



EAST AYRSHIRE COUNCIL

Local Development Plan 2

Waterside Conservation Area Appraisal

Non-statutory Planning Guidance

2024

WATERSIDE, AYRSHIRE CONSERVATION AREA APPRAISAL

2018

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INTRODUCTION

Waterside is located in the Doon Valley, approximately 11 miles southeast of Ayr, some two miles from Patna and Dalmellington. The village is dominated by the former Iron Works and Brickworks site, previously operated as a national heritage centre by the Dalmellington and District Conservation Trust. The whole of the village is designated as a conservation area, because of its industrial archaeological importance. The former Ironworks site is also designated by the Scottish Government as a Scheduled Ancient Monument.

What Does Conservation Area Status Mean?

Conservation Area designation is the first step towards the protection and enhancement of our villages, towns, and cities. Designation is not intended to prevent development or change, but rather to create a framework which balances the need to ensure vibrant, sustainable communities against those qualities which make our historic townscapes so valuable.

Conservation areas were first introduced by the Civic Amenities Act 1967. The current national legislation is the Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997 which provides the framework for the designation of conservation areas. The pertinent sections of the Act are Section 61 which defines a Conservation Area as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”; and Section 63 of the Act which states that “it should be the duty of the planning authority to formulate and publish, from time to time, proposals for the preservation and enhancement of any parts of their district which are Conservation Areas.”

Additional guidance is included in Scottish Government’s Planning Advice Note *PAN71 - Conservation Area Management* which complements national policy supplying further advice on the management of conservation areas.

Normally the types of development that are indicated in the Town and Country (General Permitted Development Order) (Scotland) Act 1992 (including 2014 amendments) do not require planning permission. However, within a Conservation Area certain permitted development rights are excluded.

Purpose of a Conservation Area Appraisal

The purpose of a conservation area appraisal is to define what is important about its character and appearance and to identify its important characteristics. It is an essential tool to enable the active management of the conservation area. It identifies the area’s special features and changing needs through a process which includes researching its historical development, carrying out a detailed townscape analysis and preparing a character assessment.

Special features are identified through a structured process which includes an analysis of historical development, a review of the townscape and key buildings, and thereafter preparation of a character assessment.

Using This Document

A Conservation Area Appraisal supplements the Council’s Development Plan. It is a material consideration when considering planning applications for development within the Conservation Area. Planning Applications should be accompanied by a supporting statement that demonstrates how the proposal has taken into account the character of the conservation area as identified in this proposal.

This appraisal is divided into three main sections:

- Part One: A review of the history, character, and appearance of the conservation area.
- Part Two: Identification of opportunities for preservation and enhancement
- Part Three: General information and appendices including sources of further information, details of listed buildings, and a map of the boundary



Waterside Conservation Area

1.0 HISTORY, CHARACTER AND APPEARANCE

- 1.1** The first part of this appraisal describes the location and general characteristics of the Waterside conservation area, before going on to give a more detailed description of the history, character, and appearance of the settlement. This serves as the foundation for the recommendations set out in the second part of the appraisal.

Location and Setting

- 1.2** The hamlet of Waterside partially straddling the A713 some 2 miles of east of the village of Patna and three miles west of Dalmellington. The bulk of the settlement including the former ironworks is located to the north of the main road, whilst to the south and formerly linked by a high level bridge is a bing (slag-heap) containing foundry waste and spoil.

A little to the east, on the eastern boundary of the conservation area, is Chapel Row - a terrace of residential properties - together with St. Francis Xavier's R.C. Church. Separating this area from the rest of the settlement is the Dunaskin Burn, which extends northeast across the ironworks and forms a steep George before tailing out on the Benquhat plateau.

- 1.3** The hamlet contains no public facilities other than St. Francis Xavier's Church and the former primary school, which was closed in 2012.

Topography and Land Uses

- 1.4** Ayrshire is separated from the neighbouring Central Belt counties of Lanarkshire and Renfrewshire by a belt of basaltic lavas that form a distinct band of raised uplands to the north and east. Within the bowl formed by these surrounding hills are Carboniferous rocks, both limestones and coal measures, overlaid around the Mauchline area by Permian sandstones.

- 1.5** Generally, the rivers that drain the county flow south and west from the rim of the bowl, converging towards the coast in a series of broad valleys – those of the rivers Garnock, Annick, Irvine, Ayr and Doon.

- 1.6** This landscape of broad river valleys surrounded by geologically-rich hills is central to the setting of Waterside and Dunaskin, which occupy a central position in the Doon Valley bounded by Green Hill (300m), Benquhat (435m), and Kilmein Hill (429m) on the north. To the south lies Keirs Hill (306m). Slopes are generally open moorland, with isolated areas of shrub and trees in sheltered locations. More substantial areas of early to mid- 20th Century estate planting survive today along the northern boundary slopes, providing a key visual feature from the valley floor.

- 1.7** From the mid-19th century onwards a series of satellite villages including Lethanhill, Benwhat, and Burnfoothill were built on the Benquhat plateau to serve a series of coal and ironstone mines which supplied the ironworks complex. Open and exposed, these were gradually abandoned during the 20th century and have now been partly removed as part of modern opencast mining operations.

Arable farming takes place on the flood plain along the River Doon, whilst on the hills to each side of the Valley is grazing for sheep. The plateau to the north was, until recently (2013), the site of opencast coal extraction. To the east of the current bing is an open area of amenity space. The Doon is fished extensively: common fish species include salmon, brown and sea trout, arctic charr, stone loach, minnows, sticklebacks, eels, lampreys, pike and perch.

Conservation Area Boundaries

- 1.8** The conservation area comprises the entire of the 19th century settlement boundaries and ironworks complex from Doonlea House on the west to St. Francis Xavier's Church at Dunaskin Bridge on the east. The southern boundary follows the line of the A713 (Dalmellington Road), whilst the northern boundary runs broadly parallel along Green Hill.

- 1.9** The ironworks complex does extend some distance beyond the conservation area boundary, most notably the slag heap on the southern side of the A713 and the northern end of Dunaskin Glen, at the gorge.

Statutory Designations

- 1.10** The first evidence of human settlement in Scotland after the last ice age is the entire site of the former ironworks together with parts of the adjacent hillside/plateau designated as scheduled monuments (SM). There are four separate designated areas:

4345	Waterside, Dalmellington – Ironworks
7544	Waterside Bing, Iron Slag Bing, Dalmellington Ironworks
7863	Waterside, Miners' Villages and Mineral Railways

- 1.11** SM 4345, dated 11th May 1993, protects the area broadly commensurate with the original ironworks. The description notes:

The monument known as Waterside, Dalmellington Ironworks comprises of the remains of the Dalmellington Ironworks and associated buildings and structures. The area to be scheduled is irregular, roughly rectangular in plan, approximately 1400m by 500m. The boundary on the WSW is the NNE boundary of the former route of the A713 road, excluding the boundary wall and fence. On the SSE side the boundary runs 100m to the SSE of the straight section of the Dunaskin Glen, then takes in the body of the glen as far as the water intake point. On the ENE the boundary follows the line of the boundary of the ground leased by the Dalmellington and District Conservation Trust from the British Coal Corporation to a point due north of the former village institute. It then detours round 3 cottages and the institute, returning to take in the site of Waterside Station before rejoining the main WSW boundary. Specifically excluded from the scheduling are Greenhill Cottage and its garden, the track of the British Rail/British Coal Corporation railway through the site, and boundary fencing not already specified.

- 1.12** The SM was amended on 21st December 2011 to exclude the buildings and garden ground previously used as the Waterside Iron Offices and immediately southeast of the bowling green. It is understood this was undertaken following conversion of the former offices to a private dwelling. It was then further amended in 2018 to specifically exclude Waterside Engine House.

- 1.13** SM 7544, dated 30th September 1997, encompasses the slag heap immediately south of the public highway and extending south to the Rover Doon. The designation was last amended on 5th October 2021. The description notes:

The monument is an iron slag bing, substantial area of iron production waste. The bing was formed as part of the operation of the former Dalmellington ironworks. This waste material helps chart the stages of technological development in smelting iron at Dalmellington from 1850-1920. The lower layer contains slag material from the manufacture of common iron and the upper layer is composed of waste from the production of haematite iron. The bing was extended to the west in 1915 following the diversion of the River Doon and was regraded at the east and north in 1986/87.

- 1.14** SM 7863, dated 15th November 1999, extends northwards up the hillside and plateau to incorporate the mineral trackways and mining villages associated with the ironworks during the 19th century period of operation. The designation was last amended on 8th April 2021. The description notes:

The monument known as Waterside, miners' villages and mineral railways N of comprises the remains of the former mining villages of Benquhat, Corbie Craigs and Lethanhill, together with a network of tracks marking the site of former mineral railways, bings marking the site of former ironstone pits and adjacent shafts, all associated with the Dalmellington Ironworks. The area to be scheduled is very irregular on plan. The maximum distance between extremities is 2Km N-S and 4Km E-W but only a small proportion of the land within these extremities is to be scheduled. The width of the scheduled area along the grass-covered tracks marking the lines of the former mineral railways is a uniform 10m, with expansions at the locations of the villages and tips. A small detached area is to be scheduled at Corbie Craigs village.

