

South Ayrshire Council

**Report by Director of Housing, Operations and Development
to Cabinet
of 12 March 2024**

Subject: Girvan Draft Conservation Area Appraisal

1. Purpose

1.1 The purpose of this report is to seek approval to hold a public consultation on the Girvan Draft Conservation Area Appraisal.

2. Recommendation

2.1 It is recommended that the Cabinet:

2.1.1 agrees to public consultation on th draft Girvan Conservation Area Appraisal and potential boundary changes set out in Appendix 1, subject to typographical changes; and

2.1.2 agrees to a further report to Cabinet on 18 June which will detail the consultation findings and seek approval to adopt the finalised and potentially modified Girvan Conservation Area Appraisal, and to make the recommended amendments to the conservation area boundary.

3. Background

3.1 Conservation areas are defined by the Scottish Government as *'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.'* Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires planning authorities to determine the parts of an area which are of special architectural or historic interest, the character or appearance which it is desirable to preserve or enhance, and designate such areas as conservation areas.

3.2 There are twenty-three designated conservation areas in South Ayrshire at present, varying in character from urban centres and residential suburbs to rural and coastal villages. Each is distinct, reflecting the history and development of the settlements and defining their individual character.

3.3 Girvan Conservation Area was designated in July 1988. There have been no revisions to the conservation area boundaries since then. A reassessment of the conservation area was undertaken in 1996, although a formal conservation area appraisal was not undertaken at that time. The reassessment did not occasion any boundary changes, although it was recommended that the conservation area would benefit from an enhancement scheme.

- 3.4 A Conservation Area Appraisal is a management tool which helps to identify the special interest and changing needs of an area, including the history of development, townscape analysis and character assessment of the area. Clear identification of these elements allows measures for their preservation or enhancement to be prioritised, and enables planning officers to assess more readily the potential impact of proposals for new development on the character, appearance and setting of the Conservation Area.
- 3.5 An appraisal provides the basis for the development of a programme of action that is compatible with the sensitivities of the historic area (and its occupants) and enables a local authority to fulfil its statutory duty to protect and enhance its Conservation Areas. Appraisals also inform policy and assist development management.
- 3.6 Conservation area status does not mean that new development is unacceptable, but care must be taken to ensure that the new development will not harm the character or appearance of the area. Local residents and property owners have a major role to play in protecting and enhancing the character and appearance of the conservation area by ensuring that properties are subjected to regular maintenance, and that original features are retained where possible.
- 3.7 The Girvan Conservation Area Appraisal will align with the work being undertaken for the 'Girvan's Story' Regeneration Project developed by South Ayrshire Council in partnership with the local community. The project has received first stage approval from Historic Environment Scotland's Heritage & Place Programme and the National Lottery Heritage Fund to develop a regeneration scheme involving conservation work to a range of significant buildings in Girvan, and a programme of activities & training to encourage engagement with the heritage and the development of traditional skills. The Conservation Area Appraisal is an important document to assist with progression of the project, as it sets out the context for preparing a Conservation Area Management Plan, which is an essential part of a future round-two funding bid. It is intended that the Conservation Area Management Plan will be developed following approval of the finalised Conservation Area Appraisal.

4. Proposals

- 4.1 The Conservation Area Appraisal provides a description of the history and development of Girvan and sets out a detailed townscape analysis and assessment of three different character areas within the conservation area. It highlights the special qualities of the area including its heritage, architecture, layout, building materials and public realm. It also makes recommendations on management issues and opportunities for the conservation area, noting areas of particular concern, for instance building disrepair and inappropriate modern changes and loss of original fabric.
- 4.2 Importantly, the appraisal also makes recommendations to extend the existing conservation area boundary to include areas of significant heritage character and strengthen the role and purpose of the area.
- 4.3 Four areas are proposed for extensions to the conservation area boundary and one small area is recommended to be removed. These are:

4.3.1 *Bridge Street*

The present conservation area boundary reflects most of the historic core of Girvan. The purpose of this possible amendment is to include the properties on Bridge Street between Flushes' bridge and the junction of Bridge Street, which are of a similar character as the buildings at the northern end of Dalrymple Street, and contribute to the character and appearance of the adjoining conservation area.

The character and appearance of this area is one of neglect and would benefit from upgrading. The buildings sit well with the buildings in Knockcushan Street and Hamilton Street, being of a similar age and appearance. There are no listed buildings within the potential boundary amendment area.

4.3.2 **6-8 High Street**

This proposed small amendment would include the properties at 6-8 High Street, and presents a rounding off opportunity to the conservation area at this locale.

6-8 High Street comprises an early 19th century two-storey service building located behind the Queen's Hotel. The building once provided access to the hotel from High Street, which was once one of the principal streets in the town. The building represents one of the few remaining remnants of the old High Street, and features on the Buildings at Risk Register as it is in a state of neglect and would benefit from upgrading. The building sits well with the remaining buildings on High Street (2-4 High Street) and the Queen's Hotel on Montgomerie Street, being of a similar age and appearance. 6-8 High Street are likely to be listed by virtue of being located within the curtilage of the Queen's Hotel.

4.3.3 **Dalrymple Street**

The existing conservation area boundary on Dalrymple Street almost directly corresponds with the retail core of Girvan town centre. The purpose of this possible amendment is to include a further significant area of Dalrymple Street, in a southerly direction to the staggered junction with Duncan Street and Wesley Road, which aligns closely with the town centre boundary designated in the Local Development Plan.

While the buildings along this particular stretch of Dalrymple Street vary significantly in architectural styles, interest and condition, collectively they form a strong character area which reflects the role and development of Girvan Town Centre. Significant buildings include the late 19th century sandstone terrace at 45-59 Dalrymple Street (complete with domed turret at 45-47 – originally the Tower Warehouse – selling clothes, knitwear and hosiery) and the late 19th century two-storey brick and rendered building at 106 Dalrymple Street, both of which are in generally good condition. There are a significant number of vacant commercial units along this stretch of Dalrymple Street that are showing signs of neglect, and there is evidence of deteriorating stonework to a number of buildings, particularly at ground level. Interestingly, original shopfronts are more prevalent along this part of Dalrymple Street than within the current conservation area boundaries, and there are many original and traditional building features, such as timber doors and windows, decorative tiling and ironwork.

4.3.4 ***Henrietta Street***

The present conservation area boundary presently includes a small area at the northern end of Henrietta Street, terminating on the southern side of its intersection with Ailsa Street West. The purpose of this possible amendment is to extend the boundary to include a further area of Henrietta Street to the south, terminating at the intersection of Henrietta Street and Duncan Street. Two properties on Duncan Street (numbers 20 and 22) would also be included within this potential amendment.

Although this part of Henrietta Street forms the A77 trunk road, there is an attractive 19th century residential character and setting to the street. The buildings that line the street are of a largely uniform, traditional design and scale, complemented by a regular front garden pattern and established trees, both within gardens and on-street.

4.3.5 ***North Park Court***

The present conservation area boundary includes half of a modern housing development on the site of the former Baptist Church on North Park Avenue, which was demolished in 2013. The building on site, by reason of its design, massing, proportions and finishes, is not befitting of a conservation area, therefore the proposal is to remove it from the conservation area.

Public consultation

- 4.4 It is proposed to hold a 6-week public consultation on the draft Appraisal during which members of the public will be able to make comments and representations via the Council's website and in writing. A public drop-in exhibition event will also be held in Girvan, where plans of the existing and proposed boundary extensions will be displayed. Council officers will be present to answer any questions. Copies of the draft Appraisal will also be made available at Council libraries. In line with planning requirements, the Planning Service will write to residents within the existing conservation area and areas affected by the proposed boundary amendments, informing them of the proposals and opportunity to make representations. Historic Environment Scotland (HES) will also be consulted.

5. Legal and Procurement Implications

- 5.1 There are no additional legal implications arising from this report.
- 5.2 There are no procurement implications arising from this report.

6. Financial Implications

- 6.1 There are no financial implications arising directly from this report. The modest cost of preparing the consultative draft of the Girvan Conservation Area Conservation Area Appraisal can be met from existing Planning Service budgets.

7. Human Resources Implications

- 7.1 There are no human resource implications arising directly from the recommendations of this report. Any additional planning applications arising from the proposed Conservation Area extensions will be dealt with within existing staff resources.

8. Risk

8.1 *Risk Implications of Adopting the Recommendations*

- 8.1.1 There may be some public concern about the implications of increased planning restrictions within the proposed extension areas.

8.2 *Risk Implications of Rejecting the Recommendations*

- 8.2.1 Without an Appraisal to inform the successful management of the conservation area, the character of the area may be eroded over time by inappropriate development. There is also the risk of missing out on significant funding to regenerate the historic environment assets within Girvan by not reviewing the boundaries of the area.

9. Equalities

- 9.1 The proposals in this report have been assessed through the Equality Impact Assessment Scoping process. There are no significant potential positive or negative equality impacts of agreeing the recommendations and therefore an Equalities Impact Assessment is not required. A copy of the Equalities Scoping Assessment is attached as Appendix 2.

10. Sustainable Development Implications

- 10.1 ***Considering Strategic Environmental Assessment (SEA)*** – This report does not propose or seek approval for a plan, policy, programme or strategy or document otherwise described which could be considered to constitute a plan, programme, policy or strategy.

11. Options Appraisal

- 11.1 An options appraisal has not been carried out in relation to the subject matter of this report.

12. Link to Council Plan

- 12.1 The matters referred to in this report contribute to Priority 1 of the Council Plan: Spaces and Places/ Moving around and the environment (Outcome 1).

13. Results of Consultation

- 13.1 No formal consultation has yet taken place. Details of the public consultation that will be held are set out in section 4.
- 13.2 Consultation has taken place with Councillor Bob Pollock, Portfolio Holder for Economic Development, and Councillor Alec Clark, Portfolio Holder for Rural Affairs, and the contents of this report reflect any feedback provided.

14. Next Steps for Decision Tracking Purposes

- 14.1 If the recommendations above are approved by Members, the Director of Housing, Operations and Development will ensure that all necessary steps are taken to ensure full implementation of the decision within the timescales set out below.

Implementation	Due date	Managed by
Public consultation on the draft Girvan Conservation Area Appraisal	March/ April 2024	Coordinator - Planning Strategy
Report consultation findings and seek Cabinet approval to adopt the finalised and potentially modified Girvan Conservation Area Appraisal, and to make the recommended amendments to the conservation area boundary	June 2024	Coordinator - Planning Strategy
Notify Historic Environment Scotland (HES) and Scottish Ministers of any decision to amend the conservation area boundaries	June 2024	Coordinator - Planning Strategy

Background Papers [Planning \(Listed Buildings and Conservation Areas\) \(Scotland\) Act 1997](#)

[PAN 71 \(www.gov.scot\)](#)

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Date: 1 March 2024

GIRVAN CONSERVATION AREA APPRAISAL

Consultation Draft



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SUMMARY

This document is organised in two parts. Part One outlines the history and development of Girvan and describes the surviving historical features of the town. Part Two examines the management context of the Conservation Area (including applicable planning policies and guidance) and presents suggested actions for its future protection and enhancement.

Summary of Part One: History, Character & Appearance

The introductory section sets out the general statutory and policy framework of conservation areas, the implications for owners and occupiers, the purpose of Character Appraisals, and the specific background to the designation of Girvan Conservation Area. The broader context of the town is described, including the strategic reasons for the location of the settlement; how it relates to the surrounding area; significant cultural associations; and the development history of Girvan. Having outlined its development history, the Character Appraisal examines what survives in terms of archaeology, historic buildings, open spaces and natural features.

Summary of Part Two: Management Context

The second part of the Character Appraisal sets out a brief assessment of the significance of the Conservation Area and details the current planning policies relevant to the preservation and enhancement of the area.

The management of conservation areas involves a wide range of issues (planning, economic development, transport, street maintenance etc.) and people (local and national public authorities and agencies, voluntary and amenity bodies, businesses and individuals etc.). The Appraisal attempts to identify particular issues that currently impact adversely on the condition or character of the Conservation Area, and to suggest possible means of improvement.

As part of the Character Appraisal, a review of the existing conservation area boundaries was undertaken. It is recommended that consideration be given to amending the boundaries to include a small area around Bridge Street from Flushes Bridge to the Cross; 6-8 High Street; Dalrymple Street to the staggered junction with Duncan Street and Wesley Road; and an area of Henrietta Street to the northern side of the crossroads with Duncan Street. At the same time consideration should be given to removing the modern residential development at North Park Court from the conservation area. A discussion of these potential boundary amendments is made in Appendices E – I.

PART ONE – HISTORY, CHARACTER & APPEARANCE

INTRODUCTION

Definition of a Conservation Area

Conservation areas are defined by the Scottish Government as “*areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.*” Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires planning authorities to determine the parts of an area which are of special architectural or historic interest, the character or appearance which it is desirable to preserve or enhance, and designate such areas as conservation areas.

There are twenty-three designated conservation areas in South Ayrshire at present, varying in character from urban centres and residential suburbs to rural and coastal villages. Each is distinct, reflecting the history and development of the settlements and defining their individual character.

What does Conservation Area Status mean?

