

JOHN FINNIE STREET AND BANK STREET, KILMARNOCK CONSERVATION AREA APPRAISAL

March 2006



1 INTRODUCTION

Purpose of the Appraisal

- 1.1 The purpose of this Conservation Area Appraisal is to bring forward proposals for the preservation and enhancement of the John Finnie Street and Bank Street, Kilmarnock, Outstanding Conservation Area. Section 63 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 states that *“it should be the duty of the planning authority to formulate and publish, from time to time, proposals for the preservation and enhancement of any parts of their district which are Conservation Areas.”*
- 1.2 Conservation Areas were introduced by the 1967 Civic Amenities Act and the Planning (Listed Buildings and

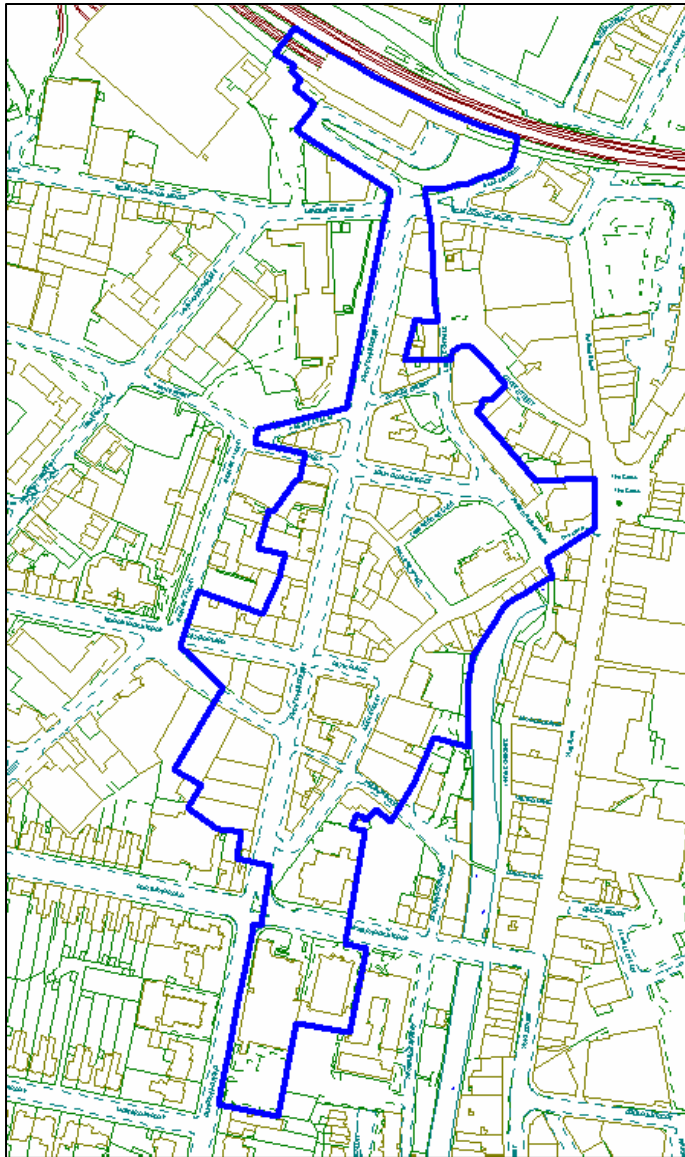
Conservation Areas) (Scotland) Act 1997 sets out the Scottish Ministers and Local Authorities duty and procedures for identifying and designating Conservation Areas. Section 61 of the Act defines a Conservation Area as *“an area of special architectural or historic interest, the character of which it is desirable to preserve and enhance.”*

- 1.3 Local Authorities are required to periodically determine which parts of their area merit additional statutory protection to ensure that any new development pays respect to or enhances their character. Conservation areas can be safeguarded and enhanced through the following:
- Control over demolition of buildings and structures;
 - Control over the lopping and felling of trees;
 - Defining the characteristics which need to be protected, including the space between buildings;
 - Financial assistance, where appropriate, for works of repair or restoration;
 - Appropriate controls over advertising;
 - The implementation of enhancement schemes.
- 1.4 Once a Conservation Area has been designated, Local Authorities are required to formulate and publish proposals for the preservation and enhancement of those areas in order to protect them from development which would adversely affect their setting or character.
- 1.5 The designation as a conservation area does not place a ban on new development within its boundaries and should be seen as a positive step towards the protection and enhancement of an area. However, new development will normally only be granted planning permission if it can be demonstrated that it will not harm the character or appearance of the Conservation Area and that it abides by any policies, proposals or guidance from the Planning Authority for the Conservation Area. A list of relevant planning policies contained in the East Ayrshire Local Plan (adopted April 2003) is included as Appendix 1.

- 1.6 Normally the types of that are indicated in the Town and Country (General Permitted Development Order) (Scotland) Act 1992 do not require planning permission. However, within a Conservation Area certain Permitted Development Rights are excluded. The Permitted Development Rights excluded in Galston are detailed in Appendix 2.
- 1.7 National Planning Policy Guideline 18: Planning and the Historic Environment states that Character Appraisals are a useful tool as they can help identify and promote development opportunities to enhance the Conservation Area while protecting it from inappropriate development. It is also an important means for informing groups or individuals interested in Conservation Areas and the public of those characteristics and features that must be preserved and enhanced.
- 1.8 The appraisal will also allow an assessment of the Conservation Area boundary and, if necessary, propose an alteration or extension to the existing boundary.
- 1.9 A Conservation Area Appraisal supplements the Local Plan. It is also a material consideration when considering planning applications for development within the Conservation Area. Planning applications should be accompanied by a supporting statement that demonstrates how the proposal has taken into account the character of the area as identified in this appraisal.
- 1.10 The appraisal was carried out in June and July 2005.
- Designation
- 1.11 The John Finnie Street and Bank Street, Kilmarnock, Outstanding Conservation Area was designated in December 1984 and amended in December 1994. The area was designated as 'Outstanding' by Scottish Ministers in April 1989.

Location and Boundary

- 1.12 The John Finnie Street and Bank Street Outstanding Conservation Area is located within the town centre of Kilmarnock, the largest town in East Ayrshire and the area's main commercial and industrial centre. The Conservation Area is centred on John Finnie Street, (which comprises a portion of the one-way system around the town centre), and Bank Street, one of the oldest streets within the settlement, which together with Cheapside emanates from the Cross and terminates at the base of John Finnie Street. The Conservation Area also includes Dunlop Street, College Wynd, Low Church Lane, Bank Place and portions of West George Street, Nelson Street, Grange Place, Grange Street, John Dickie Street, St Marnock Street and Dundonald Road. A map showing the extent and location of the Conservation Area is shown below and a full list of properties in the Conservation Area is included in Appendix 3.

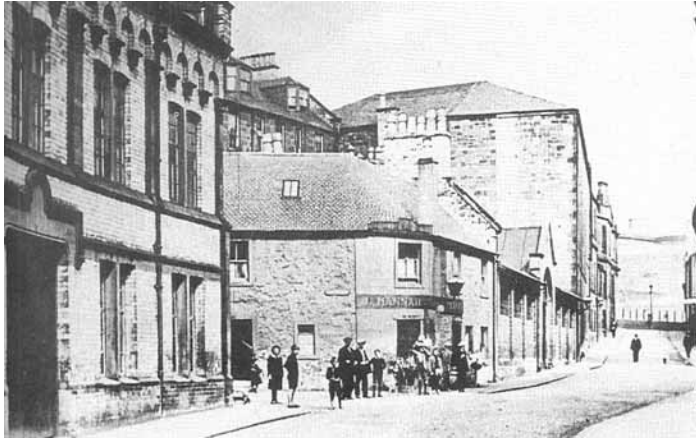


John Finnie Street & Bank Street Outstanding Conservation Area

2 HISTORY AND DEVELOPMENT

See Appendix 7 for Historic Maps of Kilmarnock, dating back to 1819.

- 2.1 Kilmarnock was a trading centre and focal point for the surrounding rural area long before it was created a Burgh of the Barony in 1591.
- 2.2 The town developed around the Laigh Kirk, the site where it is said Mernoc established his church in the 7th century. The Laigh Kirk is located in Bank Street, originally Kirkhaugh and the street was developed on a part of the original burial ground which sloped gently down to the bank of the Kilmarnock Water. A stone on the outside of the present church tower bears the date 1410, but it is likely that only the base of the tower is as old as this. The upper part probably dates from the late 16th century. The gilded weathercock was put there in 1721 and the bell was installed in 1853. The foundation stone of the main part of the church was laid in 1802 as the previous building was demolished following the deaths of 29 people while attending a divine service in October 1801.
- 2.3 Cheapside, which connects Bank Street to the Cross, has been in existence since the middle of the 16th century and was originally established as a location for market traders.
- 2.4 College Wynd, named after a college which was established near the Laigh Kirk following a Scottish Parliament decision in 1646 that every parish should have a school or college, is another of the oldest streets in Kilmarnock. The college was destroyed by fire in the middle of the 18th century but the name remains. The building on the corner of College Wynd and Bank Street has a stone dated 1821 in the gable facing College Wynd.