1.15 SM 7690 is the last of the four schedulings, dated 23th March 1998. It protects the remains of the Laight Castle tower house building and associated earthworks. The designation was last amended on 8th April 2021. The description notes:

The monument known as Laight Castle comprises the foundations of a Tower House which stand on a steep-sided spur above the Dunaskin Burn in Dunaskin Glen. The area to be scheduled is irregular in shape with maximum dimensions of 120m N-S by 90m E-W, to include the remains of the tower house, the ditch and associated earthworks and an area around them within which associated remains are expected to survive.

1.16 There are six listed buildings within the settlement and immediate area:

1092	Waterside Engine House	Category A
1093	Chapel of Ease	Category C
1094	Ardoon House	Category B
6595	Waterside Institute	Category B
6596	Waterside War Memorial	Category C
6623	Palace Bar	Category B

1.17 Regarding natural heritage, the conservation area overlaps with the Dunaskin Ironworks Local Nature Conservation Site (LNCS). The conservation area is also within the Doon Valley Local Landscape Area (LLA).

1.18 The first evidence of human settlement in Scotland after the last ice age is around 8,500 BC. By then the landscape was clothed with birch, hazel and, later on, pine woodland. These early people seem to have followed a hunter-gatherer lifestyle. Most sites of this period have been found in coastal or river valley locations and it is assumed that this pattern reflects the use of water transport. There is increasing evidence suggesting that people also camped far inland and in upland areas. Evidence from this period.

1.19 More permanent houses began to be built when farming was adopted, and a more settled life-style was possible in the Neolithic period from about 4000 BC. From about 1200 BC, the climate had become colder and wetter. Areas of less favourable arable land were gradually abandoned and peat began to form on many upland areas that had formerly been cultivated. At this time there appears to have been greater social differentiation including more distinct hierarchies and potential unrest. Between about 1000 and 500 BC, most places in Scotland saw the development of defensive sites. This continued during the next 500 years when Duns, Brochs, Crannogs and other similar defensive (or partly defensive) structures appear.

1.20 Neolithic man is known to have occupied the Doon Valley. Elizabeth Isle, Cairn of Carnannock, six kilometres southeast of Dalmellington, is an unexcavated 18m feature surrounded by a ditch. A further cairn-like structure is found at Duncairn. Although there is no evidence of such early remains within or immediately around the Waterside conservation area, there nonetheless remains a possibility of early settlement, especially given evidence of medieval dwellings, and caution is required in areas relatively undisturbed by modern industrial development.

1.20 Whilst some Victorian and earlier sources point to Roman military roads and possibly settlement in the Doon Valley area from 80AD onwards, there is little firm evidence to support such theories and no remains have been identified thus far in the area around Dalmellington or Waterside.

- 1.21 The earliest known medieval site at Waterside is Laight Castle, constructed on the east side of Green Hill above the Dunaskin Burn. Probably dating from the 14th century with later alterations, the site comprises a rectangular tower standing on a steep-sided spur isolated by a ditch on the east. The walls of the tower were some 2m to 4m in width, measuring 15m long on the north, 8m on the east and 11m on the south. The line of an enceinte wall can be traced on the spur. The ditch is some 60m long, 2.7m in depth and is crossed near its centre by a causeway.

Little is known about this period in Waterside's history, notwithstanding local traditions regarding King Alpin, and caution is required when considering the scope for remains within the wider area.

- 1.22 Gordon's Map of 1532-62, the earliest for this part of Ayrshire, shows Laiche Castle together with Drumgrange, Kyirs (modern Keirs Castle), and Grimmet all in the general area of today's Waterside. The map provides little detail regarding the extent of settlements or land uses.
- 1.23 In 1589 the Craigengillan Estate was established by the Macadam family. Originally called Barbeth and located some 2 miles south of Dalmellington, the estate eventually encompassed 500,000 acres including much of the Parish of Dalmellington. During their ownership the Macadams carried out significant improvements including the construction of the road to New Cumnock and the formation of the first dam and sluice gates at Loch Doon in order to control flooding in the Doon Valley.
- 1.24 Roy's Military Map of 1746 tells us comparatively little about early 18th century development in the area however Armstrong's map of 1775 shows a landscape with many features recognisable today. This includes Burnfoot, Keirs, and Grimmett together – for the first time – the settlements of Waterside and Dunaskin. These are modest in comparison to Dalmellington and are likely to represent small groups of farm buildings. The Dunaskin Burn is clearly indicated together with a small settlement called Parkyet to the north of the current Chapel Row.



Historical Development: Ironworking and Industry

- 1.25 Although ironworking technology developed from around 2500BC onwards, with both prehistoric and Roman workings found at a number of sites across the British Isles, the extent was comparatively modest. The iron industry declined after the collapse of the Roman administration in the 5th century, and revival was slow with no significant technological development until the late middle ages. The late 15th century saw the gradual introduction of the blast furnace, typically fired by charcoal, and production levels remained modest.
- 1.26 By the 18th century the British Iron industry remained focussed on five principle areas where reserves of iron ore and local timber of charcoal were readily available: the Kent and Sussex Weald, the Forest of Dean and Monmouthshire, the English Midlands, Yorkshire and Derbyshire.
- 1.27 Iron ore was usually calcinated to burn-off some of the natural impurities in locations close to the source, before being transported to blast furnaces. These furnaces were charged at the top and tapped at the base, typically constructed against natural or man-made embankments in order to facilitate access.
- 1.28 Technological advances during the 18th century including coke blast furnaces and steam engines combined to create a new type of integrated, process-driven ironworks. By 1780 it was possible to puddle and roll iron, and hence manufacture wrought iron, on an industrial scale. In 1791 the output of British blast furnaces exceeded 100,000 tons, doubling within a decade and continuing to grow until it reached 400,000 tons in 1810. By 1837 over 1 million tons were being manufactured annually.
- 1.29 Ironmaking initially focussed on the traditional areas of Britain, but the mid-19th century saw development of new ironworking districts. James Neilson's development of the hot blast furnace in Glasgow in 1828 together with the discovery of rich deposits of blackband iron ore served

to bolster a Scottish industry which grew from 37,500 tons in 1830 to 195,000 tons by 1839. Similar development was seen in England.

- 1.30 Mid-19th century ironmaking comprised five key elements:

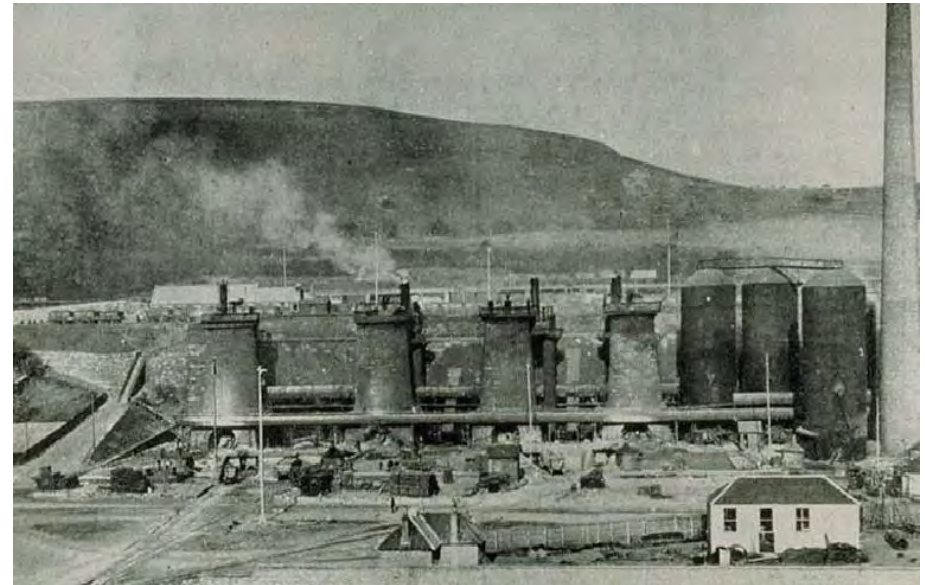
- Blast furnaces were operated from two levels – an upper level for charging the furnaces with the raw materials, and a lower level for tapping them. For practical reasons these therefore continued to be formed against natural banks.
- At the upper level there was an area for materials preparation, where coal would be converted to coke (by either burning in open heaps or in coke ovens) and the raw iron ore calcinated to remove some of the impurities. Limestone, which was used as a flux, was broken down into smaller lumps for adding to the mix.
- A blast engine or blowing apparatus was used, with the air blown at a pressure of 3-4psi and at an appropriate temperature. This would typically be housed in a building immediately adjacent to the furnaces, again with ready access to suitable power.
- Blast furnaces were typically tapped every twelve hours, leading to 7 day/24 hour working and a shift system. Prior to tapping the slag would be drawn-off and removed to a tip or bin once it had solidified, often still in a red-hot condition. Molten iron would then be run into sand beds to form ingots or “pigs”
- The pig iron would then be transported to other industries, usually by direct rail access or other similar means which could accommodate the high volumes and heavy loads.

- 1.31 The first large blast furnace in Scotland was the Lorne furnace at Bonawe, near Oban, erected in 1750 to make use of local charcoal with iron ore shipped in from Ulverston (Furness). Goatfield furnace on Loch Fyne was built in 1775 by the ironmasters of Dudden furnace in Cumberland and was supplied with Lancashire ore.

