

LAMLASH TOWNSCAPE AUDIT

for

NORTH AYRSHIRE COUNCIL



A The Whitehouse site has potential to be developed behind historical frontage line with tree belt managed and enhanced

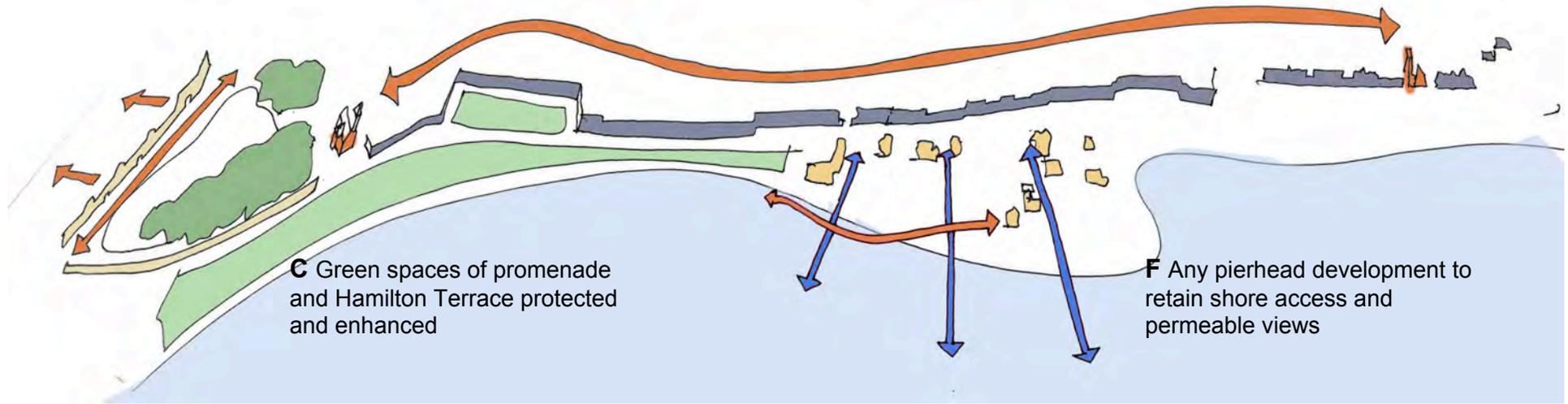
B Buildings on inland side of shore should respect the two and half storey limit with buildings of white roughcast

D The restoration of the Lookout to be pursued

E Mature trees on the upper slopes of raised beach of great significance

G Marine House Hotel site only developed within overall frontage height limit

H St. Georges Church restored to retain churches as settlement bookends



OVERALL STRATEGY



LAMLASH TOWNSCAPE STRATEGY

The settlement character of Lamlash was well established in the 19th century. The creation of Hamilton Terrace and its shorefront public space at the beginning of the 20th century added to this and created the image of the settlement we see today.

A long building line of two and three storey roughcast or stone houses lines the shore road. The parish church and the former St George's church sit at either end of this series of buildings. Only the scattered buildings of the pierhead break the pattern of inland buildings.

Any future development should respect and enhance this established urban pattern. Key strategies required to maintain the quality of the environment for the settlement are required for each element

- A** The Whitehouse site offers a significant potential for development. The tree belt and open space on the site behind the Parish Church are however a key element in the shorefront. This tree belt must be managed and enhanced to ensure its longer term development and regrowth of trees. Only if this belt is retained can any development take place. Any development should be sited along the line of the original house frontage and walled gardens. Development could be reasonably substantial within these restrictions.
- B** The main frontage of buildings in the settlement lines the inland side of the shore road. These buildings are predominately of two and two and a half storey height with roughcast or stone walls and slate roofs. Any new development on the inland side of shore should respect this building pattern. Full three storey developments should only be considered where additional emphasis would benefit the townscape such as on significant corners.
- C** The green spaces of the promenade and Hamilton Terrace are significant open spaces that give the shore particular qualities and amenities. These green spaces should be protected and enhanced. Consideration of car parking, street furniture and landscape should be made with great care. If the opportunity arises the car parking in front of Hamilton terrace could be re- configured to re-instate the green square.

D The Lookout is a grade C listed building in a poor state of repair. The frontage of this adds interest to the main street with its unusual façade detail. The restoration of the Lookout should be pursued to try to ensure the retention of the historic structure. Recent property values suggest conversion comes close to viability. This can only be tested by a detailed assessment of the level or repair required. Following this assessment a strategy for restoration could be put in place.

E The belt of mature trees on the upper slopes of the raised beach above the settlement provides a backdrop of some significance. The trees provide a clear distinction between the settlement hugging the shore and the landscape of the hills. The tree belt should be maintained and enhanced wherever possible. Enhancement of the native tree planting should additionally be considered on all planning application sites.

G The former Marine House Hotel site offers some opportunity for re-development. Its location within the main inland frontage suggest this should only be developed within an overall two and a half storey frontage limit perhaps with some three storey element to the corner

F The pierhead area of the settlement is of a different character to the main frontage. The scattered arrangement of buildings creates a more permeable layout. This allows views of the sea and access to the shore. Any development must maintain this access and through views.



H At the north end of the settlement the former St. Georges Church is empty and deteriorating. This church and its tower provide a sense of balance or bookend with the Parish Church to the south. As a grade B listed building the retention of this historic structure is of importance. Options are available to convert the church to residential use with some new development to assist financially. The owner should be encouraged to progress the development to ensure the building does not decline to the point where demolition is required.

APPENDICES

St Georges Church

The former St. George's church is a grade B listed building. The current condition of the church is poor but saveable

The only alternative use, which is financially viable, is likely to be a residential conversion.

