

South Ayrshire Council

Report by Director of Housing, Operations and Development to Cabinet of 28th October 2025

Subject: Girvan Conservation Area Management Plan

1. Purpose

- 1.1 The purpose of this report is to feedback the outcomes of public consultation on the draft Girvan Conservation Area Management Plan and to seek approval to adopt the finalised Girvan Conservation Area Management Plan.

2. Recommendation

2.1 It is recommended that the Cabinet:

2.1.1 notes the outcomes of the consultation on the draft Girvan Conservation Area Management Plan, as set out in Appendix 1 and Appendix 2; and

2.1.2 agrees to adopt the Girvan Conservation Area Appraisal Management Plan, as set out in Appendix 3, and that delegation be given to make appropriate typographical changes, if required.

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. Girvan Conservation Area was designated in July 1988.

- 3.2 Following the adoption of a Conservation Area Appraisal for Girvan and its recommended amendments and extensions to the conservation area boundaries in June 2024, a draft Conservation Area Management Plan for Girvan was approved for public consultation by full Council on 26th June 2025.

- 3.3 The purpose of preparing a Conservation Area Management Plan is to support the implementation of priorities outlined in the Appraisal and also to support the Girvan’s Story funding application. In particular, it is intended to help define priority buildings for funding and repairs and make recommendations for any training and

learning opportunities necessary to sustain a conservation-led approach to managing the area over a longer term.

- 3.4 The Conservation Area Management Plan will provide a viable guidance strategy for the conservation of the Girvan Conservation Area. The document aims to:
- understand the heritage of the town and why it is important;
 - assess how it is currently managed;
 - identify risks to the heritage;
 - Decide on the management and maintenance aims;
 - Make a maintenance plan;
 - Identify costs and resources.

The Management Plan sets out guidance and strategies, which will guide the conservation of the core town centre buildings, and will help inform all subsequent conservation decisions.

- 3.5 Key aspects of the CAMP include:

3.5.1 A Conservation Strategy, which sets out a range of conservation objectives, including a list of priority repairs to buildings around the town centre. These are designed to align with the intended work of the Girvan's Story project to direct the allocation of the funding being sought, and include repairs and restoration work to Stumpy Tower, McKechnie Institute and 14- 18 Dalrymple Street. Other potential areas noted for improvement include public lighting, signage and public realm.

3.5.2 A Maintenance Plan, to ensure the successful ongoing management and maintenance of properties in the conservation area. The Plan highlights areas for focus, for example maintenance of roofs, gutters, use of appropriate, sympathetic materials and products for repairs and alterations. It also sets out steps to work with and raise awareness within the local community, residents, retailers and property owners. Suggestions for small grant schemes and further advice and guidance to owners are set out; again, to align with the 5-year programme of Traditional Skills Training and Heritage Activities also being developed as part of the Girvan's Story project.

- 3.6 A public consultation exercise was conducted between 5th and 30th September 2025. This was primarily via an online questionnaire available on the Council's website, with email and postal submissions also being accepted. The Council wrote to Girvan Community Council and other community organisations that have been involved in the Girvan's Story Project to date, informing them of the proposals and the opportunity to make comments.

- 3.7 A total of 52 responses were received, all via the online questionnaire. A summary of responses is set out in Appendix 1, with the full list of responses also attached as Appendix 2 to this report.

- 3.8 Most of the respondents (75%) agreed that the Management Plan accurately identifies the risks and opportunities in the conservation area and most responses are supportive of the proposals set out. It is clear that there is strong support for improving the condition of buildings and heritage within Girvan, which emerged as the primary issue identified as facing the area. The most popular solution in terms of management and supporting building owners was to put in place stronger enforcement measures with regards to building maintenance. Other popular suggestions included accessing grants/funding to maintain/improve buildings, or offering incentives or simplifying rules and regulations.

4. Details

- 4.1 Having assessed the submitted comments and suggestions, it is considered that there is overall strong support for the proposals contained in the draft Conservation Area Management Plan and that most of the issues, risks and opportunities raised by the respondents are already captured within the Management Plan. As such it is not considered that further changes are required to the document and that the Conservation Area Management Plan set out in Appendix 3 should be adopted as guidance to be used in the ongoing management of the conservation area.
- 4.2 The feedback received has also been shared with the Girvan's Story team as many comments may have relevance for the proposed Girvan's Story regeneration project work.

5. Legal and Procurement Implications

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

6. Financial Implications

- 6.1 The cost of procuring consultants to prepare the Conservation Area Management Plan was £4000, which was jointly funded from the existing budgets of the Planning Service and Special Property Projects. The Conservation Area Management Plan sets out priorities for improvements to Girvan town centre which will have financial implications. A report to Council on the 26th June 2025 set out recommendations for Girvan Regeneration projects that include some of the projects identified in the Girvan Story project. The projects may also be dependent on a successful bid for national funding by the Girvan's Story project, which has now been submitted. Other recommendations in the Management Plan for maintenance and enhanced management of the conservation area will be dependent on sufficient resources being available within service budgets, or additional funding awards.

7. Human Resources Implications

- 7.1 There are no human resources implications arising directly from the recommendations in this report. Any additional work arising from the recommendations of the Conservation Area Management Plan will be met via external funding should the Girvan's Story funding application be successful, with ongoing maintenance of the Conservation Area managed within existing staff resources.

8. Risk

- 8.1 ***Risk Implications of Adopting the Recommendations***

- 8.1.1 There are no risks associated with adopting the recommendations. However, some actions are dependent on sufficient resources and budgets being available with Services, as noted in the Management Plan.

8.2 **Risk Implications of Rejecting the Recommendations**

- 8.2.1 The risks associated with rejecting the recommendations are that the draft Management Plan could not be approved, and as this document is an essential requirement for the Girvan's Story project funding application, the funding bid would likely fail and the project not progress. Without the Management Plan, it would also be more difficult for the Council to identify and prioritise buildings and areas of the Girvan conservation area for repairs and regeneration, and there would be no additional guidance to inform the determination of planning applications.

9. **Integrated Impact Assessment (incorporating Equalities)**

- 9.1 An IIA has not been undertaken as the proposal is in relation to recommendations for future actions and building repair projects, and for the maintenance of the conservation area. The findings and feedback from the proposed consultation may feed into potential IIA(s) if required, for finalised projects.

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. This is because the only alternative to the proposals is to not take forward a Conservation Area Management Plan, which would risk the failure of the Girvan's Story project funding application.

12. **Link to Council Plan**

- 12.1 The matters referred to in this report contribute to Priority One: Spaces and Places and Priority Three: Civic and Community Pride of the South Ayrshire Council Plan 2023-28

13. **Link to Shaping Our Future Council** Yes No

- 13.1 The matters referred to in this report contribute to the Council's transformation priority area(s): our assets; our delivery model and will deliver qualitative benefits.

14. **Results of Consultation**

- 14.1 There has public consultation on the contents of this report. The results of the consultation are as set out in Appendix 1 and 2.
- 14.2 Consultation has taken place with Councillor Alec Clark, Policy Lead for Commercial and Operational Services; and Councillor Bob Shields, Policy Lead for Planning and Regulatory Services, and the contents of this report reflect any feedback provided.
- 14.3 Consultation has taken place with Local Members and the contents of this report reflect any feedback provided.

15. Next Steps for Decision Tracking Purposes

- 15.1 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 following timescales, with the completion status reported to the Cabinet in the ‘Council and Cabinet Decision Log’ at each of its meetings until such time as the decision is fully implemented:

<i>Implementation</i>	<i>Due date</i>	<i>Managed by</i>
Publish the adopted Conservation Area Management Plan on the Council’s website	Autumn 2025	Craig Iles, Service Lead – Planning and Building Standards

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

[PAN71 \(www.gov.scot\)](#)

Person to Contact **Craig Iles, Service Lead – Planning and Building Standards**
County Buildings, Wellington Square, Ayr, KA7 1DR
Phone 01292 616 417
Email craig.iles@south-ayrshire.gov.uk

Date: 07/10/2025

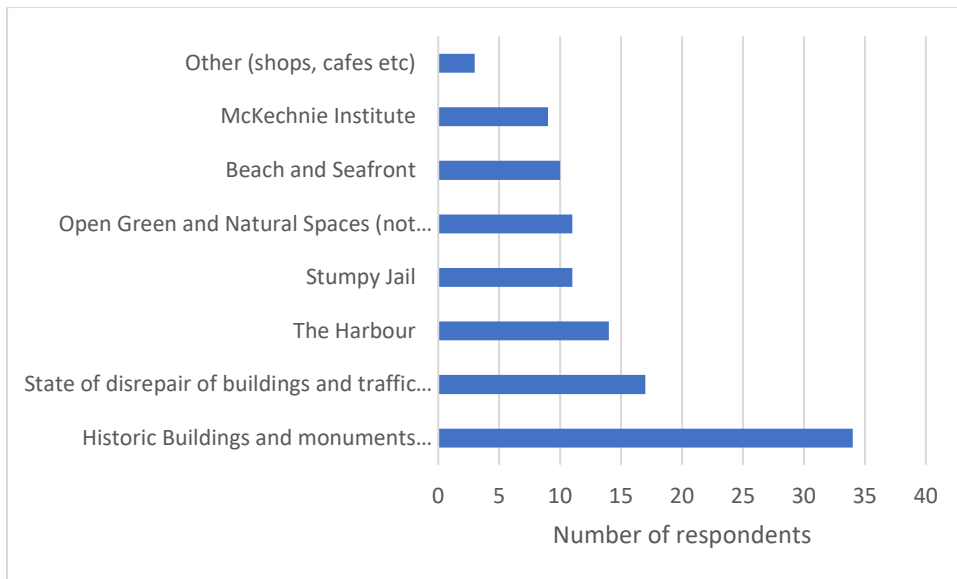
**Girvan Conservation Area Management Plan:
Summary of Consultation Responses**

Below is a summary of responses to the Consultation. There were a total of 52 respondents. The tables for each question groups responses into general themes, with the number of respondents whose response falls within each theme. The responses from each respondent may fall under more than one theme, such that the number of respondents in the table may appear to be greater than the total number of respondents to the Consultation. Some responses were not relevant to the questions and have not been included in the tables.

Question 1: What are the most important or noteworthy things about Girvan, particularly in its conservation area?

A majority of respondents replied that historic buildings and monuments were the most important and noteworthy things, this included old bank buildings, churches and residential dwellings. Many highlighted specific buildings or areas such as the harbour, Stumpy Jail, McKechnie Institute and the Beach and seafront, as well as open green space more generally. Many also noted the state of disrepair of many buildings and traffic.

Response Themes	Number of Respondents (out of total 52)
Historic Buildings and monuments (including banks, post offices, churches, residential dwellings, fountains etc not included as separate individual categories)	34
State of disrepair of buildings and traffic issues	17
The Harbour	14
Stumpy Jail	11
Open Green and Natural Spaces (not included as separate individual categories)	11
Beach and Seafront	10
McKechnie Institute	9
Other (shops, cafes etc)	3

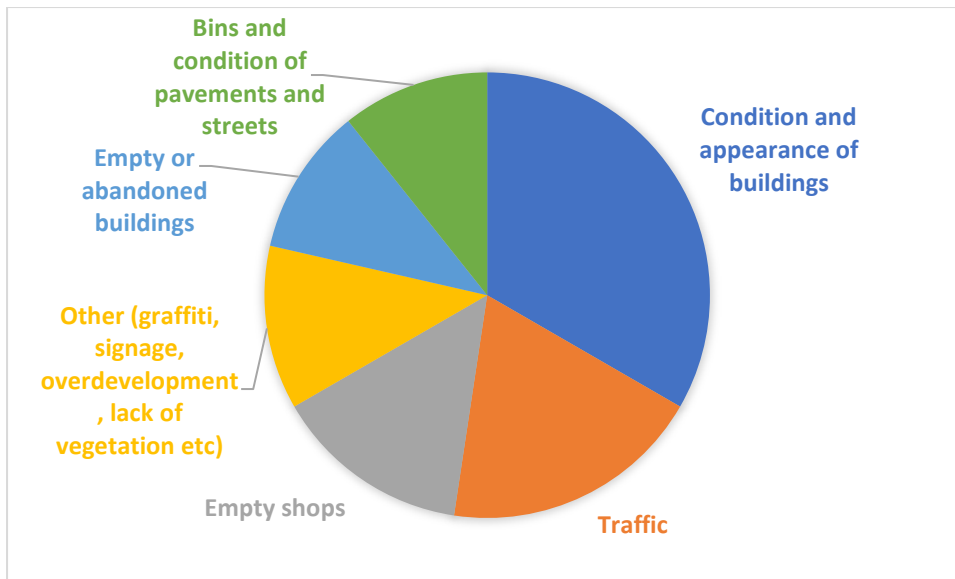


Graph 1: What are the most important or noteworthy things about Girvan, particularly in its conservation area?

Question 2: Is there anything that you think detracts from the conservation area?

A Majority of respondents found that the condition and appearance of buildings was a considerable detraction. Many also highlighted traffic issues, in particular the number of HGVs and ferry traffic along the A77 through town. Other main points raised were the empty shops, abandoned buildings along with bin problems and the condition of pavements and streets.

Response Themes	Number of Respondents (out of total 52)
Condition and appearance of buildings	28
Traffic	16
Empty shops	12
Other (graffiti, signage, overdevelopment, lack of vegetation etc)	10
Empty or abandoned buildings	9
Bins and condition of pavements and streets	9

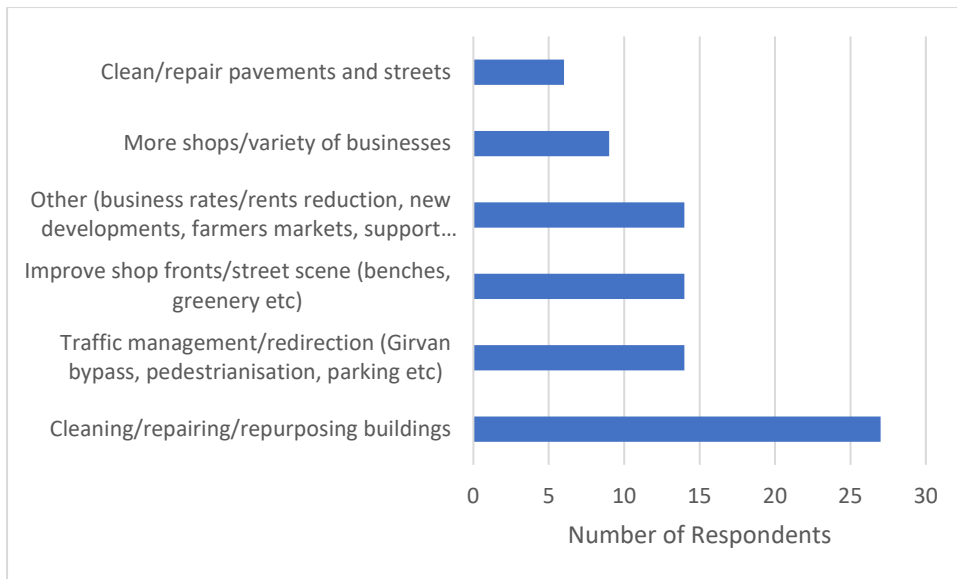


Graph 2: Is there anything that you think detracts from the conservation area?