- 1.32 The nucleus from which the Scottish iron industry developed was Carron Iron Works in Stirlingshire, established in 1759. In 1786 Edington and Cadel, in association with Carron, built Clyde Iron Works, Glasgow. Other large ironworks constructed in Scotland about this time were at Muirkirk in 1789, and at Calder in 1793.
- 1.33 Growth continued in the 19th century. J. B. Neilson opened an iron works at Mossend, in Bellshill, in 1839, which became one of the largest producers of malleable iron. By 1868 Bairds owned 4 ironworks in Lanarkshire, plus many coal and ironstone mines. Gartsherrie was the largest ironworks in Scotland (and the second largest in Britain), followed by Summerlee Ironworks. Other ironworks were located in the Wishaw area. The Coltness Ironworks, opened in 1841 had 6 blast furnaces. It later added 2 open hearth furnaces for producing steel castings. The Wishaw Ironworks, opened in 1859 with 3 blast furnaces using ironstone from a local pit.
- 1.34 The key motivator for the Coltness Ironworks was the Houldsworth family, who had previously been cotton spinners but wisely switched prior to the mid-19th century slump in the industry. In 1845 Henry Houldsworth and his son John were looking to establish further manufacture in Ayrshire focussing on areas where coal and iron deposits were available in close proximity. The Doon valley was one such region.
- 1.35 During the first part of the 19th century the Doon Valley was still undeveloped; there was no rail connection, the road access was not ideal, and the modest population were principally involved in agriculture. A railway had, however, been proposed and on this back of this the Houldsworths took leases on the lands of Craigengillan and Skeldon. Bores were sunk and provided favourable results. In 1846 the Glasgow Herald recorded that the blast furnaces at Dalmellington Iron Works were fired for the first time. Construction work included the blast engine house of 1847 and a series of blast furnaces immediately adjacent, built against a much altered natural embankment. An entirely new village – Waterside – was constructed, with 89 houses by 1851 and a further smaller village of ten houses on the plateau above for mine workings at Corbie Craigs and Drumgrange. Iron working began.
- 1.36 Development of the adjacent railway was, however, extremely slow leading to transport of pig iron the existing railhead at Ayr by road. By 1852 no notable progress had been made, and it was only the involvement of the Dalmellington Iron Company with a generous agreement on line dues and rental which allowed work to progress. The line was finally opened in 1856.
- 1.37 Access to the Furnace Bank and the head of the blast furnaces for loading was by way of a steep line (sources suggest 1 in 40) constructed east of the engine house; this appears on the first edition Ordnance Survey Maps as a switchback-type arrangement. This in turn also gave access to Dunaskin Glen for a freestone quarry, clay pit, and new brickworks.
- 1.38 Further expansion occurred in the 1860s. By 1865 six blast furnaces were in operation and the engine house was doubled in size. At the end of the decade there were eight furnaces. Two active coalfields in the valley were being worked from a number of Pits at both Dalmellington and Patna. Ironstone pits were located on the plateau where, over the period of operation at Dunaskin, there were some 37 pits or mines (some of which supplied foundries as far afield as Summerlee). The quantity of material being transported made the use of roads impractical and the existing mineral railways were extended to the 1 in 6 Drumgrange incline where rope and gear sufficient to handle main line 8 ton wagons was installed.
- 1.39 Disposal of slag quickly became an issue. Bridges spanning the main rail line to the south were constructed and tipping began on the low meadows bordering the river.
- 1.40 Business continued to boom during the 1870s. In the first part of 1876, seven coal pits produced 128,181 tons of coal and nine ironstone pits had an output of over 105,000 tons. 900 houses had been built for workers. The company built and maintained a total of five schools and five stores.
- 1.41 In contrast the late 1870s and early 1880s saw a depression in the Scottish iron industry due to falling demand nationally and competition from English-based firms. The Doon valley was comparatively remote, with additional carriage charges not incurred by its Lanarkshire based

competitors. Three of the Dunaskin furnaces were out of operation by 1879. Output continued to decline across the Scottish industry until reaching an all-time low in 1895, and the move to steel in lieu of iron created problems for Dalmellington where the local blackband ironstone was unsuitable. Imported ore was essential, further pushing up costs.

- 1.42 The Dalmellington Iron Company upgraded its facilities; the start of the 20th century saw demolition of two of the furnaces to make room for larger, more efficient stoves. Waste gases were trapped and used in the new stoves as well as a new “ammonia works”. Plant was upgraded. It was not enough. The ironstone on the plateau were becoming exhausted, with only one left by 1905. Ships brought ore from the mines of Bilbao and Santander to Ayr, which were then transported by rail. Ironmaking was no longer profitable. Profit, however, continued to be made on coal.
- 1.43 The post-WW1 depression further compounded Dunaskin’s problems. In 1930-31 three local companies – the Dalmellington Iron Company, William Baird and Company, and Sanquhar & Kirkconnell Colliers Ltd. merged to form Bairds and Dalmellington Limited. This new company focussed on exploitation of the profitable coalfields across this part of Ayrshire, expanding to include Mauchline Collieries. Ironworking effectively came to an end, the furnaces cleared. The brickworks at Dunaskin were expanded to meet increased demand, with new kilns constructed.
- 1.44 Nationalisation of the coal industry in the late 1940s inevitably had an impact. The NCB focussed on its larger, profitable pits and expanded output considerable in order to meet industry demands whilst the new “super pits” were developed. Sub-standard homes in the plateau villages were progressively cleared, with the occupants moved into the valley. Terraced rows in Waterside were likewise demolished, the tenants relocating to Patna. Dunaskin was focussed entirely on brickmaking and a coal washing/preparation plant at the eastern end of the site.



Historical Development: Map Analysis

- 1.45 The Ordnance Survey six inch map of 1847 is the earliest accurate map of the settlement available to us and an important illustration of Waterside as it began to expand.
- 1.46 It shows the original four blast furnaces and furnace bank, accessed from a mineral railway on the north. The eastern part of what is now the site is undeveloped apart from access for the mineral railways to the ironworks and to Dunaskin Glen, which contains a number of small quarries and the brickworks. There is no slag bing to the south, where the river follows its original meandering course along the flat valley floor.
- 1.47 In addition to a possible older farm settlement near the river, housing is provided as a series of terraces west of the ironworks:
 - The larger terrace, Greenhill Row, is immediately northwest of the ironworks and extends approximately half a mile in three sections, above which Ardoon House sits within landscaped grounds.
 - A second terrace is located north of the original line of the A713, below the railway line, and comprises two main sections called Long Row and Money Row.
 - A third area of terrace existed adjacent to the Palace Bar, possibly forming part of Long Row.

There is no development at Dunaskin Bridge which is open land.

- 1.48 By the 1890 revision, the site has expanded significantly; eight furnaces are visible, the railway sheds and workshops are clearly visible along the southern site boundary, and the slag heap is becoming substantial (although the river still follows its original route).
- 1.49 There is significant infill and expansion visible around the ironworks: the school and Chapel of Ease are both visible south of the original terraces at the foot of the hill, whilst two newer terraces are visible some 300-400m west of the village.



- 1.53 From 1939 onwards, the inhabitants of the villages on the plateau were relocated and rehoused; Benwhat was cleared by 1951, with Burnfoothill and Lethanhill by 1954. Waterside followed soon after, with many of the residents relocated to modern housing in Patna and Dalmellington. The majority of the terraces were demolished.



Character Areas

- 1.54 The Waterside conservation area today comprises three main character areas: the terraced residential properties, the scattered detached public buildings and houses north of the railway, and the ironworks.
- 1.55 Zone A includes the remaining terraces of houses on the A713 comprising what were originally single storey brick dwellings with slated roofs. Although fragmentary, these are prominent on the main approaches and represent the bulk of the residential accommodation in the village today. It includes Chapel Row and St. Francis Xavier's Church.
- 1.56 Zone B includes the remaining public buildings such as the school, former institute, former church, and a number of detached private dwellings of varying age on the hillside north of the railway line. In addition it includes the Palace Bar, and railway station, immediately south of the permanent way. Set some way back from the A713, only the bar and the railway station are particularly visible from the highway today.
- 1.57 Zone C, the Victorian ironworks complex, and is the largest part of the conservation area. Again this is set well back from the public highway however the size of the key structures, most notably the chimneys and former engine house, make them highly visible from this part of the Doon Valley generally.
- 1.58 The slag heap, reduced in size during the late 1980s in conjunction with realignment of parts of the A713, is a further distinct industrial character zone but lies outwith the conservation area boundaries. The remaining part of the scheduled monument on the hillside including mineral railway trackbeds, mine remnants, and spoil heaps are likewise of significant relevance to the special character of the conservation area.

Key Properties

- 1.59 The conservation area comprises a large range of buildings and associated structures, most notably within the former ironworks complex where 24 sites have been identified. A full list of these is appended to this appraisal. This section of the report therefore focusses on those which make a particular contribution to the special historical and/or architectural interest of the village.

Zone A

- 1.60 The key structures include:

- Monkey Row, Dalmellington Road. An unlisted row of late 19th century terraces on the main road, one of the later residential developments within the village. Red brick external walls, slated pitched roof with decorative rafter ends to eaves and tall central twin pot stacks (now largely rendered).

To the rear are narrow back courts and an access lane, beyond which is private amenity space on or close to the site of the Long Row plots.

These properties are amongst the most prominent on the village today and form the bulk of the residential accommodation.

- Chapel Row, Dalmellington Road. An unlisted row of early 20th century single story terraced dwellings with cement rendered external walls and slated roof occupying a highly visible site on the A713, isolated from the remainder of the settlement but marking the original eastern boundaries of the industrial site.

