EAST AYRSHIRE COUNCIL

CABINET – 7 DECEMBER 2022

Report by the Head of Economic Growth

SUBJECT: EAST AYRSHIRE LOCAL DEVELOPMENT PLAN

NON-STATUTORY PLANNING GUIDANCE – MAUCHLINE CONSERVATION AREA MANAGEMENT PLAN (CAMP)

PURPOSE OF REPORT

1. To request that Cabinet approve the Mauchline Conservation Area Management Plan (CAMP) (non-statutory planning guidance) for consultation and to seek authorisation from Cabinet to advertise and invite representations thereon.

RECOMMENDATIONS

2. **It is recommended that Cabinet agrees to :**

(i) Approve the Draft Mauchline Conservation Area Management Plan (CAMP) (non-statutory planning guidance) as set out in appendix 1 for consultation purposes;

(ii) Authorise the Head of Economic Growth to advertise and publicise the document for public consultation;

(iii) Authorise the Head of Economic Growth to amend the documents in order to correct any typographical errors and the final selection of photographs and/or illustrative material;

(iv) Authorise the Head of Economic Growth to make any minor amendments necessary as a result of the consultation feedback and proceed to adoption, noting that if any substantive amendments are proposed the document will be brought back to a future Cabinet for approval prior to adoption; and

(v) Otherwise note the contents of this report.

BACKGROUND

3. East Ayrshire Council formally adopted its Local Development Plan on 3 April 2017. Supplementary guidance and non-statutory planning guidance can be prepared alongside a Local Development Plan or can be prepared and published subsequently. The Town and Country Planning (Scotland) Act 1997, as amended by the Planning etc. (Scotland) Act (2006) allows for non-statutory planning guidance to be prepared from time to time as considered necessary by the Planning Authority.

4. Throughout East Ayrshire, there are currently eighteen Conservation Areas with Kilmarnock Bank Street & John Finnie Street Conservation Areas benefitting from a Conservation Area Management Plan.

5. On 3 October 2018 Cabinet agreed to submit a bid to Historic Environment Scotland for grant assistance to establish a Conservation Area Regeneration Scheme (CARS) for Mauchline Conservation Area, to conserve and enhance the historic fabric of the town. The CARS bid was approved by Historic Environment Scotland on 5 April 2019 and the CARS scheme formally launched in October 2019.

6. Since the launch of the scheme, a Conservation Area Appraisal has been prepared and was thereafter approved by Cabinet as non-statutory Planning Guidance on 17 April 2019. In addition, processes to finalise an Article 4 direction and Removal of Deemed Advertisement Consent are ongoing as a result of Cabinet approval on 21 September 2022.

MAUCHLINE CONSERVATION AREA MANAGEMENT PLAN (CAMP)

7. Wylie Shanks Architects, conservation accredited architects were appointed to prepare the Mauchline CAMP following the successful grant award by Historic Environment Scotland for the Mauchline CARS. The purpose of the Mauchline CAMP (Appendix 1) is to set out a framework to ensure the long-term care of Mauchline Conservation Area, and to ensure that the necessary skills and procedures are in place. It defines what management and maintenance is required: when it will be required, and who should undertake it. In order to make this assessment, an evaluation of the Conservation Area has been made, building upon the Conservation Area Appraisal carried out in 2019.

8. A Statement of Significance underpins a more comprehensive assessment and plan and has been prepared for the Conservation Area. The purpose of this is to explain why the Conservation Area is important and note the defining features which are important to protect. The Statement of Significance is as follows-

Mauchline Conservation Area is rooted in the medieval settlement centred around Abbot Hunter's Tower: the best example of a tower house within a medieval grange in Scotland. Its townscape is a fine example of Ayrshire towns of the 18th and 19th centuries with a historic core of listed buildings. There is

evidence of its unique industrial heritage through the buildings that remain on Barskimming Road, the Ballochmyle sandstone that was widely used, and indeed the curling stone factory that still operates today. Many towns claim links with Robert Burns but Mauchline has a genuine reason to do so with strong and plentiful connections through buildings, people and places. Much is known about the history of Mauchline – thanks in part to the survival of John Gibb's photographs - yet there may still be treasures to uncover. It is for all of these reasons that the heritage of Mauchline is significant and should therefore be valued and protected.

9. Also included within the CAMP is the Management and Maintenance Plan: a guide for property owners which explains when and how to undertake regular maintenance of their properties. In addition, a 'Mauchline Gazetteer' will keep track of works to properties within the Conservation Area. It is intended to be a working document, which will be updated throughout the course of Mauchline CARS, and it will provide an invaluable record of the progress completed by the scheme. Finally, a Mauchline Materials Audit sets out the appropriate materials for stone and mortar repairs to buildings in Mauchline which are being earmarked for grant funding support.

NEXT STEPS

10. Subject to approval of the recommendations, the draft CAMP shall be published for a six-week consultation period in Q1 2023. Following consultation, should no significant changes be proposed, the guidance will be adopted. If significant changes are required, as a result of the consultation, a further report will be brought to Cabinet.

11. It should be noted that the Council is not required to consult on non-statutory planning guidance, however, in the interests of best practice and to afford stakeholders an opportunity to raise ideas and provide information, it is considered that a consultation exercise will prove valuable.

12. Once adopted, the non-statutory guidance, not being linked to policy, will not have the same weight as the Local Development Plan, but will, nevertheless, constitute a material consideration in the decision making process.

POLICY / COMMUNITY PLANNING IMPLICATIONS

13. There are no direct policy implications arising from this report. However, once adopted, non-statutory guidance will be a material consideration in planning decision making.

14. The procedures proposed within this report are in accordance with the Environmental Policies within the East Ayrshire Local Development Plan 2017 and the Historic Environment policies within the Proposed East Ayrshire Local Development Plan 2. The project also contributes towards meeting the aims of the Conservation Area Appraisal that forms non-statutory guidance to the Local Development Plan.

15. The Conservation Area Management Plan will contribute towards the Council's Community Planning themes of Economy and Skills, Safer Communities and Wellbeing. The appraisal and design guidance will be tools in facilitating the revitalisation of our towns so as to enhance them as attractive locations for living, visiting and working.

LEGAL IMPLICATONS

16. There are no direct legal implications arising from this report. The duty to formulate proposals for the preservation and enhancement of Conservation Areas is contained within Section 63 of the Planning (Listed Building and Conservation Areas) (Scotland) Act 1997.

HUMAN RESOURCES IMPLICATIONS

17. There are no human resources implications directly arising from this report.

EQUALITY IMPACT IMPLICATIONS

18. There are no Equality Impact implications directly arising from this report.

FINANCIAL IMPLICATIONS

19. Any costs incurred in relation to this report, limited to printing, advertising and consultation costs, will be minimal and will be met from the Mauchline CARS Projects budget until 2025 and sits within the Development Planning and Regeneration allowances of Economic Growth. There will be no ongoing capital or revenue implications once the Mauchline CAMP is adopted which are directly related to the document itself.

RISK IMPLICATIONS

20. None directly arising from this report.

TRANSFORMATION STRATEGY

21. The preparation of the CAMP contributes positively to transformation, as the documents will, once adopted, provide valuable additional information and advice that can be used to guide potential development proposals, planning applications, repair works and funding bids. This will allow decisions to be made with a greater understanding of local needs and circumstances, providing a better overall outcome for communities and customers.

NET ZERO IMPLICATIONS

22. The proposals within this report aim to support the Mauchline CARS, which would improve the town centre of Mauchline and thus play a part alongside other policies and strategies in creating a 20-minute neighbourhood and fostering town centre living, by improving the attractiveness of Mauchline as a

place to live. This would assist in reducing the need to travel which aligns with the Climate Change Strategy.

CONCLUSIONS

23. In support of the bid to Historic Environment Scotland for grant assistance to establish a CARS for Mauchline, a Conservation Area Appraisal was prepared, which identified a number of weaknesses and opportunities for improvement. The Mauchline CAMP will address the issues identified in the Conservation Area Appraisal, help secure the progress of the Mauchline CARS, and overall help deliver an improved built environment in the historic town of Mauchline.

Background Papers: **Report to Cabinet of 3rd October 2018 entitled 'PROPOSED CONSERVATION AREA REGENERATION SCHEME (CARS) BID'**
Report to Cabinet of 17th April 2019 entitled 'MAUCHLINE CONSERVATION AREA REGENERATION SCHEME (CARS) – APPROVAL OF ACTION PLAN, GRANT PROCESS, STAFFING, FUNDING AND CONSERVATION AREA APPRAISAL'
Report to Cabinet of 1 June 2022 entitled 'MAUCHLINE CONSERVATION AREA – PROPOSED ARTICLE 4 DIRECTION AND REMOVAL OF DEEMED ADVERTISEMENT CONSENT'

List of Appendices: Appendix 1 Mauchline Conservation Area Management Plan

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DLD/CMcK/KP 30 November 2022



Mauchline Conservation Area Management and Maintenance Plan

Picture created by Miguel Silva Barral

Prepared for East Ayrshire Council
by
Wylie Shanks Architects

Adopted *** 2023

wylie shanks architects

MAUCHLINE
CONSERVATION AREA
REGENERATION SCHEME

East Ayrshire Council
Comhairle Siorrachd Àir an Ear

HISTORIC ENVIRONMENT SCOTLAND | ÀRAINNEACHD EACHDRAIDHEIL ALBA

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1.0 Executive Summary

1.1 Wylie Shanks Architects were appointed in 2020 by East Ayrshire Council (EAC) to prepare a Conservation Area Management Plan (CAMP) following the successful grant application, and subsequent award, by Historic Environment Scotland (HES) under the Conservation Area Regeneration Scheme (CARS).

1.2 Co-funded by HES and EAC, Mauchline CARS commenced in 2019 and will run until 2025, including a one-year extension. It is overseen by HES and administered by EAC.

1.3 Mauchline CARS is a heritage - led regeneration scheme providing property owners, within the Mauchline Conservation Area, with the opportunity to apply for grant funding for building repairs, re-instatement of architectural detail and shop front improvements.

1.4 The aim of the scheme is to maximise and sustain the economic potential of Mauchline's Culture and Heritage assets through:

- The restoration and repair of six key historic buildings bringing them, where necessary, back into productive and sustainable use.
- A Small Grants Scheme to enable and encourage private owners to carry out urgent repairs on traditional and older properties.
- A Small Grants Scheme for Shop Front Improvements.
- Public Realm Works.
- An Education and Training Programme for those involved or wishing to be involved in the Traditional Construction Industry.
- A programme of Community Participation and Learning to increase people's understanding and appreciation of heritage.

1.5 The general principles behind the CARS scheme are:

- To adopt proven traditional building techniques based on analysis of the causes of defects and an understanding of the historic development of the building
- To avoid unnecessary damage and avoid replacement of sound historic fabric
- Restore architectural detail and heritage features based on appropriate evidence
- Safeguard the future of the building with regular maintenance

1.6 The purpose of this CAMP is to set out a framework to ensure the long-term care of Mauchline Conservation Area, and to ensure that the necessary skills and procedures are in place to do so. It defines what management and maintenance is required; when it will be done, and by whom. In order to make this assessment an evaluation of the Conservation Area has been made, building upon the Conservation Area Appraisal carried out in 2019, and a Statement of Significance has been prepared.

1.7 Management within the context of this document includes 'all of the activities that can keep heritage in a good condition' (HLF, 2012, p4).

1.8 The process for preparing a Management Plan is broadly as follows:

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

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

1.10 Analysis of the heritage found that the significance of Mauchline Conservation Area relates to:

- Archaeology
- Significant Historical Events
- Townscape Characteristics
- Architectural Features
- Industrial Significance
- Links with Significant Historic Figures

1.11 Risks to the heritage were identified as:

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

1.12 Opportunities to protect and enhance the heritage were identified as:

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

1.13 The resulting CAMP Guidelines have been prepared using the identified risks and opportunities as a framework.

1.14 Included within this Conservation Area Management Plan is also a Management and Maintenance Plan (MAMP). Maintenance within the context of this document 'is the routine everyday work needed to prevent decay' (HLF, 2012, p4). This includes not only the buildings, but also their surrounding environs within the Conservation Area.

2.0 Introduction

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2.1 Who wrote the Plan?

2.1.1 This Conservation Area Management and Maintenance Plan was prepared by Wendy Corrigan BSc (Arch) BArch (Hons) MSc (Bldg Con) RIBA RIAS (Advanced Conservation Accredited), of Wylie Shanks Architects in Glasgow.

The completion of this report coincided with the untimely passing of Wendy Corrigan. In tribute to Wendy, Wylie Shanks Architects would like to dedicate the report to the memory of their highly respected and cherished former colleague.

2.1.2 Assistance was given by Mr Colin McKee BSc (Hons) MRTPI, Heritage Projects Coordinator, and Ms Lynn Rew and Mr Darran Littauer-Dolan BSc (Hons), CARS Officers with East Ayrshire Council.

2.2 Who participated and who was consulted?

2.2.1 At the outset of the project several key stakeholders were identified. These are listed below.

Mauchline CARS Steering Group
Mauchline Community Action Plan Group
Mauchline Community Council
Mauchline Community Association CIC
Mauchline Burns Club
Mauchline & District FC Supporters Club
Lodge St David's
Mauchline Community Woodland Group
East Ayrshire Leisure
Local Businesses
Local Councillors
Scouts
Local Landlords/Investors

Unfortunately, due to the Covid 19 pandemic there were no opportunities for face-to-face engagement during the preparation of this document, however the identified group of stakeholders were given the opportunity to review and comment upon the CAMP in advance of its formal adoption.

2.2.2 An online survey was carried out, distributed through social media via Mauchline community groups and stakeholders. Forty-six responses were received. The questions asked and the feedback received is contained within Appendix A.

2.2.3 The purpose of the survey was to engage with individuals and community groups within Mauchline in order to find out first-hand what people feel are the strengths and weaknesses of the Conservation Area, and to make suggestions for improvements.

2.2.4 A brief summary of the survey findings was as follows:

- The majority of the respondees were of working age i.e., 25 – 64.
- Most of the respondents lived within the town (93.5%), however only 8.9% were employed within Mauchline.
- 66% of respondents were aware that Mauchline has a Conservation Area.
- 63% of respondents use the town centre regularly, with over half using it daily.
- 65.3% of respondents believe that Mauchline town centre is unique.

- The key words used to describe Mauchline were:
    - Friendly
    - Historic
    - Congested
    - Village
    - Burns
    - Busy
    - Welcoming
- 65% of respondents said that traffic and parking issues made it difficult to use the town centre.



Figure 1 Word cloud generated from responses to online survey.

2.2.5 Detailed feedback from the survey was used to prepare the SWOT (Strengths, Weaknesses, Opportunities, Threats) analysis, which was the basis for the Guidelines which have been prepared and are contained within Section 7 of this CAMP.

2.2.6 Refer to Appendix A for a breakdown of the results of the online survey.

2.3 Scope of the Plan

2.3.1 The Mauchline Conservation Area Management Plan (CAMP) is intended to establish a planning and management framework for maintaining the special character of Mauchline Conservation Area, and for taking forward enhancement proposals within the constraints of available resources. The Management Plan draws on the Mauchline Conservation Area Appraisal (CAA) of 2019, which identified the key elements that contribute to the special historic and architectural character of the area and sets out a number of potential opportunities for preservation and enhancement. It references the current legislative framework that is already in place to safeguard our environment through the planning process and provides supplementary guidance that is specific to Mauchline.

2.3.2 The five-year Conservation Area Regeneration Scheme is a heritage-led regeneration project with the aim of maximising and sustaining the economic potential of Mauchline's cultural and heritage assets through education, public realm works and a programme of grants to property owners within the Conservation Area. Whilst capital works will focus on protecting the future of the built heritage which is at significant risk of loss, a further important element of the work will be the creation of opportunities to learn and understand more about the heritage of the town and the significant people and industries that have shaped its history. The preparation of this CAMP is a requirement of the CARS grant award.

2.3.3 The CAMP considers Mauchline's Conservation Area (CA) in full. Whilst the focus of the regeneration project is on the central area, recognition is given to the importance of the wider context of the Conservation Area and the many influences upon it. Cognisance is given to the reality that the Conservation Area does not function in isolation and therefore to safeguard its future a wider overview must be taken.

2.3.4 This CAMP will be in operation for a period of ten years. The document will be reviewed - and potentially updated – bi-annually, with a more strategic review after five years. It is intended that the Council will adopt the CAMP as a material consideration in the determination of planning and historic environment consent applications affecting Mauchline Conservation Area.

2.3.5 As part of the CAMP an education and training programme will be setup in association with the Scottish Lime Centre Trust for those who wish to gain knowledge and skills in traditional construction techniques. Practical courses will be arranged across a variety of different trades including masonry (repairs and pointing), Scottish slate roofing, joinery for windows and doors as well as sign writing.

2.4 Methodology

In the preparation of the CAMP the following process was followed:

- Review of the Mauchline Conservation Area Character Appraisal (2019)
- Historical research using primary sources
- Townscape Analysis reviewing the following:
    - Primary and secondary vehicular routes
    - Parking and traffic problem areas
    - Nodes
    - Edges and boundaries
    - Pinch points
    - Streetscape and building character
    - Architectural Characteristics

- Materials audit carried out by the Scottish Lime Centre Trust
- Online survey and subsequent preparation of a SWOT analysis
- Review of current guidance
- Preparation of Conservation Area Gazetteer for use as an ongoing Management and Maintenance tool.

2.5 Links to other planning work

During the course of the Mauchline CARS scheme three Tree Preservation Orders were designated, 2 of which are within the Conservation Area, and an Article 4 direction and the removal of Deemed Advertisement Consent was put in place to provide additional statutory safeguards within the Conservation Area.

A Tree Preservation Order – or TPO – is made by the Local Authority to protect individual trees, groups of trees or woodlands which have a particular amenity value, make a significant contribution to the landscape or townscape or because there may be a potential threat to the trees. Planning Consent is required for any work to these trees. Further information can be found within Planning Circular 1/2011, available at Planning Circular 1/2011

Refer to Appendix C for the location of the Mauchline Tree Preservation Orders.

It should be noted that even if a tree within a Conservation Area does not have a TPO in place, the planning authority must be given six weeks notice before any work on the tree is carried out.

An Article 4 direction puts extra controls in place, and means that Planning Consents required for a wider range of development which may otherwise be exempt from express consent.

In order to protect and enhance the historic environment of the Mauchline Conservation Area and the improvement works carried out through the Conservation Area Regeneration Scheme, East Ayrshire Council introduced an Article 4 Direction as well as Removal of Deemed Advertisement Consent. All properties within Mauchline Conservation Area are covered by this guidance.

The Article 4 Direction is for categories that include:

- Construction or alteration of boundary walls or fences;
- Laying out of driveways or any means of access to a road;
- Works within a road by the Roads Authority; and
- Building of houses by the Local Authority.

The removal of Deemed Advertisement Consent is for categories including:

- Functional advertisements of local authorities and statutory undertakers;
- Signage on buildings or business premises; and
- Advertisements on hoardings.

2.6 Limitations due to COVID-19 Pandemic

2.6.1 Every attempt has been made to make this Plan as thorough as possible.

2.6.2 The historical research was limited by the time available and material that could be sourced online or readily accessible publications as options were restricted due to the COVID-19 pandemic.

2.6.3 Visits generally were restricted at various times due to the COVID-19 pandemic.

2.6.4 Face to face community engagement was not possible due again to the COVID-19 pandemic.

2.7 Other documents to be read with the Plan

Community Action Plan (CAP) – currently expired with a new version being compiled and reviewed.

Conservation Area Appraisal (CAA) dated April 2019.

Placemaking Plan – currently being composed in tandem with the CAP.

3.0 Statutory Guidance

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3.1 Planning Guidance

3.1.1 The two major elements of the planning process in Scotland are development plans and development management at local, major, or national level. The Scottish Government maintains the legislative framework of the system and is responsible for determining developments at a national level.

3.1.2 The majority of developments are determined at a local level by the Local Authority: in the case of Mauchline this is East Ayrshire Council.

3.1.3 Local Councils are required to produce Local Development Plans (LDP) which are the starting point for making decisions on planning applications. Development plans should be up to date, succinct and map-based, reflecting the unique characteristics of the places and communities they cover and enabling planning authorities to deliver the right development in the right place. The Local Development Plan for East Ayrshire Council can be accessed at Development plans and policies · East Ayrshire Council (east-ayrshire.gov.uk)

3.1.4 Planning permission is usually required for any new building works or major changes such as extensions to existing properties, or changes of use to a building.

3.1.5 In certain situations small building works may be classed as 'permitted development' and not require planning consent, however, permitted development is restricted in Conservation Areas, and can be further controlled by Article 4, see below.

3.1.6 General maintenance work does not usually require planning permission if carried out on a 'like for like' basis

3.1.7 Planning permission is not required for internal work to an unlisted building.

3.2 Conservation Area

3.2.1 If a property is located within a Conservation Area – defined as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance' – then more stringent planning controls will be applied.

3.2.2 Planning Authorities have a duty under Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 to designate Conservation Areas.

3.2.3 Designation gives greater control over the demolition of unlisted buildings in Conservation Areas.

3.2.4 A separate application for Conservation Area Consent may be required in addition to Planning Consent. The consent process is similar to the Listed Building Consent process and the local planning authority can advise if this is required.

3.2.5 Applications for Conservation Area Consent are usually determined by the Local Authority.

3.3 Statutory Designations

3.3.1 Buildings or structures which are deemed to be of special architectural or historical interest may be listed by Historic Environment Scotland under one of three categories, noted below. They are classified according to their relative importance in order to

provide additional statutory protection.

3.3.2 Listing applies to both the interior and exterior of the building.

3.3.3 Category A listed buildings are considered to be of national or international importance, or fine little altered examples of some particular period, style or building type.

There are two Category A listed buildings within Mauchline Conservation Area:

- Mauchline Castle (Abbot Hunter's Tower), LB14471 Mauchline Castle Designation
- Gavin Hamilton's House, including boundary walls, gate piers and gates, 8 Loudoun Street, LB14472 Gavin Hamilton's House Designation

3.3.4 Category B listed buildings are of regional or more than local importance, or major examples of some particular period, style or building type which may have been altered.

There are eleven Category B listings within Mauchline Conservation Area, including ten buildings and the graveyard. Category B listings are as follows:

- 1-17 Loudoun Street, LB14475 (4 properties) 1-17 Loudoun Street (Odd Number's) Designations
- Poosie Nansie's, LB14476 Poosie Nansie's Designation
- 2 & 4 Castle Street, LB14473 (2 properties) 2&4 Castle Street Designation (Jean Armour Burns' House)
- Auld Nanse Tinnock's Castle Street, LB14474 Nanse Tinnock's Designation
- 3 High Street, LB19701 3 High Street Designation
- Summerhouse, Springfield, LB14478 Summerhouse Designation
- Mauchline Old Parish Church & Graveyard, LB14470 Church and Graveyard Designation

3.3.5 Category C(S) listed buildings are of local importance, lesser examples of any period, style, or building type, as originally constructed, or moderately altered; and simple traditional buildings which group well with others in categories A and B.

There are no Category C listed buildings within Mauchline Conservation Area.

3.3.6 Any work to Listed Buildings either internal or external – other than basic maintenance on a 'like for like' basis – will typically require Listed Building Consent, even where Planning Consent may not be required.

3.3.7 Refer to Appendix B for the locations of these buildings.

3.4 Article 4 Directions

3.4.1 Additional controls may be applied to changes within conservation areas through Article 4 Directions.

3.4.2 The purpose of an Article 4 Direction is to provide protection for certain types of development within a conservation area – usually relatively minor works - that would otherwise not require planning permission. This may include the replacement of doors and windows, the erection of fences or the installation of satellite antennae, or other such works that could threaten the character of the area.

3.4.3 Article 4 directions are location specific.

3.4.4 At the time of writing this CAMP there were no Article 4 directions in place within the Mauchline Conservation Area.

3.4.5 The Council have progressed a proposal to cover the following permitted development classes with an Article 4 for the Conservation Area.

- Construction or alteration of boundary walls or fences;
- Laying out of driveways or any means of access to a road;
- Works within a road by the Roads Authority; and
- Building of houses by the Local Authority.

3.5 Tree Preservation Orders

3.5.1 A Tree Preservation Order (TPO) is made by the local authority, and its purpose is to protect individual tree(s), groups of tree(s) or woodlands which have particular amenity value, historic or cultural significance as well as tree(s) which make a significant contribution to the landscape or townscape or because there may be a potential threat to the trees.

3.5.2 Permission for tree works to tree(s) affected by a TPO is sought by submitting a standard planning application.

3.5.3 At the time of preparing this CAMP there were three Tree Preservation Orders currently designated, 2 of which are within the Conservation Area. Details can be found at Tree conservation · East Ayrshire Council (east-ayrshire.gov.uk)

3.5.4 Refer to Appendix C for maps showing the location of the Tree Preservation Orders in place at the time of preparing this document.

3.6 Statutory Supplementary Guidance

3.6.1 The following are a suite of statutory planning guidance that supplements the Local Development Plan, and which are relevant to development within the Mauchline Conservation Area.

Listed Buildings and Buildings within Conservation Areas Design Guidance (2018)

Shop Front Design guidance (2017)

Display of Advertisements Design Guidance (2017)

3.7 Non-statutory Planning Guidance

3.7.1 The Conservation Area Appraisal provides a framework for the controlled and positive management of change in the conservation area. Adopted as non-statutory Planning Guidance resulting in it being a material consideration in the determination of planning application. The purpose of the Conservation Area Appraisal is to define and evaluate the character and appearance of Conservation Area; to identify its important characteristics; and to ensure that there is a full understanding of what is worthy of preservation. The area's special features and changing needs are considered through a process which included researching the town's historical development, carrying out an overview townscape analysis and preparing a character assessment. The process also provides an opportunity to reconsider the Conservation Area boundaries to make

sure that they accurately reflect what is of special interest.

Mauchline Conservation Area Appraisal (2019)

3.8 Building Regulations – Requirement for a Building Warrant

3.8.1 A property owner who intends to carry out work to their property, or construct a new building or structure, should ensure that they are clear whether a Building Warrant is required for the proposals.

East Ayrshire Council Building Standards

4.0 Understanding the heritage

4.1 Description of the heritage……..
4.2 Historical summary ……
4.3 Current Conservation Area Assessment….
4.4 Townscape analysis……
4.5 Shopfront analysis ……..
4.6 Glossary of architectural features…….
4.7 Materials audit ……










This evaluation of the heritage within the Conservation Area of Mauchline builds upon the Conservation Area Appraisal carried out in 2019 and the Burgh Study commissioned by Historic Scotland (now Historic Environment Scotland).

It was also considered important to carry out a Townscape Analysis (refer to Appendix D) and community consultation to gain a greater understanding of the Conservation Area, its unique characteristics, and its importance within the Mauchline Community.

The following is a summary of findings.

4.1 Description of the heritage

4.1.1 The subject of this CAMP is Mauchline Conservation Area, within Ayrshire and under the jurisdiction of East Ayrshire Council.

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

4.1.3 The Conservation Area lies at the heart of the town and is centred around The Cross: the convergence points of Kilmarnock Road, the High Street, Loudoun Street and Earl Grey Street. It is on the main thoroughfare from Kilmarnock heading south through Ayrshire to Dumfries on the A76.

4.1.4 Mauchline can trace its roots back to medieval times when Abbot Hunter built a tower (still standing) to serve as a civil residence to manage the Mauchline estate of Melrose Abbey.

4.1.5 The town became established in the sixteenth century and expanded during the 17th and 18th centuries.

4.1.6 The original street pattern remains – though modified in the 19th century – as do a number of 18th century buildings from the time when Robert Burns lived and worked in and around the town.

4.1.7 Within the historic core of the Conservation Area are two category A listed buildings and eleven category B listed buildings.

4.1.8 There are currently no buildings on the Buildings at Risk Register for Scotland within Mauchline Conservation Area.

At the time of writing this report it was anticipated that there would be a change of ownership of both Gavin Hamilton's House and Abbot Hunter's Tower due to bereavement. It is noted in the Gazetteer contained within Appendix H that both properties require some basic remedial work to protect them from deterioration, particularly given their historical significance.

4.2 Historical summary

4.2.1 This historical summary has been taken from the Mauchline Conservation Area Appraisal, prepared by East Ayrshire Council in 2019. 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 also a vital tool to enable the active management of the conservation area.

Early Development

4.2.2 A cup-and –ring–marked rock, near Ballochmyle Bridge, 2km from Mauchline, is likely to be of Neolithic or Bronze Age date.

4.2.3 It has been suggested the long straight stretch of modern road to the north of Mauchline follows the course of a Roman one, but, while excavations have revealed traces of earlier roads, a Roman date has not been confirmed.

Eleventh to Sixteenth Century

4.2.4 Mauchline first appears securely in the history record early in the reign of William 1 The Lion (1165- 1214) when a grant of the land of Mauchline was made to Melrose Abbey. In 1243 a monk was appointed to manage the abbey's affairs there. The settlement was an agrarian grange rather than an actual monastery. In 1315 the bishop of Glasgow allowed Melrose Abbey to raise a parochial church which was in use even after the Reformation until its replacement in 1829.

4.2.5 In c1450 Abbot Hunter built a tower to serve as a civil residence to manage the Mauchline estate. This building is still standing and is known today as Mauchline Castle (Abbot Hunter's Tower).

4.2.6 Mauchline in 1510 was erected a burgh of barony with the privilege of holding a weekly Wednesday market. There was a resident saddler, smith, potter, mason and nine innkeepers. It can be safely assumed that the Cross was the site of the Market.

4.2.7 The layout of the present High Street, extending to the east of the Cross was probably planned in the early sixteenth century. The surrounding farms may have originated as medieval settlements; Mossgiel, for example appears in accounts of 1528. The church's function is unclear in the sixteenth century: a hospital, or a lodging for Melrose visitors, or an inn for travellers. Protestant preacher George Wishart in a visit in 1544 was barred entry into the church. John Knox also preached in Mauchline.

The Seventeenth Century

4.2.8 Probably by the seventeenth century the principal residence was no longer the Castle but the adjacent Netherplace House owned by the Campbells. The older part of the house was dated as 1620. There is also some evidence that a school existed by at least the 1640s.

4.2.9 The Covenanting movement was well supported in Mauchline. In 1648 the Minister signed the National Covenant and the same year a large communion was attended by hundreds of people. Soon after the Battle of Mauchline Moor took place between Covenanting and Royalist forces.

4.2.10 In 1669 troops were quartered and continued as a presence until the 1680s. 1685 witnessed the hanging of 5 covenanters. An inscribed stone was erected to

commemorate the event; in 1830 it was replaced and re-erected in a wall at the school. A commemorative obelisk was also erected there.

The Eighteenth Century

4.2.11 In 1707 the burgh was made a Burgh of Regality in favour of the Earl of Loudon. Around the same time, Poosie Nansie's Inn opened, later to be the scene of Burns' Jolly Beggars and an important surviving building of the Mauchline Conservation Area.

4.2.12 In 1755 the population of Mauchline was noted as 1,200. In 1756 the property 'The Place' was built at the Cross for ladies of the house of Eglinton. It was demolished around 1930. The grounds of the substantial mansion stretched up High Street until the summer house (B Listed), still standing in the grounds of Springfield.

4.2.13 In 1776 The Black Bull coaching Inn (B listed) opened. A local leather industry thrived with the still extant, Tanfield Lane testimony to this. Industries developing were wide ranging: hand loom weaving was being replaced by fancy woodwork, known today as the highly collectable Mauchline Ware. Quarrying, a creamery, and a curling stone factory appeared as well as many shoemakers. Also in 1776, the Turnpike Act introduced toll gates to the two roads that intersected: Ayr to Muirkirk and Kilmarnock to New Cumnock.

4.2.14 In February 1784, Robert Burns leased and moved into Mossgiel Farm. In 1789 the school was removed from the church and opened in Mansefield Road. By 1791 the population was recorded as 1800 a 50% increase from 36 years earlier.

The Nineteenth and Twentieth Centuries

4.2.15 In 1826 a new street plan was superimposed on the old, with the opening of wider and straighter streets. New Road, Earl Grey Street and Loudon Street. Cowgate and Castle Street were relegated to minor roads, while buildings at north and south ends of the Cross were demolished to allow the new pattern. This resulted in largely the same street pattern that remains today.

4.2.16 Mauchline Parish Church - built in 1829 and designed by local architect William Alexander - replaced the pre-Reformation structure that previously sat on the site. It sits very close to the centre of the village on a slightly elevated position on Loudoun Street. The church is of red sandstone and has recently had its roof and windows renovated. The church has a graveyard that encircles the building and is the last resting place of many associated with Robert Burns when he lived in Mauchline including family members. The bell that summoned Burns to worship was reinstated in the new building.

4.2.17 The manufacture of wooden boxes was the most notable industry, there being three such sites, the largest of which - W & A Smith – was located off what is now Kilmarnock Road and opened in c1810, continuing until 1937. The other two – Wilson & Amphlet & John Davisdon & Sons – merged to form Davidson, Wilson and Amphlet (later Wilson, Amphlet & Co.) and operated from Barskimming Road (now Kays curling stone factory, see below).

4.2.18 Curling stones were also being manufactured. The production of curling stones survives today as a unique and important industry for Mauchline. The unit on Barskimming Road is the only manufacturer in the world to use the unique Ailsa Craig granite to produce curling stones, renowned as being of the highest quality and the only stones used in competition by the World curling federation. Coal mining was carried out at the local Mauchline Colliery while the village had its own gas works. By

1837 there was a post office, four schools, a prison with two cells, two inns, fifteen ale houses and a public library. At this time there were around fifteen ale houses in the town, ordinary dwellings where the householder served home-brewed ale, in addition to the two purpose-built inns. Canmore Link to Kays Curling Stones

4.2.19 In 1831 the population of Mauchline was recorded as 1,364 and by 1881 it was 1,616. 1897 saw the opening of the National Burns Memorial Tower designed by William Fraser.

4.2.20 The 1930s saw the building of council houses – Beechwood Road, Jean Armour Drive and Sunnyside Crescent to the north of the town and a series of bungalows along Cumnock Road. Council housing continued post 1945 in the Welton Farm area. Since the 1980s there has been considerable private housing on the Ayr side of the town.

4.2.21 In 2003 the Mauchline Burns Club initiated an annual Holy Fair whose success has attracted over ten thousand visitors. The Club has also been responsible for several enhancing features in the village: a Jean Armour statue, blue plaques and guides of sites and graves of contemporaries, pavement plaques on Burns' themes and kirkyard paving. The Burns House Museum owned by East Ayrshire Council offers displays on Burns, curling stones and Mauchline ware.

4.2.22 Today there is relatively little industry remaining in the town other than the curling stone factory. For the most part employment is in retail, services, and professions. Mauchline has good road links to Ayr, Kilmarnock, and Glasgow via the M77, so it is well placed for commuters travelling elsewhere for employment. The most recent population estimate (2015) for Mauchline, indicates a population of 4,030 a slight decrease from the 2001 (4,105) and 2011 (4,099) census results. However, there remains a steady rise in demand for new housing, reflective of national trends for higher numbers of smaller household sizes.

Loudoun Spout

4.2.23 Situated outside the Fairburn Hotel (originally the Loudoun Hotel), the water source is St Michael's Well. This was established by the monks of Melrose around 1165 and is Ayrshire's oldest artesian well. A plaque was erected to commemorate this in 2000. The well became the main source of water and as a result, the village grew round it. New pipes were laid to the spout in 1908 paid for by a public concert. The water flow ceased in 1937 caused by a burst pipe. Normal service was soon resumed.

4.2.24 In 2000 as a millennium project by the Burns Club, renovation work to the pipes was carried out, and a new granite front was added. Tradition has it that locals are not so until ducked in the spout.

4.2.25 There was also a spout located at St Michael's Well at the Knowe. It no longer exists but its location is marked by a granite plaque.

Mauchline Co-operative Society

4.2.26 The Society was founded in 1863 and a new shop was built at the corner of Loudoun Street and the Cowgate. After 1918 the Whitefoord Arms was demolished and a new sandstone two storey building was erected containing a grocery and drapery. A plaque was erected on the gable commemorating the old building.

4.2.27 In 1928 the building between the church and the Castle was demolished to hold a new grocery and drapery, behind which was established a bakery. At this time the Society had 689 members. After 1946 various expansions took place. These included in Earl

Grey Street a gents' shop and television and audio premises; in Loudoun Street at the Cowgate a ladies' department was opened, while further down on the same side were a tobacconist and confectionery. Above these was the Jean Armour Restaurant and function suite. Opposite a butcher's joined the grocery with white goods above. The S.C.W.s took over in 1965 and by the new century the business had closed totally only for the grocery to open again in former Spar premises.

4.2.28 Mauchline remains a town with a very varied past, which to this day is reflected in its street lay out and extant buildings, ranging from the medieval to the twentieth century.

4.3 Current Conservation Area Assessment

4.3.1 An assessment of the Conservation Area was carried out and is summarised under the following headings:

- Townscape analysis – 4.4
- Shopfront analysis – 4.5
- Analysis of architectural features – 4.6
- Materials audit – 4.7

4.3.2 This analysis builds upon the Conservation Area Appraisal, prepared by EAC in 2019.

4.4 Townscape Analysis

4.4.1 Scope

A survey of the Conservation Area was undertaken on foot with the aim of developing a deeper understanding of the buildings, the spaces between them, their relationships and characteristics, elements of value therefore worthy of being safeguarded, and those that detract from the unique quality of Mauchline Conservation Area.

A pictorial representation of this study can be found within Appendix D – Townscape Analysis. A summary of the key findings is compiled below.

4.4.2 Primary and secondary vehicular routes

The two main routes into the conservation area are from the A76 (running north/south through the village) and the B743 (running east/west through the village).

The route from the north exhibits a gentle descent into the Conservation Area, passing the National Burns Memorial shortly after entering the village with fields to the right and council owned residential properties on the left.

Arriving from the south there are a number of two storey residences on the right and some newer - predominantly single storey - dwellings on the left. Also, on the left as you enter the Conservation Area is the Cowgate which links onto Loudoun Street without turning left at the Cross.

From the east there are again some a number of sandstone residences on the right before passing the primary school and medical practice. From the medical practice the road narrows a little and, on the right, the buildings, many of which date back to the 18th century, are a mix of commercial and residential use.

Continuing west through the staggered crossroads of Mauchline Cross you enter Loudoun Street and almost immediately on the right there is the sandstone wall which

encloses the graveyard that surrounds the church. The left-hand side of Loudoun Street is where the majority of the town's commercial premises are located. At the junction of Loudoun Street and Cowgate sits the historic Poosie Nansie's Hostelry where Robert Burns was reported to have spent many an evening. Loudoun Street winds its way out of the Conservation Area, with the Fairburn Hotel on the right.

Generally, the main routes have limited on-street parking except for a few spaces on Loudoun Street, however there is a free council run car park off Loudoun Street which also has coach parking, a public convenience, and a town map.

4.4.3 Public spaces

Within the conservation area there is a relatively high ratio of open space, which is interspersed with traditional high-density buildings. The most notable expanse of open space is the former grounds of Netherplace House. The grounds now form a relatively large wooded area in the northwest section of the conservation area. The area has several paths through it; however, these are in need of improvement to allow greater use of this valuable area of public open space.

Other larger areas of open space include:

- The Kirkyard surrounding Mauchline Parish Church – contains the graves of many acquaintances, friends, and family of Robert Burns
- The Bleaching Green - an area of private open space where Burns met his future wife, Jean Armour.
- The private grounds of Gavin Hamilton's House – Hamilton was a close friend and patron to Robert Burns,
- The lanes and area adjacent to Loudoun Street car park, which were originally part of the Netherplace estate. The lanes and small pockets of public space provide good and attractive pedestrian linkages through the centre of the village.

On a much smaller scale there are widenings of pavements and spaces in front of buildings which create opportunities for sitting, stopping to chat, or taking a moment to pause. The spaces are identified on the Townscape Analysis as Public Space Opportunities.

4.4.4 Edges and boundaries

A notable feature of the conservation area is the prominence of traditional sandstone walls, separating private and public spaces and delineating paths and walkways. Loudoun Street, Tanfield, High Street and Burnside all have prominent boundary walls that add to the character and attractiveness of the area. Refer to the Heritage Map in Appendix B for an indication of their extent.

Unfortunately, stone boundary walls are often at risk of being lost if they are not properly maintained as over time the mortar is lost and the stones become loose.

In addition to boundary walls, railings, pends and gates are prominent features in Mauchline Conservation Area and help to define the character of the Conservation Area.

4.4.5 Pinch points

The Cross is an obvious vehicular pinch point, particularly with cars heading south and trying to turn right down Loudoun Street which can make it difficult for vehicles trying to go through the lights along Earl Grey Street.

The junction from the car park on to Loudoun Street is also busy, made more congested with cars parking on the street opposite, outside the Co-op. Cars also regularly mount the pavement and park outside Nos 4 & 6 Loudoun Street, sometimes crossing over the traffic flow to do so.

4.4.6 Townscape and building character

The townscape of Mauchline is defined by the combination of buildings and public spaces and how they relate to each other. The focus of the Conservation Area is the historic Parish Church compound, the adjacent lanes, and Castle Street. There is a range of building types. Vernacular single and two storey buildings are interspersed with buildings of character and status. This creates a unique and interesting townscape. The private villas on the east side of Cumnock Road, between Earl Grey Street and the War Memorial are a striking variation to the excellent two storey tenement buildings on the north side of Loudoun Street which adjoins the east boundary of the conservation area; these in turn are in sharp contrast to the single storey vernacular cottages on the south side of Loudoun Street.

The area around the Church compound, the Cowgate, the lanes, and Castle Street reflect the townscape of old Mauchline.

The style of architecture, along with choice of primary materials is fundamental in defining the character of an area. Within the Conservation Area the architectural style varies from the vernacular single and one-and-a-half-storey rows of cottages, to two and two-and-a-half-storey tenement blocks, and detached villas with interesting art nouveau features.

Along with many other Ayrshire towns and villages Mauchline developed with typical vernacular constructs of random rubble stone walling, lime wash and thatch; later we see properties with dressed margins, stucco and nepus gables all of which can be identified within the Conservation Area.

Later the effect of the indigenous stone quarries can be readily seen and Mauchline town centre has more than its fair share of red sandstone properties: certainly, more than is seen in the development of comparable Ayrshire settlements. The extensive use of red sandstone gives the Conservation Area a unique character unusual for a small parochial village. Within the conservation area the principal elevations are mostly of red sandstone, which was quarried locally, interspersed with building elevations of blonde sandstone, elevations of wet dash render, and the roofs of predominately west highland slate.

4.4.7 Building uses

Within the Conservation Area the buildings are predominantly residential and commercial. Where commercial premises are two storeys there is typically flatted accommodation above.

There is an industrial area to the west off Barskimming Road - which is where Kays Curling Stone Factory is located - and a petrol station to the south, accessed off Cumnock Road. The Co-op located on the south side of Loudoun Street is the primary food shopping provision. A community hub – The Centre Stane – is situated at The Cross.