Question 3: What improvements can you suggest to make the town centre more appealing?

A majority of respondents stated that cleaning, repairing or repurposing buildings would make the town centre more appealing. Traffic management/redirection was also a popular solution to improving the town, along with repairing pavements and improvements to the street scene more generally (benches, greenery etc). Improving shop fronts and increasing the number and variety of shops was also proposed.

Response Themes	Number of Respondents (out of total 52)
Cleaning/repairing/repurposing buildings	27
Traffic management/redirection (Girvan bypass, pedestrianisation, parking etc)	14
Improve shop fronts/street scene (benches, greenery etc)	14
Other (business rates/rents reduction, new developments, farmers markets, support for volunteer groups etc)	14
More shops/variety of businesses	9
Clean/repair pavements and streets	6

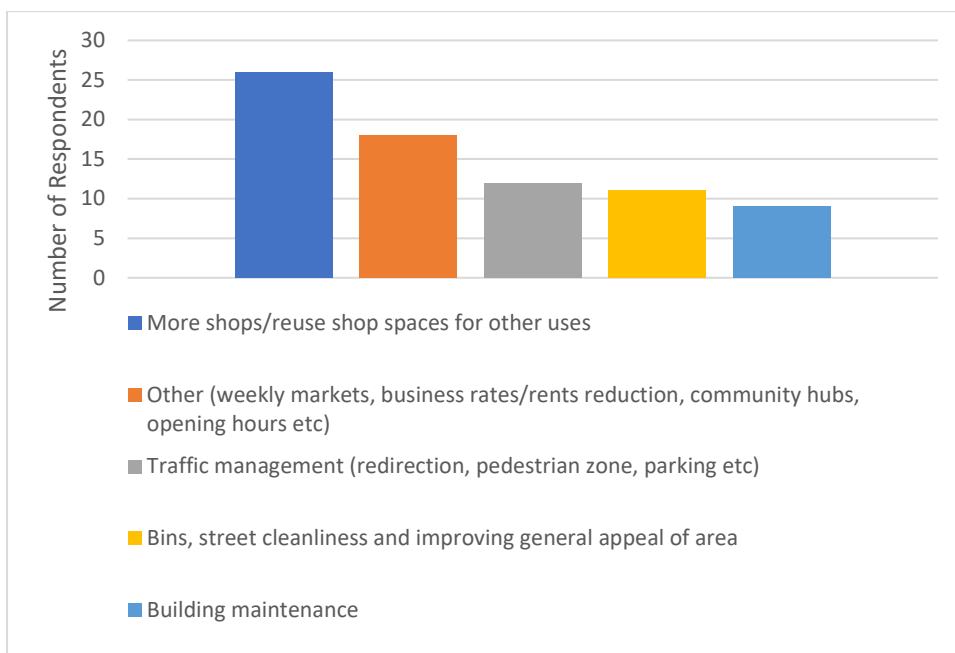


Graph 3: What improvements can you suggest to make the town centre more appealing?

Question 4: How could the town centre serve the community better?

A popular response to this question was to increase the number of shops or reuse shop spaces for other uses linked with the community, such as community hubs. Traffic Management was also a popular response with proposal including redirecting traffic and creating a pedestrian zone, with increased parking provision. Other proposals included setting up a weekly market, and improved shop opening hours.

Response Themes	Number of Respondents (out of total 52)
More shops/reuse shop spaces for other uses	26
Other (weekly markets, business rates/rents reduction, community hubs, opening hours etc)	18
Traffic management (redirection, pedestrian zone, parking etc)	12
Bins, street cleanliness and improving general appeal of area	11
Building maintenance	9

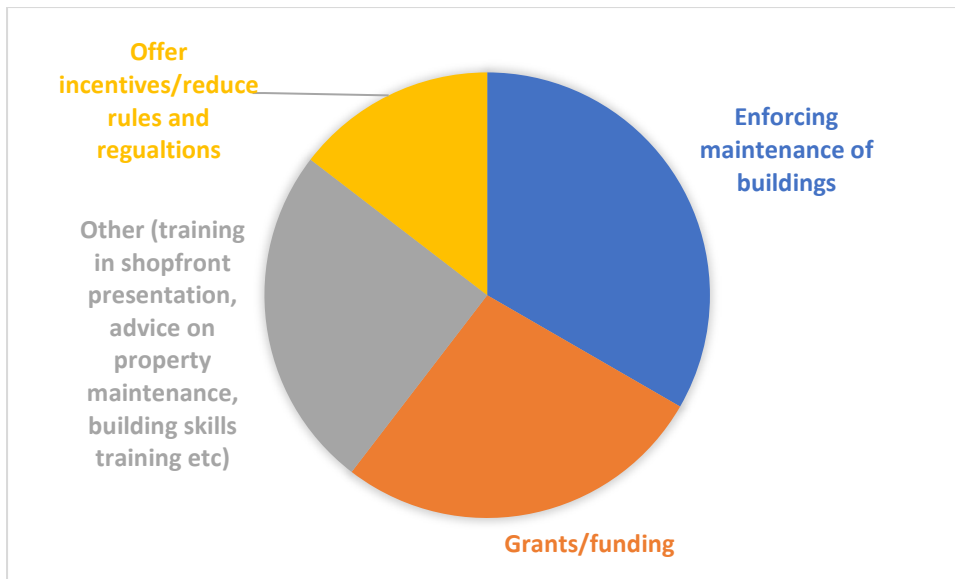


Graph 4: How could the town centre serve the community better?

Question 5: Girvan's Story aims to improve the built environment; how can we support building owners to do this?

The most popular solution to supporting building owners was to put in place enforcement measures with regards to building maintenance. Other popular solutions put forward were grants/funding to maintain/improve buildings, or offering incentives or simplifying rules and regulations. Other solutions included training in shopfront presentation/marketing, offering advice on property maintenance and increasing building trades training.

Response Themes	Number of Respondents (out of total 52)
Enforcing maintenance of buildings	16
Grants/funding	13
Other (training in shopfront presentation, advice on property maintenance, building skills training etc)	12
Offer incentives/reduce rules and regulations	7

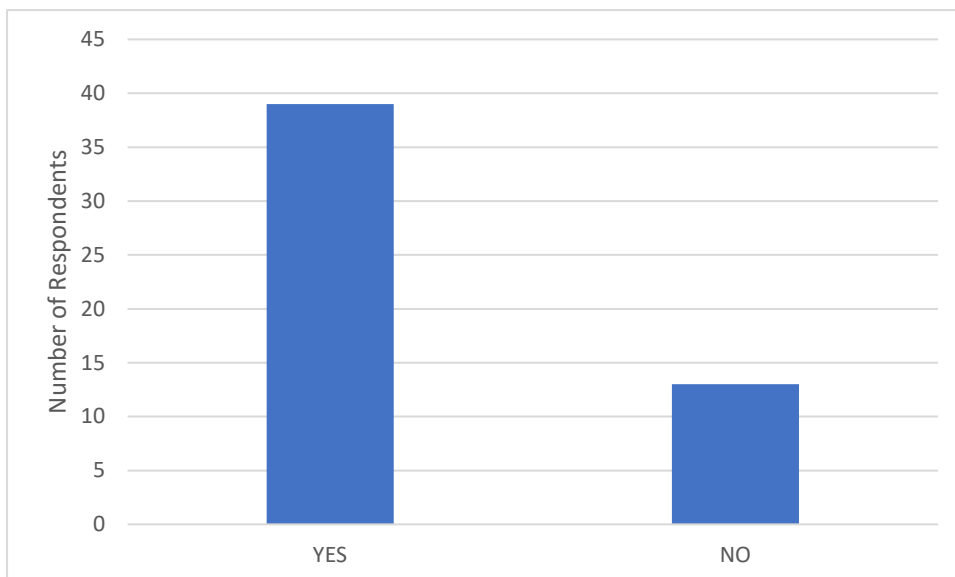


Graph 5: Girvan's Story aims to improve the built environment; how can we support building owners to do this?

Question 6: Do you think that the proposed Management Plan accurately captures the risks and opportunities posed to the Girvan Conservation Area?

A majority of 39 respondents replied 'yes' to this question with 13 stating 'no'.

YES	39
NO	13



Graph 6: Do you think that the proposed Management Plan accurately captures the risks and opportunities posed to the Girvan Conservation Area?

Question 7: As you have answered "no", can you provide details/reasons for your answer?

13 respondents replied 'no' to question 6: Do you think that the proposed management plan accurately captures the risks and opportunities posed to the Girvan conservation area?

While there was no clear consensus as to why the management plan was inadequate, some respondents replied they were unclear as to what the plan was; there were concerns with regards to timescales, with action being required urgently; concerns with traffic; the need for extra consultation of locals; and broadening the scope of heritage work beyond buildings.

Question 8: Are you able to suggest any additional measures that could support building custodians in maintaining and restoring buildings within the Conservation Area?

A majority of respondents (31) replied 'no', while 21 replied 'yes'.

YES	21
NO	31

Question 9: As you have answered "yes", can you provide details/reasons for your answer?

21 respondents stated 'yes' to question 8: Are you able to suggest any additional measures that could support building custodians in maintaining and restoring buildings within the conservation area?

The most popular solution put forward was enforcing building maintenance and restoration, with fines used to incentivise custodians should they fail to do so. Other solutions included developing skills and training in the built sector and maintaining a list of approved trades people. Another solution put forward was to reduce business rates/council tax or rents.

Question 10: Do you have any other comments that you wish to make regarding the proposed Management Plan for the Girvan Conservation Area?

A Majority of 40 respondents replied 'no' to this question, while 12 replied 'yes'.

YES	12
NO	40

Question 11: As you have answered "yes", can you provide details/reasons for your answer?

12 respondents replied 'yes' to Question 10: Do you have any other comments that you wish to make regarding the proposed Management Plan for the Girvan Conservation Area?

There was no consensus among comments made. Most common comment related to lack of economic input in the plan, and that if the proposals did not make a profit that they should not go ahead. Other comments suggested that the plan should be managed locally by various groups (community council, heritage groups etc) and that there should be follow up information on the progress of the plan with more transparency in regard to costs etc. Other comments highlighted further areas/buildings that require attention. Finally, some comments found that traffic issues were not suitably addressed in the plan.

Girvan Conservation Area Management Plan Full Consultation Responses

Total no. of Respondents: 52

Responses

Question 1: What are the most important or noteworthy things about Girvan, particularly in its conservation area?

- The harbour and sea front
- The Harbour and surrounding buildings, Stumpy, McKechnie, weaver's cottages in Greenside and Wilson St, Terraced houses Louisa Drive, detached houses in lower part of the Avenue, North Parish and South Parish Churches.
- I would say the harbour, the beach and prom, Stumpy Jail and McKechnie Institute.
- To clean up the buildings frontage and attract more businesses to the town
- Stumpy Tower, and the Knockcushan Stone.
- The harbour and beach.
- McKechnie Institute, Donaldson hospital, other historic buildings in Dalrymple Street
- Ailsa Craig Beach Sites if geological interest
- The most important thing and fact about the town of Girvan is that it is the only large town between Ayr and Stranraer that visitors and tourists can drive through and potentially eat and drink taking in some sight-seeing and most importantly spending their money at local businesses. Girvan is the "main" pass through town on the A77 to most destinations e.g. Ireland, caravan parks, port Patrick Dumfries etc. Sadly, Girvan is also the most run down and is very unappealing to the eye, especially as you first drive into the town and sit at the traffic lights but then all the way through the main route of Dalrymple Street. As much as the historic buildings need upkeep and tlc I can tell you from experience and word of mouth that a high percentage of visitors and tourists drive in and drive straight back out again, the trees and plants growing out of buildings, the empty shop fronts left to ruin, broken or missing shop signs , and the lack of facilities such as proper fishing town pubs that serve lunches, make the town with the Most potential equate to the town with the most disappointing initial impression., SAC needs to sit up and pay attention to the locals and start to improve the things that matter first because no one will visit the conservation areas and historic buildings if the rest of the town is unattractive . Thankyou
- The need to address the Main Street it is terrible and does not encourage visitors to the town

- The architecture of the buildings
- Nothing really
- The buildings and surrounds are mostly in a state of disrepair
- Open green spaces. Aesthetically pleasing buildings. Our beautiful harbour
- Stumpy Tower, the McKechnie, The Royal Bank of Scotland , and the old Bank of Scotland building.
- Stumpy, Knockcushan House, McKechnie Institute, New Library Building, Boating Lake and The Harbour.
- The harbour
- ?
- All of it, But mainly the McKechnie and Stumpy
- Not sure
- Buildings, Stumpy and McKechnie
- Lovely Beach with some nice cafes
- Buildings of historical significance or noteworthy architectural design, e.g. Stumpy, Old Post Office. McKechnie, Bank of Scotland building, The Town House etc Also general ornate features such as fountains, signage, ironwork
- The very bad state of The Old Post Office Building especially the frontageIt is easy to see the buildings that need the frontage renovation most of them have been Identified in the survey. What a difference to what was Semi ChemNow a new photograph shop looks fab ...The remaining frontages which have been neglected need urgent action. Also the Old Woolworths building not open as yet but makes the Main Street look prosperous.
- Stumpy and the harbour area.
- Beach, stair park and bandstand
- The appearance of the buildings on the main street are vitally important to both residents and visitors. They currently give the town an appearance of overall neglect.
- Clean neat buildings
- The most noteworthy thing is the number of empty shops and poorly maintained buildings
- We need traffic calming in the Town, and hopefully a bypass
- Stumpy, Aviary, Community Garden, Stair Park and the Harbour.
- The A77. The noise, vibration, pollution of traffic through the conservation area is the single thing that is preventing the development of Girvan and will lead to the continued decline of the town.

