SCOTTISH CIVIC TRUST

New Uses for Old Buildings

Railway Buildings
Textile Mills
Doocots
Country Houses
Church Buildings

Scottish Civic Trust

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Working to promote and improve Scotland's built environment
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SCOTTISH CIVIC TRUST

HISTORIC SCOTLAND ALBA AOSMHOR

New Uses for Old Buildings

INTRODUCTION

New Uses for Old Buildings examines some of the opportunities and challenges around the issues of re-use of older buildings with short features on four types: railway buildings; textile mills; doocots; country houses; and churches. Examples of successful restoration are provided with helpful guidance notes for owners or potential buyers. Older buildings offer real and exciting potential to developers with vision. Many have outstanding architectural and historic features, original and quality materials, and locations on prominent sites with good facilities. Some of the best examples of re-use combine contemporary design with the original fabric to create new exciting places with energy and life.

The Scottish Civic Trust

The Scottish Civic Trust is a national organisation that exists to:

- protect and enhance Scotland's historic environment
- promote positive redevelopment
- promote quality planning and public involvement
- promote awareness and concern for our built environment.

The Trust runs a busy office from the Tobacco Merchants House in Glasgow's Merchant City. It regularly comments and campaigns for the betterment of Scotland's individual buildings and areas of distinction. It advises government on policy development and formulation and acts as the national co-ordinator for Doors Open Days in Scotland. It liaises with many bodies and individuals in the pursuit of its objectives and seeks to encourage and stimulate active interest in all aspects of the built and historic environment.

Buildings at Risk Register

The Buildings at Risk Register is maintained by the Trust on behalf of Historic Scotland. The Trust has successfully operated the Register since 1990 and has created records for surveys of over 4500 buildings, over 1100 of which have been registered as 'saved'. The primary function of the Register is to identify, record and monitor historic buildings at risk in Scotland and raise public awareness of their plight, but it also acts as a catalyst for marrying-up potential restorers and redevelopers with suitable available buildings and sites.

Over the last 20 years the Register has become an invaluable national statistical database, accessible to all through an award-winning dedicated website at www.buildingsatrisk.org.uk. Its benefit to the nation should not be underestimated. Once on the Register, for each building demolished, 3 are saved, and for listed buildings the ratio rises to 5 to 1.

Belmont House, Shetland

The Buildings at Risk Register

www.buildingsatrisk.org.uk

What is a Building at Risk?

A Building at Risk is usually a listed building, or an unlisted building within a conservation area, that meets one or several of the following criteria:

- vacant with no identified new use
- suffering from neglect and/or poor maintenance
- suffering from structural problems
- fire damaged
- unsecured open to the elements
- threatened with demolition.

However, this list is not exhaustive and other criteria may sometimes be considered when assessing a building for inclusion in the Register.

How do the Buildings at Risk Service assess condition?

The condition of a building is usually assessed during site visits undertaken by the Buildings at Risk Service. Usually based upon a visual inspection of the external fabric, it does not constitute a structural appraisal and independent expert advice should always be sought.

How up-to-date and accurate is the Register?

Local planners check the majority of new entries to the Register and review existing entries on an ongoing basis. We strive to ensure that information on the Register is as up-to-date as possible. Given our reliance on other parties for the bulk of our information, some information may occasionally prove redundant. Information on the Register is subject to change, and it is therefore important that you seek to verify information before acting upon it.

How does the Buildings at Risk Service assign a category of risk?

A category of risk is assigned to buildings on the Register to describe the extent to which they are at risk. Because a building in a very poor state of repair may be subject to concerted attempts to rescue it, the assessment of risk is not always directly associated with condition.

Does the Scottish Civic Trust own any of the buildings on the Register?

The Trust do not own any of the buildings on the Register, neither does it act as agent for the properties shown. The Scottish Civic Trust cannot become involved in any negotiations regarding the sale or lease of the property.

How up-to-date and accurate is the Register?

We strive to ensure that information on the Register is as up-to-date as possible given the resources available. Some information may occasionally prove redundant, inaccurate or incomplete. Information on the Register is subject to change, and it is therefore important that you seek to verify information before acting upon it. The service reports to Historic Scotland and local planning authorities on an annual basis.

Are there any buildings on the Register available for purchase?

Inclusion on the Register does not imply that owners wish to dispose of their properties. The main purpose of the Register is to raise awareness of the existence of Buildings at Risk throughout Scotland and to monitor their condition. Where practicable, we aim to aid the identification of new uses for buildings which will enable them to be saved.

Many owners have recognised the Register as an opportunity to market properties they may wish to lease or sell. All owners of buildings at risk, including health bodies, local authorities, and statutory bodies, can make free use of the Register to publicise a building they wish to sell or lease. The Register provides information on the availability of properties, where known. There are cases where the Service has been advised that the owner is resolutely against selling, this will be noted on the Register and approaches should not be made under any circumstance. Whatever the situation, potential purchasers should always approach owners with tact, diplomacy, and sensitivity.

