scheduled monument or within the setting of such a building or, as the case may be, monument.

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