There is no desire for economic development in this environment. People will find more attractive places to invest.

- Historical holiday village, historic architecture
- Where is the conservation area?
- The historic nature of the coastal town. Feel it is important to restore keep the character of the town
- Buildings in town centre need a face lift ie get rid of unsightly weeds growing from roofs, gutters and buildings and paint walls etc.
- The original sandstone feature buildings, the Institute should be a priority given its unique construction and community use
- I live in a beautiful, detached house in Vicarton Street, my home was built in 1893, and I feel my street should be included in the conservation plans for Girvan, as our street is part of the historical growth of this town and our properties are as of as much importance as Hamilton Street. Both of our streets are unfortunately under threat because of the A77, and all of our homes need protecting from HGV's and the weight and speed that they drive at! We need speed cameras and ultimately a bypass, so that our town can thrive like Prestwick has, until we get a bypass no retail outlets with any savvy would want to come here because of the ferry traffic etc. The people of Girvan get ignored and we pay through the nose a lot of council tax and get very little in return!
- Harbour and seashore.
- More vegetarianism more cafes
- Hills, sea, history, fountains, buildings, parks, shops
- Girvan has a unique history with its heritage managed by a variety of community groups and schemes. The conservation area must capture Girvan's link to rural life and the fishing industry which is still active and maintaining traditional skills locally. The Main Street needs attention and some consideration needs to be given to traffic management and the impact of ferry traffic on its buildings and the environment.
- The conservation area is plagued by heavy traffic and standing, queued traffic with fumes
- Dalrymple street with the buildings that have trees growing out of them if sac could get owner to do something about this the main street would as it was years ago a lovely place to visit with seating to relax on and chat with friends. It's so sad to see my hometown just going to rack and ruin. We could also make use of the stunning views Girvan has to offer. E.g. the hills the sea. the rose gardens had a run-down sitting place but has no seats now it just looks a mess as a youngsters we loved sitting there on a summers day. It would be a shame to lose this.
- Dalrymple street shops. Stumpy. The harbour.
- Harbour. The junction at Hamilton St, Bridge Street, Knockcushan St

- Dalrymple Street, Bridge Street, Hamilton Street, the harbour area and shorefront / green spaces. Dalrymple Street has some lovely buildings that are now in a state with weeds/plants growing from the gutters and roofs. The owners should be held accountable for not maintaining their buildings.
- The condition of the buildings and general appearance of the area
- It's open spaces and natural beauty
- The historic buildings and monuments need to maintain and promote the caricature of the area
- Its harbour and beach. Some of the old buildings that are looked after. The people that still have respect and look out for each other.
- The preservation of the structure of the buildings

Question 2: Is there anything that you think detracts from the conservation area?

- Unkempt & empty buildings
- Heavy traffic, poor maintenance, vegetation on external facings, empty shops.
- Yes, the plants growing out of buildings on Dalrymple Street. I worry that these will cause masonry to fall on pedestrians. Also, the condition of some abandoned buildings on Dalrymple Street, these look bad and I think they put off people taking on shops next to them.
- Empty shops and buildings with foliage growing
- The heavy lorries passing Dalrymple Street in the A77, and empty shops.
- Lack of council action on the state of buildings.
- State of Dalrymple Street, buddleia on rooftops (risk of masonry coming down), poor maintenance of McKechnie institute,,,,,building needs sand blasted to bring back to former glory. Dirty bins, dirty street, buildings abandoned.
- Bins on shorefront always overflowing
- The entire town makes the history of Girvan irrelevant
- The proposed plan for the south parish church
- Foliage growing out of the buildings, general upkeep of the buildings. Weeds growing on the pavements, upkeep of the pavements
- Amount of Signage
- It's not aesthetically pleasing to the eye in some areas and dangerous in others
- Traffic. Overdevelopment on seafront. Main Street.
- The poorly maintained buildings in Dalrymple Street, Hamilton Street, the missing grates in Dalrymple Street, the shoddy state of the pavements with sunken areas which trip people up and the boarded-up buildings.

- General lack of maintenance of buildings, state of pavements and roads.
- Graffiti
- Dalrymple St being used for hgvs and other vehicles heading south.
- Empty shops, trees!! Growing in gutters etc. The sad state of the buildings plus the huge lorries, at times you do not feel safe
- The fact the streets are a mess cars parked everywhere
- State of the main street
- Dilapidated buildings with weeds growing out of them, filthy shopfronts
- Vegetation on buildings, general dilapidation of some buildings, empty shops that have fallen into disrepair, and a general appearance of neglect
- The Main Street is and should be The First PriorityStumpy looks greatThe Harbour is Beautiful.....The Seafront AmazingThe Hills fantasticthe main street neglected shop fronts is the priority it is now the only thing that blights the town.
- The state of Dalrymple Street and area at lights in Bridge Street.
- No
- The growth of weeds and in some cases trees from buildings and gutters needs to be addressed.
- Poor conditions of roads empty shops too many trucks travelling through the town
- Same answer as question 1, also vegetation growing from the gutters on many of the buildings.
- Speeding Heavy goods vehicles, killing the roads and polluting the air
- The town in a whole need a re-vamp. Buildings and grassed areas look unkept and not appealing to the eye.
- Apart from the A77, the poor condition of the pavements and the lack of trees and planting create a street scape of decline and depression.
- Buildings that have come into disrepair, shop fronts with signage that detracts from the architecture and aesthetic of the town
- Again where?
- Yes the town has a number of tawdry property renovations and shop fronts. The condition of a number of buildings is poor and this coupled with derelict buildings detracts from what could be a lovely coastal town. The volume of traffic through the town centre also detracts from the ambience of the town making it less attractive than towns which have a bypass. Less traffic would create a better environment for people to enjoy visiting the town
- Unsightly buildings ie the old Ailsa Hotel is absolutely a disgrace and one of the first buildings greeting visitors to our town.

- Yes, the empty and neglected shops and dwellings in private ownership, the weeds on the roofline,
- Yes unless you address the speeding traffic and give us a bypass all the work you do will be damaged.
- Yes empty shops.
- More shops
- Buddleia growing out of all the buildings, dirty, empty buildings
- Poor approach to traffic management/speed limits etc. Within the town boundaries and the safety of pedestrians and visitors at ferry times.
- Heavy traffic. Queued, standing traffic with fumes
- Dalrymple street
- Vacant shops. Heavy traffic flow.
- Dalrymple Street shops condition and shop signage. Heavy traffic. Detracts from enjoying surroundings and architecture.
- The poor state of repair of a number of properties within the conservation area. There is a proposal for a mini golf to be installed at the north end of the putting green, I think this will look out of place. The wind and salt sea spray will mean the plastic will wear quickly and look a state in a short space of time. Re-instate the putting green using the grass already there rather than a mini golf construction that will require a lot more maintenance than a putting green.
- Empty and poorly maintained buildings and the poor conditions of the foot paths
- The advertisement posters on the harbour fencing. The cleanliness of some of the buildings. The money was spent on the internal of new library but the green Verdigris on the outside detracts from the building.
- The large volume of hgv's driving through the town on roads not built for such large vehicles, often shaking foundations of buildings causing structural damage
- Buildings that are run down and look terrible with plants growing out of roofs etc. People don't seem to care.
- That large trucks are allowed to travel through the town centre at all already endangers the infrastructure of the buildings in Dalrymple Street.

If it is not possible to stop them travelling through the town centre, there should be an absolute maximum speed limit of 20mph supported by speed cameras and a strict application of fines for owners/drivers of vehicles breaking the speed limit. Currently trucks, particularly throughout the night, travel at speeds of up to around 50mph, creating huge vibrations in the buildings, particularly where the road width is restricted.

Question 3: What improvements can you suggest to make the town centre more appealing?

- Lower rates more varied shops, restriction on amount "vape shops/convenience stores" barbers
- Repurposing empty shops, forcing owners to upkeep buildings, Girvan bypass, fixing the fishermen's store roof and viewpoint.
- Remove the plants growing out of certain buildings, i understand that these are private buildings but a gardeners lance could at least cut them back without affecting the building. Even weed killer sprayed on them might work. Work with some shops to improve shop fronts and shop signs.
- More small businesses and restaurants
- Pedestrianise it, with ample free parking nearby. :)
- Improve the pavement, and put temporary displays in empty shop windows, or convert them to residences (not short let)."
- Spend the money.
- Clean up buildings, remove buddies from rooftops, clean street, change bins. Encourage owners to clean up and improve properties or face fines as their neglect impacts local economy. Remove rates to encourage business to open. Properties to be rented to third sector organisations for peppercorn rents. Need for third sector to have visible walk- in services.
- Owners of empty shops should be made to keep them clean and painted.
- Plants growing out of buildings should be removed
- Make shop landlords and property owners upkeep their property or they are fined. Why should the landlords owners etc who are outsiders and do not care about locals or their empty shops get away with it. We need to live here. Remove the trees and plants from the building fronts and tidy up the empty shops. Introduce incentives and start up schemes for businesses to attract new pubs restaurants etc
- Clean all the foliage from the gutters etc and fill the shops
- Absentee owners being made to upkeep their buildings before they become unsafe. Regular upkeep of pavements
- Allow people to improve properties with less bureaucracy.
- Owners held to account for the maintenance and upkeep of their property
- A wee farmers market like Ayr
- Clean the streets, repair the pavements, and help repair the buildings in Dalrymple Street (removing all vegetation in the roofs and gutters would be a good start).

- Clean up buildings on Dalrymple Street, redirection of heavy traffic away from Dalrymple Street, incentive for small business start-ups, cleaning up and repairing harbour area.
- We need more shops to be open but how this is done i don't know.
- Traffic heading south being directed away from Dalrymple St. Making it a street for our community not for hgvs and ferry traffic.
- Encourage new shops or make them into homes. A dream would be no traffic!
- Shop fronts painted and the roofs weeded. Empty buildings used.
- Benches on main street, pavements sorted, buildings tidied up
- Clean it up
- Tidy up buildings (vegetation/repairs), have a creative plan for reoccupying empty shops or finding a new use for the spaces, add an interesting heritage-related sculpture or mural trail, and encourage regular use of underused spaces like stumpy corner - local buskers, puppet shows, markets which would encourage people from the harbour towards the town centre, add fairy lights or creative lighting in empty spaces.
- Provide more support for volunteer groups already working to improve the town centre with specific grants or funding for community improvement projects. Some of the volunteer projects have been a big hit with locals, visitors and businesses, e.g tag and their litter picking, crocheted hanging baskets, community bunting - encourage more of these projects with financial and practical support and let the community play a part in leading improvement and taking ownership of their town centre.
- Other ideas could include recycled community artworks, painted benches, flower displays, etc - you get the idea! Fund a project officer to co-ordinate a community-led town centre regeneration project, which would take some of the burden off already stretched volunteers who are doing their bit to improve the town centre."
- Every neglected building should have its frontage upgraded as an urgent priority.
- This would encourage more people to open for business . The old post office
- Kyle be turned into housing ?
- Removal of weeds from buildings and paint work of buildings. Streets could be cleaner.
- Fix pavements, clean up shops and remove weeds etc from buildings
- Brightly coloured benches like we have along the front at Ainslie park would help. They really make that walkway stand out.
- By pass for large trucks to stop using the main streets to get south to Cairnryan
- Encourage proper maintenance of all buildings and shopfronts, possibly hire a contractor with a cherry picker to clear all the gutters
- Make Dalrymple street vehicle free, pedestrian zone.

- Get the shops filled again selling clothing, shoes, etc like it used to be. We don't need another take-away shop/vape shop/hairdressers/beauticians.
- We need the shops filled with goods that bring people to the town, like it did many years ago.
- Remove the a77.
- Close Dalrymple street to traffic.
- Develop a plan for Girvan that takes advantage of the beach and harbour for visitors and recreational activities.
- Allow new areas of high quality and second home housing to bring visitors to Girvan.
- Plant trees along the beach front green space.
- Improve the pavements and street scape.
- Encourage homeowners to plant shrubs and flowering plants in their front gardens and remove the concrete and gravel."
- Repair buildings, supporting shop front improvements, conservation area signage that tries to keep to a theme that contributes to a holistic aesthetic
- Get owners of buildings to maintain them e.g. Remove all plants
- Less traffic /pedestrian centre. Buildings and shop front improvements. The new area around stumpy looks great however not pleasant to sit there due to large lorries thundering by.
- I gave already stated.
- Demolish buildings which are beyond economic repair and encourage a mix of modern higher performing buildings,
- We need speed cameras and ultimately a bypass, so that our town can thrive like Prestwick has, until we get a bypass no retail outlets with any savvy would want to come here because of the ferry traffic etc. The people of Girvan get ignored and we pay through the nose a lot of council tax and get very little in return!
- Cut rates for small businesses.
- More shops
- Clean up buildings and force owners to take responsibility for their properties.
- Setting a minimum standard for the condition of building and finding a funding route for businesses to improve and maintain store fronts etc.
- Make Dalrymple street local traffic only.
- Fix the run down buildings or insist the owners do it

- Free up traffic congestion by having no right turn on to Dalrymple street from knock Ushan street and have permanent left turn on to bridge street. Encourage new businesses by having payable rates removed until business income exceeds £60k.
- Remove all the foliage from gutters.
- Hold a street market in the town centre car park every Saturday during the summer, focussing on arts and crafts, artisans."
- Empty shops need temporary window enhancements. Improvements to street furniture.
- Sort the windows of charity shops on Dalrymple street.
- Empty shops not for sale/to let should pay double the business rates."
- Removal of the weed growth (large and small) from the building gutters / roofs. Owners should be held accountable.
- Removal of the overgrown vegetation on roofs, gutters and especially on the old council office building on the main Street
- Get rid of the containers at the quay zone hub and keep the leisure facilities within the area of the quay zone. As for the town centre it needs consultation with shopkeepers.
- Find an alternative traffic management to make using the town centre safer for all and help to encourage more shops / facilities to open
- Car parking monitored. Cars park where they like e.g. on pavements and in the disabled areas and loading bays. Shop owners should be made to keep the front of their shops looking tidy and well maintained. Dog wardens to keep the dog fouling off the pavements and prosecute owners who let their dog do it without picking it up.
- Ideally Dalrymple Street would be pedestrian as traffic currently travels at ridiculously fast speeds, creating danger for pedestrians as well as a danger to the infrastructure of the buildings.