4.4.8 Architectural characteristics

Refer to 4.6

4.5 Shopfront analysis

4.5.1 Aims and Objectives of Appraisal

The A76 and B743 - forming a cross - are the main thoroughfares through the centre of Mauchline and are the hub for shopping, tourism, and business. Principal streets within a town define the character of a place and are what creates the lasting impression for visitors to the town. Shops make a significant contribution to the distinctive architectural character of these streets and the overall quality of the built environment, and can create an impression of either a well-kept, thriving town enticing people to spend time there, or the opposite. This has a direct effect upon the economic viability of individual businesses, and collectively on the town as a whole. They evidence the history of the place and often have social or cultural connections.

The primary purpose of a shopfront is to attract shoppers. A well maintained, appealing shopfront with clearly displayed merchandise is more inviting to customers and therefore the economic success of the shop. A well-maintained traditional shopfront evidences the unique characteristics and history of the place, and a row of traditional shopfronts gives a pleasing rhythm to the streetscape.

An aim of this document is to advocate and support conservation/heritage-led regeneration. With particular reference to this shopfront study the aim is threefold:

- To assess the pattern of the traditional shopfronts in Mauchline and establish if there is evidence of any characteristics that are particular to the area.
- To identify whether there are any surviving traditional shopfronts in Mauchline that are worthy of protection.
- To make recommendations for the conservation and enhancement of shopfronts within the Conservation Area.

4.5.2 Methodology

The appraisal involved a photographic survey of the Conservation Area and its shopfronts, and a comparison with historic photographs.

4.5.3 Restrictions

This survey was a visual survey of the commercial frontages in Mauchline Conservation Area. It did not involve a detailed investigation of fabric or any structural investigation. Where specialist materials such as tiles, stonework or metals are involved, appropriately qualified expertise should be sought prior to undertaking any interventions.

4.5.4 Statutory Protection

Mauchline falls within the Local Authority boundaries of East Ayrshire Council. Consideration should be taken of the following:

- Local Development Plan Policies
- Overarching Policy OP1: (iii), (v) and (ix)
- TC1: Supporting development in town centres.

- TC6: Food and Drink, public houses, licensed clubs and hot food takeaways
- Policy ENV1: Listed Buildings
- Policy ENV3: Conservation Areas
- Tree Preservation Orders
- Article 4 Directions

These documents can be accessed online at: Development Plans and Policies

- Supplementary Guidance, including the Mauchline Conservation Area Management Plan (CAMP)

4.5.5 Shopfront Elements

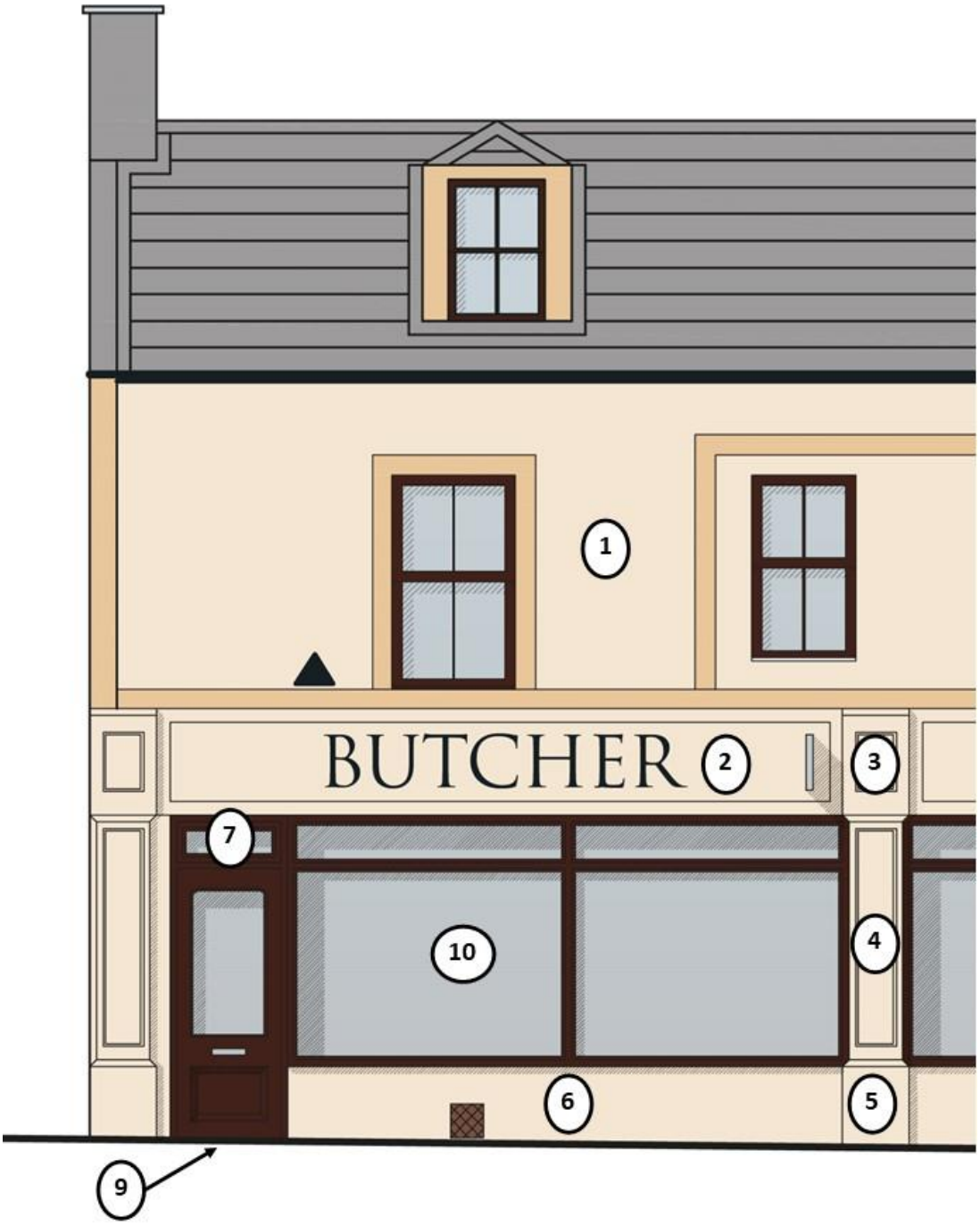


Figure 2 Shopfront elements

1. **Cornice** - A stone or timber projection – moulded, dentilled or plain – which defines the division between the shop and the building above.
2. **Fascia** -The area used to display the shop signage. Typically constructed of timber it can be vertical or tilted forward.
3. **Console Bracket** - A decorative element - often incorporating classical motifs such as scrolls, mouldings or pediments – which marks the end of the shop. The fascia may be bookended with matching console brackets at either end.
4. **Pilaster** - Another classically inspired decorative element which frames the shopfront and can be in stone, timber or cast iron.
5. **Plinth** - The base of the pilaster and usually made of the same material. As the plinth is in contact with the pavement it is at a higher risk of damage from impact, rainwater and salts. Robust materials and regular maintenance of any paintwork can reduce the risk of this.
6. **Stall Riser** - The area between the window cill and the pavement which can be constructed of stone, brick or timber and either rendered, painted or tiled. The same risk of deterioration as the plinth.
7. **Fanlight** - A fixed or opening window above the inner or outer entrance door, allowing light into the shop, and ventilation if openable.
8. **Storm Door** (not shown) - Double storm doors protect the lobby when the building is closed but fold back neatly during the daytime. In many cases they have a fanlight above to allow daylight – and ventilation – into the lobby. Not only do they protect the internal door from the weather and improve thermal protection, but they are also an added security measure. In Mauchline they are a significant architectural feature.
9. **Lobby** - The small recessed area at the front of the shop. The floor is sometimes finished with mosaic or encaustic tiles. The side walls may be square, splayed or curved.
10. **Shop Window** - Traditionally these were timber framed and are used to display the merchandise.

4.5.6 Character of Commercial Frontages in Mauchline

The commercial area within Mauchline is predominantly focussed around the meeting points of Kilmarnock Road, Earl Grey Street, High Street and Loudoun Street, converging at The Cross.

As is common with shops across rural Scotland and appropriate to the scale of the town, the shopfronts in Mauchline are simple and domestic in scale, typically single or double fronted, either with original windows or an enlarged version, and simple signage. Fascia's and decorative timber shopfronts are not the norm.



Figure 3 Examples of single and double fronted shop fronts in old Mauchline. Note the simplicity of the signage.

4.5.7 Shops with Historic Fabric Surviving

Unfortunately, there is little remaining of the original shopfronts, though some details can be found which give clues as to what may have been lost elsewhere.





Figure 4 Console bracket at No 1 Loudoun Street. Historic photographs show however that this was a later addition to the building (refer to Gazetteer).



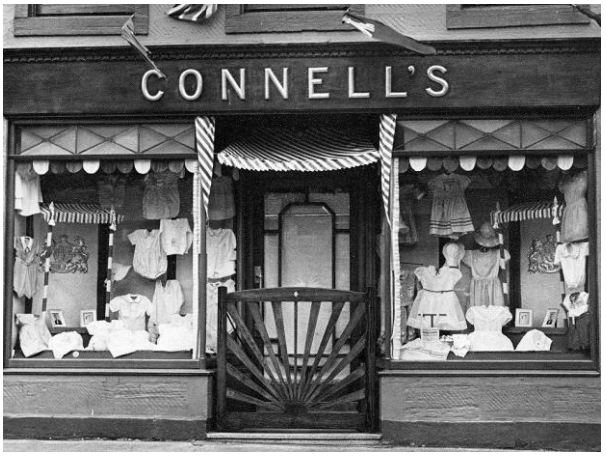


Figure 5 Dentil moulding to cornice at 9-11 Loudoun Street. Historic photographs again show that this was not original (refer to Gazetteer) but added at a later date. It is visible in the photograph of Connell's shopfront.



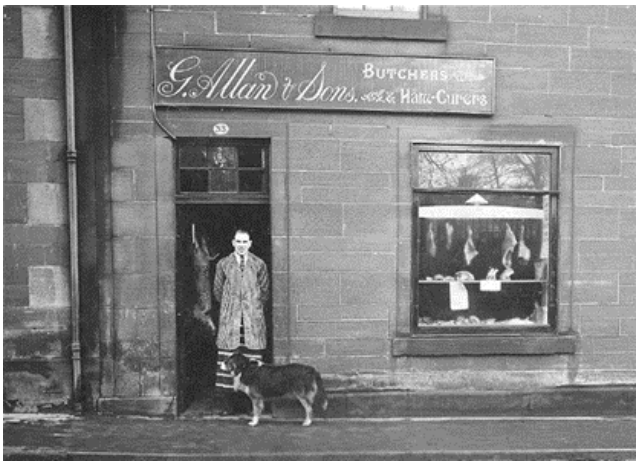


Figure 6 Crafty Coffee at No 33-35 Loudoun Street retains the same proportions as the original shop. This simple style of a door and enlarges window with a simple signboard above was common in Mauchline.



Figure 8 Although the frontage of the Co-op has been significantly altered over time, the stone cornice remains.



Figure 9 The painted Post Office sign above the door of No 33a Loudoun Street.



Figure 10 Evidence of the previous tenant at No 13 Loudoun Street.





Figure 11 Although the window opening sizes have changed over time, the fascia, cornice, and pilasters remain at Poosie Nansie's

4.5.8 Conserving and Enhancing the Frontages

Reinstating Historic Fabric

Fortunately, due to the accessibility of a wealth of historic photographs it is possible to make a comparison between many of the shopfronts as they were, and as they survive today. This is useful information to have available where shopfront improvement works are proposed and wherever possible – where sound evidence survives – reinstatement of original features is to be encouraged, including the repair of existing fabric. Where documentary evidence is not available there may be justification for a well-designed, modern shopfront where the proportions of the building is respected and good quality materials are utilised. It should be noted that original features may be uncovered during the shopfront improvement works and time and care should be taken to ensure that they are recorded and either protected or utilised within the proposals.

Security Measures

Security is a common concern for shop owners, both in terms of protecting the glass, and also the merchandise inside. Typically, external roller shutters are installed which, although effective, are unattractive, detrimental to the historic fabric, and give the street a closed and unwelcoming feel when the shutters are pulled down.

Entrances were traditionally protected by storm doors, and this is still a viable and sensitive solution. Indeed, a great many of the commercial properties in Mauchline still have their storm doors intact and would require minimal intervention to bring them back into use. Sensitively designed modern ironwork can be incorporated into doorway recesses and over the lower sections of the windows, which has the benefit of offering security whilst being more attractive than the roller shutters and still allow views through to the shop window displays. Internal open grilled security shutters are another option, or the shop owner may consider replacing the existing glazing with security glass. This should be avoided however where the original shopfront glass is still in evidence. Alarm boxes should be sensitively located views through to the shop window displays. Internal open grilled security shutters are another option, or the shop owner may consider replacing the existing glazing with security glass. This should be avoided however where the original shopfront glass is still in evidence. Alarm boxes should be sensitively located.



Figure 12 Examples illustrating where security shutters and grilles have been sensitively incorporated into the shopfront.

Fascia Boards

The scale of the fascia should be appropriate to the scale and proportions of the building and constructed with a material and colours that match or compliment the design and colours of the shop front. It should align with those of neighbouring properties as far as possible, but should not link two different buildings, and should not hide any of the building's architectural features. Fascia's should generally not be more than 600mm deep, but in Mauchline where buildings are more domestic in scale it is likely that a shallower depth will likely be more appropriate.

Signage and Advertising

Poor signage and advertising – particularly on Listed Buildings and in Conservation Areas such as Mauchline's High Streets – can have a detrimental effect on the unique historic character and visual amenity of the place. Signage should complement rather than compete with the original architectural style of the building, and any historically significant signage should be retained and utilised wherever possible or, if this is not viable, carefully protected and preserved in-situ.

Typically, signage will be incorporated into the fascia or as a hanging sign perpendicular to the frontage. This signage can be of a traditional or contemporary style as long as certain guidelines are adopted. Hand painted or non-illuminated raised lettering is preferred for fascia signs and should be no more than 2/3rds of the depth of the fascia. Within these general constraints however it is possible to successfully convey the unique character of the shop through the considered use of colour, lettering font and graphics as can be seen in the examples below, one of which is a well-known brand who has adapted their signage to be more appropriate in a historic setting.



Figure 13 Examples of signage within a Conservation Area

Sun Blinds and Awnings

Although much less common these days due to high performance glass with UV filters they may still be required to protect the window displays from the sun. Care should be taken to ensure that blind boxes and associated mechanisms are integrated in to the shop front design rather than installed as a clumsy retrofit. Traditional retractable inclined canopies located above the fascia should be installed rather than plastic curved Dutch canopies. Where there is no historical precedence for an awning internal blind, this would be the preferred method of providing shading. Colours should be sympathetic and not garish, and the architectural features of the building should not be obscured.

Shop Windows and Doors

Effective window displays are effective advertising and will likely generate footfall. The content of a window display is out with the scope of this guide, but it is worth noting that original features – such as arcading – may be worthy of reinstatement to improve displays. A recess will also provide shelter to the doorway and can be used to form a ramp, making the shop more accessible. Consideration can be given to the treatment of the floor in these recesses. Attractive traditional materials such as terrazzo or mosaic tiles can be used to great effect and can incorporate graphics such as branding logos.

Windows should be subdivided in an arrangement that is in keeping with the building and large expanses of glass should be avoided where possible. The door and window

frame should be of the same colour and material where they form an integrated shop front.

Fanlights above doors are often a feature of traditional shopfronts and can be an opportunity to introduce natural ventilation.

Traditional panelled doors and any original ironmongery should be retained and refurbished where feasible, including doors to accommodation on the upper floors.

Colours

The choice of colour may be driven by the branding of the retailer but a muted colour palette is more in keeping with traditional shopfronts and a well-chosen scheme can assist in picking out architectural detailing, yet be modern in appearance. There may still be evidence of the original colours to be found below more recent layers of paint and this can be used to guide the new colour scheme. Otherwise, many paint manufacturers now offer a heritage palette which can give some guidance towards suitable colours.

The colour of a shopfront and associated signage is an important decision. It creates a first impression from the pavement, and, for those who do not know the shop, it may be the difference between someone choosing to enter or not. It can also be used to great effect to convey a strong branding identity. Yet it must be appreciated that buildings do not stand alone and – particularly in a Conservation Area – their setting must be understood and respected. The whole is greater than the sum of its parts in this instance.

Unpainted stonework should not be painted or rendered as this is likely to affect the performance of the building fabric.

Four principal factors need to be considered when making a colour choice that is sympathetic to its historic environment:

1. The colours that would have traditionally been available during a particular period.

It has been established in the historical analysis that the prime period of development in central Mauchline was from the mid-18th century to early 20th century, taking in the latter half of the Georgian period and all of the Victorian period. Due to the fashion at the time and the affordable paint pigments that were available the traditional Victorian colour palette was dark, with rich shades of maroon, red, burgundy, chestnut, dark greens, browns and blue. Pastel shades were not used, nor was brilliant white, though off white and cream colours were available. Bright colours were not commonly available therefore not used.

The following colour palette has been created for use on shopfronts within the Mauchline Conservation Area.



Figure 14 Colour palette. Refer to Appendices E and F for examples showing how these colours may be combined.

2. The environment in which the building sits.

Taking into account the light levels, building materials and general environs, as well as considering the shop front as part of the whole building. The character of neighbouring properties should be respected, though this does not mean that the shopfront design needs to be identical as diversity encourages identity and brings a richness to the urban fabric.

3. The branding identity of the commercial premises.

Branding is a key marketing process. It creates an image that is easily identifiable as belonging to a certain company and helps to identify a product and distinguish it from other products and services. It is important however that the colour associated with the brand image does not dominate the building, or the wider townscape.

4. In the case of signage contrast to ensure that it is readable, taking in to account visitors who may have a visual impairment. What are reasonable adjustments?

Simple fonts – serif fonts with 'ticks' and 'tails' at the end of most strokes can obscure the shapes of letters (https://www.dyslexic.com/fonts/)
Text size – for fascia signage this is letter heights to a minimum of 200mm
Colour contrast – a good contrast between text and background
Using both upper and lower case – can provide a recognisable footprint even if the text can't be read
Finish – a matt finish avoids glare

Refer to Appendix E for examples of shopfront colour combinations.

Refer to Appendix F for examples of window and surround colour combinations.

4.5.9 Consents

It is the responsibility of the building owner to check whether any consents are required and to ensure that they are in place prior to any work on site commencing. A period of around three months should be allowed for gaining approval once the applications are submitted to allow time for any queries to be resolved.

Planning consent may be required and, if the building is listed, any alterations – including new signage or paint colours – may require Listed Building Consent.

A Building Warrant may also be required depending upon the extent and nature of the works.

Article 4 directions that apply to Mauchline Conservation Area may require that additional guidance is followed.

It is recommended that East Ayrshire Council Planning Department be contacted to ascertain whether or not consent is required. They can be contacted at *submittoplanning@east-ayrshire.gov.uk*

Building Control can be contacted at *buildingstandards@east-ayrshire.gov.uk*

4.5.10 Conclusion and Recommendations

The approach to the conservation of shopfronts should be threefold:

1. To preserve and enhance any remaining traditional features of the shop, such as

the original fascia, corbels, pilasters, tiled entranceways, and stall risers for example
2. To encourage the re-instatement of traditional design features using traditional methods and materials
3. To allow, and indeed encourage, diversity and identity.

The following should be avoided:

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

4.5.11 Current Guidance

Listed Buildings and Buildings within Conservation Areas Design Guidance (April 2018)

Shop Front Design Guidance (July 2017)

[Note: this shopfront design guidance applies to East Ayrshire as a whole. This CAMP provides supplementary guidance that relates specifically to Mauchline.]

Display of Advertisements Design Guidance (July 2018)

Short Guide: Scottish Traditional Shopfronts (April 2017)

4.6 Glossary of architectural features

4.6.1 The following photographs provide a record of the key architectural features to be found in Mauchline's Conservation Area. These characteristics contribute to the uniqueness of the town and should be safeguarded.

4.6.2 Roofscape

Almost without exception the roofs of Mauchline are slated, and many show evidence of retaining their original slates. Typically, the slates are relatively small and thick, of random widths and lengths, often laid in diminishing courses.

Ridge and hip flashings tend to be zinc, with lead flashings on the gableskews, though some skews have mortar fillets. Gable end skews are common, providing division between the roofs of individual properties. There may also be skew putts evident at the bottom of the skew. Some gable ends are crowstepped, or 'corbie-step'.

Large chimney stacks are prominent on the skyline – either gable end or wall head - with banks of clay chimney pots, many of which are ornate. Often 'thackstanes' are evident at the base of chimneys on the oldest of the properties: a likely indication that the roof was previously thatched.

Eaves are typically flush with either cast iron gutters (unless replaced by uPVC) - either mounted on the wall head or bracketed - or lead lined wall head parapet gutters.



Figure 15 Roofscape

4.6.3 Dormers



Figure 16 Dormers

Dormers are a strong roofscape feature and come in many forms. They are typically slated with zinc or aluminium ridge and hip flashings, though some are leaded. Unfortunately, as they are by their nature difficult to access and also may not form part of habitable living space, dormers often suffer from poor maintenance, though for the same reason they often still retain their original windows.

Tympany and Nepus Gables

The tympany or nepus gable is a more unusual dormer formation found in Mauchline and the surrounding area. It is typically a pedimented wall head gable – often surmounted by a chimney – forming a dormer to the roof. A nepus gable contains a window, however a tympany gable, or blind nepus, does not.



Figure 17 Tympany and Nepus gables.

4.6.4 Cast Iron Rainwater Goods

Originally the visible gutters and downpipes would have been cast iron, occasionally with decorative ears and hoppers on more prominent buildings. Unfortunately, much of the original cast iron has been lost through poor maintenance and subsequent replacement with uPVC.

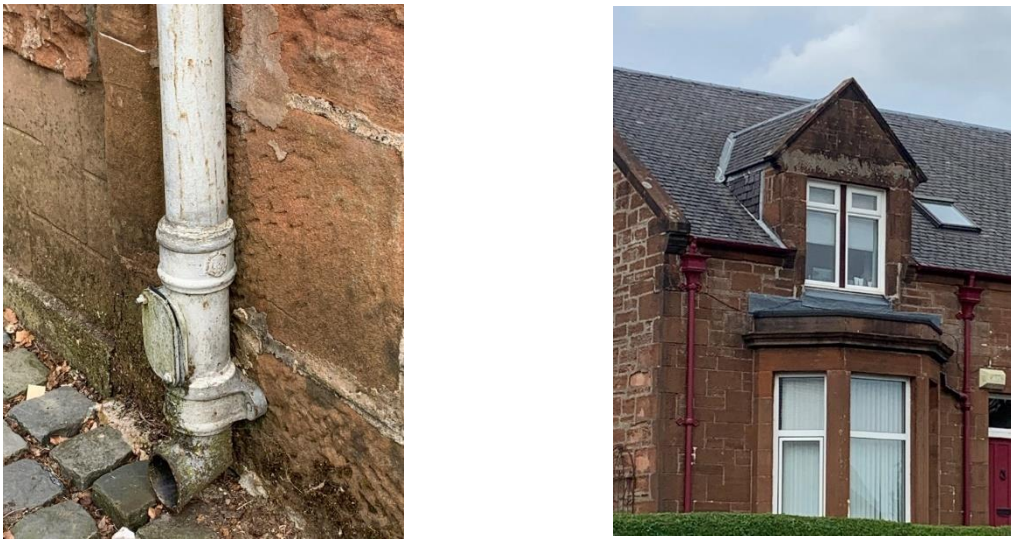


Figure 18 Cast iron rainwater goods. Decorative hoppers and wall head gutters can be found and, in some locations, decorative ear fixings can be found securing the down pipes.

4.6.5 Stonework

The external masonry in Mauchline is predominantly red sandstone and comes inmany forms. It is likely that much of this was sourced from the nearby Ballochmyle quarry, which is unfortunately no longer operational. There are a handful of examples of blonde sandstone, either used as the field stone,or selectively as decorative quoins and window dressings.

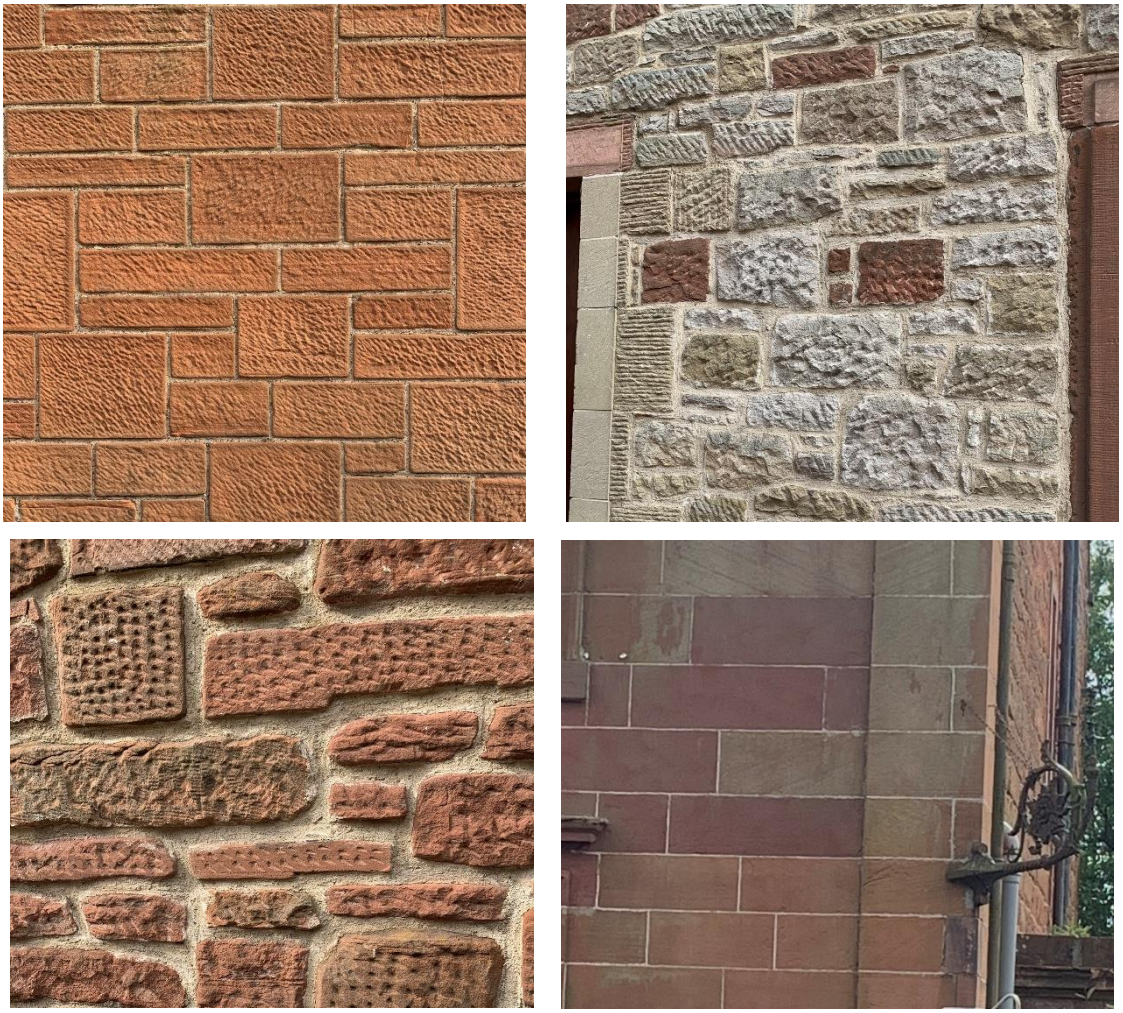


Figure 19 Stonework. tl squared, coursed rubble, tr & bl random rubble, br ashlar

4.6.7 Corner Stones and Chamfered Corners

An interesting feature found in Mauchline are corner protection stones, used to safeguard the building from damage caused by cartwheels. Similarly chamfered corners were partly decorative, but also provided some protection by removing sharp stone edges which are more easily damaged. Refer to Appendix B for locations.

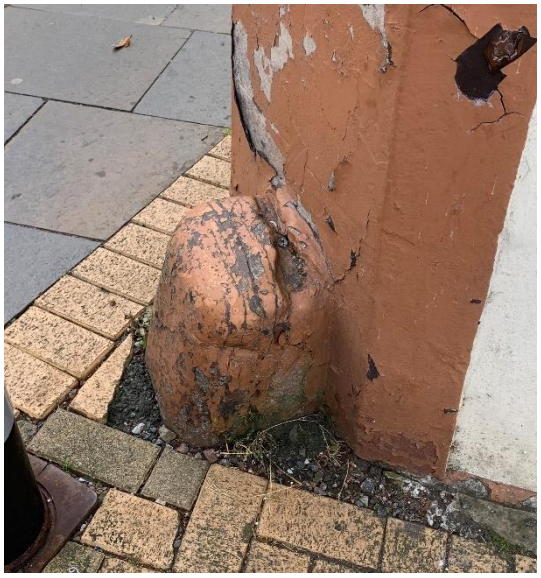




Figure 20 Corner stones and chamfered corners.

Windows

Traditionally windows would have been timber sash and case, and there are many examples within the Conservation Area which come in variety of forms. Astragals, where found, are of a very slender profile. Examples of window horns can be found, but these are not universal. Refer to Gazetteer within the appendices to note properties with original windows still intact





Figure 21 Timber sash and case windows

4.6.6 Storm Doors

Double storm doors protect the lobby when the building is closed but fold back neatly during the daytime. In many cases they have a fanlight above to allow daylight – and sometimes ventilation – into the lobby. Not only do they protect the internal door from the weather and improve thermal protection, but they are also an added security measure. In Mauchline they are found on both residential and commercial properties.

Many are still evident and in use in the town today.



Figure 22 Storm Doors. Often with a fan light above. The double benefit of enhanced security and thermal comfort.

Decorative Ironwork

There are relatively few examples of decorative ironwork within the town, making it all the more important that what remains is retained and properly maintained to prevent corrosion.



Figure 23 Decorative ironwork.

4.7 Materials Audit

4.7.1 The Scottish Lime Centre Trust were appointed to carry out a materials audit:

- To assist with the definition of the local character
- To make information available that can assist with future repairs and maintenance
- To feed into the Building Stone Database for Scotland

4.7.2 Methodology

Petrographic and mortar analysis was undertaken upon samples taken from the following buildings:

- Nanse Tinnock's, Castle Street
- Poosie Nansie's, Loudoun Street
- 39a Loudoun Street
- 15 Earl Grey Street
- Abbot Hunter's Tower (Mauchline Castle)

A visual survey was carried out of the roofscapes to identify slate types and gutter materials.

4.7.3 Outcomes

The petrographic surveys identified that red sandstone in the area is most closely matched with Corncockle, Knowehead or Locharbriggs sandstones.

There are a small number of buildings with blonde sandstone. This stone is most closely matched with Birchover, Blaxter or High Nick blonde sandstones.

The most common slate types identified were West Highland (38%), Highland Boundary (23%), Welsh and Spanish (36%). Concrete tiles make up 3%. Overall, 61% of the roofs are clad in Scottish slates.

Gutters within the Conservation Area are 44% cast iron, 40% uPVC and 16% lead.

4.7.4 Refer to Appendix G for full details of the Materials Audit, including sample lime mortar specifications and guidance.

4.8 How the heritage is currently looked after

The heritage is currently looked after, indirectly, by East Ayrshire Council's Planning Service, through application of LDP historic environment policies and Supplementary Guidance, as well as Article 4 directions and Tree Preservation Orders.

Development is controlled generally by the Planning and Building Standards process. Within the Conservation Area further controls are in place with the requirement for Conservation Area Consent for any proposed demolition of unlisted buildings. More specifically listed buildings require Listed Building Consent for any work to the interior or exterior of the building, and its curtilage, other than maintenance on a like for like basis.

5.0 Statement of Significance

5.1 Introduction
5.2 Information sources
5.3 Mauchline, its setting, and the wider environment
5.4 Archaeology
5.5 Significant Historical Events
5.6 Townscape Characteristics
5.7 Architectural Features
5.8 Industrial Significance
5.9 Links with Significant Historic Figures
5.10 Summary
5.11 Statement of Significance










5.1 Introduction

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

5.2 Information sources

Analysis of the data gathered from all sources cited in the Bibliography have informed the following Statement of Significance.

A further source of information were the notes prepared by local historian Ms Liza Dunlop which are reproduced in full in Appendix J.

5.3 Mauchline, its setting, and the wider environment

The historic town of Mauchline lies on a south facing slope at around 140 m above sea level, 16 km east of Ayr, and 13 km south of Kilmarnock. It stands at a significant intersection where the A76 from Kilmarnock to Dumfries crosses the road from Ayr to Edinburgh. It serves a wide agricultural hinterland especially to the north and east. The River Ayr flows east to west 2km south of the village.

Mauchline's origins can be definitively traced back to medieval times when the granting of the land of Mauchline to Melrose Abbey is recorded. A parochial church on the site of the current Parish Church was built around 1315, and Abbot Hunter's Tower around 1450.

The layout of the present High Street is believed to have developed in the early sixteenth century, with significant expansion in the eighteenth century. In 1826 a new street plan was superimposed on the old. With the opening of wider and straighter streets - New Road, Earl Grey Street and Loudoun Street - Cowgate and Castle Street were relegated to minor roads, while buildings at north and south ends of the Cross were demolished to allow the new pattern. This resulted in largely the same street pattern that remains today.

On three corners of The Cross the historic core is intact, and indeed groups of listed buildings are to be found here. Unfortunately, on the eastern corner the streetscape has been eroded with the demolition of a row of two storey buildings built in 1756 and known as 'The Place': a site now occupied by the Centre Stane Community Centre.

Immediately to the west of The Cross, following Loudoun Street, the urban fabric opens up with green space around the Parish Church, Gavin Hamilton's House and Abbott Hunter's Tower, beyond which much the original streetscape within the Conservation Area remains, as it does along Earl Grey Street and Kilmarnock Road (formerly New Road). The High Street to the east of The Cross has a number of 20th century additions, and a number of the traditional buildings that remain have been significantly modified.

5.4 Archaeology

The West of Scotland Archaeology Service – or WoSAS - was established in 1997 to maintain and update the Historic Environment Record (HER), the complete record of all known archaeological sites, finds, fieldwork and research for the area covered by the service. This database is used primarily to provide information and advice to the Planning Departments of member authorities, of which East Ayrshire Council is one, on potential archaeological issues raised by development proposals. Refer to Appendix I for a list of archaeological records and investigations held by WoSAS for the Mauchline town centre.

A map search of the town identifies three areas of interest:

1. The town centre itself;
2. An area around and including Abbot Hunter's Tower; and
3. An area around Mauchline Primary School which is designated as an area of archaeological significance and possibly linked to the Covenanters, with a 17th century memorial nearby.

It is noted that there is the potential to uncover further evidence of the medieval settlement in any future development, particularly around Abbot Hunter's tower.

Although not within the Conservation Area the Scheduled Monument of Ballochmyle Viaduct prehistoric cup and ring rock carvings are nearby.

Although the street pattern was altered in 1826 much of the 18th century development remains, and many of the 19th century buildings may incorporate older fabric from the previous century.

It is then clear that there is potential to uncover further evidence of the medieval settlement, the 18th century townscape, or perhaps prehistoric remains. Refer to Appendix I for further information.

5.5 Significant Historic Events

The most significant historic event was the Battle of Mauchline Muir on the 12th June 1648 between two rival factions of the Covenanters of Scotland. In 1685 five covenanters were hung. An inscribed stone was erected to commemorate the event; in 1830 it was replaced and re-erected in a wall at the school. A commemorative obelisk was also erected there.

Refer to Appendix J for historical reference notes from Liza Dunlop.

5.6 Townscape Characteristics

Architecturally Mauchline has a particular character. Buildings are predominantly single, one and a half or two storey and of red sandstone – either rock faced or ashlar and predominantly sourced from the nearby Ballochmyle Quarry– or a wet dashed finish. Roofs are simply pitched and clad originally in dark grey West Highland slate, typically with skewed gables. Timber sash and case windows and timber storm doors were the norm in their original state, but unfortunately many of these have been lost due to replacement. Much evidence of the original building forms and features exist however thanks to the many photographs taken by John Taylor Gibb.

Although the town has naturally evolved and buildings have over the years been modified and adapted, the general scale and roofscape of the town remains predominantly untouched. Within the Conservation Area around 60% of the buildings would be classed as traditional (pre-1919) and 9% of buildings (as opposed to properties) are listed. A high percentage of buildings still retain their original slate roofs (approximately 61%) and chimneys (approximately 57%) from the late 19th / early 20th century.

Architectural features of note that add to the character of the place and can be seen around the town include:

Tympany or nepus gable
Chamfered corners and corner stones
Wall head chimneys
Thackstanes

5.7 Architectural Features

There are two Category A listed buildings and eleven Category B listed buildings within the Conservation Area, including the Church graveyard. These listed buildings are all tightly clustered around the vicinity of The Cross and contribute significantly to the townscape and historic appeal of the town.

Category A

- Mauchline Castle (Abbot Hunter's Tower), LB14471 Mauchline Castle Designation – mid 15th century. Was designated as a Scheduled Monument in 1937, but removed in 2017. Built as the focal point of a Cistercian grange (a monastic farm) of Melrose Abbey. There is no other example of a tower house within a medieval grange that survives to the same degree, and is therefore unique.
- Gavin Hamilton's House, including boundary walls, gate piers and gates, 8 Loudoun Street, LB14472 Gavin Hamilton's House Designation – late 17th century, later extended

Category B

- 1-17 Loudoun Street, LB14475 (4 properties) 1-17 Loudoun Street (Odd Number's) Designations – late 18th / early 19th century though probably incorporates older property. A complete row of two storey buildings, prominently located at The Cross.
- Poosie Nansie's, LB14476 Poosie Nansie's Designation - Public House, early 18th century.
- 2 & 4 Castle Street, LB14473 (2 properties) 2&4 Castle Street Designation (Jean Armour Burns' House) - Jean Armour Burns' House and Museum, early 18th century.
- Auld Nanse Tinnock's Castle Street, LB14474 Nanse Tinnock's Designation - Auld Nanse Tinnock's ale house - originally The Sorn Inn - early 18th century.
- 3 High Street, LB19701 3 High Street Designation - called the 'New hoose of the Kilnknowes', and home of John Richmond, 18th century.
- 25 High Street, Summerhouse, Springfield, LB14478 Summerhouse Designation - originally within the grounds of a Georgian house known as The Place, believed to be the home of ladies of the house of Eglinton (Historic Scotland, 2016, p29)
- Mauchline Old Parish Church & Graveyard, LB14470 Church and Graveyard Designation - 1829

Mauchline was also the site of the Battle of Mauchline Muir in 1648 between the Covenanters and the Royalist. A memorial in Loan Green commemorates five martyrs who were hanged there in 1685, and the Covenanters' Flag hangs on the south wall of the church today.

5.8 Industrial Significance

Originally a predominantly farming community the Statistical Account of 1792 lists the following:

Inhabitants	1800
Clergymen	1
Writers or attorneys	2
Surgeon	1
Student at the university	1
Merchants	10
Weavers	20
Masons	20
Wrights or carpenters	12
Tanners	2
Shoemakers	12
Taylors	10
Butchers	2
Hosiers	4
Sadler	1
Smiths	6
Messengers / kings bailiffs	2
Sheriff officers	3
Farmers	73

Over time the population of Mauchline slowly grew and industries developed, including leatherworks – Tanfield Lane still survives as evidence of this – hand weaving, shoe making, and coal mining at the Mauchline Colliery to the north of the town.

Mauchline Ware

Of interest and particular to the area was the decorative woodwork known as Mauchline Ware that was manufactured by William and Andrew Smith between 1810 – 1937. Archibald Brown also had a factory in Mauchline for a few years before moving to Lanark to continue with his work. Mauchline Ware was decorated with finishes such as clan tartans, fern patterns and photographs and appealed to 19th century tourists who visited the area, often with an interest in the Burns story. Although the industry no longer survives a collection can be seen at the Burns Museum on Castle Street, and also on line at Future Museum

Ballochmyle Quarry

Ballochmyle Quarry was opened in 1825 and was operational for 130 years. Although no longer in operation its legacy is evident as many of the buildings in Mauchline Conservation Area – and indeed Ayrshire and beyond following the opening of Mauchline Railway Station – are built from this red sandstone, and is a key characteristic of the townscape and the Conservation Area in particular.

Kays Curling Stones

An industry which does survive today is the curling stone factory operating as Kays of

Scotland from Barskimming Road within the Conservation Area. This is the only remaining UK manufacturer and supplier of curling stones. Manufactured from Ailsa Craig granite these are the only stones used in competition by the World Curling Federation. Established in 1851 in nearby Haugh the company moved to the current site in 1911 and occupies a building that was originally a Mauchline Ware workshop operated by Wilson, Amphlet and Co.

Canmore Listing for Kays Curling Stone Factory

5.9 Links with Significant Historic Figures

Mauchline has strong connections with some significant historic figures, the strongest by far being with Robert Burns, widely regarded as the national poet of Scotland, and celebrated worldwide. As one of five places in Scotland with strong connections to Burns and his family – the others being Maybole, Alloway, Tarbolton and Dumfries - Mauchline is an integral part of the Burns story and many of his haunts can still be seen. In Mauchline he also met many of the characters who inspired his poetry. The list below summarises the buildings and locations within and around Mauchline that have strong connections with Burns, many of which are also identified above as listed buildings.

- **Poosie Nansie's:** built in early 1700s and still standing, was the setting for Burns' Jolly Beggars, and where Burns is believed to have spent much time.
- **The kirkyard of the Old Church:** where a number of Burns family members, friends and associates were laid to rest, (some being mentioned in his poems);
- **Gavin Hamilton's house:** a Lawyer who was one of Burns closest friends and advisor. The 'Kilmarnock Edition' of Burns' poems was dedicated to Gavin Hamilton
- **Mauchline Castle:** (Abbot Hunter's Tower) where Burns and Jean Armour are thought to have been married (although this is not documented)
- **The Bleaching Green:** where Burns met his future wife Jean Armour
- **Burns Museum:** where Burns set up house on his marriage to Jean Armour. Also houses a collection of Mauchline Ware.
- **Burns Memorial Tower**: Built in 1896 to celebrate the centenary of his death.
- **Mossgiel Farm:** Out with the Conservation Area but within the Mauchline area and an important part of the Burns story. Occupied by Burns from 1784-1788. Here, he wrote 'The Holy Fair', 'The Jolly Beggars', 'The Twa Dogs', 'To a Mouse' and over 100 other pieces.
- **Jean Armour statue:** Erected by the Mauchline Burns Club and unveiled in 2002.