Designation offers statutory protection of conservation areas in order to protect their special character, and requires South Ayrshire Council to formulate and publish proposals for their preservation and enhancement. Designation also places a duty on South Ayrshire Council to consider the effect of planning applications on the character or appearance of the area, and to apply special controls within the area. Conservation area controls relate to activities such as:

- Demolition of buildings;
- Removal of, or works to, trees;
- Alterations (including but not limited to replacement windows, doors, rooflight windows, satellite dishes, micro renewables, stone cleaning or painting of exterior); and
- Extensions, ancillary buildings (including but not limited to sheds, garages, raised decking and platforms), the provision of hard surfaces and the erection or alteration of gates, fences and walls.

These controls are set out within The Town and Country Planning (General Permitted Development)(Scotland) Order 1992 (as amended).

In a conservation area, planning control is directed at maintaining the integrity of the entire area and enhancing its special character. An ‘Article 4 Direction’ can extend the requirement for planning permission for certain types of work within a conservation area. Article 4 Directions remove the permitted development rights for specific classes of development that can cumulatively lead to the erosion of the character and appearance of conservation areas, but would not otherwise require planning permission. ‘Regulation 11 Orders’ have a similar effect to Article 4 Directions, but relate solely to the display of advertisements and other types of signage.

Details of the Article 4 Direction for Girvan are set out on page 24. There are no Regulation 11 Orders in place for Girvan.

Conservation area status does not mean that new development is unacceptable, but care must be taken to ensure that the new development will not harm the character or appearance of the area. Local residents and property owners also have a major role to play in protecting and enhancing the character and appearance of the conservation area by ensuring that properties are subjected to regular maintenance, and that original features are retained where possible.

Character Appraisals

Each conservation area has its own unique character and appearance. The purpose of a Character Appraisal is therefore to identify the key elements that contribute to the special historic or architectural character of the area. Clear identification of these elements allows

measures for their preservation or enhancement to be prioritised, and enables planning officers to assess more readily the potential impact of proposals for new development on the character, appearance and setting of the Conservation Area.

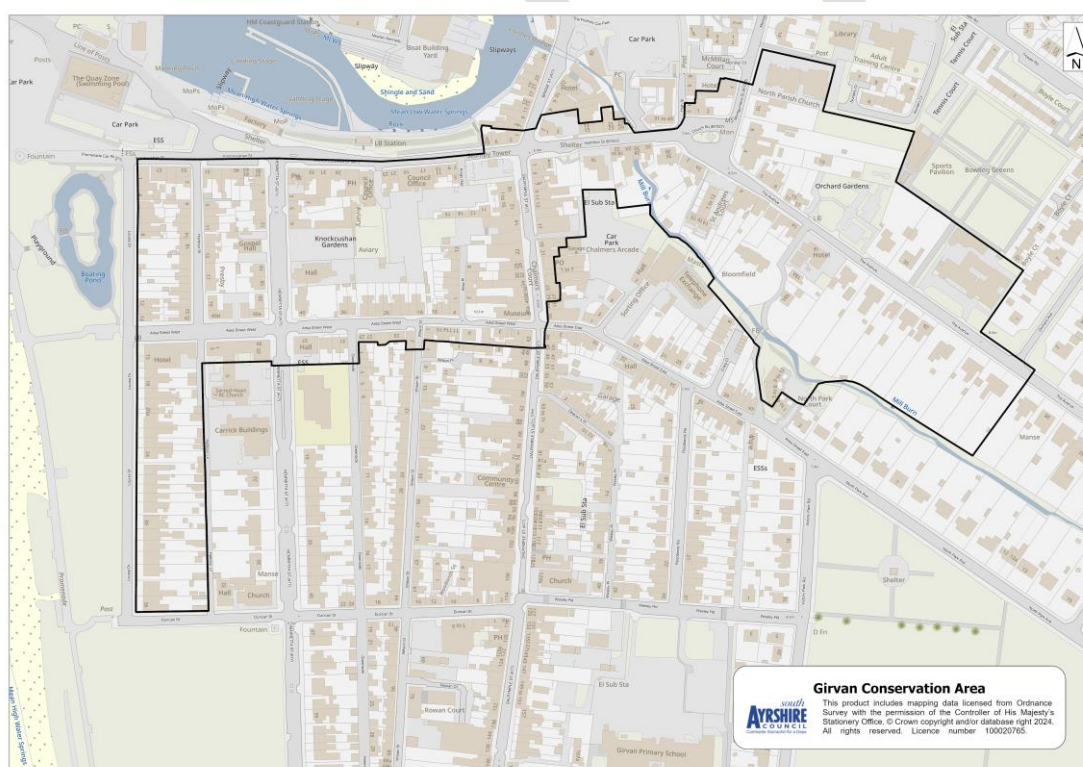
It is intended that the history of development, townscape analysis and character assessment set out in the Character Appraisal will guide owners, occupiers, the planning authority, and other stakeholders in the ongoing management of the area. The Appraisal will also identify opportunities and priorities for enhancement, and set out the policy framework for the determination of development proposals.

It is recognised that the successful management of conservation areas can only be achieved with the support and input from stakeholders, in particular local residents and property owners.

Designation

The Girvan Conservation Area was designated in July 1988. There have been no revisions to the conservation area boundaries since then. A reassessment of the conservation area was undertaken in 1996, although a formal character appraisal was not undertaken at that time. The reassessment did not occasion any boundary changes, although it was recommended that the conservation area would benefit from an enhancement scheme.

Boundaries



The current boundary of the conservation area contains the core of the town centre, the harbour area to the west of the town centre, and the villas to the east. Starting at the northern boundary of the North Parish Church and moving in a clockwise direction, the conservation area boundary runs south along the rear boundaries of properties on the eastern side of Montgomerie Street and south-east to the former Davidson Cottage Hospital on The Avenue, and continues south-east to the south-eastern boundary of 34 The Avenue.

The conservation area boundary then runs in a north-westerly direction along the rear of the properties on the southern side of The Avenue, and west along the rear boundaries of 2-18 Hamilton Street. The boundary then extends south along the rear of 9-29 Dalrymple Street, continuing south along Dalrymple Street but excluding the properties at numbers 31-45. From

here, the boundary then runs west along the rear boundaries of properties on the south side of Ailsa Street West until it meets Harbour Lane, and then south along the rear boundaries of 17-36 (all numbers) Louisa Drive. The boundary then proceeds in a westerly direction along Duncan Street, where it then extends north along the front boundaries of 36-1 Louisa Drive to the mid-point of Knockcushan Street.

The boundary then extends east along Knockcushan Street towards 10 Knockcushan Street, where it continues east along the rear of the boundaries of the properties on the northern side of Knockcushan Street and Hamilton Street, as far as 27 Hamilton Street. The boundary then follows Hamilton Street to its junction with High Street (excluding the flatted development at numbers 31-49). The boundary extends east around the rear of properties on Church Square and 1 Montgomerie Street, and back to the western boundary of the North Parish Church.

LOCATIONAL CONTEXT

Reasons for location

The original settlement developed in a bend on the east side of the Water of Girvan, close to the mouth of the river; a natural harbour and one of the few safe anchorages on the Carrick coast. It was originally known as Invergarvane (or Invergarven).

Regional context

Girvan is located in the south-west of Scotland, 21 miles south of Ayr and 12 miles north of Ballantrae. It is the principal town in south Carrick and has an estimated population of around 6,450. The town is set at the mouth of the Water of Girvan, between the sea and the South Carrick hills.

Girvan parish extends southwards from the north of Grangestone to 1 mile north of Lendalfoot and inland around 4-and-a-half miles to include Pinmore and Tormitchell.

Geology

Girvan is located in the south-western part of the Midland Valley of Scotland, which sits between the Highland boundary fault line to the north and the Southern Upland fault line to the south. The Girvan area occupies a unique situation in relation to major tectonic events in the late Ordovician and early Silurian periods of the Paleozoic era. In the early Paleozoic era, the Girvan area formed part of the North American continent, and lay on the northern side of the Iapetus Sea. The progressive closure of the ocean resulted in the formation of an assemblage of tectonically emplaced slices of oceanic crust and sedimentary rocks. Rocks of Ordovician age (between 440 and 485 million years old) cover a considerable area in the Girvan to Ballantrae district of the Midland Valley.

Important historic, social, economic and cultural associations

Girvan has been many things – a safe anchorage on the Carrick coast, a fishing port, a market town, a weaving town, and a seaside resort. It is, moreover, associated with the island of Ailsa Craig, which lies around 10 miles offshore. It developed around its medieval church, was made a burgh of Barony in the 17th century and expanded as a planned town in the early 19th century, mainly to accommodate its burgeoning handloom weaving trade.

The coming of the railway in 1860 opened up the town as a Victorian holiday resort. This aspect of the town developed into the first half of the 20th century. Although no longer a mass holiday destination for urban west of Scotland, Girvan retains a popular, diverse tourism market. The town hosts a number of events throughout the year, such as a traditional Folk Festival (normally held on the first weekend in May), the Carrick Lowland Gathering at Victory Park (normally held on the first Sunday in June), and a Festival of Light in the month of October.

DEVELOPMENT HISTORY

Prehistoric

There is considerable evidence of prehistoric settlement activity around Girvan from the Bronze and Iron ages, with Scheduled sites recorded at Gallow Hill settlement and Girvan Mains enclosure to the north; Houdston Hill enclosure to the east; and Mote Hill burial site, Dow Hill Fort and Shalloch Hill enclosure to the south of the present town. These sites hold evidence of early domestic activity in the area around the mouth of the Girvan Water.

There is also evidence of two Roman temporary camps at Girvan Mains, north of the river. The larger, rectangular site would have enclosed a camp covering about 21 hectares. The second, smaller site is thought to have been a camp of around 6 hectares. The discovery of a fragment of first century AD glass in a ditch of this camp has led to the suggestion that these were bases used by the forces of Agricola during campaigns mentioned by Tacitus (a Roman historian) as relating to a planned assault on Ireland.

Medieval

However, it is likely that the settlement of Girvan dates from the medieval period. Its parish church, dedicated to St Cuthbert in the 13th century and which was situated in what is now the graveyard on Old Street, was referred to in 1296, although the building is reputed to have been a century older.

The community established mainly in the area around the Flushes, between Old Street and High Street, although there is likely to have been some development south west of the Mill Burn. It is thought that there was a hillock here on the bank of the river, known as Knock Oskin and considered to be the seat of the head-courts of the jurisdiction of Carrick. King Robert the Bruce (Earl of Carrick) is known to have held court here in 1328. Any evidence of a mound has long since disappeared. A memorial pillar previously marking the site was repositioned in the public gardens to the rear of Knockcushan House around 1968.

17th-18th century

Girvan was elected a Burgh of Barony in 1668 in favour of Thomas Boyd (younger) of Penkill. Burghs of Barony differed from royal burghs as the title was granted to a landowner who held their estates directly from the crown. The Burgh of Barony conferred upon the landowner the right to hold weekly markets, with Girvan potentially becoming "a free port and shore and with other privileges for markets and fairs". The charter was renewed in 1696 for Alexander Muir, although Girvan did not enjoy burgh privileges until 1785; by which time the superiors were the Dalrymples of Bargany.

In 1770, the town's medieval parish church was replaced with a new building located at the southern end of High Street, in what is now known as Church Square.

Girvan's economy in the 18th century depended largely on tanning, shoemaking and fishing. Cotton weaving took place but wasn't as significant as it became to the local economy in the following century.

By the end of the 18th century Girvan was still little more than a village, with a population of 1,012 in 1791. Robert Heron, in his *'Observations made in a Journey through the Western Counties of Scotland'* in 1792 wrote unflatteringly "*the houses are huts more miserable than those of Ballantrae. They are so low as to seem at the south end of the village, rather caves dug in the earth than houses built upon it; though on the north west side and close upon the banks of the river, there are some more decent and commodious houses*".

However, the new superiors, the Dalrymples of Bargany, had plans to lay out a new town, on a broadly grid pattern, on the lands of Doune to the south of the old village. This substantial expansion of Girvan commenced in the last years of the 18th century.

19th century

The new town largely developed around the streets of what is now the conservation area, with Louisa Drive, Henrietta Street and Dalrymple Street the principal north-south streets; and Knockcushan Street, Hamilton Street, Ailsa Street and Duncan Street running east-west. Hamilton Street and Ailsa Street had eastward extensions at The Avenue and Ailsa Street East (formerly Plum Street) respectively.

Dalrymple Street became the main commercial street in the town, while Knockcushan Street provided access to the harbour, which was reconstructed in 1869-70 and further improved in 1881-83. The Avenue provided a location for Girvan's best 19th century villas whilst many of the lesser streets, such as Harbour Street, Greenside and Wilson Street, became home to seafarers and weavers. These streets established a strong identity as a cottage community that still exists with a recognisable character, separate from the rest of the town.

Between 1801 and 1861, Girvan's population rose rapidly from 2,260 to 7,053, before falling back to around 5,000 by the end of the century. This surge was attributable mainly to hand-loom weaving, which became the town's main industry. It is estimated that there were around 2,000 weavers working in Girvan by the 1840's, compared with approximately 100 at the end of the 18th century.

The coming of the railway to Girvan in 1860 marked the start of the town's new identity as a seaside resort. The original passenger terminus was situated adjacent to the goods station at Bridge Street but, as it was not possible to extend the line from the original station towards Stranraer, a second station was opened at the site of the current station in October 1877 by the Girvan and Portpatrick Junction Railway (G&PJR). The station was rebuilt in April 1893 by Glasgow and South Western Railway Company (GSWR), who had taken over the line in 1892. The original station closed to passengers in 1893, but was retained as a goods station until its closure in 1940. Girvan was also connected to Glasgow by weekly steamer sailings.