Question 4: How could the town centre serve the community better?

- Clean & tidy - need more attention to bins & cleanliness from SAC
- If a by pass was in place, possibly pedestrian zone.
- I'm new to the town and i find the town centre to provide most of my needs, which i was surprised to find this out. It has encouraged me to shop local and the community facilities are very good such as the library, tourist info, local gardens. I think a weekly market in the stumpy square would be really good for the community and bring extra visitors to the town centre.
- Look at Stranraer and Prestwick for example as they are always busy
- Support proposals for the south, and continued use of the community centre, and the wave.

- Have designated reserved parking areas for deliveries.
- Get the quay zone up and running again, asap, so they is more to do (accessible for all, and with ample nearby free parking.
- More shops with lower rates.
- Third sector organisations could use empty properties to have walk-in services. Providing accessible service.....as not everyone can go to Ayr etc. Empty shops could be converted to artist workshop\studio etc, providing workshops to community, therefore change of use.
- Encouraging more shops that we actually need i.e. Clothes shop, shoe shop, book shop
- By having more in it.
- Make it a more appealing place to visit. It's a dump at the moment
- Encourage landlords to upkeep their buildings making it more appealing for independent shops to open. Get HGVs off Dalrymple street to make it less polluted and a more pleasant experience for the public/shop owners
- Visual improvements. Small improvements add up
- Being more pleasing to eye which will help instil a sense of pride and enjoyment for local residents and visitors alike
- Entice a variety of shops
- Small business needs to be encouraged into the areas and more seating would help people to enjoy the area.
- Shops which provide items that people want to buy without travelling out of town. Better opening hours for shops. Local facilities which we no longer have i.e. Housing office, registry office, etc.
- More shops being open
- It cant while it is the a77 which should be Henrietta st for north bound and south bound traffic
- Better shops. The museum open better hours ,.and used more for meeting etc, as it was
- More parking
- Fill empty shops, better parking
- More shops, cleaner
- I would like to see a better mix of businesses and spaces including a digital hub or co-shared working space. The number and appearance of empty shops is depressing, so I would like to see life brought back to the town centre in other ways and look at ways to address all the senses - sight (artwork), sound (local performers

in stumpy corner), touch (sensory garden in derelict spaces), taste (local food market in stumpy corner), smell (community planting projects - herbs, aromatic flowers etc) as examples

- Feel good factor.....when it looks good it feels good .
- First things first get the priorities right make the buildings look good
- Fill in the blankslook at the difference the new repair and paint job
- Has done to the new photography shop looks fab."
- It could attract more visitors if there were more attractive buildings and shops.
- Bring in more independent shops, not charity shops, make rents affordable
- Restrict the movement of large vehicles along and through the centre, obviously deliveries need to be made but the majority of large lorries could kept away by diversion .
- Support with speaking to landlords to improve conditions of buildings. A window cleaning squad to wash windows on unoccupied buildings. Remove organic growth on roofs
- More varied shops and businesses. I don't think we need as many Turkish barbers and vape shops.
- By tidying up the streets and buildings
- Have decent shops in the town, to save people having to travel to Ayr or Glasgow.
- Without improving the environment decline will continue.
- New development in and around Girvan can create the demand for better shops and activities which will provide the cash to carry out the improvement of the conservation area and the town."
- There are more shop spaces than demand in town, so it would be nice to investigate community needs and prioritise them. It would also be good to see accessible rates, possibly subsidised to see spaces being better utilised.
- Improve the general appearance by good property maintenance.
- Better selection of attractive shops, less traffic, buildings in better repair. It is unsafe ,noisy and unpleasant shopping in a street where large vehicles drive close to pavement . The pavements are also in poor repair with damaged drainage channels ,uneven surfaces. Privately owned derelict buildings also detract from towns appeal. An attractive town centre would attract more people and give a better atmosphere. This would have knock on affect -better environment .more people coming to town, more shops etc
- More variety of shops.
- By encouraging modern development and serving improvement orders on owners who do not maintain there buildings.

- Shops would be nice but until you address the a77 and get it out of our town we will all continue to suffer!
- Have markets at stumpy.
- More more more shops
- Reduce council tax for those owners who are running business' and charge balance to vacant property owners.
- Improved pedestrian safety, basic and regular maintenance of footways would have to be a priority.
- Wider pavement on Knockcushan street past the new library
- Bring it up to date instead of left to rot
- Identifying a central venue where a community gathering space can be established near car parking. Suggestion would be 19 Dalrymple street shop that has direct access from car park, or ex bank of Scotland, or across Dalrymple street in old post office building.
- Need to encourage more diversity in the type of shops. Need places to eat and drink outside.
- Girvan community has lots of different regeneration groups who are only doing good.
- Empty shops - could they be freshened up and offered to local people at a reduced rent cost?
- Incentives for lower cost rent for empty shops. If this is not possible then the option to convert these empty premises into housing
- Help the shopkeepers reduce rates to encourage new and more variety
- See previous answer to make the town centre more user friendly and safe
- Hold farmers markets and offer more pop up shops in the empty stores.
- By, at the very least, imposing a strict 20mph speed limit in Dalrymple street, and improving conditions for pedestrians, shop owners are more likely to be attracted to set up shops in the currently empty shops.

Question 5: Girvan's Story aims to improve the built environment; how can we support building owners to do this?

- Grants for shop fronts and for renovation, possible grants to encourage conversion to residential units, done sympathetically. Improve condition of iconic buildings, encourage use of empty shops, pubs and churches.
- I'm not sure if you have already done this, but do they have access to thi (townscape heritage initiative) funding or the heritage and place funding? These funds can help with repair and regeneration of town centres. I think also some businesses could do

with some help understanding window displays and the effect that a good window will draw in business, so maybe some training in regards to shop windows/marketing.

- In their contract if they do not keep their shop frontage presentable fine them.
- Use the money for practical improvements to building fronts, pavements, and seating (fix and reopen the seating above the fishermen's huts, this year).
- No flags nor expensive headline projects.
- Use the former cinema space for allotments."
- Do your bit and stop forcing the issue onto others.
- Impose double council tax and impose fines as they are impacting local economy. Encourage them to shape up or sell up.
- Offer incentives
- Fine them if they don't adhere to the rules that should be in place for building owners
- Subsidies rates etc to encourage young businesses to invest
- Offer grants to support renovations
- Keep it simple
- Sometimes the rules and regulations around older buildings are a barrier due to cost so less rules and regulations may be beneficial as well liaising with owners to see what the barriers are to maintenance. Also the local council is very poor at maintaining their property pavements and roads so allocation of prioritising funds for this is paramount to keep longer term costs down
- Sun shades , canopies, fresh paintwork.
- Help to repair the buildings through accessible grants or loans.
- Offer advice on how to improve their premises and encourage them to do so.
- I don't know
- There should be a law that they have to maintain their property. Money talks, but where from. Just trying to get the owners to have pride in the town.
- Help with rates
- Enforce owners to maintain buildings
- Find them and ask them to do something about it
- Offer grants towards repairs/improvements, provide reliable contractors
- "get them together and make it happen .
- Lower rates and help fund makeovers.
- Subsidies on supplies, paint, labour etc

- Grants to bring the external appearance up to acceptable standard.
- See, previous comment
- Have less restrictions on the improvements that building owners are allowed to make within the conservation area, for example, allowing them to fit double glazing and velux rooflights to replace old draughty single glazed units. Have less restrictions on the type of new buildings that can be constructed within the conservation area on empty plots.
- Help them clean the buildings
- You could contact local large companies for funding to help improve the look of the town.
- Create an environment for economic growth.
- Ensuring funds and work is accessible and make it easy for owners to utilise the resources available. Straightforward processes and support.
- Again encourage owners to maintain
- Grants, discussions, building standards enforcement where dangerous building -(lots of loose slates ,chimneys etc where damage that has positional to case injury. Communication and group repairs for economies of scale
- Use people doing community service to enhance the properties by painting them etc.
- By reminding them of there responsibilities under the building scotland act and fire scotland act
- Bypass our town so the buildings can be stable and we can all sleep in peace
- Stop driving business away from the town.
- More more more more shops
- Not sure where legally you sit.
- A funding scheme for business/building owners for the maintenance of properties and the creation of a set of minimum standards to be adhered to.
- Disagree with the aim - character is all girvan has
- Insist the clean the windows of empty shops its terrible looking also removed trees growing out of them
- Offer a reduced cost scheme for replacement windows and doors for shops. Enhance premises by having the street level doors to flats renewed with a standard design. Encourage businesses into the town by offering incentives.
- You could give grants to those shops occupied/trading to enhance shop frontages.
- Have they shown any interest all at in improving their buildings - i suspect no! Surely there is a legal requirement for building owners to maintain their buidlings in a conservation area. Sadly the owners probably won't be from girvan and won't be

caring. Money within sac is limited but perhaps an initial clean-up of the properties then the owners must be held accountable?

- Make grants available for necessary works which affect the safety and frontage of buildings
- Girvan has been neglected by sac look at the state of the golf club. It is closed at 3pm because the starters have to lock up the building
- Repairs to old buildings are costly and require skilled workers, building owners need financial support. Encourage people to look at training in related skills to have a local network of qualified trades person
- Ensure they keep them well maintained and people on community service could be helping to do this and also keep the streets clean.
- Insist that owners of the buildings in the town centre keep their properties up to strict minimum standards.

Question 6: Do you think that the proposed Management Plan accurately captures the risks and opportunities posed to the Girvan Conservation Area?

YES – 39 (75%)

NO – 13 (25%)

Question 7: As you have answered "no", can you provide details/reasons for your answer?

- Start and the bottom and work up. Talk to the locals and most importantly the tourists and visitors who are disappointed in the lack of facilities
- Typical big idea which always get watered down after vast costs
- Main street is awful, first priority
- It seems that beyond practical improvements to the buildings (which are badly needed), there are no creative legacies to celebrate Girvan's heritage or capitalise on the town's heritage for the future benefit of the town. I've mentioned many ideas previously, and I'm sure there are many more. If Girvan is to ever undergo a regeneration that makes a real difference to the community, maintaining some buildings is nowhere near enough. Heritage should be looked at in a much wider lens - provide a variety of opportunities for local people to learn about heritage, create a diverse range of heritage-related jobs, and attract visitors to the town with heritage-related events and attractions.
- Too slow in reaction and too many reports.. Just get it done
- Traffic needs sorting
- The time scale for saving many buildings is now,

- I live in a beautiful detached house in Vicarton street, my home was built in 1893, and i feel my street should be included in the conservation plans for Girvan, as our street is part of the historical growth of this town and our properties are as of as much importance as Hamilton street. Both of our streets are unfortunately under threat because of the a77 and all of our homes need protecting from hgv's and the weight and speed that they drive at! We need speed cameras and ultimately a bypass, so that our town can thrive like Prestwick has, until we get a bypass no retail outlets with any savvy would want to come here because of the ferry traffic etc. The people of Girvan get ignored and we pay through the nose a lot of council tax and get very little in return!
- Unsure of what the plan is
- Biggest problem is the lack of anything to draw in visitors other than the unwanted overnight camper vans that add little to the town
- No idea what this is currently
- See my comments above

Question 8: Are you able to suggest any additional measures that could support building custodians in maintaining and restoring buildings within the Conservation Area?

YES – 21 (40%)

NO – 31 (60%)

Question 9: As you have answered "yes", can you provide details/reasons for your answer?

- Fines if they don't maintain
- In their contract if its not kept presentable fine them
- Local apprenticeships or training opportunities and work for building restoration and maintenance, as there is a need for workers with their skills in the area.
- Fine them if they do not adhere
- Let them do things. A small improvement is better than nothing
- If you buy a property and can't afford the upkeep sell it in to someone that can . Or reach out to council for help. Perhaps the rates/ rent of shops could be brought to affordable prices as surely a property with low rent / rates is better than none
- Enforce landlords and owners to maintain their property.
- Find the owners and force them to maintain their property
- Provide training and paid positions at the end of it.
- The main street priority has been identified .

- Allow them to do the work without all the red tape and delays which just increases costs. Use appropriate suppliers and contractors based on the best tender not who your friends are.
- Fines or compulsory purchase of building
- Show pictures of what their property could look like if it conformed to the objectives of the plan,
- What the windows and doors would look like, etc."
- Ensure that owners carry out maintenance
- Rates/tax/rent incentives .
- Support and advice . Community employment of people from area to collectively carry out work at reasonable price .train young people within community to be employed in community regeneration/repair group .
- Give us a bypass none of us want to see Girvan end up with buildings collapsing like they did in Maybole.
- More more more more shops
- Lower council tax within the conservation area
- Approved list of trades people who are known to deliver quality fair priced work
- The area is large but consider other "custodians" out with the main street
- Perhaps a committee could be set up to manage the condition of the buildings, particularly in Dalrymple street, and to approach the owners of the buildings and shops to request that they bring the buildings up to agreed minimum standards.

Question 10: Do you have any other comments that you wish to make regarding the proposed Management Plan for the Girvan Conservation Area?

YES – 12 (23%)

NO – 40 (77%)

Question 11: As you have answered "yes", can you provide details/reasons for your answer?