Links with other prominent people are:

- **John Richmond:** lawyer, writer, and friend of Burns, who worked as a clerk for Gavin Hamilton for a time.
- **Gavin Hamilton:** lawyer, factor to the Campbell's of Loudoun and a close friend of the poet Robert Burns. Burns wrote 'Holy Willie's Prayer' about Hamilton's quarrels with the minister of the adjacent church
- **John Knox**: who preached in Mauchline.
- **Guy McCrone:** The distinguished author, classical singer and impresario spent part of his childhood at Mauchline Haugh where his father was the manager of the Ballochmyle Creamery. The scenery of the area is said to have influenced the earlier part of his famous trilogy 'Wax Fruit' about the Moorhouse family who moved from Ayrshire to Glasgow in the mid-Victorian era.
- **James Fairlie Gemmill:** was born at Hillhead farm and educated at Mauchline Primary School and Kilmarnock Academy. He qualified with a medical degree

from Glasgow University in 1900 and became a Doctor of Science in 1910. He lectured on surgery and embryology at Glasgow but his principal passion was for botany and zoology; in 1919 he became Professor of Natural History at University College, Dundee. He published several important books and papers about plants and fishes including 'Natural History in the poetry of Burns.'

- **Archibald McAlpine:** the blind violinist and violin maker. Born in Ayr he was brought to Mauchline in 1816. He was one of several talented and sightless players throughout nineteenth century Ayrshire. Famous in Kyle for his fiddling and his expertise in violin making 'Blind Erchie' was also an accomplished composer in the Scottish rural tradition.
- **John Taylor Gibb:** The nineteenth century historian of Mauchline who published 'Mauchline, Town and District,' in 1911. Without his research much local tradition would be lost forever. He was also Vice President of the Burns Federation.
- **Adam Brown Todd:** He was born at Craighall farm and became a reporter with the 'Cumnock Express'. He was an admired minor poet, publishing four volumes of his verse. He also wrote books about the Covenanters and was employed on erecting monuments over Covenanter graves. He was responsible for the monument to the Rev. Alexander Peden at Cumnock
- **Anna Johanna, Margaret, and Mary Alexander**: Patrons of the Arts. Three of the five daughters of Claud Alexander of Ballochmyle, the sisters passed much of their time residing in the London residence of the family at Hanover Terrace, Regent's Park. They are remembered for their fascinating friendships with several musicians but especially with the composer, Felix Mendelssohn Bartholdy (1809-1847).
- **Covenantors**: In 1685 five Covenanters were captured and by tradition taken to Mauchline for trial, Peter Gillies, John Bryce, John Browning, William Fiddison and Thomas Young. There is a tradition that they were imprisoned in the cellar of the castle and tried in the great hall but some authorities say that the incarceration and the trial took place elsewhere. The jury at the trial was made up of soldiers and held to be corrupt. The accused were all interrogated by General Drummond and were sentenced to hang on the Loan Green on 6th May 1685 being forbidden to read their bibles or pray before they mounted the scaffold; but yet another tale relates that they were hung at Mauchline Cross next to the inn where Sir William Drummond was lodged

5.10 Summary

The significance of Mauchline can therefore be identified as:

- Archaeology
- Significant Historical Events
- Townscape Characteristics
- Architectural Features
- Industrial Significance
- Links with Significant Historic Figures

In addition, the Conservation Area has the potential to contribute to the wellbeing and esteem of the local residents in terms of its status as a potential desirable location. It is important to the community who live and work in and around the area; Burns tourists, enthusiasts, and experts; those interested in medieval Scotland, its ecclesiastical history and development, as well as traditional Scottish history and architecture; and visitors to Ayrshire generally.

5.11 Statement of Significance

The Statement of Significance can be encapsulated in the following statement:

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

6.0 Risks and Opportunities

Risks to the future of the Conservation Area and the corresponding opportunities are summarised below. Section 6 details the proposed Management Guidelines which have been prepared in response to the identified risks and opportunities. The correspondingManagement Guideline(s) are identified after each opportunity, however a number of these will meet the objectives of more than one opportunity.

R01 Condition of buildings

- Run down shop frontages and buildings due to poor maintenance
- Vacant buildings
- Inappropriate commercial signage
- Loss of traditional features – particularly original windows and doors – as guidance for unlisted buildings within the Conservation Area is unclear.

R02 Quality of the shopping experience

- Limited range of shops and services available within the town centre
- Many shops not accessible for prams, wheelchairs etc.
- Congestion in the Town Centre, particularly around the Co-op in Loudoun Street due to illegal parking

R03 Condition of the Public Realm

- Pavements in a poor state of repair
- Lack of public / green spaces & outdoor seating

R04 Limited facilities and information for tourists

- Lack of Tourist Information / Map
- Lack of interpretive material
- Limited visitor accommodation
- Under appreciation of some of the unique industrial heritage

R05 Threat to medieval core

- Deteriorating condition of Abbot Hunter's Tower
- Possible disruption to undiscovered archaeological remains during development due to limited investigations to date

Opportunities could therefore be summarised as:

O01 Encourage and assist with improvements to the general condition of buildings within the Conservation Area

- Encourage regular and appropriate maintenance
- Create awareness of the problems associated with poor building maintenance
- Lead by example
- Prepare a typical 10-year building maintenance plan and make it easily available to building owners
- Create a legacy of skills and knowledge through training and ongoing access to information
- Create a skills database
- Prepare guidelines for appropriate commercial signage within the Conservation Area
- Provide a palette of approved colours for use on shopfronts
- Discourage loss of original features and encourage reinstatement of traditional features

O02 Improve the quality of the shopping experience

O03 Improve the condition of the Public Realm

O04 Improve information and facilities for visitors to the town

- Provide more interpretation, particularly for the under-represented industrial heritage
- Improve directional signage
- Provide better information and facilities for visitors to the town, both on-line and within the town itself
- Look favourably upon development that look to incorporate a mixed range of visitor accommodation

O05 Help where possible to safeguard the medieval core, particularly around Abbot Hunter's Tower.

O06 Encourage involvement of Community Groups and keep them informed of initiatives and progress.

7.0 Management Guidelines

'When effectively managed, conservation areas can anchor thriving communities, sustain cultural heritage, generate wealth and prosperity, and add to quality of life. To realise this potential many of them need to continue to adapt and develop in response to everyday needs and aspirations of living and working communities.'

(Scottish Executive, 2004, p.4)

7.1 Guidelines

These Guidelines should be read in conjunction with the Local Development Plan and Supplementary Guidance relating to the preservation and management of the historic environment. The Local Development Plan Policy and SG should be considered firstly.

O01 ENCOURAGE AND ASSIST WITH IMPROVEMENTS TO THE GENERAL CONDITION OF BUILDINGS WITHIN THE CONSERVATION AREA

- Encourage regular and appropriate maintenance
- Create awareness of the problems associated with poor building maintenance
- Lead by example
- Prepare a typical 10 year building maintenance plan and make it easily available to building owners
- Create a legacy of skills and knowledge through training and ongoing access to information
- Create a skills database
- Refer to exiting guidance from EAC and HES re shopfronts & signage.
- Prepare guidelines for appropriate commercial signage within the Conservation Area
- Provide a palette of approved colours for use on shopfronts
- Discourage loss of original features and encourage reinstatement of traditional features

Management Guidelines:

O01.1 The CARS project will seek to set up a series of building repair workshops targeting building owners, as referenced in the Activity Plan, to create an awareness of problems associated with poor building maintenance, and to demonstrate appropriate methods of repair.

O01.2 The Council will endeavour to lead by example when carrying out essential maintenance on EAC owned properties and will, resources permitting:

a) Have a condition survey in place for each of the properties owned by EAC within the Conservation Area
b) Adhere to the repair priorities identified within the condition survey and update on a regular basis
c) Use appropriate materials and techniques

Where properties are let to tenants, the Council will ensure that suitable maintenance and repair conditions are put in place within the lease.

O01.3 The CARS project will seek to set up an information and skills database which will be available beyond the project completion date. Links to literature such as Historic Environment Scotland's guidance, and relevant EAC supplementary guidance, will be made available online for easy reference. Working with Trusted Traders, a conservation and restoration section of the Trusted Traders facility will be populated with local craftspeople.

O01.4 The CARS project will produce and make readily available bespoke guidelines for the erection of signage within Mauchline Conservation Area, making reference to guidance already available from HES and EAC to avoid duplication.

O01.5 The CARS team will encourage the reinstatement of lost features by encouraging individual building owners who meet the necessary criteria to access building repair grants for that purpose.

O01.6 The Council will discourage the loss of original features including, but not limited to:

a) Slate roofs
b) Dormer windows
c) Timber sash and case windows
d) Storm doors
e) Cast iron rainwater goods
f) Boundary walls and ironwork
g) Corner stones

O01.7 The Council will, when considering applications for new development, discourage proposals which erode boundaries and building lines.

O01.8 The CARS Project for the duration of its existence will monitor works carried out within the Conservation Area, using the gazetteer as a reference document, and updating it where necessary.

O01.9 Where works have been carried out without consent, East Ayrshire Planning Department will be notified.

O01.10 In appropriate circumstances the Council will consider using its powers to serve Repairs Notices and Urgent Works Notices on the owners of listed buildings or unoccupied buildings in the Conservation Area, who have failed to satisfactorily maintain or preserve buildings. In extreme cases the Council may consider using its powers of Compulsory Purchase to prevent deterioration and damage to listed buildings, or use Dangerous Building Notices to ensure public safety, resources permitting.

O01.11 There will be a presumption against painting stone facades, unless it can be proven the façade was painted originally, or forms part of a terrace or group of painted buildings. Where a façade is currently painted any repainting should be carried out in a breathable paint to ensure that damage to the stonework below is minimised.

O02 IMPROVE THE QUALITY OF THE SHOPPING EXPERIENCE

Management Guidelines:

O02.1 The CARS Project will engage with owners of vacant or under-utilised properties along the High Street to determine whether any of the initiatives within the scheme would be of interest and could assist with bringing the buildings back in to use.

O02.2 The Council will look positively upon proposals which identify new and sustainable uses for vacant or under-utilised buildings that are consistent with the provisions of the LDP and SG: Historic Environment.

O02.3 The Council will endeavour to encourage greater mixed use within the Conservation Area,where it accords with the provisions of the LDP.

O02.4 The Council will publicise the availability of grants.

O02.5 The Council will establish a business forum with representatives from East Ayrshire Council Tourism department.

O02.6 The Council will assess areas of the Public Realm that may be suitable for holding open air markets.

O03 IMPROVE THE CONDITION OF THE PUBLIC REALM

Management Guidelines:

O03.1 The CARS Project Team will carry out a Public Realm Analysis and look for areas where improvements could be made within the scope of the CARS project.

O03.2 The CARS Project Team will assess the viability of utilising the courtyard at Burns House for public use

O03.3 The viability of replacing the existing street lighting with a more appropriate style will be investigated, resources permitting

O03.4 The CARS Project Team will establish a design scheme to link the varied and limited areas of public space (The Cross, 4 & 6 Loudoun Street, Poosie Nansie's, the lanes, and the area to side of Fairburn)

O03.5 The CARS Project Team will assess use potential of privately owned public spaces e.g., Bleaching Green, 8 Loudoun Street and Carpark at Kilmarnock Supporters Club

O04 IMPROVE INFORMATION AND FACILITIES FOR VISITORS TO THE TOWN

- Provide more interpretation, particularly for the under-represented industrial heritage
- Improve directional signage
- Provide better information and facilities for visitors to the town, both online and within the town itself

- Look favourably upon developments that seek to incorporate a mixed range of visitor accommodation

Management Guidelines:

O04.1 The Mauchline CARS Project will endeavour to deliver the installation of a new interpretive information board in a prominent location within the CA, consisting of historic walks and blue plaque designations.

O04.2 The CARS Project Team will endeavour to provide a lasting legacy by producing QR coding for an interactive walk (currently being proposed by EAC Creative Minds Team).

O04.3 The signage within Conservation Area will be assessed, and improved where possible.

O04.4 The CARS Project Team will carry out an assessment of the Public Realm and identify ways in which it could improve the users overall experience within village.

O05 HELP WHERE POSSIBLE TO SAFEGUARD THE MEDIEVAL CORE

Management Guidelines:

O05.1 Archaeological Scotland and East Ayrshire's Creative Minds Team will consider the viability of an archaeological dig project possibly within Burns House courtyard. Further potential dig sites include 8 Loudoun Street and the Bleaching Green, permission dependent. Digs may be carried out if required, either manually / staged (EY) or digitally.

O06 ENCOURAGE INVOLVEMENT OF COMMUNITY GROUPS AND KEEP THEM INFORMED OF INITIATIVES AND PROGRESS

Through links with community groups the Community Council will consider ways to encourage further historical research, particularly with regards to Mauchline's unique industrial heritage.

Management Guidelines:

O06.1 Research Ambassadors will be appointed.

O06.2 Virtual Public updates will be carried out regularly whilst COVID restrictions are in place.

O06.3 Physical Public updates will be undertaken when possible.

O06.4 The CARS project will endeavour to foster a strong Social Media presence linking in to other Mauchline Community Groups.

O06.5 EAC's own Stay Connected Bulletins / newsletter will be regularly updated.

8.0 Management and Maintenance Plan (MAMP)

8.1 The principles of the MAMP are thus.

8.2 Key stakeholders in the management of Mauchline's Conservation Area going forward are recognised as:

8.2.1 East Ayrshire Council Planning Department
8.2.2 Mauchline CARS Team
8.2.3 Mauchline Community Groups
8.2.4 Mauchline Community Council
8.2.5 Mauchline Burns Club

8.3 Cognisance has been taken of their varying roles, responsibilities and opportunities within the Guidelines set out in Section 6.

8.4 It has also been recognised that the Mauchline CARS Team will have a limited lifespan of five years.

8.5 In order that the range of initiatives proposed within Section 6 can be effectively monitored the following documents have been provided within Appendix H.

8.5.1 Conservation Area Gazetteer.
8.5.2 10-year Maintenance Plan Template for issuing to building owners. Link to Property Maintenance Plan
8.5.3 Maintenance Plan Register.

8.6 It is intended that the Management and Maintenance Plan is a working document which is regularly updated, and which will – at the end of the 10 year monitoring period – provide an effective record of the initiatives undertaken, and their success.

8.7 The Conservation Area Gazetteer is a snapshot in time. It records all buildings within the Conservation Area at the time that this CAMP was prepared and includes space for notes to be added over the 10-year period such as:

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

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

8.9 The Maintenance Plan Register is a means by which the Review Panel can monitor compliance by the grant recipients of 7.8 above.

9.0 Adoption and Review (to be finalised)

Having considered a report on the Draft Mauchline Conservation Area Management Plan (CAMP), at its meeting on *******, East Ayrshire Council's ******* approved the publication of the CAMP for public consultation.

The draft CAMP was published for public consultation on ********, with the consultation period ending on *********. The consultation was publicised by advertisement in local newspapers and on the Historic Environment and Consultations pages of the Council's web site, as well as by letter to targeted national and local built heritage and community organisations. Copies of the CAMP were deposited for public inspection at ************

Mauchline Conservation Area Management Plan was formally adopted by East Ayrshire Council on ******** as a material consideration in the determination of applications for planning permission and statutory historic environment consents within Mauchline Conservation Area

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Online Resources

www.ayrshirehistory.com/mauchline

www.ayrshirehistory.com/slideshow

CANMORE https://canmore.org.uk/

PASTMAP http://pastmap.org.uk/

National Library of Scotland http://maps.nls.uk/

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Available at *https://www.historicenvironment.scot/archives-andresearch/publications/publication/?publicationId=2d527106-f23e-4465-a2a3-a60b009db916*

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11.0 Appendices





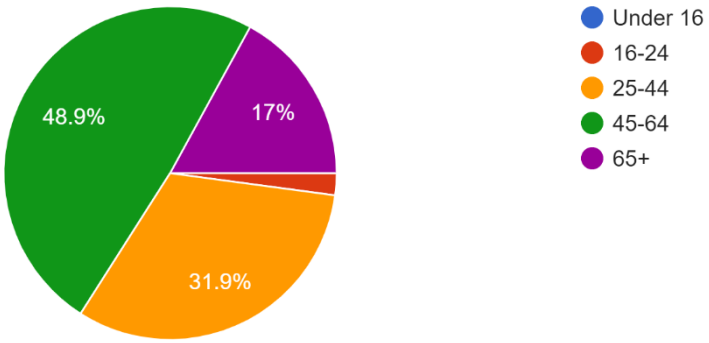




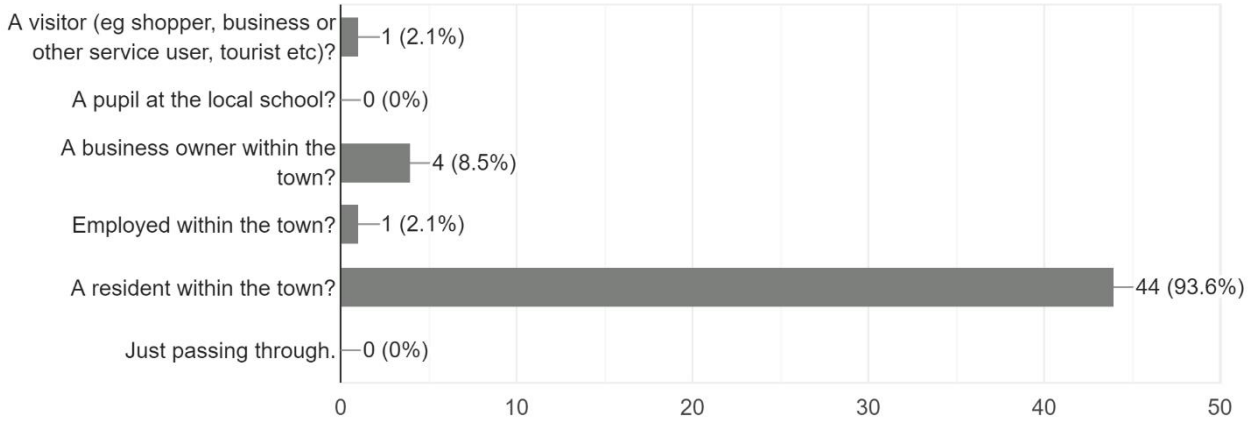

A On-line Questionnaire and Results

46 Results were received from the on-line survey. A summary of the questions and answers is included below.

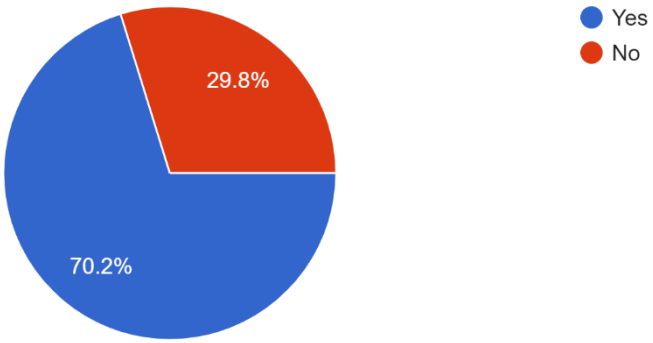
8.9.1 Please tick the age group which applies to you.



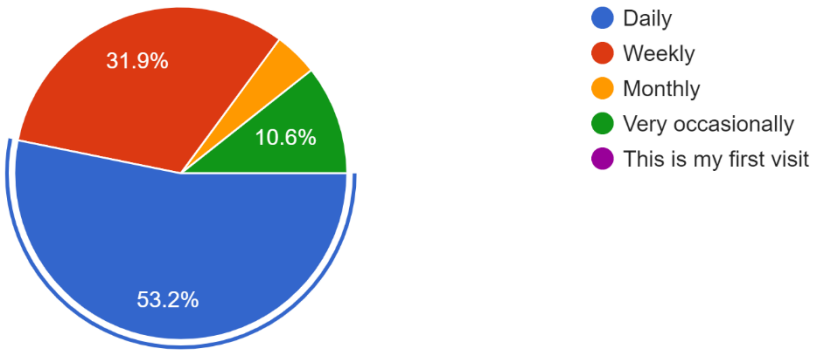
2. Are you: (please check all that apply)



3. Are you aware that Mauchline has a Conservation Area?



4. How regularly do you use the town centre?



5. If you don't use the town centre regularly, is there a reason for this?

29 said no or not applicable
1 said cars parked illegally making driving tricky / dog fouling
1 said traffic getting ridiculous
2 said nothing to use in it
1 said full time working
1 said disability
1 said they live just outside town
1 said they don't work in the village
1 said roads are heavily congested / often quicker to go to Kilmarnock for shopping than wait is queues
2 said parking / traffic
1 said don't live nearby.
1 said away at work
1 said no need to
1 said they live in another town in East Ayrshire but that they enjoy their visits to Mauchline
1 said they find it easier shopping elsewhere for groceries
1 said they use the local shop for bread and milk but that it is too expensive to do the weekly shop

(Note: some responses raised more than 1 point)

6. Do you experience any difficulties using the town centre?

12 said no
30 said traffic / traffic congestion / parking problems
3 said accessibility for buggy / wheelchair
3 said quality of pavements / dog fouling
1 said water falling from broken rainwater goods
1 said accessing the public car charging point
1 said inadequate seating areas

(Note: some responses raised more than 1 point)

7. Is there anything that you think detracts from, or threatens, the fabric of the town centre?

3 said no
30 said traffic / parking issues
4 said shops / lack of shops / vacant shops
1 said developments which take up woodland /greenspace and add to Mauchline's carbon footprint as opposed to encouraging spaces where more trees could be planted to counteract some of the exhaust fume pollution which is putting lives at risk, the state of some of the buildings on our high street and the lack of shop fronts which do not enhance such a historical village
5 said run-down shop frontages / buildings / apathy towards appearance, upkeep, maintenance, and tidiness
1 said it looks grubby
1 said commercial signage
1 said lack of tourist information / map
3 said dog fouling
2 said lack of youth groups and sports facilities
1 said that there are some shop fronts that need smartening up
1 said that the Supporters' Club could do with a coat of paint or a mural on the blank wall to the roadside
1 said that all the advertising banners attached to the railings around The Cross look really untidy
1 said that some buildings in the town centre at a stage now requiring maintenance with various building fabrics at the end of their life cycle needing elements renewed or replaced (some shop fronts, old roofs needing traditional Scottish slate, timber windows & door replacement in Conservation Area, areas of Ballochmyle Red Sandstone in some facades needs addressing).
1 said lack of railway station
1 said the general untidiness of buildings and pavements
1 said that the build-up of dirt on the pavements becomes wet and slippy after rain and makes the centre grubby
1 said that the village is looking a bit tired and needs a good clean up / need a facelift
1 said difficult to access with a pram

(Note: some responses raised more than 1 point)

8. What improvements could you suggest to make the town centre more appealing?

A range of suggestions were received:

- The current Mauchline Conservation Area Regeneration Scheme will make a vast improvement to the town centre and help preserve the attractive historic character to the picturesque village.
- Better road into & through the village; upgrade to rainwater drainage system to prevent road flooding; upgrade of the foul sewage system to accommodate all the new housing i.e., a new sewage pumping station (discretely screened with planting).
- Maintenance to the great historical heritage buildings and shop fronts in need of repair and improvement.
- There is now a need to increase facility capacities (doctors' surgery, dentists, schools, larger supermarkets for groceries, weekly farmers market) to take into account of new housing.
- The space where the community centre and games hall could've been used as a car park for the time being at least, was so much better without the horrendous fence that has been erected, this

space should also be used for something other than housing, a disgrace!!!

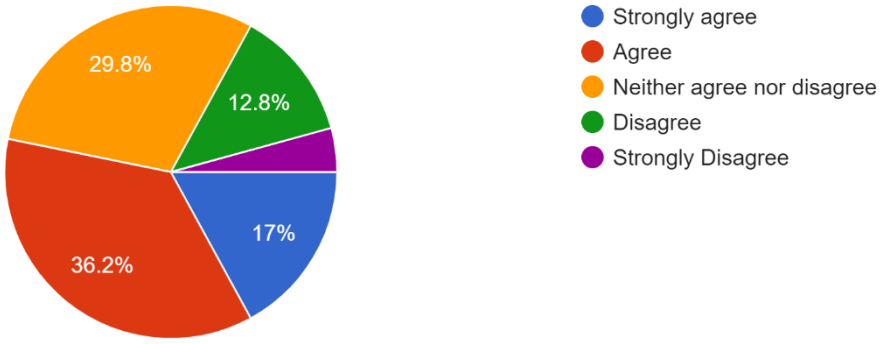
- Investing in the history of the village - Burns and Curling stones are world renown and therefore a massive shame that no-one, either local authority, National Trust have never taken this forward.
- Improve the outward condition of some of the buildings that fall within the conservation area
- Some of the properties along the main streets are in need of a bit of TLC.
- Attractive looking buildings, tidy pavements, well maintained street furniture, clean bollards & traffic management (volume of traffic can be overwhelming)
- The Supporters Club could do with a mural on its blank dingy wall. Tidy up the shop fronts and get rid of the banners.
- Sweeping of grit from pavements. Cleaning of bollards. Tidy up the pavements. Remove Buddlia plants from gutters.
- The co-op needs updating or even a bigger shop or another of people will just go to Kilmarnock or Auchinleck
- More parking facilities as at present there is only one car park not enough for our growing village
- A zebra crossing at the co-op to make it easier to cross the roads to the other shops
- Buildings painted, pavements levelled, weeds removed, flowers and trees installed
- Changes to traffic light wait times, widen pavements
- A train station, more parking wardens, better use of empty shops
- More parking space and more commercial space.
- Reducing the amount of HGVs, lorries & cars passing through village
- More bins available for dog faeces.
- Better traffic management
- Encourage Burns tourists. Sports facilities. Function halls.
- Car owners parking in car park not outside shops.
- Safer areas to walk without the constant HGV presence
- Stop all landfill lorries coming through our village.
- A lot of the shops and flats are needing some TLC.
- 20 mph speed limits on all roads through Mauchline
- Face lift for some of the buildings
- Refurbished buildings/ uniformed shop signage
- To get the HGV haulage away from the centre
- Traffic calming, sleeping policeman
- Tourist board, outdoor seating area
- Bigger variety of competitive shops
- Slower vehicles, and less traffic
- Continue to provide free parking
- The building of a bypass
- Clean up the pavements
- Lighter traffic.
- Keeping it tidy
- Cleaner streets
- More businesses
- Sports centre
- Shop fronts

9. How could the town serve the community better?

- Upgrade infrastructure (sports hub / community centre, up-to-date play equipment in parks which also take into consideration teenagers not just small children, usable paths in parks so people don't have to wade through the mud in winter, places to meet i.e. large wooden or metal gazebo with decent seating which could also be used by schools or groups for outdoor education / learning, decent landscaping and planting (easy maintenance native species in parks / open space without compromising on using up valuable open space), run quarterly village clean and educate people not to drop litter / dog foul.
- The town could be served better with a police station like the hub in Drongan, this would have been an ideal suggestion for the site of the games hall and community centre
- I think the town as a whole does ok. We could really be trying to attract more tourists. Also, an improved GP service and more frequent buses would be ideal.
- Now that the COVID situation is easing, we need the social groups and clubs to restart so that we can come together as a community again
- Better transport links such as a train station. Better service from the Mauchline GP, i.e., more availability of appointments.
- Replace games hall/community centre, More emphasis on tourism, more local events during seasonal festivities
- Reinstate train line benefiting commuters, tourism and reducing people's reliance on private transportation
- The town serves the community well, from shopping, general store, and food / coffee shops.
- Take away the motorway running through the middle before someone gets killed
- As above making improvements to parking and better improvement to pavements.
- Better interaction with the residents and more community-based activities
- Monitoring the traffic and renewing the pavements, they are so uneven
- Installing traffic calming and making the roads safer for walking
- More amenities for adults & children e.g., games hall play parks.
- Leisure Centre with swimming pool, all ages would benefit.
- Improvement to pedestrian areas, creation of by-pass
- Open up a new police station, manned 24 hours a day
- Employment opportunities and more community space
- Give the kids somewhere to go, things to do.
- Better doctors' surgery another pharmacy
- They do a good job with what they have.
- We have a lot to offer the community.
- Make people aware or what's happening.
- Better indoor facilities for children
- Reducing the volume of traffic!!!!
- Stop further housing developments
- Reopen the train station
- Needs a larger chemist
- More events- live music
- Working for each other

- More community events
- Better amenities
- More businesses
- Sports centre
- Less traffic
- More shops

10. The town centre of Mauchline is unique.



11. If you agree with the question above, in your opinion what makes Mauchline unique?

- The people
- History
- Its history
- No empty shops.
- Picturesque simple beautiful
- All the buildings are old and attractive but sadly it's not conducive to appreciate them while breathing in the exhaust fumes from stationary queuing traffic
- Historical ties to Burns, Community, architecture
- The history, Robert Burns, Curling Stones.
- Robert Burns
- Residents and community spirit
- The connection to Burns that is just glossed over.
- The heritage of Mauchline with its link with Robert Burns.
- The age of the buildings, the church and church wall and the historic core i.e., Poosie Nansie's, the building that is the dentist
- The history our National Bard provided for us, the beautiful surrounding countryside that provides excellent walks.
- The history of the town and its history is clearly visible throughout the town
- Small village and very historical
- The links with Burns and friendly welcome people give you. from everyone
- Its history and buildings
- Historical buildings, castle, pub, church
- Born here
- Burn's Trail
- Its history.
- The home of Curling and Mauchline Wares as well as the heart of Burns' country, it's amazing such a small place has such varied

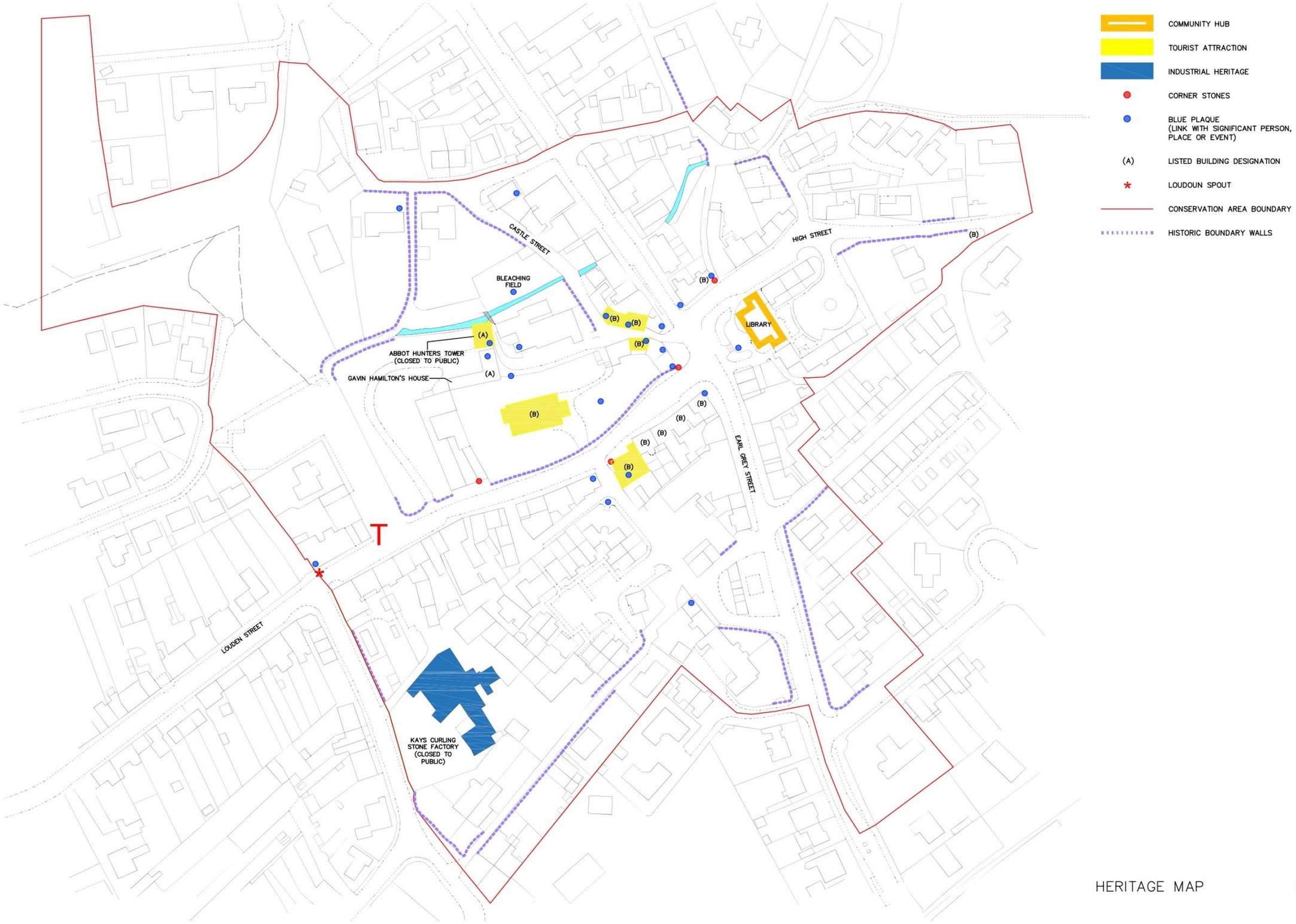
sources of appeal!

- The fact that a lot of the buildings are from the time of Robert Burns.
- History of town, friendly locals
- The Community
- The History and setting
- People
- The unique architectural detail, heritage and history which needs safeguarded for future generations.

12. How would you describe Mauchline in three words?



B Heritage Map



HERITAGE MAP

C Maps showing location of Tree Preservation Orders

Web Link: [Tree conservation · East Ayrshire Council (east-ayrshire.gov.uk)]



Mauchline Tree Preservation Order (Provisional) No.1 2021

Location Mauchline (West)

Map A: Nether Walk Area

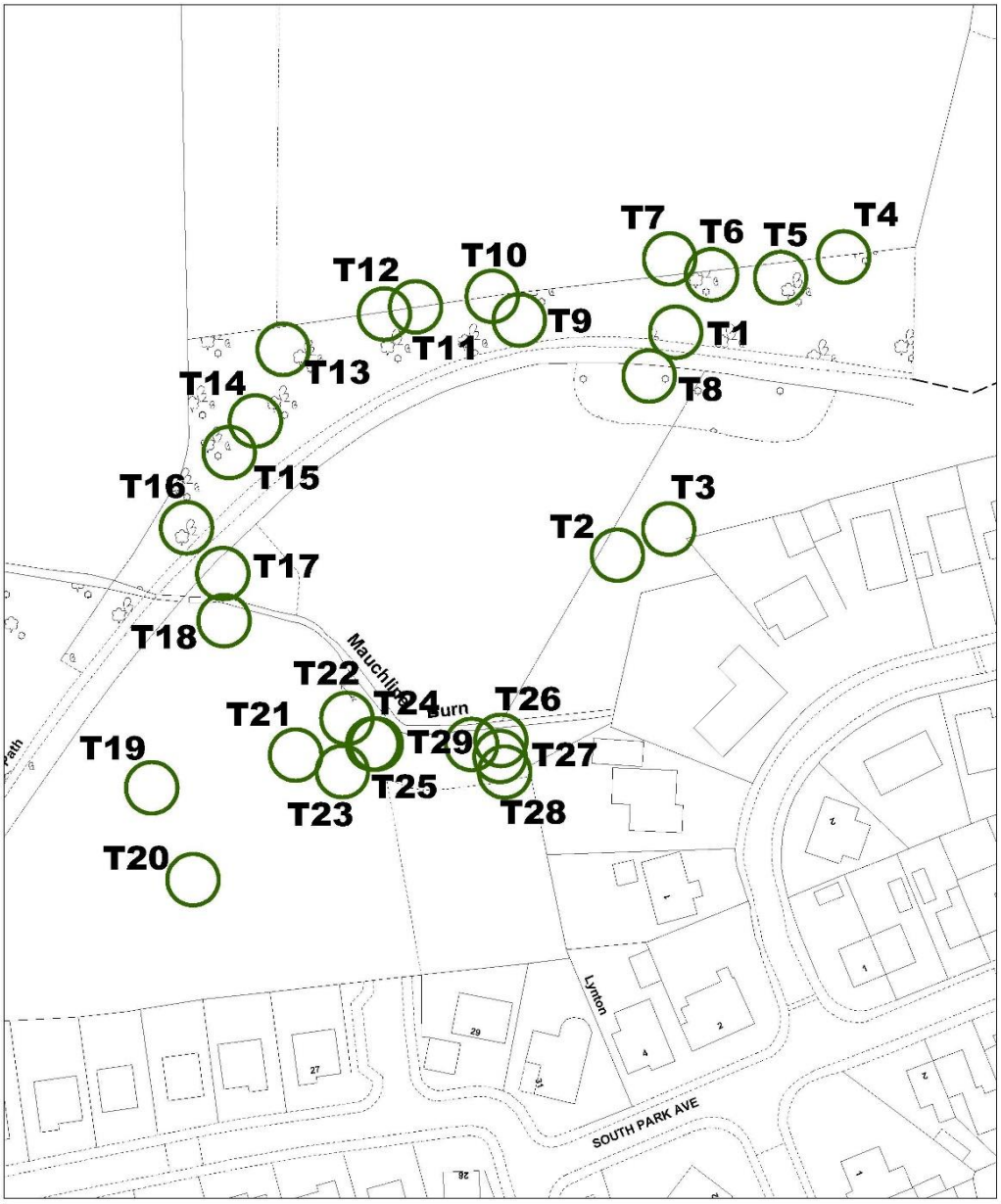
Individual Trees | Area of Trees

Group of Trees | Woodland

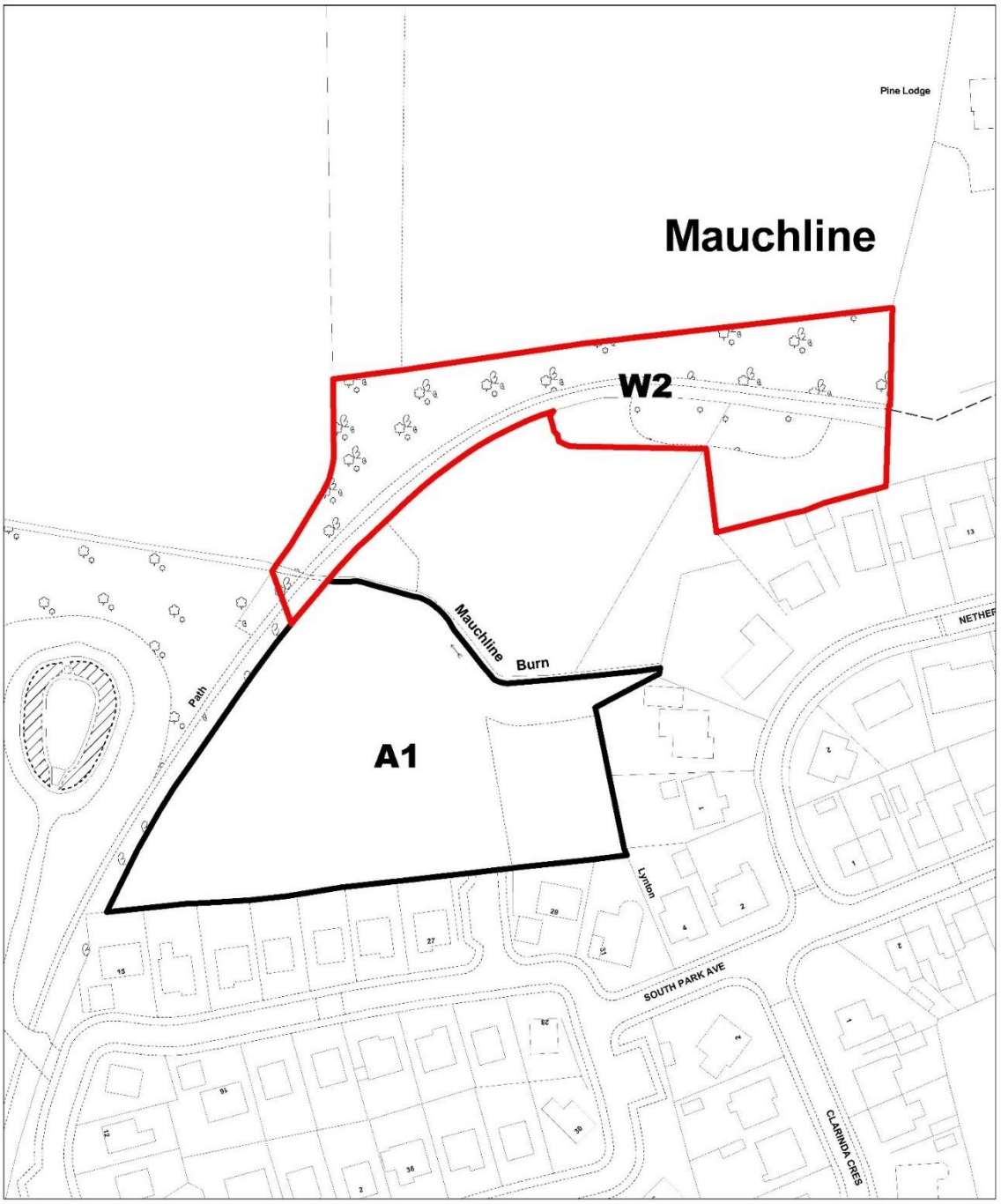
East Ayrshire Council
Development Planning & Regeneration
Planning & Economic Development
The Opera House
8 John Finnie Street
Kilmarnock, KA1 1DD
Tel: (01563) 576790
e-mail : localdevelopmentplans@east-ayrshire.gov.uk

Date : 08/09/2021 **SCALE: 1:1200**

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Mauchline Tree Preservation Order No.3 2021

Location Mauchline (West)

Map C: Netherplace Quadrant Area

Individual Trees | Area of Trees

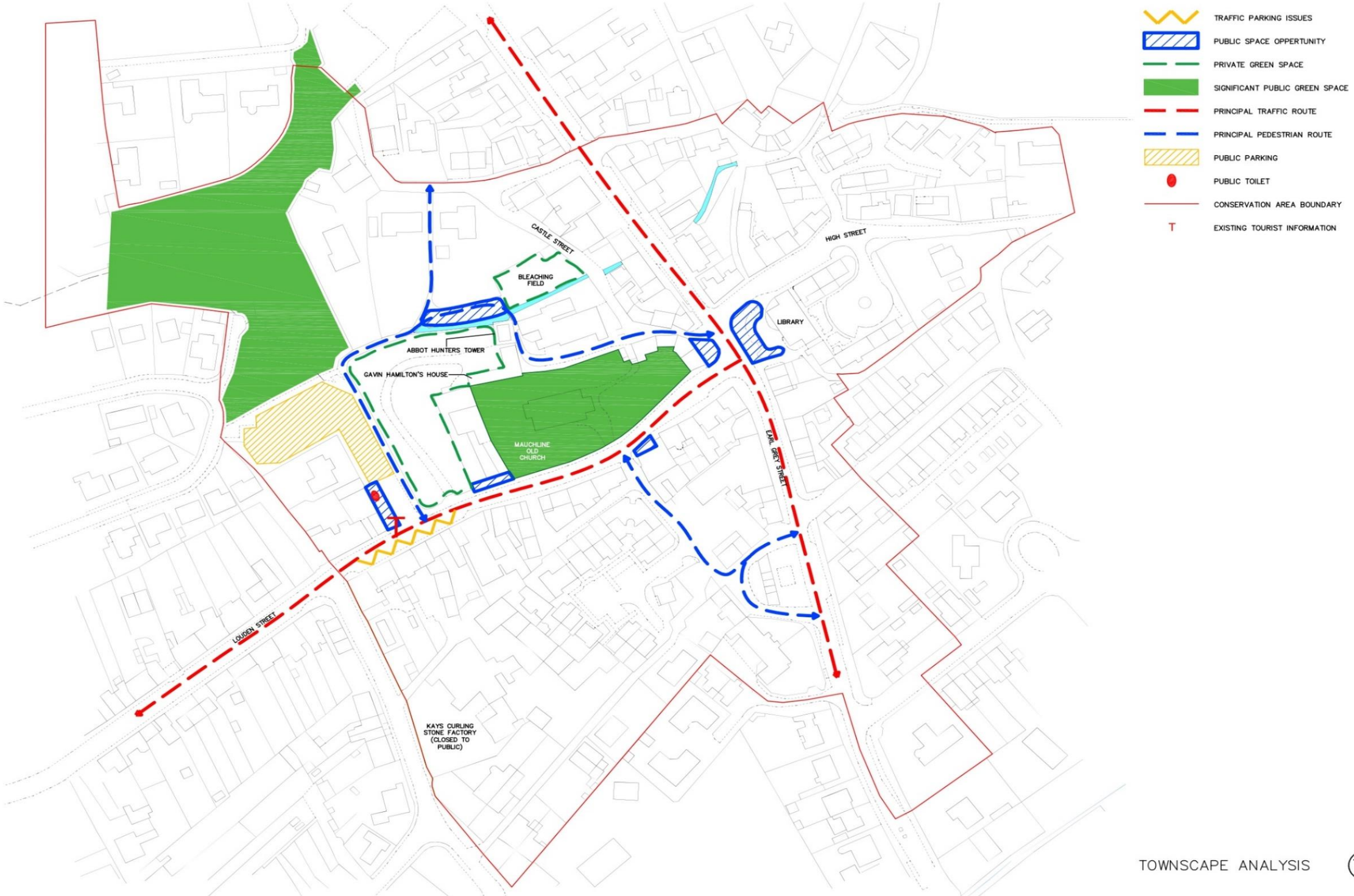
Group of Trees | Woodland

East Ayrshire Council
Development Planning & Regeneration
Planning & Economic Development
The Opera House
8 John Finnie Street
Kilmarnock, KA1 1DD
Tel: (01563) 576790
e-mail : localdevelopmentplans@east-ayrshire.gov.uk

Date : 07/10/2021 **SCALE: 1:1300**

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D Townscape Analysis



E Shopfront Colour Exemplars



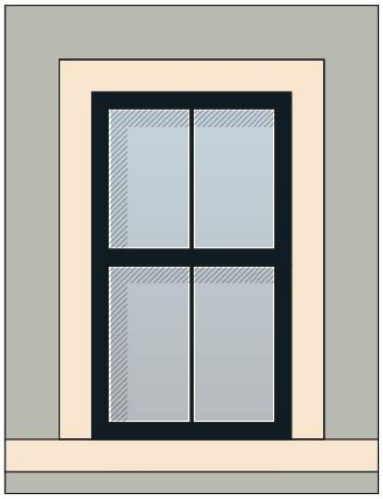
GENERAL
Buildings and shopfronts

RAL 6009 *Fir Green*	RAL 7003 *Moss Grey*	RAL 7044 *Silk Grey*	RAL 1001 *Beige*	RAL 1013 *Oyster White*	RAL 8015 *Chestnut Brown*	RAL 3004 *Purple Red*	RAL 5023 *Distant Blue*	RAL 6034 *Pastel Turquoise*

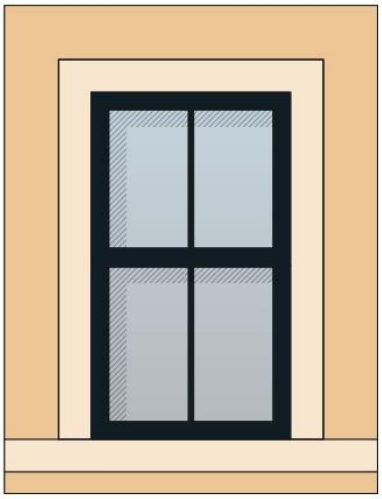
ACCENTS
Windows, doors and rainwater goods

RAL 7021 *Black Grey*	RAL 8017 *Chocolate Brown*	RAL 9016 *Traffic White*

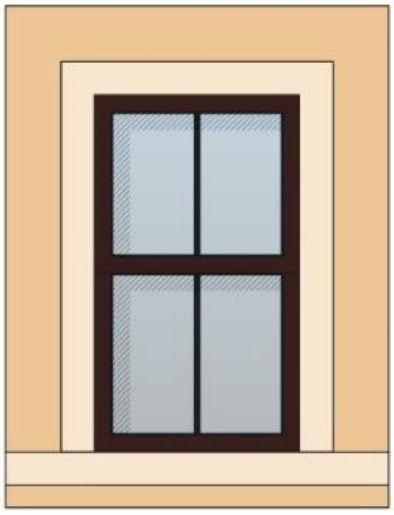
F Window Exemplars



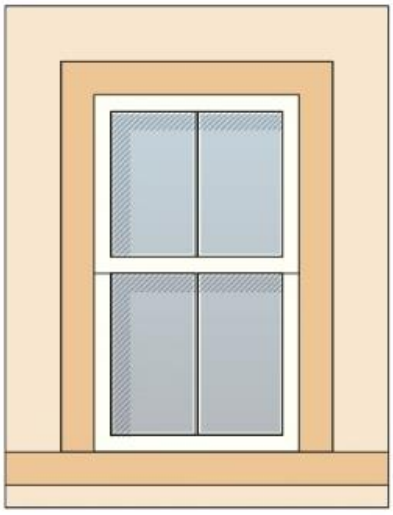
A RAL 7021 Black grey with white putty.