The Buildings at Risk Service does not act as the agent for properties on the Register, and cannot become involved in any negotiations regarding the sale or lease of any property. The Service simply puts potential restorers in touch with owners or agents, and it is then for the individual parties themselves to negotiate in the usual way.

How should I approach the purchase and renovation of a Building at Risk?

Always seek expert advice, preferably before purchase. Advice should also be sought from the local planning contact given in the property details and from Historic Scotland, as well as from qualified architects, quantity surveyors, and structural engineers. Carry out a design and feasibility study, no matterhow large or small the undertaking, and do not underestimate the length of time that the renovation project may take.

What financial help is available for the renovation of a Building at Risk?

The Scottish Civic Trust does not assign or administer grants, and the inclusion of a building on the Register does not imply that it will be automatically eligible for grant aid, though eligibility is noted where known.

The Buildings at Risk Service generally advises potential restorers not to embark upon a project unless it can be fully financed without grant aid.

Will the restoration of a building on the Register be automatically acceptable to the authorities?

Any proposal affected a listed building will require Listed Building Consent even if it is a Building at Risk. The details of any scheme will be considered on its own merits. Planning authorities have a statutory duty to have special regard to any proposals that affect the character of a listed building, its setting or any features of architectural or historic interest that it may possess. The best course of action is to engage in early discussions with the relevant planning authority before developing firm proposals.

Buildings at Risk	2377
Restoration in Progress	131
Saved Buildings	1172
Demolished Buildings	356

November 2010

Railway Buildings

Despite the demise of numerous lines and the redundancy of many structures, the vestiges of our railways survive in abundance and together form an important historical and cultural asset.

Though much was demolished in the 1960s and 70s when we were less conscious of our railway heritage, the surviving buildings and structures are significant on many levels: from their inherent aesthetic qualities and the visual contribution they make to our towns and countryside to their importance as a reminder of the country's industrial legacy and engineering prowess. Despite the fact that many redundant railway buildings have found new uses, there remains a significant proportion which are disused and at risk.

Railways stations varied considerably in size, usually depending on the population of the area they were providing a service to: from the grandiose city stations such as Glasgow Central, with its multitude of platforms, to small private stations for landowners such as Dunrobin Station in Sutherland. The architecture of the stations also varied immensely from classical to gothic to Jacobean and everything in between. Individual railway companies often had their own signature architectural style, and in the spirit of competition often tried to outdo one other with grander and grander structures. Other factors that also influenced style were patronage, i.e. the tastes of a particular shareholder or landowner, and the diversity of local building materials.

Many important stations such as St. Enoch in Glasgow and Princes Street Station in Edinburgh were lost in the cuts and closures of the mid-20th century. However, the railway conservation movement has been gathering momentum since this period and redundant stations have been saved by an array of organisations, from local authorities to preservation trusts and private individuals.

Many stations on abandoned lines have been successfully converted to housing or commercial premises, such as pubs and cafes, while a handful have been saved by railway preservation trusts, either by conserving them in situ or reassembling them at a different location. Other notable reuses include a scout camp at the former Lochearnhead Station, a railway museum at Maud Junction in Aberdeenshire, craft workshops at Strathpeffer and a bed and breakfast at the former Strathvithie Station near St. Andrews. Some have even been renovated and brought back into use as railway stations!

Nevertheless, many historic station buildings remain disused on both working and dismantled railway lines. Some, such as Broughty Ferry, have become halts where the station has become unmanned and the building is no longer required, while stations like Possil in Glasgow became defunct when the branch line closed as part of the Beeching cuts in the 1960s and a new use has yet to be identified.

A further issue becoming increasingly apparent is disused spaces or structures in an otherwise functioning building or complex. Vacant offices, kiosks and waiting rooms are under threat of deterioration if they remain unoccupied in the long term. As an example, Kilmarnock Station expanded into a major communication hub in the 19th century and the building was extended accordingly. Today it is served only by through trains on a handful of routes and many of the former offices, waiting rooms and refreshment rooms are lying vacant.

The central locations of many station buildings can make them attractive to restorers. However, reuse can be hampered by both noise and health and safety considerations on operational lines.

Burntisland Railway Station Offices, Before

Burntisland Railway Station Offices, After

CHALLENGES PRESENTED BY RAILWAY BUILDINGS

- Where the railway line remains active, there can be health and safety, noise and access issues
- Urban railway stations are often on tight sites, well built up round about
- Active lines can limit the scope for expansion
- Many railway buildings have small rooms, such as waiting rooms, ticket offices and signal boxes
- Many surviving railway buildings have been disused since the 1960s, often subjected to vandalism and considered to be eyesores
- Some sites are large, including passenger buildings, offices, sheds and warehouses, meaning that a single end use is unlikely

OPPORTUNITIES PRESENTED BY RAILWAY BUILDINGS

- Railway buildings are usually centrally located in built up areas, making them ideal for small businesses or community groups
- The sites usually have excellent transport links, especially when the line remains active
- The buildings are varied in size, from signal boxes to goods sheds, making them suitable for schemes of varying sizes
- For some projects, existing subdivision into small rooms is an advantage
- The exteriors are usually attractive and distinctive, and when restored have the potential to re-emerge as assets to the locality
- On large sites, not all buildings on the site are likely to be of equal historic significance – there may be scope for the clearing of some parts of the site for the construction of new buildings as part of a project to convert those which are most significant

Railway Buildings

Station buildings presently make up the largest proportion of railway buildings on the Buildings at Risk Register.