- Take some lessons from Stranraer and Prestwick.
- Have it managed locally in Girvan, with formal input from local heritage groups and the town team and community council.
- Pointless as always council etc do whatever they decide is best
- The old Ailsa hotel at the north entrance to Girvan that is now a private residence is an absolute eye sore and owners should be held to account for the maintenance or

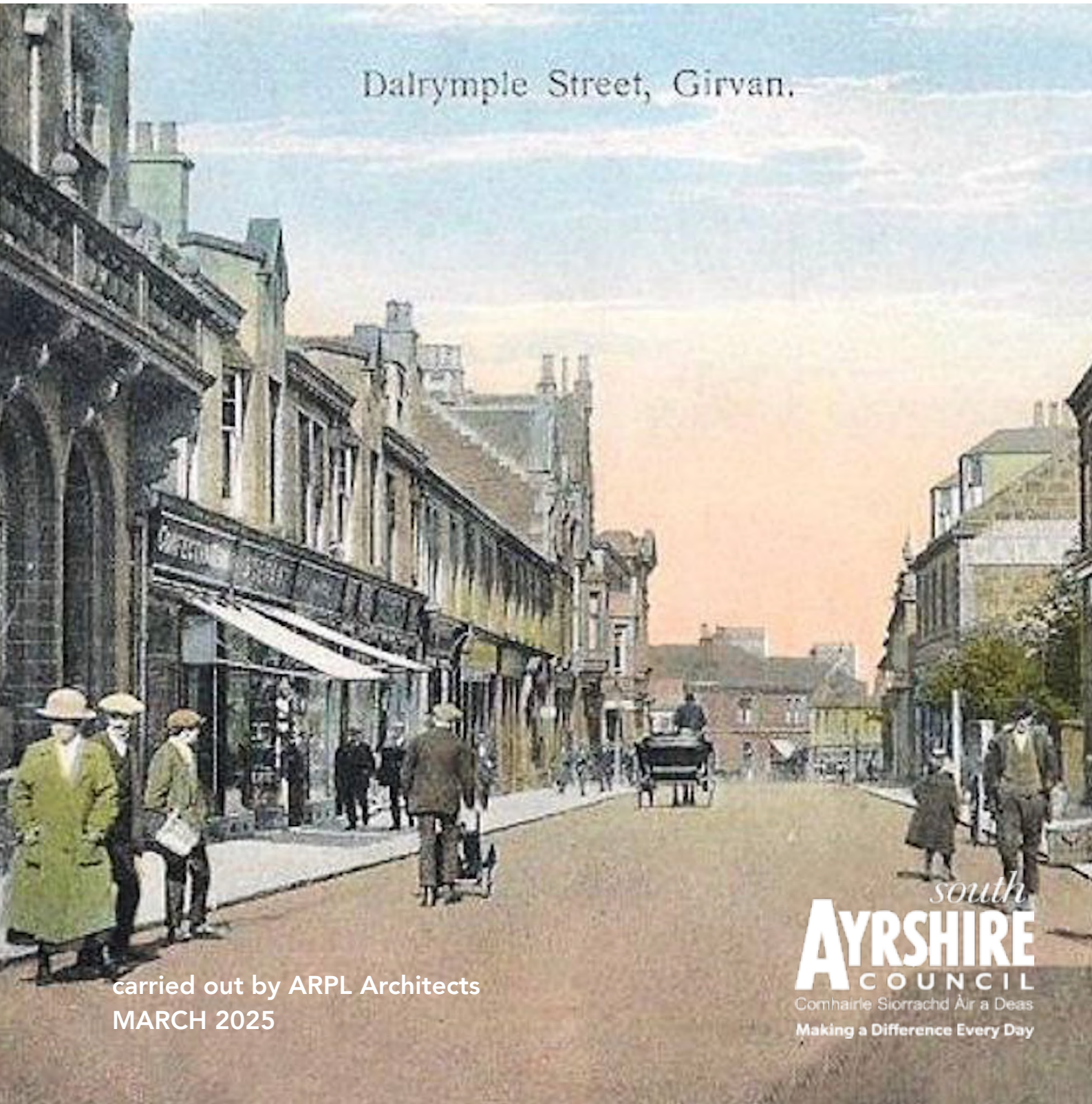
negotiate with council if they can't afford to do this. It should have been knocked down in the first place and not sold on.

- "be realistic with ideas. Site visits from councillors to appraise the ideas. Look carefully at costs. If it doesn't make money don't go ahead with the project.
- Remember Girvan is a seaside town, we do not have to compete with the bigger towns like Ayr.
- Let's not lose its charm."
- I am unsure if it is covered with this, but the viewing/seating area at the harbour needs to be sorted asap.
- You have not included a land economist or any economist in the development of this plan.
- Without increased economic activity in Girvan things will not change for the better."
- The plan would benefit from a map illustrating the buildings and area in question along with pictures of existing buildings.
- Strategies like this are always getting produced and very little do you see councils/authorities carrying out actions and recommendations. It would be great to see follow up from this and a tangible process to move forward. Keeping the community up to date with transparent metrics like money available, money spent, how buildings and works are being prioritised. Make it clear and simple so the community understand what is being done. "
- I live in a beautiful detached house in Vicarton Street, my home was built in 1893, and I feel my street should be included in the conservation plans for Girvan, as our street is part of the historical growth of this town and our properties are as of as much importance as Hamilton street. Both of our streets are unfortunately under threat because of the A77 and all of our homes need protecting from hgv's and the weight and speed that they drive at! We need speed cameras and ultimately a bypass, so that our town can thrive like Prestwick has, until we get a bypass no retail outlets with any savvy would want to come here because of the ferry traffic etc. The people of Girvan get ignored and we pay through the nose a lot of council tax and get very little in return!
- More, more, more, more shops
- The big problem is not addressed: traffic. No high street in the 21st century can thrive when it has heavy lorries passing through so regularly. And on still days, the fumes from the traffic waiting for the traffic lights are awful. If someone comes to "the seaside" they want to smell sea air, not car fumes. The council needs to be brave and address these problems.
- SAC is a business, treat it as such. If a project is not giving a return on investments don't proceed with it. Listen to the community, but won't.

GIRVAN CONSERVATION AREA MANAGEMENT PLAN

for South Ayrshire Council

Dalrymple Street, Girvan.



carried out by ARPL Architects
MARCH 2025

List of Figures

- 1.0 Introduction and Objectives
- 2.0 Methodology
- 3.0 Understanding the heritage
- 4.0 Statement of Significance
- 5.0 Statutory Guidance and Controls
- 6.0 Risks
- 7.0 Management Strategy
- 8.0 Management and Maintenance Plan
- 9.0 Bibliography
- 10.0 Appendices

- A Listed Building Map
- B Girvan Shopfront Examples
- C Girvan Window Examples
- D Gazetteer

Supporting Documents

Girvan materials Audit ARPL

List of figures

- 1 Conservation area expansion
- 2 Survey photography
- 3 Girvan CAA
- 4 Dalrymple Street 19th
- 5 Map - George Taylor and Andrew Skinner 1776
- 6 Map- William Johnson 1802 - 1840
- 7 Ordnance Survey 1856 - 7
- 8 Girvan Listed Buildings
- 9 Scottish MIMD mapping 2020
- 10 Ordnance survey map 1904
- 11 Aerial photo Dalrymple Street
- 12 Buildings at Risk, Girvan
- 13 Vulnerable buildings
- 14 Small scale interventions
- 15 poor maintenance

1.0 INTRODUCTION



1.0 Introduction and Objectives

1.1 ARPL Architects were commissioned to prepare a Conservation Area Management Plan for the Girvan Conservation area by South Ayrshire Council. This was part of a range of studies aimed at supporting grant applications for the town centre regeneration project in Girvan. Girvan's Story is a Community Led Regeneration Project developed by South Ayrshire Council in partnership with the local community. The project is a Heritage and Place project funded through Historic Environment Scotland's and the National Lottery Heritage Fund to develop a regeneration scheme.

The Heritage and Place programme aims to contribute to the development of a vibrant and sustainable place in Girvan, through this community-led regeneration of the historic environment. Decisions on how best to care for the built heritage need to be based on a full understanding of its historical, architectural, and wider value. This Management Plan is therefore underpinned by South Ayrshire Council's Conservation Area Appraisal of 2024. The appraisal explored issues including historic development, street pattern, architecture, and building materials.

The programme has a number of key aims

- Enable the Girvan community to prioritise investment in their local historic environment assets
- Renew their appreciation of their local historic environment and its sense of place.
- Strengthen the resilience of historic environment assets in Girvan

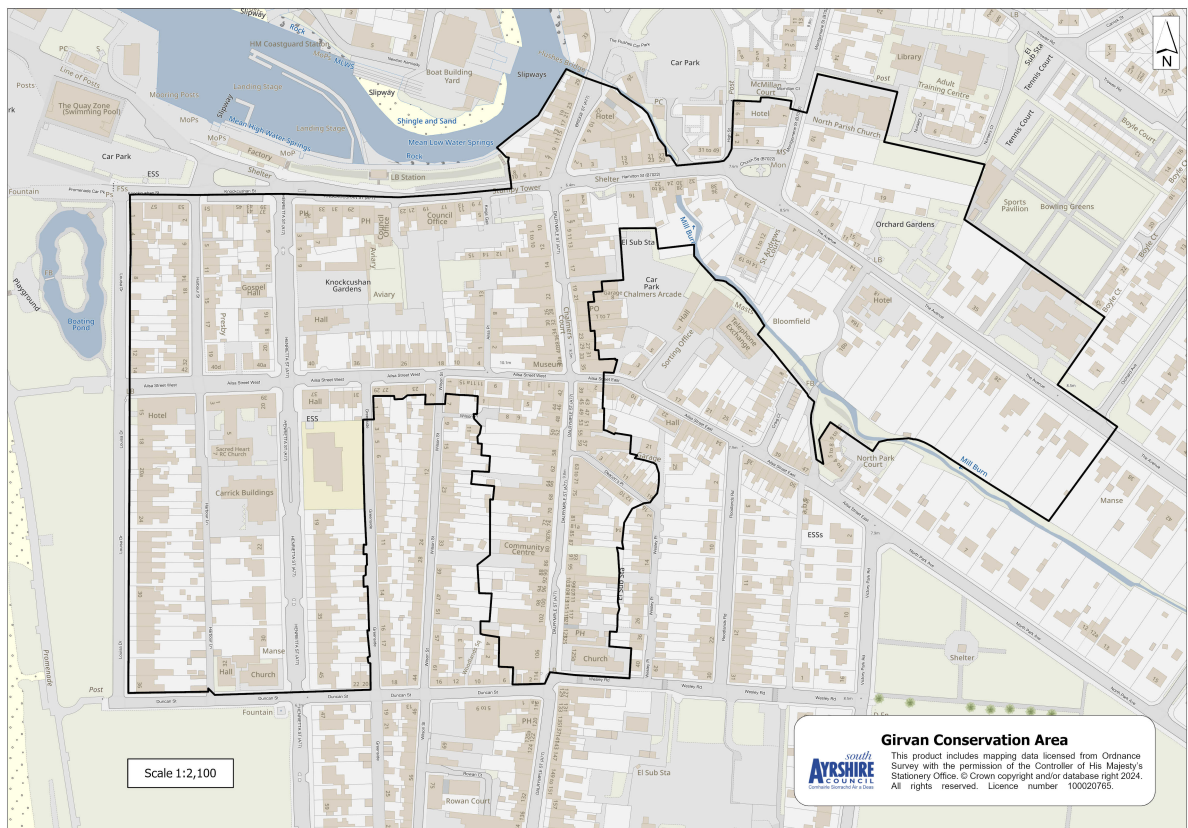


Fig.1 Conservation area

- build some capacity of communities to continue to maintain the conservation area assets.
- Build a sustainable base of traditional skills for the local area

Alongside the Conservation Area Management Plan and Maintenance Action Plan an Architectural Gazetteer have been prepared to provide detailed guidance on the regeneration project. A Materials Audit has been developed examining the detail of the buildings in the Girvan's Story area.

- 1.2 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.
- 1.3 Girvan's Story is a heritage - led regeneration scheme providing property owners, within the Girvan Conservation Area, with the opportunity to apply for grant funding for building repairs, re-instatement of architectural detail and shop front improvements.

The careful repair and improvement to historic buildings is of fundamental importance in the maintenance of the quality and character in the town.

The restoration of the key priority buildings combined with a small grants scheme is hoped to enhance and maximise the cultural and heritage assets in the town and aid the development of the economic and human potential of the town centre.

The Conservation Area Management Plan (CAMP) is intended to establish a planning and management framework for maintaining the special character of Girvan Conservation Area, and for taking forward enhancement proposals within the constraints of available resources. The Management Plan draws on the Girvan Conservation Area Appraisal, which identified the key elements that contribute to the special historic and architectural character of the area.

1.4 Conservation Philosophy

The aim of the current study is to implement a viable guidance strategy for the conservation of the town centre Conservation Area. By enhancing building exteriors and condition to a high standard within the framework of the South Ayrshire Council policies, the safeguarding of the heritage of Girvan's historic centre to align with National guidelines of PAN71 can hopefully be achieved.

The conservation repair works identified for the priority buildings in the core,, will be implemented according to internationally recognised conservation policies and practices identified for Scotland through the Stirling Charter and the Burra Charter, as formulated by the International Council on Monuments and Sites and the British Standard BS7913

Guide to the Principles of Conservation of Historic Buildings. These documents are widely accepted and adopted as the standard for heritage conservation practice.

This document is to identify the overall policies and strategies, which will guide the conservation of the core town centre buildings, and will form the basis for all subsequent conservation decisions.

This will address the following points:-

- Define a management structure through which the conservation policy is capable of being implemented for the long-term care of the buildings in the town centre
- Identify the most appropriate way of caring for the fabric of the townscape and character.
- Identify a strategy for prioritising and administering a small grants scheme for the care and appropriate upgrade of shops, business premises and dwellings in the Conservation Area. To be delivered on a rolling programme
- Set guidelines for future proposals.
- Identify and develop opportunities for traditional building skills and heritage and cultural education.

1.5 Process

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

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

The aim of this is then to

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

2.0 METHODOLOGY

PAN
71



SCOTTISH EXECUTIVE
Development Department

preserve

enhance

appraisal

manage



Planning Advice Note

conservation

Area Management

2.0 Methodology

Preparation of the Conservation Area Management Plan developed in a step by step process.

2.1 Review and Survey Work

- The initial work centred around an analysis of the Conservation Area and the preparation of a survey of all the buildings in the Conservation Area and a Materials Audit .This examined the detail of all the buildings in the Girvan Story Area - an area slightly beyond the boundaries of the Conservation Area.
- Historical research on the development of the town
- Alongside the work on the Materials Audit the Gazetteer, which forms part of the CAMP, was developed and recorded. This consisted of a detailed survey of the buildings in the Central portion of the Conservation Area. This primarily focused on Dalrymple Street, Bridge Street Hamilton Street and Knockcushan Street. Following the survey work on the preparatory documents ARPL carried out a townscape analysis primarily looking at

Streetscape and building character

Architectural Characteristics

Public realm



Fig. 2 Survey photography

2.2 Review of current documentation and guidance

A review was carried out of the current statutory guidance on the management of Conservation Areas and a Review of the Girvan Conservation Area Appraisal (2024)

This examined the current statutory controls, implementation of these and the effectiveness in the successful management of the area.