Whilst here are modern alterations, including development to the rear and replacement windows, these are surprisingly intact and important evidence of the historic accommodation provided by the ironwork's owners for their employees.





- St. Francis Xavier R.C. Church, Dalmellington Road. A category B listed brick Gothic Revival chapel and attached halls constructed in 1895 to a design by William Cowie. The front elevation to the A713 is dominated by three stepped lancets and surmounted by a corbelled red sandstone bellcote.

Zone B

1.61 This part of the village and conservation area contains a much greater range of building types than Zone A, including both the main public buildings and a number of scattered residential properties. The key structures include:

- The Palace Bar (category B listed). Built as a store for Dalmellington Ironworks, this property remains the only surviving example of its kind in Scotland, and Historic Scotland describe it as especially important for its relationship to the nearby ironworks remains.

It is built of stone and brick, and is painted white with black margins to the doors and windows. The main block is a symmetrical 2 storey building of 2x4 bays. The centre 2 bays are advanced and chimney-gabled at both front and rear, the front gablehead carrying a blind oculus.

A 19th century extension to the north east forms an L-plan with the main block. This extension is of 3 bays to the front, and 4 to the side. Both the main and extension blocks feature 8-pane sash and case windows, and pitched roofs in slate.

A single storey flat-roofed extension in the Beaux Arts style (c.1900) that covers the entire south west frontage. This has a red sandstone cill band, cornice, and parapet cope. Its main entrance is open-pedimented, with channeled pilasters.



- The former company offices, recently converted to a private house. Historic Scotland and *Buildings of Scotland – Ayrshire and Arran* note that the style is in the manner of William Burn and suggest that it forms part of the original development of the ironworks in 1848-5. This occupies a focal position opposite the main entrance to the ironworks complex, allowing control of visitors to the site, and is an important interpretative component.

The design comprises a five bay gabled single storey structure with blonde sandstone walls and slated pitched roof, recently renewed in imported material.

- The category B listed Waterside Institute, to the east of the school. Built to a design by John Bennie Wilson in 194, this Arts & Crafts-inspired design comprises a red engineering brick surmounted by an ashlar string course and quoins surmounted by a narrow band of harled walls with steeply pitched green Westmoreland slate roof and decorative terracotta ridge tiles. Originally a workmen's institute, this has now been converted to a private house.
- Within the grounds of the Institute is the category C listed War Memorial of circa 1920, built by Matthew Muir & Co. in a Celtic cross pattern with Peterhead granite shaft and a rubble stone footing styled to look like a natural outcrop. The memorial is now forms part of the garden ground for the Institute.
- Ardoon House, on the slopes north of the main settlement, is a category B listed two storey dwelling of circa 1850 forming part of the original industrial development on the site. The design has gabled bays and simple Jacobean details constructed in buff sandstone and slated roof.
- The former school house, an unlisted late 19th century single storey gabled property amidst playgrounds immediately adjacent to the railway.



- The former Waterside Church or Chapel of Ease, a plain 5 bay nave plan rectangular Gothic Revival Church oriented broadly east-west with simple lancet lights to the north and south. The external walls are a Ballochmyle red sandstone in squared rubble brought to courses and ashlar dressings surmounted by a chamfered tabling course, a steeply sloping Scottish slate roof and squat bellcast pyramidal roof over.
- The derelict railway station building of 1857-8, built concurrently with the extension of the line to Dunaskin and Dalmellington. Now in an extremely dilapidated condition, it occupies a highly visible site above the Palace Bar and is one of the core properties surviving today. Blonde ashlar with red sandstone quoins and a pitched natural slate roof with plain brick chimneys. The platform and cast iron canopy were removed some considerable time ago.

Zone C



- 1.62 The ironworks are a complex series of 24 main structures dating from the mid-19th to early 20th century, in varying degrees of preservation from substantially intact to fully derelict. The key structures based upon historical/architectural interest and/or visual impact area:
- An imposing Italianate blowing-engine house – arguably the finest of its type in surviving today in Scotland and northern England - with projecting cornice/parapet and round-headed windows, dated 1847. This is currently derelict and, despite extensive conservation work in the 1990s, is suffering from vandalism. The building is category A listed.
 - A fourteen-arch transverse-arch continuous brick kiln constructed of brick with a metal trussed, corrugated-iron roof. The roof is in a dilapidated condition.
 - The brick and concrete furnace bank; essentially a large retaining wall which permitted access to the head of the blast furnace for iron deliveries. This defines the central (and main) part of the

complex, a major landmark from throughout the area.

- The former bathhouse, probably of inter-war construction, comprising brick walls with a projecting flat roof.
- Twenty four chamber Belgian continuous kiln formed in brick with arched reveals and a flat roof, now badly overgrown with vegetation and small shrubs. Structural movement is visible in a number of locations.
- The brick-built, pitched and slate roofed former fan engine house.
- A double-height, open attic two bay slated electric power station of 1917 which served the site until circa 1956, when it was connected to the national grid.
- The stonemasonry and slate-roofed former locomotive workshops, immediately adjacent to engine sidings, with associated joinery and blacksmith workshops. These were repaired in the 1990s and are currently used by the Ayrshire Railway Preservation Group. As part of their operations on the site.



Building Materials

- 1.63 As might be anticipated, given the historic nature of the majority of the properties in Waterside, traditional building materials predominate:

Stone - The predominant building material for older properties is stone. The majority of blonde sandstone appears to have been sourced from local quarries and is of mixed quality. Prominent examples include the listed engine house and the railway station.

Brick – the bulk of the industrial-era properties are formed from brickwork which appears to have been manufactured on-site and is a fairly consistent dark red, high quality brick. The use of brick for the terraces is unusual and a strong reminder of the industrial history of the site.

Render – A number of properties, primarily older cottages and modern repairs to the Chapel Row terrace, are finished in traditional wet-dash painted render.

Slate – The majority of buildings within the conservation area are roofed in Ballachulish slate. There are several exceptions, including the former Waterside Institute (a Westmoreland green slate) and the corrugated iron sheeting to the western kiln.

Cast Iron – The conservation area retains cast iron rainwater goods in areas, although much has been replaced. Of some note are three large cast iron pillars, possibly industrial in nature or providing water to the adjacent residential terraces.

- 1.64 Though not of consideration in the designation of the conservation area many modern materials are having a detrimental impact upon its special character and our appreciation of it. These include:

UPVC – The majority of buildings that make up the conservation area have had their traditional timber sash and case windows replaced by UPVC windows – this is endemic. These have differing proportions of opening

lights, varying opening mechanisms and sizes of glazing bars. UPVC replacement front doors are fewer but not infrequent. Many cast iron drainage pipes and gutters have also been replaced by UPVC equivalents. Several new build properties within the conservation area have UPVC eaves and fascias in addition to downpipes and gutters.

Concrete or Fibre Cement slate roof tiles – There are occasional examples of more historic built fabric where traditional slate roofs have been replaced by concrete roof tiles.

Roofing felt – certain buildings have had replacement felt roofs in flat roof areas that would formerly be sheeted in lead.

Roughcast or pebbledash – a significant number of the Georgian buildings within the conservation area have had their original brick or stone faces finished roughcast or pebbledash though this is not contemporaneous to the age of the buildings or indigenous to the conservation area.

Asphalt – all the roads in the conservation area have been asphalted during the course of the latter half of the 20th century. Formerly the conservation area would have been dominated by a blaes with a verge of whin setts.



Open Space and Public Realm

- 1.65 Open space, whether by accident or design, is an important component in the character and amenity of a conservation area. This can extend to formal gardens, as found in Edinburgh's New Town, or a more ad-hoc pattern such as the former private gardens which punctuate otherwise very tight street patterns in traditional towns such as Kirkwall. Every town is different, and an assessment of such spaces is therefore essential.
- 1.66 Historically public open space within the village was restricted to three sites:
- The grounds of the Waterside Institute and the war memorial. These appear to have been landscaped and served as an ornamental garden.
 - The forecourt area to the Palace Bar / company store and railway station, a utilitarian space.
 - The school playground area, predominantly located to the west of the building and bounded on the south by the railway.
- 1.67 In addition there were a number of enclosed or private open spaces which contributed to the character of the settlement:
- The private garden grounds and mature planting around Ardoon House which, sitting on the slopes above the settlement, strongly define the visual boundary and the border with the open hillside.
 - The main forecourt/yard/sidings area to the south of the furnace bank including the roadways around the company offices and associated structures. This was the heart of the industrial complex and remains the most prominent area today.

- The (today) wooded embankment and enclosure to the permanent way to the railway, extending as far as the A713 on the eastern edge of the conservation area.



- 1.68 Clearance of the Victorian terraces from the mid-20th century onwards has created a significant number of open spaces throughout the village today. Although effectively derelict scrubland, this has given the village a much more rural character than had historically been the case.
- 1.69 Immediately to the east of the current flanks of the slag heap is an open public grassed area which is used for a limited number of activities including parking for fishing.



