



Studio 42 Design Ltd



Maybole's
Regeneration

**'MAYBOLE
HERITAGE LOTTERY FUND APPLICATION
STAGE 1**

TOWNSCAPE & BUILDINGS

AUGUST 2016

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0.1 BACKGROUND INFORMATION

This report was compiled for a stage 1 Heritage Lottery Fund Application

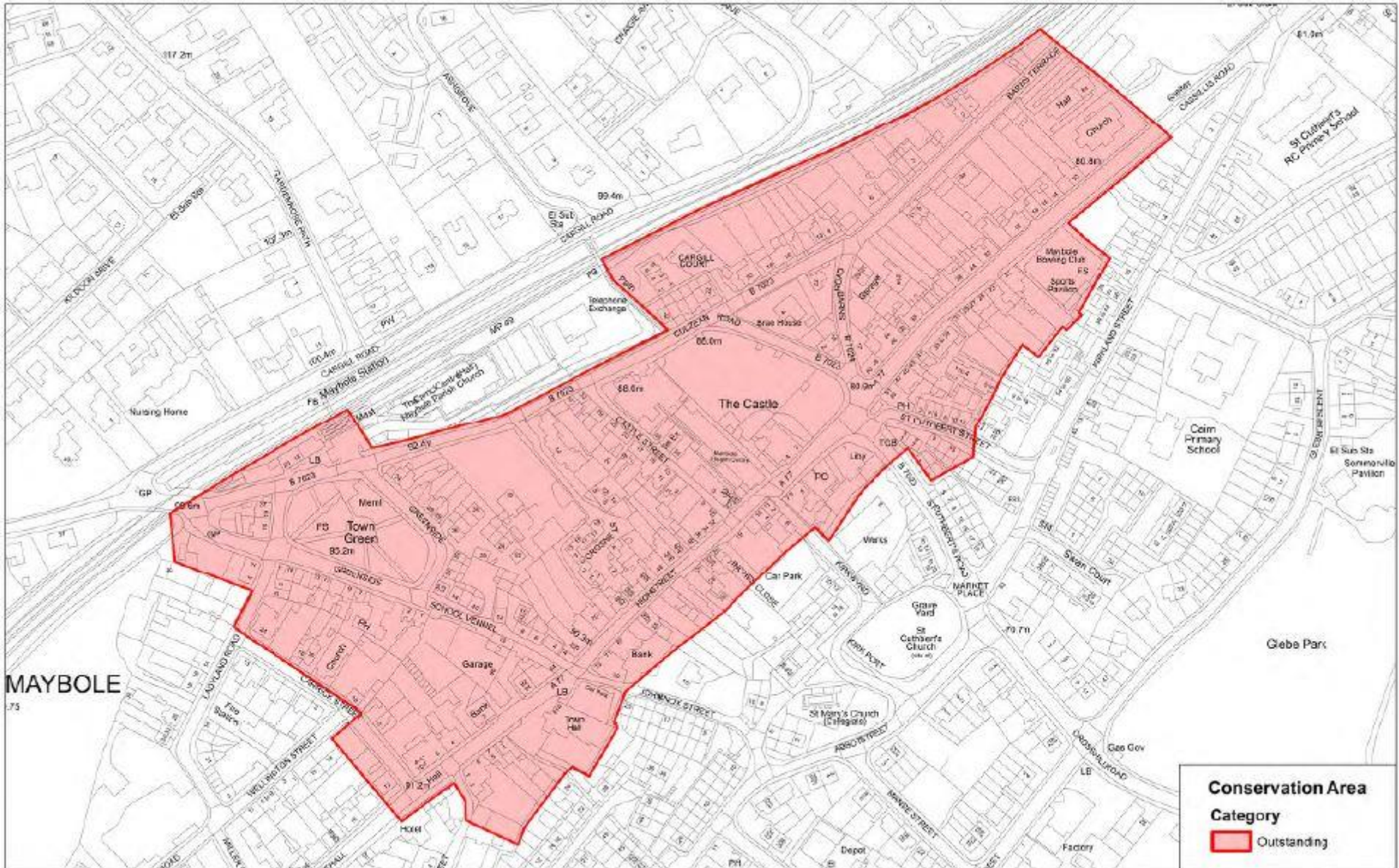
The study area extends along the main A77 route through the centre of Maybole town with the majority of buildings contained within the conservation area boundary. The A77 route through the town is comprised of 3 roads: Cassillis Road, High Street and Whitehall. This route is the main vehicular link to the south and the ferry crossings from Cairnryan and is heavily used by traffic in particular by lorries and heavy goods vehicles (HGVs) that churn up a significant level of dirt and detritus throughout the year but most specifically over the winter months. A new Maybole bypass has been confirmed by the Scottish Government with construction due to start 2017/18 which should greatly reduce the current level of through traffic.

The existing pavements throughout the town centre are generally narrow, with some sections that are very narrow in places posing an obstacle for wheelchair or ambulant disabled pedestrians or those pushing prams or buggies.

The town centre comprises a range of buildings: historic, commercial, health, social services, commercial and domestic properties. There are a number of vacant commercial properties located within the study area, some are in good condition with others clearly vacant for a long period of time. Feedback received from a community charrette/engagement project carried out in 2015 stated that the high street was not seen as an attractive place for people to use due to the level of traffic, and narrow pavements. As such high street businesses have suffered through lack of footfall. It is uncertain whether there is; or will be, a demand for additional commercial shop premises in the short term and consideration should be given to bringing existing properties into good condition and potentially attracting other uses for these buildings in the short to medium term.

The centre of Maybole is designated an Outstanding Conservation Area with substantial number of grade C & grade B listed properties with the High Street bounded at either end by the Town Hall & community Garden (Grade B listed) and Maybole Castle & grounds (Grade A listed)




MAYBOLE TOWN & CONSERVATION AREA



BUILDINGS: LISTED BUILDINGS



Listed buildings located within the study area. The dashed red line indicates the extent of the conservation village boundary

-  Grade C listed
-  Grade B listed
-  Grade A listed

HIGH STREET: EXISTING PAVEMENT & ACCESS ISSUES



The existing pavements are in general narrow throughout the town centre, however in addition to this there are a number of locations where the pavement narrows substantially creating access issues for pedestrian

1. Pedestrian issue: main footpath link to train station, crosses busy main street
reduced footpath area outside the main door to the town hall
Vehicular issue: drop off area outside town hall consistently used for parking
access to car parks via side road
Building issue: there is very little space around the building to the north west and side entrance
2. Pedestrian issue: very narrow section of pavement
3. Pedestrian issue: very narrow section of pavement
Vehicular issue: general car parking and HGV delivery to supermarket store blocks one lane of traffic causing traffic congestion
4. Pedestrian issue: access to and across road from health centre and community hospital building
Vehicular issue: section of road used as drop-off zone for the health centre
5. Pedestrian issue: very narrow section of pavement
Vehicular issue: narrow section of road on an incline towards the town centre causing traffic congestion
Building issue: the pad stones of the castle are located under the pavement - vibrations from HGV's are causing damage
6. Vehicular issue: busy key junction with route leading to Culzean Castle and possibly future turn off for Maybole from proposed Bypass

KEY BUILDINGS: PRINCIPAL PROJECTS



The principal projects comprise

1. Maybole castle, outbuildings and grounds
2. The Town Hall
3. The Speakers
4. 48-50 High Street
5. 52-54 High Street
6. Urban realm improvements
7. 44 High Street Maybole Charity Shop

0.2 STREET SURVEY

The survey was carried out as a visual inspection of existing properties within the study area location on Whitehall, the High street and Cassillis Road.

The purpose was to create a record of the existing buildings and properties and identify what common elements could be addressed in order to improve the fabric of individual buildings and more holistically improve the visual aspect of the town centre promoting its historic character.

The survey runs SW to NE

There are 118 properties and approx. 75 buildings within the survey area.

Address: 15a Whitehall, Maybole
Conservation village: no
Listed building: no
Building at risk: no
Key building: no



Comments:
Residential property, the second floor is a timber addition with no accommodation behind it, the original roof line remains and is obscured behind the false timber façade. The building used to be connected to the adjacent property at no 15; which formed part of a hotel complex of buildings.

- Potential works:**
- Paint façade
 - Roof repairs
 - Gutters & rainwater goods
 - Stonework/chimney repairs
 - Window replacement
 - Shopfront improvements
 - Internal shop works



Address: **12 Whitehall, Maybole**
 Conservation village: yes
 Listed building: no
 Building at risk: no
 Key building: no



Comments:

Private residential property, the external railings have been removed, however the existing gate and gate posts remain

Potential works:

Paint façade
 Roof repairs
 Gutters & rainwater goods
 Stonework/chimney repairs
 Window replacement
 Shopfront improvements
 Internal shop works



Address: **15 Whitehall, Maybole**
 Conservation village: no
 Listed building: no
 Building at risk: no
 Key building: no



Comments:

The first floor houses the Masons Lodge no 11, one of the oldest lodges in Scotland. The ground floor used to be the Carrick Hotel linking into no.15a with parking to the rear

Potential works:

Paint façade
 Roof repairs
 Gutters & rainwater goods
 Stonework/chimney repairs
 Window replacement
 Shopfront improvements
 Internal shop works



Address: **6-10 Whitehall, Maybole (the Speakers)**
Conservation village: yes
Listed building: Grade C
Building at risk: no
Key building: Principal project



Comments:

The Speakers is located in 3 properties that have been combined over the last 40+ years. This building comprises one of the principal projects. Please refer to the proposal for additional information

Listed text:

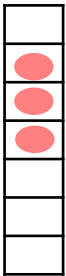
Mid 19th century. Pair of 2-storey houses. Both painted ashlar and dressings. Continuous fascia over modern glass ground floor. No. 6 has 4 1st floor windows in architraves, No.8 has 3; all 12-pane sashes. Eaves course to No.8; both with cornice and blocking course, stepped to lower level of No 8. End stacks and slate roofs

Address: **4 Whitehall, Maybole**
Conservation village: yes
Listed building: Grade B
Building at risk: no
Key building: no



Comments:
Previously owned by the adjacent Speakers, this building is now a private residential property

- Potential works:**
- Paint façade
 - Roof repairs
 - Gutters & rainwater goods
 - Stonework/chimney repairs
 - Window replacement
 - Shopfront improvements
 - Internal shop works



Listed text:
Mid 19th century. 2 storeys, 4 bays. Polished ashlar and dressings. Central pilastered doorcase with consoled cornice: 2 windows to left, single window to right. Band course above ground floor. 4 1st floor windows in architraves with bracketed cills: 12-pane sashes throughout. Cornice and blocking course. 2 flat-roofed dormers. Straight skews, end stacks and slate roof