Planning Permission
Listed Building Consent
Article 4 Directive

The draft Conservation Area Appraisal was initially produced in 2022, before being developed and finalised in 2024. The findings of the appraisal included recommendations for a series of boundary amendments to the existing

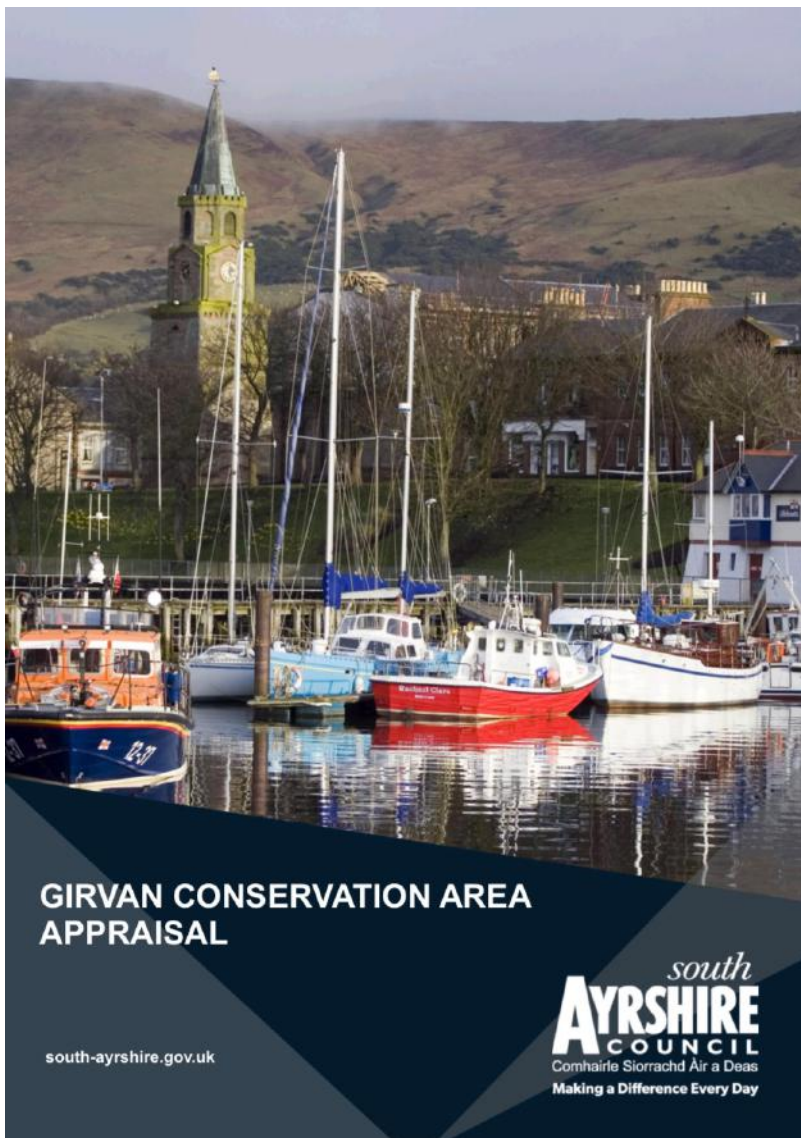


Fig. 3 Girvan CAA

boundary including extending along Dalrymple Street, Henrietta Street, High Street and Bridge Street.

A public consultation process was undertaken throughout April 2024, with members of the public invited to have their say using online feedback forms. A public event was then held on Saturday 27th April, with SAC Planning Officers in attendance to receive feedback and answer any queries. The consultation was well received, with high numbers of people engaged both online and in-person.

Following the public consultation and a review of the findings, the recommendation to approve the Girvan Conservation Area Appraisal, including proposed boundary amendments, was approved by Cabinet on 18th June 2024.

2.3 Assessment of Risks and Opportunities

An overview was taken of the risks to the qualities of the Conservation Area and the buildings within it. ARPL looked to identify the factors which impact on the character of the CA, the nature of the risks involved in this and the potential for these to be addressed.

The future of the Conservation Area is dependant on the successful management of these risks.

2.4 Establishing of Management Strategy

The approach of solely relying on statutory control of the conservation area will not be sufficient to maintain the character of the CA. The current condition and decline in standards demonstrates that a wider ranging approach is required engaging more fully with the local community and building owners through a process of support and information.

The approach suggested involves engaging at three levels

- STATUTORY MANAGEMENT
- COMMUNITY BASED GROUP MANAGEMENT
- INDIVIDUAL OWNER MANAGEMENT

By suggesting an approach to all three of these management tools the maintenance of the conservation area can be managed in a more successful and comprehensive way.

3.0

UNDERSTANDING THE HERITAGE



3.0 Understanding the Heritage

3.1 Conservation Area boundary

The Girvan Conservation Area boundary encompasses three key character areas in the town centre

- the historic centre originally around Bridge Street, Hamilton Street and High Street
- the Georgian new town planning to the South West
- the Victorian villas along the Avenue

This brings together the key character and amenity areas of the town

- the town centre
- harbourfront
- promenade frontage and park and
- the villas area to the east

The area includes the main areas of the town developed through the 18th and 19th centuries which define the character of Girvan today.



Fig. 4 Dalrymple Street 19th C

3.2 History and development of Girvan

The town of Girvan lies in the South-West of Scotland, 21 miles south of Ayr and 12 miles north of Ballantrae. The town sits at the mouth of the Water of Girvan, one of the few safe anchorages on the Carrick coast, the original basis for a settlement in this location.

The early village originally known as Invergarven developed on higher ground to the east above one of the curves in the river in the location of the current old churchyard and High Street. A Burgh charter originally granted to Robert Boyd of Ballochoull in 1668 was only put into execution in 1785 by which time the superiors were the Dalrymples of Bargany.



Fig. 5 George Taylor and Andrew Skinner 1776

They imagined a new town with a roughly grid plan on lands to the south-west of the old town. This was populated by weavers and seafarers and provides the main identity and character of the town today, a small regional town of approximately 6,400 people and the principal town of South Carrick.

The town is laid out predominately to the south of the river. This layout was primarily developed throughout the 19th Century with the Georgian gridded layout providing the foundation for what is still the current street pattern for the 19th and 20th century buildings.

The major development of buildings through the 19th century and early 20th century provide the basis for the conservation area buildings.



Fig. 6 William Johnson 1802- 1840

3.3 Historic Development

There is evidence of early prehistoric and Roman activity in the region around Girvan 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.

The actual settlement of Girvan however most likely dates from the medieval period. The parish church, dedicated to St Cuthbert, was situated in the graveyard on Old Street, was referred to in 1296, confining the medieval basis for the town.

Girvan remained a small village up until the end of the 18th Century, and start of the 19th Century, primarily based on its fishing, tanning, weaving and as a local market. The village at this time was based around the Flashes, between Old Street and High Street. 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.

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 Knockushan 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.

The layout of the new town first appears in maps of the early 19th Century

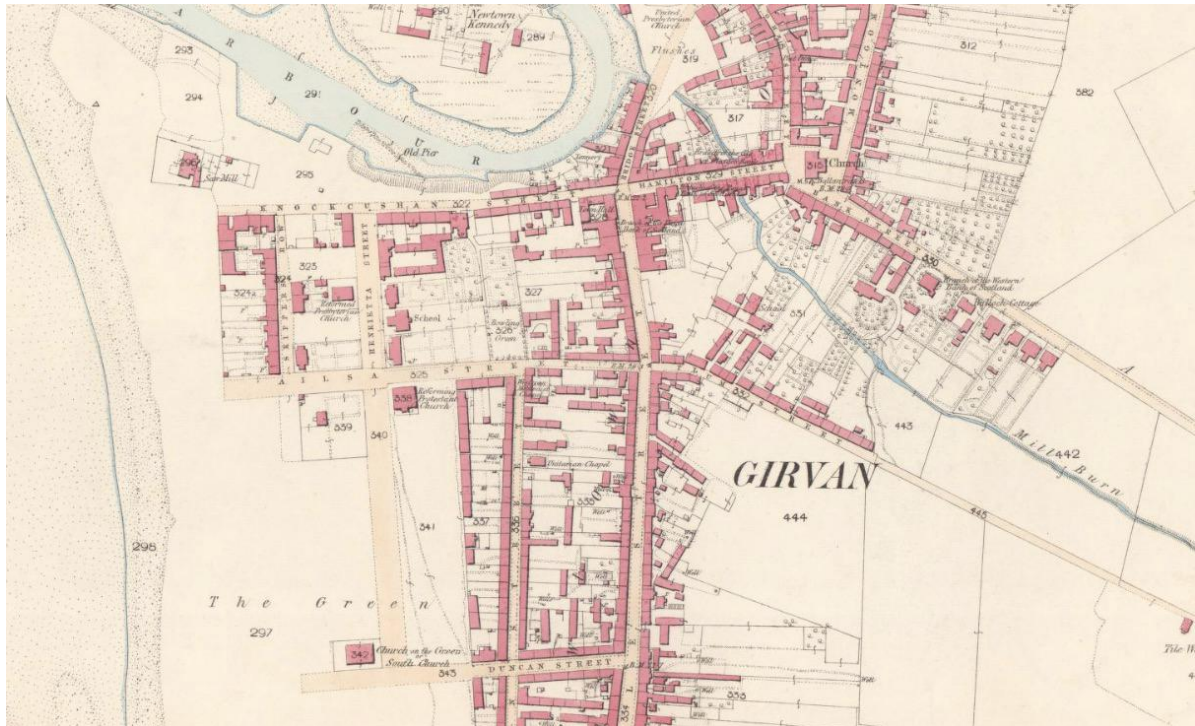


Fig. 7 Ordnance Survey 1856- 7

The development of the various streets has resulted in clear distinction between the character of different areas. Dalrymple Street became the main commercial street in the town, while Knockcushan Street provided access to the harbour. Lousia Drive and Henrietta Street become the location for Victorian townhouses and semi detached homes while the Avenue to the East provided a location for Girvan's best 19th century villas. In the areas between the main streets ,the lesser streets, such as Harbour Street, Greenside and Wilson Street, established a strong identity as a cottage community that still exists with a recognisable character, separate from the rest of the town.

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). 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 with the formation of Stair Park, local merchant Thomas

McKechnie funded the McKechnie Institute in 1888. The parish church was rebuilt on Montgomerie Street between 1882 and 1884, replacing the old kirk at Church Square. By the time of the Ordnance Survey mapping of 1904 the town had taken the form which is visible today. The original old town to the east of the river has mostly disappeared with the town centre now formed around the gridded Georgian plan on the flat fields to the south-west. This is the street pattern which gives the character and quality of the town today with a range of buildings from the modest early 19th-century cottages through to the formally composed commercial and cultural buildings of the latter half of the 19th century.

The development of the town from its modest beginnings to a significant regional resort is reflected in the changing the use of materials and in particular the predominant but varied types Sandstone used to build the streets of Girvan.

Girvan has been a safe anchorage, a fishing port, a market town, a weaving town, and a Victorian seaside resort. Although no longer a mass holiday destination for urban west of Scotland, Girvan remains a significant town of some character.

The town now contains 51 Listed Buildings of grade B and C comprising 69 properties. These generally date from the 19th century with the exception of the Davidson Hospital from 1919 - 22 and the late 18th century farmhouse at 11- 17 the Avenues.

There are no A listed buildings in Girvan.

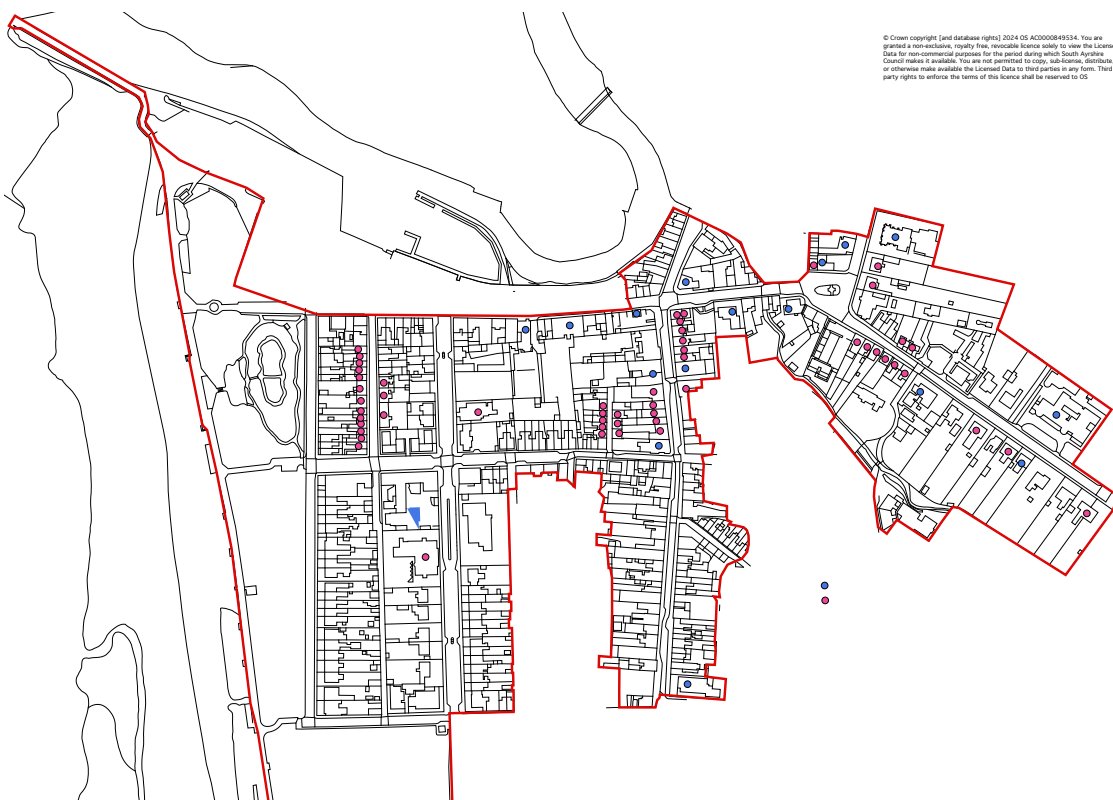


Fig. 8 Girvan listed buildings

3.4 Girvan Today

Girvan and the surrounding South Carrick area is now amongst the poorest parts of Scotland. The town has significant areas of deprivation, particularly in income and child poverty with some ranking among the poorest 10% in the country.

