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Head of Planning and Economic Development  
P O Box 26191  
Kilmarnock  
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Dear Sir,

### **Application**

**16/0382/LB: Former Ballochmyle Creamery, Mauchline:**

**Proposed conversion of Listed Building to form 12 residential units and erection of 4 detached houses as enabling development.**

Thank you for consulting AHSS. This building is a rare example of an early 20th century industrial building attached to part of the original watermill building. It has hints of Art Deco and European in style, with fine detailing using famous local Ballochmyle red sandstone, with much of the interior being white glazed bricks and tiles for walls and door/window surrounds.

When the main building was developed in 1911, considerable care was taken in forming a landscaped garden setting, perhaps with a nod to Bourneville or Port Sunlight. Two smaller buildings are also of note, the entrance porch-room to the green-house and the exquisite small 'summer-house' on the riverbank, built as 2 storeys to allow floodwater to run below.

Some modern buildings have recently been demolished and have damaged the ornamental pond, also included in the Listing. These B Listed Buildings are classified at High Risk. The main building is fairly well secured, but the roof requires attention.

The submitted Building 'Survey' is out of date and inadequate, being dated November 2004. A soil contamination investigation was carried out in 2007. It highlighted high levels of nickel contamination at the north end of the site: the dump of optical equipment being still visible at the edge of the river bank there.

It is doubtful whether a case could ever be made for enabling development on site to fund restoration/conversion. No costings have been submitted; nor it appears were there any submitted when development was approved in 2005 (05/0596). That consent for the same development as the current application has expired; a further application for a time extension (11/0726/PP) was withdrawn before determination.

The site selected for enabling development appears to be unsuitable, due to contaminated ground ( decontamination being difficult and costly beside the river bank). The banking behind the proposed location for 4 houses is also well wooded, the trees being covered by a Tree Preservation Order. Their roots will extend on to this part of the development site, limiting any potential development area.

The whole area between the Mill buildings and the river is also subject to 1: 200 flood risk which shows that inundation could extend right up to the front elevation of the main buildings.

The site therefore has many physical restrictions for enabling development as currently proposed.

This site is of historical and architectural interest. If feasible, options should be explored to investigate whether parts of the Creamery could be retained and converted. If this is not feasible, it could be classed as a brownfield site; but hopefully retaining the 2 small buildings and evidence of the industrial archaeology of the site and its previous functions.

The cleared area in front of the Managers House ( this building and outhouse being under separate ownership) is perhaps one of the few suitable areas for perhaps 2 enabling houses. However that site is constrained by the presence of the lade ( which must be retained); also blocking of aspect for the Managers House; and development there would also be to the detriment of the setting of the other Listed Buildings.

The building could now only be saved in parts with some limited enabling development.

This Society suggests, as does Simon Montgomery of HES, that further information is required.

We would recommend a site visit between all interested parties and would like to be involved at that stage.

It may be that the building cannot be saved, so we would draw your attention at this early stage, to the potential need to save and recycle the very fine materials used for window openings, cills etc and the white glazed bricks & tiles for interior finish in the creamery. These materials Ballochmyle Red sandstone quarried just near this site and what appear to be Shanks sanitary glazed items are now irreplaceable so have great conservation value.

Please keep the Society informed about any progress with the above matters.

Yours faithfully,

(Mrs) Audrey R Gardner,  
Chairman. Cases Panel. Strathclyde Group.