Address: **11-13 Whitehall, Maybole**
Conservation village: yes
Listed building: no
Building at risk: no
Key building: no

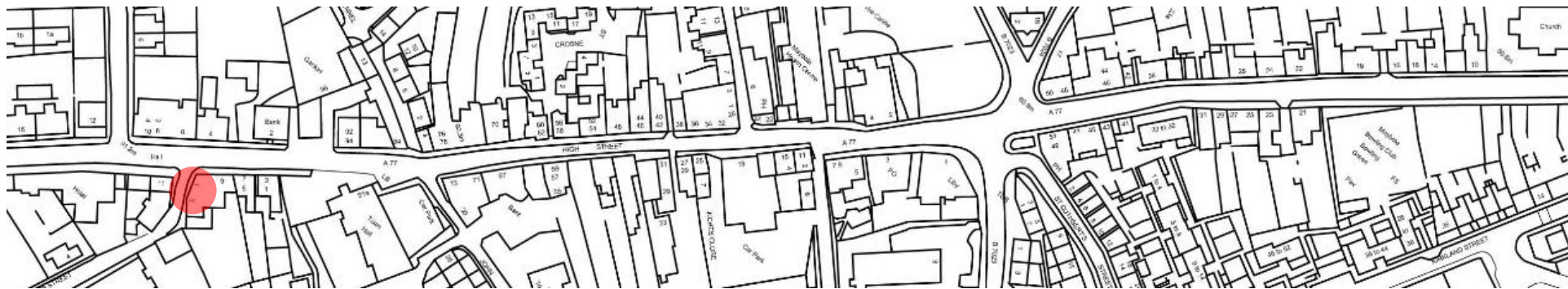


Comments:
Commercial properties on the ground floor with residential accommodation above

- Potential works:**
- Paint façade
 - Roof repairs
 - Gutters & rainwater goods
 - Stonework/chimney repairs
 - Window replacement
 - Shopfront improvements
 - Internal shop works



Address: **1 Welltrees Street, Maybole**
Conservation village: yes
Listed building: no
Building at risk: no
Key building: no

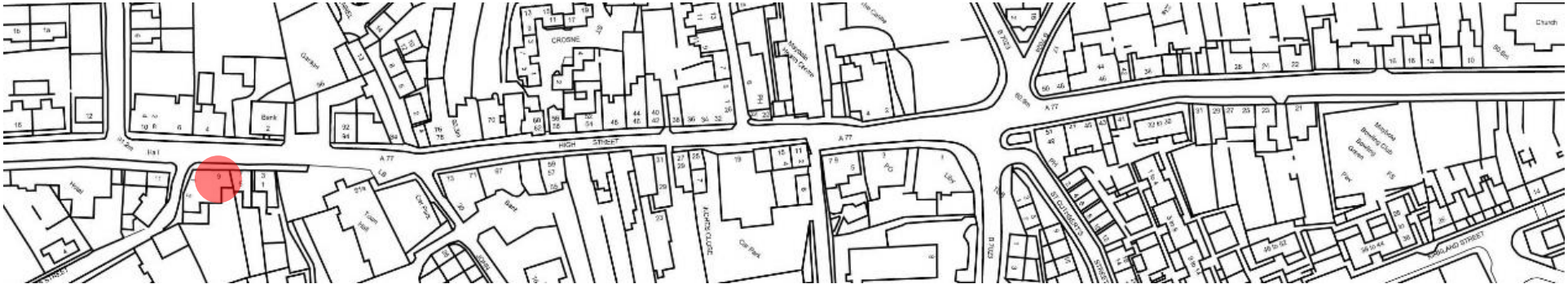


Comments:
Single storey commercial corner property. The roof has been replaced recently and the building is in the process of being redeveloped (09.05.2016)

- Potential works:**
- Paint façade
 - Roof repairs
 - Gutters & rainwater goods
 - Stonework/chimney repairs
 - Window replacement
 - Shopfront improvements
 - Internal shop works

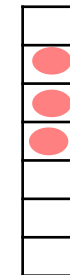
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Address: **9 Whitehall, Maybole**
 Conservation village: yes
 Listed building: Grade B
 Building at risk: no
 Key building: no



Comments:
 Private residential property

Potential works:
 Paint façade
 Roof repairs
 Gutters & rainwater goods
 Stonework/chimney repairs
 Window replacement
 Shopfront improvements
 Internal shop works



Listed text:
 Earlier 19th century. 2 storeys, 3 bays. Painted harl and dressings with rusticated quoins. Central advanced bay with door in segmental-headed recess and flanked by paired pilasters supporting entablature. Plate glass windows, mostly sashes. Eaves course, cornice and blocking course. End stacks and slate roof

Address: **5-7 Whitehall, Maybole**
 Conservation village: yes
 Listed building: Grade B
 Building at risk: no
 Key building: no



Comments:
 Private residential property

Potential works:
 Paint façade
 Roof repairs
 Gutters & rainwater goods
 Stonework/chimney repairs
 Window replacement
 Shopfront improvements
 Internal shop works



Listed text:
 Earlier 19th century. 2 storeys, 4 bays. Painted render and dressings with rusticated quoins. Inner 2 bays slightly advanced with cornice over 3 doors, central one round-headed. Shop door and flanking windows to left, 2 12-pane sash windows to right. Continuous band course over ground floor. 4 12-pane sashes to 1st floor. Eaves course, cornice and blocking course. Central wall-head stack stump: end stacks and slate roof.

Address: **1- 3 Whitehall, Maybole**
 Conservation village: yes
 Listed building: Grade B
 Building at risk: no
 Key building: no



Comments:
 Private residential property

Potential works:
 Paint façade
 Roof repairs
 Gutters & rainwater goods
 Stonework/chimney repairs
 Window replacement
 Shopfront improvements
 Internal shop works



Listed text:
 Earlier 19th century. 2 storeys, 4 bays. Painted render and dressings with rusticated quoins. Inner 2 bays slightly advanced with cornice over 3 doors, central one round-headed. Shop door and flanking windows to left, 2 12-pane sash windows to right. Continuous band course over ground floor. 4 12-pane sashes to 1st floor. Eaves course, cornice and blocking course. Central wall-head stack stump: end stacks and slate roof.

Address: **2 Whitehall, Maybole**
 Conservation village: yes
 Listed building: Grade B
 Building at risk: no
 Key building: yes: prominent location at the high street



Comments:

The ground floor was until recently used by the Royal Bank Of Scotland and is currently vacant. The first and second floors contain private residential properties. There is a limited garden to the rear with ramped access to the front door

Potential works:

Paint façade
 Roof repairs
 Gutters & rainwater goods
 Stonework/chimney repairs
 Window replacement
 Shopfront improvements
 Internal shop works



Description of listing:

Peddie and Kinnear 1857. 3-storey, 3-bay Italianate bank building. Ashlar with rusticated quoins and polished dressings. Plinth supporting pilastered and round arch moulded doorpiece; pilasters to paired round-headed ground floor windows with apron panels. Cill band to 1st and 2nd floors. Paired, pilastered round-arched windows in outer bays, similarly detailed single light in central bay of 1st floor. 2nd floor windows, bipartite in outer bays, single light in central with curved angles, set in squared panels. Very deep bracketed cornice, end stacks, slate roof.

Address: **Town Hall, Tolbooth Maybole**
 Conservation village: yes
 Listed building: Grade B listed
 Building at risk: no
 Key building: principal project



Comments:

The Town Hall is one of the principal projects, please refer to the individual report of this building and the work proposed to this building

Description of listing:

17th century rectangular-plan house with 3-stage tower, substantial additions 1887, to north, when converted to Town Hall. Of 17th century work only the Tower is little altered, originally 3 storeys, now 2, with crowstepped gable to south. Tall 1st stage to tower has 2 unusual semi-circular headed doors at ground level, irregularly spaced windows above with blind panel in moulded frame on north east face. Corbelled 2nd stage with boldly moulded frame to blind panel; top stage with cusped, Y-traceried, louvered belfry openings on each face; corbelled castellated parapet (restored 1812, dated on masonry); pyramidal roof capped with cast-iron brattishing. 1887 Town Hall extension to north east in Scottish Baronial manner. 2 storeys with 3 unequal bays to High Street. Door in central bay under moulded round-arched head. Heavily consoled, bracketed balcony to mullioned and transomed 1st floor tripartite with wall-head raised above to crow-stepped gable flanked by miniature corbelled turrets. Corbelled castellated parapet to outer bays. Circular angle turret at north east with conical slate roof, corbelled above ground floor. 2nd entrance, at head of steps, on north east elevation.

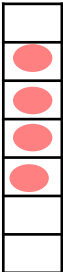
Address: **92-94 High Street, Maybole**
Conservation village: yes
Listed building: no
Building at risk: no
Key Building yes: part of civic hub around Town Hall



Comments:
Ground and first floor residential accommodation, located across from the Town Hall



- Potential works:**
- Paint façade
 - Roof repairs
 - Gutters & rainwater goods
 - Stonework/chimney repairs
 - Window replacement
 - Shopfront improvements
 - Internal shop works



Address: **88-90 High Street, Maybole**
 Conservation village: yes
 Listed building: Grade C
 Building at risk: no
 Key building: yes: part of civic hub around Town Hall



Comments:

Ground and first floor commercial property, located across from the Town Hall

Potential works:

Paint façade
 Roof repairs
 Gutters & rainwater goods
 Stonework/chimney repairs
 Window replacement
 Shopfront improvements
 Internal shop works



Description of listing:

Circa 1840. 2 storeys, 5 bays. Painted ashlar. Thin pilasters marking party wall (design originally continued to north). Band course over ground floor, now partially hidden by modern fascia; modern shop fronts. 5 1st floor windows, the 2 southern more widely spaced, all with architraves and panelled cills. Eaves course, cornice and blocking course. Straight skews, and stacks, slate roof

Address: **84 High Street, Maybole**
 Conservation village: yes
 Listed building: no
 Building at risk: no
 Key building: yes: part of civic hub around Town Hall



Comments:

Hardware store on ground and first floor extending into School Vennel. Located across from the Town hall

Potential works:

Paint façade
 Roof repairs
 Gutters & rainwater goods
 Stonework/chimney repairs
 Window replacement
 Shopfront improvements
 Internal shop works



Address: **2 School Vennel & 86 High Street, Maybole**
 Conservation village: yes
 Listed building: Grade C
 Building at risk: no
 Key building: yes: part of civic hub around Town Hall



Comments:

Traditional painted stone 3 storey building over three floors. Commercial property on the ground floor housing a café with two floors of residential property above, located across from the Town Hall

Potential works:

Paint façade
 Roof repairs
 Gutters & rainwater goods
 Stonework/chimney repairs
 Window replacement
 Shopfront improvements
 Internal shop works



Description of listing:

Late 18th/early 19th century. Corner houseblock 3 storeys, 3 bays to school vennel, 2-bay gable end to High Street. Harled with painted margins, gable end rendered. Central door, window flanking to right enlarged; 2 windows in each upper floor. Door in left gable end, enlarged window to right with 1 window above in each floor. Angle margins and eaves course painted, simply moulded skewputts, straight skews, end stacks, slate roof

Address: **76-78 High Street, Maybole**
 Conservation village: yes
 Listed building: no
 Building at risk: no
 Key building: no



Comments:

Vacant commercial accommodation on the ground floor with two floors of residential accommodation above. The commercial unit has been vacated recently and is in good repair with some traditional features retained.