Currently (November 2010) we have 15 station buildings and four related buildings categorised as 'At Risk'. In total, 16 railway buildings have come off the Register thanks to successful projects as against 7 which have been demolished. This is one of the few categories of building where more have been saved than are currently 'At Risk', demonstrating the suitability of these building for new use but also the pressure their sites can be under.

EXAMPLES OF SUCCESSFUL RESTORATION

Maxwell Park Station, Glasgow

Maxwell Park Station is a situated on the Cathcart Circle, which is an operational line, though the station is now unmanned and the associated station building has lain redundant for over 20 years. Through arrangement with Scotrail under their 'Adopt a Station' Scheme, Pollokshields Heritage Trust (PHT) made plans to refurbish the main station building, which stands on an island platform, and former booking office, which occupies the upper floor. The aim of the 'Adopt a Station' Scheme is to find community or start-up uses for vacant accommodation at Scotrail Stations. Scotrail's contribution is to provide the accommodation rent free provided the interested parties can make the spaces habitable.

In this particular case, the vacant station building was intended for mixed use with community use on the upper floor and with potential for either charitable or commercial use on the lower floor. PHT commissioned Glasgow Building Preservation Trust to carry out an options appraisal. This concluded that the cost of satisfactory restoration for viable and sustainable occupation would be in the region of £1 million. The high cost was generated by the requirement for public indemnity insurance due to the buildings location between tracks and two sets of high voltage electricity cables, and the implication was that the majority of the project had to be abandoned. It was found that the upper floor booking office, which gives access to the station from the street via a footbridge, could still be feasibly reused and was refurbished in 2008 as a meeting room and a venue for exhibitions.

Melrose Station

Melrose Station on the former Waverley Route was made redundant in 1969 as part of the Beeching cuts. The station building, an impressive Jacobean style structure, was designed by renowned Scottish engineer John Miller in 1846. Until 1985, when it was acquired by local architect Dennis Rodwell, the building had lain in a derelict state. With financial assistance from (what was then) the Scottish Development Agency, the Historic Buildings Council for Scotland and Borders Regional Council, Mr Rodwell converted the building for mixed uses all of which were geared towards the tourist market in the town.

The building was converted into a restaurant, craft shop, craft workshops, model railway centre and gallery, and was completed in 1986. The role of the local authority in securing funding from public sources was crucial in this large scale project and without this continuous backing it is unlikely that the building would have been saved. The station building remains in use as a restaurant and shops and its continued survival since its conversion over twenty years ago is testimony to its success.

Laurencekirk Station, Aberdeenshire

Laurencekirk Station in Aberdeenshire is a rare case of a station building being brought back to its original use many years after closure. Built in 1849 by the Aberdeen Railway Company, the station closed to passengers in 1967. The building, which featured on the Buildings at Risk Register had stood vacant and neglected since this time.

Recommencement of services was announced by Network Rail in 2007 due to public demand and the building was refurbished during spring 2008. The station was reopened in May 2009 at a cost of £3.9 million and has exceeded all expectations with records showing that over 64,000 people have used it in its first year since re-opening, more than double the number estimated.

Laurencekirk Station, Before

Laurencekirk Station, After

Textile Mills

The production of textiles has a long history in Scotland. In the seventeenth and eighteenth centuries handloom weavers were considered to be skilled tradesmen and were paid accordingly.

They were to be amongst the first, and biggest, losers in the industrial revolution. Initially, machines were invented which decreased the skill levels required while greatly increasing productivity. Next, integrated mills were developed which harnessed water to power whole floors of machinery.

Textiles thrived through the nineteenth and the first half of the twentieth century. After the Second World War, textiles companies found it increasingly difficult to cope with competition from abroad. By the early 1980s little remained of the industry; the mill workers' jobs were following those of the handloom weavers into history. For many towns this was a severe blow.

The textile industry in Scotland today survives in the high quality end of the market. Though valuable, this employs a small fraction of the former workforce. The physical legacy of the industry is a vast collection of mill buildings - in Dundee alone there had been over 130 complexes. The majority of these buildings were built in the Victorian and Edwardian periods, though some go back to the late eighteenth century.

The nature of the industry was such that it needed strong buildings that could bear the weight of heavy machinery. Depending on the processes involved, the machines were often large and linked together, to make use of the same power source. As a result, mill buildings were often substantial and open-plan, with high ceilings. Along with the machine rooms, there were often office blocks, engine houses, workshops, warehouses and other associated buildings.

Naturally, the mills themselves were often among the largest buildings in a town. As such they were, and still are, local landmarks. As the building of mills went hand in hand with an expansion of the community, there are often tenements and other buildings nearby which were constructed at the same period, in the same materials and the same style, even by the same architect. Collectively, the mill and its related buildings share a character that helps define that of their immediate area. The value of many of these localities is now being recognised through their designation as Conservation Areas.