The second half of the 19th century saw continued improvements to the town's community infrastructure. The Countess of Stair gifted Stair Park (located to the south of the conservation area) to the burgh in 1875, and local merchant Thomas McKechnie funded the McKechnie Institute as a subscription library and reading rooms in 1888. The parish church was rebuilt on Montgomerie Street between 1882 and 1884, replacing the old kirk at Church Square, and a sewage scheme costing £5,000 was implemented in 1892. The wooden bridge across the river was replaced by an iron carriage bridge built by Sir William Arrol, and opened in March 1894. This bridge has since been replaced again with a modern concrete structure.



McKechnie Institute, Dalrymple Street

By 1896, Francis Groome's Gazetteer was able to report that Girvan "*enjoys a delightful site, picturesque surroundings, a splendid view of the Firth of Clyde, with Ailsa Craig exactly opposite, and is one of the most delightful and health giving resorts on the Ayrshire coast*"

20th century to present day

A prominent ornate fountain was erected on the site of the former parish church at the head of Hamilton Street in 1911. Presented to the town by Hugh McCubbin of Liverpool (formerly a native of Girvan), the fountain is constructed in pink Peterhead granite, and comprises a large centrepiece with two drinking basins and low surrounding walls and piers. A second fountain (known as the Clachar Fountain) was constructed between the western end of Knockcushan Street and the promenade in 1927. This fountain, which is constructed from grey granite and topped by a chained anchor, is no longer operational. A boating lake was created to the south of the Clachar Fountain in 1938.



McCubbin Fountain, Church Square

The former Pavilion Cinema of 1914 (reconstructed in 1934) is still evident on the west side of Bridge Street, although it closed as a cinema in 1959. The Regal Cinema (later the Vogue), built in the Art Deco style, opened on Dalrymple Street in 1933. This building has since been demolished.

A number of new public buildings appeared in the first half of the 20th century, most notably the category B-listed Davidson Cottage Hospital on The Avenue (built 1919-1922, extended in 1938 and again in the 1960's); a police station on Montgomerie Street in 1921-23, and a new primary school planned in 1939 but not built until 1953-55 (the art-deco Girvan Primary School on Wesley Road).



Former Police Station, Montgomerie Street

Following a fire in January of 1946, works to erect a replacement railway station commenced in 1949, and were completed in August of 1951. The resultant building, a streamlined, single-storey flat-roofed railway station in red brick with horizontal bands of cream-coloured faience, is based on a 1930s London, Midland and Scottish Railway (LMS) design, and is a striking and rare example of an early post-war railway station in the Moderne style in Scotland. The station served the large number of holidaymakers that flocked to the Clyde coast resort from the Glasgow conurbation well into the twentieth century, and now serves commuters and day-trippers. Although the original station was destroyed by fire, the signal box of 1893 survives.



Girvan Railway Station, Vicarton Street

A number of significant developments have taken place in the second half of the 20th century and into the 21st century. Old Street and High Street were comprehensively redeveloped, with works commencing in 1959 and completed in the mid 1970's. Few traces of High Street remain. An infill development was erected on Dalrymple Street at the site of the former Free Church, which was demolished in the late 1970's. This site is now the Chalmers Arcade.



Chalmers Arcade, Dalrymple Street

The Girvan Community Hospital at Bridgemill was opened in 2010, at which time the Davidson Cottage Hospital on The Avenue was vacated (see *Buildings at Risk*). The former swimming pool, built in 1972 adjacent to the harbour at the western end of Knockcushan Street, closed in 2009, and was demolished two years later. A new leisure centre (The Quay Zone) was built on the site of the former swimming pool, and opened to the general public in April 2017.

CHARACTER AND APPEARANCE

Setting

Long views towards Girvan are limited by the topography and alignment of the A77 Trunk Road, although long views out from the harbour and beach are dominated by the spectacular view of Ailsa Craig.

There are a number of notable views into and within the Conservation Area, including those available from across the river towards Stumpy Tower, south along Dalrymple Street from the cross to the Ailsa Street (East and West) junctions, east from the cross along Hamilton Street towards Church Square, east from Church Square along The Avenue, from the old graveyard towards the Parish Church steeple, and along the length of Knockcushan Street, to and from the harbour.

Street Pattern

Girvan's street pattern reflects two distinct periods of development – the curving and dipping Old Street and Bridge Street of the medieval settlement that grew up around the 12th century church (although this has all but been erased by 20th century redevelopment); and the grid pattern of the 19th century expansion, with its strongly defined north-south streets, particularly Dalrymple Street and Henrietta Street, which now define the commercial centre and core of the modern town.

Buildings & townscape: archaeological resources

For planning purposes, the eastern half of Knockcushan Street, the northern end of Dalrymple Street, Hamilton Street and Church Square are included within the West of Scotland Archaeology Service's archaeology consultation trigger area. The potential for archaeological remains within any individual site will reflect the particular circumstances of that site, the most important factor being the scale of any modern development and associated clearance. The specific potential of individual sites can only be assessed on a case by case basis.

Further details of sites of archaeological interest and potential are set out in Appendix A.

Buildings & townscape: principal historic buildings

Most of the principal historic buildings in Girvan are protected from damaging changes by statutory listing, which first took place in the Girvan Burgh in 1980. Listed building consent is required for most works to listed buildings. A summary of all listed buildings located within Girvan Conservation Area is included in Appendix B.

Listing is the process that identifies, designates and provides statutory protection for buildings of special architectural or historic interest. Historic Environment Scotland, who are the listing authority, will examine the cultural significance of a building or other structure under two main headings – Architectural Interest and Historic Interest. The architectural interest of a building generally relates to its design, designer, materials, setting and the extent to which these characteristics survive, whereas the historic interest of a building generally relates to its age, rarity, social historical interest and associations with people or events that have had a significant impact on Scotland’s cultural heritage. The aim of listing such buildings is to protect or enhance their special character by affording them statutory protection. The categories for listing are: -

- Category A** Buildings of special architectural or historic interest which are outstanding examples of a particular period, style or building type
- Category B** Buildings of special architectural or historic interest which are major examples of a particular period, style or building type
- Category C** Buildings of special architectural or historic interest which are representative examples of a particular period, style or building type

Most listed buildings in the conservation area date from the 19th century, the exceptions being a late 18th century farmhouse (11-17 The Avenue) that predates the laying out of The Avenue, and the Davidson Hospital, built in 1919-22.

The most significant buildings within the conservation area are Stumpy Tower (located at the junction of Dalrymple Street and Knockcushan Street); 1 Hamilton Street; the North Parish Church (Montgomerie Street); the McKechnie Institute (junction of Dalrymple Street and Ailsa Street West); and the Davidson Hospital on The Avenue, all of which are listed at Category B. There are no Category A listed buildings in Girvan.



Stumpy Tower

The present day Stumpy Tower (known as ‘Auld Stumpy’) is the principal landmark building in the town centre, and was built in 1825-27 as an addition to the town hall of 1822. The town hall was demolished in 1909, and Stumpy Tower was incorporated into the McMaster Hall, which was completed in August 1911. The McMaster Hall itself was destroyed by fire in 1939, leaving the now freestanding Stumpy Tower in a small public space.

The three-storey Italianate former bank building located at the junction of Hamilton Street and Bridge Street, by Edinburgh architects Peddie and Kinnear, dates from 1856. The building is finished in stugged and broached ashlar, although suffering from significant stonework erosion.



Hamilton Street

The North Parish Church on Montgomerie Street dates from 1882-84, and is by WG Rowan of Rowan & McKissack architects of Glasgow. This red sandstone church was designed in the early English Gothic style, and was built to replace the old parish church which sat in Church Square.



North Parish Church

The McKechnie Institute (by James McKissack of Rowan & McKissack architects) dates from 1887-88. The building, which is prominently located at the junction of Dalrymple Street and Ailsa Street West, was built in the Scottish Baronial style with some Renaissance styling. The stugged red sandstone is suffering from erosion, with this particularly noticeable at street level. The Davidson Cottage Hospital, a symmetrically planned single-storey hospital with an attic to the central 3-bay block, was the work of Watson, Salmond and Gray architects of Glasgow, and was built between 1919 and 1922. The building, which was constructed with snecked and squared rubble with ashlar dressings, was extended in 1938, and again in the 1960's. The hospital closed in 2010, when services transferred to the new Girvan Community Hospital at Bridgemill, to the north of the town. The building has been vacant since its closure.

Other key buildings within the conservation area include 14-16 and 36-38 Hamilton Street, both of which are former bank buildings dating from 1870; 17-19 Knockcushan Street, which is a late 19th century Italianate range built for the Cumberland Farmers Association (now the Council's customer contact centre); and the bank buildings at 14-18 and 17 Dalrymple Street, dating from 1863 and 1879 respectively. 14-18 Dalrymple Street is vacant, whilst 17 Dalrymple Street is due to be vacated by the Bank of Scotland. All of these buildings are Category B listed.



17-19 Knockcushan Street

Buildings & townscape: other buildings of townscape merit

Apart from the main landmark buildings, a number of other buildings and groups of buildings are considered to make a significant contribution to the character of the conservation area. This includes the terrace of early 19th century single-storey cottages on the western side of Harbour Street; the early 19th century single-storey terraced cottages in Ailsa Place and at 4-14 The Avenue; an early to mid-19th century terrace of two-storey buildings from 1 to 21 Dalrymple Street; and a group of late 19th-early 20th century shops and residential flats from 22 to 38 Dalrymple Street. All of these buildings are listed at Category C.



Dalrymple Street

There are also a number of unlisted buildings and groups of buildings that contribute to the street scene, notably the early 19th century vernacular buildings at 27-35 Knockcushan Street and at 22-32 Hamilton Street. The former Kings Arms Hotel at 10 Dalrymple Street is another building that makes a positive contribution to the character of the conservation area. Rebuilt in 1848 with a Doric porch and a canted bay window with a carved coat of arms above, it was further altered in 1912 and again in 1923. The upper floors of the building were converted to residential flats in 2005-06. The former police station in Montgomerie Street is an interesting, late Arts and Crafts building of 1921-23 by Ayr architect AC Thomson. The police station was vacated in September 2015, and has since been converted into a single dwellinghouse.

Open Space

There are relatively few areas of open space within the conservation area, although those that do exist offer small, tranquil and generally attractive pocket parks (Knockcushan Gardens and Orchard Gardens), or public reference and meeting points (Stumpy Tower and Church Square).

Girvan Conservation Area is well served by other areas of open space just outside of its boundaries, such as the harbourside (immediately outwith the northern boundary), the boating pond, promenade and shore (which adjoin the conservation area to the west), and Stair Park to the immediate south. Victory Park is also located a short distance away, to the south-east of the conservation area.

The boating pond, which is located on the Green to the west of Louisa Drive, was created in 1938. To create the boating pond, parts of the green were excavated, with a sizeable island left in the middle. James Wright, a notable Scottish artist, is credited with the design of the pond, which was created in collaboration with Girvan Town Council. There were originally two ponds – a pond for paddle boats and a smaller pond for model boats, which was located to the seaward side of the main pond. The pond for the model boats has since been filled in, but the main pond remains, and continues to be used during the summer months.

Stair Park comprises an of undulating former dunes behind the beach, and was presented to the town in 1875 by the Countess of Stair. Stair Park was originally much more extensive than it is now. Indeed, Henrietta Street did not previously extend beyond Duncan Street, with the original park having continued inland as far as Greenside. The park shrunk to its current size of approximately 12 acres when Henrietta Street was extended towards the former gas works between 1907 and 1909. While it is not a formalised area of open space, there are two notable and prominent features, specifically the war memorial (which is located fairly centrally within the space) and the 19th century former bandstand to the southern end.

Victory Park, which is located to the south-east of the conservation area at North Park Avenue, was presented to the residents of Girvan to commemorate the end of the First World War, and was gifted to the town in 1919. The park, which is the site of a former tileworks (understood to have been demolished prior to 1900), extends to an area of some 22 acres, and plays host to the annual Carrick Lowland Gathering.