Historical photo, Strand Street

- 2.5 Kilmarnock's transformation from small burgh town to prosperous county town took place during the Industrial Revolution. Previously known for cottage industries such as weaving and bonnet making, the town grew rapidly in the 19th century as road and rail links to Glasgow, the ports on the coast and south to Carlisle improved. These road and rail links confirmed Kilmarnock's rise as a manufacturing, commercial and agricultural centre as local industries were able to manufacture and export their wares quickly, easily and cheaply. Kilmarnock became an attractive location for industrialists, entrepreneurs and workers.
- 2.6 From 1801 to 1901 Kilmarnock's population grew from 8,079 to 34,165.
- 2.7 By the end of the nineteenth century tanning and shoemaking, carpet weaving, engineering, woollen manufactures, distilling, coal working and tile manufacturing were thriving industries in the burgh, many of them having sprung from the proximity of the Ayrshire coalfield which was developed for the first time in the previous century.



John Finnie Street circa 1864



John Finnie Street circa 2005

- 2.8 The growth in population and commerce required some restructuring of the town's overcrowded core area and the town expanded and spread away from its overcrowded centre. As prosperity increased the Town Council grew ambitious and the first two decades of the 19th century saw many older properties cleared and new streets laid out while there was also a great deal of infilling to other areas.
- 2.9 These new streets, such as Bank Place, King Street, and Portland Street provided a more spacious and hygienic environment and quickly attracted the professional classes.
- 2.10 John Finnie Street, another one of the new streets to be developed reflected Kilmarnock's rise in wealth and civic pride with its grand buildings, opened in 1864. It was originally developed, through what were largely backlands and gardens, to provide the proper image to disembarking rail travellers and it is now an unusually complete surviving example of a planned 19th century urban thoroughfare. The street was designed by William Railton, a prolific local architect, and was named after the Kilmarnock-born industrialist who provided funding for its development.
- 2.11 The late 19th century saw further development within the historic core of the town. John Walker & Son Ltd built a series of bonded warehouses in Strand Street, a number of which survive. While King Street continued to develop as the town's commercial and retail centre.
- 2.12 By the 20th century Kilmarnock was a boom town that enjoyed full employment and a range of internationally famous industries, such as Johnnie Walker, Saxone, Glenfield & Kennedy. However, this time period also saw massive redevelopment within the town centre, including the destruction of numerous historic buildings, vast alterations of the street layout and resultant infill that detracted from the amenity and character of the area. However, many of the old buildings survive within the John Finnie Street and Bank

Street Outstanding Conservation Area and the area has been able to retain its historic character.

- 2.13 Environmental improvement schemes in the late 1990s saw upgrading throughout the town centre and including Bank Street in terms of high quality road pavements, street lighting and other street furniture and amenity features.

3 CHARACTER AND APPEARANCE

Setting

- 3.1 Kilmarnock is located at a natural crossroads at the western end of the Irvine Valley and on the historic road from Glasgow to Ayr. The John Finnie Street and Bank Street Outstanding Conservation Area is located within and adjacent to the historic core of the town.

Topography

- 3.2 The John Finnie Street and Bank Street Outstanding Conservation Area occupies a slightly sloping site running up to the base of Mount Pleasant, the hill that dominates the northern side of the town centre. The Railway line and 23 span Viaduct, part of the proposed extension to the Conservation Area, forms a definite edge to the northern part of the town centre. While a stretch of the Kilmarnock Water, behind Bank Street, traverses the town centre and forms the eastern edge to a portion of the existing Conservation Area.

Street Pattern



John Finnie Street and Bank Street

- 3.3 Streets within the Conservation Area are a combination of some of the oldest and most historic streets in Kilmarnock and some Victorian era additions, which are distinguished by their straight lines. Bank Street and John Finnie Street form twin spines for the Conservation Area, with most of the other streets within it bisecting one or both of these streets.
- 3.4 The irregular street pattern of Bank Street and surrounding streets such as Strand, Croft, Cheapside, College Wynd and Low Church Lane provide a sharp contrast to the planned geometry and straight lines of John Finnie Street and King Street.

Character Areas

- 3.5 There are two historically and architecturally distinct areas within the Conservation Area: John Finnie Street; and the Laigh Kirk, Bank Street and Strand Street.
- John Finnie Street: A superb and unusually complete example of a Victorian planned street. The distinctiveness of the street is defined by its largely uniform use of quality building materials such as red sandstone. The scale and character of the street contrasts with the rest of the town.
 - Laigh Kirk, Bank Street and Strand Street: This area comprises the post-medieval core of the town. Although made up of largely 19th century buildings the original, irregular medieval street plan is adhered to and is the defining characteristic of this part of the Conservation Area.

Buildings and Townscape

- 3.6 There are a wide range of buildings and styles within the Outstanding Conservation Area. Buildings range from grand French Renaissance style industrial warehouses to gothic influenced churches in contrast to the considerable uniformity of John Finnie Street.
- 3.7 Reflecting Kilmarnock's rise to prominence and wealth, the majority of buildings within the Outstanding Conservation Area date from 19th century. Individual buildings within each of the streets of the Conservation Area contribute positively to its overall character and appearance.
- 3.8 Whilst the Conservation Area contains a number of distinguished buildings it is important to stress that it is not only the listed buildings that contribute character to the Conservation Area but the combined effect of all the buildings in the streetscape which contribute to its designation.



Nos 39 and 41 John Finnie Street

- 3.9 **John Finnie Street**, is easily the most stimulating street in the town architecturally. While it depends less on a uniform architectural style than a consistent application of materials and scale to achieve its affect and sense of cohesion, the street does contain many fine buildings and provides a grand thoroughfare for the town.
- 3.10 Properties within the street were typically developed to contain shops on the ground floor with a mixture of commercial and flatted premises above, a pattern that largely survives. Buildings are predominantly constructed in locally quarried red sandstone, although rear elevations contain local brick, which is usually buff with some reds and porcelain faced examples are also present.
- 3.11 The majority of John Finnie Street is now a category A-listed group, with many buildings listed individually at categories B and C(s). The most notable buildings include:-

- **Nos 2 and 4:** The Former Ossington Temperance Hotel, constructed in 1883, this French Renaissance style building, (including 26 West George Street), is especially prominent at the head of John Finnie Street and to those entering the town from the railway station.
- **Nos 6 - 14:** the former Italianate style opera house, built in 1874 and which originally accommodated 1500 people. Father and son team James and Robert Ingram designed the building, which later traded as a church, auction house, pub and nightclub. Only the façade is left today after a fire destroyed the building in the late 1980s. The site is now the subject of an (approved) planning application for a hotel development.
- **Nos 16 – 28:** a 3-storeys and attic, eight-bay French Renaissance commercial building (1880) with elaborate architectural detailing including carved pilasters to central bays and shallow advanced end pavilions designed by Robert Ingram.



Gothic revival detailing at Nos 58 – 62 John Finnie Street

- **Nos 30 – 38:** an elaborate Renaissance style structure designed by Robert Ingram and built in 1895. It contains an imposing 4-storey polygonal tower.
- **Nos 58 – 62:** originally built as the Oddfellows Hall in 1889, it shows gothic details. It was designed by Gabriel Andrew.

- **Nos 72 – 84:** designed by William Railton, this building shows Greek Revival details.
- **Nos 100 - 106:** also known as 'Smith's Building', it was constructed in an Italianate style in 1876 and possibly designed by James Ingram.
- **Council Offices (Including former Council Chambers):** originally called the Wallace Chambers built for the Messrs William Wallace & Co, and taken over by Johnnie Walker's and then by Kilmarnock & Loudoun District Council the building is a large free renaissance commercial 3-storey block with a 3-bay symmetrical front to John Finnie Street with curved angle bays leading to returns on John Dickie Street and College Wynd. It was built 1903 - 1905 and designed by James Montgomery Pearson.
- **Nos 75 – 79:** A prominent Glasgow style shop with tenement accommodation constructed in 1894-5. The building is now notable for its original shop front and internal fittings.
- **Nos 73:** The purpose built Post Office building was designed by William Thomas Oldrieve, Principal Architect and Surveyor for Scotland. This 3-storey, 5-bay by 8-bay corner block was built in 1907 and included Renaissance details and canted corner.



Council Offices, John Finnie Street

3.12 **Bank Street** has largely been able to maintain its character, thanks to the presence of numerous historic buildings, including:-

- **The Laigh Kirk and Kirkyard:** A Category A-listed structure within an A group (with the Kirkyard). The church was the focal point of old Kilmarnock and still

retains an imposing presence within the area. The Kirkyard contains many notable memorials, including those to the Covenanters Ross Shields and John Nisbet, who were hanged at Kilmarnock Cross.