Townscape: Key Views and Other Features

- 1.70 In addition to the key buildings and general topography of the Waterside conservation area, consideration has been given to other features which make an important contribution to the character of waterside.
- 1.71 The current approaches from Patna and Dalmellington on the A713 are both strongly defined by the remaining two terraces, which (notwithstanding their isolation today) strongly define the industrial nature of the settlement. Positioned hard to the pavement with only a modest front garden area, they are an unusual and important contrast to the more typical urban form found in Patna and Dalmellington today.
- 1.72 The main gateway to the core of the site is by way of a modern junction east of the Palace Bar, which dominates the entrance area. Although much of this area is today scrubland there remains a strong grouping with the station and distant view of furnace bank/chimneys.
- 1.73 The chimneys in the central part of the conservation are highly visible from most of the central part of the Doon Valley, including distant views from Patna, and a major landmark within the townscape.
- 1.74 The street pattern essentially survives intact within the village (i.e. non-industrial areas) but is largely overgrown and poorly surfaced. The north-south access and vehicle bridge are intact and serve as the main route for today's residents as well as users of the former school.
- 1.75 The plot / feu patters in fragmented today with the exception of the garden spaces to the two terraces; that at Monkey Row seems to have been extended to include some or all of the garden space for the Long Row and are at a higher level to the surviving properties. There is consequently presently a low overall density of development.

Negative Factors

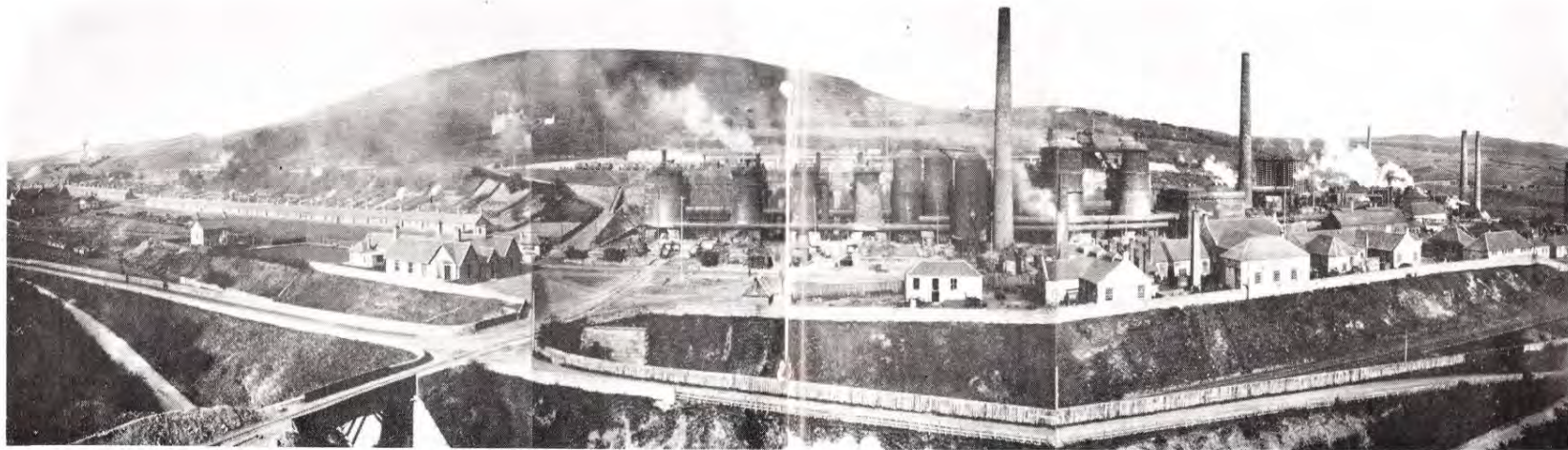
- 1.76 The character of the conservation area is largely defined by the former ironworks site. The buildings within this are suffering from neglect, whilst a number such as the former Power Station are now in such a poor condition that there is an imminent risk that they will be lost completely. This is having a major adverse impact on the character and appearance of the settlement as a whole.
- 1.77 There are a number of other properties that are vacant and/or in a dilapidated condition, with a consequent adverse impact on the character and amenity of the area:
- The former Palace Bar, which has openings blocked-up and appears to be in an extremely poor condition although there are some indications of ongoing repair works.
 - The former railway station, derelict and deteriorating rapidly.
 - Ardoon House, where water ingress has led to extensive structural deterioration and loss of internal finishes/features.
- 1.78 The derelict scrubland at the sites of the former terraces above Monkey Row and to the west of the company offices have a major adverse impact on the amenity of the area, creating an overall impression of dereliction.



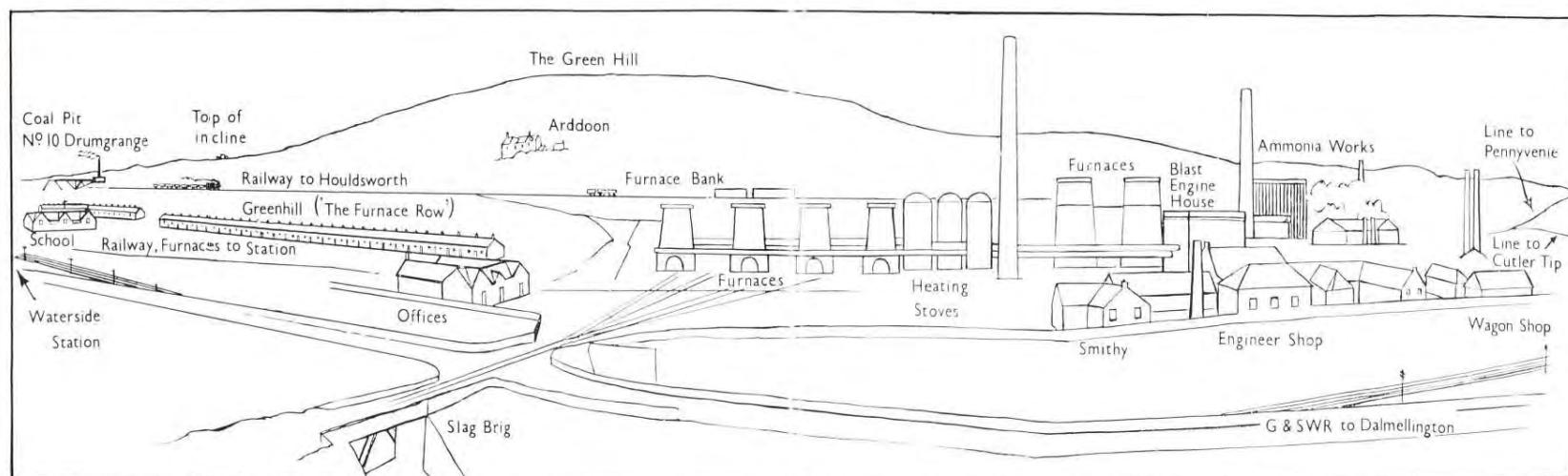
Assessment of Significance

- 1.79 Conservation areas are of value for a range of different reasons. For a site such as Waterside, four broad groups can be identified:
- Historical value
 - Architectural value
 - Social value
 - Archaeological Value
 - Educational Interest
- 1.80 Dunaskin's special architectural and historic interest focusses on the range of buildings dating from both the ironworks and later brickwork phases of development, together with the associated network of mineral railways and former mineworkings. It is far from substantially intact – the loss of the blast furnaces in the early 20th century makes interpretation of the site for visitors difficult – but may very well be the most complete of its type surviving in Scotland today. It is of very high value.
- 1.81 The surviving kilns are likewise of interest. Over the last 40-50 years a great many of the former brick and pottery works across Scotland, and especially in Ayrshire, have been lost. We have here two surprisingly intact, if somewhat dilapidated, examples of models which were once reasonably common. These are of medium to high value.
- 1.82 The bold architecture of the Blowing Engine House is particularly remarkable, given the modest nature of the work elsewhere on-site, and a rare survivor of a dignified industrial architecture reflecting the comparative wealth of the industry at that time together with a significant degree of confidence in a new commercial venture. It is the main building left from the ironworks days and of high value.
- 1.83 It is not possible to reach a view on the Power Station pending a fuller survey but this is likely to be of low to medium value as it is the final phase of development and largely unconnected with the iron and brickwork phases.
- 1.84 The workshops provide a compelling testament to the broad range of different trades which were retained on-site for a complex industrial operation such as Dunaskin. They are of medium heritage sensitivity as part of the wider assembly and interpretation of properties.
- 1.85 The mid-20th century clearance of the housing to the west of the ironworks site, whilst understandable, has led to the loss of the "complete community" comprising place of work and tied dwellings. The date of clearance is unknown but appears to be comprehensive, with few substantial relict landscape features noted. Whilst there may be some underground survival such as wall footings, this area is unlikely to be heritage sensitive other than in terms of an appropriate visual envelope for the main site.
- 1.86 The remaining sections of housing – Monkey Row and Chapel Row – are therefore of considerable value, providing the only evidence for the terraces which once dominated the areas outwith the ironworks, and an important component in the overall interpretation of the scheduled parts of the conservation area.
- 1.87 The remaining public buildings – the Palace Bar, former school, former railway station, church, Waterside Institute and former chapel of ease – were important components in the historical development of the village and key landmarks/properties within the village. They are of high value in understanding the conservation area and the scheduled ancient monument, as well as defining some of the main areas of the village.

- 1.88 Although outwith the conservation area boundaries, the slag bing is of medium interest as part of the overall assembly of a single, site-specific and limited industrial process.



(11 & 12) DALMELLING ON IRON WORKS, c.1903



2.0 PRESERVATION AND ENHANCEMENT

- 2.1** The first part of this appraisal describes the location and general characteristics of the Waterside conservation area, before going on to give a more detailed description of the history, character, and appearance of the settlement. This serves as the foundation for the recommendations set out in the second part of the appraisal.