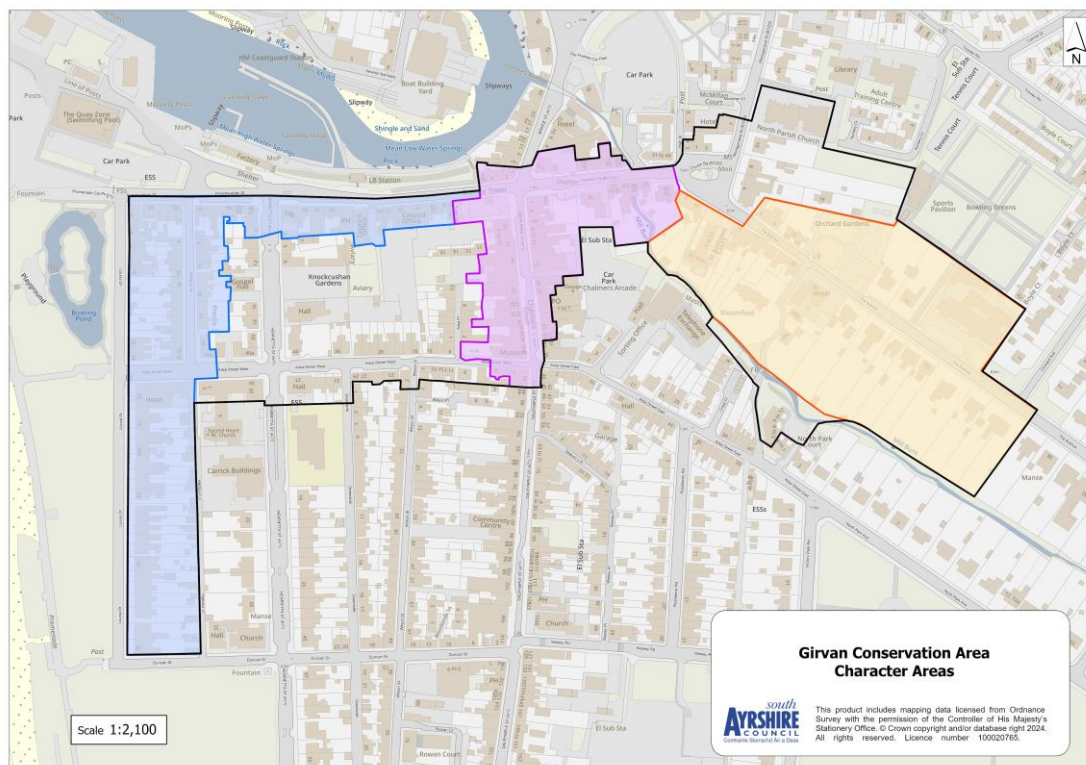
Further details and analysis of individual sites are set out in Appendix C.

Trees and hedges

Trees and hedges are not a significant feature or characteristic of the conservation area. Most tree planting was undertaken in the 19th century in the relatively sheltered eastern part of the town, most notably in the gardens of the villas on The Avenue and along the course of the Mill Burn, which divides the residential avenue from the town centre.

Character areas

Within the present conservation area boundary, there are three distinct zones that exhibit their own characteristics in terms of development history, layout, scale, density and architectural styles. These are i) the town centre, ii) the villas of the Avenue, and iii) the harbour / seafront area. These areas are shown on the map below, and described by area.



The Cross: Town Centre Character Area

The area around the east-west intersection of Hamilton Street and Knockcushan Street with the north-south intersection of Bridge Street and Dalrymple Street marks the start of the late 18th century expansion of Girvan, south of the original settlement. This focal point is marked by Stumpy Tower. Although now freestanding, when built in 1825-27 it was as an addition to the Town Hall of 1822 (demolished 1909), and was then incorporated in the McMaster Hall of 1909-11, which was in turn destroyed by a fire in 1939.

Spatial Analysis

This southern expansion area was laid out on a loose grid pattern and now functions as the town centre and commercial core of the modern settlement, as well as retaining a substantial number of cottages in residential use. Dalrymple Street forms a continuous building line on both

sides; with the town's principal commercial buildings leading south as the town centre finally gives way to the extensive, former weavers' community of single-storey cottages, which still retain some of its separate character. Knockcushan Street leads west to the harbour and beach beyond, presenting a single sided development to the harbour. Hamilton Street leading east terminates on the higher ground of Church Square, which was occupied by the parish church from 1770 to 1883.

Architecture

The properties date primarily from the 19th century with some 20th century infill, and vary in condition from good to poor.

Materials

Buildings are typically rubble built, often coursed or squared, sometimes painted, sometimes with painted window and door surrounds, and sometime clad in textured granite slabs. Roofs are generally slated. Whilst some buildings still display original or early timber sash and case windows, many windows have been replaced with windows of inappropriate materials, design, proportions and method of opening, often without the benefit of planning permission.

The Avenue: Villas Character Area

Spatial Analysis

Leading from Church Square in a south-easterly direction is The Avenue, which is typified by large Victorian detached villas set within large gardens interspersed with one and one-and-a-half storey cottages. Many of the houses are listed at category C, with three villas being category B listed. The Davidson Cottage Hospital is a category B listed building, which is presently vacant.

Architecture

The properties date from the 19th century and are generally in a good condition.

Materials

Buildings are typically rubble built, often coursed or squared, sometimes harled and usually with painted window and door surrounds. Roofs are generally slated and terminated by stone skews. Many of the one-and-a-half storey buildings are traditionally designed with piended dormers. Chimney stacks are typically stone or have been rebuilt in brick, and are primarily coped, with circular or octagonal cans. Whilst some buildings still display original or early timber sash and case windows, many have been replaced, often with windows of inappropriate materials, designs, proportions and method of opening, and often without the benefit of planning permission. Most of the villas have boundary walls, either with or without railings, most of which are generally well maintained.

The Harbour and Green: Seafront Character Area

Spatial Analysis

From the Cross, Knockcushan Street extends west towards the harbour and the beach beyond, presenting a single sided development, framing the harbour and looking northwards across the river to Newton Kennedy and McCreath Park. To the west, Louisa Drive presents a single sided development to the Green, facing west towards the beach and Ailsa Craig.

Architecture

The harbour area is typified by 19th century terraced buildings, including the Category B listed Council offices at 17-19 Knockcushan Street (formerly the Cumberland Farmers Association).

There are a number of one-and-a-half storey terraced houses on the western side of Harbour Street, all but 2 of which are Category C listed.

Materials

The houses, shops and offices on Knockcushan Street are generally terraced with a mixture of external finishes. With the exception of one building at the junction of Knockcushan Street and Harbour Street, all buildings have slate roofs.

The houses at Harbour Street typically have roofs clad in slate (although it is noted that a couple of these roofs have been clad in concrete tiles without the benefit of planning permission), and pebbledashed walls with painted margins around windows and doors. Original or early timber sash and case windows are very much in the minority – many windows have been replaced over time, mostly with windows of inappropriate materials, design, proportions and method of opening, and often without the benefit of planning permission.

The properties on Louisa Drive comprise of semi-detached and terraced one-and-a-half, two and two-and-a-half storey dwellinghouses and hotels / bed and breakfast establishments, facing westwards towards the promenade, the sea and Ailsa Craig beyond. Roofs are generally slated and terminated by stone skews. Many of the properties have traditionally designed or piended dormers. Chimney stacks are typically stone or have been rebuilt in brick, and are primarily coped, with circular or octagonal cans. External walls are typically rubble built, often coursed or squared, a small number of which have been harled and a larger number of which have been painted. There are no original or early timber sash and case windows to any properties on Louisa Drive, with the majority of windows installed to these properties considered inappropriate in respect of materials, design, proportions and method of opening. There is also evidence of inappropriate stonework repairs to a number of properties.

PART TWO – Management Context

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MANAGEMENT BACKGROUND

Assessment of significance

While Girvan has been substantially enlarged to the south and east throughout the second half of the 20th century, the conservation area remains as a good example of the broad grid pattern first laid out by the Dalrymples of Barony in the 19th century. With its strongly defined north-south and east-west streets, the architecture of the conservation area mainly reflects its 19th century development as a weaving and fishing town, a seaside resort and a service centre for surrounding villages, the status of which is further enhanced by being the principal and largest settlement in the parish.

Planning Policies: General

Legislation and Statutory Instruments

Planning (Listed Buildings & Conservation Areas)(Scotland) Act 1997

The Town & Country Planning (Scotland) Act 1997

Planning Etc. (Scotland) Act 2006

The Historic Environment (Amendment)(Scotland) Act 2011

The Town & Country Planning (General Permitted Development)(Scotland) Order 1992 (as amended)

Historic Environment Scotland Act 2014

Policy and Guidance

South Ayrshire Council, *South Ayrshire Local Development Plan 2 (2022)*

Scottish Government, *National Planning Framework 4 (2023)*

Historic Environment Scotland, *Historic Environment Policy for Scotland (2019)*

Historic Environment Scotland, *Managing Change in the Historic Environment (2010 onwards)*

Scottish Government, *Planning Advice Note (PAN) 71 – Conservation Area Management* (2004)

Scottish Government, *Planning Advice Note (PAN) 2/2011 – Planning and Archaeology* (2011)

Scottish Executive, *A Policy on Architecture for Scotland* (2001)

Scottish Executive, *Designing Places – A Policy Statement for Scotland* (2001)

Planning Policies: National Planning Framework 4 and Local Development Plan 2

On 13 February 2023, Scottish Ministers published and adopted National Planning Framework 4 (hereafter referred to as NPF4). NPF4 sets out the Scottish Ministers position in relation to land use Planning matters and now forms part of the statutory development plan, along with the South Ayrshire Local Development Plan 2 (hereafter referred to as LDP2), which was adopted in August 2022.

A summary of the NPF4 and LDP2 policies relevant to Girvan Conservation Area is included in Appendix D.

Policy 7 of NPF4 relates to historic assets and places, and seeks to ensure that the historic environment is valued, protected and enhanced, while ensuring that historic assets are resilient to current and future impacts of climate change. This policy also encourages the sustainable and productive re-use of redundant or neglected history buildings, and recognises the social, environmental and economic value of the historic environment to our economy and cultural identity.

Policy 7

- a) Development proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects and provide a sound basis for managing the impacts of change.

Proposals should also be informed by national policy and guidance on managing change in the historic environment, and information held within Historic Environment Records.

- b) Development proposals for the demolition of listed buildings will not be supported unless it has been demonstrated that there are exceptional circumstances and that all reasonable efforts have been made to retain, reuse and/or adapt the listed building. Considerations include whether the:
 - i. building is no longer of special interest;
 - ii. building is incapable of physical repair and re-use as verified through a detailed structural condition survey report;
 - iii. repair of the building is not economically viable and there has been adequate marketing for existing and/or new uses at a price reflecting its location and condition for a reasonable period to attract interest from potential restoring purchasers; or
 - iv. demolition of the building is essential to delivering significant benefits to economic growth or the wider community.
- c) Development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting. Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest.
- d) Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the:
 - i. architectural and historic character of the area;
 - ii. existing density, built form and layout; and
 - iii. context and siting, quality of design and suitable materials.

- e) Development proposals in conservation areas will ensure that existing natural and built features which contribute to the character of the conservation area and its setting, including structures, boundary walls, railings, trees and hedges, are retained.
- f) Demolition of buildings in a conservation area which make a positive contribution to its character will only be supported where it has been demonstrated that:
 - i. reasonable efforts have been made to retain, repair and reuse the building;
 - ii. the building is of little townscape value;
 - iii. the structural condition of the building prevents its retention at a reasonable cost; or
 - iv. the form or location of the building makes its reuse extremely difficult.
- g) Where demolition within a conservation area is to be followed by redevelopment, consent to demolish will only be supported when an acceptable design, layout and materials are being used for the replacement development.
- h) Development proposals affecting scheduled monuments will only be supported where:
 - i. direct impacts on the scheduled monument are avoided;
 - ii. significant adverse impacts on the integrity of the setting of a scheduled monument are avoided; or
 - iii. exceptional circumstances have been demonstrated to justify the impact on a scheduled monument and its setting and impacts on the monument or its setting have been minimised.
- i) Development proposals affecting nationally important Gardens and Designed Landscapes will be supported where they protect, preserve or enhance their cultural significance, character and integrity and where proposals will not significantly impact on important views to, from and within the site, or its setting.
- j) Development proposals affecting nationally important Historic Battlefields will only be supported where they protect and, where appropriate, enhance their cultural significance, key landscape characteristics, physical remains and special qualities.
- k) Development proposals at the coast edge or that extend offshore will only be supported where proposals do not significantly hinder the preservation objectives of Historic Marine Protected Areas.
- l) Development proposals affecting a World Heritage Site or its setting will only be supported where their Outstanding Universal Value is protected and preserved.
- m) Development proposals which sensitively repair, enhance and bring historic buildings, as identified as being at risk locally or on the national Buildings at Risk Register, back into beneficial use will be supported.
- n) Enabling development for historic environment assets or places that would otherwise be unacceptable in planning terms, will only be supported when it has been demonstrated that the enabling development proposed is:
 - i. essential to secure the future of an historic environment asset or place which is at risk of serious deterioration or loss; and
 - ii. the minimum necessary to secure the restoration, adaptation and long-term future of the historic environment asset or place.

The beneficial outcomes for the historic environment asset or place should be secured early in the phasing of the development, and will be ensured through the use of conditions and/or legal agreements.

- o) Non-designated historic environment assets, places and their setting should be protected and preserved in situ wherever feasible.

Where there is potential for non-designated buried archaeological remains to exist below a site, developers will provide an evaluation of the archaeological resource at an early stage so that planning authorities can assess impacts. Historic buildings may also have archaeological significance which is not understood and may require assessment.

Where impacts cannot be avoided they should be minimised. Where it has been demonstrated that avoidance or retention is not possible, excavation, recording, analysis, archiving, publication and activities to provide public benefit may be required through the use of conditions or legal/planning obligations.

When new archaeological discoveries are made during the course of development works, they must be reported to the planning authority to enable agreement on appropriate inspection, recording and mitigation measures.

The Local Development Plan 2 policy relating to the Historic Environment states that the Council will protect, preserve and, where appropriate, conserve and / or enhance South Ayrshire's historic environment.

Listed Buildings

We will protect listed buildings and their settings from development that adversely affects their special architectural or historic interest, and actively encourage their sensitive maintenance, repair and re-use. The layout, design, materials, scale, siting and use of any development affecting a Listed Building or its setting should be appropriate to the character and appearance of the building and its setting.