CHALLENGES PRESENTED BY TEXTILE MILL BUILDINGS

- The buildings are often large – a conversion project will either need one major end user or many end users
- The buildings often sit within large, derelict industrial sites which are unattractive to end users
- Development over many decades means some sites are complex, with interlinked buildings
- Most surviving disused mills have been vacant for many years, often subjected to vandalism and considered to be eyesores
- Occasionally, mills retain some of their equipment. While this can be valuable in heritage terms it can make conversion awkward

OPPORTUNITIES PRESENTED BY TEXTILE MILL BUILDINGS

- The buildings are often large, making them attractive for large schemes
- Schemes which result in multiple owners can better survive the failure of one owner or business
- The floors are often open-plan, making them easy to subdivide
- Unlike some types of historic building, such as those which were residential, the interiors are rarely decorated or of great significance
- The buildings were strongly built and high quality. Under their run-down exteriors, they often have the potential to re-emerge as attractive assets to the locality
- Not all buildings on the site are likely to be of equal historic significance – there may be scope for the clearing of some parts of the site for the construction of new buildings as part of a project to convert those which are most significant
- Contamination is not often an issue at mill sites, unlike locations where heavy industry has taken place.

Hayford Mills, Before

Hayford Mills, After

Textile Mills

Currently (November 2010) there are 78 textile mills and related buildings (such as storehouses, offices and shops) held on the Buildings at Risk Register and categorised as 'At Risk'.

In total, 24 textile mill buildings have left the Register thanks to successful projects, as against 17 which have been demolished. These figures demonstrate that despite their size, and the other challenges they present, this group of buildings has the potential to find new uses, but also the difficulties which there have been in their retention.

EXAMPLES OF SUCCESSFUL RESTORATION

Keathbank Mill, Rattray

Keathbank Mill, like many others, was developed in a number of phases. The oldest part of the structure dates back to the 1820s, when it was built as a flax mill. In 1864-5 John Kerr & Co. converted it to jute production, enlarging it and constructing a number of out buildings.

It continued to function as a mill until 1979, the last of the twelve mills along the River Ericht to close. For the next sixteen years the mill lay vacant until 1995 when it was brought back into use as a visitor centre. Sadly, this was to prove uneconomic and in 2002 it again fell empty. Over the next two years a number of proposals came forward for possible conversion to residential use. Discussions took place between Historic Scotland, Perth & Kinross Council and potential purchasers. Historic Scotland considered that the retention of the steam engine and water wheel was essential.

In December 2004 Wild Cat Development Ltd. secured permission for conversion of the mill, wheelhouse and steamroom into twenty residential units along with new build. As part of the conversion process, several modern extensions were removed. Though the mill chimney was reduced in height, it was brought into use innovatively. The ground floor section became an entrance to a dwelling while the first floor section became a walk in shower. The work also saw the restoration of the mill wheel and steam engine, helping to preserve the character of the building and providing a link between its modern residential use and its historic origins.

The conversion focused on the historic relationship between the building and the river. The apartments have been laid out to ensure scenic views over the water with all public rooms placed along the south elevation.

Kilncraig Mills, Alloa

The John Paton, Son & Co. Ltd. wool spinning mill in Alloa was among the largest textile mill complexes in Scotland, employing 4,000 people at its peak. The company was founded in 1814, harnessing the productivity of the spinning jenny. Paton's was an international company and at the start of the twentieth century it found itself in need of a new headquarters office. The result was the 1904 office building which, along with the adjacent 1936 warehouse, are the only survivors on the site from its textile days. 1999 saw the final shut down of textile operations.

For decades, the large site had acted as a barrier between the town centre and the south of the town, and had obscured Alloa Tower (a scheduled monument and A-listed building). Local planners saw the redevelopment ot the

Kilncraig Mills, After

building). Local planners saw the redevelopment of the site as an opportunity to reconnect the south with the town centre and to give the tower visibility and prominence.

In 2001 planning permission was granted for an application which saw the retention of the office and warehouse blocks while the rest of the site was cleared to make way for a superstore and access routes. To secure the future of the office building, Clackmannanshire Council decided to take on the role of principal occupant. In 2003, with work nearing completion, the building was shortlisted in the Best Building category in the RIAS Andrew Doolan Award for Architecture. In further recognition, it was to win a Dynamic Places Award from Scottish Enterprise. The renaissance of the building was marked in August 2004 by Historic Scotland upgrading it from Category B to Category A-list status. Today, the office building is 90% occupied. The council has the majority of the space with a number of other public bodies, and one private business, renting further sections.