Potential works:

Paint façade
 Roof repairs
 Gutters & rainwater goods
 Stonework/chimney repairs
 Window replacement
 Shopfront improvements
 Internal shop works



Address: **72-74 High Street, Maybole**
 Conservation village: yes
 Listed building: no
 Building at risk: no
 Key building: no



Comments:

Commercial accommodation on the ground floor with two floors of residential accommodation above.
 The commercial property is currently in use

Potential works:

Paint façade
 Roof repairs
 Gutters & rainwater goods
 Stonework/chimney repairs
 Window replacement
 Shopfront improvements
 Internal shop works

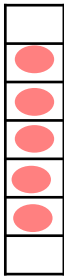


Address: 71-73 High Street, Maybole
Conservation village: yes
Listed building: no
Building at risk: no
Key building: no



Comments:
Commercial accommodation on the ground floor with two floors of residential accommodation above. Both commercial properties are in use

- Potential works:**
- Paint façade
 - Roof repairs
 - Gutters & rainwater goods
 - Stonework/chimney repairs
 - Window replacement
 - Shopfront improvements
 - Internal shop works



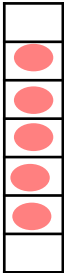
Address: **68-70 High Street, Maybole**
Conservation village: yes
Listed building: no
Building at risk: no
Key building: no



Comments:
Commercial accommodation on the ground floor housing used by the local council with two floors of residential accommodation above.



Potential works:
Paint façade
Roof repairs
Gutters & rainwater goods
Stonework/chimney repairs
Window replacement
Shopfront improvements
Internal shop works



Address: **67 High Street, Maybole**
Conservation village: yes
Listed building: Grade B
Building at risk: no
Key building: no

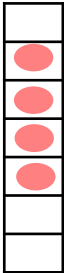


Comments:

The ground floor was previously a bank property which has only recently been vacated, with 2 floors of residential accommodation above. The property is in good condition.

Potential works:

- Paint façade
- Roof repairs
- Gutters & rainwater goods
- Stonework/chimney repairs
- Window replacement
- Shopfront improvements
- Internal shop works



Description of listing:

Earlier 19th century with additional rainwater heads dated 1875. 2 storeys and attic, 5 bays, 2 to north east more widely spaced. Painted ashlar. Shallow plinth, band course between ground and first floors, eaves course, mutule cornice and blocking course. 3 south western bays with central door under round arch, with fanlight, outer window of northern bays originally a door 5 sash windows in first floor. 3 piended dormers. Straight skews, later brick end stacks, slate roof.



Address: **64-66 High Street, Maybole**
 Conservation village: yes
 Listed building: no
 Building at risk: no
 Key building: no

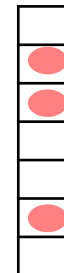


Comments:

Ground floor commercial property with residential above. The building is of modern brick construction

Potential works:

Paint façade
 Roof repairs
 Gutters & rainwater goods
 Stonework/chimney repairs
 Window replacement
 Shopfront improvements
 Internal shop works



Address: **61-65 High Street, Maybole**
 Conservation village: yes
 Listed building: no
 Building at risk: no
 Key building: no



Comments:

Ground floor commercial property with residential above. The building is of modern brick construction

Potential works:

Paint façade
 Roof repairs
 Gutters & rainwater goods
 Stonework/chimney repairs
 Window replacement
 Shopfront improvements
 Internal shop works



Address: **56-62 High Street, Maybole**
 Conservation village: yes
 Listed building: no
 Building at risk: no
 Key building: no



Comments:

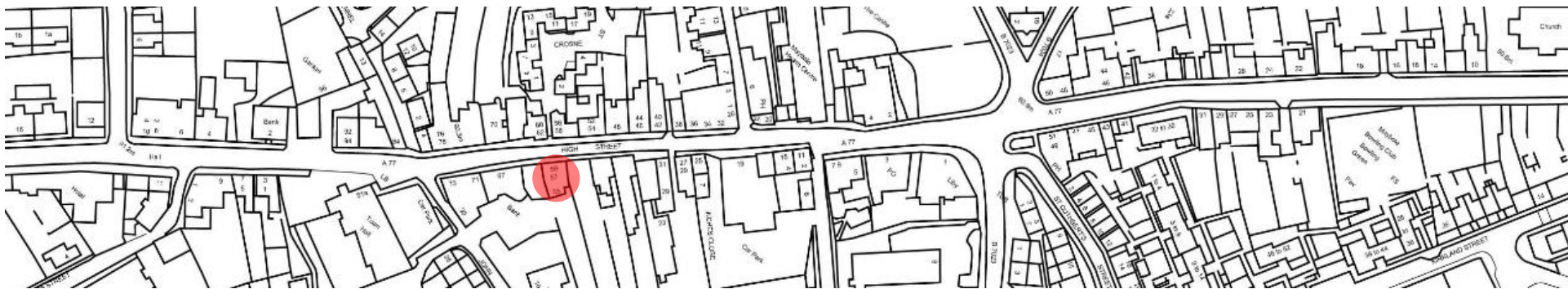
Commercial accommodation on the ground floor with two floors of residential accommodation above

Potential works:

Paint façade
 Roof repairs
 Gutters & rainwater goods
 Stonework/chimney repairs
 Window replacement
 Shopfront improvements
 Internal shop works



Address: 55-59 High Street, Maybole
Conservation village: yes
Listed building: Grade C
Building at risk: no
Key building: no. 59 Shop back into reuse

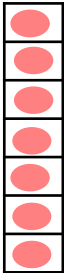


Comments:

Commercial accommodation on the ground floor with one floor of residential accommodation above. No 57 ground floor shop is vacant and in poor condition

Potential works:

- Paint façade
- Roof repairs
- Gutters & rainwater goods
- Stonework/chimney repairs
- Window replacement
- Shopfront improvements
- Internal shop works (no 59)



Description of listing:

Earlier 19th century. 2 storeys, 3 bays. Painted ashlar and margins. Pilastered ground floor with 3 central doors and shops in outer bays. 3 1st floor sash windows. Moulded eaves course slate roof.

Address: **52-54 High Street, Maybole**
Conservation village: yes
Listed building: no
Building at risk: yes
Key building: yes: property back into use



Comments:

Vacant and derelict property with commercial accommodation on the ground floor with two floors of residential accommodation above. The building is in very poor condition and open to the elements at the rear. This building comprises one of the key projects. A number of planning applications have been made with regards to the property.

This building comprises one of the principal projects. Please refer to section **4.4** for additional information



Address: **48-50 High Street, Maybole**
Conservation village: yes
Listed building: no
Building at risk: yes
Key building: **yes: property back into use**



Comments:

Vacant property with commercial accommodation on the ground floor with two floors of residential accommodation above. This building comprises one of the key projects

This building comprises one of the principal projects. Please refer to section **4.4** for additional information

Address: **43-47 High Street, Maybole**
 Conservation village: yes
 Listed building: Grade C
 Building at risk: no
 Key building: TBC



Comments:

Commercial accommodation on the ground floor with one floor of residential accommodation above. No 47 ground floor shop is vacant. The façade is in poor condition

Potential works:

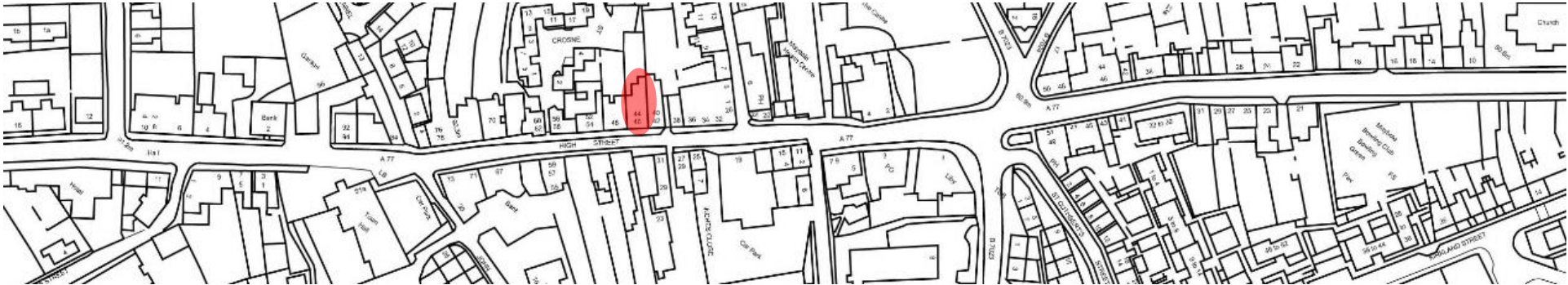
Paint façade
 Roof repairs
 Gutters & rainwater goods
 Stonework/chimney repairs
 Window replacement
 Shopfront improvements
 Internal shop works (no 57)



Description of listing:

Mid 19th century. 2 storeys, 4 bays. Painted ashlar. 3 central doors, middle one leading to 1st floor, band course above, shops flanking. 4 sash windows in 1st floor. Cornice, slate roof.