There is a strong presumption in favour of retaining Listed Buildings. However, we recognise that there will be exceptional circumstances where the demolition of a Listed Building can be justified. The loss of a Listed Building is likely to be acceptable where it can be clearly demonstrated that:

- the building is no longer of special interest; or
- the building is incapable of meaningful repair; or
- demolition of the building is essential to delivering significant benefits to economic growth or the wider community.

If the above circumstances do not apply, demolition will only be accepted where it is clearly demonstrated that the retention of the building is not viable. This will include efforts to market the building to potential restoring purchasers. Applicants will be expected to demonstrate that all reasonable efforts have been made to retain the building, and to provide evidence of those efforts.

Conservation Areas

New development should preserve and enhance the character and appearance of South Ayrshire's conservation areas and their settings. This should include the appropriate layout, design, materials, scale and siting of development affecting buildings and structures located within a Conservation Area.

The demolition of even a single building and the construction of a new building or buildings in its place could result in harm to the character or appearance of a conservation area, or part of it. If the building is considered to be of any value, either in itself or as part of a group, we will actively encourage its retention, restoration and sympathetic conversion to some other compatible use before proposals to demolish are seriously investigated.

In some cases, demolition may be acceptable, for example, if the building is of little townscape value, if its structural condition rules out its retention at reasonable cost, or if its form or location makes its re-use extremely difficult. In instances where demolition is to be followed by re-development of the site, we will normally only grant consent to demolish where there are acceptable proposals for the replacement building.

Scheduled Monuments

Development proposals that would adversely affect the integrity of the setting of a scheduled monument will not be permitted unless justified by exceptional circumstances. Development proposals directly affecting Scheduled Monuments will require Scheduled Monument Consent from Historic Environment Scotland.

Gardens and Designed Landscapes

We will protect and, where appropriate, seek to enhance gardens and designed landscapes included in the Inventory of Gardens and Designed Landscapes.

Non-designated Historic Environment Assets

Of importance to South Ayrshire's distinct character and sense of place are the range of non-designated historic assets and areas of historical interest. We consider that these resources are an important part of South Ayrshire's heritage, and we will protect and preserve them as far as possible, in situ wherever feasible.

Development proposals that do not safeguard archaeological sites or resources in situ will not be supported unless it is demonstrated to the satisfaction of the Council that the benefits of the proposal outweighs the archaeological value of the site.

Where there is the possibility that archaeological remains exist within a site, but the extent and significance of those remains is unclear, the developer should undertake an archaeological survey of the site in order to establish its importance, its sensitivity to development, and the most appropriate means for preserving or recording surviving archaeological features.

Where it is not possible to preserve the remains in situ and the Council is satisfied that the benefits outweigh the archaeological value, a programme of works involving archaeological excavation, recording, analysis, publication and archiving, shall be agreed with the Council in conjunction with the West of Scotland Archaeological Service, prior to the commencement of works on site.

Additional, detailed guidance is available in the Council's guidelines for shopfronts, signage, sunshades and canopies, and windows and doors in conservation areas.

Planning Guidance

Planning guidance relevant to Girvan Conservation Area is available on the following topics:

Planning Policy No.7 – Dormer Windows (1994)

Planning Policy No.12 – Sunshades & Canopies on Commercial Frontages (1981)

Planning Policy No.13 – Advertisement Signs General (1982)

Planning Policy No.14 – Velux Rooflights (1982)

Planning Policy No.19 – Satellite Receiver Dishes (1987)

Planning Policy No.24 – Shopfront Security (1994)

Planning Guidance: Open Space and Designing New Residential Developments (2010) (provides detailed guidance in respect of public and private amenity spaces when considering proposals for residential development).

Planning Guidance: Historic Environment (2015) (provides detailed guidance on principles of development affecting built heritage resources, conservation area appraisals and management plans and policies giving guidance on specific types of development).

Design Guidelines for Advertisements and Commercial Signage (2014)

Planning Policies: Article 4 Directions

Permitted development rights within a conservation area are restricted under the provisions of The Town and Country Planning (General Permitted Development)(Scotland) Order 1992 and subsequent amendments. In summary, planning permission is required for the enlargement or alteration of a dwellinghouse or a building containing a flat, stone cleaning, external painting, cladding, alterations to roofs and the formation of hard surfaces and access ramps within conservation areas. For full details, refer to the 1992 Order (as amended).

Under Article 4 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992, the planning authority can seek approval of the Scottish Ministers for an additional Direction to further restrict permitted development rights. Such a Direction can effectively control the proliferation of relatively minor alterations to buildings in conservation areas that can cumulatively lead to erosion of character and appearance. Development is not precluded, but such alterations will require planning permission, and special attention will be paid to the potential effect of proposals.

In order to safeguard and enhance the qualities of the conservation area, restrictions to the following classes of permitted development rights in Girvan Conservation Area apply by means of an Article 4 Direction:

- Class 1** Enlargement, improvement or other alterations to a dwellinghouse.
- Class 3** Provision or alteration of buildings or enclosures within the curtilage of a dwellinghouse.
- Class 7** Construction or alteration of gates, fences, walls or other means of enclosure.
- Class 8** Formation, laying out and construction of a means of access.
- Class 14** Provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with the duration of operation being carried out on land adjoining that land.
- Class 15** The use of land (other than a building or land within the curtilage of a building) for any purpose, except as a caravan site or an open air market, on not more than 28 days in total in any calendar year, and the erection or placing of moveable structures on the land for the purposes of that use.
- Class 30** The erection or construction and the maintenance, improvement or other alteration by a local authority of any building not exceeding 4 metres in height or 200 cubic metres in capacity; and lamp standards, refuse bins, public shelters and similar structures.
- Class 39(1)** Development for the purposes by a gas supplier.
- Class 40(1)** Development by statutory undertakers for the generation, transmission or supply of electricity.
- Class 41(1)** Development required for the purposes of any road transport undertaking.
- Class 43** Development required for the purposes of the Post Office.
- Class 67(1)** Development by a telecommunications code system operator.

Planning Policies: Archaeology

National policy on scheduled monuments is contained within Historic Environment Scotland's Scheduled Monument Consents Policy 2019. This states that scheduled monuments "*offer a tangible, physical link with the past and can also make a significant contribution to Scotland's landscapes. Scheduled monuments are a finite and non-renewable resource containing unique information, and they have the potential to contribute to increasing our knowledge of our past. They help create a sense of national and local identity and community. They are often very fragile and vulnerable to damage or destruction, and care must be taken to ensure that they are not needlessly damaged or destroyed*".

The Council recognises the importance of archaeological sites and resources. The protection of the below ground archaeological resource is dealt with as part of the planning process on a case by case basis as advised by the Council's archaeological advisors, the West of Scotland Archaeology Service (WoSAS). The immediate area around the crossroads of Bridge Street, Hamilton Street, Dalrymple Street and Knockcushan Street is covered by an archaeological trigger zone for consultations, and includes the southern end of Montgomerie Street and the north-western end of The Avenue.

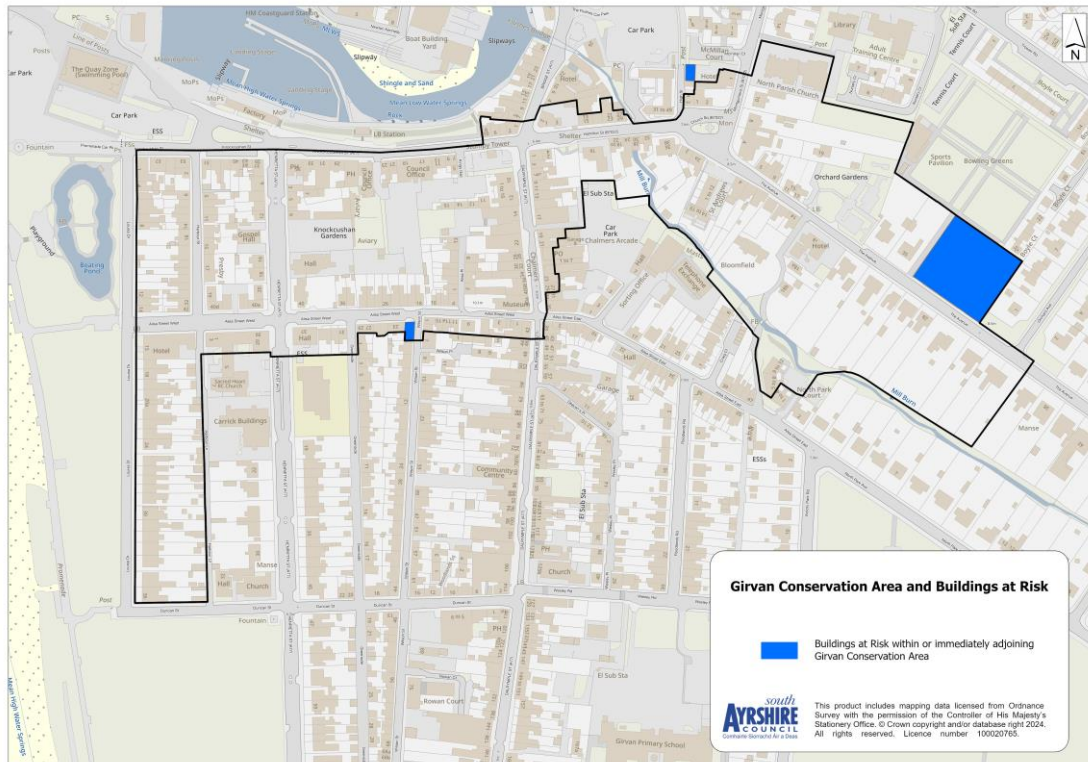
IDENTIFICATION OF MANAGEMENT ISSUES

BUILDINGS AT RISK

The Buildings at Risk Register for Scotland records buildings of national architectural or historic interest that are considered to be under threat. The register, which is maintained by Historic

Environment Scotland, comprises mainly listed buildings, but can also include unlisted buildings which may or may not be located within a conservation area. To be at risk, a building does not necessarily need to be in a poor condition – it may simply be standing early with no clear future. Other heritage assets such as scheduled monuments are not included on the register.

There are two buildings within Girvan Conservation Area that feature on the Buildings at Risk Register - the former Methodist Chapel and the Davidson Cottage Hospital.



The former Methodist Chapel is an unlisted rubble-built building with ashlar dressings located at the junction of Wilson Street and Ailsa Street West. This building was built in 1823 and restored in 1879. The building has lay vacant for several years. The window openings are boarded up, and the stonework is showing signs of deterioration.



Former Methodist Chapel, Wilson Street

The Davidson Cottage Hospital on The Avenue is a Category B listed building of snecked and squared rubble construction under a slated roof, and was built between 1919 and 1922. The hospital closed in 2010, when services transferred to the new Girvan Community Hospital, and has been vacant since its closure. Planning permission was granted for the change of use and alterations of the building to form a dwellinghouse, and it is understood that works are underway to implement this planning permission.



Davidson Cottage Hospital

The Buildings at Risk Register has an entry for one further property in Girvan, and is located immediately outwith but adjoining the conservation area. 6-8 High Street is a Category B listed building, and forms part of a range of service buildings associated with the early 19th Century Queens Hotel on Montgomerie Street. 6-8 High Street fronts onto what was once Girvan's main street, and represents one of the few surviving elements of the earlier settlement.



6-8 High Street

The Buildings at Risk Register can be viewed online at www.buildingsatrisk.org.uk

SENSITIVITY ANALYSIS

National guidance on conservation area appraisals, as set out in *Planning Advice Note (PAN) 71: Conservation Area Management*, calls for analysis of 'sensitivity' in the conservation area. For the purposes of this Appraisal, 'sensitivity' is understood to include issues that impact negatively on the special qualities of the area, and which offer reasonable potential for improvement or for further study / guidance.

Roofs

Roofs within Girvan Conservation Area are predominantly clad in slate and are generally in good condition. It is noted, however, that a small number of properties have replaced the original slate covering with concrete tiles, generally without planning permission. Dormer windows, where they exist, vary in design from traditional piended dormers to flat-roofed continuous box dormers. Chimneys vary in condition from good to poor.



Dormer Windows, Harbour Street

Changes in roofing material, the introduction of non-traditional dormer windows and the removal of chimneys, both individually and cumulatively, all have a significant impact on the character, appearance and setting of a conservation area, and should be avoided.

Stonework erosion

The erosion of stonework is widespread throughout the conservation area, but is particularly noticeable on Hamilton Street and Dalrymple Street, and to a lesser extent Louisa Drive.



Stonework Erosion, 17 Dalrymple Street

Windows and Doors

The installation of replacement windows in non-traditional materials, non-traditional designs and different opening methods can cause a gradual diminution in the authenticity and quality of historic buildings and areas over a period of time. Similarly, the installation of replacement doors in non-traditional materials can have a significant impact on the character, appearance and setting of a conservation area, and should be avoided. The alteration of window openings to form door openings, and changes from vertical to horizontal emphasis should be avoided. The alteration of door openings to form window openings should also be avoided, especially on principal or public elevations.