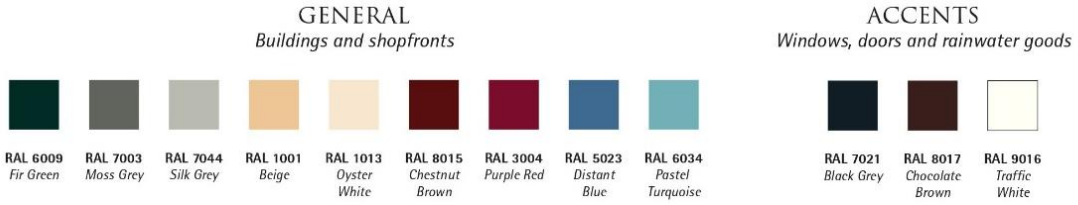
B RAL 7021 Black grey



C RAL 8017 Chocolate Brown



D RAL 9016 Traffic White



G Materials Audit

STONE ANALYSIS & MATCHING REPORT

AP 3759
Poosie Nansies, Loudon St, Mauchline

Sample 1 Sandstone

SCOTTISH LIME CENTRE TRUST is a charity registered in Scotland no: **SC022692** And a charitable company limited by guarantee, registered in Scotland no: **SC151481**www.scotlime.org
VAT no 671 2677 22 admin@scotlime.org

SITE	Poosie Nansies, Loudon St, Mauchline
CLIENT	Wylie Shanks Architects
DATE SAMPLE RECEIVED	02/12/2021
ANALYSIS/EXAMINATION DATES	02/12/2021 – 069/02/2022
ANALYSIS, INTERPRETATION & REPORT BY	Dr Katie Strang and Roz Artis
CLIENT REQUIREMENTS	Petrographic Examination for Stone Source Matching
STRUCTURE DATE	18th century
STRUCTURE TYPE	Public house
STONE TYPE	Red Sandstone
LOCATION/ FUNCTION IN STRUCTURE	Stone from rear elevation
CONDITION OF SAMPLE RECEIVED	The sample received consisted of one core of sandstoneSize of largest piece = 44.83mm x 65.98 Total mass of sample received = 118.29 grams

DETERMINATION OF STONE CHARACTERISTICS

Method of Examination & Test

A sample comprising of a fragment of weathered sandstone was received for examination and determination of its properties. The stone was stated to have been collected from the Poosie Nansies, Loudon St, Mauchline with the sample submitted for examination to assist in identifying a suitable source of replacement stone for use in remedialworks.

Upon receipt in the laboratory the sample was examined with the aid of a stereo-binocular microscope at magnifications up to x 40. Following the initial examination, one dimensioned sub-sample was prepared and submitted to a range of physical tests to determine the properties of the stone. In addition, a slice was cut through the remaining sample of stone, with the specimen aligned such that the slice extended through the full thickness ofthe sample.

The slice was prepared for thin sectioning by washing the soiling from the sample, which was then dried to a constant weight prior to the vacuum impregnation of the sub-sample with an epoxy resin, to which a

fluorescentblue dye had been added. One side of the resin impregnated slice was polished and mounted onto a glass slide (50mm x 75mm), with the mounted sample ground and polished to give an approximate thickness of 30 microns.Thin section preparation was undertaken by Mr John Fletcher of the British Geological Survey Thin Sectioning Service.

The thin section was submitted to a microscopic examination, which was undertaken with the aid of a polarised light microscope, fitted with a digital camera, to permit recording of photomicrographs, some of which are includedin this report, for reference purposes.

The presence of dyed epoxy resin within the sample enables an assessment of the stone fabric to be made, including an assessment of the visual porosity, void size and distribution along with the evaluation of any crack patterns and physical depositional features apparent in the sample under examination. The sample was examinedfollowing standard procedures, and in general accordance with BS EN 12407:2000; Natural Stone Test Methods. This report presents observations from the microscopic examination.

MACROSCOPIC EXAMINATION

In hand specimen the sample showed some slight discolouration on the exposed stone face, measuring 2.5YR 5/3‘reddish brown’ with the fresh faces appearing 2.5YR 4/4 ‘reddish brown’ to 2.5YR 6/6 ‘light red’ when assessed against the Munsell Soil Colour Charts. The sandstone is generally fine to medium grained, appearing texturally sub-mature to mature and mineralogically mature to sub-mature. The stone is composed of similar sized, sub- angular to sub-rounded and rounded haematite-stained quartz grains, occasional Fe-oxides and carbonaceous flakes (both creating the slightly speckled appearance) and lighter coloured grains (possibly feldspar or lighter coloured quartz) bound by occasional and well distributed intergranular quartz overgrowth silica cement. Haematitestaining of quartz grains provides the stone with its distinctive red colour in hand specimen. It experienced a moderate to strong reaction when subjected to 10% hydrochloric acid (HCL), likely from a carbonate cement and carbonate lithic fragments. The received sample displays a predominantly uniform texture with little evidence of layers/laminations, however it may display bedding on a larger scale not visible in hand specimen. The stone experienced a moderate water absorption rate when subjected to the water droplet test, signifying a discontinuous internal pore network.

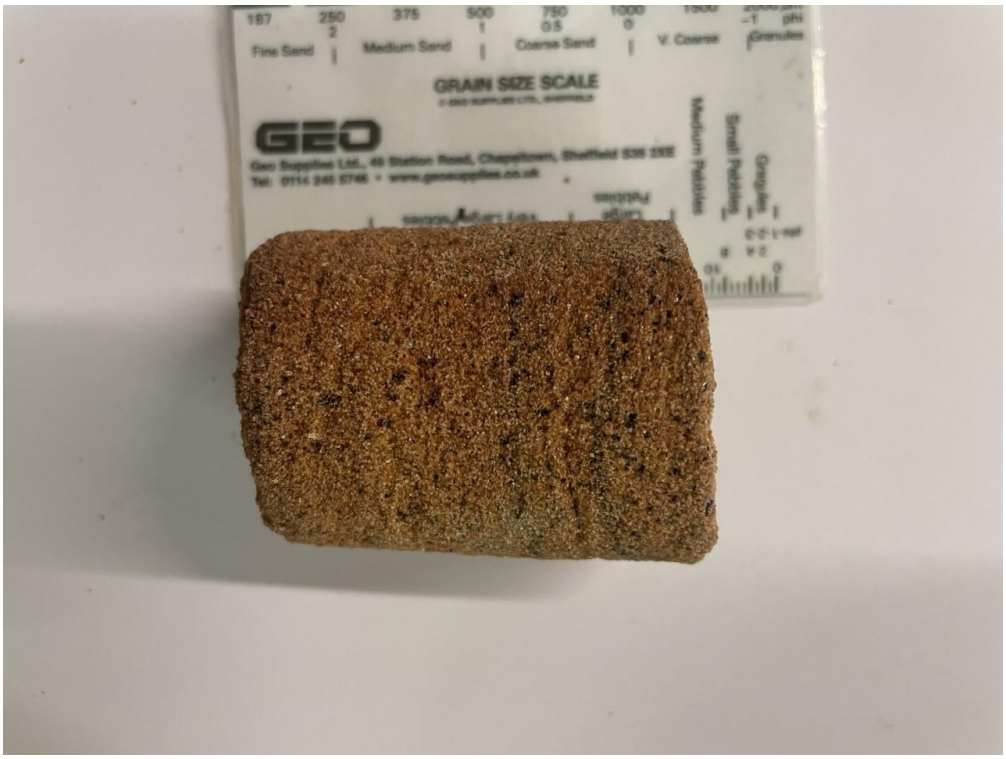


Plate 1. Image of the sample as received. Note the black speckling caused by Fe-oxides. Scale is in mm.

MICROSCOPIC THIN SECTION EXAMINATION

Texture: Bedding planes are not evident within the thin section however; it could be that within this sample the beds are thicker therefore not seen at this scale. There are some areas of concentrated Fe oxides and carbonaceous matter which impart the speckled appearance to the stone in hand specimen. The permeability andporosity are decreased in these areas, owing to the increase in grain compaction, pore-filling clays and the decrease in grain and pore size. The surrounding stone matrix is composed of medium-grained, moderately compacted, sub-rounded to rounded quartz, feldspar, and lithic fragments.

Mineralogy: The mineralogy of the stone is dominated by fine to medium-grained, sub-rounded to rounded and spherical quartz and feldspar grains, sub-rounded and slightly more elongated lithic fragments, Fe-oxides, and pore-filling clays. Some regions exhibit a greater proportion of Fe-oxides, pore filling clays and smaller, sub-angular to sub-rounded quartz and feldspar grains. Quartz grains are found as both mono and poly-crystalline varieties and show well-developed hematite rims; these provide the stone with its distinctive red colour. Grains are cemented by silica and carbonate cement throughout, with a moderate proportion of pore filling clays and quartz overgrowths present, providing secondary cements. Lithic fragments have a mixed composition, including clasts of chert and calcite-rich grains.

Detrital Minerals: Quartz, feldspar, lithic fragments, carbonate cement
Authigenic Minerals: Kaolinite, Fe-oxides, carbonaceous matter

Porosity and permeability: The stone has a moderate visual porosity, estimated between 10-13%. Concentrations of Fe oxides and carbonaceous matter will act to significantly increase the tortuosity of the pore network, which will also impact on moisture movement through the stone. Small pores are evident between the smaller grains due to poor grain sorting, while larger pores are found between the larger grains in the main stonematrix, but are commonly filled with small, angular quartz grains and kaolinite clay.

Photomicrographs:

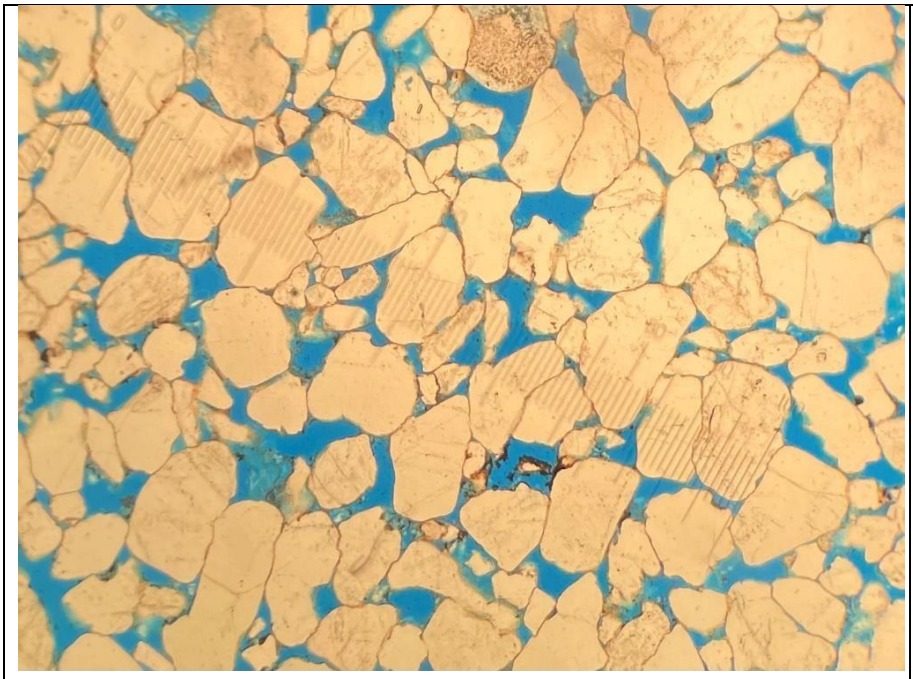


Plate 2. Thin section of the sample under plane polarised light. Pore spaces are highlighted in blue, while areas of light blue indicate pore filling clays that have absorbed some of the blue dye. Pores are moderately to well connected, with some of the larger pores filled with small, sub-angular to sub-rounded quartz, feldspar and lithic fragments.

Field of view is 4.2mm.

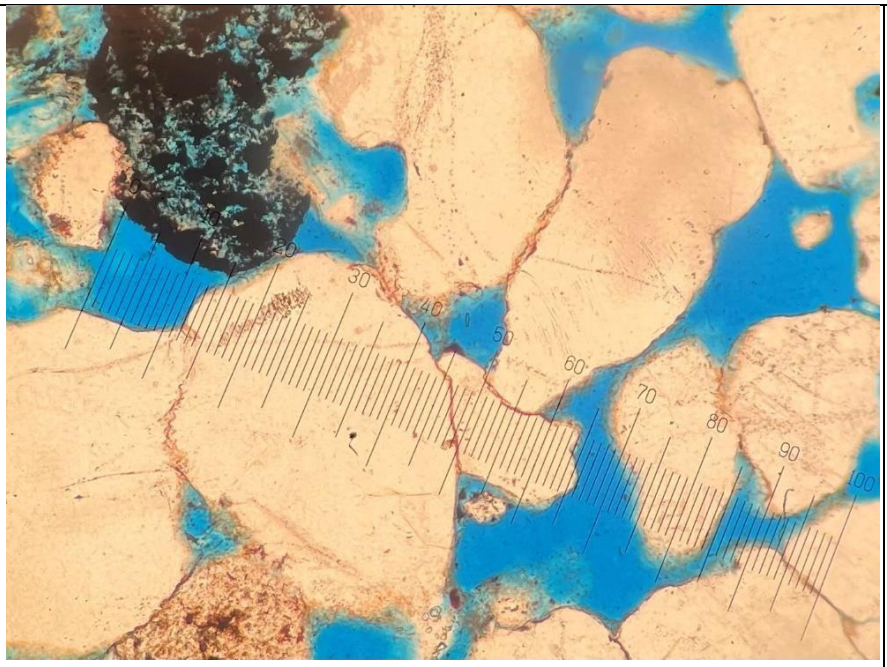


Plate 3. Thin section image of the sample under plane polarised light. Pore spaces are highlighted in dark blue, while areas of light blue indicate pore filling clays. There are some concentration of Fe oxides and organic carbonaceous matter within the thin section. Fe staining can be seen surrounding some of the quartz grains, which gives the sample its red colour.

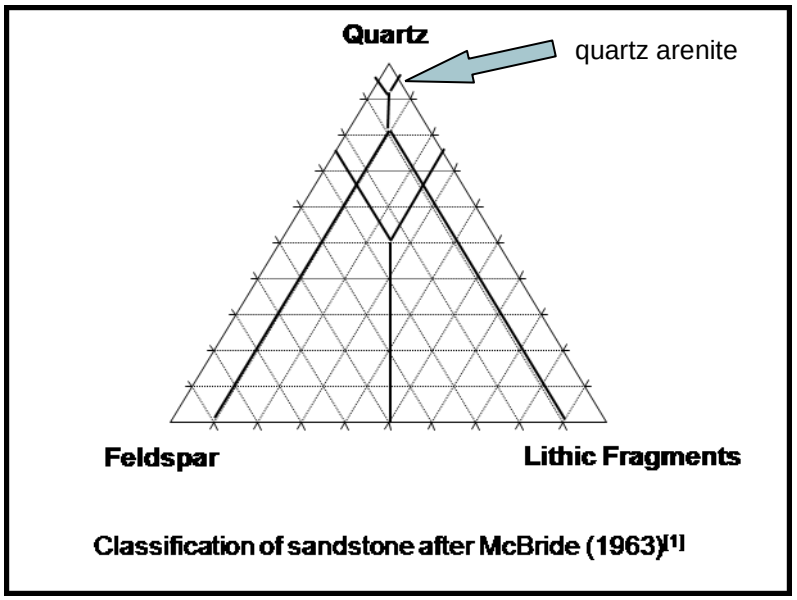
Field of view is 1.2mm.

Point Count Data:

Components	Total (%)	Q/F/L (quartz/feldspar/lithic % proportion)
Detrital Components		
Quartz	89	95.2
Feldspar	2	2.1
Lithic fragments	2.5	2.7
Detrital Clay	0	
Muscovite Mica	1	
Authigenic Minerals		
Quartz Overgrowths	0	
Indeterminate Clay	2	
Dolomite/Ankerite cement	1.5	
Opaque Minerals inc carbonaceous matter	2	
Total	100	100
Porosity	Variable, estimated ~10-13%	

Table 1: Results of modal analysis on the sample received.Sandstone

Classification:



[1] **McBride, E. F. (1963), A classification of common sandstones. Journal of Sedimentary Petrology 33, 664 -669**

COMMENTS

Sample AP3759 S1 from Poosie Nansie's, Loudon St, Mauchline, was likely sourced from the Permian type deposits found in the Mauchline basin. The Mauchline sandstone is quite distinctive in that it has a bimodal grainsize distribution, but with a variable texture ranging from strongly bedded to uniform. There are currently no quarries working stone from the Mauchline basin. The sample was too small to identify any large-scale sedimentarystructures to ascertain an exact source. It is classified as well graded and mineralogically mature quartz arenite, containing sub-rounded to rounded, moderately compacted quartz grains, feldspar grains, lithic fragments, Fe- oxides and a moderate to low proportion of pore-filling kaolinite clay. The closest matching currently available sandstones are Corncockle, Knowehead, and Locharbriggs quarried in Dumfriesshire. These quarries can produce stone which is lighter and more range in colour compared to the analysed sample, therefore samples must be obtained first. All these replacement stones can be sensitive to sodium chloride salt crystallisation damage due to the high percentage of micro-pores within the stone, and their spatial distribution within bedding planes. This means they may not be suitable for buildings that are at risk of salt crystallisation damage: i.e., close to heavily saltedroads in winter.

In regard to choosing a suitable matching stone, it must be remembered that because stone is a natural material, it can vary in colour and appearance both over time and spatially within a quarry. It is therefore important to check the colour and appearance/obtain representative samples of the stone with the quarry

operator in advance of works. Furthermore, each stone type will vary in its weathering behaviour over a period of years in accordance to weather conditions, the stone extraction process, and it's functionally within a building. This report is therefore not an endorsement of stone quality, nor does it ensure that the listed matching stones will weather in harmony with theoriginal stone. The matched samples are based on thin section petrographic and physical stone testing analysis, taking into account colour, texture, mineralogy, porosity and permeability.

The contact addresses for these quarries are as follows:

Corncockle sandstone **Colour:** Reddish – orange **Fabric:** Well bedded, laminated sandstone. Beds measure ~1-2mm in thickness. **Grain-size:** Fine to medium grained sandstone, with distinct differences in grain size evident between beds. **Permeability:** High permeability parallel to bedding and low permeability perpendicular to bedding. **Distinctive features:** None. **Comments:** Corncockle may not be suitable for buildings that are at risk of salt crystallisation damage: i.e., close to heavily salted roads in winter.	**Dunedin Stone** **Dunedin Stone Office** **3 Lower London Road** **Edinburgh** **EH7 5TL** **Scotland** **UK** **There are reserves of this stone, and the quarry is opened as required to replenish stock levels.**

Knowehead sandstone **Colour:** Reddish – orange **Fabric:** Well bedded, laminated sandstone. Beds measure ~1-2mm in thickness. **Grain-size:** Fine to medium grained sandstone, withbi modal grain distribution. **Permeability:** High permeability parallel to bedding and low permeability perpendicular to bedding. **Distinctive features:** None. **Comments:** May not be suitable for buildings that are at risk of salt crystallisation damage: i.e., close to heavily salted roads in winter.	**Stirling Stone Group** **Wallace House** **Whitehouse Road** **Stirling, FK7 7TA** **Tel: 01786 450560**

Locharbriggs sandstone **Colour:** Reddish – pink - orange **Fabric:** Well bedded sandstone, with evidence of cross-beds in areas. **Grain-size:** Fine to medium grained sandstone. **Permeability:** High permeability parallel to bedding and low permeability perpendicular to bedding. **Distinctive features:** None. **Comments:** May not be suitable for buildings that are at risk of salt crystallisation damage: i.e., close to heavily salted roads in winter.	**Hutton Stone Co Ltd.** **West Fishwick** 

Sandstone is a natural material and by the nature of its origin, can be extremely variable within and between quarryfaces. Ideally, a considered match should be examined in the same manner as the stone to be replaced. Archive sandstone samples of possible quarries may not be equivalent to the currently extracted product.

***As with all quarries the actual properties of the stone available will be dependent on the face, and the bed,being worked at any given time and it is, therefore, always prudent to obtain samples of the current production for comparison with the stone to be matched, prior to ordering supplies for a particular project/applica*tion.**

SCOTTISH LIME CENTRE TRUST

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2 Rocks Road
Charlestown
Fife
KY11 3EN
T: + 44 (0)1383 872722
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STONE ANALYSIS

& MATCHING REPORT

AP 3760
15 Earl Grey Street, Mauchline

Sample 1 Sandstone

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And a charitable company limited by guarantee, registered in Scotland no: **SC151481**
www.scotlime.org VAT no 671 2677 22 admin@scotlime.org

SITE	15 Earl Grey Street, Mauchline
CLIENT	Wylie Shanks Architects
DATE SAMPLE RECEIVED	02/12/2021
ANALYSIS/EXAMINATION DATES	02/12/2021 – 14/02/2022
ANALYSIS, INTERPRETATION & REPORT BY	Dr Katie Strang and Roz Artis
CLIENT REQUIREMENTS	Petrographic Examination for Stone Source Matching
STRUCTURE DATE	19th century
STRUCTURE TYPE	Offices
STONE TYPE	Red Sandstone
LOCATION/ FUNCTION IN STRUCTURE	Stone from close wall
CONDITION OF SAMPLE RECEIVED	The sample received consisted of one core of sandstoneSize of largest piece = 45.37mm x 75.86 Total mass of sample received = 141.70 grams

DETERMINATION OF STONE CHARACTERISTICS

Method of Examination & Test

A sample comprising of a fragment of weathered sandstone was received for examination and determination of itsproperties. The stone was stated to have been collected from 15 Earl Grey Street, Mauchline with the sample submitted for examination to assist in identifying a suitable source of replacement stone for use in remedial works.

Upon receipt in the laboratory the sample was examined with the aid of a stereo-binocular microscope at magnifications up to x 40. Following the initial examination, one dimensioned sub-sample was prepared and submitted to a range of physical tests to determine the properties of the stone. In addition, a slice was cut through the remaining sample of stone, with the specimen aligned such that the slice extended through the full thickness ofthe sample.

The slice was prepared for thin sectioning by washing the soiling from the sample, which was then dried

to a constant weight prior to the vacuum impregnation of the sub-sample with an epoxy resin, to which a fluorescent blue dye had been added. One side of the resin impregnated slice was polished and mounted onto a glass slide (50mm x 75mm), with the mounted sample ground and polished to give an approximate thickness of 30 microns.

Thin section preparation was undertaken by Mr John Fletcher of the British Geological Survey Thin SectioningService.
The thin section was submitted to a microscopic examination, which was undertaken with the aid of a polarised light microscope, fitted with a digital camera, to permit recording of photomicrographs, some of which are includedin this report, for reference purposes.
The presence of dyed epoxy resin within the sample enables an assessment of the stone fabric to be made, including an assessment of the visual porosity, void size and distribution along with the evaluation of any crack patterns and physical depositional features apparent in the sample under examination. The sample was examinedfollowing standard procedures, and in general accordance with BS EN 12407:2000; Natural Stone Test Methods. This report presents observations from the microscopic examination.

MACROSCOPIC EXAMINATION

In hand specimen the fresh faces measured 2.5YR 5/4 ‘reddish brown’ to 2.5YR 4/8 ‘red’ when assessed against the Munsell Soil Colour Charts. The sample exhibits a slight speckled appearance. The sandstone is predominantly medium grained, texturally sub-mature to mature and mineralogically sub-mature to mature. It is composed of sub-angular to sub-rounded to rounded haematite-stained quartz grains, occasional Fe-oxides, and carbonaceous flakes (these both impart the slightly speckled appearance in hand specimen) and lighter coloured grains. Haematite staining of quartz grains provides the stone with its distinctive red colour in hand specimen. It experienced a weak to no reaction when subjected to 10% hydrochloric acid (HCL), indicating a low carbonate content within the stone. The sample displays a predominantly uniform texture with no obvious layers/laminations; however, the stone may display bedding on a larger scale not visible in hand specimen. Grains are moderately well compacted, showing a range of point and line contacts throughout, leaving a clean and highly accessible pore network, clear of pore filling clays and defined by two main visually apparent pore size classes (ranging between small and medium sized, in relation to a typical sandstone). The stone experienced a low to moderate water absorption rate when subjected to the water droplet test, signifying a discontinuous internal pore network.



Plate 1. Image of the sample as received. Note the black speckling caused by Fe-oxides and carbonaceous matter. Scale is in mm.

MICROSCOPIC THIN SECTION EXAMINATION

Texture: Bedding planes are not evident within the thin section however; it could be that within this sample the beds are thicker therefore not seen at this scale. There are some areas of concentrated Fe oxides and carbonaceous matter which impart the speckled appearance to the stone in hand specimen. There are also occasional areas where pores between larger grains are infilled with finer grained quartz material. The permeabilityand porosity are decreased in these areas - owing to the increased grain compaction, pore-filling clays, and the decrease in pore size. The surrounding stone matrix is composed of medium-grained, moderately compacted, sub-rounded to rounded quartz, feldspar, and lithic fragments.

Mineralogy: The mineralogy of the stone is dominated by medium-grained, sub-angular to sub-rounded quartz andfeldspar grains, sub-rounded and slightly more elongated lithic fragments, Fe-oxides, and pore-filling clays. Some regions exhibit a greater proportion of Fe-oxides where porosity is reduced. Quartz grains are found as both mono and poly-crystalline varieties and show well-developed hematite rims; these provide the stone with its distinctive redcolour. Grains are cemented by carbonate and silica cement throughout, with a moderate proportion of pore filling clays and quartz overgrowths present, providing secondary cements. Lithic fragments have a mixed composition, including clasts of chert and calcite-rich grains.

Detrital Minerals: Quartz, feldspar, lithic fragments, carbonate cement

Authigenic Minerals: Kaolinite, Fe-oxides, carbonaceous matter

Porosity and permeability: The stone has a moderate visual porosity, estimated between 12-15%. Concentrations of Fe oxides and carbonaceous matter and finer grain size will act to significantly increase the tortuosity of the pore network, which will also impact on moisture movement through the stone. Small pores areevident between the smaller grains due to poor grain sorting, while larger pores are found between the larger grains in the main stone matrix, but are commonly filled with small, angular quartz grains and kaolinite clay.

Photomicrographs:

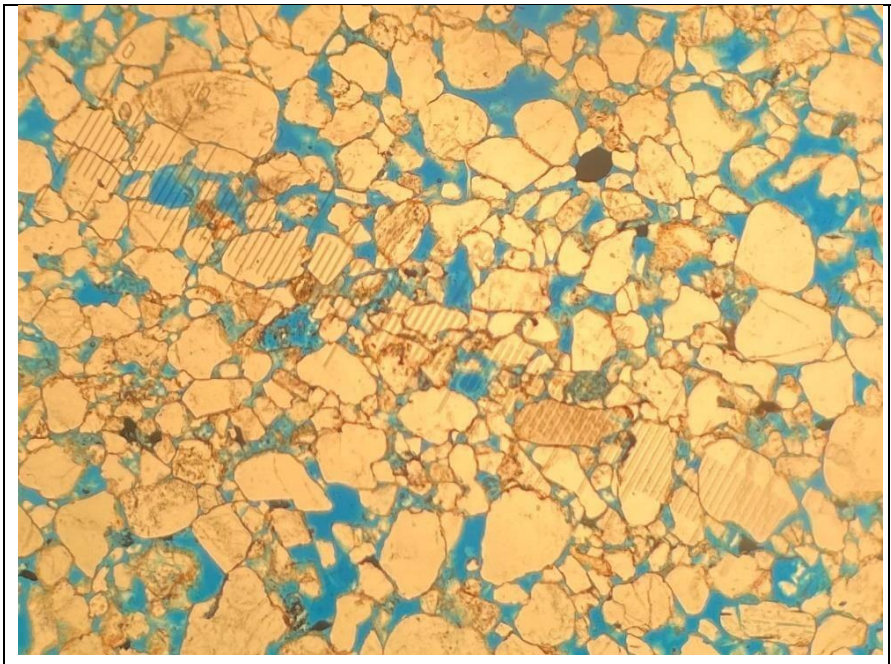


Plate 2. Thin section of the sample under plane polarised light. Pore spaces are highlighted in blue, while areas of light blue indicate pore filling clays that have absorbed some of the blue dye. Pores are moderately to well connected, with some of the larger pores filled with sub-angular to sub-rounded quartz, feldspar, and lithicfragments.

Field of view is 4.2mm.

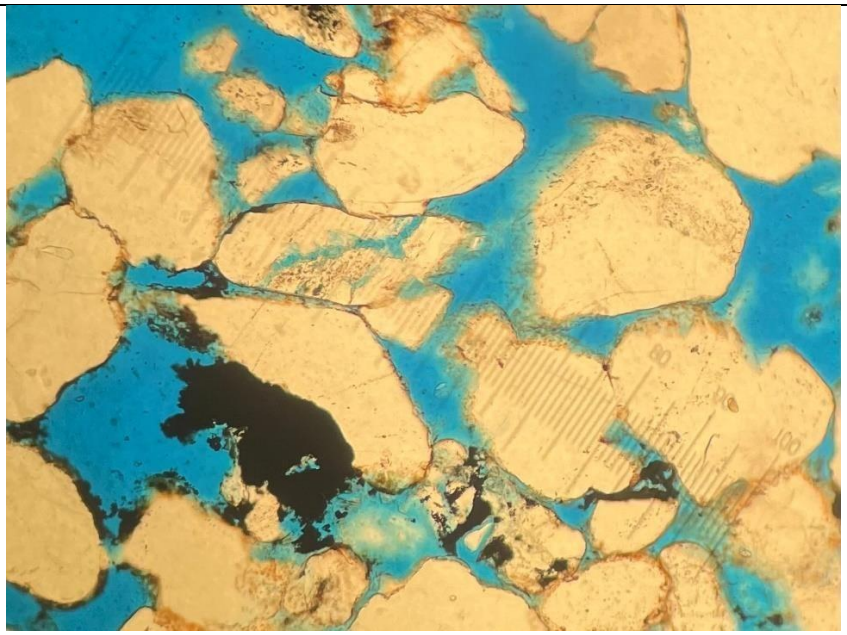


Plate 3. Thin section image of the sample under plane polarised light. Pore spaces are highlighted in dark blue, while areas of light blue indicate pore filling clays. Hematite rims can be seen surrounding the quartz grains, this is what gives the sample its distinct red colour.

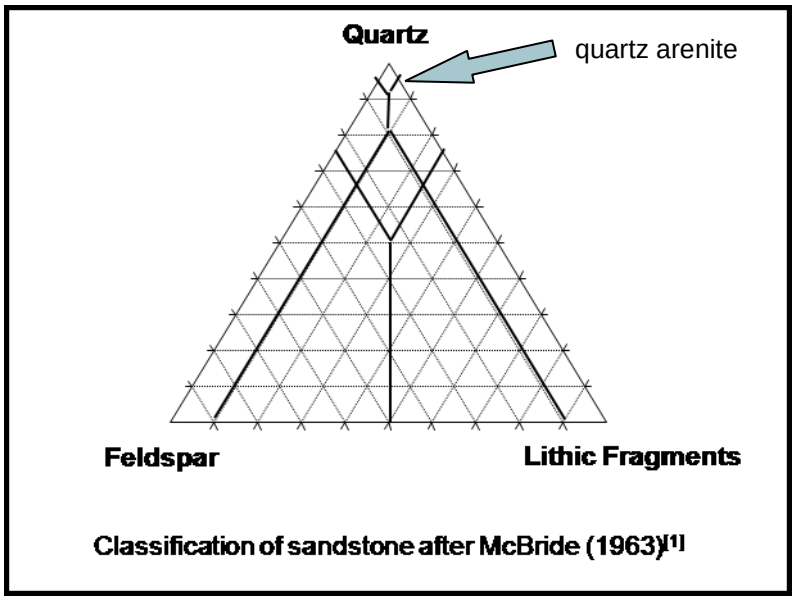
Field of view is 1.2mm.

Point Count Data:

Components	Total (%)	Q/F/L (quartz/feldspar/lithic % proportion)
Detrital Components		
Quartz	90	96.8
Feldspar	1.5	1.6
Lithic fragments	1.5	1.6
Detrital Clay	0.5	
Muscovite Mica	1	
Authigenic Minerals		
Quartz Overgrowths	0	
Indeterminate Clay	1.5	
Dolomite/Ankerite cement	1.5	
Opaque Minerals inc carbonaceous matter	2.5	
Total	100	100
Porosity	Variable, estimated ~11-14%	

Table 1: Results of modal analysis on the sample received.Sandstone

Classification:



[1] **McBride, E. F. (1963), A classification of common sandstones. Journal of Sedimentary Petrology 33, 664 -669**

COMMENTS

Sample AP3761 S1 from 39a Loudon Street, Mauchline, is likely from the Permian type deposits found in the Mauchline basin. The Mauchline sandstone is quite distinctive in that it has a bimodal grainsize distribution, but witha variable texture ranging from strongly bedded to uniform. There are currently no quarries working stone from the Mauchline basin. The sample was too small to identify any large-scale sedimentary structures to ascertain an exactsource. It is classified as well graded and mineralogically mature quartz arenite, containing sub-rounded to rounded, moderately compacted quartz grains, feldspar grains, lithic fragments, Fe-oxides and a moderate to low proportion of pore-filling kaolinite clay. The closest matching currently available sandstones are Corncockle, Knowehead, and Locharbriggs quarried in Dumfriesshire. These stones can be too pale and orange in comparison and samples should be obtained first to make sure they provide a good visual match. All these replacement stones can be sensitive to sodium chloride salt crystallisation damage due to the high percentage of micro-pores within thestone, and their spatial distribution within bedding planes. This means they may not be suitable for buildings that are at risk of salt crystallisation damage: i.e., close to heavily salted roads in winter.

In regard to choosing a suitable matching stone, it must be remembered that because stone is a natural material, it can vary in colour and appearance both over time and spatially within a quarry. It is therefore important to check the colour and appearance/obtain representative samples of the stone with the quarry

operator in advance of works. Furthermore, each stone type will vary in its weathering behaviour over a period of years in accordance to weather conditions, the stone extraction process, and it's functionally within a building. This report is therefore not an endorsement of stone quality, nor does it ensure that the listed matching stones will weather in harmony with theoriginal stone. The matched samples are based on thin section petrographic and physical stone testing analysis, taking into account colour, texture, mineralogy, porosity and permeability.

The contact addresses for these quarries are as follows:

Corncockle sandstone **Colour:** Reddish – orange **Fabric:** Well bedded, laminated sandstone. Beds measure ~1-2mm in thickness. **Grain-size:** Fine to medium grained sandstone, with distinct differences in grain size evident between beds. **Permeability:** High permeability parallel to bedding and low permeability perpendicular to bedding. **Distinctive features:** None. **Comments:** Corncockle may not be suitable for buildings that are at risk of salt crystallisation damage: i.e., close to heavily salted roads in winter.	**Dunedin Stone** **Dunedin Stone Office** **3 Lower London Road** **Edinburgh** **EH7 5TL** **Scotland** **UK** **There are reserves of this stone, and the quarry is opened as required to replenish stock levels.**

Knowehead sandstone **Colour:** Reddish – orange **Fabric:** Well bedded, laminated sandstone. Beds measure ~1-2mm in thickness. **Grain-size:** Fine to medium grained sandstone, withbi modal grain distribution. **Permeability:** High permeability parallel to bedding and low permeability perpendicular to bedding. **Distinctive features:** None. **Comments:** May not be suitable for buildings that are at risk of salt crystallisation damage: i.e., close to heavily salted roads in winter.	**Stirling Stone Group** **Wallace House** **Whitehouse Road** **Stirling, FK7 7TA** **Tel: 01786 450560**

Locharbriggs sandstone **Colour:** Reddish – pink - orange **Fabric:** Well bedded sandstone, with evidence of cross-beds in areas. **Grain-size:** Fine to medium grained sandstone. **Permeability:** High permeability parallel to bedding and low permeability perpendicular to bedding. **Distinctive features:** None. **Comments:** May not be suitable for buildings that are at risk of salt crystallisation damage: i.e., close to heavily salted roads in winter.	**Hutton Stone Co Ltd.** **West Fishwick** 

Sandstone is a natural material and by the nature of its origin, can be extremely variable within and between quarryfaces. Ideally, a considered match should be examined in the same manner as the stone to be replaced. Archive sandstone samples of possible quarries may not be equivalent to the currently extracted product.