Laigh Kirk and Kirkyard

- **No 42:** a Gabriel Andrew designed 2-storey, 3-bay freestyle Renaissance office building with a domed tower, constructed in 1902. The building is considered to be a good example of a little-altered business premises within the historic core of the town.
- **No 46:** Former Bank of Scotland building and sited in a prominent position within Bank Street. The building dates from the mid 19th century and was originally 2 semi-detached villas.



Memorial to John Nisbet, Laigh Kirkyard

- **Nos 58 – 62:** Another Andrew designed 3-storey commercial building which was built in 1903 on a prominent site at the corner of Bank Street and Nelson Street. The interior close of the building contains fine art nouveau tiling which has remained largely intact.
- **No 37:** a 2-storey stone building designed by Andrew and built in 1902 for Johnnie Walker and Sons. The building contains Andrew's trademark gables, windows and projecting band courses.

3.13 The **Former Johnnie Walker's Bonded Warehouses**, designed by Gabriel Andrew, in **Strand Street** also makes a

significant contribution to the historic character of the Conservation Area due to its sheer size and scale, in addition to its architectural detail. The building helps create a unique streetscape. It was purpose built in 1895-97 (and extended in 1898 and 1907) as a bonded warehouse and offices. Its barred windows are indicative of its past industrial use.



Former Bonded Warehouse

3.14 **St Marnock Street** contains two notable buildings:-

- **St Marnock's Parish Church:** A gothic revival detailed pink sandstone church, with centrally placed 4-stage tower to the north gable constructed in 1836 and designed by James Ingram.
- **The Procurator Fiscal's Office:** Originally established as a court house and built in 1852. It was designed by William Railton and was constructed on the site of the

former passenger terminus and ticket office of the Kilmarnock and Troon wagon-way, which is commemorated with a plaque.



The Procurator Fiscal's Office, St Marnock Street

3.15 **Grange Place**, which bisects John Finnie Street (with Bank Place opposite) also contains some prominent and distinctive buildings:-

- **Nos 11 – 15:** A late 19th century, 2-storey Italianate former grain store that is located at the corner of Grange Street and Grange Place. The south façade is embellished with a 'portrait gallery' of masks of different nationalities.
- **Former Kilmarnock Standard Printing Offices:** This wedge-shaped building was constructed in 1890 and mirrors the former grain store opposite it and boasts friezes of Caxton, Guthenberg and Shakespeare.

3.16 The **Railway Station** (1878) ends the view of John Finnie Street to the north with an Italianate tower and castellated entrance feature. This station, built as an addition to the original station (now demolished) also contains some impressive cast iron work and a Category B-listed telephone kiosk.

Listed Buildings

3.17 A schedule and map of the Listed Buildings within the Conservation Area is included within Appendix 4 and Appendix 5 respectively. The Scottish Ministers Consolidated List of Buildings of Special Architectural or Historic Interest contains descriptions of each building within its listing. These are available for viewing at the Planning, Development and Building Standards Division, 6 Croft Street, Kilmarnock KA1 1JB (Tel: 01563 576 758; e-mail planning@east-ayrshire.gov.uk)

Building Materials

3.18 With a few exceptions the predominant building material in John Finnie Street is locally quarried Ballochmyle red sandstone. As a rule architects had to design buildings for the street in this material and to date all but a few of these buildings survive. Elsewhere, other traditional building materials can be found, including:-

- Slate: roofs
- Cast iron: railings, grills, lamp posts, columns and other decorative features and street furniture
- Wrought iron: lamps and gates
- Timber: sash and case windows and doorways
- Glass: stained glass and windows
- Clay/terracotta: chimney pots
- Granite setts: road surfaces
- Brick: yellow, red and glazed white brick, often to rear elevations
- Ceramic tiles: close decoration

- Caithness stone slabs: pavements

Roofing Materials

- 3.19 The predominant roofing material found within the conservation area is grey slate. This was used extensively from the late eighteenth century onwards and contributes significantly to the character and appearance of the area. In some instances artificial slates and concrete tiles have replaced the original slate roofs. These detract from the character and appearance of the conservation area and have a shorter life span.

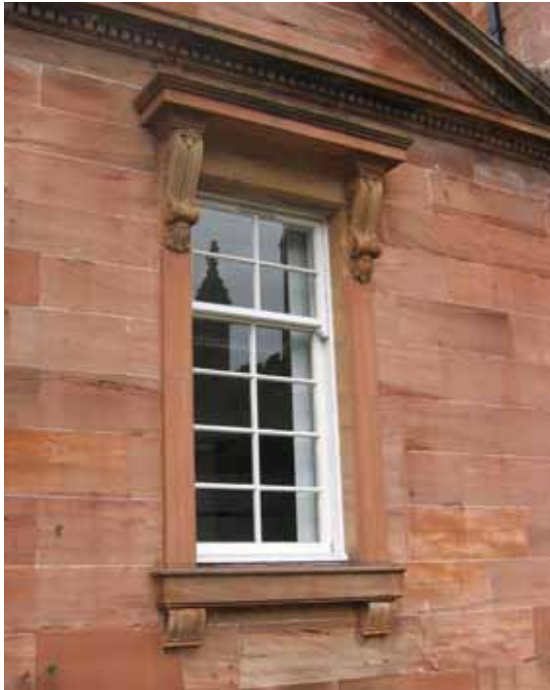
Windows & Doors



Doorway, John Finnie Street

- 3.20 The majority of windows within the conservation area were originally sash and case windows constructed in softwood and painted. Many of these survive and contribute to the character and appearance of the area.
- 3.21 Others have, however, been replaced by modern replacement windows, whose profiles and detailing detracts from the architectural quality of individual buildings and streets. This is especially true where sash and case windows have been replaced by single window panes.

- 3.22 Traditional wooden doorways have often been replaced by more modern ones, but some characteristic doors remain and where they do they add to the amenity value of the Conservation Area.



Sash and case window

Boundary Treatments

- 3.23 Most of the properties within the Conservation Area have frontages adjoining streets or pavements with private space to the rear. There is no uniform boundary treatment within the Conservation Area.



Cast iron railings at the Procurator Fiscal's Office

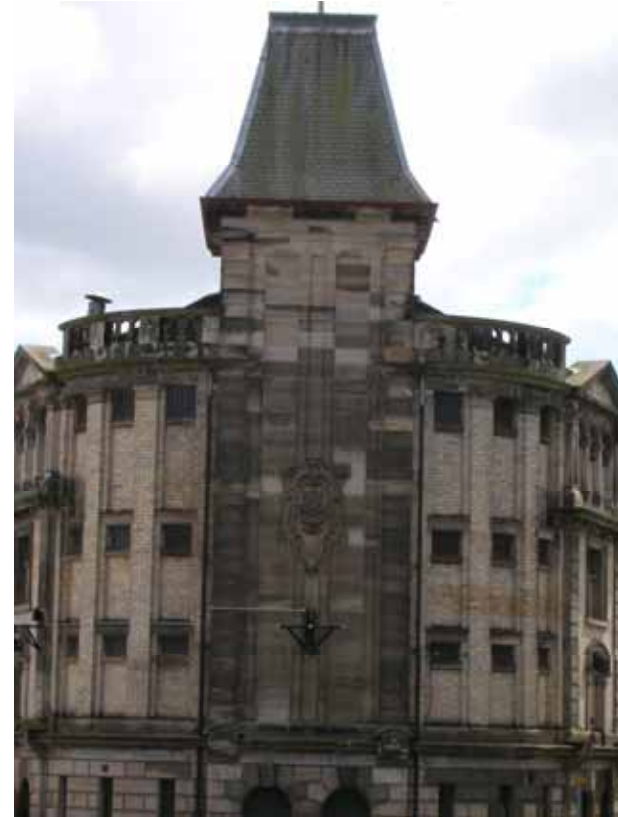
Views and Focal Points

- 3.24 Views up John Finnie Street are terminated by the Railway Station, which provides a focal point at the top end of the street.
- 3.25 The Laigh Kirk and the Kirkyard used to form the focus for old Kilmarnock, but it lost its pivotal role around 1780 when new streets were formed which met at Kilmarnock Cross. Still, the Laigh Kirk tower is a highly visible feature of the Kilmarnock skyline.



John Finnie Street and Railway Station

- 3.26 Within Strand Street, the former Johnnie Walker Bonded Warehouse, with its towered pavilions and escutcheon with Kilmarnock coat of arms provides some measure of local identity and dominates the streetscape below.
- 3.27 Within Bank Street the former Bank of Scotland at Nos 44 – 48 building is a key focal point as it terminates the axial view from Grange Place.



Former Johnnie Walker Bonded Warehouse

Shop fronts, Signs and Adverts

- 3.28 The survival of a limited number of original shop fronts and signs within the Conservation Area significantly contribute to its character and appearance. However, there are also frontages which are not in keeping with the area's character and their proliferation is considered to be detrimental to the overall townscape.