Domestic Finishing Mill, Anchor Mills, Paisley
The Anchor Mills complex was founded in 1812. Completed in 1886, the Domestic Finishing Mill had a working life of nearly 100 years, finally closing in 1983. As a building, this Category A-listed structure is unusual. It has a primarily red brick exterior supported by cast-iron columns round a central atrium. The complex enjoys a central location in Paisley. Since production ceased, development pressures have led to the demolition of all but two of the buildings: the Domestic Finishing Mill and the West Gate House. A number of B-listed buildings were lost including the Counting House, Linside Thread Works and Kilnside House. Interest in finding a new use for the mill revived in 1996 with a proposal to convert it into 87 flats. Despite the granting of outline planning consent, and a letter of support from HRH, The Prince of Wales, the scheme failed to proceed and in 1998 the site was sold to Safeway, who wished to build a superstore on the adjacent site (formerly the site of Linside Mill) with a promise to renovate the mill. In 1999 the Phoenix Trust was brought in to work with Safeway and the council on the renovation. It was agreed to pursue a scheme involving the conversion of the ground floor to parking, the first floor to commercial and the upper floors to residential. The work was completed in 2005 with the official opening taking place on 21st June.

Anchor Mills, Paisley, Before

Textile Mills

Ettrick Mill, Selkirk
This large mill complex contains buildings dating from 1836 through to the end of the First World War. It contained a four storey spinning mill, wheelhouse, 150-foot-high chimney, engine and boiler house, two storey weaving mill, dye house, sheds and a bridge which were collectively Category A-listed. The complex passed through a number of hands before its closure in 1989.

Immediately after production ceased the Scottish Development Agency presented plans for restoration of the spinning mill with some demolition, including the chimney. A number of proposals involving part, or all, of the complex followed through the 1990s, including student accommodation, factory shops, retail and office accommodation. There were also further applications to demolish some of the buildings. Crucially, Scottish Enterprise Borders kept the buildings wind and watertight.

In 2000 Scottish Borders Enterprise secured funds of £2.63m from the European Union to convert the complex into a major business centre. By the end of the year a large scale program of external stone repairs was underway and planning permission had been granted to convert the spinning mill for workshop and office use. By 2004 conversion of the ground floor was complete. Renamed the Ettrick Riverside Business Centre, it housed 21 businesses. The focus then moved onto the conversion of the second floor. A year later, local papers reported that the number had swollen to 27 occupants and that the pumphouse had become home to a veterinary practice and a shop.

Tower Mill, Hawick
Tower Mill is an A-listed early 19th century building. Unusually, the basement retains its original waterwheel. The building has proved to be a controversial one within the town.

In the 1980s it was zoned for demolition and through the 1990s there were many locals who believed that would be the best solution, culminating in a seven hundred signature petition in 1999. Many others supported its retention and a number of schemes were considered. The Scottish Historic Buildings Trust purchased the mill in 1996 with a view to converting it to a technology centre.

Over four years they carried out much needed repairs but were unable to undertake a full scale conversion project. In 2004 Scottish Borders Council announced plans putting Tower Mill at the centre of a Townscape Heritage Initiative. With a grant secured from the Heritage Lottery Fund, work began on its conversion to a cinema/theatre with a café, shop, and exhibition/learning centre.

The Tower Mill project acted as a catalyst for wider work in the area, becoming a key element of the £10million Heart of Hawick regeneration project. Today, Tower Mill offers a 111 seat auditorium which can be used as a cinema, theatre or conference centre, a coffee and music house, ten workspaces, and exhibition space and meeting rooms. The waterwheel has been restored as an attraction, with underwater cameras allowing visitors to observe the otters, heron, salmon and other local wildlife.

Ettrick Mill, Before   Tower Mill, After

Doocots

Doocots (or dovecots) have been part of the built environment of this country for many centuries.

The earliest were cut into natural rocks but the vast majority were built from stone, either free standing or as part of another building. Doocots provided a home for pigeons, which were husbanded for their meat, eggs and droppings. As demand for these products declined, later ones were constructed mostly for ornamentation. The structures which we can see today were largely built from the 15th – 19th centuries.

Redundancy and vacancy affecting doocots is a long-term problem with many of them falling out of use by the end of the eighteenth century. Doocots became increasing obsolete due to the shift of power from the land owners to the farmers and introduction of improved farming techniques. Farmers would be unlikely to welcome flocks of birds that ate their seed and damaged their crops. Additionally, the use of pigeon-meat and eggs became less common.

Traditionally built in local, natural materials, doocots were created in a number of designs and forms that are uniquely Scottish. The socio-economic decline of large landed estates has seen a high proportion of these listed structures become redundant and at risk. The typical size and location (often within a field or other rural setting), has contributed to the difficulty that has been found in identifying alternative functions for them. The design can frustrate re-use or conversion; small floor plans; no windows; low doorways; and nesting boxes. However, some have been converted to new uses or restored as monuments. Looking at these as case studies can show what the future may hold for doocots in Scotland. The architectural and historical importance of these buildings has been recognised by Historic Scotland and its predecessors with over 70 being listed at Category A – the highest category of designation.