***As with all quarries the actual properties of the stone available will be dependent on the face, and the bed,being worked at any given time and it is, therefore, always prudent to obtain samples of the current production for comparison with the stone to be matched, prior to ordering supplies for a particular project/applicat*ion.**

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STONE ANALYSIS

& MATCHING REPORT

AP 3761
39a Loudon Street, Mauchline

Sample 1 Sandstone

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And a charitable company limited by guarantee, registered in Scotland no: **SC151481**
www.scotlime.org VAT no 671 2677 22 admin@scotlime.org

SITE	39a Loudon Street, Mauchline
CLIENT	Wylie Shanks Architects
DATE SAMPLE RECEIVED	02/12/2021
ANALYSIS/EXAMINATION DATES	02/12/2021 – 069/02/2022
ANALYSIS, INTERPRETATION & REPORT BY	Dr Katie Strang and Roz Artis
CLIENT REQUIREMENTS	Petrographic Examination for Stone Source Matching
STRUCTURE DATE	19th century
STRUCTURE TYPE	Commercial and residential
STONE TYPE	Red Sandstone
LOCATION/ FUNCTION IN STRUCTURE	Stone from gable end
CONDITION OF SAMPLE RECEIVED	The sample received consisted of one core of sandstoneSize of largest piece = 45.21 x 73.87mm Total mass of sample received = 132.53 grams

DETERMINATION OF STONE CHARACTERISTICS

Method of Examination & Test

A sample comprising of a fragment of weathered sandstone was received for examination and determination of itsproperties. The stone was stated to have been collected from 39a Loudon Street, Mauchline with the sample submitted for examination to assist in identifying a suitable source of replacement stone for use in remedial works.

Upon receipt in the laboratory the sample was examined with the aid of a stereo-binocular microscope at magnifications up to x 40. Following the initial examination, one dimensioned sub-sample was prepared and submitted to a range of physical tests to determine the properties of the stone. In addition, a slice was cut through the remaining sample of stone, with the specimen aligned such that the slice extended through the full thickness ofthe sample.

The slice was prepared for thin sectioning by washing the soiling from the sample, which was then dried

to a constant weight prior to the vacuum impregnation of the sub-sample with an epoxy resin, to which a fluorescent blue dye had been added. One side of the resin impregnated slice was polished and mounted onto a glass slide (50mm x 75mm), with the mounted sample ground and polished to give an approximate thickness of 30 microns.

Thin section preparation was undertaken by Mr John Fletcher of the British Geological Survey Thin SectioningService.
The thin section was submitted to a microscopic examination, which was undertaken with the aid of a polarised light microscope, fitted with a digital camera, to permit recording of photomicrographs, some of which are includedin this report, for reference purposes.
The presence of dyed epoxy resin within the sample enables an assessment of the stone fabric to be made, including an assessment of the visual porosity, void size and distribution along with the evaluation of any crack patterns and physical depositional features apparent in the sample under examination. The sample was examinedfollowing standard procedures, and in general accordance with BS EN 12407:2000; Natural Stone Test Methods. This report presents observations from the microscopic examination.

MACROSCOPIC EXAMINATION

In hand specimen the fresh faces measured 2.5YR 6/4 ‘light reddish brown’ to 2.5YR 6/6 ‘light red’ when assessed against the Munsell Soil Colour Charts. The sample exhibits a slight speckled appearance. The sandstone is predominantly fine to medium grained, texturally sub-mature to mature and mineralogically sub-mature to mature. Itappears to be composed of sub-angular, sub-rounded to rounded haematite-stained quartz grains, occasional Fe- oxides and carbonaceous flakes (these impart the slightly speckled appearance) and lighter coloured grains.
Haematite staining of quartz grains provides the stone with its distinctive red colour in hand specimen. It experienced a moderate reaction when subjected to 10% hydrochloric acid (HCL), likely from a carbonate cement and carbonate lithic fragments. The received sample displays a predominantly uniform texture with little evidence oflayers/laminations, however it may display bedding on a larger scale not visible in hand specimen. Grains are moderately well compacted, showing a range of point and line contacts throughout, leaving a clean and highly accessible pore network, clear of pore filling clays and defined by two main visually apparent pore size classes (ranging between small and medium sized, in relation to a typical sandstone). The stone experienced a low to moderate water absorption rate when subjected to the water droplet test, signifying a discontinuous internal pore network.



Plate 1. Image of the sample as received. Note the black speckling caused by Fe-oxides. Scale is in mm.

MICROSCOPIC THIN SECTION EXAMINATION

Texture: Bedding planes are not evident within the thin section however; it could be that within this sample the beds are thicker therefore not seen at this scale. There are some areas of concentrated Fe oxides and carbonaceous matter which impart the speckled appearance to the stone in hand specimen. The permeability and porosity are decreased in these areas, owing to the increase in grain compaction, pore-filling clays and the decrease in grain and pore size. The surrounding stone matrix is composed of fine to medium-grained, moderatelycompacted, sub-angular to sub-rounded - rounded quartz, feldspar, and lithic fragments.

Mineralogy: The mineralogy of the stone is dominated by fine to medium-grained, sub-angular to sub-rounded quartz and feldspar grains, sub-rounded and slightly more elongated lithic fragments, Fe-oxides, and pore-filling clays. Some regions exhibit a greater proportion of Fe-oxides where porosity is reduced. Quartz grains are found as both mono and poly-crystalline varieties and show well-developed hematite rims; these provide the stone with itsdistinctive red colour. Grains are cemented by carbonate and silica cement throughout, with a moderate proportion of pore filling clays and quartz overgrowths present,

providing secondary cements. Lithic fragments have a mixed composition, including clasts of chert and calcite-rich grains.

Detrital Minerals: Quartz, feldspar, lithic fragments, carbonate cement
Authigenic Minerals: Kaolinite, Fe-oxides, carbonaceous matter

Porosity and permeability: The stone has a moderate visual porosity, estimated between 11-14%. Concentrations of Fe oxides and carbonaceous matter will act to significantly increase the tortuosity of the pore network, which will also impact on moisture movement through the stone. Small pores are evident between the smaller grains due to poor grain sorting, while larger pores are found between the larger grains in the main stonematrix, but are commonly filled with small, angular quartz grains and kaolinite clay.

Photomicrographs:

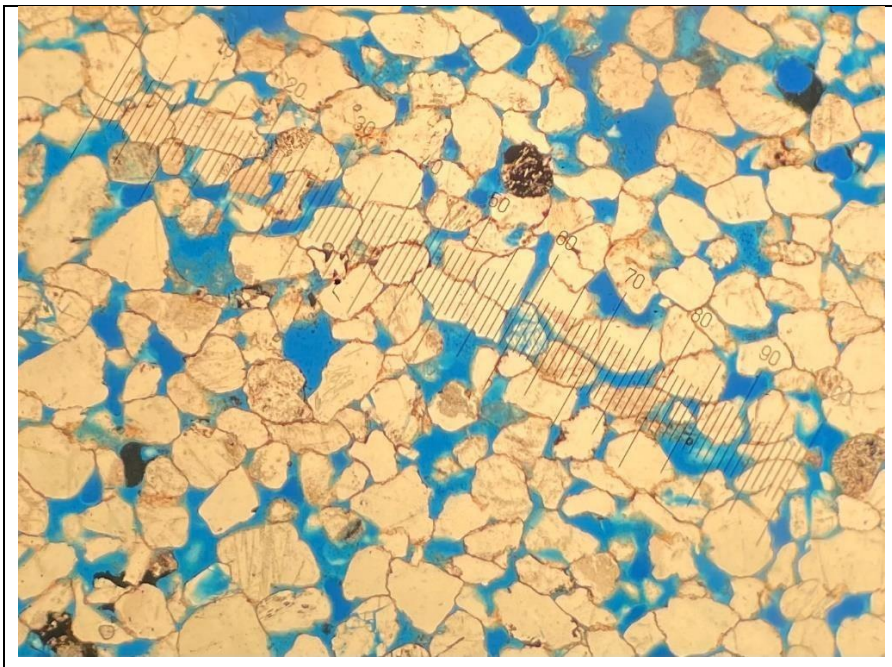


Plate 2. Thin section of the sample under plane polarised light. Pore spaces are highlighted in blue, while areas of light blue indicate pore filling clays that have absorbed some of the blue dye. Pores are moderately to well connected, with some of the larger pores filled with sub-angular to sub-rounded quartz, feldspar, and lithic fragments.

Field of view is 4.2mm.

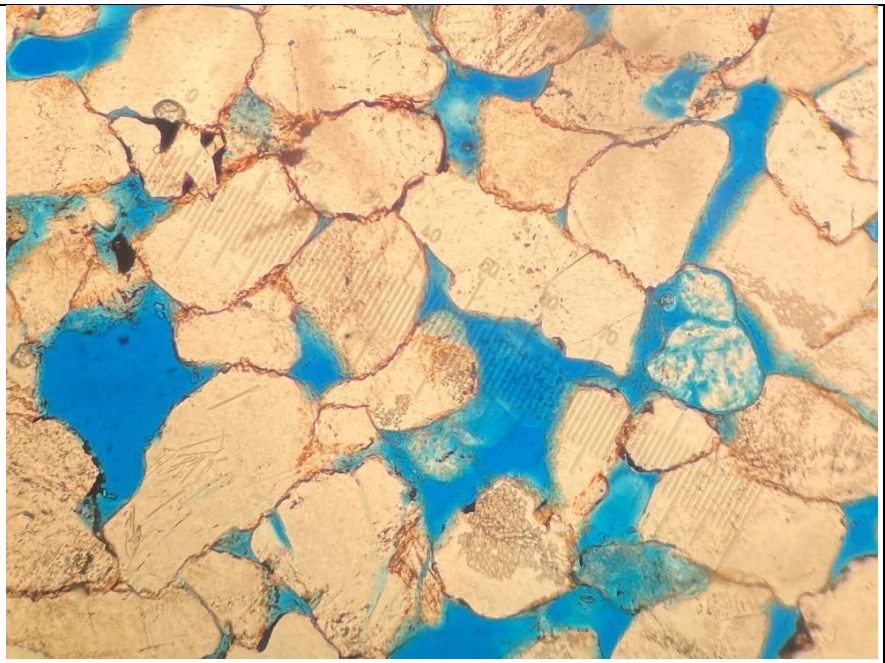


Plate 3. Thin section image of the sample under plane polarised light. Pore spaces are highlighted in dark blue, while areas of light blue indicate pore filling clays. Hematite rims can be seen surrounding the quartz grains, this is what gives the sample its distinct red colour.

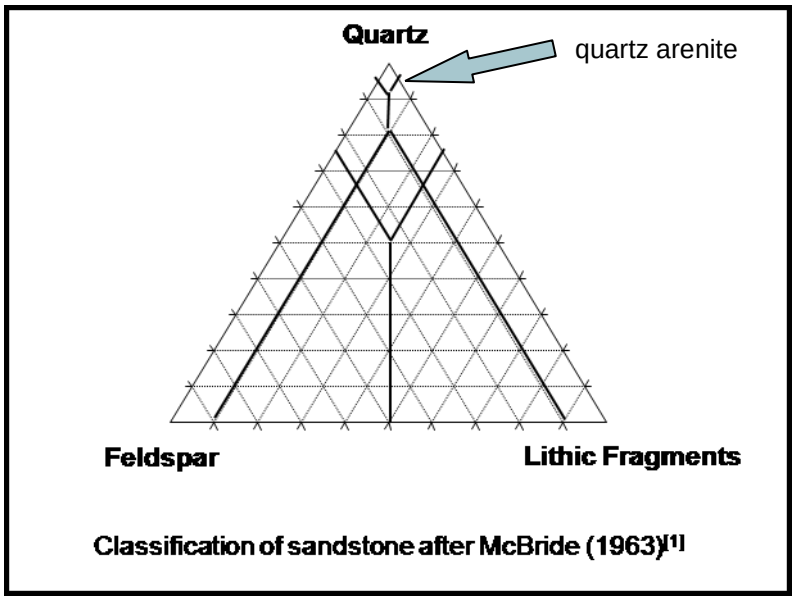
Field of view is 1.2mm.

Point Count Data:

Components	Total (%)	Q/F/L (quartz/feldspar/lithic % proportion)
Detrital Components		
Quartz	90	96.8
Feldspar	1.5	1.6
Lithic fragments	1.5	1.6
Detrital Clay	0.5	
Muscovite Mica	1	
Authigenic Minerals		
Quartz Overgrowths	0	
Indeterminate Clay	1.5	
Dolomite/Ankerite cement	1.5	
Opaque Minerals inc carbonaceous matter	2.5	
Total	100	100
Porosity	Variable, estimated ~11-14%	

Table 1: Results of modal analysis on the sample received.

Sandstone Classification:



[1] **McBride, E. F. (1963), A classification of common sandstones. Journal of Sedimentary Petrology 33, 664 -669**

COMMENTS

Sample AP3761 S1 from 39a Loudon Street, Mauchline, is most similar to the Permian type deposits found in the Mauchline basin and other areas of Scotland. The Mauchline sandstone is quite distinctive in that it has a bimodal grainsize distribution, but with a variable texture ranging from strongly bedded to uniform. There are currently no quarries working stone from the Mauchline basin. The sample was too small to identify any large-scale sedimentarystructures to ascertain an exact source. It is classified as well graded and mineralogically mature quartz arenite, containing sub-rounded to rounded, moderately compacted quartz grains, feldspar grains, lithic fragments, Fe- oxides and a moderate to low proportion of pore-filling kaolinite clay. The closest matching currently available sandstones are Corncockle, Knowehead, and Locharbriggs quarried in Dumfriesshire. These quarries may producestone which is too light/orange in colour compared to the analysed sample, therefore samples from the quarry should be obtained first to ensure they are suitable. All these replacement stones can be sensitive to sodium chloride salt crystallisation damage due to the high percentage of micro-pores within the stone, and their spatial distribution within bedding planes. This means they may not be suitable for buildings that are at risk of salt crystallisation damage: i.e., close to heavily salted roads in winter.

In regard to choosing a suitable matching stone, it must be remembered that because stone is a natural material, it can vary in colour and appearance both over time and spatially within a quarry. It is therefore

important to check the colour and appearance/obtain representative samples of the stone with the quarry operator in advance of works. Furthermore, each stone type will vary in its weathering behaviour over a period of years in accordance to weather conditions, the stone extraction process, and it's functionally within a building. This report is therefore not an endorsement of stone quality, nor does it ensure that the listed matching stones will weather in harmony with theoriginal stone. The matched samples are based on thin section petrographic and physical stone testing analysis, taking into account colour, texture, mineralogy, porosity and permeability.

The contact addresses for these quarries are as follows:

Corncockle sandstone **Colour:** Reddish – orange **Fabric:** Well bedded, laminated sandstone. Beds measure ~1-2mm in thickness. **Grain-size:** Fine to medium grained sandstone, with distinct differences in grain size evident between beds. **Permeability:** High permeability parallel to bedding and low permeability perpendicular to bedding. **Distinctive features:** None.	**Dunedin Stone** **Dunedin Stone Office** **3 Lower London Road** **Edinburgh** **EH7 5TL** **Scotland** **UK** **There are reserves of this stone, and the quarry is opened as required to replenish stock levels.**

Comments: Corncockle may not be suitable for buildings that are at risk of salt crystallisation damage: i.e., close to heavily salted roads in winter.	

Knowehead sandstone **Colour:** Reddish – orange **Fabric:** Well bedded, laminated sandstone. Beds measure ~1-2mm in thickness. **Grain-size:** Fine to medium grained sandstone, withbi modal grain distribution. **Permeability:** High permeability parallel to bedding and low permeability perpendicular to bedding. **Distinctive features:** None. **Comments:** May not be suitable for buildings that are at risk of salt crystallisation damage: i.e., close to heavily salted roads in winter.	**Stirling Stone Group** **Wallace House** **Whitehouse Road** **Stirling, FK7 7TA** **Tel: 01786 450560**

Locharbriggs sandstone **Colour:** Reddish – pink - orange **Fabric:** Well bedded sandstone, with evidence of cross-beds in areas. **Grain-size:** Fine to medium grained sandstone. **Permeability:** High permeability parallel to bedding and low permeability perpendicular to bedding. **Distinctive features:** None. **Comments:** May not be suitable for buildings that are at risk of salt crystallisation damage: i.e., close to heavily salted roads in winter.	**Hutton Stone Co Ltd.** **West Fishwick** 

Sandstone is a natural material and by the nature of its origin, can be extremely variable within and between quarryfaces. Ideally, a considered match should be examined in the same manner as the stone to be replaced. Archive sandstone samples of possible quarries may not be equivalent to the currently extracted product.

***As with all quarries the actual properties of the stone available will be dependent on the face, and the bed,being worked at any given time and it is, therefore, always prudent to obtain samples of the current production for comparison with the stone to be matched, prior to ordering supplies for a particular project/applica*tion.**

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STONE ANALYSIS

& MATCHING REPORT

AP 3762
Nanse Tinnock's, Castle St, Mauchline

Sample 1 Sandstone

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And a charitable company limited by guarantee, registered in Scotland no: **SC151481**
www.scotlime.org VAT no 671 2677 22 admin@scotlime.org

SITE	Nanse Tinnock's, Castle St, Mauchline
CLIENT	Wylie Shanks Architects
DATE SAMPLE RECEIVED	02/12/2021
ANALYSIS/EXAMINATION DATES	02/12/2021 – 069/02/2022
ANALYSIS, INTERPRETATION & REPORT BY	Dr Katie Strang and Roz Artis
CLIENT REQUIREMENTS	Petrographic Examination for Stone Source Matching
STRUCTURE DATE	18th century
STRUCTURE TYPE	Museum
STONE TYPE	Blonde Sandstone
LOCATION/ FUNCTION IN STRUCTURE	Stone from rear elevation
CONDITION OF SAMPLE RECEIVED	The sample received consisted of one core of sandstoneSize of largest piece = 44.83mm x 65.98 Total mass of sample received = 118.29 grams

DETERMINATION OF STONE CHARACTERISTICS

Method of Examination & Test

A sample comprising of a fragment of weathered sandstone was received for examination and determination of its properties. The stone was stated to have been collected from Nanse Tinnock's, Castle St, Mauchline with the sample submitted for examination to assist in identifying a suitable source of replacement stone for use in remedialworks.

Upon receipt in the laboratory the sample was examined with the aid of a stereo-binocular microscope at magnifications up to x 40. Following the initial examination, one dimensioned sub-sample was prepared and submitted to a range of physical tests to determine the properties of the stone. In addition, a slice was cut through the remaining sample of stone, with the specimen aligned such that the slice extended through the full thickness ofthe sample.

The slice was prepared for thin sectioning by washing the soiling from the sample, which was then dried

to a constant weight prior to the vacuum impregnation of the sub-sample with an epoxy resin, to which a fluorescentblue dye had been added. One side of the resin impregnated slice was polished and mounted onto a glass slide (50mm x 75mm), with the mounted sample ground and polished to give an approximate thickness of 30 microns.Thin section preparation was undertaken by Mr John Fletcher of the British Geological Survey Thin Sectioning Service.

The thin section was submitted to a microscopic examination, which was undertaken with the aid of a polarised light microscope, fitted with a digital camera, to permit recording of photomicrographs, some of which are includedin this report, for reference purposes.

The presence of dyed epoxy resin within the sample enables an assessment of the stone fabric to be made, including an assessment of the visual porosity, void size, and distribution along with the evaluation of any crack patterns and physical depositional features apparent in the sample under examination. The sample was examinedfollowing standard procedures, and in general accordance with BS EN 12407:2000; Natural Stone Test Methods. This report presents observations from the microscopic examination.

MACROSCOPIC EXAMINATION

In hand specimen the dry fresh stone was found to be 7.5YR 6/3 – 6/4 ‘light brown’ and the weathered surface appeared 5YR 7/2 ‘pink’ when assessed against the Munsell Soil Colour Charts. The stone is predominantly medium to coarse grained and generally uniform throughout, with visible laminated bedding throughout. The stone is hard and cohesive and relatively mineralogically sub-mature to mature, containing a majority of buff to light buff coloured quartz grains, plus smaller proportions of muscovite mica, Fe-oxides and carbonaceous matter; the latter of which provide the stone with its speckled appearance. Grains are moderately well compacted, showing a range of tangential and straight edged contacts, with a high proportion of intergranular frosted silica cement and occasional pore filling clays, which provide the stone with a relatively ‘dirty’ appearance. Grains are texturally sub- mature, comprising a range of angular to rounded grains, with most quartz grains showing partial Fe-oxide staining.The stone experienced a fast water absorption rate when subjected to the water droplet test, indicating an interconnected pore network which permits the fast and efficient absorption and transportation of moisture throughout its thickness. There was no noticeable reaction on application of HCL.

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Plate 1. Image of the sample as received. Note the laminated texture and slight pink hue. Scale is in mm.

MICROSCOPIC THIN SECTION EXAMINATION

Texture: The stone is medium grained (with occasional areas of coarser grain size). The stone exhibits parallel bedding in hand specimen and this is also visible in thin section. Beds are <2mm thick and consist of layers of coarser grain size. There are abundant Fe oxides, clays and carbonaceous matter throughout the stone which impart the speckled appearance in hand specimen, these secondary minerals often fill up pore space and reducepermeability in those regions. The surrounding stone matrix is composed predominately of medium-grained, moderately compacted, sub-rounded to sub-angular quartz, feldspar, and a small proportion of lithic fragments.
Feldspar appears mostly unaltered with both K-feldspar and plagioclase, in twinned and un-twinned varieties,present.

Mineralogy: The mineralogy of the stone is dominated by medium to coarse-grained, sub-rounded to sub-angular and spherical quartz and feldspar grains, sub-rounded and slightly more elongated lithic fragments, Fe-oxides, and pore-filling clays. Some regions exhibit a greater proportion of Fe-oxides, pore filling clays and smaller, sub-angularto sub-rounded quartz and feldspar grains. Quartz grains are found as both mono and poly-crystalline varieties andsome show hematite rims; these provide the stone with its

distinctive pinkish hue in some layers. Grains are cemented by silica cement throughout, with a moderate proportion of pore filling clays and quartz overgrowths present, providing secondary cements. Lithic fragments have a mixed composition, including clasts of chert and calcite-rich grains. The stone is relatively ‘clean’ and most grains show low levels of alteration.

Detrital Minerals: Quartz, feldspar, lithic fragments,
Authigenic Minerals: Kaolinite, Fe-oxides, carbonaceous matter

Porosity and permeability: The stone has a moderate visual porosity, estimated between 10-14%. Concentrations of Fe oxides and carbonaceous matter will act to significantly increase the tortuosity of the porenetwork, which will also impact on moisture movement through the stone. Porosity and permeability is likely reduced perpendicular to bedding/laminations.

Photomicrographs:

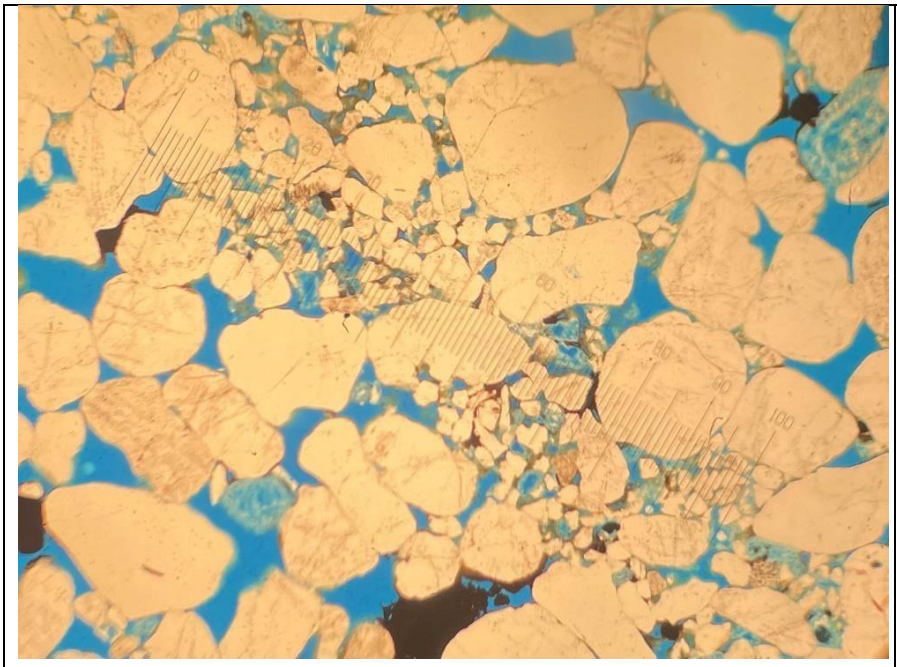


Plate 2. Thin section of the sample under plane polarised light. Pore spaces are highlighted in blue, while areas of light blue indicate pore filling clays that have absorbed some of the blue dye. The stone has distinct bedding which is characterised by layers of differing grainsize.

Field of view is 4.2mm.

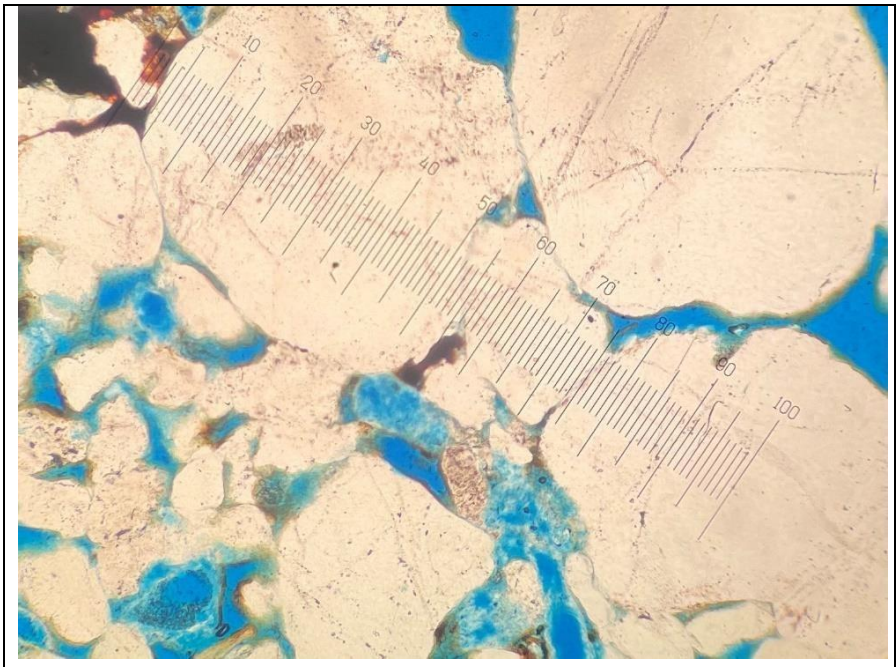


Plate 3. Thin section image of the sample under plane polarised light. Pore spaces are highlighted in dark blue, while areas of light blue indicate pore filling clays. Fe staining can be seen surrounding some of the quartz grains, which gives the sample its pinkish hue in some layers.

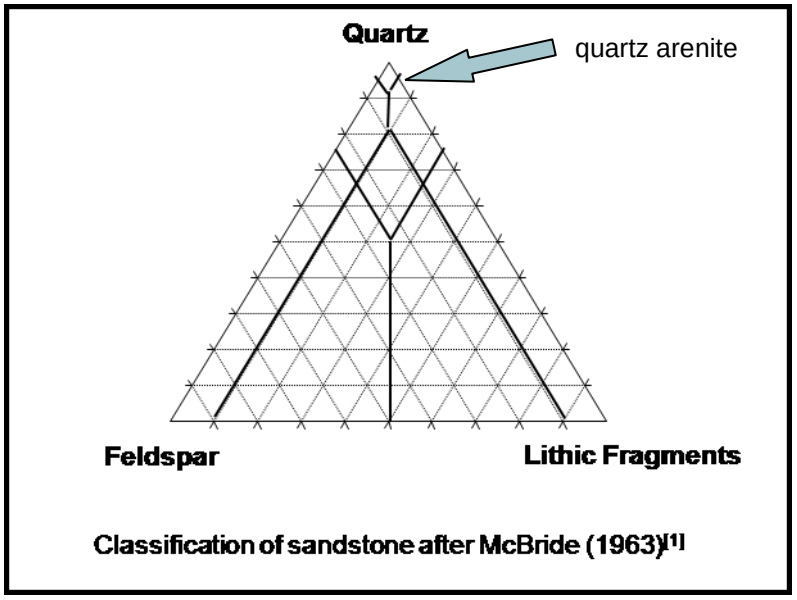
Field of view is 1.2mm.

Point Count Data:

Components	Total (%)	Q/F/L (quartz/feldspar/lithic % proportion)
Detrital Components		
Quartz	90.5	97.3
Feldspar	1.5	1.6
Lithic fragments	1	1.1
Detrital Clay	1	
Muscovite Mica	1	
Authigenic Minerals		
Quartz Overgrowths	1	
Indeterminate Clay	2	
Dolomite/Ankerite cement	0	
Opaque Minerals inc carbonaceous matter	2	
Total	100	100
Porosity	Variable, estimated ~10-13%	

Table 1: Results of modal analysis on the sample received.Sandstone

Classification:



[1] **McBride, E. F. (1963), A classification of common sandstones. Journal of Sedimentary Petrology 33, 664 -669**

COMMENTS

Sample AP3759 S1 from Nanse Tinnock's, Castle St, Mauchline, is similar to the local blonde sandstone which is of variable quality. The distinct banded texture suggests it was likely obtained from the local quarries such as Deanquarry, or others further afield such as Braehead. It is classified as well graded and mineralogically sub-mature to mature quartz arenite, containing sub-rounded to sub-angular, moderately well compacted quartz grains, feldspar grains, lithic fragments, Fe-oxides and a moderate to low proportion of pore-filling clays. This stone is highly variable and replacement would be dependent on how representative this sample is of the stone overall. The sample analysed displayed fine laminations/parallel bedding, and the only currently available source is the beddedvariety of Northumberland Buff. Blaxter and High Nick are similar in terms of grain size and mineralogy however these stones do not usually show any bedding structures. Non-bedded stones may not provide a suitable visual match. Samples should be obtained before selecting a replacement. It should also be noted that this local sandstone can be very variable in weathering and colouration, from blonde, to orange to pinkish.

With regards to choosing a suitable matching stone, it must be remembered that because stone is a natural material, it can vary in colour and appearance both over time and spatially within a quarry. It is

therefore important to check the colour and appearance/obtain representative samples of the stone with the quarry operator in advanceof works. Furthermore, each stone type will vary in its weathering behaviour over a period of years in accordance toweather conditions, the stone extraction process, and it's functionally within a building. This report is therefore not an endorsement of stone quality, nor does it ensure that the listed matching stones will weather in harmony with theoriginal stone. The matched samples are based on thin section petrographic and physical stone testing analysis, taking into account colour, texture, mineralogy, porosity and permeability.

The contact addresses for these quarries are as follows:

Birchover Sandstone **Colour:** Buff to light greyish buff **Fabric:** Mainly uniform **Grain size:** medium grained. **Permeability:** Moderate to high. **Distinctive features:** commonly exhibits a speckled appearance due to Fe-oxide content. **Comments:** The medium grained variety should be sought.	**Birchover Quarry** **Main Street** **Birchover** **Matlock** **Derbyshire** **DE4 2BN** **Tel.: 01629 650881**

Blaxter Sandstone **Colour:** Buff **Fabric:** Uniform (with alignment of mica grains occasionally indicating bedding). **Grain size:** Fine to medium grained. **Permeability:** Moderate to High but occasionallylow. **Distinctive features:** Blaxter sandstone can commonly show distinct Fe-staining; as either individual nodules or as bands within the stone,and also distinct orange-brown clay inclusions.	**Dunhouse Natural Stone** **Dunhouse Quarry Ltd,** **Darlington,** **County Durham,** **DL2 3QU** **Tel: 01833 660 208** 

High Nick Sandstone **Colour:** Buff coloured, with iron spots and iron-oxide banding. **Fabric:** Mainly uniform, with some aligned grains showing a slight orientation. **Grain size:** Medium grained. **Permeability:** Moderate to high. **Distinctive features:** occasional large ironstone nodules/concretions **Comments:** The stone contains distinctive iron- oxide nodules that vary in size from mm's to cm'sin diameter. Iron-oxide banding is also common throughout.	**Border Stone Quarries,** **Kirkholmedale** **Lanty's Lonnen** **Haltwhistle** **Northumberland** **NE49 0HQ** **Tel: 01434 322140** 

Sandstone is a natural material and by the nature of its origin, can be extremely variable within and between quarryfaces. Ideally, a considered match should be examined in the same manner as the stone to be replaced. Archive sandstone samples of possible quarries may not be equivalent to the currently extracted product.

***As with all quarries the actual properties of the stone available will be dependent on the face, and the bed,being worked at any given time and it is, therefore, always prudent to obtain samples of the current production for comparison with the stone to be matched, prior to ordering supplies for a particular project/applica*tion.**

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STONE ANALYSIS

& MATCHING REPORT

AP 3763
Abbot Hunter's Tower/ Mauchline Castle,
Mauchline

Sample 1 Sandstone

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SITE	Abbot Hunter's Tower/ Mauchline Castle, Mauchline
CLIENT	Wylie Shanks Architects
DATE SAMPLE RECEIVED	02/12/2021
ANALYSIS/EXAMINATION DATES	02/12/2021 – 08/02/2022
ANALYSIS, INTERPRETATION & REPORT BY	Dr Katie Strang and Roz Artis
CLIENT REQUIREMENTS	Petrographic Examination for Stone Source Matching
STRUCTURE DATE	1636
STRUCTURE TYPE	Castle
STONE TYPE	Red Sandstone
LOCATION/ FUNCTION IN STRUCTURE	Stone taken from the dressed opening next to footpath.
CONDITION OF SAMPLE RECEIVED	The sample received consisted of one core of sandstone Size of largest piece = 136.36mm x 87.25mm x 75.84mmTotal mass of sample received = 287.54 grams

Method of Examination & Test

A sample comprising of a fragment of weathered sandstone was received for examination and determination of its properties. The stone was stated to have been collected from the Abbot Hunter's Tower with the sample submitted forexamination to assist in identifying a suitable source of replacement stone for use in remedial works.

Upon receipt in the laboratory the sample was examined with the aid of a stereo-binocular microscope at magnifications up to x 40. Following the initial examination, one dimensioned sub-sample was prepared and submitted to a range of physical tests to determine the properties of the stone. In addition, a slice was cut through the remaining sample of stone, with the specimen aligned such that the slice extended through the full thickness ofthe sample.

The slice was prepared for thin sectioning by washing the soiling from the sample, which was then dried to a constant weight prior to the vacuum impregnation of the sub-sample with an epoxy resin, to which a fluorescent blue dye had been added. One side of the resin impregnated slice was polished and mounted onto a glass slide (50mm x 75mm), with the mounted sample ground and polished to give an approximate

thickness of 30 microns.Thin section preparation was undertaken by Mr John Fletcher of the British Geological Survey Thin Sectioning Service.

The thin section was submitted to a microscopic examination, which was undertaken with the aid of a polarised light microscope, fitted with a digital camera, to permit recording of photomicrographs, some of which are includedin this report, for reference purposes.

The presence of dyed epoxy resin within the sample enables an assessment of the stone fabric to be made, including an assessment of the visual porosity, void size, and distribution along with the evaluation of any crack patterns and physical depositional features apparent in the sample under examination. The sample was examinedfollowing standard procedures, and in general accordance with BS EN 12407:2000; Natural Stone Test Methods. This report presents observations from the microscopic examination.

MACROSCOPIC EXAMINATION

In hand specimen the sample showed some slight discolouration on certain exposed stone faces, measuring 2.5YR6/6 ‘light red’ to 2.5YR 6/4 ‘light reddish brown’ when assessed against the Munsell Soil Colour Charts. The sandstone is generally fine to medium grained, appearing texturally sub-mature to mature and mineralogically mature to sub-mature. It is composed of similar sized, sub-angular to sub-rounded haematite-stained quartz grains,occasional Fe-oxides, and lighter coloured grains (possibly feldspar or lighter coloured quartz) bound by occasional and well distributed intergranular quartz overgrowth silica cement. Haematite staining of quartz grains provides the stone with its distinctive red colour in hand specimen. The stone exhibits fine scale laminations/bedding measuring between 1-2mm in thickness. Presence of finer scale laminations can also signify well-spaced bedding planes, as expected from the typical red sandstone used throughout southern and western Scotland. Bedding planes are defined as areas of well cemented quartz and Fe-oxide grains that show a high variability in their size and shape but are generally smaller than the surrounding fine to medium-grained matrix. This greater compaction of small grains within the bedding planes can also influence the porosity, providing horizons of smaller and likely poorly connected pores. Grains are moderately well compacted, showing a range of point and line contacts throughout, leaving a clean and highly accessible pore network, clear of pore filling clays and defined by two main visually apparent pore size classes (ranging between small and medium sized, in relation to a typical sandstone). The stone experienced a moderate water absorption rate when subjected to the water droplet test, signifying a discontinuous internal pore network.



Plate 1. Image of the sample as received. Note the fine laminations in the stone. Scale is in mm.

MICROSCOPIC THIN SECTION EXAMINATION

Texture: Bedding planes are evident within the thin section through narrow (1 – 2mm thick) layers that are composed of finer sub-rounded to rounded quartz grains, a low proportion of similar shaped lithic fragments, feldspar grains, Fe-oxides and pore-filling clays. These are separated by beds of a predominantly fine to mediumgrainsize which measure >3mm. These grains are more compact than the surrounding stone matrix, with smallerpores evident between the grains. The permeability and porosity are decreased in these layers, owing to the increase in grain compaction, pore-filling clays and the decrease in grain and pore size.

Mineralogy: The mineralogy of the stone is dominated by fine to medium-grained, sub-rounded to sub-angular andspherical quartz and feldspar grains, sub-rounded and slightly more elongated lithic fragments, Fe-oxides, and pore-filling clays. Bedding planes are composed of a greater proportion of Fe-oxides, pore filling clays and smaller, sub- angular to sub-rounded quartz and feldspar grains. Quartz grains show well-developed hematite rims; these provide the stone with its distinctive red colour. Grains are cemented by silica throughout, with a moderate proportion of pore filling clays and quartz overgrowths present, providing secondary cements. Small quartz grains show a high proportion of point and line contacts, while larger quartz grains also show concave-convex contacts.

Lithic fragments have a mixed composition. The stone is relatively ‘clean’ and most grains show low levels of alteration.

Detrital Minerals: Quartz, feldspar, lithic fragments.
Authigenic Minerals: Kaolinite, Fe-oxides.

Porosity and permeability: The stone has a moderate to low visually estimated porosity and moderate to low totalestimated permeability. Permeability is likely reduced within the narrow bedding planes due to an increase in the amount of poorly connected smaller pores. This infilling of the porosity with smaller grains also serves to significantly increase the tortuosity of the pore network, which will also impact on moisture movement through the stone. Restrictions to moisture flow within the stone will significantly influence the stone’s weathering behaviour andits overall durability within a building.

Photomicrographs:

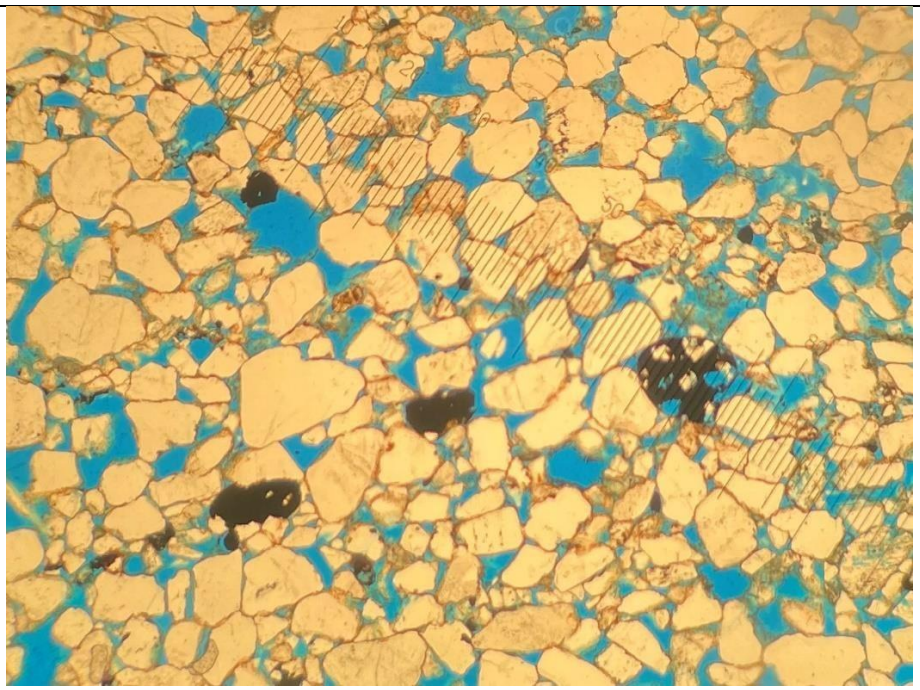


Plate 2. Thin section of the sample under plane polarised light. Pore spaces are highlighted in blue, while areas of light blue indicate pore filling clays that have absorbed some of the blue dye. Pores are moderately to well connected, however some regions are completely infilled with cement (both primary and secondary products).

Field of view is 1.5mm.

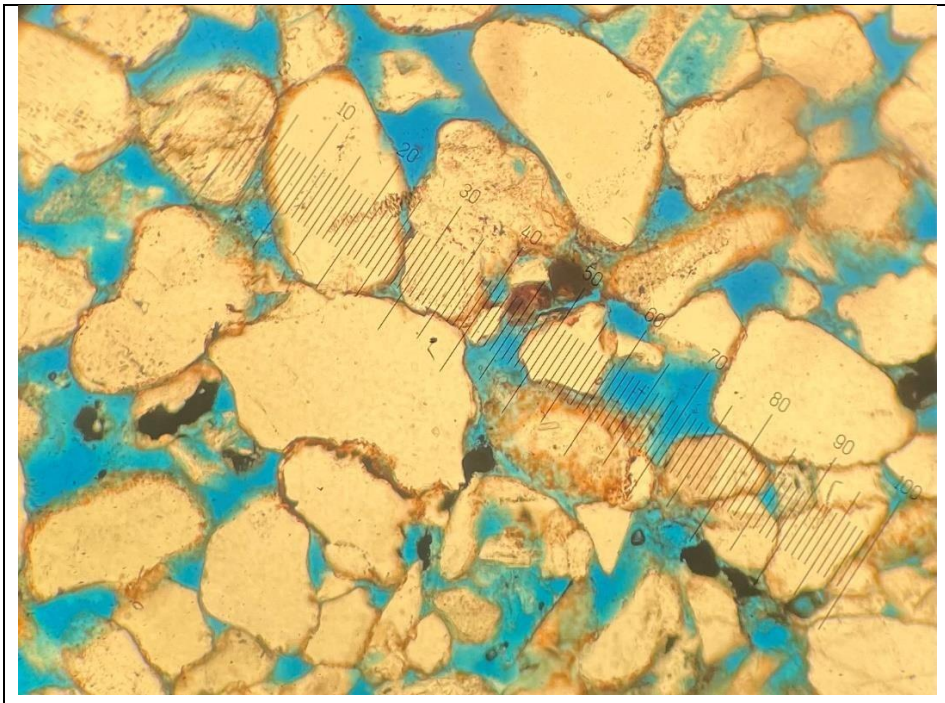


Plate 3. Thin section image of the sample under plane polarised light. Pore spaces are highlighted in dark blue, while areas of light blue indicate pore filling clays. There are some concentration of Fe oxides and organic carbonaceous matter within the thin section. Iron-oxide staining can be seen surrounding some of the quartz grains, which imparts the red colour to the stone.