Traditional shop front, College Wynd

4 OPEN SPACES

Trees

- 4.1 Mature trees of various species are to be found primarily at two locations within the Conservation Area, within the Laigh Kirkyard and at St Marnock's Church. These trees add to the character and amenity value of the streetscape within Conservation Area and are covered by Tree Preservation Orders.



Lime Tree, Laigh Kirkyard

Street Surfaces and Pavements

- 4.2 The John Finnie Street, and street surfaces to the west of this street are surfaced in tarmac. Elsewhere, road surfaces in Bank Street and areas located to the east of John Finnie Street benefit from high quality granite setts, which enhance the amenity of the area.
- 4.3 Footways and pavements within the conservation area are generally high quality stone slabs, which have been recently installed as a part of a streetscape improvement scheme. However, there are still some areas which are still to be upgraded and the present materials are largely concrete or asphalt paving.

Public Art



'Stan the Man', granite setts and Caithness slabs in Bank Street

4.4 Open spaces and the public realm within the Conservation area are enhanced by the provision of public artworks, notably:-

- Stan the Man, the sculpture of a man reading a newspaper designed in the late 1990s by children from New Farm Primary School in co-ordination with the artist Shone Kinloch, carries an inscription to the children of the Dunblane massacre and sits across from the front of the Kilmarnock Standard offices. in Bank Street; and

- Johnnie Walker, located near the Laigh Kirk, is a neoclassical sculpture designed by Alexander Stoddard. The sculpture was erected in 1998.

Lighting/Lamp Standards



Cast iron lamp at the Laigh Kirk

4.5 Lamp standards within the Conservation Area vary from traditional cast iron at the Laigh Kirk to standard modern street lighting. Other areas benefit from more innovative lamps installed as part of the environmental improvement scheme in the 1990s.



Street Lighting, Bank Place

5 NEGATIVE FACTORS

- 5.1 The streetscape within the Conservation Area has suffered in some areas as a result of neglect; insensitive infill, replacement of traditional sash and case windows; inappropriate shop fronts and signage; and inactive street frontages.
- 5.2 Lack of normal maintenance is a widespread and significant problem within the Conservation Area. Lack of routine maintenance has resulted in numerous instances in which significant structural or stonemasonry works are now required. Also of particular note is the common failure to maintain rainwater goods and clear parapet gutters of

blockages. In addition, little or no regular maintenance of slating has resulted in numerous dislodged or missing areas of slate. The painting of external woodwork has been neglected, especially windows.

- 5.3 The streetscape within the Conservation Area has suffered from insensitive modern development in some circumstances which does not respect the scale and historic character of the area, such as the George Tannahill & Sons and the Royal Bank of Scotland buildings.
- 5.4 The character of many of the buildings in the Conservation Area is enhanced by the traditional timber sash and case windows and incremental erosion of this important feature has had a significant adverse effect on the character and appearance of the Area. Reinstatement of traditional windows should be encouraged in place of unsympathetic non-traditional glazing.



Insensitive infill, John Finnie Street

- 5.5 In several instances, television aerials and satellite dishes located on chimney heads detract from the appearance of the Area. Consideration should be given to the location of all such devices within roof spaces or other less obtrusive positions.
- 5.6 John Finnie Street's incorporation into the town's one way system diminishes its overall amenity, especially during peak traffic periods.



Unsympathetic windows

- 5.7 The overall environment within the Conservation Area is further compromised by some unsympathetic shop fronts which are not in keeping with the area's character and their further proliferation should be deterred.



Shop front not in keeping with the area's character

- 5.8 Works such as the replacement of shop fronts, replacing original doorways and other types of development which result in the loss of active street frontages and can have detrimental impacts on not just the streetscape and architectural integrity of buildings but also on the vitality and viability of the area. There are examples of this in numerous locations within the Conservation Area.



Inactive façade, John Finnie Street

Buildings at Risk

5.9 There are currently 2 buildings/sites within the Conservation Area that have been identified within the Buildings at Risk Register produced by the Scottish Civic Trust:-

- **Nos 1 – 3 Dunlop Street/ 12 Strand Street:** a 2-storey corner building dating from the early 19th century and a rare survivor of comprehensive redevelopment schemes in both the 19th and 20th centuries. Purported to be Johnnie Walker's original shop.
- **Nos 6 – 14 John Finnie Street:** Former Opera House (see para. 3.6 above).



Nos 1 – 3 Dunlop Street/ 12 Strand Street



Former Opera House

6 ASSESSMENT OF SIGNIFICANCE

6.1 The key features of the John Finnie Street and Bank Street Outstanding Conservation Area are:

- Historic street pattern;
- Numerous historic and prominent buildings, including over 50 listed buildings and the Category A listed Laigh Kirk & Kirk yard;
- Uniform scale of development 3-4 storey high with ground floor retail/offices and residential above, especially in John Finnie Street, John Dickie Street, Grange Place & Bank Street beyond the Laigh Kirk, often highly decorated;
- Traditional materials – red Ballochmyle sandstone or similar, slate, timber, brick, stained glass, and cast iron;
- Original granite setts and kerbstones and more recent use of Caithness stone slabs in Bank Street, Bank Place, College Wynd, Low Church Lane and portions of John Dickie Street, Nelson Street and Strand Street;
- Timber sash and case windows; and
- Hand painted shop signs.

6.2 It is important to recognise the cumulative contribution these characteristics and materials make to the amenity and appearance of the area.

6.3 When undertaking repair or improvement works to a property (windows, roofs, etc), owners in the Conservation Area should therefore respect these features through the use of traditional materials where possible or, alternatively, suitable replacements.

7 OPPORTUNITIES FOR DEVELOPMENT

7.1 There are no sites specifically identified for development within the East Ayrshire Local Plan.

Development Promotion Framework

7.2 The day to day work of Development Promotion provides the primary means for preservation and enhancement within the Conservation Area, but only if the proposed works fall outwith the terms of the General Permitted Development Order (GPDO). The Council will therefore only approve a scheme that preserves and/or enhances the character and appearance of the Conservation Area.

7.3 In order for the Council to achieve this it relies on a series of policies (see Appendix 1) that set out the criteria against which a new development is assessed. The policies against which development proposals will be assessed are contained within the East Ayrshire Local Plan (adopted 2003) and/or supplementary planning guidance that is appropriate to the proposal in question. This policy framework will be used to determine applications, guide enforcement action and advise members of the public on how best to alter their properties.

8 OPPORTUNITIES FOR PLANNING ACTION

Proposed Boundary Amendment

8.1 From the assessment of the Conservation Area and other areas within the town centre, it is suggested that consideration be given to amending the Conservation Area boundary to include the following areas that have significant architectural and heritage merit:-

- Kilmarnock **Viaduct**, including the **Old High Kirk**, **West High Church**, 1 – 15 and 16 – 24 West George Street and 78 – 108 Portland Street; and
- **No 14 Strand Street.**

8.2 The proposed extension forms two additional areas to the northeast and southeast of the existing Conservation Area. The northeastern extension, including the greater part of West George Street, most of the Viaduct and the area

between Garden Street, Soulis Street and Wellington Street, slopes gently to the north. The southeastern extension takes in the area between part of the eastern boundary of the existing Conservation Area, and St Marnock Street. This area is largely flat and includes a significant section of the Kilmarnock Water.

- 8.3 A map showing the proposed new Conservation Area boundary is contained in Appendix 6.



Kilmarnock Water

- 8.4 The **Sandbed Street Bridge** (circa 1762), linking Bank Street/Cheapside over the **Kilmarnock Water** to the historically important Sandbed Street, is the oldest surviving bridge in Kilmarnock. The bridge carried the main Glasgow Road through the town before King Street was opened up.
- 8.5 The **Kilmarnock Railway Viaduct**, containing 23 masonry arches, was constructed between 1843 and 1850 to allow the Glasgow to Kilmarnock line to continue south to Carlisle. The Viaduct provides one of the most distinctive visual

features of the town centre area, running from the railway station, over the river and into the park, while also forming a definite edge to the northern part of the town centre.

- 8.6 The Category 'A'-listed **Old High Kirk**, dates from 1732 – 40 and based on James Gibbs' St Martin-in-the-Fields in London. The church's steeple combines with the adjacent Viaduct and nearby Category 'B'-listed **West High Church** (1844) to form a specific identity to the town.
- 8.7 Within **Portland Street at Nos 78 – 80** the classical Mason Murphy building, dating from the mid 18th century, is considered to be the most important surviving building. This impressive building was formerly Kilmarnock's finest hotel and the site of most of the town's important civic functions. The building is also important to the streetscape of the area as it terminates the view north from the Cross.
- 8.8 Although a rather modest single-storey redbrick building, **No 14 Strand Street** is the historically significant as the former **Bond Stable** which was used to house the cart pulling horses for the associated Johnnie Walker Bonded Warehouses (para. 3.12).



Kilmarnock Railway Viaduct

- 8.9 It is considered that the proposed extension would incorporate some of the most striking and impressive visual reminders of the towns past, including the Kilmarnock Railway Viaduct, the Old High Kirk and the West High Church. By including both river banks of the Kilmarnock Water a sense of enclosure is also provided. It is considered that these additions would add further aspects to the character of the Conservation Area beyond its existing predominantly commercial streetscapes.