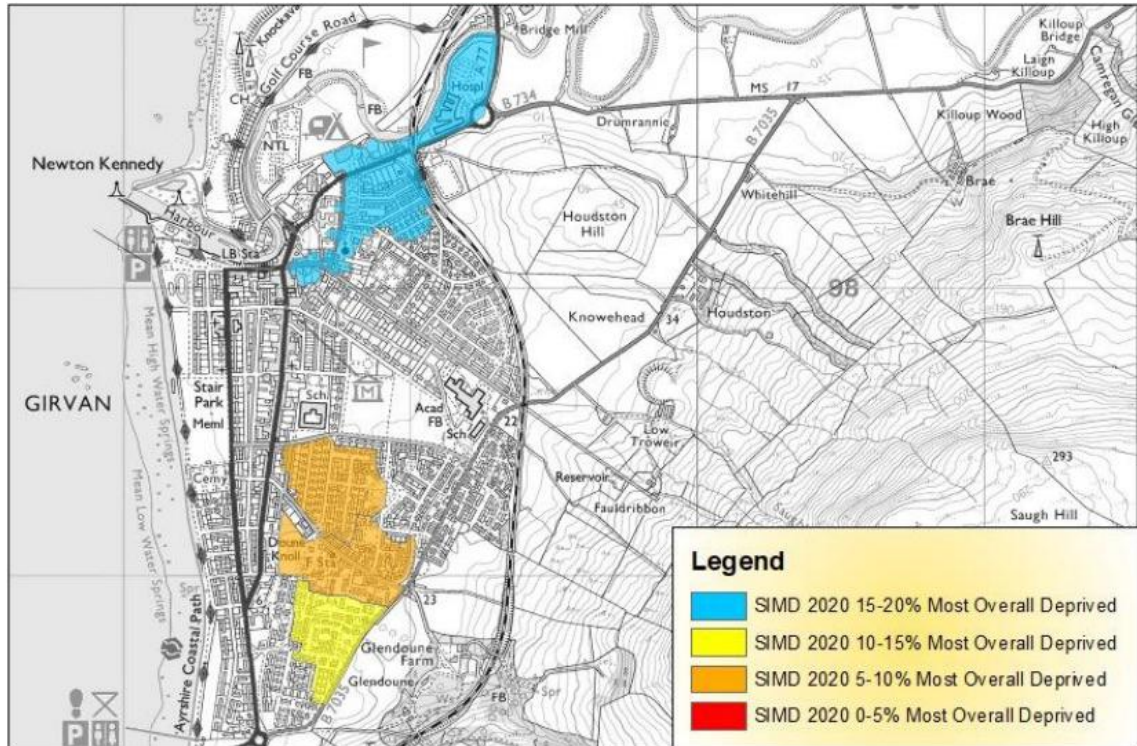


Fig. 9 Scottish MIMD 2020 mapping

Girvan's decline as a tourist destination and the reduction in traditional industries has left the town with shrinking economic activity. This lack of wealth impacts on the economic well being of the town as a whole and in particular the potential for a vibrant commercial town centre. The low level of economic activity leaves many of the commercial businesses in a marginal financial position which in turn leaves little scope for improvement to the town centre buildings.

The biggest areas of concern for the conservation area historic buildings lies in the lack of input from property owners to support the regular maintenance and improvement of the commercial zone structures.

The ambition of the Girvan Story project is therefore to develop the physical quality of the town centre and in turn encourage improvements to the economic well-being of the many businesses to the stage where the needed maintenance and repairs become an achievable and regular process.

4.0

STATEMENT OF SIGNIFICANCE



4.0 STATEMENT OF SIGNIFICANCE

The significance of Girvan Conservation Area primarily relates to the overall qualities of the townscape and how this reflects the historical development of this coastal town.

The area of the core conservation area has been identified as being most significant as it reflects the development of the town, as evidenced by the historic maps that have been examined. Whilst some of the buildings may have been replaced over the centuries the area still reflects the historic development of the town centre.

Increasing the significance of the core area is the high concentration of listed buildings within the area. While the buildings are Category B or C(S) they present a unified frontage together to form a distinctive character to the core area. This is particularly evident in Dalrymple street and the cross at Stumpy Tower

Further increasing the significance of the core area is its relative completeness regarding intact street frontages and well-defined boundaries. There are very few gap sites and SAC may consider respectful infill developments for these sites. Any new infill development should be carefully controlled to ensure it sits harmoniously within the make-up of the core area.

In addition to the Core Area the surrounding streetscapes are significant contributors to the character of the conservation Area.

4.1 Townscape and Street Pattern

The conservation area consists of three main character areas

- the original historic core focussed Bridge Street, Hamilton Street and the original High Street
- The Georgian New Town planned at the end of the 18th century to the South West of the town centre
- the Victorian suburb of the Avenue with its fine villas

The buildings and structures within these areas predominately still reflect this pattern of Georgian and Victorian development overlaid onto the weaving and fishing town.

The street patterns of the loose topographical streets of the original core, the gridded Georgian town planning and the generous Victorian avenue are all a clearly visible setting for the town buildings



fig. 10 Ordnance Survey map 1904

4.2 Architectural Features.

Within this overall street pattern a range of architecture features help define the town centre character.

The landmark qualities of Stumpy Tower and the McKechnie Institute mark the key points of the main commercial thoroughfare, Dalrymple Street. The North Parish and Methodist churches provide key wider context markers on the journey through the town. The residential and commercial building then provide clear range of street frontage buildings defining the public realm of the predominately 19th century town.

4.3 Open Space

The Conservation Area is then bounded by the major open spaces of the River Girvan, the beach frontage and the two major parks, Stair Park and Victory Park. This open outlook completes the special qualities of the town and its Coastal Character

4.4 Conservation Area Management Objectives

The principle aims of the conservation area management will be to ensure the preservation and enhancement of this historic townscape and the buildings which contribute to this.

4.5 Priority Building and Core Area

The focus of the conservation area lies around the central portion of Dalrymple Street, the towns main high street and retail centre.

The development of Dalrymple Street was the first phase in the development of the new early 19th century phase of the town. As such it contains many of the finest Georgian buildings and a significant cluster of Listed Buildings. This is further reinforced by the presence of the key set piece buildings which have been identified as the priority projects in the Girvan Story Project.

- Stumpy Tower commands the main cross roads at the head of Dalrymple Street. This late 18th century landmark is a key structure in the town
- The McKechnie Institute, built in 1887-8 provides a counterpoint tower at the southern end of the main street.

Lying between these two landmark structures are the third priority building and two of the reserve buildings. 14- 18 Dalrymple Street, the former Royal Bank of Scotland, the former Post Office at 22 - 24 and the former Bank of Scotland at 17 Dalrymple Street.

The final reserve building the Town house lies on Knockcushan Street on the frontal shared with Stumpy Tower. These buildings are the highest quality buildings in Girvan and of great significance to the character and history of the town.



Fig. 11 Aerial Photo

● Priority buildings

● Reserves

5.0

STATUTORY GUIDANCE AND CONTROL



County Buildings Wellington Square Ayr KA7 1DR Tel: 01292 616 107 Email: planning.development@south-ayrshire.gov.uk

Applications cannot be validated until all the necessary documentation has been submitted and the required fee has been paid.

Thank you for completing this application form:

ONLINE REFERENCE

The online reference is the unique reference for your online form only. The Planning Authority will allocate an Application Number when your form is validated. Please quote this reference if you need to contact the planning Authority about this application.

Type of Application

What is this application for? Please select one of the following: *

- Application for planning permission (including changes of use and surface mineral working).
- Application for planning permission in principle.
- Further application, (including renewal of planning permission, modification, variation or removal of a planning condition etc)
- Application for Approval of Matters specified in conditions.

Description of Proposal

Please describe the proposal including any change of use: * (Max 500 characters)

5.0 Statutory Guidance and Controls

5.1 Conservation Areas

Conservation Areas were introduced by the Civic Amenities Act 1967. The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 sets out current legislative framework for the designation of conservation areas, defining Conservation Areas

“as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance.”

Planning authorities are required to periodically determine which parts of their district merit designation as a Conservation Area. Designation offers statutory protection of conservation areas in order to protect their special character.

There are twenty three designated conservation areas in the South Ayrshire Council area of varying character.

The designation of a conservation area also provides control with current legislation dictating that Conservation Area designation automatically brings the following works under planning control:

- Demolition of buildings
- Removal of, or work to, trees
- Development involving house extensions, roof alterations, windows, stone cleaning or painting of the exterior, satellite dishes, provision of hard surfaces, the erection or alteration of gates, fences and walls, and;
- Additional control over ancillary buildings (such as sheds/garages) and raised decking/platforms.

These controls are outlined within the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (As amended). Updated Guidance is given in Planning circular 1/2024 regarding permitted development including in Conservation Areas.

Amendments to permitted development rights regarding window replacement is of significant importance in the context of the Girvan Conservation Area.

The designation of a Conservation area does not preclude any change or development , but seeks to ensure that any new development is handled with care and will not

“harm the character or appearance of the area. ”

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

5.2 Listed Buildings and Listed Building Consent

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

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

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

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

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

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

There are currently 15 Category B Listed Buildings and 35 Category C(S) Listed Building in Girvan. There are no Category A listed buildings.

Refer to Appendix A for the locations of these buildings.

5.3 Article 4 Directions

Additional controls may be applied to changes within Conservation Areas through Article 4 Directions. The purpose of an Article 4 Direction is to provide protection for certain types of development within a Conservation Area – usually relatively minor works - that would otherwise not require planning permission. This may include the replacement of doors and windows, the erection of fences or the installation of satellite antennae, or other such works that could threaten the character of the area. Article 4 directions are location specific.

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.

Any of the above items within the Conservation Area will require consent applications to be submitted once the Article 4 proposal is approved.

5.4 Tree Preservation Orders

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

There are currently no Tree Preservation Orders applicable to Girvan

5.5 Planning Guidance

Local Councils are required to produce Local Development Plans (LDP) which are the starting point for making decisions on planning applications. Development plans should be up to date, succinct and map-based, reflecting the unique characteristics of the places and communities they cover and enabling planning authorities to deliver the right development in the right place. South Ayrshire Council's Local Development Plan (LDP) can be accessed at <https://www.south-ayrshire.gov.uk/article/28782/Local-development-plan-2>

Planning permission is usually required for any new building works or major changes such as extensions to existing properties, or changes of use to a building. In certain situations small building works may be classed as 'permitted development' and not require planning consent, however, permitted development is restricted in Conservation Areas, and can be further controlled by Article 4, see below. General maintenance work does not usually require planning permission if carried out on a 'like for like' basis

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

6.0 RISKS



6.0 Risks

The risks to the character of the conservation area generally fall into three main categories

- loss or deterioration of key buildings at risk
- the general overall degradation which occurs through multiple smaller scale poor quality changes to the historic buildings.
- gradual degradation due to lack of maintenance of building fabric

6.1 Key Contributing factors

Within the Girvan Conservation Area there are key factors which contribute to the risks faced by the area. Many of these are common to all conservation areas however there are some unique factors at play in Girvan.

General risks lie with

- vacant properties lacking maintenance. There is a particular issue around vacant retail properties
- there is a lack of awareness around the conservation area and its value
- lack of signposting and information on historical setting

Girvan does however have specific risks which compound the issues surrounding deterioration of the area

- very poor property values undermining potential investment
- heavy traffic as a result of the trunk road route to Stranraer
- mixed specifications and maintenance as a result of trunk road authority responsibility
- effects of maritime atmosphere on building fabric

6.2 Buildings at Risk

There are currently three buildings in Girvan town centre which are on the Buildings at Risk register.

- The Davidson Cottage Hospital , the Avenue, grade B listed from 1921

- Nos. 6- 8 High Street grade B listed early 19th century stables building
- Church Hall , Wilson Street an unlisted former Methodist Chapel from 1823



Fig. 12 Buildings at risk in Girvan

The three buildings are on the periphery of the core town centre.

In addition there are a number of significant buildings on Dalrymple Street whose condition is of increasing concern.

- Former Post Office 22 - 24 Dalrymple Street, mid 19th century commercial building
- Former Royal Bank 14 - 18 Dalrymple Street, three storey mixed use building
- 48 Dalrymple Street, two storey 19th century building now a roof less shell as a result of a fire.
- 91 - 95 Dalrymple Street, two and a half storey mid 19th century building showing significant distress
- 13 Ailsa Place, a single storey cottage in a street of listed buildings

All these buildings are at risk of significant deterioration without timely intervention.



Fig. 13 Vulnerable buildings

6.3 Degradation through small scale alterations

The biggest overall risk to the character of the conservation area lies in the gradual deterioration as a result of multiple small scale changes to the street frontage buildings. This will eventually lead to an overall major decline in the historical quality of the area.

This is a process which has already significantly impacted on the conservation area through multiple unauthorised alterations to the building in the conservation area. Approximately 80% of the windows in the conservation area have been replaced with mixed modern style windows.

The use of modern and inappropriate shopfronts and commercial signage has a similar debilitating impact.

Further decline of this nature will result in a poor quality environment. In particular if any of the buildings at key locations, such as the cross at Knockcushan Street / Dalrymple Street are altered this will have a heightened impact on the perception of the town centre.

An approach to management which reduces the incidence of inappropriate unauthorised alterations is an important step



Fig. 14 small scale interventions

6.4 Degradation through lack of maintenance

In a similar way to the decline of the conservation through small scale alterations , the cumulative impact of poorly maintained buildings has a significant effect on the perception of the conservation area.

Typical elements of the building which are visually degrading are

- leaking and poorly maintained rainwater goods,
- deteriorating stonework
- poorly decoration windows and doors
- chimney stacks in need to repair
- vegetation growth



Fig. 15 poor maintenance

Putting a regime for regular maintenance in place would bring a significant improvement to the street frontages. This is primarily an issue with the commercial buildings in the Conservation area. The solely residential buildings are generally looked after to a better degree.

6.5 Typical areas of concern

Key risks to the heritage were identified as:

- Loss of traditional features – particularly original windows and doors

- Deteriorating shop frontages

- Deteriorating stonework to facades

- Vacant shop units.

- Inappropriate commercial signage.