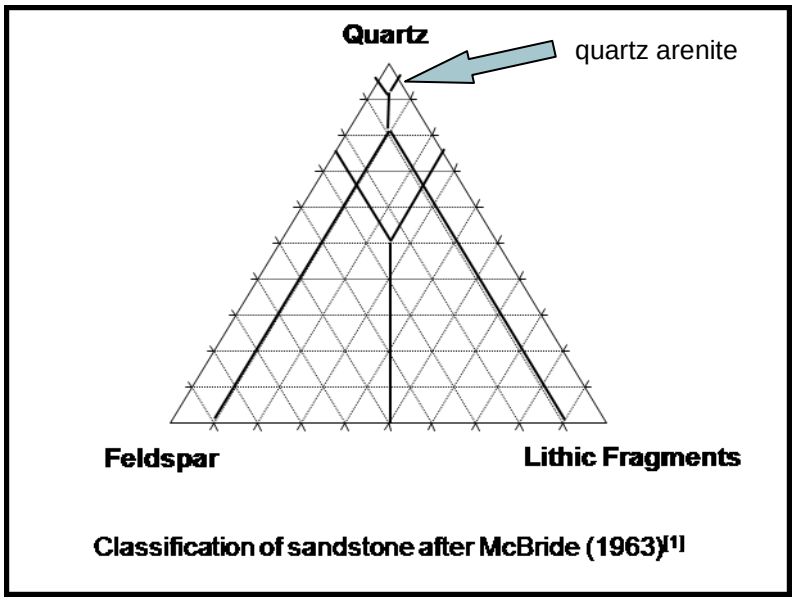
Field of view is 1.5mm.

Point Count Data:

Components	Total (%)	Q/F/L (quartz/feldspar/lithic % proportion)
Detrital Components		
Quartz	91	95.8
Feldspar	2	2.1
Lithic fragments	2	2.1
Detrital Clay	0	
Muscovite Mica	0	
Authigenic Minerals		
Quartz Overgrowths	0 (<0.5)	
Indeterminate Clay	2.5	
Carbonate cement	0	
Opaque Minerals inc. carbonaceous matter	2.5	
Total	100	100
Porosity	Variable, estimated ~10-14%	

Table 1: Results of modal analysis on the sample received.Sandstone

Classification:



[1] **McBride, E. F. (1963), A classification of common sandstones. Journal of Sedimentary Petrology 33, 664 -669**

COMMENTS

Sample AP3763 S1 from The Municipal Buildings, is most similar to the Permian type deposits like Locharbriggs found in the West of Scotland. It is lighter in colour and shows distinct bedding, indicating it was not sourced in from the same quarries as AP3759, AP3760 and AP3761. It is classified as well graded and mineralogically maturequartz arenite, containing sub-rounded to rounded, moderately compacted quartz grains, feldspar grains, lithic fragments, Fe-oxides and a moderate to low proportion of pore-filling kaolinite clay. The closest matching currently available sandstones are Corncockle, Knowehead, and Locharbriggs quarried in Dumfriesshire. All these replacement stones can be sensitive to sodium chloride salt crystallisation damage due to the high percentage of micro-pores within the stone, and their spatial distribution within bedding planes. This means they may not be suitable for buildings that are at risk of salt crystallisation damage: i.e., close to heavily salted roads in winter.

In regard to choosing a suitable matching stone, it must be remembered that because stone is a natural material, it can vary in colour and appearance both over time and spatially within a quarry. It is therefore important to check the colour and appearance/obtain representative samples of the stone with the quarry operator in advance of works. Furthermore, each stone type will vary in its weathering behaviour over a period of years in accordance to weather conditions, the stone extraction process, and it's functionally within a building. This report is therefore not an endorsement of stone quality, nor does it ensure that the

listed matching stones will weather in harmony with theoriginal stone. The matched samples are based on thin section petrographic and physical stone testing analysis, taking into account colour, texture, mineralogy, porosity and permeability.

The contact addresses for these quarries are as follows:

Locharbriggs sandstone **Colour:** Reddish – pink - orange **Fabric:** Well bedded sandstone, with evidence of cross-beds in areas. **Grain-size:** Fine to medium grained sandstone. **Permeability:** High permeability parallel to bedding and low permeability perpendicular to bedding. **Distinctive features:** None. **Comments:** May not be suitable for buildings that are at risk of salt crystallisation damage: i.e., close to heavily salted roads in winter.	**Hutton Stone Co Ltd.** **West Fishwick** 

Corncockle sandstone	**Dunedin Stone**
Colour: Reddish – orange **Fabric:** Well bedded, laminated sandstone. Beds measure ~1-2mm in thickness. **Grain-size:** Fine to medium grained sandstone, with distinct differences in grain size evident between beds. **Permeability:** High permeability parallel to bedding and low permeability perpendicular to bedding. **Distinctive features:** None. **Comments:** Corncockle may not be suitable for buildings that are at risk of salt crystallisation damage:i.e., close to heavily salted roads in winter.	**Dunedin Stone Office** **3 Lower London Road** **Edinburgh** **EH7 5TL** **Scotland** **UK** **There are reserves of this stone, and the quarry is opened as required to replenish stock levels.**

Knowehead sandstone **Colour:** Reddish – orange **Fabric:** Well bedded, laminated sandstone. Beds measure ~1-2mm in thickness. **Grain-size:** Fine to medium grained sandstone, withbi modal grain distribution. **Permeability:** High permeability parallel to bedding and low permeability perpendicular to bedding. **Distinctive features:** None. **Comments:** May not be suitable for buildings that are at risk of salt crystallisation damage: i.e., close to heavily salted roads in winter.	**Stirling Stone Group** **Wallace House** **Whitehouse Road** **Stirling, FK7 7TA** **Tel: 01786 450560**

Sandstone is a natural material and by the nature of its origin, can be extremely variable within and between quarryfaces. Ideally, a considered match should be examined in the same manner as the stone to be replaced. Archive sandstone samples of possible quarries may not be equivalent to the currently extracted product.

***As with all quarries the actual properties of the stone available will be dependent on the face, and the bed,being worked at any given time and it is, therefore, always prudent to obtain samples of the current production for comparison with the stone to be matched, prior to ordering supplies for a particular project/applicat*ion.**

GENERAL GUIDANCE FOR CARRYING OUT THE WORKS

Recommended specifications and working methods:

Characteristics of repair mortars should always be based on a holistic evaluation of the building which can then lead to the determination of performance requirements for the specific situation. Performance requirements cover arange of issues such as performance of the mortar in use, its ease of use, and compatibility with original and/or other surviving historic materials. There may, in some cases, be a conflict between specific requirements and judgment will be required in achieving a final specification. To determine if new materials will be compatible with surviving historic materials, information on both old and new materials must be available. Analysis of original/surviving historic mortars should be carried out to provide relevant information on their constituents and performance. Technical information and performance data available for new materials can then be evaluated against information on existing materials.

Issues to consider include:

Performance in use

The hardened mortar should have: -

- Adequate vapour permeability.
- An appropriate degree of capillarity for the proposed use.
- A water absorption rate not significantly greater than the host substrate.
- A modulus of elasticity which reflects the built condition and scale of the works.
- Sufficient tensile strength to suit the construction requirements.
- Compressive strength to suit the construction requirements (usually quite low).
- Bond strength sufficient to achieve a good wind and watertight bond, never greater than the host masonry, nor so feeble as to result in separation of mortar, leading to capillary ingress of water at masonry/mortar interface.
-

Ease of use

- The fresh mortar should have appropriate workability characteristics to allow the work to be undertaken correctly.
- The mortar should remain workable for a sufficient length of time to allow appropriate finishing.
- The mortar should achieve an adequate degree of frost resistance at a sufficiently early age to avoid potential freeze/thaw risk.
- Requirements for protection and curing should be taken into account at the specification stage.

Compatibility with original historic materials

- The hardened mortar should have a vapour permeability similar to, or greater than, that of adjacent historic materials.
- The hardened mortar should be visually compatible with surviving mortars and/or with the original appearance of the construction.
- Where practicable the new mortar should reflect the historic integrity of the original materials and methods of construction.

Using lime for traditional building repairs:

The use of lime mortar in traditional construction includes wall cores, in joints and on the face of walls assists in the exclusion of driving rain by 'mopping up' free water before it can penetrate to the

wall interior and encouraging re-evaporation to the outside. On the other hand, harder more dense materials such as cement, when used in conjunction with softer stone can accelerate the decay of the stone. This decay is increased due to the fact that the mortar allows for little or no movement of moisture through the joints, and therefore the moisture movement is concentrated in the stone immediately adjacent to the mortar joints, secondly, the setting process of cement- b a s e d mortars results in the production of potentially damaging salts. It is the interaction of these two factors that can be detrimental to the fabric of sandstone in particular.

Removing loose cement- b a s e d re-pointing and decayed lime mortar:

- Carefully rake out (not cut out) mortar to a minimum depth of at least twice that of the joint width.
- If original mortar survives to this depth work back to a sound mortar face at the back of the joint.
- Use only hand tools such as plasterer's small tools, half hacksaw blades, specially made steel hooks, etc.and avoid damage to stone arises and widening of joints.
- Do not use chisels to remove mortar from the joints of dressed work. Do not use power tools to remove decayed or friable mortars. Retain any pinning stones for replacement as pointing proceeds.
- Thoroughly clean out all beds and joints wash out and allow excess moisture to dry off.

Pinnings:

- For repointing open joints in rubble masonry, an adequate supply of suitable pinning stones should be readily to hand.
- In traditional construction pinnings were often chippings or dressings from the main building stone, and were frequently buried within the joint or concealed by pointing. As far as possible pinnings to match the building stone should be used.
- Any down takings can be split and used for pinnings

Preparation of stonework:

- All loose and friable material must be removed prior to placing new mortar. Lime re-pointing requires a sound surface to adhere to. A stiff bristled brush should be suitable for clearing stone surfaces of unwanted material.

Vegetation and root removal:

- Where deep rooted vegetation occurs, it is important to remove all root growth.
- For small areas or biological growth or 'greening' of the masonry due to dampness, these areas should be cleaned using clean potable water and a stiff bristle brush.
- Wash with tap water and a soft to medium nylon or natural bristle brush. If necessary, a green

rangemasonry biocide should be applied following cleaning to delay the recolonisation of the growth

- Refer to Historic Scotland's Technical Advice Note No10 for further information or for use of surface biocides for larger areas

Repointing rubble stonework

Rubble masonry

- Preparation of the wall surfaces generally should include thorough cleaning down and removal of all loose material, dust etc, and thorough wetting the day before starting work. Before applying mortar, all surfaces need to be well dampened, but not running with water.
- Joints and voids to be filled should be clean, free from dust etc and slightly dampened. Where the building stone is dense and impervious, take care to only dampen the back of the joint, leaving the joints free from sitting water (otherwise this will deplete the bond between mortar and stone). Decayed lime mortars should be carefully scraped back until a sound base is reached.
- Where deep voids are found, these should be filled with mortar and packed and tamped with pinnings to tightly fill the joint and compress mortar back into the depths of the masonry. Adequate compacting of the mortar is essential for long term performance.
- Press mortar firmly into the joint using a pointing key or small tool chosen to suit the width of the joint, and avoiding spreading of mortar or staining on the masonry faces. Fill and compact mortar, gently hammering in small pinnings (if necessary), to force the mortar well back into the cavity and to reduce the volume of mortar present in one place.
- Bring the mortar well forward slightly beyond the finished pointing surface and allow to stiffen up before finishing the surface.
- Keep the mortar slightly damp and work back any initial shrinkage cracking as necessary.
- When mortar has stiffened up firmly compact and compress the material back into the joints by beating with a stiff bristle brush, eliminating any shrinkage cracking, and leaving an open textured surface that will encourage carbonation. Joints should be flush with the stonework and not recessed.
- The initial hydraulic set should take place within a few days, but carbonation (the reintroduction of carbon dioxide into the mortar) may take weeks or months.
- It is important to maintain slightly moist conditions for the lime mortar for around a week to ten days to allow for curing of the mortar. Work should be protected from rapid drying by lightly spraying with clean water, and should be protected with damp hessian to maintain a moist environment for curing.

Repointing Ashlar Joints

- In many cases, the joints are so narrow that the original pointing remains, although the arises have weathered or been decayed back from the wall face slightly. Where this is the case DO NOT remove

existing pointing. Only re-point open joints. Do not remove sound mortar.

- Where decayed, carefully remove existing pointing to a depth of at least 20mm (if possible) using hand tools such as plasterers' small tools, half hacksaw blades or specially made steel hooks. Avoid damage to the arises of the sandstone or widening the joints. Do not use chisels to cut out mortar from ashlar joints. Remove all dust and debris from the joints. For all repointing ensure that the joints and adjacent surfaces are slightly damp but not wet.
- Prevent staining to adjacent masonry by using strong carpet tape (or similar) along the edges of the stone.
- Press the repointing mortar firmly into the joint using a suitable narrow pointing key or, for very fine joints, the edge of a blade chosen to suit the width of the joint. Fill and compact the joints thoroughly, ensuring that the mortar is pressed well into the full depth of the joint and thoroughly compacted using the edge of a blade within the joint.
- Bring the mortar forward to the line of the masonry surface and allow to stiffen up.
- When mortar has stiffened up firmly compact and compress the material back into the joint by beating with a stiff bristle brush, eliminating any shrinkage cracking and finish the surfaces of the joints by lightly scraping with a wooden spatula or similar.
- Where arises of the stones are eroded finish the surface of the joints slightly back within the joint to retain the line of the original joint width.

Curing lime-based materials:

- Good site practice is essential to the use of traditional mortars. Ideally, lime work should be undertaken during the lime season, from around April to September. Work undertaken out with this period carries with it, an increased likelihood of frost damage. Good site practice is essential to the use of traditional mortars.
- To achieve their optimum long term performance lime mortars, require adequate protection until they are fully cured (as do cement mortars). Provision should be made for protection of the new lime work from rapid drying (wind or sun) and from rain and frost for the first week to ten days, and it should not be exposed to freezing whilst the mortar is damp or uncarbonated. Close covering and protection after work is completed, will be required until the work has sufficiently gained strength. Work carried out during, or immediately before periods of frost will be vulnerable to loss of finish, more so in areas affected by dampness as a result defective roof or ground drainage.
- Ensure newly placed mortars are not subject to rapid drying (this will require the provision of fully effective protection from wind as well as sun) and maintain the surface in a slightly moist but not wet condition for around ten days. (Misting from a backpack pressure spray would be suitable). Lime mortar should be allowed to dry from the depth of the material before the surface is dry. Where cracking occurs, and action taken whilst the mortar is still green, it should be wetted, then pressed back to ensure it is tightly knitted to the background and surrounding work, and then lightly scraped. If cracking is evident after 4 days, such work should be cut out and replaced.
- Adequate protection can usually be achieved by the provision of full scaffold, carried to a sufficient

height,and fully clad with wind / debris netting or reinforced sheeting, supplemented as necessary by a close covering of hessian and polythene sheeted panels placed against the face of the new work at night. Provision should be made for protection of the top lift at the wall head to exclude rain from the face of thewall and where rainwater goods are removed temporary rainwater disposal must be arranged.

Protection and general site practice:

When working with lime mortars it is especially important to observe a high standard of site practice: -

- Materials must be accurately batched and thoroughly mixed.
- The substrate must be clear of loose and decayed mortar and well washed down before placing new mortar.
- Control of suction between the background and new mortar is essential and the masonry should be dampened down sufficiently to prevent rapid suction but not to the extent that additional water becomes incorporated in the new mortar.
- Joints should be well pinned out and the surface of the mortar should not be overworked.
- Lime mortars must be adequately and appropriately cured.

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How to calculate sand volumes for full bag lime mixes!

Mortar mixes are always quoted as volume mixes, but as the relative bulk densities of lime binders differ, you needto measure lime binders by weight. The most accurate way of achieving this is by using full bags of lime binders asthey are of a known weight (or accurately halved bags). The table below will help you determine the right amount ofsand (in litres) for 4 different mix ratios for all the natural hydraulic lime binders currently available in the UK and RoI.

Qty Bags	Producer	Weight Kg	NHL	RBD	Mix Ratio 1:1.5	Mix Ratio 1:2	Mix Ratio 1:2.5	Mix Ratio 1:3
					Litres of Sand Required	Litres of Sand Required	Litres of Sand Required	Litres of Sand Required
1	Hanson	25	2	0.67	56	75	93	112
1	Hanson	25	3.5	0.72	52	69	87	104
1	Hanson	25	5	0.75	50	67	83	100
1	Singleton Birch	25	2	0.65	58	77	96	115
1	Singleton Birch	25	3.5	0.81	46	62	77	93
1	Singleton Birch	25	5	0.86	44	58	73	87
1	Otterbein	25	2	0.64	59	78	98	117
1	Otterbein	25	3.5	0.58	65	86	108	129
1	Otterbein	25	5	0.59	64	85	106	127
1	Roundtower	25	2	0.67	56	75	93	112
1	Roundtower GREY	25	3.5	0.85	44	59	74	88
1	Roundtower WHITE	25	3.5	0.72	52	69	87	104
1	Roundtower	25	5	0.75	50	67	83	100
1	Socli	25	2	0.67	56	75	93	112
1	Socli GREY	25	3.5	0.85	44	59	74	88
1	Socli WHITE	25	3.5	0.72	52	69	87	104
1	Socli	25	5	0.75	50	67	83	100
1	St Astier	25	2	0.58	65	86	108	129
1	St Astier	25	3.5	0.67	56	75	93	112
1	St Astier	25	5	0.79	47	63	79	95
1	Tarmac Blue Circle	25	3.5	0.58	65	86	108	129
1	Tarmac Blue Circle	25	5	0.59	64	85	106	127
1	Prompt	25	Natural Cement	1.1	34	45	57	68

Remember sand bulks when it is damp by as much as 10%, take this into account when measuring your sand.Saturated sand and bone-dry sand have equal volumes. Note: Secil is sold by Singleton Birch in the UK. ***Happy mixing!*** ***Last Updated: November 2017***

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Indicative replacement mortars for Mauchline CARS

Ready mixed mortars are available for purchase, colour matched to the original mortar. Also refer to accompanying mortar mix proportioning sheet.

Masonry type	**Binder**	**sand**	**Ratio (nominally by volume)**	**notes**
Rubble where joints are more than 15mm	NHL 3.5	Sharp, concrete sand (5mm down)	1: 2.5	Insert pinning stones where joints exceed 15mm
Formal, squared, snecked rubble where joints are less than 12mm	NHL 3.5	Sharp, building sand (4mm down)	1: 2.5	
Ashlar masonry where joints are 2-4mm			'Ashlar stuff' based on NHL 2 and whiting filler (Crushed chalk)	Purchase as a ready mix only
Ashlar masonry where joints are too deep to hand point and require grouting			'Ashlar stuff' based on NHL 2 and whiting filler (crushed chalk) with the addition of casein	Refer to accompanying power point for grouting procedure
High level masonry above 'eaves level' eg chimney pot haunching, stone or tile copes & parapet masonry	HL5 (this is a modified hydraulic lime)	Sharp concrete or building sand depending on joint sizes	1: 2	Refer to mortar haunching document

Re-haunching a chimney pot

Where chimney pots display cracked or missing mortar in the haunching that secures their position, carefully chip away the old perished mortar down to its housing;

Using a modified hydraulic lime mortar, e.g., HL5 and sharp, concrete sand (5mm down), prepare amortar mix (nominally by volume) 1 part binder to 2 parts sand;

Place the mortar into the recessed housing and mount the chimney can in place;

Mortar around the chimney can making sure the profile is such that it encourages water run-off (and not ponding);

Provide sufficient protection such that the mortar does not dry out for the first 72 hours, or be disrupted by rainfall.



Finished haunching should look like the above

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N.B. The following advice is not building specific and is therefore general in nature. It is notintended as a specification.

Burnt sand mastic is supplied in two parts - burnt sand and oil-driers. Traditional burnt sand mastic has been in use for at least 200 years, used to form joints between **timber window and door frames** and masonry or rendered masonry. It hardens slowly but remains sufficiently flexible for the purpose. Itadheres tenaciously to most surfaces. It is made by roasting sand on a hot plate or in a small kiln and was originally mixed with oils, lead based driers and crushed chalk. However, for many years now, alternative natural driers have replaced the lead products.

- The burnt sand mastic is combined with a mixture of oils and driers (supplied with the sand mastic) on a clean surface, Mix thoroughly using the minimum amount of oil. (If the mix is overwet, let it stand in a warm place for a few hours to stiffen up then remix vigorously before use).Once mixed with oil - driers, mastic will harden. Mix only enough to be used in a few hours.
- Before pointing ensure that all wide gaps between the frames and the masonry are tightlypacked with well haired lime mortar that has been allowed to cure and harden (this was theoriginal material used to bed window frames). In some circumstances inert filler boards of suitable packing can be used. Keep the joints slightly recessed 4-5mm.
- Take a small painters Fitch and apply a light primer coat of the supplied oil - dryers to the frameand the adjoining masonry surface, making sure that the line of the proposed mastic joint is maintained. Do not over oil surfaces.
- Working with a Mastic Box or a small hawk and a proprietary mastic trowel press the masticfirmly into the angle of the frame / jamb and filling from the bottom up, forming the mastic jointto a neat 45-degree angle. Keep tools wiped with an oiled cloth during the application.
- After forming the angle, starting from a corner, press a clean oiled mastic trowel tightly againstthe face of the timber frame and masonry jamb and carefully press and draw the trowel to create a neat regular fillet. Clean away any excess mastic and wipe the finished timber edges on completion.

• For mastic to sills, ensure the mastic does not bridge any drips and is left recessed behind thedrip check.
• Mastic should not be over painted.
• Mastic fillets should be neat 20 - 25mm across the diagonal face, mastic should not be used to make up damaged arises - these deficiencies should be repaired properly beforemastic work commences.

Traditional burnt sand mastic is generally available from specialist traditional building materialand lime mortar suppliers.

Mauchline Roofscape:

A detailed review of Scotland's built heritage's indigenous material needs was undertaken by the Indigenous Materials Project Team (a Project Team of the Scottish Stone Liaison Group) in 2001. The review highlighted the re-introduction of Scottish slate production as an immediate priority. With the last Scottish slate quarry closing around 1955, there is now a severe shortage of such Slate for maintaining Scottish slated roofs in conservation areas. As Slate hasn't been quarried in Scotland since the 1950s and supplies for replacement purposes are very limited. So, it's best to reuse slates for maintenance and repairs wherever possible. The issue with this repair method is that it can only be undertaken by removing Slate from another roof. The re-dressing of second-hand material results in a loss of 30% to 40%, meaning that Scottish Slate is becoming a finite resource.

An analysis of roof types on the buildings in the target area was undertaken. The results of this are shown below:

Roofing Materials:

- Blue – West HighlandSlate 38%
- Red – Welsh or Spanish Slate 36%
- Gray – Highland Boundary Slate 23%
- Yellow – Concrete Tile3%

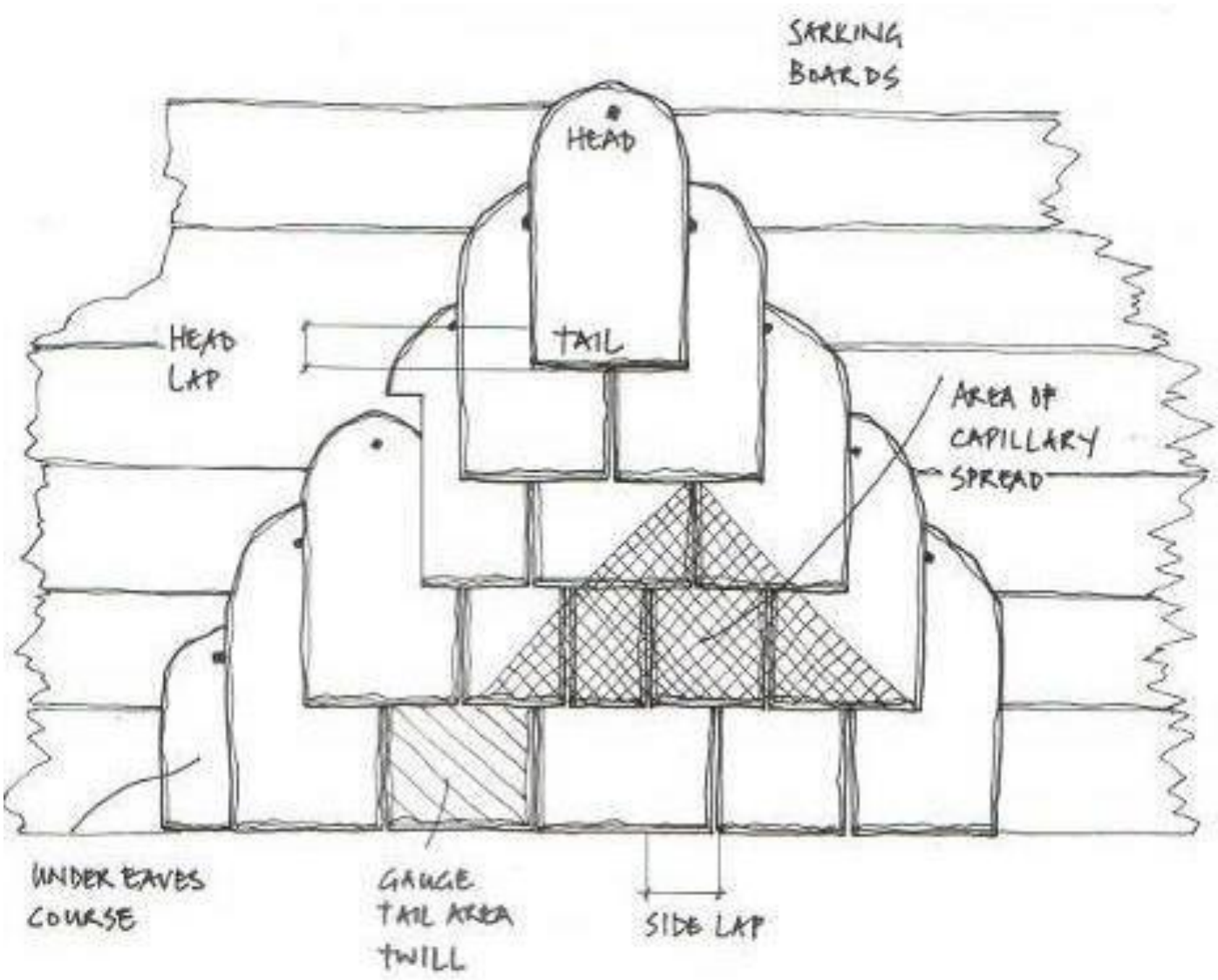
Auxiliary Materials:

- Cast-iron Gutters 44%
- PVCu Gutters 40%
- Lead Gutters 16%



Overall, 61% of the roofs are Scottish Slates laid in diminishing courses, and 36% are modern Spanish or Welsh slates laid in a consignment of the same length and width known as 'Tally'. Only 3% of the roofs looked at were new concrete tile.

Traditional Scottish Slating Practice & Terminology:



Slate Types:

West Highland Slate:





These slates are rugged and durable and have a distinctive ridged surface texture and tiny crystals of fool's gold (pyrite). The reflective sheen on the Slate is also a notable characteristic and Single Nailed.

Highland Boundary Slate:





These slates are smoother and lighter in colour than the West Highland Slate. The colour can vary from grey to green and purple, and it often has distinctive ribbon stripes on the surface and Single Nailed.

Welsh and Spanish Slate:





These slates are usually regular with two nail holes (Scots slates are typically less regular in shape and are single-nailed). They are grey to purple and thinner than the Scots slates.

Life expectancy cost comparisons 100 years cycle:

RoofingProduct	Weight	Durability	Initial Cost Supply & Fix	Repair and Maintenance	Factor based on re-roofing frequency	TOTAL for theperiod
Tiles andSlates	Kg/m2	Years	£/m2	% of initialCost	X factor	£/m2
Clay Tiles	63	40	£33.00	10%	2.5	£112.63
Concrete Tiles	51	30	£12.50	10%	3.33	£ 84.72
Fibre Cement Slates	21.4	30	£24.00	12%	3.33	£134.04
Imported Natural Slate	34.8	30	£29.00	15%	3.33	£155.61
Natural Welsh Slate	27.9	100	£46.00	12%	1.00	£ 55.52
Synthetic Slate	24.7	30	£28.00	12%	3.33	£148.98

Conclusion:

We can conclude that the target area in Mauchline has a large proportion of its original roof coverings and original auxiliary materials, with 61% of the roofs retaining traditional Scottish slate and slating practice and 60% of the roofs keeping cast or lead gutters and downpipes. This is a more significant proportion than most Scottish villages that have lost their original material to more mod ern replacements such as concrete tiles, imported slates, and PVCu gutters.

We recommend that it is of the utmost importance that Mauchline retains this high level of original roofingmaterials as it adds to the character of the target area and retains the heritage of the built environment. Roofs should be inspected regularly to spot potential problems as soon as they appear. Regular maintenance and repairs will ensure that your slate roof remains watertight and continues to perform well.

Common issues:

- broken, cracked or missing slates on the roof or ground, especially after bad weather
- dislodged slates at roof edges – slates here are particularly vulnerable
- A single missing slate will let in only a limited amount of water. But if not put back in place, thesarking (wooden boards) beneath will decay, leading to further slates loss, and poor repairs will only worsen the situation.

'Nail sickness' – one of the most common causes of problems with slate roofs – occurs when the iron nails used to secure slates to the sarking rust through. Individual slipped slates can be secured again, but there may come the point where the number of slates affected means this is no longer cost -effective; this is generally stated as when 20% of the total roof area is affected. Therefore, it may be better to strip back and re-slate the entire roof.

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H Management and Maintenance Plan (MAMP)

Conservation Area Gazetteer
10-year Maintenance Plan Template
Maintenance Plan Register

Mauchline Conservation Area

Management and Maintenance Plan

Gazetteer

Priority Scoring

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

Listed Building Category
(First number)

A = 3
B = 2
C = 1
No Listing = 0

Streetscape Value
(Second number)

Landmark building = 3
Major contribution to streetscape = 2
In keeping with streetscape = 1
No contribution or negative contribution to streetscape = 0

Risk (of loss without intervention)
(Third number)

On the 'At Risk' register / in a poor state of disrepair = 3
In need of essential maintenance to ensure weather tight = 2
Would benefit from non-essential maintenance / reinstatement of lost features = 1
In a good state of repair = 0

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

1 /1a Barskimming Road Residential		Ground – occupied First – occupied
	Restrictions	Surveyed from Barskimming Road only.
	Structural Issues	None apparent.
	Storey Height	2 – end terrace.
	Roof	Pitched natural slate with straight skews. Small section of lead flat roof at ridge. Cast iron roof light. Lead skew flashings and chimney flashing.
	Chimneys	Red brick chimney to r.h.s with stone top section with 3no. terracotta pots.
	Walls	Red ashlar sandstone. Masonry requires pointing below cill line. 3no. ornate cast iron air grilles
	Windows	uPVC
	Doors	n/a
	External Pipework	Cast iron wall head gutter. Cast iron downpipe with ornate hopper. Lower section is uPVC. Cast iron vent stack.
Recommendations: • Minor slate repairs • Refurbish cast iron roof light • Refurbish CI rainwater goods • Replace uPVC lower section of downpipe with CI to match existing • Repoint stonework below cill line	**Priority Score**	(0+2+2) 4

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



	good condition
Windows	1no. timber casement. 2no. openings blocked up at rear.
Doors	Modern painted blank.
External Pipework	uPVC gutter and downpipes.
Priority Score	(0+1+1) 2

Recommendations:

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

7 Barskimming Road
Diamond Concrete Drilling Company

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





Recommendations:

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

Priority Score	(0+1+2) 3

9-13 Barskimming Road
Andrew Kay & Co.

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







Chimneys	Red brick. No pots.
Walls	Original building red sandstone rubble. Later extensions in red brick with stone cills and quoins, and buff brick.
Windows	Combination of timber casements and uPVC. A number of blocked up openings.
Doors	Not visible.
External Pipework	Cast iron to the rear. None to the front.
Priority Score	(0+1+2) 3

Recommendations:

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

17 Barskimming Road



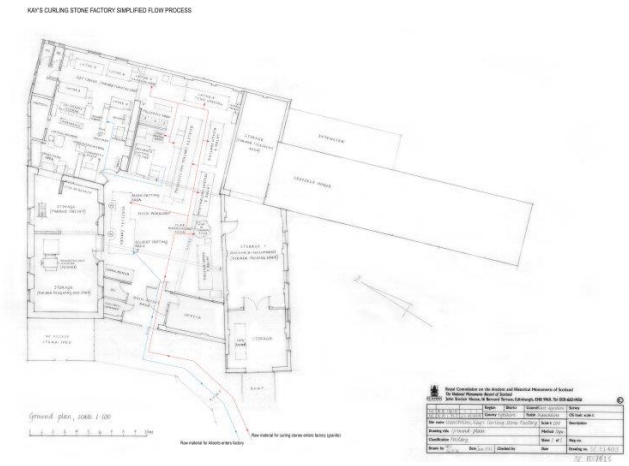
Restrictions	Surveyed from fence line on Barskimming Road only.
Structural Issues	Movement cracks to top right hand corner.
Storey Height	2
Roof	Natural slate with zinc ridge and clips.
Chimneys	None visible
Walls	Buff brick / red brick
Windows	Predominantly modern casement. 1no. 9 paned casement
Doors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



Recommendations:

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





Historic Images

1-3 Burnside Road
Residential







Recommendations:

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

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

Priority Score (0+2+2) 4

4-6 Burnside Road
Residential











Recommendations:

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

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

	circular downpipe. Refurbish.
Priority Score	(0+2+2) 4

5-7 Burnside Road
Residential (Thonyburn)

	Ground – occupied First – occupied
Restrictions	Surveyed from Burnside Road only.
Structural Issues	Cracking/ damaged lintol at oriel window. Cracked cill to r.h.s of ground floor window and below ground floor window.
Storey Height	2 – end terrace.
Roof	Natural slate with zinc ridge and clips. Lead abutment flashing and chimney flashing. Mortar skew.
Chimneys	Red brick chimney to r.h.s. with 2no. ornamental pots.
Walls	Red sandstone. Cement mortar pointing. Timber dentil moulded cornice at wall head. 3no. ornate air grilles.
Windows	1no. 1x1 timber sash & case window with horns at first floor level. Refurbish. All other windows are uPVC.
Doors	Modern timber vertically lined storm doors.
External Pipework	uPVC gutters and downpipes. Gutter blocked.
Priority Score	(0+1+1) 2







Recommendations:

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

Burnside Road Outhouse		Vacant – partially derelict
   **Recommendations:** • Carry out structural appraisal and remedial work, including likely rot repairs to roof timbers • Reinstate roof glazing • Carry out extensive slate repairs and install new wood cored lead ridge • Install CI rainwater goods • Repoint all masonry • Install new door (assumed)	Restrictions	Surveyed from Burnside Road and courtyard.
	Structural Issues	Crack at corner of brickwork.
	Storey Height	1 – detached.
	Roof	Natural slate. Ridge missing – partially collapsed to rear. Mortar skews to chimney.
	Chimneys	Red brick wall head chimney. No pots. Open joints.
	Walls	Red sandstone rubble with red brick wall head. Brick gable end. Heavily eroded with heavy cement over pointing. Very damp at ground floor level.
	Windows	Remains of cast iron roof lights, now missing.
	Doors	n/a
	External Pipework	Missing.
	Priority Score	(0+1+3) 4
1 Castle Street Nance Tinnocks Ale House (Part of Museum)	Category B Listed	Occupied
	Restrictions	Surveyed from Castle Street only.
	Structural Issues	None apparent.
	Storey Height	2 – terraced.
	Roof	Natural slate with lead ridge flashing and clips.
	Chimneys	Brick chimneys at each party wall with black terracotta pots





Recommendations:

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

	and zinc cans.
Walls	Generally, masonry and pointing in good condition though some evidence of dampness at low level.
Windows	4no. 6 x 6 sash & case windows. Some masonry damage on right hand ingo, bottom r/h window. 1no. blind opening above door.
Doors	Modern timber vertically lined storm doors.
External Pipework	Cast iron half round gutter and circular cast iron downpipe. Overgrown at outlet. High level uPVC connection into gutter from adjoining No3/5 The Cross.
Priority Score	(2+3+0) 5

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





Recommendations:

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

	ashlar sandstone, zinc pots. Some vegetation in joint. Requires pointing. Mortar verge at gable end requires repointing.
Walls	Red random rubble sandstone. Some masonry erosion at ground level below right-hand window. 2 ornate cast iron air grilles on gable end. Ashlar surrounds to door and windows.
Windows	Timber 6 x 6 single glazed sash & case. Cracks around burnt sand mastic seals.
Doors	Modern vertically lined timber door.
External Pipework	Cast iron half round gutter and circular downpipe. Requires refurbishment.
Priority Score	(2+3+0) 5

3-5 Castle Street Residential	Ground – occupied First – occupied
Restrictions	Surveyed from Castle Street only.
Structural Issues	Movement crack between ground and first floor windows – No5.
Storey Height	2 – end terrace.
Roof	Natural slate with zinc ridge and clips.





	Lead/felt flashing at straight skew. Felt loose.
Chimneys	Brick chimney on party wall with No. 1 with 4no. cans. Brick chimney at wall head on gable return of No.5.
Walls	Squared red sandstone rubble with ashlar door and window dressings. Cementitious mortar with cementitious repairs around ground floor window to No.5 and up flue line on return.
Windows	7 no. uPVC windows.
Doors	2no. modern timber panelled doors. Modern timber porch to No. 5.
External Pipework	uPVC gutter. 1no. circular cast iron downpipe – requires refurbishment.
Priority Score	(0+2+1) 3

Recommendations:

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

4 Castle Street
Part of Burns Museum







Recommendations:

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

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

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





Historic Images

6 Castle Street Occupied
Residential

Restrictions Surveyed from Castle Street only.



Recommendations:

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

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

10 Castle Street
Residential
Read in conjunction with 7/9 Kilmarnock Road



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

Recommendations:

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

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

5 Cowgate
Residential

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







Recommendations:

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

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

	Fanlight boarded over.
External Pipework	uPVC gutter to main elevation. Gutter missing on gable.
Priority Score	(0+2+2) 4





Historic Images

8- 10 Cowgate Residential / Grove Cottage	Occupied
Restrictions	Surveyed from Cowgate only.
Structural Issues	None apparent.
Storey Height	2 – detached if one property.
Roof	Natural slate with zinc ridge and clips. Mortar skews and lead chimney



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

Priority Score (0+1+1) 2

Recommendations:

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

1-3 Cumnock Road Occupied
Residential



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

Recommendations:

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

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

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

5-7 Cumnock Road
Residential (Benatto No. 5)

Occupied



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

Recommendations:

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

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

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

6A Cumnock Road / 6 Grove Park
Residential (may be flatted)

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



Recommendations:

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

	air bricks.
Windows	uPVC
Doors	uPVC
External Pipework	Mixed uPVC with some cast iron vent stacks remaining. Cast iron gutters to courtyard side.
Priority Score	(0+2+1) 3

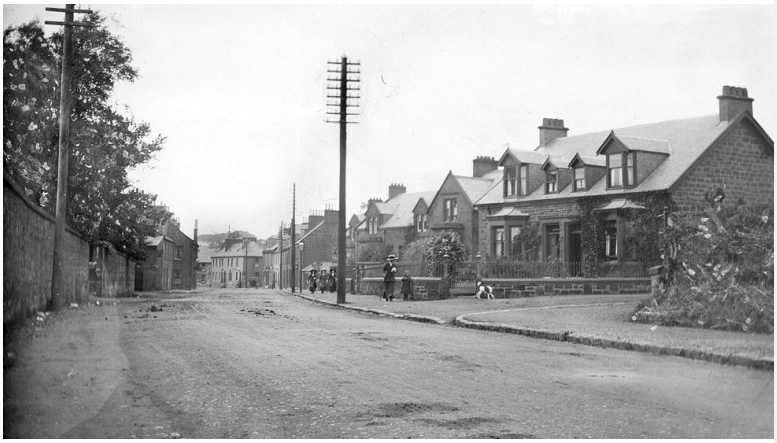
9 Cumnock Road
Residential - Willowbank

	Occupied
Restrictions	Restricted survey due to driveway.
Structural Issues	None apparent
Storey Height	1.5 – large detached
Roof	Natural slate with terracotta crested ridge tiles. Modern rooflight. Lead skews, valleys, and chimney flashings. Iron finial to l.h. gable dormer.
Chimneys	1no. gable head sandstone stack with 2no. cans to l.h.s. 1no. gable head sandstone stack with 5no. cans to r.h.s.
Walls	Squared red rubble sandstone masonry with single storey bay window. Masonry appears in good condition. Cast iron air grilles.
Windows	1 x 1 timber sash and case with horns.
Doors	Modern vertically lined timber door with fanlight.
External Pipework	Cast iron wall head gutters. Rectangular cast



Recommendations:

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

	iron downpipes with decorative hoppers and ear bands.
Priority Score	(0+2+1) 3
Historic Image	

11 Cumnock Road Residential	Occupied
	
Restrictions	Access very restricted for survey
Structural Issues	None apparent
Storey Height	1 – semi-detached.
Roof	Dormer windows. Natural slate with crested terracotta ridge. Lead dormer and chimney flashings.
Chimneys	Red brick chimney with 3no. cans
Walls	Rock faced red sandstone with ashlar window dressings to bay window. Masonry appears in good condition. Ornate cast iron air grille below bay window.
Windows	uPVC
Doors	Timber panelled storm doors.
External Pipework	Not visible.

Recommendations:

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

Priority Score	(0+2+1) 3

13 Cumnock Road
Residential

	Occupied



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

Recommendations:

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

Priority Score	(0+2+1) 3

15 Cumnock Road
Residential - Haplan

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



Recommendations:

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

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

Priority Score (0+2+0) 2

1-3 Earl Grey Street
The Barber Shop / Shaw Eyecare / Residential



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



Recommendations:

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

	Stone stack with 8no. pots on party wall.
Walls	Red ashlar sandstone. Masonry has heavy staining/erosion to parapet. Some damp below window to r.h.s.
Windows	3no. modern timber sash & case with horns at first floor level. uPVC in dormer.
Doors	Timber storm doors to l.h.s. Door to r.h.s. obscured by roller shutter.
Shopfronts	Timber shopfront to l.h.s with dentil moulded fascia. uPVC to r.h.s with external security shutter.
External Pipework	2no. cast iron downpipes – both require refurbishment.