Kilmarnock Town Centre Strategy

- 8.10 The Kilmarnock Town Centre Strategy produced by the Council was approved in December 2005. The strategy identifies priorities for co-ordinated actions for the long-term improvement of the town centre from an economic, social and physical perspective by broadening the range of uses and users of the town centre and guiding investment and development to key areas.

- 8.11 The strategy recognises the importance of the Conservation Area to delivering its goals. This area is identified as a potential location for shops, offices, housing and tourist related provision, in addition to being an important gateway to the town centre, given the location of the railway station at the top of John Finnie Street. Investment and development in this area would be seen as vital to underpinning the long-term health of Kilmarnock town centre.



Former Opera House site, John Finnie Street

9 OPPORTUNITIES FOR ENHANCEMENT

- 9.1 The Planning (Listed Buildings and Conservation Area) (Scotland) Act 1997 specifies that East Ayrshire Council has a statutory duty to prepare schemes from time to time for the preservation and enhancement of the Conservation Areas within their boundary.
- 9.2 It is important that the Council takes a proactive approach to the enhancement of conservation areas, and this Appraisal outlines the projects and environmental improvements that

the Council believes will lead to the preservation and enhancement of the area.



Nos 51 and 53 John Finnie Street

Townscape Heritage Initiative

- 9.3 The Council, through this Appraisal, will seek to pursue a Townscape Heritage Initiative (THI) with the aim to improve the exterior of residential and commercial properties within the John Finnie Street and Bank Street Outstanding Conservation Area. The THI would give grants up to 50% of the costs of repair, and as such will enable preservation of the buildings that contribute positively to the Conservation Area while providing enhancement to the townscape.
- 9.4 An initial assessment of the criteria for a THI in relation to the Conservation Area suggests that in principal, a THI could be supported by the Heritage Lottery Fund as a result of the following factors:-

- Heritage merit of the Outstanding Conservation Area;
- Need for structural and external repair to historic buildings which are still being used and repair and conversion of empty historic buildings, e.g. the former Johnnie Walker Bonded Warehouse;
- Need for shop front improvements and replacement of architectural details/features such as sash and case windows & chimneys;
- Opportunities to redevelop a prominent gap site, i.e. 6-14 John Finnie Street ;
- Existence of wider economic and social problems and the need for public intervention; and
- The THI would form part of a wider strategy for the regeneration of the area, which is in the top 15 - 30% overall Scottish Index of Multiple Deprivation analysis.

Conservation Area Regeneration Scheme

- 9.5 The Council may also seek to pursue a Conservation Area Regeneration Scheme (CARS), a Historic Environment Regeneration Fund (HERF) supported area-based regeneration and conservation initiative, as an alternative to a THI. It would offer resources to help meet the cost of a programme of repair work to historic fabric with an emphasis on building repair over public realm works.
- 9.6 The Fund could also provide some support towards administration costs by appropriately qualified conservation staff and any supplementary work to promote the conservation and regeneration benefits of the initiative; for example, through community engagement or providing training opportunities in traditional craft skills.

Signage



Hand painted signage, John Finnie Street

- 9.7 The Council will encourage the use of sympathetic signage on listed and unlisted buildings throughout the Conservation Area in order to improve amenity. Guidance for acceptable signage and advertisements within the John Finnie Street and Bank Street Outstanding Conservation Area are contained within East Ayrshire Council's Adopted Design Guidance Note 4: Listed Buildings and Buildings within Conservation Areas. All relevant applications will have to accord with the guidance within this document.
- 9.8 There are examples of inappropriate and unsympathetic signage within the Conservation Area, as indicated in paragraph 5.8 above. The Council will pursue the removal of deemed consent for advertisements as detailed in Regulation 11 of Part IV of the above Regulations.
- 9.9 The removal of deemed consent for advertisements will help to protect the character and amenity of the Outstanding

Conservation Area by making all advertisements subject to express consent and approval by the Council.

9.10 **ARTICLE 4 DIRECTIONS**

Proposal 15 of the East Ayrshire Local Plan states that the Council will introduce Article 4 Directions for the Outstanding Conservation Areas. An Article 4 Direction removes Permitted Development Rights and Planning Permission is therefore required for works that would normally not require permission. The Council will promote an Article 4 Direction in the John Finnie Street/Bank Street Conservation Area in order to protect the character and amenity of the Conservation Area.

10 CONSERVATION STRATEGY

- 10.1 The Council will seek to protect, preserve and enhance listed buildings and conservation areas together with their respective settings.
- 10.2 The Council will also actively encourage the retention, restoration, renovation and re-use of listed buildings, unlisted buildings in conservation areas and other locally important, especially traditional older properties, throughout the area. The Council will seek to ensure that demolition or partial demolition of these properties is avoided.

Monitoring and Review

- 10.3 The Council, through the review of the Local Plan, will seek to ensure that its policies are protecting the character and amenity of conservation areas as well as stimulating proposals that will bring vacant buildings and sites back into active use.
- 10.4 The Conservation Appraisals will be reviewed in light of any changes to policies that are proposed in future Local plans or if they become outdated.

11 FURTHER INFORMATION

- 11.1 For further information on how the designation of a Conservation Area might affect a property, please contact East Ayrshire Council, Planning, Development and Building Standards Division, 6 Croft St Kilmarnock KA1 1JB (Tel 01563 576 758; email planning@east-ayrshire.gov.uk), or contact Historic Scotland, Longmore House, Salisbury Place, Edinburgh EHP 1SH (Tel 0131 668 8600; email Hs.team1@scotland.gsi.gov.uk).

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Appendix 1

Local Plan Policy

Policy **ENV1** states that the Council will seek to protect, preserve and enhance all heritage resources requiring conservation including Listed Buildings and Conservation Areas, together with their respective settings, Scheduled Ancient Monuments and Archaeological and Industrial Archaeological sites and landscapes.

Policy **ENV2** states that the Council will actively encourage the retention, restoration, renovation and re-use of listed buildings, unlisted buildings in Conservation Areas and other locally important, especially traditional older properties, throughout the area. There will be a presumption against the demolition or partial demolition of all such properties.

Policy **ENV4** seeks to ensure that all development within or affecting the setting of a Conservation Area or affecting the appearance or setting of a Listed Building, is sympathetic to the area or building concerned in terms of its layout, size, scale, design, siting, materials and colour of finish. The policy also states that development proposals should seek to preserve, enhance or incorporate features, which contribute positively to the character or appearance of the area and have due regard to the architectural and historic qualities of the area or building concerned.

Policy **ENV7** states that all developers will be expected to comply fully with the Council's existing and emerging Design Guidance and Policy documents relating to and advising on the particular type of development proposed. The policy also states that developments which do not meet the required design standards detailed in these documents will require to be fully justified and may not be supported by the Council.

Appendix 2

Permitted Development Rights that are excluded in Conservation Areas

The Town and Country Planning (General Permitted Development) Scotland (Order) 1992

DEVELOPMENT WITHIN THE CURTILAGE OF A DWELLINGHOUSE

Class 1 (1) The enlargement, improvement or other alteration of a dwellinghouse.

(2) Development is not permitted by this class if –

(a) The floor area of the resulting building would exceed the floor area of the original dwellinghouse –

(i) in the case of a terrace house or of a dwellinghouse in a conservation area by more than 16 square metres or 10% whichever is the greater;

(iii) in any case by more than 30 square metres;

(c) (i) in the case of a dwellinghouse within a conservation area any part of that development would extend beyond the building line of the original dwellinghouse on any side of the house where its curtilage is bounded by a road.

(g) it would consist of or include the erection of a building within the curtilage of a listed building;

(i) in the case of a dwellinghouse in a conservation area the development would consist of or include the cladding of any part of the exterior with stone, artificial stone, timber, plastic or tiles or any other material.

Class 2. – (1) Any alteration to the roof of a dwellinghouse including the enlargement of a dwellinghouse including the enlargement of a dwellinghouse by way of an addition or alteration to its roof.

(2) Development is not permitted by this class if –

(e) the dwellinghouse is in a conservation area.

Class 3.- (1) The provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse, or the maintenance, improvement or other alteration of such a building or enclosure.

(2) Development is not permitted by this class if –

(f) In the case of any land in a conservation area or land within the curtilage of a listed building, it would consist of the provision, alteration or improvement of a building with a floor area greater than 4 square meters.

Class 4. – (1) The provision within the curtilage of a dwellinghouse of a hard surface for any purpose incidental to the enjoyment of a dwellinghouse.

(2) Development is not permitted by this class within a conservation area or within the curtilage of a listed building.

Class 5. - (1) The erection or provision within the curtilage of a dwellinghouse of a container for the storage of oil.

(2) Development is not permitted by this class of –

(a) it would be within a conservation area or within the curtilage of a listed building.