Address: **44-46 High Street, Maybole**
 Conservation village: yes
 Listed building: no
 Building at risk: no
 Key building: No 44 is principal project



Comments:

Commercial accommodation on the ground floor with two floors of residential accommodation above. The Community run charity is one of the principal projects: please refer to individual proposal document for additional information

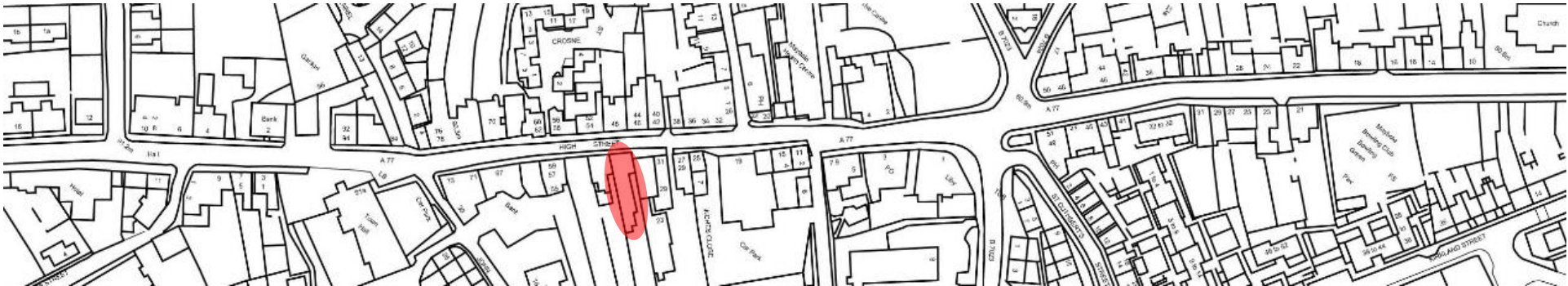
This ground floor shop comprises one of the principal projects. Please refer to the proposal for additional information

Potential works:

Paint façade
 Roof repairs
 Gutters & rainwater goods
 Stonework/chimney repairs
 Window replacement
 Shopfront improvements
 Internal shop works (no 44)



Address: **37-41 High Street, Maybole**
 Conservation village: yes
 Listed building: Grade C
 Building at risk: no
 Key building: no



Comments:

Commercial accommodation on the ground floor with one floor of residential accommodation above.

Potential works:

Paint façade
 Roof repairs
 Gutters & rainwater goods
 Stonework/chimney repairs
 Window replacement
 Shopfront improvements
 Internal shop works



Description of listing:

Mid19th century. 2 storeys, 3 bays. Painted ashlar. Modern shops at ground, 3 sash windows with cills to first floor. Straight skews, slate roof

Address: **38-40 High Street, Maybole**
 Conservation village: yes
 Listed building: no
 Building at risk: no
 Key building: no



Comments:

Commercial accommodation on the ground floor with residential accommodation above. Property in good repair

Potential works:

Paint façade
 Roof repairs
 Gutters & rainwater goods
 Stonework/chimney repairs
 Window replacement
 Shopfront improvements
 Internal shop works



Address: 33-35 High Street, Maybole
Conservation village: yes
Listed building: Grade C
Building at risk: no
Key building: no



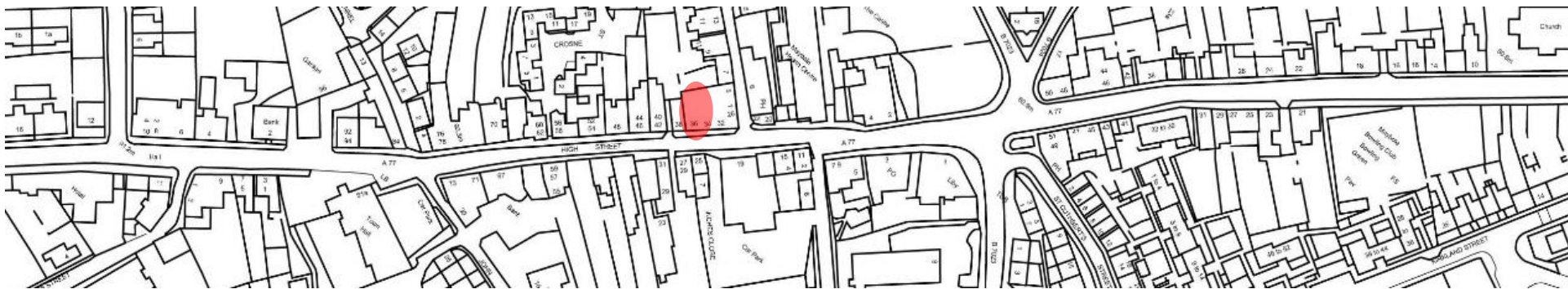
Comments:
Commercial accommodation on the ground floor with three floors of residential accommodation above.

- Potential works:**
- Paint façade
 - Roof repairs
 - Gutters & rainwater goods
 - Stonework/chimney repairs
 - Window replacement
 - Shopfront improvements
 - Internal shop works



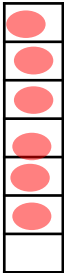
Description of listing:
Mid19th century. 3 storeys, 2 bays. Painted ashlar. 2 later shops in ground floor with continuous cornice above. Architraved windows in 1st and 2nd floors. Cornice and blocking course. 2 modern dormers, slate roof.

Address: 32-36 High Street, Maybole
Conservation village: yes
Listed building: Grade C
Building at risk: no
Key building: no



Comments:
Commercial accommodation on the ground floor with two floors of residential accommodation above.

- Potential works:**
- Paint façade
 - Roof repairs
 - Gutters & rainwater goods
 - Stonework/chimney repairs
 - Window replacement
 - Shopfront improvements
 - Internal shop works



Description of listing:
Mid19th century. 2 storeys and attic, 3 bays. Painted stugged ashlar and margins. Central door with fanlight and cavetto reveals flanked by shop door and window. Continuous band course over ground floor, covered by fascia over left bay. 3 12-pane sashes in 1st floor. Eaves band. 2 small flat-roofed dormers. End stacks and slate roof.

Address: 30 High Street Maybole
Conservation village: yes
Listed building: no
Building at risk: no
Key building: TBC

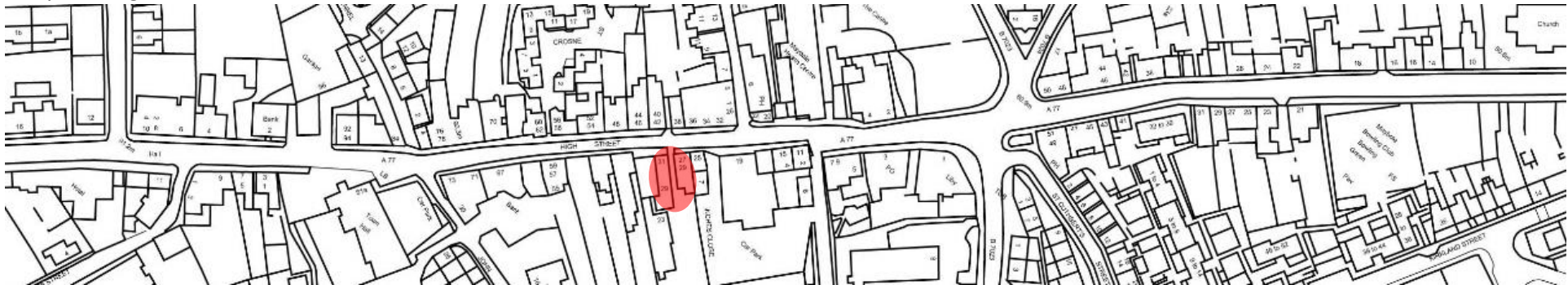


Comments:
Commercial accommodation on the ground floor with two floors of residential accommodation above.

- Potential works:**
- Paint façade
 - Roof repairs
 - Gutters & rainwater goods
 - Stonework/chimney repairs
 - Window replacement
 - Shopfront improvements
 - Internal shop works



Address: **27-31 High Street, Maybole**
 Conservation village: yes
 Listed building: Grade B
 Building at risk: no
 Key building: TBC



Comments:

Commercial accommodation on the ground floor with two floors of residential accommodation above. The façade above the commercial properties is in poor repair

Potential works:

Paint façade
 Roof repairs
 Gutters & rainwater goods
 Stonework/chimney repairs
 Window replacement
 Shopfront improvements
 Internal shop works



Description of listing:

Circa 1840. 3 storeys, 4 bays. Painted ashlar with contrasting dressings. Central basket-arched pend with flanking doors and modern shop windows. Continuous cornice between ground and 1st floors. Tall pilaster strips at outer angle. 1st and 2nd floor windows with architraves and panelled cills. Cornice, blocking course, 2 shouldered wall-head stacks. Slate roof

Address: **28 High Street, Maybole**
 Conservation village: yes
 Listed building: no
 Building at risk: no
 Key building: no



Comments:

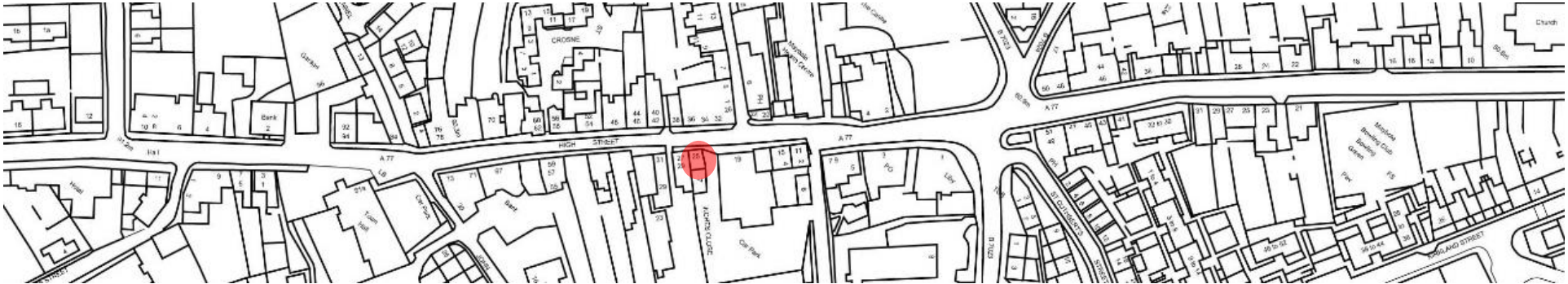
Commercial accommodation on the ground floor with two floors of residential accommodation above.

Potential works:

Paint façade
 Roof repairs
 Gutters & rainwater goods
 Stonework/chimney repairs
 Window replacement
 Shopfront improvements
 Internal shop works



Address: **25 High Street, Maybole**
 Conservation village: yes
 Listed building: no
 Building at risk: no
 Key building: no



Comments:

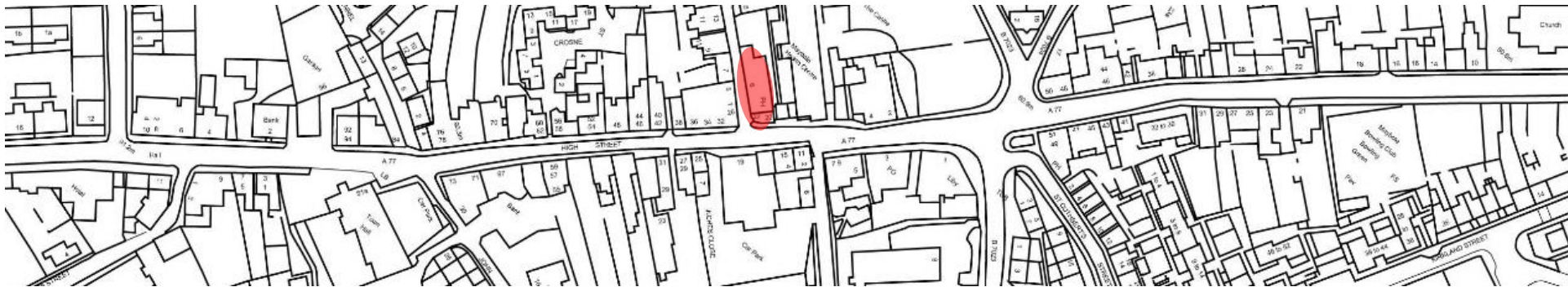
Commercial accommodation on the ground floor with single floor of residential accommodation above.

