

APPENDIX 1

GUIDELINES FOR THE DETAILED CONSIDERATION OF APPLICATIONS AFFECTING LISTED BUILDINGS, UNLISTED BUILDINGS WITHIN CONSERVATION AREAS OR THEIR SETTINGS

5.4.0 MILL AND FARM BUILDINGS: REPAIR, RESTORATION AND CHANGE OF USE

Windmill towers are now very rare in Scotland and those which survive, together with such machinery as may remain (none is complete), should be safeguarded wherever possible.

Watermills with machinery in complete or near complete preservation are now relatively rare and working mills are very rare indeed. The practical needs of the few remaining millers should be sympathetically considered in order that they can continue in business, but wholesale destruction of the original workings should not be allowed. Any machinery which is to be removed should be recorded beforehand and carefully stored, and any changes made to the structure should be easily reversible. Working museum projects should obviously receive particularly sympathetic consideration. Where the proposal is for change of use, the minimum requirement should be that the waterwheel, gearing and millstones and kiln vents are retained in situ and the watercourses repaired, even if left dry. The furnace and the funnel of the kiln may inhibit the usefulness of the lower floor but their presence is important in relation to an understanding of the original working of the building. It should therefore be a condition of consent that they are retained unless it can be proved that this is not feasible. The exterior should always be altered as little as possible.

Farms comprise many different, often specialised building types. It is important to stress that the best use for them is that for which they were intended or, failing that, one which closely approximates to it in order that the fabric may be maintained without radical alteration. Therefore, before any change of use is considered, serious thought should always be given to means by which the existing traditional farm buildings can be kept in use as such, although not necessarily for their original purpose. It must be remembered that steadings have evolved successfully in the face of changing agricultural practices throughout history. Many threshing barns, for example, have served as spacious storage areas. The Building Design Unit at The Scottish Agricultural College, Auchincruive, may be able to offer advice about alternative uses. The economic need for change of use is often overstated. The Scottish Office Agriculture and Fisheries Department operates both an Agriculture Improvement Scheme for the structural upgrading of traditional farm buildings which remain in agricultural use, and a Farm Diversification Grants Scheme to increase the number of on-farm activities. The incentives presented by these should be utilised and change of use should not be considered until use for farming related functions has been proved beyond question not to be an option.

Because of restricted spans and headroom, particularly now that tractor cabs are a statutory requirement, a number of traditional farm buildings may no longer be capable of fulfilling their original purpose without radical alteration. In such instances it will usually be less damaging to accommodate those functions which require greater spans or headroom in new buildings elsewhere on the farm and to put the original buildings to alternative farming use. Although new structures may not require planning permission, efforts should be made to safeguard the setting of any listed farm buildings.

Whether to reduce maintenance or to facilitate change of use, the careful demolition of the roofing over cattle courts can usually be accepted as this was frequently a later addition to the original open court arrangement. Only in the case of farms built in the later 19th century where the roof is an integral part of the original structure, or where it is of particular structural interest, is this likely to present a problem. Horsegear, even if incomplete, is now a very rare survival and should be retained in situ wherever possible. Consent for its removal should be given only where there is proof that retention is not feasible and on condition that it is carefully dismantled and stored for possible museum display elsewhere.

Applications to alter home or model farms should always be the subject of particularly careful on-site inspection. The buildings may be of considerable interest as they were often of superior design, layout and construction. The interiors of some of the buildings may be of considerable architectural merit with finishes and fixed furnishings of very high quality, and contain equipment well worthy of retention. Arrangements for feeding and mucking out may be particularly well designed. If this is found to be the case, every effort should be made to ensure that as many as possible of the finishes and fittings are retained.

Alteration and repair work to farm buildings should always be carried out using traditional building materials, respecting any local or craft techniques. Repointing should be executed with great care to achieve a good match with the original work in terms of colour, strength and surface finish. Harling should only be applied if there is clear evidence of it having been the original finishing material. Limewash should be used if this accords with local tradition. Where roofs are pantiled and in need of repair, new clay pantiles should always be used to augment the supply of salvaged material if necessary. Alternative materials such as interlocking pantiles and concrete tiles are not acceptable. Slated roofs should be repaired using natural slate of the correct thickness, size, colour and surface finish. Corrugated galvanised sheet metal, generally painted red, which has been used to clad the roof and walls of some farm buildings since it became available in the 1840's, should be repaired using matching material.