Class 6. – (1) The installation, alteration or replacement of a satellite antenna on a dwellinghouse or within the curtilage of a dwellinghouse.

(2) Development is not permitted by this class if it would result in –

(d) the satellite antenna being installed in a conservation area or national scenic area on any part of a dwellinghouse which faces on to a road.

Class 7. –(1) The erection, construction, maintenance, improvement, or alteration of a gate, fence, wall or other means of enclosure.

(2) Development is not permitted by this class if –

(d) it would involve development within the curtilage of, or in respect of a gate, fence, wall or other means of enclosure surrounding, a listed building.

Class 9. –(1) The stone cleaning or painting of the exterior of any buildings or works.

(2) Development is not permitted by this class –

(b) where the building or works are in a conservation area; or

(c) where the building is a listed building.

Electricity undertakings

Class 40. (1) Development by statutory undertakers for the generation, transmission or supply of electricity for the purposes of their undertaking consisting of –

(a) The installation or replacement in, on, over or under land of an electric line and the construction of shafts and tunnels and the installation or replacement of feeder or service pillars or transforming or switching stations or chambers reasonably necessary in connection with an electric line;

(b) the installation or replacement of any telecommunications line which connects any part of an electric line to any electrical plant or building, and the installation or replacement of any support for any such line;

(c) The sinking of boreholes to ascertain the nature of the subsoil and the installation of any plant or machinery reasonably necessary in connection with such boreholes;

(d) The extension or alteration of buildings on operational land of the undertaking;

(e) The erection on operational land of the undertaking of a building solely for the protection of plant or machinery; and

(f) Any other development carried out in, on, over or under the operational land of the undertaking;

(2) Development is not permitted by this class if –

(c) In the case of any development referred to in sub-paragraph (1)

(d) (i) The height of the original building would be exceeded;

(ii) The cubic content of the original building would be exceeded by more than 25% (or 10% in the case of any building situated in a conservation area or national scenic area);

(iii) The floor area of the original building would be exceeded by more than 1000 square metres (or 500 square metres in the case of any building situated in the conservation area or a national scenic area).

POST OFFICE

Class 43.- (1) Development required for the purposes of the Post Office consisting of (a) the installation of posting boxes, posting pouches or self-service machines;

(b) any other development carried out in, on, over or under the operational land of the undertaking.

(2) Development is not permitted by this class if –

(c) It would consist of the installation of a posting pouch within a conservation area.

DEVELOPMENT BY TELECOMMUNICATIONS CODE SYSTEM OPERATORS

Class 67.-(1) Development by or on behalf of a telecommunication code system operator for the purpose of the operator's telecommunication system in, on, over or under land controlled by that operator or in accordance with his licence, consisting of –

(a) The installation, alteration or replacement of any telecommunication apparatus;

(b) The use of land in an emergency for a period not exceeding 6 months to station and operate moveable telecommunication apparatus required for the replacement of unserviceable telecommunication apparatus, including the provision of moveable structures on the land for the purposes of that use;

(c) The use of land for a period of six months for the purpose of erecting temporary buildings for housing moveable telecommunication apparatus all in connection with development authorised by a grant of planning permission; or

(d) Any building, works or equipment not exceeding 4 metres in height or 200 cubic metres in capacity

(2) Development is not permitted by this class if-

(f) in the case of development situated in a conservation area or a national scenic area it would consist of –

(i) the installation or alteration of a microwave antenna or of any apparatus which includes or is intended for the support of such an antenna; or

(ii) the replacement of such an antenna or such apparatus by an antenna or apparatus which differs from that which is being replaced, unless the development is carried out in any emergency.

OTHER TELECOMMUNICATIONS DEVELOPMENT

Class 68.-(1) The installation, alteration or replacement on any building or other structure of a microwave antenna and any structure intended for the support of a microwave antenna.

(2) Development is not permitted by this class if-

(f) The development is in a conservation area.

Appendix 3

Properties within the John Finnie Street and Bank Street Outstanding Conservation Area

Building Number

Street
 1 BANK PLACE
 3 BANK PLACE
 5 BANK PLACE
 7 BANK PLACE
 9 BANK PLACE
 9 BANK PLACE
 2 BANK STREET
 7 BANK STREET
 8 BANK STREET
 10 BANK STREET
 12 BANK STREET
 14 BANK STREET
 15 BANK STREET
 17 BANK STREET
 25 BANK STREET
 26 BANK STREET
 30 BANK STREET
 34 BANK STREET
 36 BANK STREET
 37 BANK STREET
 38 BANK STREET
 39 BANK STREET
 40 BANK STREET
 41 BANK STREET
 42 BANK STREET
 43 BANK STREET
 56 BANK STREET
 58 BANK STREET
 60 BANK STREET
 60 BANK STREET
 62 BANK STREET

3-5
 4-6
 9-11
 16-20
 22-24
 28A
 28B
 28C
 37B
 37C
 56A
 56B
 68/FLAT A
 68/FLAT B
 68/FLAT C
 1-3

 8-10

 7-9
 11A
 11B
 11C
 11D

64 BANK STREET
 66 BANK STREET
 BANK STREET
 BANK STREET
 BANK STREET
 BANK STREET
 BANK STREET
 BANK STREET
 BANK STREET
 BANK STREET
 BANK STREET
 BANK STREET
 BANK STREET
 BANK STREET
 BANK STREET
 BANK STREET
 BANK STREET
 BANK STREET
 CHEAPSIDE STREET
 14 COLLEGE WYND
 COLLEGE WYND
 3 CROFT STREET
 1 DUNLOP STREET
 2 DUNLOP STREET
 5 DUNLOP STREET
 1 GRANGE PLACE
 3 GRANGE PLACE
 11 GRANGE PLACE
 11 GRANGE PLACE
 11 GRANGE PLACE
 11 GRANGE PLACE
 11 GRANGE PLACE
 13 GRANGE PLACE
 GRANGE PLACE
 GRANGE PLACE
 GRANGE PLACE
 GRANGE PLACE
 GRANGE PLACE

59-59	JOHN FINNIE STREET
64A	JOHN FINNIE STREET
64A	JOHN FINNIE STREET
71-73	JOHN FINNIE STREET
75-79	JOHN FINNIE STREET
82A	JOHN FINNIE STREET
82B	JOHN FINNIE STREET
87A	JOHN FINNIE STREET
87B	JOHN FINNIE STREET
87B	JOHN FINNIE STREET
CENTRAL EVANGELICAL CHURCH	JOHN FINNIE STREET
4	NELSON STREET
6	NELSON STREET
6	NELSON STREET
6	NELSON STREET
8	NELSON STREET
16	NELSON STREET
20	NELSON STREET
22	NELSON STREET
23	NELSON STREET
24	NELSON STREET
25	NELSON STREET
26	NELSON STREET
19-21	NELSON STREET
24A	NELSON STREET
26A	NELSON STREET
26B	NELSON STREET
HOUSEHOLD BANK	NELSON STREET
4-6	PORTLAND STREET
SHERIFF COURT HOUSE	ST. MARNOCK STREET
ST. MARNOCKS PARISH CHURCH	ST. MARNOCK STREET
RAILWAY STATION	STATION BRAE
15	STRAND STREET
15	STRAND STREET

15A	17 STRAND STREET
	STRAND STREET
	26 WEST GEORGE STREET

Properties within the Proposed Extension to the John Finnie Street and Bank Street Outstanding Conservation Area

Building Number	Street
	2 BRIDGE LANE
	2 BRIDGE LANE
	6 CHEAPSIDE STREET
	16 CHEAPSIDE STREET
2-4	CHEAPSIDE STREET
8-14	CHEAPSIDE STREET
	28 NELSON STREET
28A	NELSON STREET
	80 PORTLAND STREET
	82 PORTLAND STREET
	84 PORTLAND STREET
	94 PORTLAND STREET
86-88	PORTLAND STREET
90-92	PORTLAND STREET
96-106	PORTLAND STREET
38-40	SANDBED STREET
	1 ST. MARNOCK PLACE
	3 ST. MARNOCK PLACE
	4 ST. MARNOCK PLACE
	5 ST. MARNOCK PLACE
	5 ST. MARNOCK PLACE
2/FLAT 1	ST. MARNOCK PLACE
2/FLAT 2	ST. MARNOCK PLACE
2/FLAT 3	ST. MARNOCK PLACE
2/FLAT 4	ST. MARNOCK PLACE
2/FLAT 5	ST. MARNOCK PLACE
2/FLAT 6	ST. MARNOCK PLACE
2A	ST. MARNOCK PLACE
	5 ST. MARNOCK STREET
	5 ST. MARNOCK STREET

5-7	5 ST. MARNOCK STREET
5-7	9 ST. MARNOCK STREET
5-7	11 ST. MARNOCK STREET
17A	13 ST. MARNOCK STREET
17B	15 ST. MARNOCK STREET
UNIT 2A	19 ST. MARNOCK STREET
UNIT 2B	ST. MARNOCK STREET
UNIT 2C	ST. MARNOCK STREET
	1 WEST GEORGE STREET
	5 WEST GEORGE STREET
	7 WEST GEORGE STREET
	9 WEST GEORGE STREET

	11 WEST GEORGE STREET
	20 WEST GEORGE STREET
22-24	WEST GEORGE STREET
22A	WEST GEORGE STREET
GOODFELLOW HOUSE 13-15	WEST GEORGE STREET

The above lists are intended to be as complete as possible, however if there is any question about whether or not a certain property is located within the John Finnie Street and Bank Street Outstanding Conservation Area please contact the East Ayrshire Council, Planning, Development & Building Standards Division, 6 Croft Street, Kilmarnock KA1 1JB (Tel: 01563 576 758; email planning@east-ayrshire.gov.uk).