Potential works:

Paint façade
 Roof repairs
 Gutters & rainwater goods
 Stonework/chimney repairs
 Window replacement
 Shopfront improvements
 Internal shop works



Address: 20-22 High Street Maybole
Conservation village: yes
Listed building: no
Building at risk: no
Key building: no



Comments:
Commercial accommodation on the ground floor with single floor of residential accommodation above.



- Potential works:**
- Paint façade
 - Roof repairs
 - Gutters & rainwater goods
 - Stonework/chimney repairs
 - Window replacement
 - Shopfront improvements
 - Internal shop works



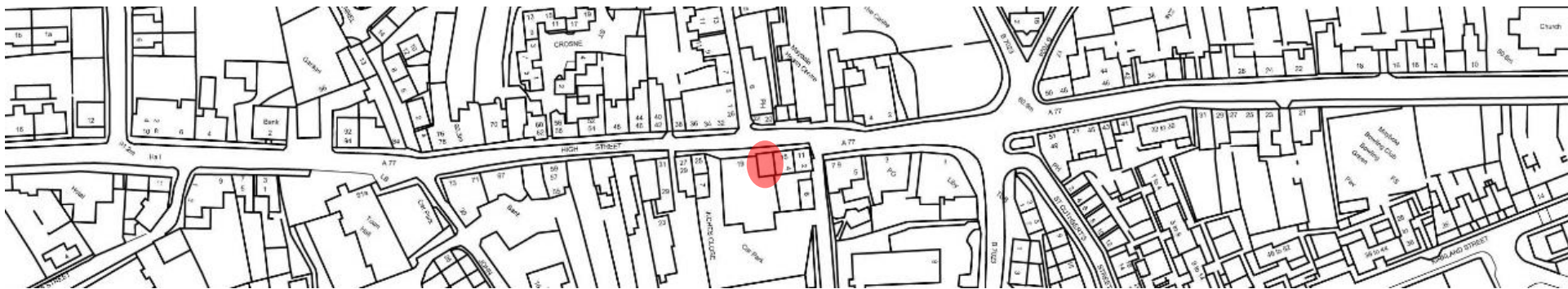
Address: 19 High Street, Maybole
Conservation village: yes
Listed building: no
Building at risk: no
Key building: no



Comments:
Two storey modern commercial property with ground floor projecting canopy

- Potential works:**
- Paint façade
 - Roof repairs
 - Gutters & rainwater goods
 - Stonework/chimney repairs
 - Window replacement
 - Shopfront improvements
 - Internal shop works

Address: 17 High Street, Maybole
Conservation village: yes
Listed building: no
Building at risk: no
Key building: no



Comments:
Single floor commercial property

Potential works:
Paint façade
Roof repairs
Gutters & rainwater goods
Stonework/chimney repairs
Window replacement
Shopfront improvements
Internal shop works



Address: 15 High Street, Maybole
Conservation village: yes
Listed building: no
Building at risk: no
Key building: no

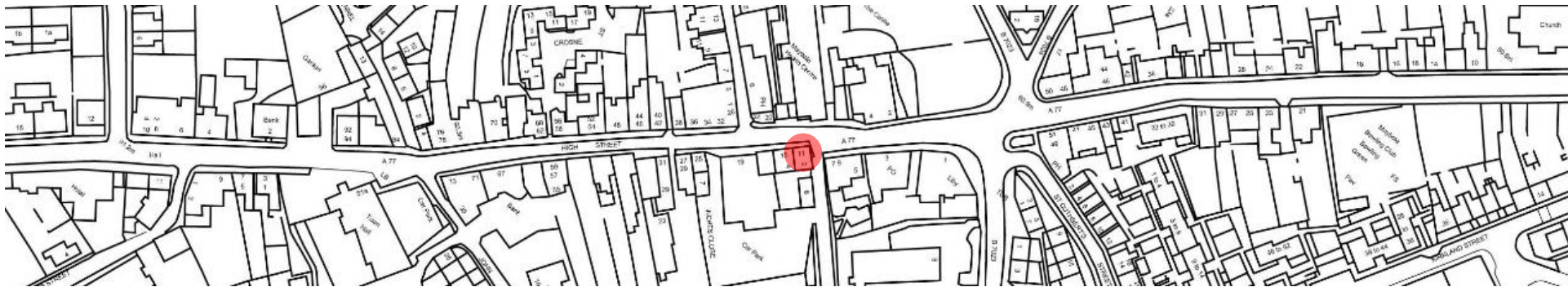


Comments:
Single floor commercial property.

- Potential works:**
- Paint façade
 - Roof repairs
 - Gutters & rainwater goods
 - Stonework/chimney repairs
 - Window replacement
 - Shopfront improvements
 - Internal shop works



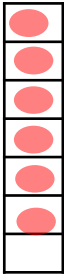
Address: 11 High Street, Maybole
Conservation village: yes
Listed building: no
Building at risk: no
Key building: no



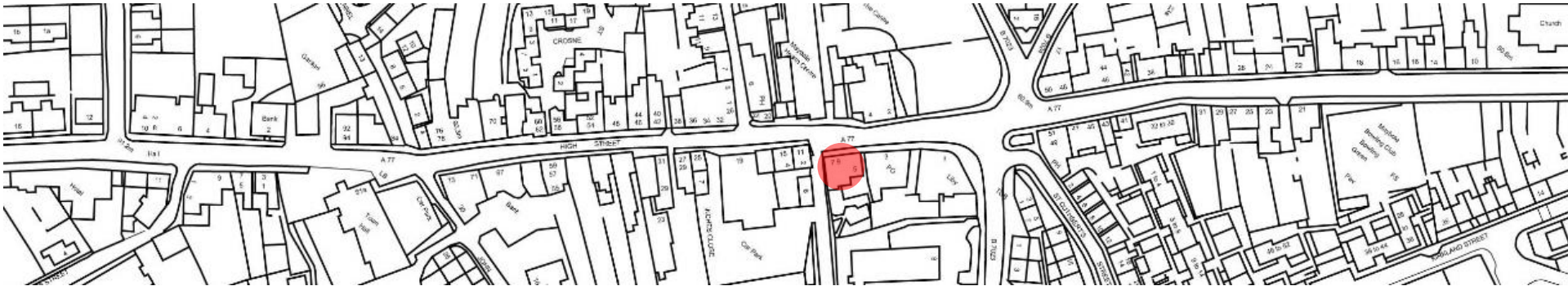
Comments:
Commercial accommodation on the ground floor with two floors of residential accommodation above.



- Potential works:**
- Paint façade
 - Roof repairs
 - Gutters & rainwater goods
 - Stonework/chimney repairs
 - Window replacement
 - Shopfront improvements
 - Internal shop works



Address: 5-9 High Street, Maybole
Conservation village: yes
Listed building: no
Building at risk: no
Key building: no

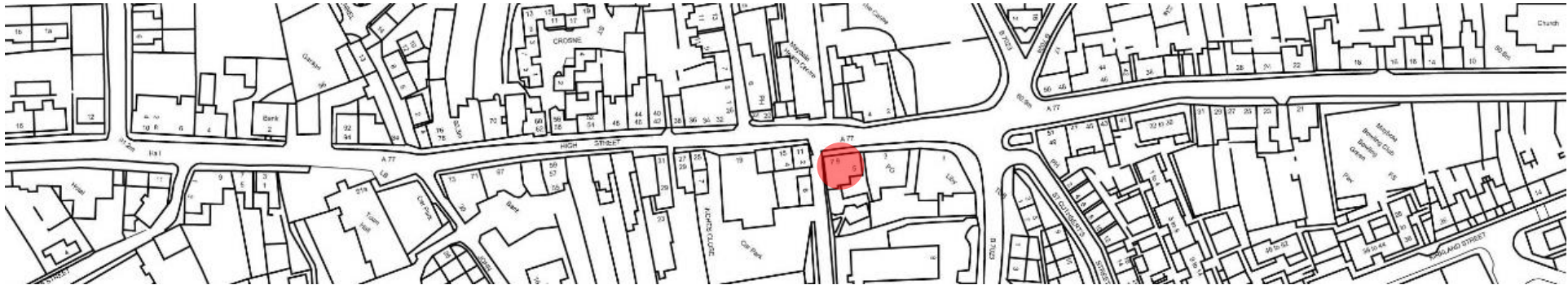


Comments:
Commercial accommodation on the ground floor with two floors of residential accommodation above. One of the commercial properties is vacant.

- Potential works:**
- Paint façade
 - Roof repairs
 - Gutters & rainwater goods
 - Stonework/chimney repairs
 - Window replacement
 - Shopfront improvements
 - Internal shop works



Address: **6 High Street, Maybole**
 Conservation village: yes
 Listed building: no
 Building at risk: no
 Key building: no



Comments:

Maybole health centre and hospital

Potential works:

Paint façade
 Roof repairs
 Gutters & rainwater goods
 Stonework/chimney repairs
 Window replacement
 Shopfront improvements
 Internal shop works



Address: **Maybole Castle**
 Conservation village: yes
 Listed building: Grade A listed
 Building at risk: no
 Key building: Principal project



Comments:

Maybole Castle is one of the principal projects, please refer to the individual report of this building and the work proposed to this building

Description of listing:

Probably 1st quarter of 17th century, enlarged in 19th century. L-plan 4 storey tower, the stair in the southern wing. Harled, with ashlar dressings, rubble-built 2- storey crowstepped, gabled extensions to south and west added prior to 1856. Entrance on north east elevation with door in simply moulded jambs, 1st floor windows irregularly placed, 1 on south east, 1 on north east elevation enlarged. 2nd floor with 2 windows to north east, 1 to south east. Large angle turrets corbelled out above 2nd floor, at north east and north west angles each with 3 windows, conical cap and finial. 2 attic windows to north east with 3 decorative semi-circles forming pediments, flank large wall-head stack; similarly detailed dormers on south west. Southern stair wing with corbelled top storey formerly prospect room with oriel window to south west. Crow-stepped gables, slate roofs. Rubble-built garden walls. Banded vermiculated gate piers with pyramidal caps supported ball feet.