Traditional Doors and Non-Traditional Windows, The Avenue

Maintenance

The lack of basic and regular maintenance of buildings is a common problem throughout the conservation area. In particular, the routine clearance of eaves and downpipes and removal of vegetation at roof level is often overlooked, as is the repainting of timber windows and doors where these exist. Apart from the visual impact of neglect (generally the staining of stonework, missing / broken gutters and downpipes and flaking paint / rot to windows and doors), blocked rainwater goods will also cause structural damage over the long term.

Trees

Trees within conservation areas are protected by The Town and Country Planning (Scotland) Act 1997. Before carrying out works to trees in a conservation area, owners are required to notify the local authority, giving details of the intended works. Councils can serve a Tree Preservation Order (TPO) if the tree is considered to be under threat; and can also protect and promote tree planting through conditions in planning permissions.

There are no Tree Preservation Orders in force within Girvan Conservation Area at this time.

Traffic

Dalrymple Street is dominated by parked cars, particularly over its northern half where short-term parking for goods and services competes with residential parking. There are off-street car parks located at Bridge Street (The Flushes) and to the rear of the Chalmers Arcade (which is accessible from Dalrymple Street). However, on-street parking is still in demand. Elsewhere within the conservation area, dedicated on-street parking is available on both sides of Henrietta

Street, with a small dedicated on-street parking area also available towards the eastern end of Knockcushan Street. On-street parking dominates along the southern section of Louisa Drive (to the south of the intersection between Louisa Drive and Ailsa Street West) despite in-curtilage parking being available. Harbour Street is also dominated by on-street parking to the extent that Harbour Street is one way (north to south).

Signage

Dalrymple Street serves as the main commercial centre for the town. The signage is generally acceptable, with most shop signage conforming to the requirements of the Council's Design Guidelines on Advertisements and Commercial Signage. However, there is scope for more sensitive signage that would better complement Dalrymple Street's traditional buildings and enhance the appearance of the conservation area.

Shopfronts

A number of original or traditional shopfronts remain in evidence along the length of Dalrymple Street (both within and outwith the conservation area), most of which appear to have been well maintained. The retention of such shopfronts is encouraged, and proposals that seek to remove original or traditional shopfronts should be resisted. Other shopfronts have been significantly altered, including the use of granite slab cladding, and are reflective of the fashion at the time.



Traditional Shopfronts, Dalrymple Street

Vacant shops

There is a significant number of vacant commercial properties in the main commercial centre of the town, suggesting that the health of the shopping area is poor.

PUBLIC REALM

Historic surfaces

There are few historic surfaces within the conservation area. However, closer inspection does reveal whin cobbles and setts beneath some of the tarmac road surface. A significant quantity of late 19th century granite kerbing also survives, although much of the town centre paving has been replaced, with modern blockwork predominating.

Historic signage

There are no examples of historic signage within the conservation area.

Historic lighting

There are no historic lamp standards within the conservation area.

Modern public realm

The quality of the public realm is no better than average, and is not of a quality commensurate with conservation area status. The town centre has been resurfaced with modern monoblock. The A77 Trunk Road running through Dalrymple Street is one way (north to south), with road narrowing and on-street parking slowing traffic through the town centre.

As already noted, there is limited open space within the conservation area itself. A co-ordinated approach to renewal of the various elements that comprise the public realm might achieve gradual improvements to the appearance of the conservation area in the longer term.

Area around 'Auld Stumpy'

The area immediately around the Auld Stumpy is in fair condition. However, the area would benefit from improved surfacing, maintenance works to the existing finger post signage, and additional interpretative material.

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MANAGEMENT OPPORTUNITIES

Development Opportunity Sites

There are relatively few gap sites within Girvan Conservation Area, the most significant of which are located on Hamilton Street and Henrietta Street.



Hamilton Street

The Hamilton Street gap site sits behind hoarding between 2-4 Hamilton Street (category C listed) and 16 Hamilton Street (category B listed) and extends back from the hoarding towards the northern boundary of 9-11 Dalrymple Street (category C listed). A small area of open space comprising planted flowerbeds and a single bench has been laid out to the front of the hoarding.



11-13 Henrietta Street

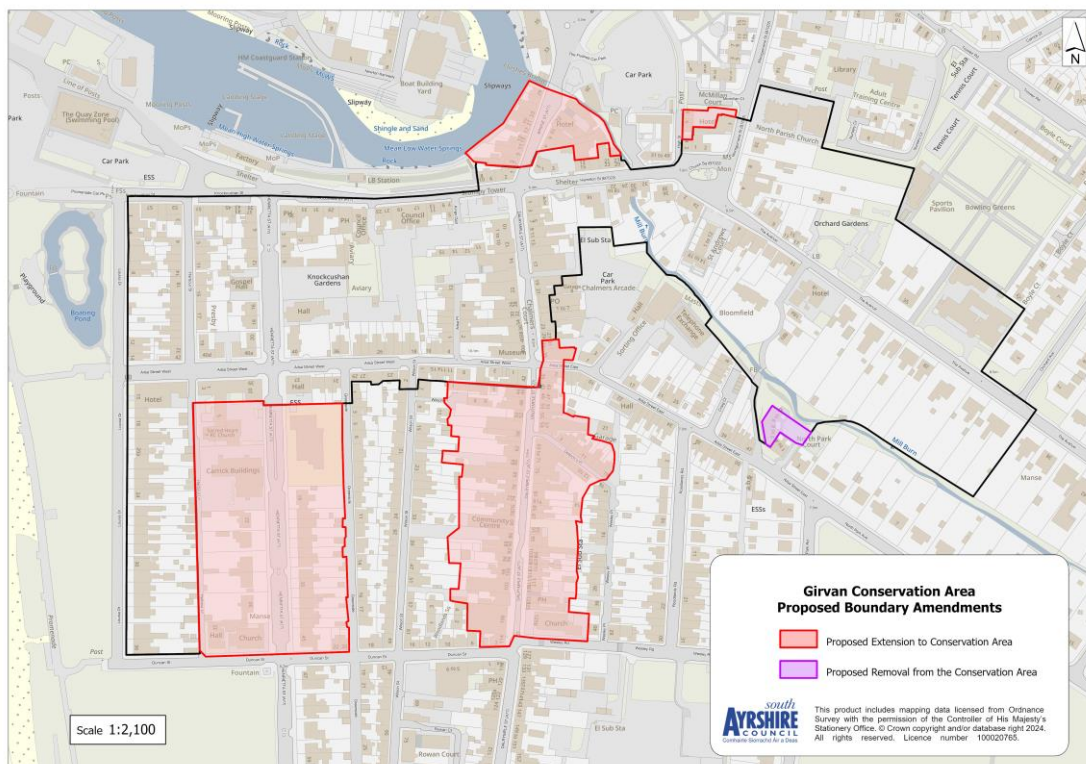
The gap site at 11-13 Henrietta Street was formerly occupied by a filling station and commercial garage, and is located between a residential property and a school. There is an extant planning permission for the erection of nine flatted dwellings at this site.

PLANNING ACTION

The principal planning action recommendation of this appraisal is that consideration be given to amending the conservation area boundary to include a small section of Bridge Street, the buildings at 6-8 High Street (which feature on the Buildings at Risk Register), a significant portion of Dalrymple Street (to the staggered junction of Dalrymple Street, Duncan Street and Wesley Road), and a significant portion of Henrietta Street to the crossroads with Duncan Street. Consideration should also be given to amending the conservation area boundary to remove the modern housing development at North Park Court.

The proposed extensions to and potential omission from the conservation area boundary are shown on the map below and set out in detail with reasoned justifications in Appendix E, F, G, H and I.

To address the issues noted within the Sensitivity Analysis, it is recommended that the Council's existing guidance on the historic environment is revised and updated so as to better inform both home owners and businesses of what may be acceptable when preparing proposals to alter or extend their properties historic environment. Additionally, given that the majority of the issues identified in the Sensitivity Analysis can be attributed to a lack of awareness of the conservation area status (in particular the various alterations that have been carried out to buildings without the benefit of planning permission), it is recommended that proposals are brought forward to increase public awareness of the conservation area and what this means for those living and working there.



ENHANCEMENT

A co-ordinated facelift scheme that pays particular attention to commercial frontages (similar to a shopfront improvement scheme implemented in 2013), together with a more considered approach to the public realm, would make a positive contribution to the appearance of the conservation area.

PUBLIC AWARENESS AND INTERPRETATION

This section of the appraisal addresses public awareness of the value and importance of the historic environment. Its objective is to identify a range of appropriate media and activities to raise the public's awareness and understanding of Girvan's history and heritage and contribute to a greater appreciation of the town's historic environment.

Existing Provision

Within Girvan Conservation Area, the only interpretative material is available at Stumpy Tower. However, this relates to the historical significance of Stumpy Tower alone.

Key Issues

Interpretive provision would benefit from an upgrade of the existing information that addresses the wider subject of Girvan's historic environment overall.

ACTION SUMMARY

The following summary table draws together suggested actions identified in Part Two of the Appraisal. These actions are intended in addition to the day-to-day operation of planning controls to protect the essential character of the conservation area, but are dependent on available resources.

- Consider bringing forward Conservation Area boundary amendments
- Update existing guidance on the historic environment
- Bring forward proposals for raising awareness of the historic environment
- Bring forward proposals for tackling maintenance issues
- Establish a co-ordinated approach to works to the public realm
- Publish character appraisal and best practice guidance on Council's website

BIBLIOGRAPHY AND APPENDICES

Select Bibliography

Books

Author	Title
Close, Rob & Riches, Anne	The Buildings of Scotland: Ayrshire and Arran (2012)
Close, Rob	Ayrshire and Arran Illustrated Architectural Guide (1992)
Millar A.H.	Historical and Descriptive Accounts of the Castles and Mansions of Ayrshire (1885)
Girvan Town Council (various)	Girvan 1668-1968
Campbell, Thorborn	Ayrshire: A Historical Guide (2003)
Love, Dane	Ayrshire: Discovering a County (2003)
Love, Dane	Lost Ayrshire: Ayrshire's Lost Architectural Heritage (2005)
Love, Dane	A Look Back at Girvan (2011)
H.M. Colvin	A Dictionary of British Architects 1600-1840 (2008)
Angus Graham	Old Ayrshire Harbours (1984)
Natural Environment Research Council	Geology of the country around Girvan (1986)

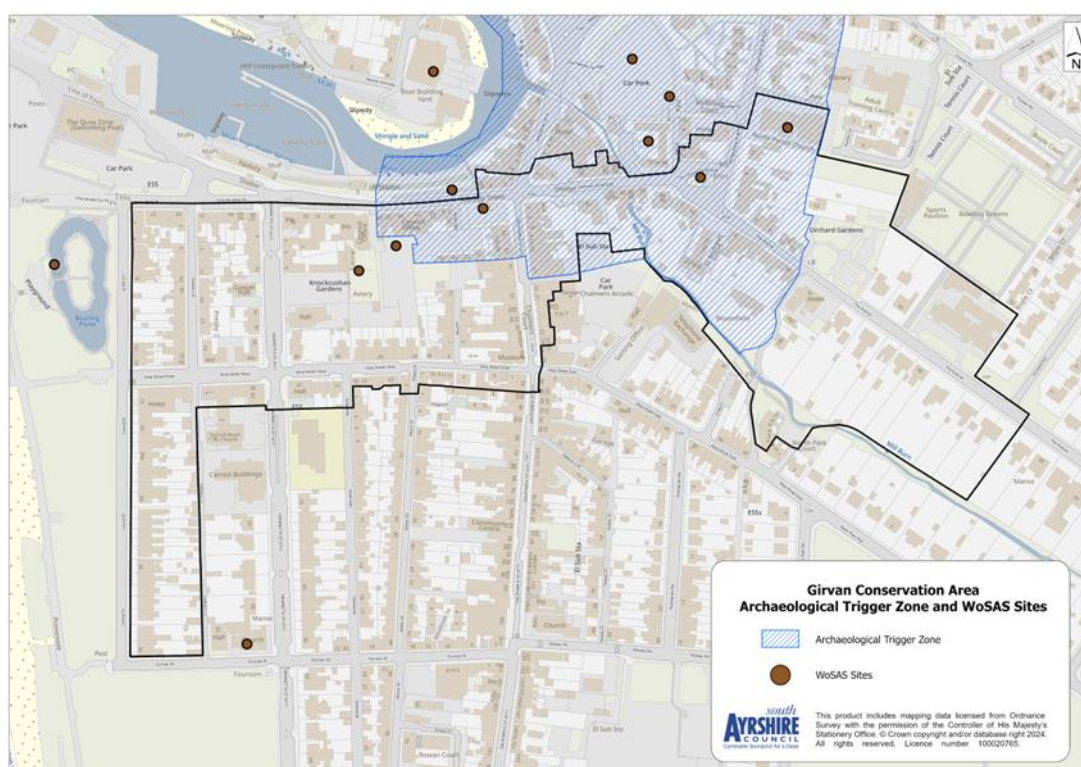
Websites

Website	Title
www.edina.ac.uk/stat-acc-scot/	Text of the Old and New Statistical Accounts of Scotland, 1791-99 and 1837
www.pastmap.org.uk	Online mapping of scheduled monuments, listed buildings, designed landscapes, National Monuments Record of Scotland catalogue, local Sites & Monuments Record catalogue
www.rcahms.gov.uk	Royal Commission on the Ancient & Historical Monuments of Scotland: catalogue of holdings
www.scran.ac.uk	Scottish Cultural Resources Access Network
www.south-ayrshire.gov.uk	South Ayrshire Council: planning information
www.nls.uk	National Library of Scotland: online historical maps
www.gazeteerofscotland.org.uk	Text of Francis Groome's Gazeteer of Scotland, 1896 (2 nd edition)
www.historicenvironment.scot	Historic Environment Scotland: information on listed buildings and scheduled monuments
www.wosas.net	West of Scotland Archaeology Service (WoSAS): information on archaeological sites
www.canmore.org.uk	Canmore: online historical photograph archive
www.scottisharchitects.org.uk	Online dictionary of Scottish Architects (from 1840)
www.girvan-online.net	
www.girvannorthparishchurch.org.uk	Website of Girvan North Parish Church: includes history of Girvan churches
www.cinematreasures.org	Historical information regarding the Vogue Cinema
www.scottishcinemas.org.uk	Historical information regarding the Vogue Cinema
www.undiscoveredscotland.co.uk	
www.ayrshirepaths.org.uk	
www.ayrshireroots.co.uk	
www.scottish-places.info	