Appendix 4

Listed Buildings in the John Finnie Street and Bank Street Outstanding Conservation Area

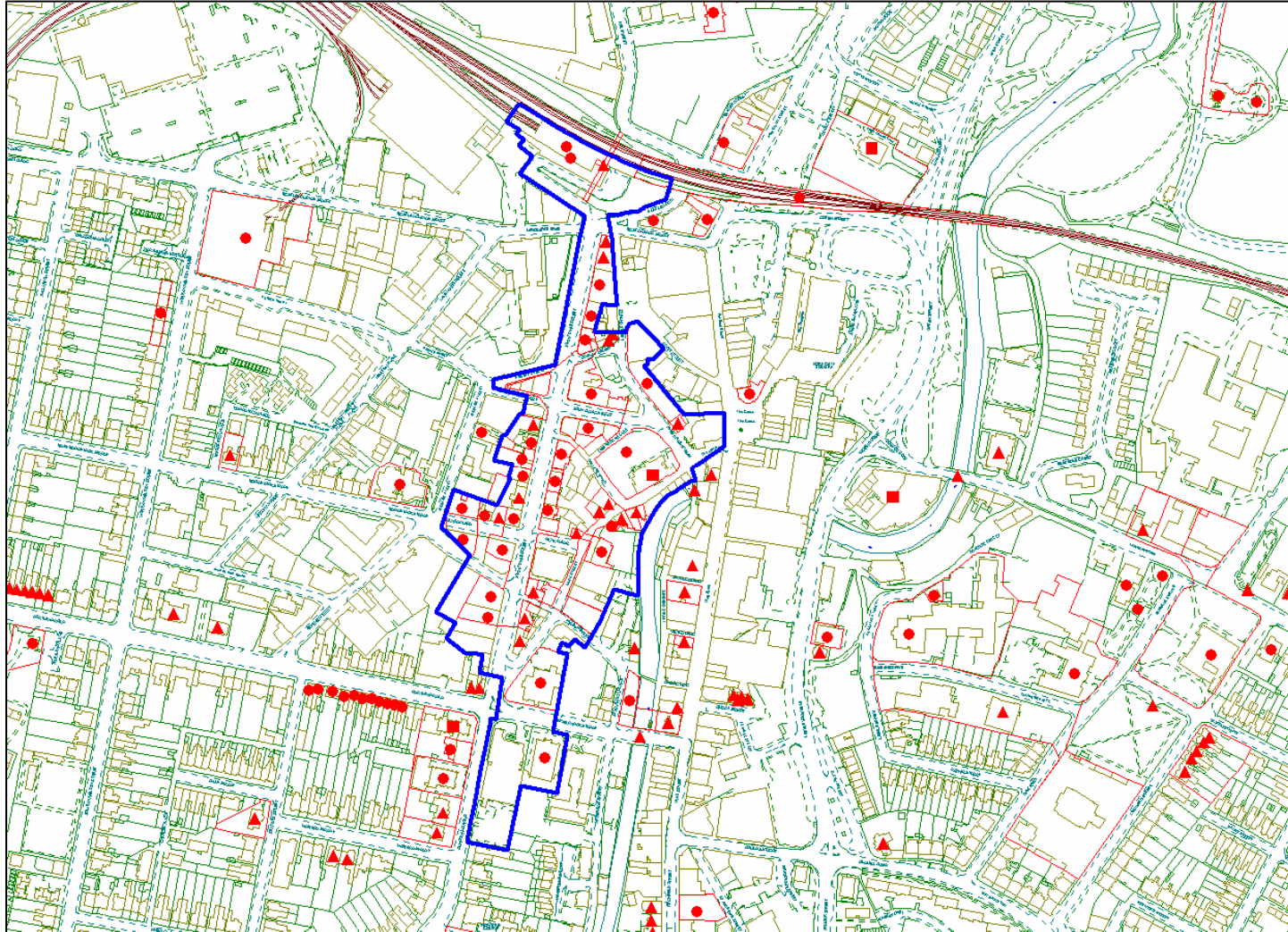
Title	Number	Street	Category	Date Listed
		37 Bank St & 20 Nelson Street	C(S)	01/08/2002
		58 & 62 Bank Street & 22-24 Nelson Street	B	01/08/2002
B Group Listing	1, 46	1 Bank PLace	C(S)	01/08/2002
		Bank Place, Bank Street	B	01/08/2002
Group B Listing		7 Bank Street	C(S)	03/07/1980
Bank Of Scotland		42 Bank Street	B	01/08/2002
		46 Bank Street	B	03/07/1980
	36-40	Bank Street	C(S)	01/08/2002
Laigh Kirk & Kirkyard Group A Listing		Bank Street	A	01/08/2002
Laigh Kirk Graveyard and Gatepiers		Bank Street	B	03/07/1980
The Laigh Kirk		Bank Street	A	09/03/1971
Scotch Corner	3 & 5, 8	Bank Street & College Wynd	C(S)	03/07/1980
	26-34	Bank Street (Even Nos)	C(S)	03/07/1980
Group B Listing		College Wynd, Bank St, Nelson Street	B	01/08/2002
		1 Dunlop Street	C(S)	01/08/2002
		3 Grange Place	C(S)	03/07/1980
The Kilmarnock Standard Office (Newspaper)		10 Grange Place	B	29/01/1979
Wyllies Grain Store		13 Grange Place	B	29/01/1979
	5, 7 & 9	Grange Place	B	03/07/1980
Group B Listing	10,11/15, 24/26	Grange Place, Grange Street	B	01/08/2002
The Kilmarnock Club	3-9 & 2 & 23	John Finnie St & Nelson St & John Dickie St	B	03/07/1980
Post Office		73 John Finnie Street	B	03/07/1980
Kilmarnock Arms		108 John Finnie Street	C(S)	03/07/1980
	116-118	John Finnie Street	C(S)	27/01/2004
	2-4 even nos	John Finnie Street	C(S)	01/08/2002
	25,27 & 29	John Finnie Street	B	03/07/1980
	39-41	John Finnie Street	B	03/07/1980
	43,45,47 &49	John Finnie Street	C(S)	03/07/1980
	51 & 53	John Finnie Street	B	03/07/1980
	55 & 57	John Finnie Street	B	03/07/1980
The Clansman	60 & 62	John Finnie Street	B	03/07/1980
	66, 68 & 70	John Finnie Street	B	03/07/1980
	75 & 77	John Finnie Street	B	03/07/1980
Central Hall		John Finnie Street	C(S)	03/07/1980

Council Chambers		John Finnie Street	B	03/07/1980
District Council Offices		John Finnie Street	B	03/07/1980
Kilmarnock Station		John Finnie Street	B	03/07/1980
	100-106	John Finnie Street (Even Nos)	C(S)	03/07/1980
	30-38	John Finnie Street (Even Nos)	B	03/07/1980
	72-84	John Finnie Street (Even Nos)	B	03/07/1980
	6-14	John Finnie Street (Even Numbers)	B	03/07/1980
	16-28	John Finnie Street (Even Numbers)	B	03/07/1980
Laigh Kirk Mission Hall	31-37	John Finnie Street (Odd)	B	03/07/1980
Group A Listing		John Finnie Street, West George Street	A	01/08/2002
Procurator Fiscal's Office former court house		St Marnock Street	B	03/07/1980
St Marnock's Parish Church		St Marnock Street	B	03/07/1980
		12 Strand Street	C(S)	01/08/2002
Hays&Goldberg Warehouse Group B Listing		15 Strand Street	B	01/08/2002
		15 Strand Street	C(S)	03/07/1980
Hays & Goldberg Warehouse		Strand Street	B	03/07/1980
		26 West George Street	C(S)	01/08/2002
K2 Telephone Kiosk Kilmarnock Station			B	01/08/2002
Kilmarnock Station Subway To Garden Street			C(S)	03/07/1980

Listed Buildings in the Proposed Extension to the John Finnie Street and Bank Street Outstanding Conservation Area