Flag Heritage Centre, Athelstanesford

Doocots

CHALLENGES PRESENTED BY DOOCOTS

- Location – often rural or remote with out access to road networks or services
- Design – small footprint limits the type of re-use or conversion that is possible without threatening the character of the structure
- Redundancy – very little possibility of regaining original use
- Loss of context – many of the large estates to which doocots were associated have been broken up

OPPORTUNITIES PRESENTED BY DOOCOTS

- Design – small footprint will be less financially onerous and easier to carry out repairs or conversion works. A converted doocot can make an unusual and attractive outbuilding such as a shed or store.
- Single occupancy – single or couple occupancy of residential properties is rising, some doocots could be converted into housing to satisfy this demand
- Rural housing – there is a lack of affordable rural housing within Scotland. Converted doocots could help to relieve this pressure
- Rural activities – the rise in leisure activities such as mountain biking and hill walking could create opportunities for re-use of rurally located doocots
- Hides – doocots could be converted for use as 'hides' which provide both an income for farmers and allow tourism and nature conservation to flourish.

Roseberry Doocot, Inverkeithing

Blackburn House Doocot, West Lothian

Lady Kitty's Doocot, Haddington, After

99 Doocots can currently found to be 'At Risk' on the Buildings at Risk Register (as at November 2010).

Nearly 40% of Scotland's A-listed doocots are currently found to be At Risk. Only 4 Doocots have left the Register due to successful restoration or conversion, while none have left due to demolition, showing both the difficulty in finding new uses for this type of building, but also their ability to survive until a suitable project can be found.

EXAMPLES OF SUCCESSFUL RESTORATION

Flag Heritage Centre, Athelstanesford
Dating back to 1583, Hepburn Doocot is in the grounds of Athelstaneford Church in the village of Athelstaneford in East Lothian. The doocot is in use as a heritage centre for The Scottish Flag Trust and was converted into this use in 1996. Athelstaneford is near the site of a battle during which it is said that the Scottish warriors saw a great white cross in the sky similar to that of St Andrew. The Scots defeated the invading Angles and, so the story goes, this image was subsequently adopted as the Scottish flag. The heritage centre features a short audio-visual dramatisation of the 9th century battle. Funders for the project included Heritage Lottery Fund, Historic Scotland, East Lothian Council, Viridor Waste Management, Scottish Enterprise, British Energy Torness, Tesco (Haddington), St. Andrew Society, Athelstaneford Kirk Session and Scottish Life.

Cumbernauld House Doocot, North Lanarkshire
Cumbernauld House doocot was brought to the attention of the Buildings at Risk register in March 2004. A site visit in 2008 found that restoration was underway. The project involved a partnership between the Scottish Wildlife Trust; who manage the surrounding Cumbernauld Glen, Friends of Cumbernauld Glen and North Lanarkshire Council and the Scottish Lime Centre Trust (who carried out the works to the doocot). Funding was supported by those partners and by the Landfill Tax Community Fund.

Lady Kitty's Doocot, East Lothian
This B-listed doocot, located in Haddington, was converted into a tourist information office and is staffed by volunteers. Repairs to the doocot were carried out by East Lothian Council for ground floor use as tourist information centre. Previously, the doocot was in use as residential accommodation. It holds a prominent location in the heart of the old part of Haddington. It was originally restored in 1960s for occasional use as an informal exhibition space.

Meldrum House Stables with Doocot
Meldrum House Stables had been on the Buildings at Risk Register since 1996. The entire estate was bought by a consortium in the early 1990s and it was their intention to convert the buildings into a hotel complex and residential accommodation. The redevelopment of the stables and doocot was delayed by many years but in 2008 the company secured funding from Historic Scotland and has been successful in converting the stable block into luxury suites and conference facilities which are associated with the main hotel. The pend which contains the doocot has been converted into a whisky tasting centre and the nesting boxes are now used to house the bottles.

Country Houses

Country houses have been in existence since at least the 16th century.

In Scotland there are around 1604 listed country houses such as Hopetoun House, which is privately owned or Culzean Castle, which is owned and operated by the National Trust for Scotland. Many of these fascinating buildings illustrate the importance of the country house as a barometer of architectural fashion and country life in Scotland.

Most of Scotland's country houses have survived as they were originally intended, i.e. as dwellings. In some instances, this has been simply due to the determination of owners to retain the country seat of their landed estate. Some smaller houses continued to be maintained by the wealth generated from the land itself. Others promote the tradition of the sporting estate and appeal to the overseas market attracted by the romance and image of tourist Scotland. Others have survived by being successfully converted to other uses.

Demand for traditional properties continues to be high, attracting high prices and a good resale value. Many newspaper property supplements feature a wide variety of country houses currently for sale - in some cases in excess of £500,000.

The properties available can range from a single country house to an entire country estate.

Despite most of Scotland's country houses remaining in use as dwellings, the country house also adapts well to other uses.

Large rooms on the main floor of a country house adapt well to hotel use and, in some cases, the gardens and ancillary buildings can likewise serve as part of a wider hotel development. The service areas can be used in much the way they were intended and large halls and dining areas make excellent reception rooms. Examples include Cornhill House by Coulter, Boath House in Auldearn and Sundrum Castle by Ayr.