Conservation Area Boundaries

- 2.2** A detailed examination of the existing conservation area boundary has been undertaken as part of this appraisal in order to identify whether the area of special interest is included.
- 2.3** The conservation area boundaries include all the key components of the historic settlement and the ironworks themselves, with the exception of the slag-bing (which is separately scheduled as an ancient monument and therefore receives a significant degree of protection). There are therefore no recommended amendments to the current boundaries.
- 2.4** Chapel Row, on the very southeast of the conservation area, is surrounded by open space outwith the designated boundaries. There would be a case for appropriate development plan policies to limit the scope for any future builderwork which might have an adverse impact on the setting of this part of the village.

Key Challenges

- 2.5** Like many historic sites and townscapes, the Waterside conservation area is constantly changing. Whilst some of these, for example the repair of

historic properties, others have the potential to adversely affect the character and appearance of the area. These require to be identified as part of the development management process in deliver sustainable change whilst maintaining what is most important.

Vacant and Derelict Buildings

- 2.6** The greatest challenge to the special interest and character of the conservation area is the unused and increasingly dilapidated condition of the main ironworks complex. Many of the main buildings are in a dangerous condition and at risk of loss through partial collapse in the immediate to short term. As the core of the historic site, and scheduled monuments of national importance, such loss would have a profound and irreparable adverse impact on the special interest of the site.

- 2.7** The unused and dilapidated condition of the former Palace Bar and railway station, both principle public buildings in the 19th century village, gives cause for considerable concern from a heritage management and amenity perspective. Urgent intervention is required in both cases.

Gap Sites

- 2.8** The demolition of the terraced dwellings on the west of the ironworks during the mid-19th century has left large gap sites which have a significant adverse impact on the visual amenity of the area and make interpretation of the remaining historic properties (particularly the ironworks) difficult. There is a compelling case for redevelopment in an appropriate layout and style.

Loss of Architectural Detail and Use of Inappropriate Materials

- 2.9** Original architectural materials, construction details, and decoration make an important contribution to the character and appearance of any conservation area. Retention and sensitive repair of such detail is therefore a key aspect of the preservation of any protected townscape. The gradual loss of original features such as windows, decorative

brickwork, and chimneys all contribute to the erosion of character. Modern material such as cement wet dash renders can be intrusive.

- 2.10** Such gradual erosion is occurring along both of the surviving terraces and the detached buildings to the north of the settlement. Appropriate management of such change is essential.

Public Space, Boundaries, and Roadways

- 2.11** The quality of the streetscape north of the A713 is poor: verges are overgrown, boundary walls and bridge parapets in poor condition, street lighting haphazard, and adjacent derelict/vacant sites create a general air of dilapidation.
- 2.12** The overgrown condition of the policy and ornamental planting around Ardoon House, including the mature condition of many of the trees and resulting risk of wind-blown damage, is of concern as this green belt defines the backdrop to the village.

Remediation

- 2.13** Industrial sites are at high risk of contamination through chemicals, spoil, and groundwater pollution. The extent of such problems within the ironworks are currently unknown, although some preliminary investigation is understood to have been carried out by Scottish Coal, and further study is required to determine the potential impact on the conservation area together with any restrictions on future redevelopment.

Preservation and Enhancement

- 2.14** The day-to-day role of development promotion provides the primary means for preservation and enhancement within the conservation area, but only where the proposed works fall outwith the terms of the General Permitted Development Order (GDPO). The Council will therefore only approve a scheme that preserves and/or enhances the character and appearance of the conservation area.

- 2.15** In order for the Council to achieve this it relies on a series of policies (see appendix [enter reference] that set out the criteria against which a new development proposal will be assessed. The policies against which such applications will be assessed are contained within the East Ayrshire Council Development Plan and/or supplementary planning guidance that is appropriate to the proposal in question. This policy framework will be used to determine applications, guide enforcement action, and advise members of the public on how best to alter their properties.

- 2.16** In general, the Council will actively encourage the retention, restoration, renovation and reuse of listed buildings and unlisted buildings identified as making a significant contribution to the character of the conservation area. There will be a presumption against demolition or partial demolition of these properties, and any such applications will require to meet the criteria set out in the local development plan and the Scottish Historic Environment Policy.

- 2.17** The Council will encourage the use of sympathetic historic materials and decorative details on listed and unlisted buildings throughout the conservation area in order to improve the visual and architectural amenity of the surviving fabric. Guidance for acceptable signage and advertisement will be brought forward separately and all applications will have to meet these minimum standards.

- 2.18** The Council will have regard to the potential for archaeologically sensitive material within the former ironworks (which fall within the jurisdiction of Historic Scotland) and associated areas of the conservation area (which fall within the local development plan) including the need for appropriate investigation and mitigation works as part of any applications for statutory consents.

- 2.19** The Council will consider the need for a heritage management framework for the former ironworks which balances the most important aspects of

this site of national importance with the need to introduce a viable new use and encourage further investment in the surviving buildings.

Opportunities for Development

2.20 There are a number of vacant, underused and/or inappropriately developed sites and properties that could be utilised for new build to an appropriate standard in keeping with the special character of the area as identified in this appraisal. These are identified in figure [enter number] and include:

- Site of Greenhill Row, between the former school and the ironwork offices, originally a single east-west single storey terrace with rear garden plots overlooking the railway with views over the Doon Valley.
- The area around the Palace Bar, primarily small-scale sites suitable for infill development whilst maintaining the visual dominance of the surrounding former buildings such as the railway station.
- The railway station itself, which may become a more attractive investment opportunity as the level of traffic on the adjacent branch line diminishes following closure of the open cast mines in the area.
- The cleared areas of the eastern part of the former ironworks, i.e. in the location of the former go-kart track, however there are significant constraints in terms of the scheduled monument status of the site and possible ground contamination issues.
- Areas north of the former Waterside Church, towards the western end of the 19th century terraces, may be suitable for some form of development whilst maintaining the original settlement boundaries.

2.21 Scale and form of such development may be a challenge as there is currently a preference by many purchasers for detached and semi-detached dwellings of up to two storeys in an area which was originally typified by single storey, modest terraces. An appropriate and robust

development brief based upon a more detailed assessment of property needs and the scope for social and private sector housing needs may be required.

Grants

2.22 The Planning (Listed Buildings and Conservation Area)(Scotland) Act 1997 requires that East Ayrshire Council has a statutory duty to prepare schemes from time to time for the preservation and enhancement of the conservation areas within their boundary.

2.23 It is recognised that the wider economic situation over the last six years and difficult local circumstances in the Doon Valley will have placed – and are likely to continue to place – significant restrictions upon the ability of the private sector to meet the financial needs the conservation area.

2.24 The planning of priorities and identified of funding opportunities to maximise investment and address private sector failure in the conservation area is a key recommendation of this appraisal.

2.25 It is recommended that the Council, through this appraisal, pursues an application to Historic Scotland for support under the Conservation Area Regeneration Scheme (CARS) programme with the aim of improving the exterior fabric of the key properties within the village including the main properties in the former ironworks.

2.26 It is recognised that current Historic Scotland funding restrictions mean that grant support for the ancient monument under the Grants to Owners (GTO) scheme is unlikely to meet the scale of the challenge posed by the dilapidated fabric. It is recommended that the Council investigate whether funding is available from other sources such as the Heritage Lottery, for example through the Heritage Enterprise scheme which supports new commercial reuse of historic properties.

2.27 Consideration might also be given to development of the extensive gap sites to the east of the ironworks as an enabling development or similar vehicle which will provide additional support to grant-funded initiatives

whilst address the generally derelict condition of much of the conservation area.

3.0 GENERAL INFORMATION AND APPENDICES

Bibliography and References

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Paterson, J. (1863) *History of the Counties of Ayr and Wigton, Vol.I – Kyle, Part II*

Reid, D. (2002) *Doon Valley Memories*

Reid, D. (2001) *Old Dalmellington, Patna & Waterside*

Smith, D. (1967) *The Dalmellington Iron Company, its engines and men*

Further Information

For further information on the designation of a conservation area and how it might affect an individual property, please contact East Ayrshire Council, Planning and Economic Development or Historic Environment Scotland, Longmore House, Salisbury Place, Edinburgh, EH9 1SH (t: 0131 668 8600)

APPENDIX A - GAZETTEER

PROPERTY ADDRESS	
Ardoon House	
Waterside	
Dunaskin	
Dalmellington	
KA67 JH	

Listed:	
Category:	B



Brief Description
Ardoon House was built in the 1870's as a residence for the managers of the Dalmellington Iron Company. Jacobean in style, and constructed with buff sandstone and a slated roof, the house was located on the hillside above the ironworks. In recent years, the now derelict property has seen some development, including windows and new doors. Work is currently being done on the building to make it habitable.

USE & OCCUPANCY					
DATE: December 2017					
STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Ground Floor					✓
First Floor					✓

PROPERTY ADDRESS
Monkey Row
Dalmellington Road
Waterside
Dalmellington

Listed:	
Category:	Unlisted



Brief Description
Monkey Row is a row of late 19 th century terraces on the main road, all single storey with red brick external walls, slated pitched roofs with decorative rafter ends to eaves and tall central twin pot stacks (now largely rendered)
Condition
General well-kept condition, in total they form the bulk of residential accommodation. Some chimney stacks in poor/non-original condition.