- Modern inappropriate shopfronts

- Low quality pavements in a poor state of repair.

- Lack of public / green spaces & outdoor seating.

The aim of the Maintenance plan is to try to address these concerns and suggest a strategy which will deliver improvements to the approach of building owners.

7.0

MANAGEMENT STRATEGY



7.0 Management Strategy

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.

Management within the context of this document includes 'all of the activities that can keep heritage in a good condition'

The principal approach to a future management strategy involves recognising that the management and maintenance of the conservation area cannot be left solely to the use of statutory controls

The approach suggested involves engaging at three levels

- STATUTORY MANAGEMENT
- COMMUNITY BASED GROUP MANAGEMENT
- INDIVIDUAL OWNER MANAGEMENT

By suggesting a strategy which engages with all three of these management tools the maintenance of the conservation area can be managed in a more successful and comprehensive way.

7.1 Conservation strategy

The conservation strategy set out below has been designed to preserve, maintain and enhance the cultural, economic, historic and architectural values of Girvan Conservation Area.

STRATEGY 1 - PRIORITY BUILDINGS

The principal objective of the conservation and repair of the buildings within the conservation area is to ensure the most significant buildings are in a structurally secure condition and to slow the rate of future deterioration. Work to the priority buildings is a key major step.

STRATEGY 2 - STATUTORY CONTROLS

The designation of the conservation area provides additional controls over development in the area. In addition to the more generic requirement for planning permission consent, via an Article 4 direction, is also required for

- Demolition of buildings
- Removal of, or work to, trees
- Development involving house extensions, roof alterations, windows, stone cleaning or painting of the exterior, satellite dishes, provision of hard surfaces, the erection or alteration of gates, fences and walls, and;
- Additional control over ancillary buildings (such as sheds/garages) and raised decking/platforms.

Engagement with the local community as to the benefits of protecting the conservation area through these statutory controls will help develop a higher standard of development particularly with regard to smaller scale alterations.

A positive approach to supporting appropriate development through the use of this process will help in establishing a consistently high standard of work within the area.

This would be especially beneficial for control over advertising and commercial signage, replacement of rainwater goods, doors and windows, through the withdrawal of permitted development rights for dwellinghouses.

STRATEGY 3 - SMALL GRANTS SCHEME

Through the Small Grants Scheme there is an opportunity to help fund improvement of the building detail, signage and shopfronts and implement the detailed design guidance set out.

STRATEGY 4 - OWNER ENGAGEMENT

Engagement with individual owners to encourage maintenance as a visual and value benefit is a key issue.

Extensive vegetation growth is evident in eaves gutters, chimneys and wallheads throughout the conservation area. Many of the buildings will benefit from the removal of this vegetation and if carried out as a single exercise along a section of street the costs are likely to reduce due to the economies of scale. High-level access available while removing vegetation will also provide an opportunity for consultants to carry out close inspections of high-level fabric and prepare detailed proposals based on the results of these inspections.

Successful engagement over the longer term can be delivered through this process being led by community based groups such as Girvan's Story or the local business association.

STRATEGY 5 - CONSTRUCTION STANDARDS

Encourage through education and engagement the use of best practice in construction, maintenance and alteration works. Development of local skills to ensure availability of suitable tradesmen knowledgeable in historic buildings materials and work.

Best practice conservation techniques should be employed to ensure robust and sympathetic detailing of repair work. This will assist in securing the long-term viability of the historic fabric.

STRATEGY 6 - PUBLIC REALM

Inappropriate street furniture and signage detract from the setting of the conservation area. This should be extended throughout the conservation area. Careful consideration should be given to design and placing of street furniture and signage.

STRATEGY 7 - PUBLIC LIGHTING

Following on from inappropriate street furniture, lighting is another issue that would benefit from careful consideration and rationalisation. Careful selection of a number of fitting styles, for various situations, should be implemented. The use of feature lighting on the priority buildings can add significantly to the nighttime quality of the conservation area and identity of the town.

The feature lighting to the Stumpy Tower landscaped area is the first example of this to be implemented.

STRATEGY 8 - INFILL DEVELOPMENT

Although there are few gap sites within the conservation area where these do exist, consideration can be given to promoting infill developments. Sites where development should be encouraged include

- the shell at 48 Dalrymple Street
- the gap site at 89 Dalrymple Street currently planned as a small park by SAC
- the gap site at 8- 10 Hamilton Street
- undeveloped frontage on Louisa Drive
- gap site at 11 Henrietta Street

Infill development in these locations will provide a continuing regeneration of the town centre avoiding sites developing into major eyesores.

8.0 MANAGEMENT PLAN



8.0 Maintenance Plan

8.1 Management principles in Conservation

Maintaining quality is a key aim of good stewardship and involves the following considerations:

- proper repair and maintenance of the historic environment is generally the most sustainable course of action;
- management, and any proposed alteration or change of use, should be appropriate and follow best conservation practice;
- to retain historic character and future performance of older buildings it will be important to use appropriate and compatible materials and construction techniques;
- it is important that new developments are sensitive to historic character and attain high standards in design and construction, while recognising the original building materials;

It is recognised that some conflict can arise between the sustainable management of the historic environment and actions that are considered sustainable in other respects. Replacement high performance windows is a typical example of this. It is also possible that the impact of proposed actions on the historic environment will be uncertain. In these cases the risk of potentially damaging actions should be minimised by following these key principles:

- ensure that existing and intended management or use is appropriate and based on best available knowledge;
- ensure that any proposed change is necessary;
- use appropriate assessment methodologies to determine the full impact of any proposed management, use or development;
- avoid change wherever its effects cannot be adequately assessed;
- where change is to proceed, adopt strategies to mitigate its impact and keep any interventions to a minimum;
- ensure that management or alteration, including remedial work, is sympathetic to historic character, using compatible materials and construction techniques.

8.2 Approach

To deliver the successful management of the conservation area cannot rely on just statutory management by the South Ayrshire Council planning department. The current position on unauthorised alterations suggests the statutory approach requires additional support through initiatives involving grant support and a voluntary approach to building and conservation area management.

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 regularly maintained and original features retained or reinstated.

This secondary approach will require a range of additional initiatives alongside the enforcement of statutory controls

Opportunities to protect and enhance the heritage suggested are :

- Tighten implementation of current regulations to offer more protection to the Conservation Area ,and to disseminate this guidance.
- Provide grant assistance for reinstatement and repair to historic fabric and detailing
- Target the buildings with remaining historic architectural features and target the building owners by making them aware of the grant opportunity.
- Provide education regarding building maintenance.
- Encourage local events around improvements to buildings
- Build upon the community interest by encouraging engagement with the process, and ongoing responsibilities
- Provide support to community group joint action on maintenance e.g. gutter cleaning
- Provide guidance on window replacements including exemplars
- Provide specific guidance on shopfront replacement covering proportions, signage, materials , security

8.3 Conservation, Maintenance and development strategy

The implementation of a town regeneration strategy will be carried out over a number of years and works will be carried out in a number of headings. The recommendations are

Heading 1 Priority buildings

Work with owners/ occupiers of buildings identified as Priority buildings and implement comprehensive repairs. These buildings are the most significant within the core conservation area.

Building currently identified as priority buildings are

Stumpy Tower
McKechnie Institute
14- 18 Dalrymple Street

with potential reserve buildings of

Former Post Office 22 - 24 Dalrymple Street
Former Bank 17 Dalrymple Street
Townhouse, formerly Knockcushan House, 25 Knockcushan Street

Heading 2 Small grants / shopfronts

Identify shopfronts which would benefit from upgrade and renewal using historical models. In the initial stage focus could be on the stretch of Dalrymple Street between Stumpy Tower and the McKechnie Institute to provide a focussed approach

Heading 3 Repair and Maintenance

Target owners/ occupiers of buildings identified as needing assistance with external repairs decoration, minor repair works, window repairs, gutter upgrades and clearing .

This may include an overall street wide programme of gutter clearing and high-level vegetation removal to the core conservation area as a whole, to benefit from the economies of scale

8.4 Specific issues identified affecting condition of buildings

The surveying has highlighted a series of specific issues that are having a detrimental impact on the character and quality of the buildings. Many of these are due to lack of maintenance, poor design and lack of awareness of the significance of the buildings value to the historic character. Quite a few of the unacceptable alterations can be reversed with substitution of replacement elements that are more appropriate in colour, design and traditional detail . Particular problems identified may be improved on with financial assistance of a Small Grants Scheme.

ROOF LEVEL PROBLEMS

Slipped and missing slates, blockages and vegetation growth in gutters, skews and parapets, missing ridge tiles, decayed chimneys, moss growth on slates are all recurring problems within the Conservation Area.

LONG TERM NEGLECT AND DECAY

Cracks and missing pointing, spalling masonry, flaking paint, damage and graffiti, weather staining and moss, leaking gutters and downpipes, are all symptoms of long-term neglect, which can lead to serious problems of rot and decay.

INAPPROPRIATE FABRIC REPAIRS AND MATERIALS

The use of modern materials like non-breathable paints, cement mortars or concrete can accelerate decay of stonework. Pieced in odd slates or replacement concrete tiles can add stress to old structures.

VACANCY OR MULTIPLE OCCUPANCY

Without occupants a building can quickly develop problems and no general maintenance is carried out, placing some Buildings at Risk. Co-ordinating multiple tenants and owners can make full repair difficult to achieve. Boarded up buildings attract further vandalism and theft of materials.

UNSYMPATHETIC TO CONSERVATION AREA

Widespread use of upvc rainwater goods and replacement windows is unsympathetic to historic and traditional buildings. Many shopfronts have poorly sized and positioned fascias and signage and many are crudely made or temporary

DEVELOPMENT WITHOUT PLANNING CONSENT

In a number of situations unlawful development has taken place with dormer windows, change of materials, windows and doors replacement, erection of "clip-on" technology.

It may be that some building owners in the Conservation Area are not aware of the planning controls and permitted development ground rules, and enforcement action to correct this has often not been feasible or practical. This can partly addressed by promotion through summary guidance pamphlets, public meetings etc that may be associated with the launch of a Small Grants Scheme.

COMMERCIAL INFLUENCE TO IMPROVEMENT OF THE CONSERVATION AREA

There are some good examples of well thought out and responsive shopfront and commercial designs in the Conservation Area.

Good business promotion should be encouraging a clean and tidy shopfront. Carefully selected use of lettering styles and colour help with commercial identity – it is possible for large chain stores and national businesses to modify their branding to suit local identity. Use of the buildings own features to set up a framework for the shopfront design can produce a high quality of design. The positioning and sizing of fascias and signs, with discrete lighting and integrated security shutter should be considered.

A Town Centre Design Guide could make detailed and useful comments.

8.5 Action

The actions proposed to manage the improvement upgrade and maintenance of the conservation area are set out in the following table

Heading	Action	lead party	
Timescale	Ongoing throughout period		
1 STATUTORY			
1.1	Local information exchange on Conservation Standards and statutory requirements.	SAC	
1.2	Development management review application against aims of Conservation Area management	SAC development management	
Timescale	Year 1 - Initial grant start up period		
2 GRANTS			
2.1	Inaugurate small grant scheme	grant officer	
2.2	Promote Grant scheme through <ul style="list-style-type: none"> - social media - local events - community group meetings - business groups - individual targeting 	grant officer, Girvan Story small grants steering group	
2.3	Exemplars/ Pilot Projects Identify key properties in core area which would benefit from intervention and seek to engage with owners to bring project forward. Promote exemplars as best practice	grant officer, Girvan Story small grants steering group	
2.4	Quick wins Identify properties where improvement works required are limited but impact would be significant. Engage with owners to seek early implementation of upgrade scheme.	grant officer, Girvan Story small grants steering group	
Timescale	Annual		
3 MANAGED REPAIRS			

3.1	<p>Work with local business groups to establish combined approach to maintenance. This is particularly applicable to high level repairs- chimneys and gutters</p> <p>1st visit to carry out gutter repairs and replacements- high level work.</p> <p>Ongoing visits to carry out annual gutter cleaning</p>	Local business group	
Timescale	Year 1		
4 GUIDANCE			
4.1	<p>Raise awareness of need for maintenance through local events/ talks</p> <p>Emphasise financial benefits of well maintained buildings</p>	grant officer	
4.2	<p>Experts Roadshow</p> <p>Organise advice days when free advice on repairs and maintenance is given to local residents.</p> <p>Possible attendance by acceptable suppliers</p>	SAC architects builders window suppliers?	
4.3	<p>Guidance information</p> <p>Publish and deliver guidance notes to building owners</p> <p>Simpler version of HES Inform guide for example</p>	SAC conservation specialists	
4.4	<p>Advice web page</p> <p>Provide web page giving simple guidance to building owners as to best practice approach to building maintenance.</p>	SAC	
Timescale	Year 1		
5 SKILLS			
5.1	<p>Skills training workshops on key building tasks</p> <ul style="list-style-type: none"> - joinery - stonework - roofing - sign writing - tiles 		

9.0 Bibliography

- Ayrshire and Arran - An Illustrated Architectural Guide. RIAS. Close, R. (1992).
- British Standards Institution (2013). Guide to Conservation of historic buildings. BS 7913
- Ayrshire Discovering a County, Fort Publishing, Dane Love (2003)
- Girvan Memories A walk down memory lane, KCDC, James McMeikan (1993)
- A Look Back at Girvan, Carn Publishing, Dane Love (2011)
- The Buildings of Scotland, Ayrshire and Arran, Yale University Press, Rob Close and Anne Riches (2012)
- Old Girvan, Stenlake Publishing, Hugh Maxwell
- Planning Advice note 71 - Conservation Area Management , Scottish Executive
- Girvan Conservation Area Appraisal, South Ayrshire Council

10.0 Appendices

- A Listed Building Map
- B Girvan Shopfronts
- C Girvan Windows
- D Gazetteer

ARPL Architects
11 Wellington Square
Ayr
KA7 1EN
tel 01292 289777

email: gflaming@arpl.co.uk

Project Team

Gordon Fleming, B.Arch., Dip.Arch., RIAI, RIAS, RIBA, ARB

Rebecca Cadie, Dip.Arch., RIAS, RIBA, ARB, Advanced Conservation Accreditation

Kirsten Haase, Dipl.-ing Arch, ARB

Stewart Glendinning, ONC, HNC, B.Arch., Dip.Arch., RIAS, RIBA, ARB