APPENDIX A – Archaeological Resources

Historic Environment Record

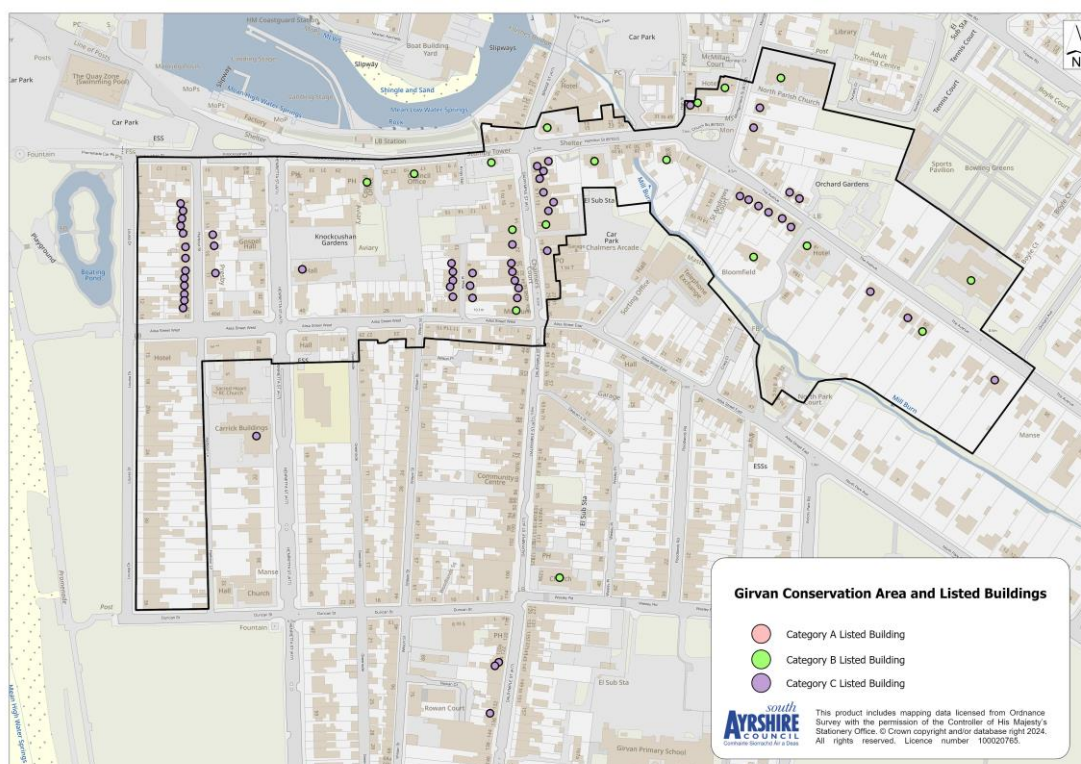
WoSAS Site ID: 11393	Possible Sanctuary Marker	Grid Ref: 218680 598150
WoSAS Site ID: 11431	Removed dovecot, Knockcushan St.	Grid Ref: 218185 598015
WoSAS Site ID: 11435	Old Parish Church	Grid Ref: 218635 598295
WoSAS Site ID: 11436	Possible Market Cross	Grid Ref: 218705 598085
WoSAS Site ID: 12008	Burgh of Girvan	Grid Ref: 218650 598180
WoSAS Site ID: 20368	Steeple, Knockcushan St.	Grid Ref: 218530 598060
WoSAS Site ID: 21360	Well, Knockcushan St.	Grid Ref: 218460 598030
WoSAS Site ID: 42755	Burial Ground	Grid Ref: 218641 598260
WoSAS Site ID: 43163	Newton Kennedy Boat Building Yard	Grid Ref: 218490 598170
WoSAS Site ID: 52137	Hamilton Street: Arch. Evaluation	Grid Ref: 218663 598114



Scheduled Monuments (all outwith the conservation area)

Girvan Mains, Roman Camps, linear cropmark and enclosure	HS Index Number: 5596
Gallow Hill, settlement and ring-ditch, 320m N of Girvan Mains	HS Index Number: 5501
Houdston Hill, enclosure, 300m SSW of Drumrannie Bridge	HS Index Number: 5603
Mote Hill, barrow, 300m NNW of Coalpots Bridge	HS Index Number: 5602
Dow Hill, fort, possible dun	HS Index Number: 2525
Shalloch Hill, palisaded enclosure, 350m S of Shalloch Park	HS Index Number: 5487

APPENDIX B – Listed Buildings within Girvan Conservation Area



In the following summary list, entries are ordered by street, number and name. The date of listing is expressed as day/month/year. There are three categories of listing: A, B and C. The categories for listing are:

- Category A Buildings of special architectural or historic interest which are outstanding examples of a particular period, style or building type.
- Category B Buildings of special architectural or historic interest which are major examples of a particular period, style or building type.
- Category C Buildings of special architectural or historic interest which are representative examples of a particular period, style or building type.

'HES Ref' is the listing reference number allocated by Historic Scotland. Access to the full list description is available online at <https://www.historicenvironment.scot>

'RCAHMS Ref' is the reference number allocated by the Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS) to records in their collections.

Street	No./Name	Cat.	List date	HES Ref.	RCHAMS
Ailsa Place	1-9	C	08/05/1980	32101	203243
Ailsa Place	2 and 4	C	08/05/1980	32102	203337
Ailsa Place	6	C	08/05/1980	32103	203339
The Avenue	4	C	08/05/1980	32104	203340

The Avenue	6 and 8	C	08/05/1980	32105	203341
The Avenue	10	C	08/05/1980	32106	203343
The Avenue	12, 14	C	08/05/1980	32107	240456
The Avenue	Bloomfield	B	08/05/1980	32108	229231
The Avenue	Southfield	B	08/05/1980	32109	203443
The Avenue	Mansefield	C	08/05/1980	32110	229395
The Avenue	26	C	08/05/1980	32111	203346
The Avenue	28	B	08/05/1980	32112	203349
The Avenue	Parkhall and 34A	C	08/05/1980	32113	203351
The Avenue	11-17	C	08/05/1980	32114	203353
The Avenue	Davidson Hospital	C	08/05/1980	32115	203354
Church Square	1	B	08/05/1980	32117	203356
Church Square	3	C	08/05/1980	32118	
Dalrymple Street	1-7	C	08/05/1980	32119	203358
Dalrymple Street	9-11	C	08/05/1980	32120	203360
Dalrymple Street	13-15	C	08/05/1980	32121	240485
Dalrymple Street	17	B	08/05/1980	32122	203364
Dalrymple Street	19-23	C	08/05/1980	32123	203365
Dalrymple Street	14-18	B	08/05/1980	32125	203366
Dalrymple Street	Post Office	C	08/05/1980	32126	203367
Dalrymple Street	26-32	B	08/05/1980	32127	203368

Dalrymple Street	34-40	C	08/05/1980	32128	203369
Dalrymple Street	McKechnie Institute	B	08/05/1980	32129	203321
Hamilton Street	2-4	C	08/05/1980	32133	
Hamilton Street	14-16	B	08/05/1980	32134	
Hamilton Street	36-38	B	08/05/1980	32135	
Hamilton Street	1-3	B	08/05/1980	32136	
Harbour Street	13	C	08/05/1980	32137	
Harbour Street	15	C	08/05/1980	32138	
Harbour Street	17	C	08/05/1980	32139	
Harbour Street	6	C	08/05/1980	32140	
Harbour Street	8-10	C	08/05/1980	32141	
Harbour Street	12-14	C	08/05/1980	32142	
Harbour Street	16-18	C	08/05/1980	32143	
Harbour Street	20	C	08/05/1980	32144	
Harbour Street	22, 24	C	08/05/1980	32145	
Harbour Street	26, 28	C	08/05/1980	32146	
Harbour Street	30, 32	C	08/05/1980	32147	
Knockcushan Street	Town Hall Tower	B	08/05/1980	32148	
Knockcushan Street	17-19	B	08/05/1980	32149	
Knockcushan Street	Knockcushan House	B	08/05/1980	32150	

Montgomerie Street	1	B	08/05/1980	32151
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Montgomerie Street	10	C	08/05/1980	32152
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Montgomerie Street	8	C	08/05/1980	32153
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Montgomerie Street	North Parish Church	C	08/05/1980	32154
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Henrietta Street	15	C	26/07/1989	32158
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APPENDIX C – Open Space within Girvan Conservation Area

1. Knockcushan Gardens

History / Description: Rear garden ground of Knockcushan House, laid out as formal garden.

Condition: Good

Significance: Only of local significance

Opportunities for Enhancement: No action required

Ownership: South Ayrshire Council



Knockcushan Gardens

2. Orchard Gardens

History / Description: Former agricultural land bordering the eastern edge of the town centre.

Condition: Good

Significance: Provides pastoral context and setting for the conservation area

Opportunities for Enhancement: No immediate action required

Ownership: South Ayrshire Council



Orchard Gardens

3. Stumpy Tower

History / Description: Public open space around steeple of former town hall.

Condition: Fair

Significance: Sitting / gathering area at centre of the community

Opportunities for Enhancement: Planning permission has been granted to upgrade the space.

Ownership: Girvan Common Good



Stumpy Tower

4. Church Square

History / Description: Dates from around 1770

Condition: Good

Significance: Only of local significance

Opportunities for Enhancement: No immediate action required

Ownership: South Ayrshire Council



Church Square

Open Space adjoining Girvan Conservation Area

1. Girvan Harbour

History / Description: Dates from the 17th Century

Condition: Good

Significance: Only of local significance; unattributed design

Opportunities for Enhancement: No action required

Ownership: South Ayrshire Council



Girvan Harbour

2. Boating Pond, Promenade and Shore

History / Description: Dates from 1938

Condition: Good

Significance: Only of local significance

Opportunities for Enhancement: Would benefit from improved maintenance

Ownership: South Ayrshire Council



Boating Pond

3. Stair Park

History / Description: This Park was gifted to the burgh in 1875

Condition: Good

Significance: Only of local significance

Opportunities for Enhancement: Open space would benefit from additional landscaping. The bandstand at the southern end of the park would benefit from a restoration scheme.

Ownership: South Ayrshire Council



Stair Park

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APPENDIX D – NPF4 and LDP2 policies of relevance to Girvan Conservation Area

On 13 February 2023, Scottish Ministers published and adopted National Planning Framework 4 ('NPF4'). NPF4 sets out the Scottish Ministers position in relation to land use Planning matters and now forms part of the statutory development plan, along with the South Ayrshire Local Development Plan 2 ('LDP2') (adopted August 2022).

Legislation states that in the event of any incompatibility between a provision of NPF4 and a provision of an LDP, whichever of them is the later in date is to prevail (The Town and Country Planning (Scotland) Act 1997 ("the 1997 Act"); Section 24(3)). NPF4 was adopted after the adoption of LDP2, therefore NPF4 will prevail in the event of any incompatibility.

National Planning Framework 4

The following policies of NPF4 are likely to be relevant in the assessment of development proposals within Girvan Conservation Area and can be viewed in full online at [National Planning Framework 4 - gov.scot \(www.gov.scot\)](https://www.gov.scot/publications/national-planning-framework-4/pages/1-introduction.aspx):

- Policy 1 – Tackling the climate and nature crises
- Policy 2 – Climate mitigation and adaptation
- Policy 7 – Historic assets and places
- Policy 9 – Brownfield, vacant and derelict land and empty buildings
- Policy 14 – Design, quality and place
- Policy 16 – Quality homes
- Policy 24 – Digital Infrastructure
- Policy 27 – City, town, local and commercial centres
- Policy 28 – Retail
- Policy 30 – Tourism
- Policy 31 – Culture and creativity

This is not an exhaustive list of NPF4 policies that would be applicable to development proposals within Girvan Conservation Area. Additionally, the provisions of NPF4 must be read and applied as a whole and, as such, no single policy should be read in isolation.