Likewise, the country house lends itself well to being converted to commercial use, particularly when it is located near to an urban centre. Large reception rooms can become useful meeting rooms with ancillary accommodation such as kitchens again being used as they were originally intended. Ease of access and parking spaces can often be accommodated within the grounds. If appropriately adapted, a nursing home can also operate well within the restraints of the existing fabric. Cochno House in Duntocher is now being used by Glasgow University as hospitality facilities. Strathleven House in Alexandria was turned in to a business incubation centre by Scottish Historic Buildings Trust. Inglewood House in Alloa operates as a business centre and Annfield House in Stirling is now a nursing home.

The best use of any redundant building is the use for which it was first built. This is most likely to preserve its character and minimise the changes required. For this reason alone, country houses have a head start over other buildings at risk. While some have been restored as individual homes by private restorers others have been refurbished as flats as part of a wider housing development.

CHALLENGES PRESENTED BY COUNTRY HOUSES

- Over one third of all country houses on the Register have been fire damaged and many have become ivy-infested
- Many country houses were de-roofed in the 1950s, exploiting a legal loophole to allow the owners to avoid paying rates
- Many country houses come with estates which contain other at risk buildings
- The size of the properties means that single residency will be beyond the means of all but a few purchasers
- Rural locations can present infrastructure problems – many are poorly served by roads and other services.

OPPORTUNITIES PRESENTED BY COUNTRY HOUSES

- The buildings are spacious and attractive and often offer easy conversion to high quality multiple residential units
- They are ideally suited to conversion to hotels, conference facilities or nursing homes, often allowing many areas to be used for their original functions
- Country houses often come with land, giving potential scope for enabling development which can help pay for the restoration of the main building
- The surrounding estate was often attractively landscaped, and laid out to show the house off at its best.
- An attractive rural location can make them holiday accommodation
- Though rural, many sit within an easy commute from major population centres
- The size of the buildings often gives scope for extensions and additions which can help bring it back into use without threatening their character.

Blackburn House (Rear), West Lothian, Before

Blackburn House (Front), West Lothian, After

Country Houses

96 country houses can currently found to be 'At Risk' on the Buildings at Risk Register (as at November 2010).

In total 55 country houses have left the Register due to successful restoration or conversion, while 19 have left due to demolition. These figures are in line with the overall ratio of three buildings saved to one demolished on the Register and show that there are many examples of success stories.

EXAMPLES OF SUCCESSFUL RESTORATION

Ballochmyle House, Mauchline, East Ayrshire

Ballochmyle House is a B-listed mansion house which incorporates a portion of an earlier Palladian house by Robert (or John) Adam. In 1940 the house was converted into an emergency hospital. By the 1970s the house had been vacated by the Health Board for portable accommodation on the front lawn of the house. An application for its demolition was also lodged. Over the next 20 years the house was left unoccupied whilst various feasibility studies were perused. At one stage press reports indicated that there had been 1000 expressions of interest by persons looking to take over the redevelopment of the house. The Health Board were allegedly reluctant to dispose of the house during this time for fear of compromising the development potential of the rest of the site. By the mid 1990s the house had fallen into a severe state of disrepair with full restoration costs stated at over £1 million and consolidation costs at nearly £200,000. In 1998 the Garden History Society completed a study of the house and grounds concluding them to be of regional importance. In October 2005 some 36 years since it was originally vacated by the Health Board, listed building consent was granted for the redevelopment of the house into 14 flats with 94 houses being built in the grounds by a private development company. Work completed on the restoration in September 2009.

Blackburn House, Blackburn, West Lothian

Blackburn House had fallen into a serious state of disrepair since its last occupation in 1972, and was one of the first buildings to be entered on the Buildings at Risk Register for Scotland at its inception in 1990. It was built by George Moncrieff in 1772, who was also responsible for founding the nearby new town of Blackburn.

In 1998 the Cockburn Conservation Trust commissioned a feasibility study, which concluded that a business use would offer the best opportunity for the long term, and would also offer a greater amount of public access and benefit. Over the next ten years the building was restored, and along with some new build accommodation provides a mixture of office and studio space.

The approach on the project was very much to utilise as much original fabric as possible, and to upgrade it as far as possible to meet modern day standards. The main conservation challenge was that of the building's condition. In order to save the fine interior plasterwork a very elaborate system of propping had to be designed to provide safe access to carry out the works, to support the structure for repairs, and to hold the plaster in place until it could be re-attached from above.

Restoration works completed in 2008 and the building featured in Doors Open Days event in West Lothian in 2009. Blackburn House has been let to Arthouse UK who specialise in the development of workspaces for the creative and cultural industries within buildings of high historic and architectural value. The restoration allows the house to also function as a film location. One of the doocots now hosts an interpretation centre for visitors interested in the historical background to the house. The restoration of Blackburn House won The Georgian Group's best Restoration of a Georgian Country House award in 2008.

Dollarbeg, Clackmannanshire, After

Belmont House, Shetland, After

Dollarbeg, Nr Dollar, Clackmannanshire
In 1980 Dollarbeg ceased operation as a hotel and was divided into separately owned sections, with the land sold separately. During the 1980s attempts were made to market some of the sections, but issues with the multiple ownership proved an impediment to any solution. By the early 1990s it was reported to be dangerous in parts and unfit for human habitation. It wasn't until 1998 that the whole house was brought back under single ownership.