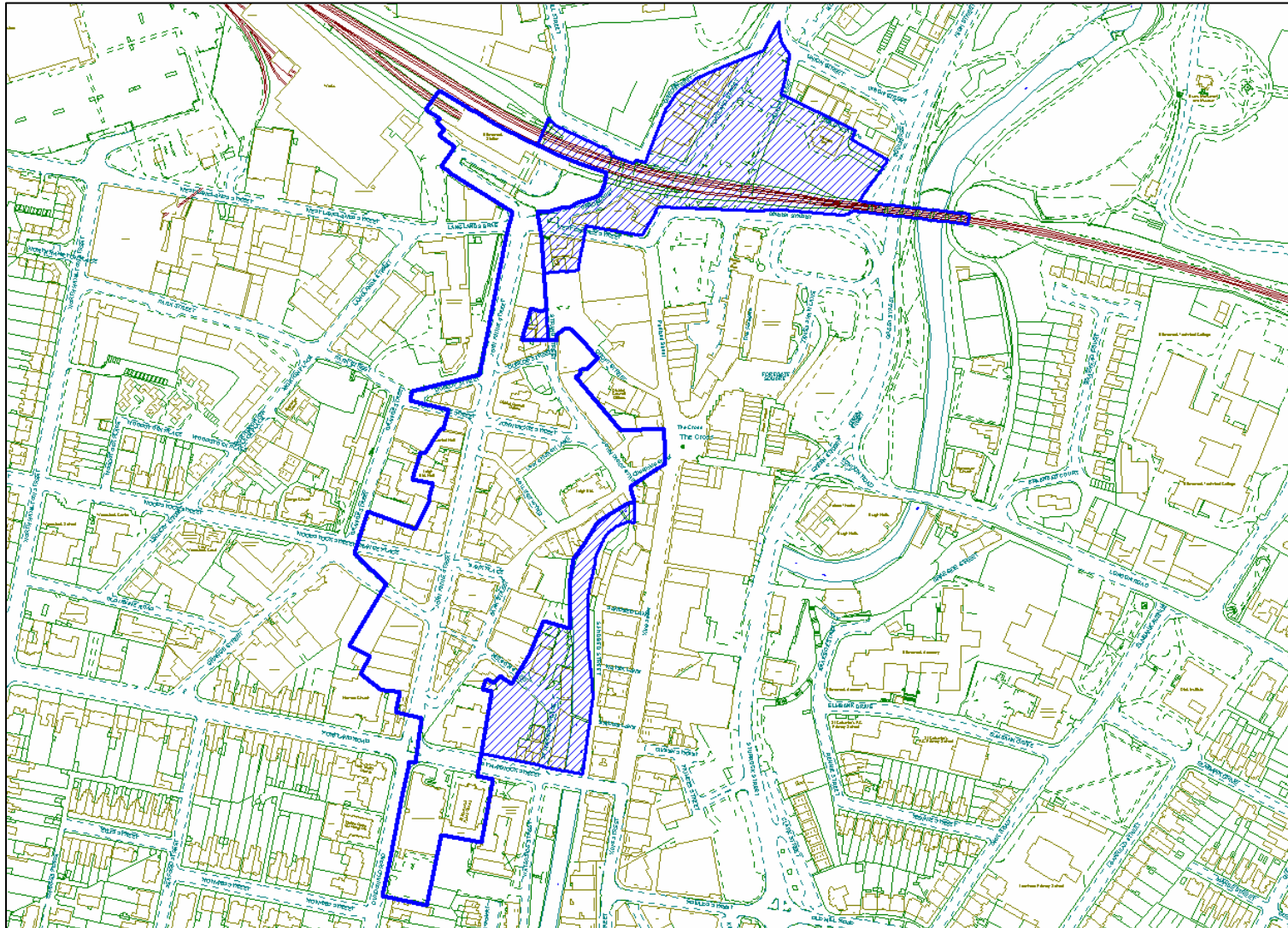
Title	Number	Street	Category	Date Listed
West High Church		Portland Street	B	03/07/1980
	78-80 & 1	Portland Street & West George Street	B	03/07/1980
Sandbed Street Bridge		Sandbed Street	C(S)	01/08/2002
High Church & Yard,Walls& Monument		Soulis Street	A	09/03/1971
Group B Listing		St Marnock Pl,St Marnock St,King St	B	01/08/2002
	5-7	St Marnock Place	C(S)	01/08/2002
	3,5,7&113-119	St Marnock Street & King Street (Odd Nos)	C(S)	03/07/1980
Kilmarnock Water Borlands Seed Warehouse	9&11/1&3	St Marnock Street / St Marnock Place	B	06/10/1978
	13-15	West George Street	B	01/08/2002
Viaduct		Portland Street/Soulis Street	B	03/07/1980

Appendix 5: Listed Buildings (Crown Copyright Reserved)



**John Finnie Street & Bank Street Outstanding Conservation Area
Listed Buildings shown as Category A – Squares, B – Circles, C(s) - Triangles**

Appendix 6: Proposed Extension to Conservation Area shown hatched (Crown Copyright Reserved)



Historic Maps – OS County Series Map 1856 (National Library of Scotland)

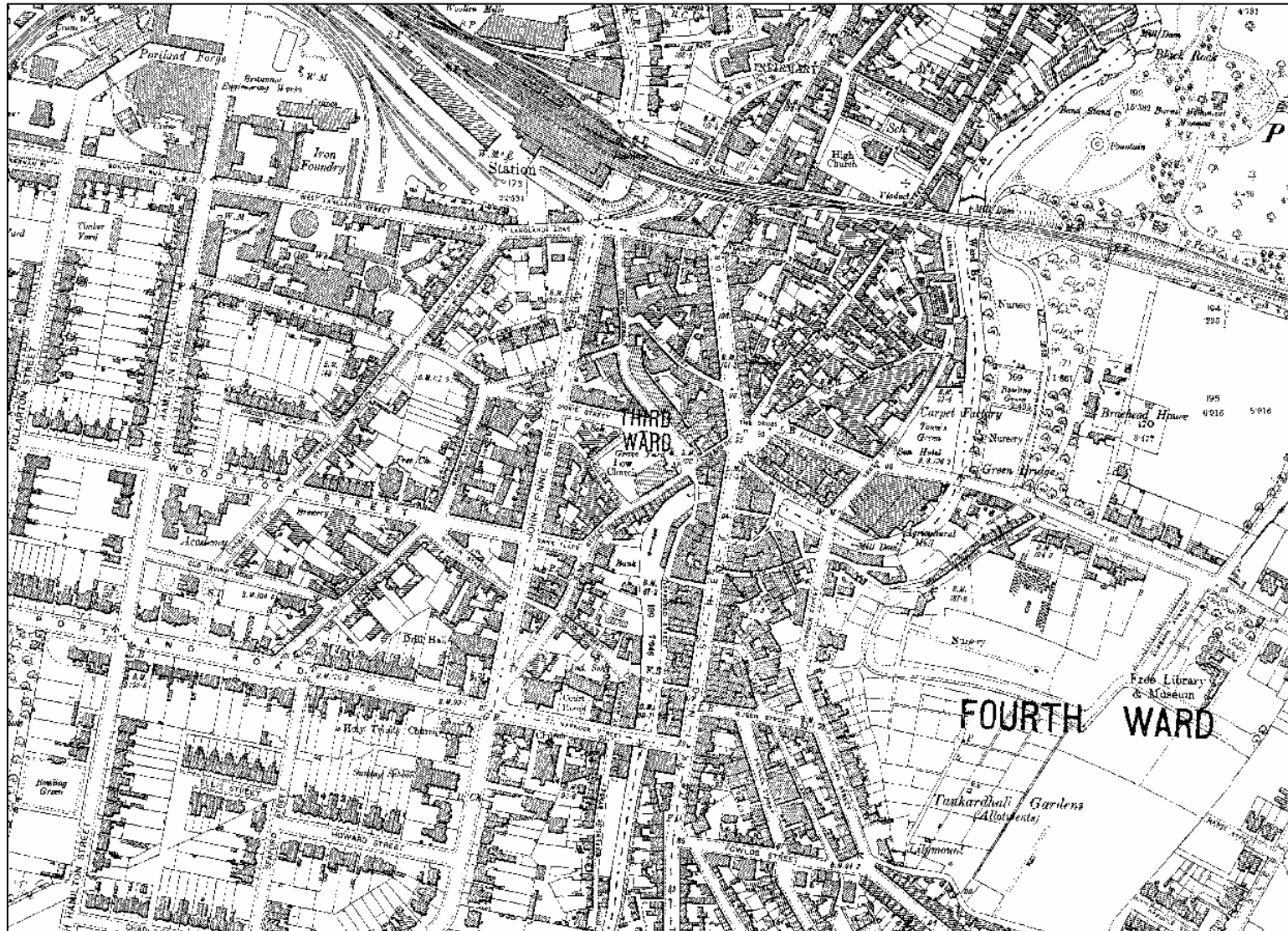
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Historic Maps - Epoch 1, 1843-1893



Historic Maps – Epoch 2, 1891-1912



Historic Maps – Epoch 3, 1904-1939



Historic Maps – Epoch 4, 1919-1943