Priority Score (0+2+2) 4

Historic Image



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



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



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

Priority Score (2+2+1) 5

Recommendations:

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







Historic Images

4-6 Earl Grey Street
Impressions Beauty Salon / Residential

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



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

Recommendations:

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

Priority Score (0+1+1) 2

5-7 Earl Grey Street
The Black Bull

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



Recommendations:

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

	and also to r.h.s.
Walls	Squared blonde sandstone rubble. Masonry appears in reasonable condition. Some damp staining around downpipe at l.h.s. Arched pend access to rear.
Windows	6x6 timber sash & case windows with horns at ground level. Modern timber casements at first floor level and in dormers.
Doors	Modern timber storm doors
External Pipework	Half round cast iron gutter and 2no. cast iron downpipes. May be blocked to l.h.s.
Priority Score	(0+2+1) 3

Historic Image



8-16 Earl Grey Street
Kilmarnock Supporters Club

	Occupied
Restrictions	Surveyed from Earl Grey Street only.





Recommendations:

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

Structural Issues	None apparent
Storey Height	2 – mid terrace.
Roof	Slate roof with zinc ridge and straps to l.h.s. Lead ridge to r.h.s. Lead skew flashings to l.h.s. Mortar skews to
Chimneys	Masonry stack located centrally. No pots. Reduced height stack to r.h.s. No pots.
Walls	Painted render at low level & painted masonry at high level. Area of damp / boss render to l.h.s.
Windows	Modern timber casements with through glass vents.
Doors	Modern timber vertically lined doors.
External Pipework	uPVC gutter to l.h.s & uPVC downpipe. Parapet gutter to r.h.s. – now down pipes evident.
Priority Score	(0+2+2) 4

9-13 Earl Grey Street Mint Accounting / Residential	Ground – occupied First – occupied Second – uncertain
Restrictions	Surveyed from Earl Grey Street only.
Structural Issues	None apparent.
Storey Height	2 – mid terrace.







Recommendations:

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

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

11 Earl Grey Street Gillian's Sandwich + Burger Bar / Residential	Ground – occupied First – occupied Second – occupied.



Recommendations:

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

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



Historic Image

15 Earl Grey Street
CARS Office / Residential



Recommendations:

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

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

17 Earl Grey Street Former bank - Sophie Wasamer Health & Wellbeing / S3 Environmental / Accessory Boutique	Ground – occupied First – occupied



Recommendations:

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

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

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

18 Earl Grey Street

Corner Barber / Wee Chippy / Residential





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

Recommendations:

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

Priority Score (0+2+2) 4





1 High Street Ground – occupied

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

Recommendations:

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



Historic Image

3 High Street
Residential







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

Priority Score (2+3+2) 7

Recommendations:

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





Historic Images

5 High Street
Armour Veterinary Group



Modern building. No recommendations.

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

7 High Street
Farm Services / Residential

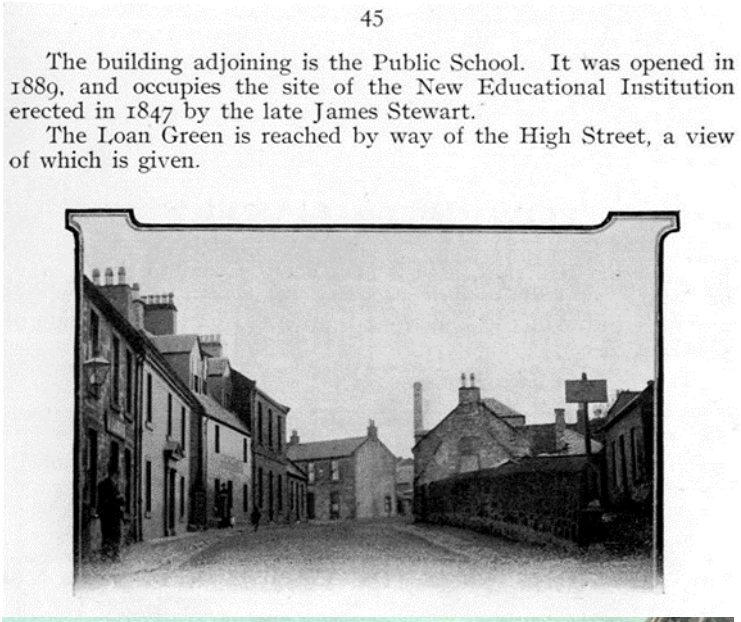
	Ground – occupied First – occupied Second – uncertain
Restrictions	Surveyed from High Street only.
Structural Issues	None apparent
Storey Height	2 – mid terrace.
Roof	Modern slate with zinc ridge and clips. Lead skew and chimney flashings. Polygonal dormer.
Chimneys	Brick chimneys to each end. No pots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



Recommendations:

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

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



45

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

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



Historic Images

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



	surrounds. Damp staining above left-hand window and door, and around base of dp. Heavy mortar pointing with stone erosion at low level.
Windows	Aluminium.
Doors	Aluminium door with fanlight. No ironmongery of note.
External Pipework	Cast iron half round gutter and 1no. cast iron circular downpipe. Refurbish.
Priority Score	(0+2+2) 4

Recommendations:

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

11 High Street Residential	Occupied



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

Recommendations:

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

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

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

13 High Street
Residential

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



Recommendations:

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

15-17 High Street
Residential

	Ground – occupied First – occupied
Restrictions	Surveyed from Burngrange Lane & High Street only.





Upper floor reached by external stair

Recommendations:

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

Structural Issues	None apparent
Storey Height	2- semi-detached.
Roof	Natural slate with zinc ridge and clips. Leaded skews and chimney flashing.
Chimneys	2no.masonry gable stacks, no pots to Burngrange Lane. 1no. masonry wall head stack with 1no. pot to High Street.
Walls	Painted masonry to street frontages. Squared red sandstone rubble to visible internal faces. Ashlar door and window surrounds. Heavy cement mortar pointing where masonry visible. Paint flaking.
Windows	10no. uPVC
Doors	2no. uPVC doors, main door with fanlight.
External Pipework	Burngrange Lane - uPVC half round gutter and cast-iron downpipe with uPVC connection – Refurb. High Street - Cast iron half round gutters, 1no. cast iron downpipe and 3no. cast iron vent stacks (1no. with uPVC top section).
Priority Score	(0+2+2) 4



Historic Image

19 High Street The Workshop	Occupied



Restrictions	Surveyed from High Street only.
Structural Issues	None apparent.
Storey Height	1 – semi-detached.
Roof	Natural slate with zinc ridge and clips. Lead abutment flashing. Zinc hip flashing.
Chimneys	n/a
Walls	Painted masonry and painted brick porch and extension. Masonry in good condition.
Windows	2no. uPVC
Doors	Modern painted door blank. Ironmongery not of note.
External Pipework	Cast iron half round gutter to main building. uPVC gutters and downpipes to porch extension.
Priority Score	(0+1+1) 2

Recommendations:

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

23 High Street Residential	Occupied
Restrictions	Surveyed from High Street only.



Recommendations:

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

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

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



	and 1no. ornate pot to l.h.s. yellow brick chimney with dentil moulded stone cap and 3no. ornate pots t r.h.s.
Walls	Dry dash render. Dentil moulded wall head cornice 2no. modern louvred air grilles.
Windows	Composite
Doors	Modern timber door with fanlight
External Pipework	uPVC
Priority Score	(0+1+1) 2

Recommendations:

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

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







	concrete cap and 2no. ornate pots to r.h.s.
Walls	Red squared sandstone rubble. Dentil moulded wall head cornice. Plastic repairs to lintols and some stones. 2no. modern louvred air grilles.
Windows	uPVC
Doors	Modern composite door with fanlight.
External Pipework	uPVC
Priority Score	(0+2+1) 3

Recommendations:

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

1 Kilmarnock Road
Mauchline Dental Surgery

Ground – occupied
First – occupied



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

Recommendations:

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

Priority Score (0+3+1) 4







Historic Images

3 Kilmarnock Road
Castle Café / Residential

Ground – occupied
First – uncertain



Recommendations:

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

	Second - uncertain
Restrictions	Surveyed from Kilmarnock Road only
Structural issues	Crack on gable end.
Storey Height	2 plus dormer - end terrace.
Roof	Natural slate with zinc ridge and clips – needs overhauled. Mortar skews – overgrown. Lead dormer flashings and chimney flashings.
Dormer	Box dormer – timber in poor condition. uPVC windows
Chimneys	Rendered brick chimney to r.h.s. No pots. Needs re-rendered.
Walls	Painted masonry.
Windows	uPVC
Doors	1920's/1930's timber entrance doors.
Shopfronts	Double fronted shopfront with recessed doorway. Modern fascia. Tiled stall riser.
External Pipework	uPVC gutter – overflowing at corner.
Priority Score	(0+2+2) 4





Historic Images

4-6 Kilmarnock Road Café India / Village Tandoori / Residential	Café India – occupied Village Tandoori – vacant First floor - occupied
Restrictions	Surveyed from Kilmarnock Road only.
Structural Issues	Deviating ridge line.
Storey Height	2 – end terraced.
Roof	Natural slate with zinc ridge and clips. uPVC roof vents. Part lead skews / part mortar.
Chimneys	1no. stone



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

Priority Score (0+1+2) 3

Recommendations:

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

5 Kilmarnock Road
DW Shaw Solicitors / Estate Agents

Occupied

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



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

Modern building. No recommendations.

7-9 Kilmarnock Road
DW Shaw Solicitors / Residential
Read in conjunction with 10 Castle Street



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

Recommendations:

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

	downpipe.
Priority Score	(0+2+2) 4

8a / 8b Kilmarnock Road
Residential



Recommendations:

- Carry out minor slate repairs
- Carry out stone repairs around doorway
- Replace modern vents
- Replace windows
- Replace door
- Replace uPVC gutter with CI
- Refurbish CI downpipe

	Ground – occupied First – occupied
Restrictions	Surveyed from Kilmarnock Road only.
Structural Issues	None apparent.
Storey height	2 – mid terrace.
Roof	Natural slate with zinc ridge and clips. uPVC roof vents. Lead skews and partial capping and lead valleys to gablet.
Chimneys	Stone wall head chimney with no pots. Rendered chimney to r.h.s with 2no. pots.
Walls	Red ashlar sandstone with pilasters either side of doorway. Some masonry erosion around doorway. 2no. modern air grilles.
Windows	Modern timber casements at ground floor level. uPVC at first floor level.
Doors	uPVC
External Pipework	uPVC gutter (blocked) and cast-iron downpipe. Needs refurbishment.
Priority Score	(0+2+2) 4

10 Kilmarnock Road
Residential

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



Recommendations:

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

	red terracotta ridge tiles. Lead skews. Small section of mortar skew t r.h.s.
Chimneys	Rendered chimney to l.h.s. No pots.
Walls	Dry dash render with smooth rendered base course and window and door surrounds. Patch repairs. 2no. cast iron air grilles.
Windows	uPVC
Doors	uPVC
External Pipework	Cast iron half round gutter and 2no. circular cast iron downpipes – Need refurbishment.
Priority Score	(0+2+1) 3

4-6 Loudoun Street

Shopsmart Convenience Store / Ninety-Eight Cantonese Takeaway

Occupied



Recommendations:

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

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

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

Priority Score (0+2+2) 4



Historic Image

5-7 Loudoun Street

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



Category B Listed	Ground – occupied First – occupied Second - vacant
Restrictions	Surveyed from Loudoun Street only.
Structural Issues	No issues apparent.
Storey Height	2.5 – mid terraced with wall head gable and 2no. gabled dormers.
Roof	Natural slate with zinc ridge and clips. Mortar skews. Lead flashings to dormers. The dormers have timber surrounds and 2 over 2 sash & case windows in poor condition. Slated cheeks.
Chimneys	Stone chimney on party wall to r.h.s. No pots. Brick chimney to party wall on l.h.s. No pots.
Walls	Wet dash. Requires repainting.

Recommendations:

- Carry out minor slate repairs
- Replace mortar skews
- Replace dormer timbers
- Make render repairs and repaint render
- Replace modern grille
- Refurbish timber sash and case windows
- Replace modern timber casements
- New modern fascia to show shops
- New timber fascia above florist with new signage

- New hanging sign
- Reinstate missing section of CI gutter
- Refurbish CI rainwater goods

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

Priority Score (2+2+2) 6



Historic Image

8 Loudoun Street Residential Gavin Hamilton's House / Castle / Old Bakehouse	Category A Listed Category A Listed Unlisted	House – occupied Castle - unoccupied Bakehouse - unoccupied





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

House Priority Score (3+3+3) 9

Recommendations:

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





Recommendations:

- Stabilise stonework in accordance with Structural Engineer's recommendations and repoint.
- Extensive slate repairs / re-slate
- Remove plant growth
- Replace internal and external stone lintols
- Reinstate floor at first floor level

Restrictions	Limited access
Structural Issues	Structural cracks with ongoing movement. Previous bracing carried out. Loose corbie stones. Defective stone lintols. Structural survey carried out 2018 (restricted access)
Roof	Slate with lead ridge and lead skew flashings. Rooflight. Lead capping at parapet.
Chimneys	Stone stack to north gable. No pot.
Walls	Red sandstone rubble.
Windows	Various blocked up openings, some with dressed surrounds.
Doors	Timber
External Pipework	None
Castle Priority Score	(3+3+3) 9

Restrictions	
Structural Issues	None evident – structural survey carried out 2018.
Storey Height	2 - detached
Roof	Slate with zinc ridge and straps, lead skews and flashings
Chimneys	Brick chimney stacks at each gable end. 1 pot on west gable, no pots on east gable.
Walls	Red sandstone squared rubble. Area of white glazed brick on





	north elevation. Evidence of damp staining on north and east elevations.
Windows	Timber sash and case / timber casement
Doors	Modern timber lined door with fanlight
External Pipework	uPVC gutters & downpipes. 1 CI downpipe on south elevation
Bakehouse Priority Score	(0+2+3) **5**

Recommendations:

- Consider alternative uses to bring back in to occupancy.
- Carry out minor slate repairs
- Replace lead flashings
- Repoint all elevations
- Refurbish windows
- Replace doors
- Make repairs to external timbers.
- Refurbish CI downpipe.
- Replace uPVC rainwater goods with CI.





Historic Images

9-11 Loudoun Street Sheila's / Residential	Category B Listed	Ground – occupied First – occupied
	Restrictions	Surveyed from Loudoun Street only
	Structural Issues	None apparent
	Storey Height	2 – mid terraced.
	Roof	Natural slate with zinc ridge and clips. Mortar skews.
	Chimneys	Stone stack on party wall to l.h.s., no pots. Stone stack on party wall to r.h.s., 1 pot.
	Walls	Pained ashlar. Requires repainting. Scrolled skew putts. Pend access to flats above.
	Windows	4no. timber sash and case at first

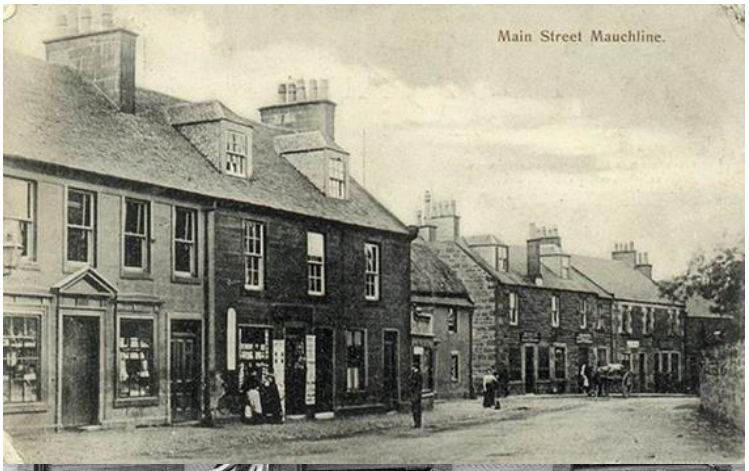
Recommendations:

- Carry out minor slate repairs
- Replace mortar skews
- Repaint stonework
- Refurbish timber sash and case windows
- Remove external grilles

- Install internal security grilles
- Repaint shopfront and fascia
- New fascia signage
- New hanging sign
- Refurbish CI rainwater goods

	floor level.
Doors	Glazed timber. Door to close missing.
Shopfronts	Timber shopfront. External grilles. Dentil moulded cornice to timber fascia.
External Pipework	Cast iron half round gutter - requires repainting – connecting into shared uPVC down pipe.

Priority Score (2+2+3) 7





Historic Images

12 Loudoun Street
Fairburn Hotel

Occupied

Restrictions	Surveyed from Loudoun Street

	and car park access road only.
Structural Issues	None apparent.
Storey Height	2 – semi-detached.
Roof	Modern slate with lead ridge and clips. Lead covered straight skew.
Chimneys	n/a
Walls	Squared red sandstone rubble walls. Walls and pointing appear generally in good condition. Dry dash over cladding to gable end. 1no. decorative iron grille. Central pend to rear court.
Windows	uPVC, 1no. with uPVC blind panel.
Doors	Timber vertically lined doors to pend.
External Pipework	uPVC profiled gutter and shared uPVC downpipe.
Priority Score	(0+2+1) 3



Recommendations:

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

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

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



Recommendations:

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

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



Historic Image

14 Loudoun Street
Fairburn Hotel

	Occupied
Restrictions	Surveyed from Loudoun Street only.
Structural Issues	None apparent
Storey Height	2 – semi detached
Roof	Natural slate with lead ridge and clips.
Chimneys	Red brick chimney to l.h.s. with 1no. can.
Walls	Red sandstone with ashlar window surrounds and classical doorway. Loudoun Spout to l.h.s.
Windows	uPVC
Doors	Modern timber storm doors – painted blanks. Ironmongery not of note.
External Pipework	uPVC profiled gutter and 1no. shared uPVC downpipe.
Priority Score	(0+2+1) 3



Recommendations:

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



Historic Images







21 Loudon Street Poosie Nansie's Ale House	Category B Listed	Ground – occupied First – unoccupied









Recommendations:

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

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

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









Historic Images


POSTING ESTABLISHMENT


POSTING ESTABLISHMENT
JOLLY BEGGARS
H.O.W.F.




POSTING ESTABLISHMENT
JOLLY BEGGARS
HOWF





23/23a-25 Loudoun Street
Blu Design / Residential



Recommendations:

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

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

Priority Score (0+2+2) 4





Historic Images



27-31 Loudoun Street
Commercial / Residential

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



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

Priority Score (0+2+2) 4



Recommendations:

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

- New fascia signage



Historic Image

33-35 Loudoun Street
Crafty Coffee / Prime Cuts Butcher/ Residential



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

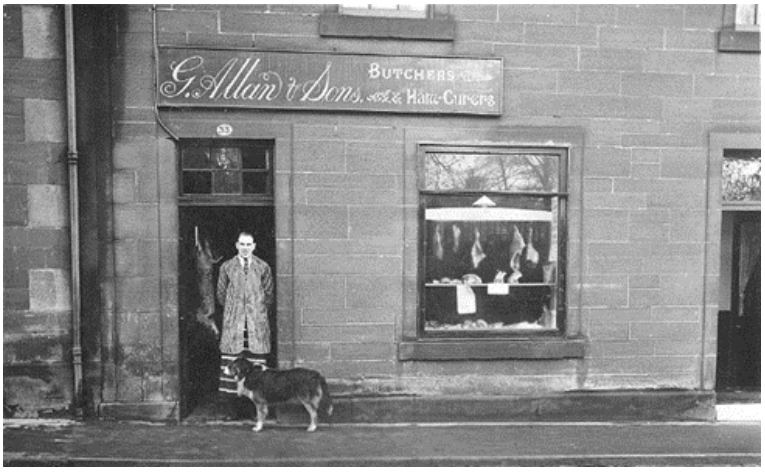
Recommendations:

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

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

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

Priority Score (0+2+2) 4



Historic Image

37-41 Loudoun Street
Little Treasures / Sew'n'Sew / Get Fitted Carpets / Residential

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



Recommendations:

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

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

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

Priority Score (0+2+2) 4





Historic Images

43-51 Loudoun Street The Co-op / Residential	Ground – occupied First – about to be split into flats.
	
Restrictions	Surveyed from Loudoun Street only
Structural Issues	None apparent
Storey Height	2 – end terrace.
Roof	Natural slate roof with zinc ridges and clips. Lead chimney flashings / mortar skews.
Chimneys	3no. red sandstone stacks. No pots
Walls	Red ashlar sandstone. Masonry is heavily eroded at base course. Staining at either end of gutter

Recommendations:

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

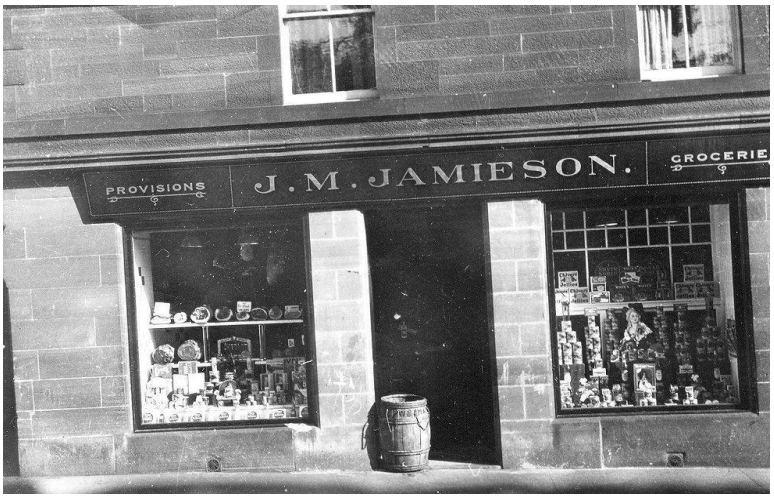
	and at downpipe. ATM.
Windows	uPVC at first floor
Doors	Bi-fold aluminium entrance door. Painted blank escape door.
Shopfronts	External security shutters. Timber shopfronts and fascia. Bi-folding aluminium doors
External Pipework	Cast iron wall head gutter and downpipe.

Priority Score (0+2+1) 3



Historic Images





53-55 Loudoun Street Residential (The Old Printers)	Occupied
Restrictions	Surveyed from Loudoun Street only
Structural Issues	None apparent
Storey Height	2 – mid terrace.
Roof	Natural slate with zinc ridge and clips. Lead skew flashings.
Chimneys	n/a
Walls	Painted wet dash. 1no. cast iron and 1no. modern louvered aluminium grille
Windows	Modern timber sash & case.
Doors	Vertically lined timber storm doors
External	uPVC gutter and



Recommendations:

- Carry out minor slate repairs
- Replace modern grille

- Replace uPVC rainwater goods with CI

Pipework	downpipe
Priority Score	(0+2+1) 3

57-59 Loudoun Street
Woody's Ice Cream & Dessert Bar / Residential

	Ground – occupied First – occupied
Restrictions	Surveyed from Loudoun Street only
Structural Issues	None apparent
Storey Height	2 – mid terrace
Roof	Natural slate with zinc ridge and clips. Mortar skews, lead chimney flashings.
Chimneys	Red sandstone chimneys at each end. 1no pot to l.h.s. Additional chimney evident at rear. Stone missing from stack on r.h.s.
Walls	Red ashlar sandstone. Some erosion of masonry at ground level and at each end of gutter. 1no. cast iron grille and 1no. modern aluminium louvered grille.
Windows	uPVC
Doors	Timber panelled storm door with fanlight
Shopfronts	Modern timber shopfront with stone stall riser.
External Pipework	uPVC gutter and down pipe.
Priority Score	(0+2+1) 3





Recommendations:

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



Historic Image

61 Loudoun Street
Residential



Recommendations:

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

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

	cast iron rain water pipe to r.h.s. defective.
Priority Score	(0+2+2) 4

63 Loudoun Street
Residential







Recommendations:

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

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

Pipework	gutters. uPVC downpipe to l.h.s. heavily overgrown. Part uPVC/part cast iron vent stack. Shared cast iron downpipe with ornate hopper and ears.
Priority Score	(0+2+3) 5

65 Loudoun Street
Former Post Office – Robyn's Retreat / Masonic Lodge

Ground – occupied
First – occupied











Restrictions	Surveyed from Loudoun Street and Barskimming Road only.
Structural Issues	Crack in lintol at ground floor window. Some movement evident in parapet at corner.
Storey Height	2 - end terrace
Roof	Natural slate with close mitred hips. Lead ridge and chimney flashings. Presumed lead parapet gutter.
Chimneys	Red brick chimney at party wall with 4no. terracotta cans.
Walls	Red sandstone. Squared ashlar chamfered corner with corbelled corner projection. Castellated parapet detail at corner with stone finials. Decorative iron roof finial. Some damp staining. Extensive indents at ground floor level. Additional indents and repointing required. 1no. partially covered

Recommendations:

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

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





Historic Images

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



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

Priority Score (2+3+0) 5

No recommendations

Loudoun Street Occupied

Mauchline Church Hall, (Site of Mortons Inn)



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

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

Recommendations:

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

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

25 Mansefield Road
Residential (Springfield)







Recommendations:

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

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

1-3 Tanfield Residential	Occupied



Recommendations:

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

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

2-4 Tanfield Residential	Occupied

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



1 house has very recent side extension.

Recommendations:

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

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

6-8-10 Tanfield
Residential

Occupied



Recommendations:

- Minor slate repairs
- Replace mortar skews

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

• Make stone repairs and repoint gable • Repaint / repair dormer timbers • Replace windows • Replace door and fanlight • Replace uPVC rainwater goods with CI		elevation in reasonably good condition. Heavy erosion and over pointing on gable. Air bricks not visible.
	Dormers	uPVC windows. Hipped slate roofs and slated cheeks. Timber below windows requires refinishing.
	Windows	uPVC windows and dormer window. Modern Velux.
	Doors	Aluminium door, side lights and fan light.
	External Pipework	uPVC gutters and downpipes (2no.). Water butt
	Priority Score	(0+2+2) 4
12-18 Tanfield Residential	‘Building at Risk’	Partially occupied
	Restrictions	Fenced off. Surveyed from Tanfield only.
	Structural Issues	None apparent.
	Storey Height	2 – detached.
	Roof	Natural slate – nothing else visible.
	Chimneys	Half stone/half red brick stack to r.h.s. with 1no. decorative can. Stone wall head chimney with 1no. decorative can.
	Walls	Red sandstone. 1881 date stone. Stones have been removed from the southwest gable. Frontage in reasonable condition. Requires some pick pointing. SW



	gable in poor condition. NE gable requires some indents. Air bricks missing.
Windows	uPVC / some boarded up.
Doors	Modern timber door blank, heavily damaged.
External Pipework	uPVC gutters and downpipes.
Priority Score	(0+2+1) 3

Recommendations:

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

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



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

Recommendations:

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

Priority Score (0+2+1) 3

3-5 The Cross — Occupied
Many Thanks Gift Shop / Residential



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

Recommendations:

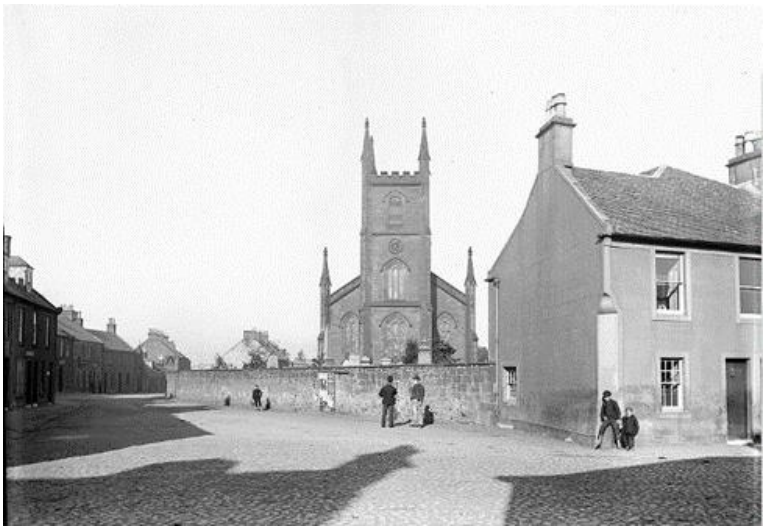
- Carry out minor slate repairs
- Replace mortar skew

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

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

Priority Score (0+2+1) 3





Historic Images


A WRIGHT
Tinsmith & Gasfitter
HOUSE PAINTERS




A WRIGHT
Tinsmith & Gasfitter

Mauchline Conservation Area

Management and Maintenance Plan

10 Year Maintenance Plan



MAUCHLINE CONSERVATION AREA REGENERATION SCHEME

TRADITIONAL BUILDINGS - EXTERNAL FABRIC MAINTENANCE PLAN

Regular maintenance of your property is important. When regularly and appropriately maintained to ensure that water is kept out and key components such as roof coverings, rainwater goods and masonry are protected, a building can survive almost indefinitely. Conversely the use of inappropriate repair materials and techniques can make defects worse. It is recommended that you read the following publication by Historic Environment Scotland.

Short Guide: Maintaining Your Home [online]

This document is a framework for regular maintenance inspections, setting out the tasks to be undertaken and their frequency. Where appropriate, links to relevant Historic Environment Scotland publications have been included.

Equipment you may require:

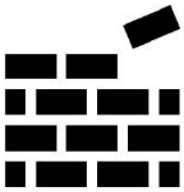
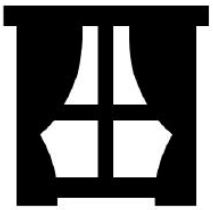
- Maintenance Checklist
- Notebook/ Pencil
- Camera
- Binoculars
- Ladder
- Inspection Mirror/ Pocket Mirror
- Trowel and Gloves for removing any vegetation
- Face mask and gloves for cleaning up bird droppings
- Safety Glasses
- Screwdriver for checking timber decay

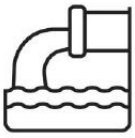
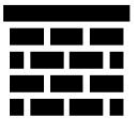
When undertaking a maintenance inspection, the safety of you and those around you are of paramount importance. It is critical that this is thoroughly considered before any work is undertaken.

A digital version of this document can be found at;
https://www.east-ayrshire.gov.uk/mauchlinecarsdownloads



REF.	ELEMENT	TASK	FREQUENCY	CARRIED OUT	OBSERVATIONS / ACTIONS
A	**ROOF AND DORMERS**	Inspect slaterwork for slipped or missing slates	Annually and after storms		
		Inspect leadwork for tears and uplifts	Annually and after storms		
		Check in roof space for damppatches	Annually and after storms		
		Check for areas of soft timber	Annually		
		Repaint timbers.			
		Check flat roofs for blistering and / or cracking	Annually		
Historic Environment Scotland Guidance: Inform Guide: Repairing Scottish Slate Roofs [online] Inform Guide: Roofing Leadwork [online]					
B	**CHIMNEY**	Check pointing / render for cracks or gaps	Annually and after storms		
		Inspect leadwork for tears and uplifts	Annually and after storms		
		Check for damage / flaking of stonework to coping and pots	Annually		
		Check chimney pots are sitting straight	Annually and after storms		
		Check for plant growth	Annually in spring/ summer		
Historic Environment Scotland Guidance: Inform Guide: Domestic Chimneys and Flues [online] Inform Guide: Roofing Leadwork [online]					
C	**RAINWATER GOODS**	Clean out and ensure free running	Annually - after autumn leaf fall		
		Check for staining below gutters and length of downpipes	Twice yearly when raining		
		Check for signs of corrosion	Twice yearly when raining		
		Inspect for cracks and leaks	Twice yearly		

		Repaint cast iron goods	Every 7 years (or sooner if necessary)		
Historic Environment Scotland Guidance: Inform Guide: Maintenance of Cast Iron Rainwater Goods [online]					
D	**FASCIAS & SOFFITS**	Inspect for any damage, rot or loose fittings	Annually		
		Repaint	Every 7 years (or sooner if necessary)		
E	**STONEWORK**	Check for defective pointing, loose mortar or gaps	Every 2 years		
		Check for damaged stones	Every 2 years		
		Check for cracks or bulges	Every 2 years		
		Remove any vegetation	Annually		
		Check air vents are not blocked	Twice yearly		
Historic Environment Scotland Guidance: Inform Guide: Lime and Cement in Traditional Mortars [online] Inform Guide: Masonry Decay [online] Inform Guide: Repointing Ashlar Masonry [online] Inform Guide: Repointing Rubble Stonework [online]					
F	**WINDOWS**	Check windows open and close	Every 2 years		
		Check for areas of soft timber, cracks in glazing putty, gaps in mastic joints	Every 2 years		
		Check for flaking paint	Annually		
		Repaint	Every 7 years (or sooner if necessary)		

Historic Environment Scotland Guidance: Inform Guide: Maintaining Sash and Case Windows [online]					
G	**DOORS**	Check for areas of soft timber, distortion and draughts	Annually		
		Repaint	Every 7 years (or sooner if necessary)		
Historic Environment Scotland Guidance: Inform Guide: External Timber Doors [online]					
H	**DRAINAGE BELOW GROUND**	Carry out visual inspection to ensure no leakage from drains	Twice yearly when raining		
		Open up any inspection chambers to ensure free flowing	Annually, or sooner if problems become apparent internally or externally		
I	**BOUNDARY WALLS**	Check for bulging or leaning walls	Every 2 years		
		Check for loose cope stones	Every 2 years		
		Remove plant growth	Every 2 years		
		Check condition of stonework and pointing	Every 2 years		
		Check for signs of corrosion to ironwork	Annually		
		Repaint ironwork	Every 7 years (or sooner if necessary)		
Historic Environment Scotland Guidance: Inform Guide: Domestic Boundary Walls [online] Inform Guide: Maintenance of Iron Gates and Railings [online]					

Mauchline
Conservation Area
Management and Maintenance Plan

Maintenance Plan Register

Property Address	Maintenance Plan Review / Return Date									
	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10

I WOSAS (West of Scotland Archaeology Service) Summary

The map below indicates the extent of previous archaeological investigations carried out in Mauchline. A summary of each of those where archaeological material was found is also included. Further detailed information can be found on an interactive map at [WOSAS Map Search]



- Site Name: Archaeological Evaluation: Mauchline Primary School, Mauchline, East Ayrshire, 2006
  Context: Evaluation took place prior to the redevelopment of Mauchline Primary School. An initial desk-based assessment had identified the possible site of the grave of a group of Covenanters on the southern edge of the site.
  Results: The remains of the former dining hall (19th to 20th century) were found.

- Site Name: Watching Brief at Abbot Hunter's Tower, Mauchline, 1994
  Context: The proposed environmental improvement scheme and the assessment which was done indicated that remains may be disturbed by machine digging and that the removal of soil should be watched.
  Results: Remains of walls were discovered and digging ceased while the features were recorded and excavated but no other significant remains were recovered.

- Site Name: Archaeological Test Pitting at Abbot Hunter's Tower, Mauchline, 1993
  Context: The object of the evaluation was to establish whether or not there was archaeological stratigraphy which may be affected by the details of the proposed environmental improvements.
  Results: The remains of a kirkyard wall and associated finds were discovered as well as a cobbled surface which may have been part of a large courtyard.

J Historical Reference Notes from Liza Dunlop

The earliest signs of the long settlements in the area would be:

1. **The cup and ring stones at Ballochmyle**. Created probably between 4000B.C to 1500B.C. by several different artists, and extending from the Neolithic into the Bronze Age they are the earliest known evidence of human habitation in the area along with a few roundhouses discovered at the entrance to Mauchline from Kilmarnock and which are similar in style to others excavated at Muirkirk in 1914. A date of 1751 is carved on one Ballochmyle cup stone and there are other carvings which appear to have been added during the medieval period. The whole series of glyphs is estimated to be the work of many hands. Rediscovered in 1986 they were later assessed by Historic Scotland in 2015.

It is also thought that a Bronze Age fort may lie under Ballochmyle golf course but no investigations have been carried out; a similar situation applies to earthworks within the woods of the Netherplace.

2. The miraculous **Mauchline Quern**. In the 9th century A.D., a Welsh monk named Nennius is attributed to have been the originator of the 'Historia Brittonum' a semi mythical history of the British Isles and which contains many tales, principally about King Arthur and his Knights. The document contained a 'miracula' section in which were listed the ancient wonders of Britain and amongst them is the tale of the 'Mauchline Quern' which 'ground unceasingly except upon the Sabbath day'. It would seem that there was a Christian influence imposed on the pagan tale at some point to cease the quern's actions on a Sunday. When this legend was appended to the miracula is uncertain but it may possibly have been included in an edition of part of the 'historia' composed in a scriptorium at Abernethy, outside Perth. This 'Lebor Bretnach' would probably have been requested for an Irish royal or aristocratic family in the middle of the 12th century. The book no longer exists.

Auchenbrain farm, near Mauchline seems to have been the site of the quern as the name translates from the Gaelic as 'the field of the Quern.' Unfortunately, the rest of the story is lost but there are many Gaelic legends of fairy mounds where the faerie folk spun yarn or ground corn and the Mauchline Quern seems to be part of this tradition. There could also be a folk wish that if the local crop failed then the magic flour from the fairies would sustain the community from famine. The quern was sometimes spun anti-clockwise by witches to create spells. The symbolism of the quern is overtly sexual and the grinding was taken seriously, looked upon as a daily ritual, and accompanied by prayers and incantations. The precise site of any 'fairy mound' at Auchenbrain is unknown.

3. **The church at Ballinclog**. The origins are unknown but it may have been the original centre of Christianity in this area. The location is also unknown. Almost certainly originated by the early evangelists the name 'Ballinclog' means 'the church of the bell' as it may have been gifted a bell by a prominent holy man in the early Christian era. The bell would have been struck with a metal rod to gather the congregation before a service and would also have been used for cures and miracles as to place a finger inside was to receive a

blessing. The rector could have been a priest or possibly have been a divine of the ancient Celtic church of the Culdees, the original Scottish Christian clergy, and although St. Margaret tried to have them banished after her marriage to Malcolm Canmore and replaced by Catholic priests whose teachings she had experienced as a child in Budapest, at the court of King Stephen of Hungary, yet pockets of the old form of worship lasted for a very long time in remote places. The church still existed when the monks of Melrose arrived at Mauchline in 1165, and as they did not establish a Parish church until 1315, Ballinclog may have been used for worship. However, there is no surviving mention of the old church after 1226 and when the monk's oratory at Mauchline was erected into the parochial church it was permitted for the benefit 'of the tenants who lived in the moors of Kyle far distant from all parish churches.' Whether the monks replaced the former cleric at Ballinclog with one of their own numbers is unknown. Initially the monks may have agreed to observe the feast of St. James presumably at the request of the sitting cleric, St. James being the favoured saint of the Fitzalan family. Eventually the ancient parish seems to have been divided between Mauchline, Barnweil and Fail Abbey. It is a hugely important facet of the village history which deserves more attention.

4. **Walter Fitzalan**. (C. 1110-1177) a baron from Shropshire with Breton ancestry who came to Scotland in the train of King David I, son of St Margaret. Fitzalan served in several positions at the Scoto- Norman court and c. 1150 became 'dapifer' or principal servant to the king. Fitzalan was the ancestor of the royal Stewart dynasty. He was granted land in the Mearns, Strathgryfe, Renfrew, and North Kyle - the Kylesmuir estate, partly moor and partly the great forest of Kyle, and where the village of Kirkton of Mauchline gradually evolved although the exact location of the earliest settlement lies undiscovered. Fitzalan also gathered a powerful assemblage of vassal gentry around him in the area for support and governance.

Walter Fitzalan was a noted benefactor to the newly established Catholic Church and founded a priory at Paisley which later developed into Paisley Abbey. Resident at Dundonald Castle amongst other properties, he presented his Kylesmuir estate to the monks of Melrose in c. 1165. Whether this was a genuine act of piety or a diplomatic move is uncertain but he eventually left his family and lived the remainder of his life as a lay brother at Melrose Abbey until his death in 1177. Further additions to the Fitzalan gift were added in c.1204 and more privileges granted to the monks in 1266.

5. **The Place of Mauchline**. The term 'Mauchline castle' is a fond appellant but in medieval documents the group of buildings was referred to as 'Locus Di Mauchline'. The location was set deep in the remote rural seclusion so beloved of the Cistercians since their early days at Citeaux. The original buildings would have been of wood, gradually replaced by stone. The settlement was almost certainly a grange although Dr. Oram of Stirling University has recently described it as a 'super grange' sitting in definable between the status of a priory and a monastic farm, and with the authority to oversee other granges situated in the west, a responsibility rarely tolerated by the strict rules of the Cistercian order. Normally all granges had to be situated within a day's ride of the mother house but Mauchline was a notable exception as it was two days

horse ride to Melrose. Produce was probably despatched by oxen cart twice weekly across the hills to be met by carters from the abbey. From at least 1263 the grange had a monk placed in charge of its functions. What the local peasants felt about the upheaval of the arrangement is unrecorded but there were often violent scenes at the commencement of new religious sites. The early status of the tenants is not recorded but later they were called 'rentallers' and held their land for their lifetimes. 'Kindly' tenants also were permitted rights of inheritance so their holdings descended to their heirs.

The Cistercians were the greatest working order of their age and their farming methods brought in huge revenues. They were called the 'White monks' because of their habits of undyed wool. Their achievements were prodigious at Mauchline and accorded the grange a European reputation. Sheep and cattle farming, leather tanning and milling corn were their specialities and remnants of their corn mills still survive by the river in the Haugh of Mauchline. The considerable saltpans owned by Melrose Abbey on the Ayrshire coast may have been used as a source of salt to preserve beef produced at Mauchline. There is also evidence of coal mining being inaugurated by the monks.

Cistercian granges were of similar construction throughout Europe and the Place of Mauchline would probably have consisted of the remaining tower or abbatical residence - a place of business and a home for visiting dignitaries, a hall, chapel, a chamber, kitchen, a bake house, a brew house, and a gatehouse. In the late 15th or early 16th century a spittal or hospitium is said to have been added to the grange. Its location is unknown as is its function: whether an infirmary or a guesthouse? Local tradition suggests that the farm buildings were situated at what is now the Mains of Mauchline. Part of the later L shaped house dates from c. 1700 but contains elements of the medieval buildings within including a vaulted chamber; the modern wing being added between 1760 and 1800 but possibly built out of the partial shell of an earlier monastic office. Without investigation the ratio of medieval work to Georgian work is unclear. The grounds contained a magnificent chestnut tree, one of the sights of Mauchline, and captured in David Octavius Hill's charming engraving of c. 1830. Unfortunately, the aged tree became diseased and had to be felled towards the end of the 19th century.