Address: 3 High Street, Maybole (post office building)
Conservation village: yes
Listed building: Grade c
Building at risk: no
Key building: TBC



Comments:
Formally the post office with accommodation over two floors the area to the rear houses a sorting office/depot still in use by the post office

- Potential works:**
- Paint façade
 - Roof repairs
 - Gutters & rainwater goods
 - Stonework/chimney repairs
 - Window replacement
 - Shopfront improvements
 - Internal shop works



Description of listing:
Built 1913. 2 storeys, 4 bays, the southern wider, 2-bay extension to south. Snecked and stugged ashlar above granite plinth, polished dressings. Central architraved door with broken, segmental entablature and insignia GVR. Wide gabled bay to right, 2 transomed windows to left, 4-light, mullion and transom window to right with segmentally-headed upper lights. 3 1st floor windows with finialled, pedimented heads, 2 windows in gable end with decorative new-Jacobean heads. Crowstepped gables. Slate roof. Single storey, 2-bay extension to south with balustraded parapet.

Address: **1 High Street, Maybole (Carnegie Library)**
 Conservation village: yes
 Listed building: Grade c
 Building at risk: no
 Key building: TBC



Comments:

Carnegie Library Building with accommodation over two floors. The library is location on the ground floor with office space and flexible bookable rooms location on the first floor

Potential works:

Paint façade
 Roof repairs
 Gutters & rainwater goods
 Stonework/chimney repairs
 Window replacement
 Shopfront improvements
 Internal shop works



Description of listing:

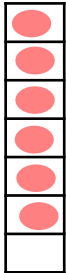
Office of James Kennedy Hunter, 1906; alterations and repairs 2001. 2-storey Scots Renaissance purpose-built library on prominent corner site; Venetian windows to 1st floor breaking broad, mutilated eaves cornice. Central pilastered doorpiece to High Street with 'CARNEGIE FREE PUBLIC LIBRARY' and arms above; flanking bays (altered 2001, formerly bipartite windows) that to L now entrance. Curved corner bay with 3 bipartites to ground; central 1st floor bipartite flanked by square pillars projecting beyond eaves with pyramidal caps on ball feet; cartouche with coronet between; conical slated tower on flat roof with weathervane. 3 bays to St Cuthbert's Road each with tripartite to ground and Venetian window above. Door to basement outer L. Battered base course to sloping ground on St Cuthbert's Road. Squared and snecked bull-faced pink sandstone; polished ashlar dressings.

Address: **49-51 Cassillis Road, Maybole**
Conservation village: yes
Listed building: no
Building at risk: no
Key building: no



Comments:
Ground floor traditional pub with accommodate above - at the time of writing the report works were being carried out to the property.

- Potential works:**
- Paint façade
 - Roof repairs
 - Gutters & rainwater goods
 - Stonework/chimney repairs
 - Window replacement
 - Shopfront improvements
 - Internal shop works

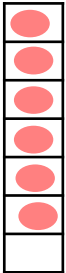


Address: **50 Cassillis Road, Maybole**
Conservation village: yes
Listed building: no
Building at risk: no
Key Building: no



Comments:
Commercial property on the ground floor with residential accommodation above

Potential works:
Paint façade
Roof repairs
Gutters & rainwater goods
Stonework/chimney repairs
Window replacement
Shopfront improvements
Internal shop works

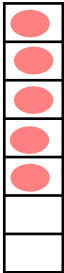


Address: **45-47 Cassillis Road, Maybole**
Conservation village: yes
Listed building: no
Building at risk: no
Key Building: no



Comments:
Private residence with accommodation over 2 floors, a GF shop front has been converted at some point

- Potential works:**
- Paint façade
 - Roof repairs
 - Gutters & rainwater goods
 - Stonework/chimney repairs
 - Window replacement
 - Shopfront improvements
 - Internal shop works



Address: **44-48 Cassillis Road, Maybole**
Conservation village: yes
Listed building: no
Building at risk: no
Key Building: no

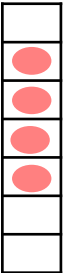


Comments:

Private residence with accommodation over 2 floors, a GF shop front has been converted at some point

Potential works:

- Paint façade
- Roof repairs
- Gutters & rainwater goods
- Stonework/chimney repairs
- Window replacement
- Shopfront improvements
- Internal shop works

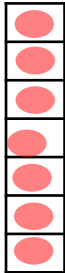


Address: **41-43 Cassillis Road, Maybole**
Conservation village: yes
Listed building: no
Building at risk: no
Key Building: no



Comments:
Ground floor commercial properties with two floors of residential accommodation located above. One of the commercial properties is vacant.

- Potential works:**
- Paint façade
 - Roof repairs
 - Gutters & rainwater goods
 - Stonework/chimney repairs
 - Window replacement
 - Shopfront improvements
 - Internal shop works (no. 43)

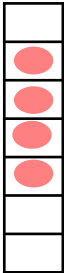


Address: **42 Cassillis Road, Maybole**
Conservation village: yes
Listed building: no
Building at risk: no
Key Building: no



Comments:
Residential accommodation

Potential works:
Paint façade
Roof repairs
Gutters & rainwater goods
Stonework/chimney repairs
Window replacement
Shopfront improvements
Internal shop works



Address: **38 Cassillis Road, Maybole**
Conservation village: yes
Listed building: no
Building at risk: no
Key Building: no



Comments:
Residential accommodation

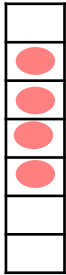
- Potential works:**
- Paint façade
 - Roof repairs
 - Gutters & rainwater goods
 - Stonework/chimney repairs
 - Window replacement
 - Shopfront improvements
 - Internal shop works

Address: **36 Cassillis Road, Maybole**
Conservation village: yes
Listed building: no
Building at risk: no
Key Building: no



Comments:
Residential accommodation

Potential works:
Paint façade
Roof repairs
Gutters & rainwater goods
Stonework/chimney repairs
Window replacement
Shopfront improvements
Internal shop works



Address: **34 Cassillis Road, Maybole**
Conservation village: yes
Listed building: no
Building at risk: no
Key Building: no

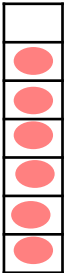


Comments:

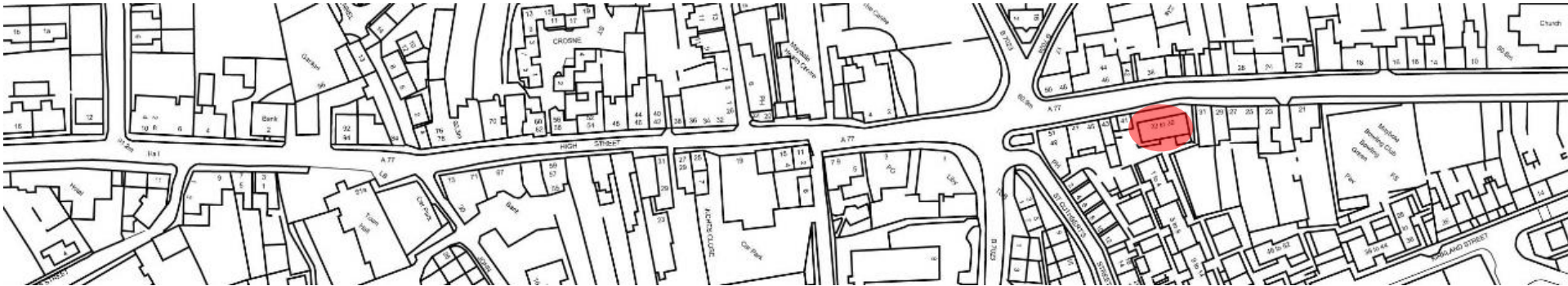
Vacant ground floor commercial property with two floors of residential accommodation located above

Potential works:

- Paint façade
- Roof repairs
- Gutters & rainwater goods
- Stonework/chimney repairs
- Window replacement
- Shopfront improvements
- Internal shop works (no 34)



Address: **33-39 Cassillis Road, Maybole**
Conservation village: yes
Listed building: no
Building at risk: no
Key Building: no



Comments:
Residential accommodation over two floors, modern construction with harled finish

Potential works:
Paint façade
Roof repairs
Gutters & rainwater goods
Stonework/chimney repairs
Window replacement
Shopfront improvements
Internal shop works



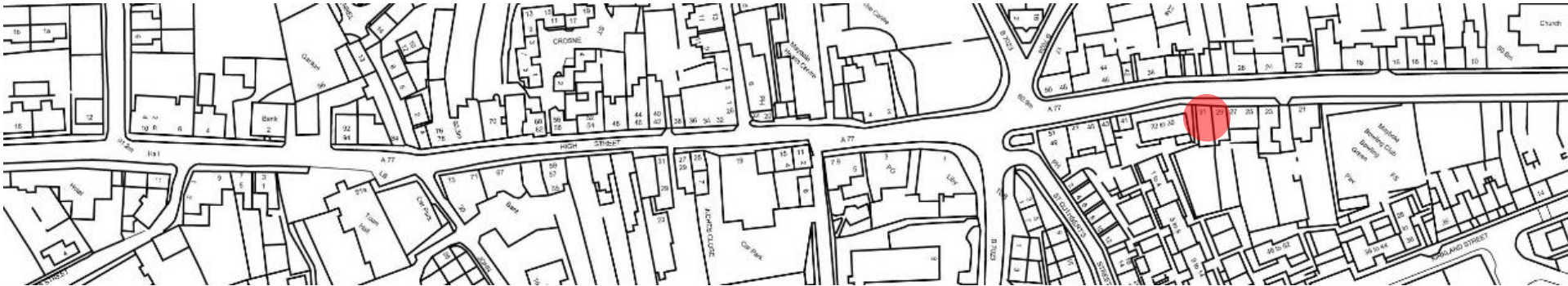
Address: **30-32 Cassillis Road, Maybole**
Conservation village: yes
Listed building: no
Building at risk: no
Key Building: no



Comments:
Private residential properties with accommodation over three floors

- Potential works:**
- Paint façade
 - Roof repairs
 - Gutters & rainwater goods
 - Stonework/chimney repairs
 - Window replacement
 - Shopfront improvements
 - Internal shop works

Address: **29-31 Cassillis Road, Maybole**
Conservation village: yes
Listed building: **Grade C**
Building at risk: no
Key Building: no



Comments:
Private residential properties with accommodation over three floors

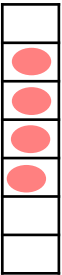
- Potential works:**
- Paint façade
 - Roof repairs
 - Gutters & rainwater goods
 - Stonework/chimney repairs
 - Window replacement
 - Shopfront improvements
 - Internal shop works

Address: **26 Cassillis Road, Maybole**
Conservation village: yes
Listed building: Grade C
Building at risk: no
Key Building: no



Comments:
Private residential property with accommodation over three floors

- Potential works:**
- Paint façade
 - Roof repairs
 - Gutters & rainwater goods
 - Stonework/chimney repairs
 - Window replacement
 - Shopfront improvements
 - Internal shop works



Description of listing:
Earlier 19th century. 2 storeys, 3 bays. Painted ashlar. Plinth. 2 Doric columns in antis frame central door. Cornice, blocking course, straight skews, brick end stacks, slate roof.