South Ayrshire Local Development Plan 2

The following policies of the South Ayrshire Local Development Plan 2 are likely to be relevant in the assessment of development proposals within Girvan Conservation Area, and can be viewed in full online at [Local development plan 2 - South Ayrshire Council \(south-ayrshire.gov.uk\)](https://www.south-ayrshire.gov.uk/development-planning/local-development-plan-2):

- Strategic Policy 1: Sustainable Development
- Strategic Policy 2: Development Management
- LDP Policy: Tourism
- LDP Policy: Development Opportunities
- LDP Policy: Town Centre First Principle
- LDP Policy: Network of Centres
- LDP Policy: Town Centres (Guiding Land Use)
- LDP Policy: Small Town Centres and Local Neighbourhood Centres
- LDP Policy: Residential Policy within Settlements, Release Sites and Windfall Sites
- LDP Policy: Affordable (including Specialist) Housing
- LDP Policy: Telecommunications
- LDP Policy: Open Space
- LDP Policy: Community Facilities
- LDP Policy: Historic Environment.

This is not an exhaustive list of LDP2 policies that would be applicable to development proposals within Girvan Conservation Area. Additionally, the provisions of LDP2 must be read and applied as a whole and, as such, no single policy should be read in isolation.

APPENDIX E – Potential Boundary Amendment to Girvan Conservation Area (Bridge Street)



Bridge Street

Reasoned Justification

The present conservation area boundary reflects most of the historic core of Girvan. The purpose of this possible amendment is to include the properties on Bridge Street between Flushes' bridge and the junction of Bridge Street., which are of a similar character as the buildings at the northern end of Dalrymple Street, and contribute to the character and appearance of the adjoining conservation area.

This suggested amendment is subject to a feasibility study, including a site visit to the area in question.

Description of proposed boundary

The proposed boundary includes the properties at 5-7 to 29 Bridge Street, the former Pavilion cinema, and 4-22 Bridge Street.

Principal features

These properties are two and three storeys in height, generally with commercial uses at ground-floor level and residential properties on upper floors. The properties sit hard onto the pavement, similar to those in Dalrymple Street.

Location, history and development

This area dates back to medieval times and meets Dalrymple Street at the junction with Stumpy Tower and Hamilton Street.

Character and Appearance

The character and appearance of this area is one of neglect and would benefit from upgrading. The buildings sit well with the buildings in Knockcushan Street and Hamilton Street, being of a similar age and appearance. There are no listed buildings within the potential boundary amendment area.

APPENDIX F – Potential Boundary Amendment to Girvan Conservation Area (High Street)



High Street

Reasoned Justification

The present conservation area boundary reflects most of the historic core of Girvan. The purpose of this possible amendment is to include the properties at 6-8 High Street, and presents a rounding off opportunity to the conservation area at this locale.

This suggested amendment is subject to a feasibility study, including a site visit to the area in question.

Description of proposed boundary

The proposed boundary includes the properties at 6-8 High Street.

Principal features

6-8 High Street is an early 19th century two-storey service building located behind the Queen's Hotel. The building, which features a pend, once provided access to the hotel from High Street, which was once one of the principal streets in the town. It is understood that the building may have originally provided accommodation for servants. The building is of random rubble construction under a slated roof, with the window openings to the High Street elevation having been blocked up.

Location, history and development

This area dates back to the early 19th century, and meets Hamilton Street at the junction of what remains of High Street.

Character and Appearance

The character and appearance of this area is one of significant neglect (the building represents one of the few remaining remnants of High Street, and features on the Buildings at Risk Register), and would benefit from upgrading. The buildings sit well with the remaining buildings on High Street (2-4 High Street) and the Queen's Hotel on Montgomerie Street, being of a similar age and appearance. 6-8 High Street are likely to be listed by virtue of being located within the curtilage of the Queen's Hotel.

APPENDIX G – Potential Boundary Amendment to Girvan Conservation Area (Dalrymple Street)



Dalrymple Street

Reasoned Justification

The present conservation area boundary on Dalrymple Street almost directly corresponds with the retail core of Girvan town centre. The purpose of this possible amendment is to include a further significant area of Dalrymple Street, designated as retail periphery, in a southerly direction to the staggered junction with Duncan Street and Wesley Road.

This suggested amendment is subject to a feasibility study, including a site visit to the area in question.

Description of proposed boundary

The proposed boundary would extend the conservation area in a southerly direction, and include the properties at 44 Dalrymple Street to 114 Dalrymple Street / 6 Duncan Street on the western side of Dalrymple Street, and 31 Dalrymple Street to 125B Dalrymple Street / 1 Wesley Road on the eastern side of Dalrymple Street. Prominent buildings located within this area include the category B listed Methodist Church at the junction of Dalrymple Street and Wesley Road.

Principal features

This section of Dalrymple Street is characterised by terraced two and two-and-a-half storey buildings, generally of traditional construction and proportions, and generally occupied for commercial purposes at ground-floor level, with residential accommodation to the upper floors. A one-way system is in operation through Dalrymple Street, with this taking traffic in a southerly direction through the heart of the town. There are wide mono-blocked footpaths to either side of Dalrymple Street, with on-street parking and loading bays generally located on the western side of the street. A small number of traditional original shopfronts remain. A significant gap site is evident within this area, the site having formerly been occupied by the former Regal (Vogue) Cinema on the eastern side of the street.

Location, history and development

This area dates back to the mid-to-late 19th century, and corresponds with the development of Dalrymple Street as the main commercial centre for Girvan.

Character and Appearance

While the buildings along this particular stretch of Dalrymple Street vary significantly in architectural styles, interest and condition, collectively they form a strong character area which reflects the role and development of Girvan Town Centre. Significant buildings include the late 19th century sandstone terrace at 45-59 Dalrymple Street (complete with domed turret at 45-

47 – originally the Tower Warehouse – selling clothes, knitwear and hosiery) and the late 19th century two-storey brick and rendered building at 106 Dalrymple Street, both of which are in generally good condition. There are a significant number of vacant commercial units along this stretch of Dalrymple Street that are showing signs of neglect, and there is evidence of deteriorating stonework to a number of buildings, particularly at ground level. Interestingly, original shopfronts are more prevalent along this part of Dalrymple Street than within the current conservation area boundaries, and there are many original and traditional building features, such as timber doors and windows, decorative tiling and ironwork.



106 Dalrymple Street

Development Opportunity

There is a vacant site located within the proposed conservation area extension following the demolition of the former Vogue Cinema at 89 Dalrymple Street. It is understood that proposals are being formulated to use this site as a multi-purpose green community space.



Gap Site, 89 Dalrymple Street

APPENDIX H – Potential Boundary Amendment to Girvan Conservation Area (Henrietta Street)



Reasoned Justification

The present conservation area boundary presently includes a small area at the northern end of Henrietta Street, terminating on the southern side of its intersection with Ailsa Street West. The purpose of this possible amendment is to extend the boundary to include a further area of Henrietta Street to the south, terminating at the intersection of Henrietta Street and Duncan Street. Two properties on Duncan Street (numbers 20 and 22) would also be included within this potential amendment.

This suggested amendment is subject to a feasibility study, including a site visit to the area in question.

Description of proposed boundary

The proposed boundary would include prominent buildings such as the Council owned Carrick Buildings (category C listed) and the new Sacred Heart Primary School (completed October 2022). The boundary would extend in a southerly direction from the southern boundary of 20 Henrietta Street to the church at 32 Henrietta Street on the western side, and south from the southern boundary of 37 Ailsa Street West to 45 Henrietta Street on the eastern side. It is also proposed to include the properties at 20 and 22 Duncan Street.

Principal features

The properties on the western side of Henrietta Street at this locale are generally characterised by a mixture of one-and-a-half and two-storey buildings of sandstone construction under slated roofs, contained within generally spacious rectangular plots, and set back from the trunk road. The western side of the street is further characterised by established trees, both within the front garden areas of dwellinghouses and on-street. The eastern side is generally characterised by traditional one-and-a-half storey terraced cottages of sandstone construction under slated roofs with piended dormer windows, and set back from the trunk road within long narrow rectangular plots.

Location, history and development

The western side of Henrietta Street dates back to the early 20th century, whereas the eastern side of the street dates back to the early-mid 19th century.

Character and Appearance

Although split in half by the A77 trunk road, there is a pleasant character and setting to this part of Henrietta Street, in part due to the largely uniform traditional design and scale of the buildings that line the street, and the established trees lining this part of the street, both within gardens and on-street.

APPENDIX I – Potential Boundary Amendment to Girvan Conservation Area (North Park Court)



North Park Court

Reasoned Justification

The present conservation area boundary includes half of a modern housing development at the site of the former Baptist Church on North Park Avenue, which was demolished in 2013.

Description of proposed boundary

The conservation area boundary at this location appears to have been defined in a manner that excluded the former church, but included some of its curtilage, presumably to afford protection to a number of established trees adjacent to the Mill Burn Path and the Mill Burn itself. Eight of the twelve residential properties constructed are located within the conservation area, with the remaining four properties sitting immediately outwith the conservation area, on the footprint of the former church building. The intended boundary change would exclude the modern housing development in its entirety on the basis that this does not make a positive contribution to the character, appearance or setting of the conservation area at this locale, whilst still affording protection to the trees.

Principal features

The housing development comprises of a single building split into twelve residential units, with established trees adjacent to the Mill Burn Path and to the rear of the development. The building itself is one-and-a-half storey in height, with a flat concrete tiled roof, rendered walls and PVCu windows and doors.

Location, history and development

It is understood that the housing development was completed on site in late 2018.

Character and Appearance

The building on site, by reason of its design, massing, proportions and finishes, is not befitting of a conservation area.

South Ayrshire Council Equality Impact Assessment Scoping Template

Equality Impact Assessment is a legal requirement under the Public Sector Duty to promote equality of the Equality Act 2010. Separate guidance has been developed on Equality Impact Assessment's which will guide you through the process and is available to view here: <https://www.south-ayrshire.gov.uk/equalities/impact-assessment.aspx>

Further guidance is available here: <https://www.equalityhumanrights.com/en/publication-download/assessing-impact-and-public-sector-equality-duty-guide-public-authorities/>

The Fairer Scotland Duty ('the Duty'), Part 1 of the Equality Act 2010, came into force in Scotland from 1 April 2018. It places a legal responsibility on Councils to actively consider ('pay due regard to') how we can reduce inequalities of outcome caused by socio-economic disadvantage, when making strategic decisions. [FSD Guidance for Public Bodies](#) in respect of the Duty, was published by the Scottish Government in March 2018 and revised in October 2021. See information here: <https://www.gov.scot/publications/fairer-scotland-duty-guidance-public-bodies/>

1. Policy details

Policy Title	Draft Girvan Conservation Area Appraisal
Lead Officer (Name/Position/Email)	Craig Iles Service Lead Planning & Building Standards craig.iles@south-ayrshire.gov.uk

2. Which communities, groups of people, employees or thematic groups do you think will be, or potentially could be, impacted upon by the implementation of this policy? Please indicate whether these would be positive or negative impacts

Community or Groups of People	Negative Impacts	Positive impacts
Age – men and women, girls & boys	N/A	N/A
Disability	N/A	N/A
Gender Reassignment (Trans/Transgender Identity)	N/A	N/A
Marriage or Civil Partnership	N/A	N/A
Pregnancy and Maternity	N/A	N/A
Race – people from different racial groups, (BME) ethnic minorities and Gypsy/Travellers	N/A	N/A
Religion or Belief (including lack of belief)	N/A	N/A
Sex – (issues specific to women & men or girls & boys)	N/A	N/A

Community or Groups of People	Negative Impacts	Positive impacts
Sexual Orientation – person’s sexual orientation i.e. LGBT+, lesbian, gay, bi-sexual, heterosexual/straight	N/A	N/A
Thematic Groups: Health, Human Rights & Children’s Rights	N/A	N/A

3. What likely impact will this policy have on people experiencing different kinds of social disadvantage i.e. The Fairer Scotland Duty (This section to be completed for any Strategic Decisions). Consideration must be given particularly to children and families.

Socio-Economic Disadvantage	Negative Impacts	Positive impacts
Low Income/Income Poverty – cannot afford to maintain regular payments such as bills, food, clothing	N/A	N/A
Low and/or no wealth – enough money to meet Basic living costs and pay bills but have no savings to deal with any unexpected spends and no provision for the future	N/A	N/A
Material Deprivation – being unable to access basic goods and services i.e. financial products like life insurance, repair/replace broken electrical goods, warm home, leisure/hobbies	N/A	N/A
Area Deprivation – where you live (rural areas), where you work (accessibility of transport)	N/A	N/A
Socio-economic Background – social class i.e. parent’s education, employment and income	N/A	N/A

4. Do you have evidence or reason to believe that the policy will support the Council to:

General Duty and other Equality Themes Consider the ‘Three Key Needs’ of the Equality Duty	Level of Negative and/or Positive Impact (High, Medium or Low)
Eliminate unlawful discrimination, harassment and victimisation	Low Positive
Advance equality of opportunity between people who share a protected characteristic and those who do not	Low Positive
Foster good relations between people who share a protected characteristic and those who do not. (Does it tackle prejudice and promote a better understanding of equality issues?)	Low Positive
Increase participation of particular communities or groups in public life	Low Positive
Improve the health and wellbeing of particular communities or groups	Low Positive
Promote the human rights of particular communities or groups	Low Positive
Tackle deprivation faced by particular communities or groups	Low Positive

5. Summary Assessment

Is a full Equality Impact Assessment required? (A full Equality Impact Assessment must be carried out if impacts identified as Medium and/or High)	No
Rationale for decision: Not required as there is no specific impact on communities, groups of people, employees or thematic groups.	
Signed : Craig Iles Service Lead -Planning & Building Standards Date: 07 February 2024	