In both types of building mentioned in the heading, the execution of apparently minor alteration work may significantly affect the quality of the building. One example is the fitting of new sliding doors to replace hinged double-leaf doors as a consequence of which arched door heads may be concealed and stonework damaged by the fitting of metal running rails. Another is the siting of new buildings and equipment such as sheds, silos and tanks in a manner which hides substantial elements of the original building group and throws architecturally designed elevations out of balance. All proposals therefore require careful

attention.

Any proposal for change of use must be considered in relation to the ability of the building or buildings to accommodate change, since many farm buildings do not readily lend themselves to alternative non-farming use. Such change of use should be countenanced only where the existing form of the buildings will be respected and retained. Any proposal should involve only the minimum of physical alteration, both inside and out. Existing openings should be kept and large numbers of new openings avoided. In any conversion to alternative use these factors will limit the number and type of spaces which can be created. Similarly demolition should be avoided and associated buildings which will not readily convert should be left standing and used for purposes which will ensure limited maintenance such as storage. Uses compatible with the existing form of the building should always be sought. Cart sheds, for example, may serve as carports and thereby translate the original function of the building to present day needs.

In housing or workshop conversions the main difficulty will usually be caused by the existing openings which may well be small, widely spaced, and in the form of doors rather than windows. As few new openings as possible should be created in the outside walls. Where these are unavoidable they should usually be restricted to courtyard elevations. Their proportion and glazing pattern should always be based on the existing openings and no attempt made to create larger slappings. Existing shutters to the lower portions of granary windows should be retained. Existing doors should always be left undisturbed and door openings never built up externally. Redundant door openings should be sealed internally if necessary. It is seldom possible to convert a door into a window. The difference in the dimensions of the two types of opening means that it is difficult to produce a window the proportions of which do not look noticeably wrong. It is generally always better to leave the door in situ and to glaze part of it in a suitable manner to provide daylighting if required. Existing window openings should not be heightened, lowered or widened, especially in formal elevations where the maintenance of the original symmetry is particularly important. Similarly, less formal buildings should not have symmetry imposed upon them. If additional daylighting is required the introduction of skylights will usually cause less damage as long as the new skylights are placed flush with the roof surface, are of traditional size and made from cast-iron. Cartshed openings are often the most significant architectural feature of the building and should never be completely or partially built up. Efforts should always be made to retain or reinstate the cartshed doors, even if for practical reasons they have to be kept open. Where this is not feasible, the cartshed openings should always be fully glazed with the glass kept well back from the face of the stonework in order to preserve the original relationship of solid and void. The framing of the glazing should be kept to a minimum and painted a dark colour. Forestairs may be protected by a simple wrought-iron rail. Where the new use requires a chimney, a steel flue vent will usually be more in keeping with the basic character of the building than a stone stack.

Existing woodwork should be respected. Wholesale replacement is seldom necessary and careful repair, a much cheaper solution, is often all that is required. Off-the-peg joinery is extremely unlikely to be capable of accommodating the irregularities of the existing woodwork and should not be

used. Where new woodwork is required, it should replicate surviving detail. Panelled doors, fanlights and other details more appropriate to grander domestic dwellings should be avoided.

Existing features such as horsemills or engine houses, chimney stalks, kiln vents, doocots, cupolas, bellcotes, forestairs and ventilation slits all make an important contribution to the character and interest of the building and should always be retained even if functionally no longer required. Features which are particularly unusual, such as hen houses and bee boles, should be carefully preserved. Similarly, exposed roof structures of special interest, such as those within horsemills, should not be covered over.

Cobbled surfaces should always be retained and carefully repaired to match the original detail. Where new hard landscaping materials must be introduced, these should be carefully selected to complement the existing surfacing materials. Proposals to construct walls or fences or to plant hedges in the court or surrounding area as a means of defining individual property boundaries should be refused. Similarly, attempts to soften the essentially hard landscape which surrounds most farm buildings by the use of inappropriate suburban planting schemes should be firmly discouraged. Well-intentioned embellishments such as coachlamps, window boxes, ornamental wrought-ironwork and bottle glass are architecturally and historically inappropriate and should not receive consent.

5.5.0 STABLES

Horses were employed in large numbers to provide power in field and farmyard, and also to move goods and people in towns and cities. They were a valued possession, expensive to buy and feed and of little use in poor health, and were therefore better housed than other animals. Stables were built to provide comfort, health, safety and security, and were spacious, well ventilated and well lit. They should always be carefully inspected. Some have architecturally treated interiors, with stall work, tack room finishes and fixed furnishing of very high quality. Good examples should be altered as little as possible. Urban multi-storey stable buildings are now very rare and should be treated accordingly. Proposals to put these buildings to an alternative use should be considered in the light of advice given in 5.4.0.