USE & OCCUPANCY					
DATE: December 2017					
STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Ground Floor		✓			

USE & OCCUPANCY					
DATE: December 2017					
STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Ground Floor		✓			

PROPERTY ADDRESS
1-10 Chapel Row
Dalmellington Road
Waterside
Dalmellington



Listed:	
Category:	Unlisted

Brief Description
Chapel Row is a row of single storeyed early 20 th century terraces, with cement rendered external walls and slated roofs occupying a highly visible site on the A713, isolated from the rest of the settlement. Tall central twin pot stacks.

Condition
Good.

USE & OCCUPANCY					
DATE:					
STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Ground Floor					✓
First Floor					✓

Listed:	
Category:	B

Condition
Buildings at Risk Register - At Risk (2014)

Brief Description
Built circa 1850 for Dalmellington Iron Company as store for Dalmellington Ironworks, subsequently converted to bar. Original building symmetrical 2-storey, 2 by 4-bay, with central 2 bays advanced and chimney-gabled at both front and rear. Extended in the later 19 th century to form 'L' shape. Both buildings piend-roofed in Scotch slate, with 8-pane sash and case windows. A single storey flat-roofed extension in the Beaux Arts style (c.1900) covers the entire south west frontage. This has a red sandstone cill band, cornice, and parapet cope. Its main entrance is open-pedimented, with channelled pilasters.



PROPERTY ADDRESS
The Palace Bar
9-13 Dalmellington Road
Waterside
KA7 3TH

PROPERTY ADDRESS
St. Francis Xavier R.C. Church
Dalmellington Road
Waterside
KA6 7JF



Listed:	
Category:	B

Brief Description
Brick Gothic Revival chapel and attached halls constructed in 1895 and designed by William Cowie. The front elevation to the A713 is dominated by three stepped lancets and surmounted by a corbelled red sandstone bell-cot.

Condition
Good.

USE & OCCUPANCY					
DATE: December 2017					
STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Ground Floor				✓	

Listed:	
Category:	Unlisted

PROPERTY ADDRESS
Former company offices (converted to private house)
Waterside



Brief Description
Built in the style of William Burn, This now private house suggests that it once formed part of the original development of the ironworks in 1848-5. This occupies a focal position opposite the main entrance to the ironworks complex, allowing control of visitors to the site, and is an important interpretative component. The design comprises a five bay gabled single storey structure with blonde sandstone walls and slated pitched roof, recently renewed in imported material.

Condition
Good

USE & OCCUPANCY					
DATE: December 2017					
STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Ground Floor		✓			

Listed:	
Category:	B

PROPERTY ADDRESS
Waterside Bowling Club
Waterside



Brief Description
Blonde sandstone walls and slated pitched roof, recently renewed in imported material.

Condition
Good.

USE & OCCUPANCY					
DATE:					
STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Ground Floor	✓				

PROPERTY ADDRESS
Waterside Institute
Waterside

Listed:	
Category:	



Brief Description
Built to a design by John Bennie Wilson in 1904, this Arts & Crafts-inspired design comprises a red engineering brick surmounted by an ashlar string course and quoins surmounted by a narrow band of harled walls with steeply pitched green Westmoreland slate roof and decorative terracotta ridge tiles. Originally a workmen's institute, this has now been converted to a private house.

Condition					
USE & OCCUPANCY					
DATE:					
STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Ground Floor		✓			

Listed:	
Category:	Unlisted

PROPERTY ADDRESS
Barley Park Cottage
Waterside



Brief Description
Roughcast stone cottage painted white with slate roof.

Condition
Good.

USE & OCCUPANCY					
DATE: December 2017					
STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Ground Floor		✓			

Listed:	
Category:	Unlisted

PROPERTY ADDRESS
Greenhill Cottage
Waterside



Brief Description
Two storey traditional house. Rendered, painted white. Slate roof.

USE & OCCUPANCY					
DATE: December 2017					
STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Ground Floor		✓			
First Floor		✓			

Condition
Good.

Listed:	
Category:	Unlisted

PROPERTY ADDRESS
Glenview
Waterside



Brief Description
Red traditional brick one and a half storey villa.

Condition
Good.

USE & OCCUPANCY					
DATE: December 2017					
STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Ground Floor		✓			
First Floor		✓			

Listed:	
Category:	Unlisted

PROPERTY ADDRESS
Clover Park Cottage
Waterside



Condition
Good.

Brief Description
Single storey traditional cottage with slate roof.

USE & OCCUPANCY					
DATE: December 2017					
STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Ground Floor		✓			

Listed:	
Category:	Unlisted

PROPERTY ADDRESS
Doonlea
Waterside



Brief Description
Blonde sandstone traditional villa.

Condition
Good.

USE & OCCUPANCY					
DATE: December 2017					
STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Ground Floor		✓			
First Floor					

PROPERTY ADDRESS	
Kirk Lodge	
Waterside	



Listed:	
Category:	Unlisted

Brief Description	
Red sandstone former ecclesiastical building.	

Condition	
Good.	

USE & OCCUPANCY					
DATE: December 2017					
STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Ground Floor		✓			



PROPERTY ADDRESS	
13 Dalmellington Road	
Waterside	
Listed:	
Category:	Unlisted

Condition
Good.

Brief Description
Two storey detached traditional villa. Painted roughcast.

USE & OCCUPANCY					
DATE: December 2017					
STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Ground Floor		✓			
First Floor		✓			

PROPERTY ADDRESS
Hillhead South and 23 Clover Park
Waterside



Listed:	
Category:	Unlisted

USE & OCCUPANCY					
Two storey semi-detached blonde sandstone properties.					
DATE: December 2017					
STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Ground Floor		✓			
First Floor		✓			

Condition
Good.

PROPERTY ADDRESS
St Xavier's Primary School
Waterside
Adjacent to railway



Listed:	
Category:	Unlisted

Brief Description
The former school house, an unlisted late 19th century single storey gabled property amidst playgrounds immediately adjacent to the railway.

Condition
Good.

USE & OCCUPANCY					
DATE: December 2017					
STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Ground Floor					Unknown

PROPERTY ADDRESS
Derelict Railway Station
Waterside



Listed:	
Category:	C

USE & OCCUPANCY					
DATE:					
STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Ground Floor					✓
First Floor					✓

Condition
Derelict

Brief Description
The derelict railway station building of 1857-8, built concurrently with the extension of the line to Dunaskin and Dalmellington. Now in an extremely dilapidated condition, it occupies a highly visible site above the Palace Bar and is one of the core properties surviving today. Blonde ashlar with red sandstone quoins and a pitched natural slate roof with plain brick chimneys. The platform and cast iron canopy were removed some considerable time ago.

PROPERTY ADDRESS	
Former Offices	
Waterside	



Listed:	
Category:	C

Brief Description
Two storey rendered brick building with slated roof adjoining former offices.

Condition
Fair

USE & OCCUPANCY					
DATE:					
STOREY	COMMERCIAL	DOMESTIC	PUBLIC	RELIGIOUS	VACANT
Ground Floor		✓			
First Floor		✓			

PROPERTY ADDRESS	
Engine House	
Listed:	
Category:	A



Brief Description
An imposing Italianate blowing-engine house with projecting cornice/parapet and round-headed windows, dated 1847.