Address: **25-27 Cassillis Road, Maybole**
 Conservation village: yes
 Listed building: **Grade B**
 Building at risk: no
 Key Building: no

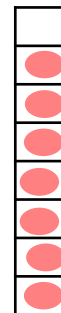


Comments:

Single ground floor commercial property with two floors of residential accommodation located above and three floors of residential accommodation to the other side of the building. The commercial property is currently vacant.

Potential works:

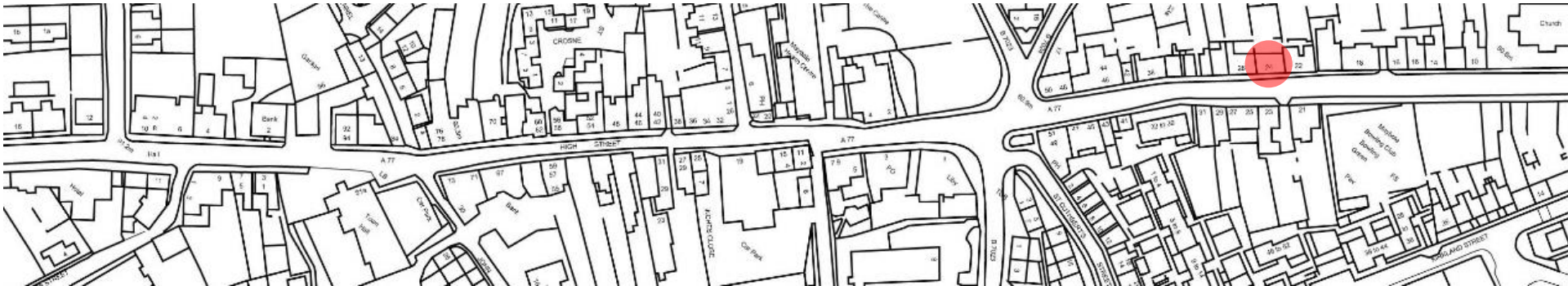
- Paint façade
- Roof repairs
- Gutters & rainwater goods
- Facia repairs
- Stonework/chimney repairs
- Window replacement
- Shopfront improvements
- Internal shop works (no 25)



Description of listing:

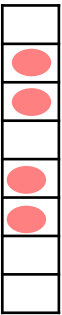
Circa 1840. 2 storeys, 3 bays. Painted ashlar. Plinth, band course between ground and 1st floors, full-height outer pilasters. Central door, with thin pilasters and consoled, corniced hood, additional door to left. 1 enlarged window to left, 12-pane sash window to right. 3 12-pane sash windows in 1st floor with architraves and bracketed panelled cills. Mutule cornice, blocking course. piended, canted dormers. Straight skews, end stacks. Slate roof.

Address: **24 Cassillis Road, Maybole**
Conservation village: yes
Listed building: Grade C
Building at risk: no
Key Building: no



Comments:
Private residential property with accommodation over two floors

- Potential works:**
- Paint façade
 - Roof repairs
 - Gutters & rainwater goods
 - Facia repairs
 - Stonework/chimney repairs
 - Window replacement
 - Shopfront improvements
 - Internal shop works



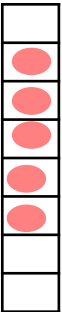
Description of listing:
Earlier 19th century. 2 storeys, 3 bays. Painted ashlar. Plinth, cill band to ground floor windows, moulded cill course to 1st floor; outer pilasters. Central door with margins, cavetto reveals and cornice. Mutule cornice, straight skews, brick end stacks. Slate roof.

Address: **23 Cassillis Road, Maybole**
Conservation village: yes
Listed building: Grade B
Building at risk: no
Key Building: no



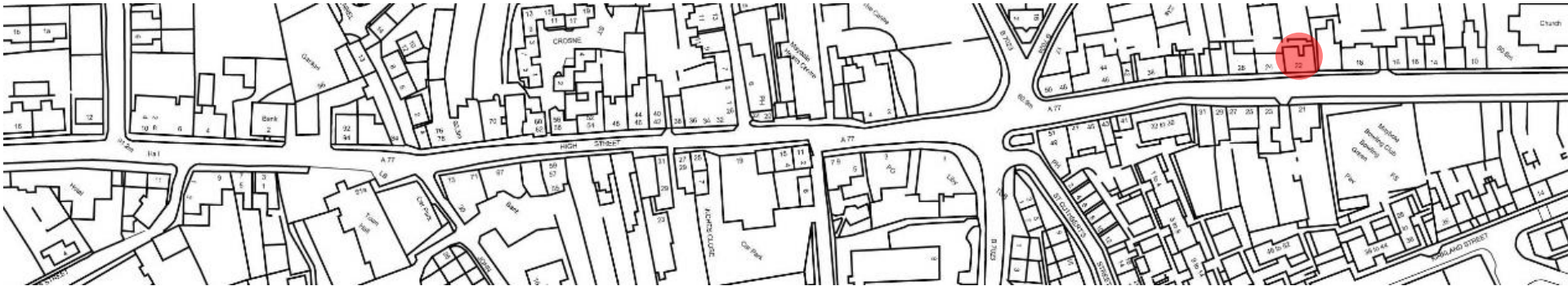
Comments:
Private residential property with accommodation over three floors

- Potential works:**
- Paint façade
 - Roof repairs
 - Gutters & rainwater goods
 - Facia repairs
 - Stonework/chimney repairs
 - Window replacement
 - Shopfront improvements
 - Internal shop works



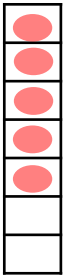
Description of listing:
Mid 19th century. 2 storeys and attic, 3 bays. Ashlar. Plinth. Door in right bay with thin pilasters and bracketed cornice; 2 windows to left, similarly detailed with apron panels. Band course between ground and 1st floor. 3 1st floor windows with segmental heads, lugged archtraves and apron panels. Cornice, blocking course, 1 piended canted dormer. Straight skews, end stacks, slate roof.

Address: 22 Cassillis Road, Maybole
Conservation village: yes
Listed building: Grade C
Building at risk: no
Key Building: no



Comments:
Private residential property with accommodation over three floors

- Potential works:**
- Paint façade
 - Roof repairs
 - Gutters & rainwater goods
 - Stonework/chimney repairs
 - Window replacement
 - Shopfront improvements
 - Internal shop works



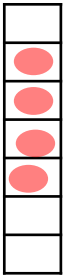
Description of listing:
Earlier 19th century. 2 storeys, 3 bays. Painted ashlar. Plinth. Central door; one blocked door to right. 2 12-pane sash windows in ground floor that on right enlarged. 3 12- pane sashes in 1st floor. Straight skews, end stacks. Slate roof.

Address: **21 Cassillis Road, Maybole**
Conservation village: yes
Listed building: no
Building at risk: no
Key Building: no



Comments:
Private residential property over 2 floors

Potential works:
Paint façade
Roof repairs
Gutters & rainwater goods
Stonework/chimney repairs
Window replacement
Shopfront improvements
Internal shop works



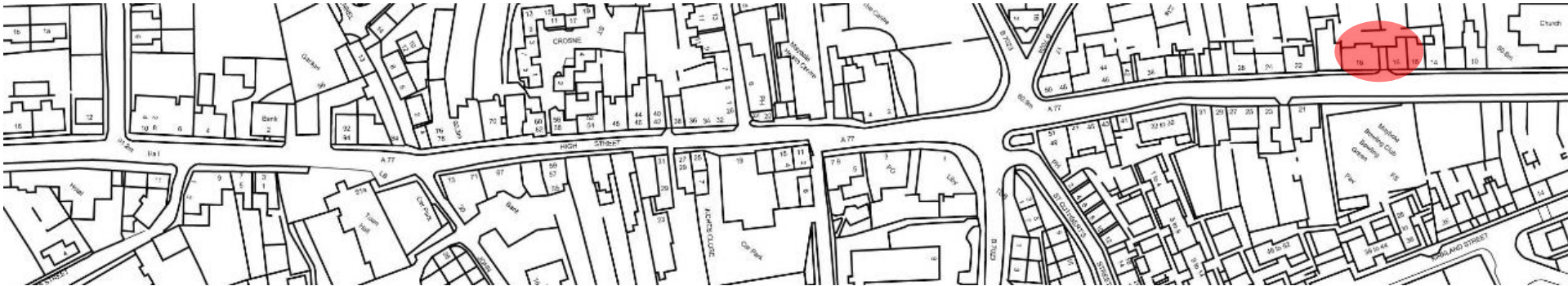
Address: 20 Cassillis Road, Maybole
Conservation village: yes
Listed building: no
Building at risk: no
Key Building: no



Comments:
Private residential property with accommodation over three floors

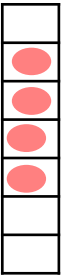
- Potential works:**
- Paint façade
 - Roof repairs
 - Gutters & rainwater goods
 - Stonework/chimney repairs
 - Window replacement
 - Shopfront improvements
 - Internal shop works

Address: **16-18 Cassillis Road, Maybole**
Conservation village: yes
Listed building: Grade B
Building at risk: no
Key Building: no



Comments:
Private residential properties with accommodation over three floors and access to rear courtyard and mews building

Potential works:
Paint façade
Roof repairs
Gutters & rainwater goods
Stonework/chimney repairs
Window replacement
Shopfront improvements
Internal shop works



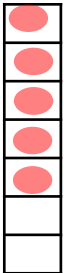
Description of listing:
Early 19th century pair of 2-storey and attic 5-bay houses inked by pend with single bay above. Pink sandstone ashlar. Plinth, band course over ground floor windows, cill band to 1st floor windows, eaves course and cornice. Each house with central door and fanlight flanked by 4 12-pane sash windows. 5 similar sashes in 1st floor. Basket-arched pend with pilasters; Venetian window above with quatrefoil decoration in spandrels. Straight skews with scrolled skewputts. 2 small dormers to each house, end and axial stacks, slate roof.