If new floors are inserted into the main space there is a potential floor area of approx 500 sqm. Based on this floor area the following figures are possible

Restoration cost
say £750,000 construction cost
Total project cost for developer £850,00

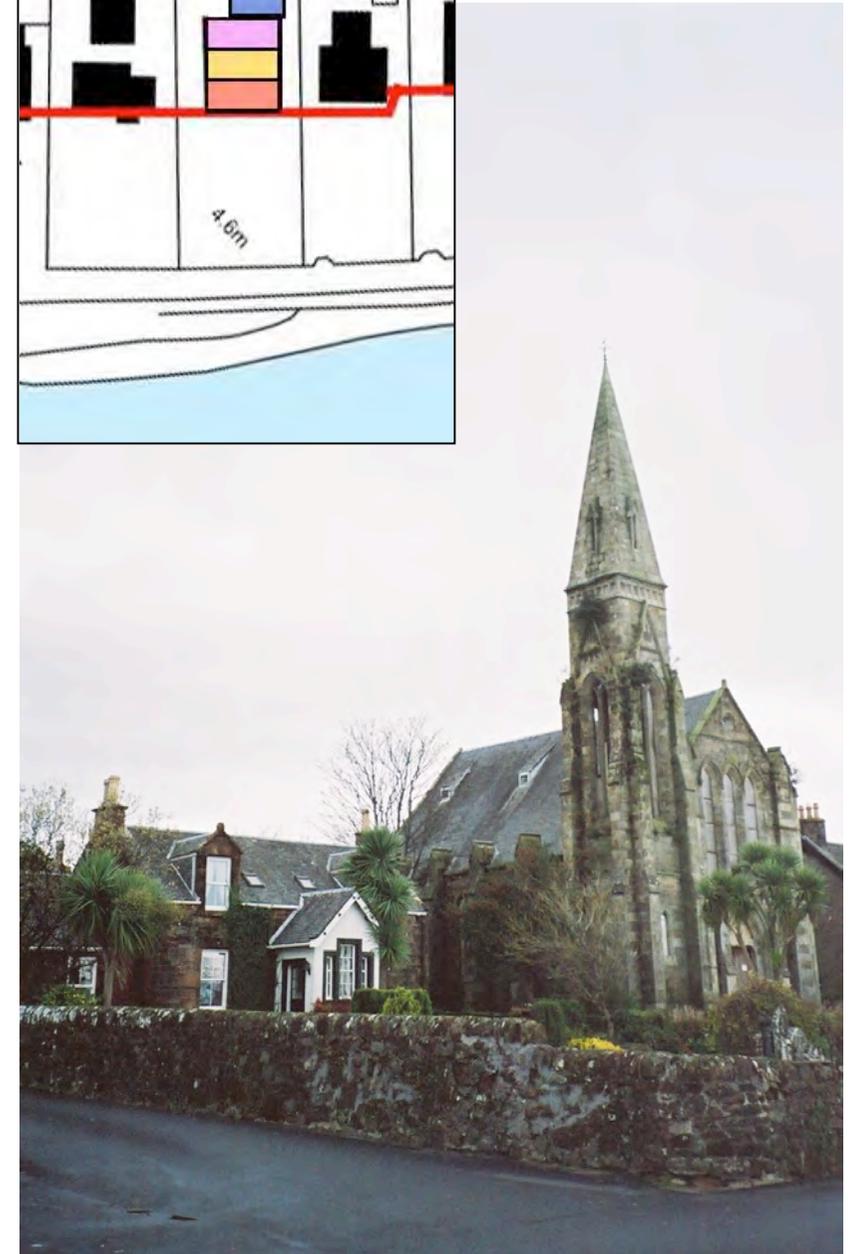
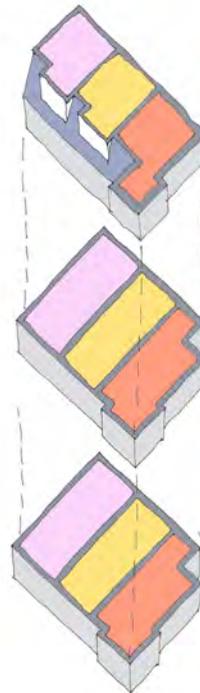
Assume possibly three houses
sales at £200,000 gives
£600- 700, 000

Therefore the finances are marginal for a conversion only. There is a large garden to the rear where additional new units could be constructed. These would generate additional funds to move the project nearer to viability. Planning permission has been granted for such a development.

THE OWNER SHOULD BE ENCOURAGED TO MOVE THIS PROJECT FORWARD AND DEVELOP THE CHURCH OR TO SUBMIT APPLICATION FOR MORE VIABLE OPTION

An alternative is demolition with perhaps tower retained in trust to ensure its preservation

Conversion to townhouses and possible new flats or townhouses to rear



The Lookout

The Lookout is a grade C listed building with a façade of some interest. The current condition is however poor and deteriorating.

Roof flashings are missing and the rainwater goods are leaking. The interior is likely to need significant renewal. The longer the building is left unattended the more the interior will decline.

Residential conversion to form flats is the most likely viable option. A design for residential use was prepared however this involved substantial new accommodation to the rear. This was overdevelopment of the site with poor quality accommodation.

Current house prices offer a possibility of financial viability.

The total floor area is approx 350 sqm plus a limited rear extension. For this area the outline figures are

Restoration cost
say £650,000 construction cost
Total project cost for developer £800,000

Assuming possibly four large flats could be created
sales at £150- 175,000 would generate
£600- 700, 000

Therefore finances marginal but possible

A DETAILED STUDY WOULD CONFIRM THE COSTS AND VIABILITY.

WORK NEEDS TO BE CARRIED OUT AS SOON AS POSSIBLE OR FURTHER DETERIORATION INEVITABLE

4 FLAT LAYOUT