There would probably have been generally about **eight inhabitants** made up of monks, but increasingly through time, by lay brothers, who were often the younger sons of landed families and occasionally of royalty. Monks, with limited exceptions, even in a working order like the Cistercians, were usually restricted to remain at the monastery where they entered into the service of God and were rarely permitted to have dealings with the community so much of the communication would have been made by the lay brothers. The monks wore habits and were clean shaven and tonsured; the lay brothers wore ordinary clothes and had beards. Some of them worked on the land or domestically and others acted as estate overseers and clerks. That position began to alter after 1348 as numerous lay brothers succumbed during the Black Death and were replaced by local workers, many of whom may have been women taking the place of men who had perished. The estate tenants paid rent in money, in kind and in services of carriage and harvesting. They also helped the monks reclaim farmable land from the great forest, the vast mosses and moors of Kyle. How the buildings survived the wars of the medieval age is unclear but the

grange would have been an ideal target for foraging soldiers. King Edward II of England passed nearby on his way to confront the army of Robert Bruce at Bannockburn in 1314. It is known that the English king held a parliament and a privy council at New Cumnock so he may have visited Mauchline. Another potential raider could have been Sir Henry Percy who came close as the English army sacked the abbeys of Crossraguel and Kilwinning during the War of Independence. His wife was a member of the Fitzalan family.

Considerable restorative work to the war depleted abbey and estates of Melrose was carried out by Abbot Andrew Hunter in the middle of the 15th century, and he seems to have built or rebuilt the tower at Mauchline, installing his own coat of arms in the upper hall and elaborate windows in what may have been a chapel. Abbot Hunter was one of the most notable Scottish churchmen of his day, He was a commissioner who negotiated the difficult peace with England. He became the royal treasurer and acted as the personal confessor to King James II of Scotland. Much of his life was spent at court where he was a trusted counsellor. Whether he ever resided at Mauchline is unknown, but the grange seems to have been a popular country retreat with other divines.

Towards the end of the monastic era the Lordship of Kylesmuir and Barmuir was leased together with the revenues of St. Michael's Church, the teinds of the district, four meal mills and a waulkmill, and the right to grant leases, to Sir Hugh Campbell of Loudoun from the Queen-Regent, Marie De Guise - Lorraine, in return for giving support to her cause and to that of her daughter, Mary Queen of Scots. This arrangement was to last until the appointment of a new commendator (lay abbot). When this took place, the estate was set aside for Matthew Campbell of Loudoun. Rents for Melrose Abbey and Kelso Abbey were collected at Lesmahagow. In the 1550s land began to be feued out to the local inhabitants. The Melrose estate and their successors, the Earls of Haddington, retained mineral rights until the 18th century. It is thought that the last of the monks had departed by 1570. In 1606 the estate was erected into a temporal lordship in favour of Lord Loudoun. Through the ensuing years the rights over the Mauchline estate passed into various hands, it is assumed because of the many changes of regime during the religious wars which engulfed Scotland during that time. Eventually the lands were returned to the Loudoun family.

It is expected that after the Reformation in 1560 material from the grange was plundered for local building projects but as the architecture created at the Place of Mauchline was in the main, extremely plain, as was much early Cistercian work, any stones would be difficult to discern in other locations.

6. **St. Michael's church and St. Michael's well**. The origins of the location of the two Mauchline Parish churches is obscure. Paterson in his 'History of the County of Ayr,' states that several Christian churches were deliberately situated upon ancient druidical sites and there may be some truth in this statement. The position of St. Michael's well could be further evidence of such an assumption as healing wells were often in close proximity to pagan religious sites, and, almost certainly, the well would have held potent religious significance long before it was blessed and Christianised by the white monks. Holy wells were generally an added attraction to the monks of the Cistercian order and may have further influenced their choice of domicile. Mauchline abounded in such

natural springs according to the first Statistical Account (1790) and in primeval Aeron each would have been venerated by the primitive peoples and have been believed to have its resident spirit or guardian.

All religious houses were dedicated to the Blessed Virgin but there was often a second figure selected as a further heavenly guardian. In the case of Mauchline St. Michael was chosen: archangel and general of the celestial armies, banisher of the devil and who appeared before Joan of Arc and commanded her to save France and drive the English into the sea, he was a beloved figure with the Catholic and Orthodox religions across Europe and Russia and a fashionable saint of the Royal Canmore dynasty, but there may also have been local pagan connotations as the symbolism of Michael closely resembles that of the Celtic deity Manannan, who, amongst numerous connections, is associated with the island of Arran and others in the Hebrides, which could have assisted in making the image of his heroic counterpart acceptable to the early Tribesmen, allowing for an easier Christian transition; St Michael's persona became extremely popular across Scotland, 'the feast of Michaelmas (Sept. 29th)' when pagan cult and Christian doctrine meet and mingle like lights and shadows', also, in many communities, being the occasion of a holy fair: so there may have been fairs in Mauchline long before the festival which is celebrated in the modern age, a folk memory of which could have survived to kindle interest in later centuries. It is recorded that the populace of Mauchline held a fair on St. Francis' Day (4th October) in later centuries to celebrate the gathering in of the harvest.

Whether there was a previous early Christian church on the hillock or even improvised services in the open air is unknown. It may be possible that itinerant holy men visited the small fermtouns individually to preach the word of God. The mound could also have been used as a Tapaltae or 'Seat of Judgement.'

The monks built an oratory for private worship soon after their arrival at Mauchline where they observed the offices of the seven canonical hours: Lauds, Prime, Terce, Sext, None, Vespers, Compline and the eighth office 'of vigil' held at midnight: 'At midnight I rose to give thanks to thee '. In 1315 by the order of a papal bull despatched from the Vatican and given ratification by Robert Wishart, Bishop of Glasgow, within whose diocese belonged the village of Kirkton of Mauchline, the oratory was elevated to the status of the parish church of St. Michael and provided with a pensioner vicar. The elevation was confirmed in 1326.

The church was a long low building with a processional doorway at the west end leading from the grange. In the early Christian manner, the altar faced eastwards towards the dawn of morning and the hour of the resurrection. In ancient times the mound on which the church stood was much higher than it is today and earth piled up on the northern side of the building. There would have been a screen to separate the monks from the congregation and everyone would have stood or knelt during mass. There also seems to have been a separate aisle or Lady Chapel on the south side which may have contained the burial vault of a high-status family or a member of the clergy. Whether there were frescoes in the church in the fashion of the Middle Ages is unknown but possible. A 'monks' road' part of which still survives ran between Mauchline and Fail Abbey near Tarbolton.

The glory of St. Michael's church was the beautiful tabernacle which contained

the communion vessels and sat upon the altar. It is not known if the tabernacle was a gift from Melrose Abbey or was presented by a member of the local nobility. It was elaborately fashioned although whether of precious metals and enamelled in an ecclesiastical manner like many other holy caskets is unclear. Tabernacles were revered as being most sacred. It is related that when Abbot Walteof of Melrose was praying at the high altar of the abbey church late one evening the devil suddenly materialised by his side in the guise of a massive warrior. Walteof took up the pyx from the tabernacle and threw it at the ghostly intruder. The apparition shattered and faded immediately. Great care was taken by the monks to protect the Mauchline tabernacle as the monastic era drew to a close during the religious troubles of the 16th century but it disappeared forever at the reformation.

During these centuries the village grew around the church, being granted a Burgh of Barony by James IV in 1510 and a further charter 100 years later. This grant contravened the rules of the Cistercian order but as in other instances such developments were allowed, more especially on mainland Europe. The revenues of the market at Mauchline were granted to Melrose Abbey.

The vast medieval parish of Mauchline also contained two chapels of ease to service the country folk who could not attend in the village, one at Muirkirk and another at St. Cuthbert's Holm outside Sorn. Both chapels are held to have become parish churches after the Reformation although this assertion has not been confirmed. They were probably built near flowing water so that evil spirits could not walk. It is a tradition that in the later Middle Ages the chapels were administered by successive curates of the notable Mitchell family some of whom may also have preached in the village church.

In a later century mort or watch houses were built at each gate of the church. One survives, later used as a jail, but the other, looking onto Loudoun Street and shown in the D. O. Hill engraving of c. 1830, had vanished by the time of the first Ordinance Survey in 1856. Although in the medieval period there were very few gravestones a tradition survives of a flat stone with swords sculpted upon it and said to be the grave of a Knight Templar who was possibly a crusader. The churchyard was levelled, taking away much of the contours of the former mound, and an enclosing wall made of stones which were probably reused from demolished houses on the church's north side was built in c. 1810. A curious situation surrounds the grave of Dr. Matthew Stewart the distinguished mathematician (1715 - 1785), who died at Catrine but has a headstone in Mauchline churchyard, although some authorities say his body was buried at Greyfriars in Edinburgh. John 'Clockie' Brown' is also buried in the churchyard, a reminder of an age when Mauchline was famed in clock making. In the south -west corner of the churchyard are buried most of the 19th century incumbents of Mauchline Parish Church.

The Protestant Reformation of 1560 ravaged the venerable atmosphere and sanctity of the old building. All traces of Catholic worship were destroyed and galleries roughly inserted that the congregation might sit and listen to the interminable Presbyterian sermons. Following the recommendations in John Knox's 'First Book of Discipline' a school was also established in the church.

Seemingly the community accepted the Reformation unequivocally but no record survives as to how truly comprehensive this consent was: any traditionalists would probably have had little choice given the vehemence of their superiors in the district.

Local disputes and misdemeanours appear to have been settled in the churchyard. This may have been a survival from a very early period, the Kirk being situated on consecrated ground. In the 17th century the Earl of Loudoun was granted the right to try accused persons at a now vanished market cross of Mauchline. Its site has not been established. It has been suggested that the cross was erected in the centre of the village but it is more likely that it stood in the market place behind the Cowgate.

In 1574 the minister and elders made a complaint to the General Assembly against local men who brought the corpse of Sir William Hamilton of Sanquhar to the church where they broke open the doors, broke down the communion table boards, then buried the body even though Hamilton had not been a member of the congregation.

In the seventeenth century the huge medieval parish began to be broken up into smaller parishes including Sorn and Catrine. The aged bell was repaired in 1671 and replaced in 1742 by a new bell which still exists and a new clock mechanism was installed in 1859. The bell is inscribed with 'For Mauchlin 1742.'

In 1827 the ancient church was demolished and the present church built in 1829, designed by James Dempster, but based on a plan proffered by one of the heritors, William Alexander. Tragically, no thought seems to have been given to an archaeological survey of the old St. Michael's Church being carried out before its demise so no artefacts are preserved. The churchyard was also disrupted, with several headstones being displaced from their original positions. Whether a traditional (and pagan) prayer and a ritual of pouring corn, wine and oil on the foundation stone of new church was performed by the minister is unknown although this rite was not uncommon in Scotland at that time.

An organ was installed in 1882 and the Church Hall was built in 1895. The loveliest of the Church windows was created in 1903 in memory of Major - General Sir Claud Alexander of Ballochmyle.

7. **The visits of Knox and Wishart. George Wishart (1513-1546)** born near Fordoun in the Howe of the Mearns, was a brilliant young divine but a volatile and extreme personality who trained at the Universities of Aberdeen , Leuvan and Cambridge where he studied the doctrines of religious reformation and translated the First Helvetic Confession of Faith. Returning to Scotland in the train of the English commissioners who came to negotiate a proposed marriage between Prince Edward, the only son of King Henry VIII, and the infant Mary, Queen of Scots; he preached the new doctrines across the country, being particularly popular in Ayrshire. At Mauchline he found a sympathetic ear in Hugh Campbell of Kingencleugh, an aggressive local reformer and whose family held strict Presbyterian observance. Residing with John Lockhart of Bar Castle at Galston, Wishart came to preach in Mauchline but the way to the church was barred by Campbell of Loudoun, sheriff of Ayr and bailie of the barony of Kylesmuir since 1521 and therefore responsible to the Abbot of Melrose. He was determined to preserve the church and its tabernacle from damage at the hands of the Protestants. Kingencleugh wished to force entry into the church but Wishart chose to preach for three hours on Mauchline Muir to a large congregation, even achieving the conversion of a well-known local sinner: Laurence Rankin of Shiel, who is said to have wept constantly during his conversion.

Traditionally being remembered as residing at Kingencleugh, George Wishart is said to have planted a tree which was later felled and carved into a communion table for Mauchline Parish Church.
In 1546 Wishart was captured and convicted of heresy. At St. Andrews he was hanged until nearly strangled and then burned at the stake in the presence of Cardinal Beaton, Archbishop of St. Andrews, and Primate of Scotland.
John Knox, who was married to the daughter of Lord Ochiltree, enjoyed the close friendship of the Kingencleugh family and stayed at their castle where he preached in private. Becoming a mentor to Hugh Campbell's son, Robert, another ardent reformer, Knox entrusted his wife and family to the latter's care when he knew he was dying, and Campbell sat often by Knox's side in his last days.

8. **The Iconoclasts**. Between 1545 and 1548 Charles Campbell of Bargour (Bargower) outside Mauchline, and John Lockhart of Bar Castle at Galston, assisted by others, led a campaign of terror, removing, 'Eucharistic chalices, altars, breaking up choir stalls and breaking church windows in Cunningham, Kyle and Carrick as well as Renfrewshire and Lanarkshire.' Whether they also sacked the church at Mauchline is unknown but likely; their worst local offences were committed at the church in Ayr where they destroyed its interior. John Knox disapproved of outrages such as these and eventually in 1550 the pair and others were summoned to be tried for the offences but evaded the court and were fined. Soon after this punishment Lockhart and some associates which may have included Campbell were sentenced in their absence to be put to the horn for assisting a former monk of Glenluce who was accused of heresy. It is unclear if Campbell of Bargour was also outlawed.

9. **The Lollards of Kyle**. The strange case of the Lollards has caused much controversy during the past century. The story of the Lollards is comprehensively related in its most literal form in Margaret Sanderson's book, 'Ayrshire and the Reformation.', but the story is far from straightforward. The Lollards - 'Morning Star of the Reformation 'abhorred all trappings of popery but also wished exclusive power of interpretation to be taken away from the priests and for the bible to be read in English. The Lollards were much persecuted with several laws being drawn up against them.
It is difficult to make sense of the tale of the Lollards of Kyle as it originates from John Knox's 'History of the Scottish Reformation,' and no records of the trial survive. The whole case may be conflated with a later trial of John Campbell of Cessnock. Whatever account is taken the story is confusing. Led, apparently, by Adam Reid of Barskimming, thirty prominent local people were accused of thirty-four (sometimes contradictory) acts of heresy. It is stated that Reid made a spirited defence which was odd behaviour for a man who later appointed a chaplain to say mass on the behalf of souls in purgatory, applied for royal consent to go on a pilgrimage to Canterbury and Amiens, and referred a case to the Roman Curia. But even Knox averred that some of the group were familiars of the King, James IV, who is said to have heard the trial. Supposedly the conspirators were told to, 'take heed of the new doctrine and content themselves with the faith of the church.' Hailed as Protestant heroes, in the twentieth century a different interpretation emerged led by an influential essay written in 1936 by Dr. David Easson, minister of Mauchline Parish Church from

1931-1947. Further investigations have been made especially by Prof. Norman McDougall of St Andrews University which has debunked much of the traditional perception of the Lollards of Kyle.

10. **John Durie. (1537? - 1600)** The Duries were one of the most powerful Catholic families in Scotland. They were cousins to Cardinal Beaton and owned considerable estates in Fife. Andrew Durie, under the patronage of his uncle, James Beaton, Archbishop of Glasgow, was named an abbot in 1526 together with his brother George. Andrew received Melrose and George succeeded to Dunfermline. The appointment of Andrew Durie was made in opposition to the wishes of King James V who desired another candidate and it is thought that the letters of commendation were obtained by fraud. The king enlisted the help of Cardinal Wolsey and subsequently King Henry VIII to approach the pope to annul the appointment but it was of no avail. Andrew Durie was called 'Bishop Stottikin' by John Knox because of his dissolute lifestyle, wounding sarcasm and raucous behaviour. Andrew Durie is the only Abbot of Melrose known to have visited Mauchline. He arrived for Christmas 1527 and a huge amount of provisions was purchased to allow him to celebrate the season including- a puncheon of wine, cows, sheep, teals, salmon, plovers, a curlew and three swans. He also had a new coverlet bought for his bed. He remained at Mauchline until the New Year.

George Durie, who became abbot of Dunfermline, equally abused his position being accused of pluralism, nepotism and incelibacy. He openly lived with his mistress and he was forever involved in litigation against rival claimants to his parishes. He was influential in public affairs, he was a Lord of the Council and he travelled on diplomatic missions (mainly to Paris) on behalf of the Queen Regent and her daughter, Queen Mary, and also, on occasion, formed part of their train abroad. He pursued heretics relentlessly. He was also involved in the capture of the brutal murderers of his cousin, Cardinal Beaton.

Others of the Durie family also seem to have been preferred to positions in the monastic community. Information is lacking as to what was the exact nature of a connection to Mauchline with certain members of family, yet the cousin of Andrew and George, named John, was born at Mauchline, almost certainly in the monastic buildings, in 1537 or possibly some years earlier.

John Durie attended a school in Ayr which was under the instruction of Dunfermline Abbey. At the end of his education, he was translated to Dunfermline and his cousin Abbot George Durie placed him amongst the monks where he remained for a period of three years. It would be interesting to know if John Durie developed Presbyterian sympathies during his childhood spent in the religious tumult of Mauchline and the surrounding area. His burgeoning empathy with, and behaviour towards, the new faith filled his cousin with suspicion and he was tried, found guilty of heresy, and sentenced to be immured between two walls of Dunfermline Abbey until he died. There is little confirmation of what followed. Whether he escaped or remained a prisoner until the reformation is unknown but he was assisted by James Hamilton, 3rd Earl of Arran who may have persuaded the abbot to commute the death sentence. John Durie survived the episode.

Durie embraced the Protestant faith completely after the reformation. Beginning his career as a Presbyterian minister he became exhorter at Restalrig

and gradually rose through the ranks until he was appointed to St. Giles in 1573. At the General Assembly of 1577 he questioned the role of bishops in Scotland and was later asked to revise the 'Book of Discipline.'

Durie was a vocal opponent of the Earl of Morton's regime and in 1580 was also ordered before the Privy Council for publicly criticising French courtiers and their Catholic faith. When Morton fell from grace and lay near his hour of execution Durie and another cleric recorded the Earl's famous confession. In 1581 he advised about the excommunication of the Archbishop of Glasgow. Being summoned to the presence of King James VI after a violent tirade against the monarch from the pulpit Durie was threatened with imprisonment. He was again in trouble in 1582 for criticising Esme Stuart, the glamorous Earl of Lennox and for railing against the king for accepting horses from the French Duc De Guise, then denouncing the Archbishop of Glasgow as an apostate.

Durie was banished from Edinburgh by the Privy Council. When he returned to the city, he was hailed by a crowd of over two thousand people singing psalm 124 'Now Israel may say.' Durie fell foul of the king again for supporting the Ruthven coup and was banished to Montrose where he almost drowned crossing the river Lunan. He continued to visit the general assemblies and reported on the activities of Catholics in Brechin. When Durie died in 1600 he was praised for his piety and hospitality to 'ministers, godly barons and all gentlemen.' He was married to Marion Marjoribanks, the daughter of the Provost of Edinburgh: their three sons became ministers and one daughter, Christian, married the Archbishop of St Andrews.

John Durie was one of the greatest Scottish clergymen of his day, noted for his fearless zeal: his abandonment of the faith of his eminent clerical family constituted one of the most important defections of the period.

11. **The Covenanters.** Much of the history of the Covenanters in the large parish of Mauchline is obscure; their conventicles were held out on the moors and although there was undoubtedly a great amount of covert activity, unfortunately little has been recorded.

The Mauchline Covenanter's flag survives in the church and was carried at the battles of Mauchline Muir, Drumclog and Bothwell Brig. The banner reads: 'Machlin, For God, Covenanted Reform, Presbetory Government, and Croun.' Local Covenanters also took part in the Whiggamore raid to gain control of the city of Edinburgh.

There is a tradition that the strictness of the monks during the monastic era affected the feelings of the villagers over the generations and prompted their later staunch Covenanting adherence; but there is no way of evaluating this assumption.

A forerunner of the Covenanting principles was the Mauchline minister, the Rev. Peter Primrose, who alone, when the king attempted to introduce episcopacy to the Church of Scotland spoke up at the General Assembly of 1610 for the religious liberty of the Scottish church. Later the Rev. George Young signed the National Covenant at Greyfriars in 1638, and in 1643, although he despised Catholic ritual, he made his feelings known about those who frowned upon ministers kneeling for private prayer, to the repetition of the Lord's Prayer in public and the concluding of psalm singing with a doxology. He felt that it was a matter of individual conscience.

The Rev. James Veitch who succeeded to Mauchline in 1656 also supported

the Covenant and was detained in custody for refusing to take the Oath of Allegiance to the King in 1662. He soon encountered more problems, being accused of preaching and baptising irregularly and then in 1664 he was found guilty of unpardonable crimes and outlawed because he failed to read to his congregation a Proclamation of Thanksgiving for the King's survival of the Rye House Plot. (A conspiracy to assassinate King Charles II and his brother, James, Duke of York because of their Catholic sympathies). Veitch then spent three years in exile in the Netherlands but returned in 1687 after the passing of the Act of Toleration. He was again sanctioned for refusing to observe the King's birthday and later was outlawed a further time for rebelliously preaching the observance of the Covenant. His belongs were also confiscated. He died in 1694.

How Mauchline fared during the Interregnum is unknown but the whole area was quelled from the citadel of Montgomerieston at Ayr the construction of which cost such a vast sum that Oliver Cromwell inquired, 'Is it built of gold?'

Another legend tells that the minister of Fenwick pleaded with the Earl of Loudoun and General Middleton to spare the lives of Covenanters who were discovered holding a conventicle on the moors of Mauchline parish. It is thought that the minister's plea was heeded as he had been a tutor in the Earl of Loudoun's family.

It would be interesting to know the reaction of the community to the three ministers brought to the parish during Veitch's exile but information has not survived.

The Rev. Alexander Peden, the great Covenanting preacher, is also associated with the parish as he spent much time at his brother's farm, 'Tenshillingside'.

For prolonged periods during the Killing Times Mauchline Castle and the town was garrisoned by government soldiers, usually to disperse the numerous conventicles, and particularly, on one occasion, under the command of Lieutenant General Sir William Drummond of Cromlix, later 1st Viscount Strathallan (1617? - 1688.) Although he enjoyed a benevolent reputation on his Perthshire estates Drummond was held to be a severe commander in the field having built an illustrious career in the army of Tsar Alexei Mikhailovich of Russia: 'he had yet too much of the air of Russia about him', and he is said to have introduced methods of torture employed by the barbaric Russian army to the interrogation of suspects in Scotland. At Barr he tortured the Covenanters Gilbert and William Milroy who were then banished to a slave colony in the West Indies.

In 1685 five Covenanters were captured and by tradition taken to Mauchline for trial, Peter Gillies, John Bryce, John Browning, William Fiddison and Thomas Young. There is a tradition that they were imprisoned in the cellar of the castle and tried in the great hall but some authorities say that the incarceration and the trial took place elsewhere. The jury at the trial was made up of soldiers and held to be corrupt. The accused were all interrogated by General Drummond and were sentenced to hang on the Loan Green on 6th May 1685 being forbidden to read their bibles or pray before they mounted the scaffold; but yet another tale relates that they were hung at Mauchline Cross next to the inn where Sir William Drummond was lodged. Apparently, Drummond was refused rope for the hangings from the villagers but the innkeeper supplied rope, his action being considered to leave the building accursed. One report of a conventicle states that the friends of the five dead men cut down the gallows

at the darkest hour of night. A monument on the Loan Green commemorates the executions.
Another Covenanter commemorated in Mauchline churchyard is James Smith who died in Mauchline Castle of wounds inflicted when he was captured outside Galston.
John Graham of Claverhouse, the scourge of the Covenanters, is said to have passed through Mauchline but nothing is known of his dealings there although he may have been involved with the hangings as he was in charge of security for the south west of Scotland.
12. **Mauchline Muir.** There are several legends of ancient battles on Mauchline Muir in the then tempestuous region of Upper Kyle during the dark ages but none which have been substantiated and some of which may be wrongly attributed as there is a village in Ireland which once shared the same name of 'Machlin' and with similar events in former times which fact has caused confusion for historians over the last two centuries.
It is, however, stated that Sir William Wallace gathered his forces on the moor before they set forth to raid the baggage wagons of King Edward I of England at Loudoun Hill in 1297.
The most significant battle on the moor occurred in 1648. Following an extensive crowd gathering on the moor to celebrate communion under their minister, Thomas Wylie, together with seven other local ministers and a large gathering of Covenanters were soon to be joined by many of whom had fled from Lanarkshire to avoid a levy placed on the people of the county by the army of King Charles I who were gathering recruits to restore the King's position. Ayrshire people were also opposed to any recruitment from among the local people. Troops were sent to the moor to disperse the crowd and fighting broke out with the zealous Covenanters. After the first onslaught the ministers tried to reason with the King's commanders but to no avail. How long the battle lasted is not known but the government forces under their distinguished (and sometimes inebriated) commander, Major General John Middleton (1619 - 1674) overwhelmed the opposition. General Middleton was chased around the field by a village blacksmith. There were about thirty to forty casualties made up from each side and with the arrest of about sixty Covenanters, five officers and several ministers who were in attendance at the communion. One Covenanter hid in the gorge at Barskimming but the pursuing soldier charged after him so swiftly that he and his horse tumbled over the precipice.
The clerics were released the following day. The remaining prisoners were taken to Ayr. The officers were found guilty of rebellion and sentenced to death although this punishment was not carried out. A concerted attempt was made to calm the anger of the people and in an act of parliament repealing an earlier act of the Committee of Estates, it was stated that concerning 'the base, cruel and unnatural proceedings of the Earl of Callander and General Middleton 'against the honest and conscientious people at Mauchline Moor', that the actions of the populace were declared to have been a 'zealous testimony to the truth and covenant'. The rest of the Covenanters were pardoned. A warrant was set up to give reparation of £1000 to Robert Paton of Kilmarnock for the loss of his hand and John Dunbar of Knockshannoch for his losses in joining the 'honest party 'at Mauchline.

13. **Kingencleugh**. The ruins of the present L shaped castle probably date from the early years of the seventeenth century and replace an earlier structure(s). It continued as a residence until nearby Kingencleugh House was built in about 1765. After that time the castle gradually became ruinous. The castle is built above a gorge or 'cleugh'. A ley tunnel is said to lead from Kingencleugh to Mauchline Castle. Mainly associated with the Campbell family, noted reformers as stated above, and who were visited by several influential early Protestant figures including John Knox who became a close friend.

With the death of the last of the Campbell's in the eighteenth century the estate was purchased by the Alexander family of Ballochmyle. Redesigning nearby Kingencleugh House, they took up residence after 1957.

In the nineteenth century Lady Cecilia Brabizon, a cousin of the Alexander family and daughter of the 8th Earl of Meath, lived in the house until her death in 1849. During her residence she improved the estate by planting numerous flowers and shrubs, particularly in the glen below the old castle which bloomed with daffodils, Canterbury bells and many other flowers.

The area below the old castle is associated with the vague figure of a certain Lady Sophia but no memories survive about her. A legend remains from the thirteenth century of Sir Percy Seton wishing to marry Mona, the daughter of Cormac of the Cleugh, a 'wild and almost savage', figure who rejected Seton's suit to his daughter. Cormac was a famous boar hunter who kept the heads as trophies in a vault of the castle. One day whilst hunting in the forest of Kolium, west of the castle, he came across the lair of an exceptional boar.

The boar proved so ferocious that it killed Cormac's hounds so he ordered his huntsman to enter the boar's lair and when he refused Cormac assaulted him with his spear, the huntsman then falling into the lair and being impaled upon the boar's tusks.

Cormac became superstitious that the spirits of the dead man and of the boar haunted the vault of Kingencleugh Castle. Later he arranged the marriage of his daughter to an elderly man that she did not love. Sir Percy Seton became determined to rescue her by way of the secret passage. The wedding was arranged in the vault but during the ceremony the bloodied ghost of the huntsman materialised and carried Mona off through the tunnel to the man she truly loved.

14. **Netherplace House**. The original house probably dated from about 1620 but was given a mock Tudor wing and frontage in 1827. Before Netherplace there is thought to have existed an earlier house called High Cowsfieldshaw. Hew Campbell, laird of Cowsfieldshaw was granted the lands of Tenshillingside by the Earl of Loudoun in 1577.

In 1770 Mungo Campbell of Netherplace was accused of poaching on the Earl of Eglinton's estate. He shot the Earl and killed him. Mungo denied this assertion saying that it was an accident but was not believed. He was tried and hanged in Edinburgh.

It was not the first time a member of the family had been involved in a killing. In 1642 Mungo Campbell murdered his cousin John Campbell at Mossgiel. Campbell was held at Mauchline and possibly prosecuted at Ayr although details of the motives, of the murder and of the trial are lacking: there were many family feuds in Ayrshire during the troubled times. His family interceded

for him but the minister and the Kirk Session made him appear in sackcloth before the congregations of Galston, Ochiltree and Tarbolton.
It has been suggested that after the Reformation the Netherplace became the principal seat of Mauchline but this is unlikely because the Mure Campbell family and their successors, the Abney Hastings family still held the local privileges of power, several members residing at times at Mauchline Castle in the 16th and 17th centuries.
In 1845 the estate was bequeathed to Charles Vereker Hamilton of Cairnhill (Carnell). His sister, Lilias, set up a trust for the benefit of the poor of the parish, £500 for the old women and £300 for the old men.
The cost of upkeep of the estate caused it to be sold by the Hamilton-Campbells to the Alexander family in 1953. The house was demolished some years later after becoming infested with dry rot.
Netherplace was famed in former times for an ancient and vast yew tree which grew in its woods and was said to be 700 years old. It was a favourite place of play for the children of Mauchline.

15. **The Mauchline Box Factory**. There is a large amount of information readily available about Mauchline boxes both on line and in books obtainable at the Burns Monument Centre.
16. **Curling Stones**. Ask Jimmy Wyllie who holds the relevant archive.
17. **Mauchline House**. The 'Place of Mauchline' which sat at the cross, has a confusing history. It is not known with any certainty who was the original builder; local tradition states that the house was erected by the Earl of Eglinton in 1756. The architect is also obscure but in some respects the house shared characteristics with Kilmarnock House, residence of the Boyd family after the conflagration which destroyed Dean Castle in 1735.
Mauchline Place is believed to have been the home of the Earl's relict. There may have been an earlier building on the site as there is a tradition of dragoons being billeted there during the Covenanting era.
The enclosure had a large stable yard and a garden containing an exquisite late eighteenth century summerhouse in the early gothic revival style and now relocated in the garden of a more modern house. Whether the Countess of Eglinton, one of the beauties of her day, her looks being captured in a famous portrait by Sir Joshua Reynolds, ever visited the summerhouse is unknown.
By the nineteenth century the house was left to deteriorate. It was subdivided and finally demolished before WWII.
18. **The Lousy Bush and the Drunken Steps**. The lousy bush was a hawthorn tree situated on the road past Mossgiel farm. It was a gathering place where beggars sheltered before they set out for the village. Official beggars were licensed and called 'blue gowns' and therefore allowed to beg by the Mauchline Kirk Session. Nearby were the drunken steps which were stones that lay in a stream washing the road. The stones were uneven giving the walker a drunken appearance as they crossed. The Mauchline races took place on this road and the horses raced towards a mill stone situated near the memorial at the crossroads. The races ceased in the 1930s.
19. **Mines**. The Mauchline Colliery was opened in 1925 and owned by Caprington and Auchlochan collieries Ltd. In 1934 the company went into

liquidation and the company was bought over; the mine being extended. In 1947 the Coal Board took over the mine. It was closed in 1966.

20. **Ballochmyle Quarry**. I believe you already have someone researching the quarry.

21. **Kemp's House**. The house of Mr Kemp, who may have been an estate worker, stood by Barskimming Bridge but is now demolished. The curious cave cut into the rock survives and is thought to have been used as a dairy in the nineteenth century.

22. **Guy McCrone (1898-1977)**. The distinguished author, classical singer and impresario spent part of his childhood at Mauchline Haugh where his father was the manager of the Ballochmyle Creamery. The scenery of the area is said to have influenced the earlier part of his famous trilogy 'Wax Fruit' about the Moorhouse family who moved from Ayrshire to Glasgow in the mid-Victorian era.

23. **The Loudoun Spout**. The Loudoun Spout sits in the wall of the Loudoun Arms, now the Fairburn Hotel. It originated in 1763 as a drinking place, the water being piped from St. Michael's Well. The pipes were renewed in 1908 and again in 2000 when the spout was restored.

24. **Ballochmyle Viaduct**. One of the engineering wonders of the Victorian age and at the time the largest bridge in the world, the viaduct was built in 1847-8 and designed by James Miller for the Glasgow, Kilmarnock, and Ayr railway, opened in 1850. The piers are built around 3,500 logs of Memel pine. The keystone was installed by William Alexander. The viaduct took seven months to build with, fortunately, little loss of life. Extensive research still requires to be carried out about the structure and of the appallingly primitive conditions in which the navvies (mainly Irish) who built the railway and viaduct lived and laboured. The Scottish Railway Archives are preserved in the Scottish Record Office and newspapers of the period are available from the British Library, London.

25. **James Fairlie Gemmill (1867-1926)** was born at Hillhead farm and educated at Mauchline Primary School and Kilmarnock Academy. He qualified with a medical degree from Glasgow University in 1900 and became a Doctor of Science in 1910. He lectured on surgery and embryology at Glasgow but his principal passion was for botany and zoology; in 1919 he became Professor of Natural History at University College, Dundee. He published several important books and papers about plants and fishes including 'Natural History in the poetry of Burns.'

Professor Gemmill, who suffered from depression, is suspected of having committed suicide by drowning in the Firth of Tay in 1926. He was the brother of J. Leiper Gemmill (1857-1934), a great benefactor to Mauchline; President of the Mauchline Burns Memorial Homes Committee and founder of the Glasgow Mauchline Society.

26. **Archibald McAlpine (1811-1882)**, the blind violinist and violin maker. Born in Ayr he was brought to Mauchline in 1816. He was one of several talented and sightless players throughout nineteenth century Ayrshire. Famous in Kyle for his fiddling and his expertise in violin making 'Blind Erchie' was also an

accomplished composer in the Scottish rural tradition. Some of his pieces were published in 'Kerr's Merry Melodies' in 1875. He was a very genial personality and much loved locally. One of his most admired reels was 'Ballochmyle Bridge.' With such sensitive hands he was an expert ornithologist and is recalled as possessing the ability to tell the colour of a bird and its definition by touching its wings. He kept an aviary at his home in Loudoun Street.

27. **John Taylor Gibb. (1864-1948).** The nineteenth century historian of Mauchline who published 'Mauchline, Town and District,' in 1911. Without his research much local tradition would be lost forever. He was also Vice President of the Burns Federation.

28. **Adam Brown Todd (1822-1915).** He was born at Craighall farm and became a reporter with the 'Cumnock Express'. He was an admired minor poet, publishing four volumes of his verse. He also wrote books about the Covenanters and was employed on erecting monuments over Covenanter graves. He was responsible for the monument to the Rev. Alexander Peden at Cumnock.

29. **Barskimming**. The origins of Barskimming are lost but the estate at one time belonged to the ancient local Reid family. An early house probably stood on the opposite bank of the river. In the eighteenth century a new home was built on the present position and when James Boswell visited in 1780, he noted that he was 'much pleased with the beauties of nature and art at Barskimming.' The then owner, Sir William Miller, a notable advocate, was appointed a Lord of Session in 1795 and granted the title Lord Glenlee. The bridge at Barskimming was erected in 1788 and much admired. After being destroyed by fire the Georgian house was replaced by the present mansion in 1882.

30. **Ballochmyle House**. The Reid family acquired the estate from the lands of Melrose Abbey after the Reformation where they are thought to have built a fortified House, none of which survives. The name of Ballochmyle may originate from one of the mills worked by the white monks. The Reids were an ancient family of Kyle, first coming to light in a document of 1399 and probably living in earlier centuries at Barskimming, being related to the Lollard - Adam Reid. They subsequently became prominent in local affairs, marrying into other landed families and with members who became burgesses of Ayr and Glasgow and were faithful supporters of Mauchline Church through several generations until financial problems caused them to sell the estate c. 1740 to Allan Whitefoord. The Georgian house was designed by John Adam (1721-1792) of the esteemed family of architects in c. 1760. He may have had assistance with the plans from his father, William Adam (1689-1748). The new mansion was a charming eighteenth century gentleman's residence. The Whitefoord family lived on the estate for nearly forty years until they were financially ruined when the Douglas, Herron & Co. Bank, known popularly as the 'Ayr Bank' collapsed with massive debts during the severe financial crisis of 1772. After a few years the Whitefoords moved away to Blairquhan and thence to Edinburgh. The most tangible legacy of the family in the district is the silver baptismal basin presented to Mauchline Parish Church by the Hon. Dame Anne Cartwright, Lady Whitefoord, in 1788 - 'a small gift from me to the church at Mauchlin, as a grateful

acknowledgement and lasting remembrance of the many happy hours I passed in that place.' The former 'Whitefoord Arms' was named after the family.

The estate was purchased by the Alexander family who were descended from numerous members of the gentry in Ayrshire and Renfrewshire. Claud Alexander was born in 1752 and served in the East India Company becoming Auditor-General of the army accounts. He was also the Paymaster General of the British forces in India. Ballochmyle was bought for him by friends while he was on active service and he arrived at his new home in 1786.

The estate contained 'Jacob's Ladder', a vast set of steps reaching down towards the village of Catrine. There was also the 'Fog House' an unusual rustic summerhouse

In 1886 the beautiful Adam house was radically altered and enlarged in a mixed variety of styles to plans by the architect Hew Montgomery Wardrop. The then owner, another Claud Alexander, had recently become a baronet after much service to his country, especially as Conservative Member of Parliament for South Ayrshire from 1874-1885.

In 1939 the house and policies were requisitioned and developed into a hospital. Many soldiers and survivors of the blitz were treated there as well as prisoners of war. In 1940 a plastic surgery unit was opened under the supervision of the eminent New Zealand born surgeon, Sir Harold Gillies (1882-1960). The father of modern plastic surgery, he started reconstructing the faces of servicemen maimed and burned in WWI, continuing through WWII. After the war he became the British pioneer of Gender Reassignment Surgery.

Ballochmyle Hospital continued as a general hospital after 1945 but was closed in 2000.

31. **Anna Johanna, Margaret, and Mary Alexander**. Patrons of the Arts. Three of the five daughters of Claud Alexander of Ballochmyle, the sisters passed much of their time residing in the London residence of the family at Hanover Terrace, Regent's Park. They are remembered for their fascinating friendships with several musicians but especially with the composer, Felix Mendelssohn Bartholdy (1809-1847).

The sisters are best described from a letter written by Mendelssohn's father who likened them, in their black dresses, to the three ladies of the Queen of the Night in Mozart's opera,' Die Zauberflote.' '…. there live three sisters, unmarried, probably very rich, but at any rate well off, highly fashionable, related to the first families in Scotland, and connected through their brother's wives with very eminent London people, more descendants of some Scottish King of yore….The eldest, (Margaret 1792-1861), draws, is very fond of painting and possesses some also; the second,(Johanna 1793-1859) takes an avid interest in politics and is a Tory; the youngest, (Mary 1806- ?) still very pretty indeed, is an enthusiast and musical, and studies German.'

Mary Alexander, a gifted pianist, adored Mendelssohn, and they enjoyed a very touching friendship. With Mendelssohn's wife, Fanny, Mary worked on compositions by translating poems which Fanny set to music. Mary Alexander owned a famous autograph box which contained manuscripts of music and poetry signed by many of the great composers and writers of the Austro-German romantic tradition with whom she was acquainted including Mendelssohn, Klingemann, and Hummel. Margaret Alexander painted a

poignant portrait of Felix Mendelssohn which reveals how ill he was in his final years.

Johann Nepomuk Hummel (1778-1837) dedicated music, including his 'Rondo Brilliant', to Johanna Alexander. He is regarded as being Mozart's finest pupil; he also studied with Haydn and Salieri. Hummel became a friend of Franz Schubert and of Ludwig Van Beethoven, for whom he cared during the composer's final illness and conducted at the Beethoven memorial concert in 1827.

The sisters travelled regularly on the continent, visiting the fashionable musical salons. Johanna's diaries are extant but in private hands. She gifted to Mendelssohn a paper knife carved from wood that had been cut from the branch of a tree at Mossgiel Farm. He wrote music for her, particularly settings of psalms. Always concerned about Mendelssohn's delicate health, Johanna wrote to and received many letters from Felix. Much of this correspondence is preserved in the Bodleian Library together with other papers concerning the remarkable sisters. Musical evenings were arranged at Hanover Terrace and on one occasion the great German violinist, Ferdinand David (1810-1873), the musician who premiered Mendelssohn's violin concerto in 1845, played Beethoven's 'Kreutzer' Sonata for the sisters and their guests.

The sisters were also friends with many of the leading literary figures of the London of their day, some through their brothers, who were connected with the novelist, Maria Edgeworth, and John Cam Hobhouse, the literary executor of Lord Byron. John Gibson Lockhart, the son in law of Sir Walter Scott was a favourite with Johanna. Another friend was the wealthy philanthropist, Baroness Angela Burdett-Coutts, who herself had Ayrshire connections as she was the great niece of the renowned Mrs Dunlop of Dunlop.

Mary Alexander married a Yorkshire squire, Joseph Crampton, but Margaret and Johanna retired to Ballochmyle and are buried in the family vault behind Mauchline Parish Church.

32. **The Fisher's Tryst**. After a number of years of fundraising the **Mauchline War Memorial** was finally unveiled by Air Chief Marshal Sir Hugh Trenchard at the crossroads on 20th May 1927. The architect was Alexander Caldwell Thomson.

However, in the deep and sequestered Ballochmyle Gorge, another memorial also commemorates soldiers from the area who were caught up in events redolent of the poetry of A.E. Housman:

'On the idle hill of summer, Sleepy with the flow of streams, Far I hear the steady drummer, Drumming like a noise in dreams.'

During the last days of peace in the summer of 1914 three friends met and fished at an area now known as 'The Fisher's Tryst', near to the stream flowing into the deep pools, and on to the river Ayr almost below the viaduct. There they made a pact that they would meet at that place again once the hostilities had ceased.

Two of the men perished on the battlefields of France, the incident at 'Hulluch' especially giving rise to one of the most notorious and horrific gas attacks mounted by the Germans during the whole conflict. A mixture of chlorine and phosgene gas was released from the enemy trenches for which the British Gas helmets were insufficient to offer protection.

The sole surviving angler returned after the Great War ended and carved the

names of his lost comrades onto the sandstone cliff. He also carved their fishing hooks:
In memory of Pte David Strickland R.S.F. Who fell at Hulloch Feb 27 1916 J.L.
In Memory Pte G. Rowan Gordon Highlanders who fell on 23 Nov at Cambrai 1917 J.L.
Another name was added later:
In memory Donald Stuart Livingstone who died at Inghs 1926 J.L.