Address: 14 Cassillis Road, Maybole
Conservation village: yes
Listed building: Grade B
Building at risk: no
Key Building: no



Comments:
Private residential property with accommodation over three floors

- Potential works:**
- Paint façade
 - Roof repairs
 - Gutters & rainwater goods
 - Stonework/chimney repairs
 - Window replacement
 - Shopfront improvements
 - Internal shop works



Description of listing:
Early 19th century. 2 storeys and attic, 4 bays.
Painted ashlar. Plinth, band course over ground floor windows, cill band to 1st floor window. Door under round arch in outer right bay, 3 windows to left with modern glazing. 4 12-pane, sashes in 1st floor, right centre blind. 1 later painted, canted dormer.
Straight skews with scrolled skewputts, end stacks, slate roofs.

Address: **10-12 Cassillis Road, Maybole**
Conservation village: yes
Listed building: no
Building at risk: no
Key Building: no



Comments:
Private residential properties with accommodation over two floors

- Potential works:**
- Paint façade
 - Roof repairs
 - Gutters & rainwater goods
 - Stonework/chimney repairs
 - Window replacement
 - Shopfront improvements
 - Internal shop works

03 GENERAL ANALYSIS:

The existing high street is generally in a poor condition. The level of traffic on the main through route (the A77) in particular HGVs, churn up substantial levels of dirt, particularly in the winter months. Vacant commercial ground floor properties visually age quickly unless re-let, as there is no regular maintenance carried out.

The level of traffic compounded by narrow pavements with a number of significant pinch points make it both difficult and potentially dangerous for sectors of the local community to utilise the high street. This reluctance to use the high street compounded with lack of local parking, narrow roads and an availability of out of town parking at large superstores in nearby Ayr have made it challenging for local shops to sustain a viable business.

The proposed Maybole Bypass provides an opportunity to revitalise the high street and improve its visual appearance with a reduced level of HGV through traffic, however it will take time for the high street to be revitalised and consideration should be given to refurbishments that will provide flexible space that could be utilised in the short term for alternative uses

The proposal is to provide a number of funds that can be accessed by the local community that will provide assistance to improve the fabric and visual aspect of their properties.

04 PROPOSALS:

4.1 GENERAL IMPROVEMENTS: GENERAL FABRIC REPAIRS AND VISUAL ASPECT

4.2 GENERAL IMPROVEMENTS: SHOP FRONT IMPROVEMENTS

4.3 KEY BUILDINGS: SHOP REFURBISHMENT/ BACK INTO USE/RE-PURPOSED

4.4 KEY BUILDINGS: BUILDINGS BACK INTO USE

4.1 GENERAL IMPROVEMENTS: GENERAL FABRIC REPAIRS AND VISUAL ASPECT



There are 118 properties and approx. 75 buildings within the study area. Architectural style and building condition varies widely throughout the town however there are a number of common issues that could be addressed that would improve visual appearance and create a more cohesive town character, showcasing the historic nature of the town, restoring and revitalise the centre making it more attractive.

The proposal is to provide a fund which can be drawn on to provide financial support for:

1. Façade cleaning (post bypass)
2. Clearing plant growth from gutters
3. General roofing repairs to:
 - a. Slate roofs
 - b. Leadwork:
4. Repair, refurbishment, replacement of rainwater goods
5. Painting facades
6. Stone repairs, including stabilising chimneys & coping stones
7. Replacement windows & doors, replacement of UPVC with traditional timber formats where appropriate

Items 1 and 2 could be instigated as a town wide programme of co-ordinated work which would minimise disruption to road traffic and be efficient in the hire, or community purchase of machinery, equipment and labour.

4.2 GENERAL IMPROVEMENTS: SHOP FRONT IMPROVEMENTS



Traditional shopfront arrangement with fascia, signage, pilasters & security railings



Mixture of signage arrangements

Security shutters create a visual barrier when closed

There are 38 number of shopfronts within the study area, with a wide mixture of styles; some retaining more traditional shopfront arrangements with fascia, side pilasters and recessed doors, others have, or have retained few original features. In the main most have security shutters; roller shutters or similar with an array of different signage. A number of Ground floor units have been converted into residential properties with others laying vacant.

The proposal is to provide a general fund which can be drawn on to provide:

1. Façade Cleaning: post bypass
2. General shop front repairs
3. Paint decoration
4. Reinstatement/ enhancement of traditional features
5. Traditional shop front windows where appropriate
6. Replacement security grills – alternative to roller shutters where appropriate
7. Replacement signage

4.3 KEY BUILDINGS: SHOP PREMISES INTERNAL REFURBISHMENT/ BACK INTO USE

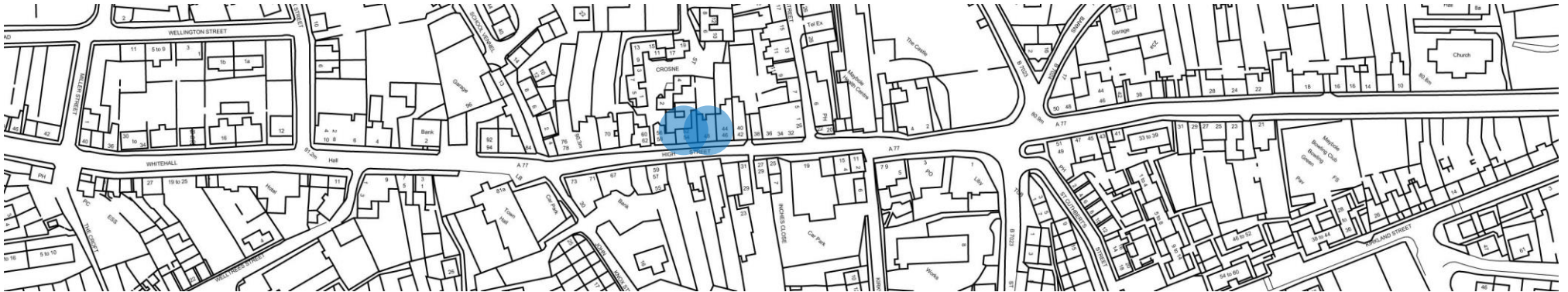


There are a number of vacant shop units in the study area, some are in relatively good condition having been only recently vacated; others appear to be more dilapidated potentially requiring both internal and external upgrade. In addition some of the shop units currently in use are in a poor condition internally and require to be upgraded with new services (wiring & heating)

The proposal is to provide a general fund which can be drawn on to provide:

1. External refurbishment
 - a. Shopfronts
 - b. Decoration
2. Internal modernisation:
 - a. Electrics & Heating
 - b. Internal walls & surfaces

4.4 KEY BUILDINGS: BUILDINGS BACK INTO USE



52-54 High Street



48-50 High Street

Reinstate commercial premises on ground floor with residential or linked office/storage accommodation above

4.4.1: PROPOSAL 48-50 HIGH STREET

No. 48- 50 (not listed, but on at risk register)

The building whilst vacant seems to be in relatively sound condition comprising of a larger ground floor shop premises with large garden to the rear and two floors of accommodation above. The upper accommodation is accessed directly from the high street via a main door. The building is located centrally within the high street

Owner: Mr Grant Allan, 63 Monument Road, Ayr.

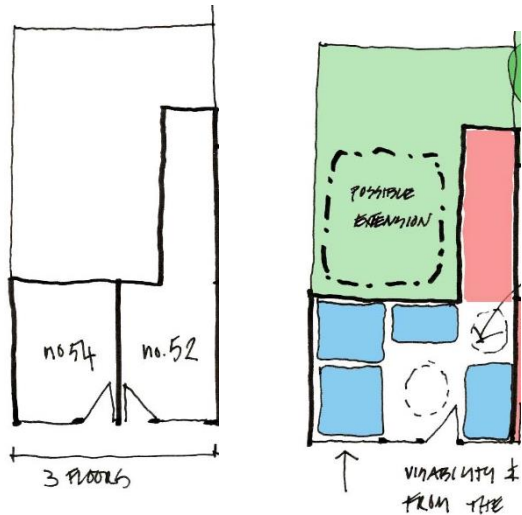
The proposal is to provide financial assistance to make the building wind & watertight where required, refurbish the shop front, modernise internally with new electrics, heating & repair internal surfaces to make it an attractive proposition for a business on the ground floor and accommodation above Alternative uses for the ground floor shop such as a: healthcare base (treatment room etc.) office space/local authority base etc. should also be considered in the short to medium term should there be low demand for retail units. There is a potential for the rear garden space to be linked in some manner and utilised in part by the retail unit.

Proposals:

- Minor repairs to slate roof, chimney, copes, leadwork gutters & rainwater goods to ensure in sound condition
- Clean and paint façade
- Refurbish existing traditional windows
- Replacement shop front windows and external doors
- New shop front signage
- General internal modernisation throughout building: wiring heating plumbing etc..



4.4.2 PROPOSAL 52-54 HIGH STREET



Nos. 52 & 54 (not listed, but on at risk register)

This building is derelict, open to the elements at the rear of the property and in very poor condition, and will require to be substantially rebuilt. The ground floor comprises of two small commercial properties with two floors of accommodation above. The building is fenced off to the rear and it is unsafe to enter the property to establish original layout and true condition. The upper floors were previously accessed from the garden/ rear of the property, however the rear portion of the building has been part demolished.

The proposal is to retain as much of the original building as possible, rebuild the rear façade and replace the roof throughout utilising as much reclaimed original material as possible. The internal fabric: finishes, services, surfaces, windows and structure (where required) to be stripped and replaced throughout and provide new vertical circulation stair. New electrics, heating, plumbing and services throughout to make the building energy efficient and an attractive proposition for both commercial and residential use. Consideration should be given to combining the ground floor shops to create a larger premises whilst retaining the more traditional shop front façade, with the ability to revert them back to two smaller premises in the future. Whilst planning permission has been granted to extend the property to the rear, this is not included within the proposals.

Alternative uses for the ground floor shop such as a: healthcare base (chiropody, treatment room etc.) local authority office space/base etc. should also be considered in the short to medium term should there be low demand for retail units. There is a potential for the rear garden space to be linked in some manner and utilised in part by the retail unit.

Proposals:

- Rebuild existing rear façade and stabilise front façade and chimneys where required
- Planning permission exists for an extension to the rear of the property
- New slate roof, copes, leadwork gutters & rainwater goods utilising existing retained materials where possible
- New internal floor structure, stairs, insulation, finishes & fixtures throughout
- New services throughout: plumbing, heating electrics
- New windows and dormer windows throughout
- Replacement shop front windows and external doors & security grilles
- New shop front signage
- Paint front façade and shop front