Condition
Derelict

USE & OCCUPANCY
DATE: December 2017
Redundant

PROPERTY ADDRESS
Dalmellinton Ironworks
Dunaskin
Waterside

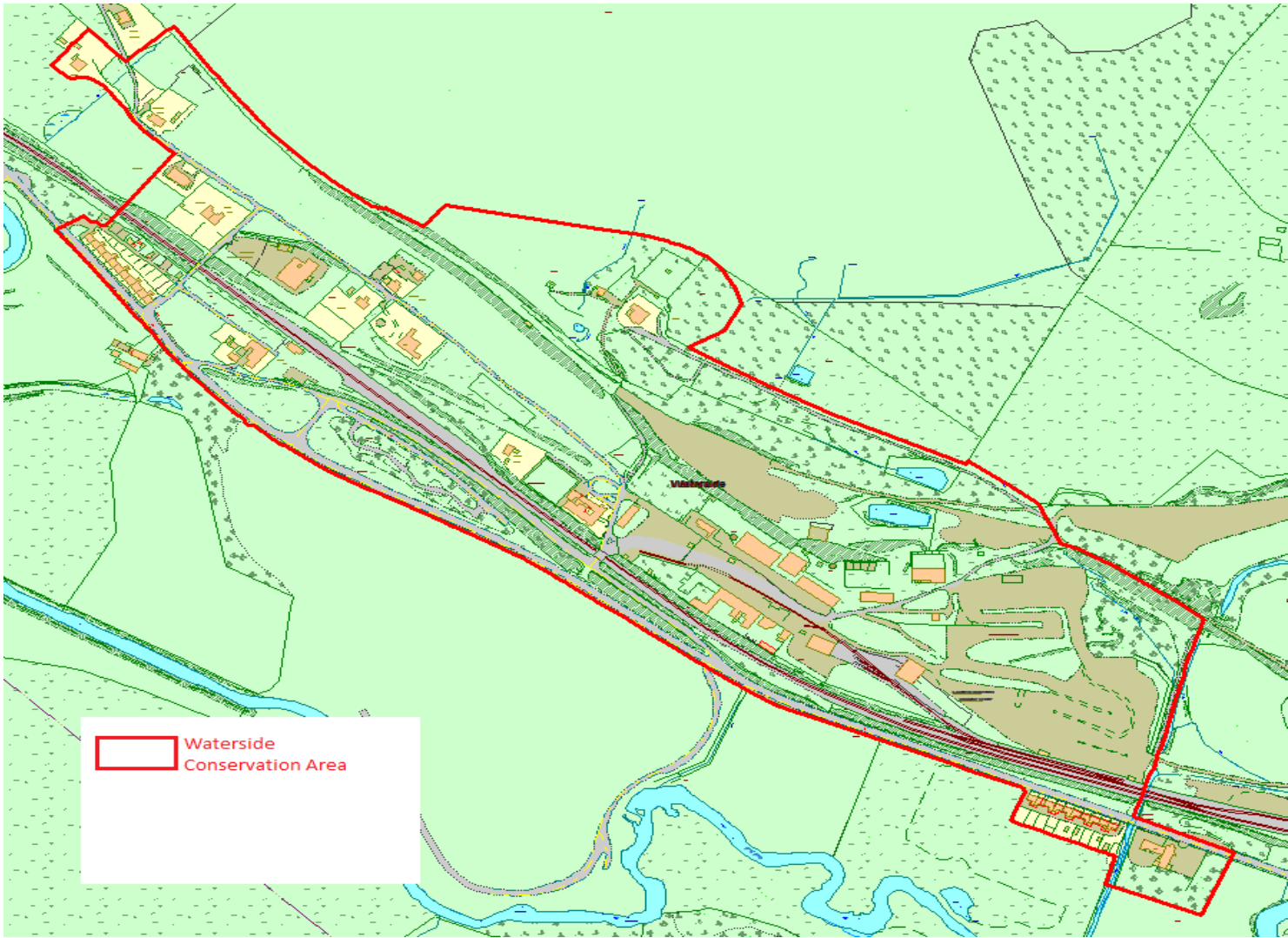
Listed:	
Category:	Unlisted – Scheduled Ancient Monument

Brief Description
<p>The monument consists of the remains of the Dalmellington Iron Works and associated buildings and structures.</p> <p>This scheduling replaces an earlier scheduling of the core of the site, and reflects a new appreciation of the importance of this complex. It includes the remains of the ironworks itself, its more important supporting buildings, the sites of some of the ironworkers' housing, the railway station, and some of the ore calcining hearths and stocking areas associated with the works, together with the water supply route from the Dunaskin Burn.</p> <p>The area to be scheduled is irregular, roughly rectangular in plan, approximately 1400m by 500m. The boundary on the WSW is the NNE boundary of the former route of the A713 road, excluding the boundary wall and fence. On the SSE side the boundary runs 100m to the SSE of the straight section of Dunaskin Glen, then takes in the body of the glen as far as the water intake point. On the ENE the boundary follows the line of the boundary of the ground leased by the Dalmellington and District Conservation Trust from the British Coal Corporation to a point due north of the former village institute.</p> <p>It then detours round three cottages and the institute, returning to take in the site of Waterside Station before rejoining the main WSW boundary. Specifically excluded from the scheduling are Greenhill Cottage and its garden, the track of the British Rail/British Coal Corporation railway through the site, and boundary fencing not already specified.</p> <p>The scheduling specifically excludes Waterside Engine House.</p>

Condition
Generally poor to fair

USE & OCCUPANCY
DATE: December 2017
Some buildings redundant others used for Scottish Industrial Railway Centre

APPENDIX B: Map showing extent of Waterside Conservation Area



APPENDIX C

PERMITTED DEVELOPMENT RIGHTS THAT DO NOT APPLY

DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLINGHOUSE

Class 1A	<p>(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.</p> <p>(2) Development is not permitted by this class if - (g) it would be within a conservation area.</p>
Class 1B	<p>(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.</p> <p>(2) Development is not permitted by this class if - (f) it would be within a conservation area.</p>
Class 1C	<p>(1) The erection, construction or alteration of any porch outside any external door of a dwellinghouse.</p> <p>(2) Development is not permitted by this class if - (d) it would be within a conservation area.</p>
Class 2A	<p>(1) The erection, construction or alteration of any access ramp outside an external door of a dwellinghouse.</p> <p>(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.</p>

Class 2B	<p>(1) Any improvement, addition or other alteration to the external appearance of a dwellinghouse that is not an enlargement.</p> <p>(2) Development is not permitted by this class if - (e) it would be within a conservation area.</p>
Class 3A	<p>(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.</p> <p>(2) Development is not permitted by this class if - (g) in the case of land in a conservation area or within the curtilage of a listed building, the resulting building would have a footprint exceeding 4 square metres.</p>
Class 3B	<p>(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.</p> <p>(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.</p>
Class 3C	<p>(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.</p> <p>(2) Development is not permitted by this class if it would be within a conservation area or within the curtilage of a listed building.</p>

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.

MAKING CHANGES TO A FLAT

Class 4A (1) **Improvements or alterations that are not an enlargement, including replacement windows, solar panels, flues, satellite dishes that are not an enlargement, 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, in 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, 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, the flue would be installed on the principle elevation of the dwellinghouse or building containing a flat.

MINOR SUNDRY OPERATIONS

Class 9 (1) **The stone cleaning or painting of the exterior of any buildings or works.**

(2) Development is not permitted by this class if – (b) where the building or works are in a conservation area

ELECTRICITY UNDERTAKINGS

Class 40 (1) **Development by statutory undertakers for the generation, transmission or supply of electricity for the purposes of their undertaking consisting of:**

(a) **The installation or replacement in, on, over or under land of an electric line and the construction of shafts and tunnels and the installation or replacement of feeder or service pillars or transforming or switching stations or chambers reasonably necessary in connection with an electric line;**

(b) **The installation or replacement of any telecommunications line which connects any part of an electric line to any electrical**

plant or building, and the installation or replacement of any support for any such line;

(c) The sinking of boreholes to ascertain the nature of the subsoil and the installation of any plant or machinery reasonably necessary in connection with such boreholes;

(d) The extension or alteration of buildings on operational land of the undertaking;

(e) The erection on operational land of the undertaking of a building solely for the protection of plant or machinery; and

(f) Any other development carried out in, on, over or under the operational land of the undertaking;

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

(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 a national scenic area).

(iii) The floor area of the original building would be exceeded by more than 1000 square metres (or 500 square metres in the case of any building situated in the conservation area or a national scenic area).

POST OFFICE

Class 43

(1) **Development required for the purposes of the Post Office consisting of (a) the installation of posting boxes, posting pouches or self-service machines;**

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

(c) It would consist of the installation of a posting pouch within a conservation area.

DEVELOPMENT BY TELECOMMUNICATIONS CODE SYSTEMS OPERATORS

Class 67

(1) **Development by or on behalf of a telecommunication code system operator for the purpose of the operator's telecommunication system in, on, over or under land controlled by that operator or in accordance with his licence, consisting of**

–
(a) **The installation, alteration or replacement of any telecommunication apparatus;**

(b) **The use of land in an emergency for a period not exceeding 6 months to station and operate moveable telecommunication apparatus required for the replacement of unserviceable telecommunication apparatus, including the provision of moveable structures on the land for the purposes of that use;**

(c) **The use of land for a period of six months for the purpose of erecting temporary buildings for housing moveable telecommunication apparatus all in connection with development authorised by a grant of planning permission; or**

(d) **Any building, works or equipment not exceeding 4 metres in height or 200 cubic metres in capacity**

(2) Development is not permitted by this class if – (f) in the case of development situated in a conservation area or national scenic

area it would consist of (i) the installation of alteration of a microwave antenna or of any apparatus which includes or is intended for the support of such antenna; or (ii) the replacement of such an antenna or such apparatus by an antenna or apparatus which differs from that which is being replaced, unless the development is carried out in any emergency.

Class 68 **(1) The installation, alteration or replacement on any building or other structure of a microwave antenna and any structure intended for the support of a microwave antenna**

(2) Development is not permitted by this class if – (f) the development is in a conservation area.

DEMOLITION OR ALTERATION WHICH INCLUDES DEMOLITION

In a Conservation Area demolition or alteration which includes demolition may require permission through an application for Conservation Area Consent. In all cases where proposals will involve a degree of demolition, they should first be referred to the Local Planning Authority for guidance before any work commences.

ADVERTISEMENTS WHICH MAY NOT BE DISPLAYED IN CONSERVATION AREAS WITHOUT EXPRESS CONSENT

Class III: Certain advertisement of a temporary nature

fully part, (6) Advertisements on hoardings enclosed, either wholly or
take land on which building operations are taking or are about to
 place...

conservation (i) Not to be displayed in an area of special control or a
 area.

Class VI: Illuminated Advertisements:

Illuminated advertisements displayed on business premises wholly with reference to all or any of the following matters: the business or other activity carried on, goods sold or services provided and the name or the names and qualifications of the person or persons carrying on such on those premises.

special (ii) Not to be displayed in a conservation area or an area of
 control.

Further guidance on permitted and restricted development in Conservation Areas in Scotland can be found in the document below:

Circular 1/2012 - Guidance on Householder permitted development rights

<http://www.scotland.gov.uk/Resource/0038/00388268.pdf>

It is always advisable to check with East Ayrshire Council before beginning or planning any kind of development.



East Ayrshire Council
Comhairle Siorrachd Àir an Ear

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