After a proposal by Applecross Properties and Miller homes for restoration funded by enabling development had fallen through, the house was sold to Manor Kingdom in 2003. Following discussions between the new owners and the planners a development brief was produced. This led to a planning application in 2004 for conversion of the house into ten flats, with 30 houses to be built in the grounds. Local residents had expressed concern at earlier plans involving new build, but at a public meeting in Dollar they accepted that it was a necessary part of any plan to save the main building. The application was approved and work ran from 2005 to 2008.

Belmont House, Unst, Shetland
The building was added to the Buildings at Risk Register in November 1990, having already lain vacant for a number of years. Over the next seven years concern grew over its condition, with repairs and urgent works notices being served. In 1997, ownership was transferred to the newly-established Belmont Trust and a feasibility study was undertaken. Thanks to funding from Historic Scotland and Historic Buildings Council for Scotland the building was made wind and watertight by 2000, though discussions continued on a sustainable new use.

In 2004 a planning application was made for the conversion of the house which would see it used as holiday lets and as a community venue. This scheme would have seen an extension to the east and the demolition of the pavilions. The following year an amended scheme without the extension or the demolition was approved. Over the next five years over £1m was secured in grants from a variety of funders, including Historic Scotland and Shetland Islands Council, allowing the work to be progressed by the Belmont Trust, working with Groves-Raines Architects.

A winner of the award for the Restoration of a Georgian Country House from the Georgian Group, the house is now fully restored and available for bookings from April 2011.

Church Buildings

There are a variety of factors which may bring about the redundancy of a church, or indeed any building. Each building will have its own particular set of causes.

Scotland has a rich and complex religious history. Prior to 1843 the Church of Scotland stood, almost unrivalled, as the religious voice of Scotland. That year was to see the national church split asunder as the Free Church came into existence. In itself this led to the creation of a network of churches almost as large as the surviving Church of Scotland. Earthshaking as this event was, it opened the floodgates for a wide range of dissenting congregations to spring up around the country as Scotland underwent an unrivalled period of religious debate and expression. As a result, most towns, and even villages, can contain several churches of various denominations. In addition, the unprecedented population growth in our towns and cities throughout the 18th, and particularly the 19th, centuries led to a huge expansion of our built environment. Notwithstanding other issues, these factors resulted in large numbers of urban churches representing a considerable part of our cultural heritage.

Throughout the 20th century Scottish towns and cities have witnessed continued demographic change. However, unlike the previous centuries, there has been a general decentralisation of communities from urban centres to suburban areas. This population movement has reduced the numbers of city centre congregations. Within Scotland's rural communities a trend towards urbanisation of the population has in turn led to a decrease in the numbers of rural congregations. In both instances, many churches have thus become surplus or redundant as a result. These trends have been exacerbated by a general decline in church attendance.

It is important to recognise that unwanted and redundant buildings are not a new phenomenon. Change in our built environment is a natural process; however, the rate of redundancy of church buildings in the last three decades has been unprecedented. According to a Council of Europe assessment, Scotland is one of the countries in which the problem of redundant churches is most severe. For example, the Church of Scotland owns approximately 70% of ecclesiastical buildings. Between 1978 and 1991, 148 churches were sold by the General Trustees of the Church of Scotland alone i.e. an average of 12 per annum, or one a month.

The last decades of the 20th century saw dramatic changes to our ecclesiastical fabric. Redundancy became commonplace, frequently with the threat of demolition. Out of this concerning situation, the creative adaptation and reuse of Scotland's church buildings has grown in recent years. In addition, a number of organisations have been established which specifically address the problem, such as the Scottish Redundant Churches Trust and the Church Buildings Renewal Trust. Many people and organisations have risen to the challenge of bringing back into use. A survey by the Scottish Civic Trust in 2006 found over 130 new uses to which churches have been put.

Fotheringay Centre, Glasgow, After

CHALLENGES PRESENTED BY CHURCHES

- Churches often have many unique architectural features such as tall lancet windows, stained glass, pulpits, pews and galleries which contribute to their character and can be difficult to incorporate into a redevelopment
- Urban churches are often in tight sites, lacking parking facilities
- Some churches, especially in rural areas, sit within graveyards. This can be off-putting to potential end-users and raise issues over access to graves
- In some cases, there are burials within the building, which would need to be exhumed and reinterred.

OPPORTUNITIES PRESENTED BY CHURCHES

- Churches are usually well built, attractive, landmark buildings offering high-status setting
- The large, open volumes offer scope for a wide variety of new uses
- Many projects have shown that churches can be split into two more levels while successfully incorporating the ecclesiastical architectural, producing uniquely characterful properties
- Many are in central locations, making them suitable for small businesses or community uses
- Larger buildings, or those with halls, can be suitable for single or multiple occupancy

Fotheringay Centre, Glasgow, After

Church Buildings

Coming after residential and industrial buildings, churches are the third largest group of buildings on the Buildings at Risk Register.

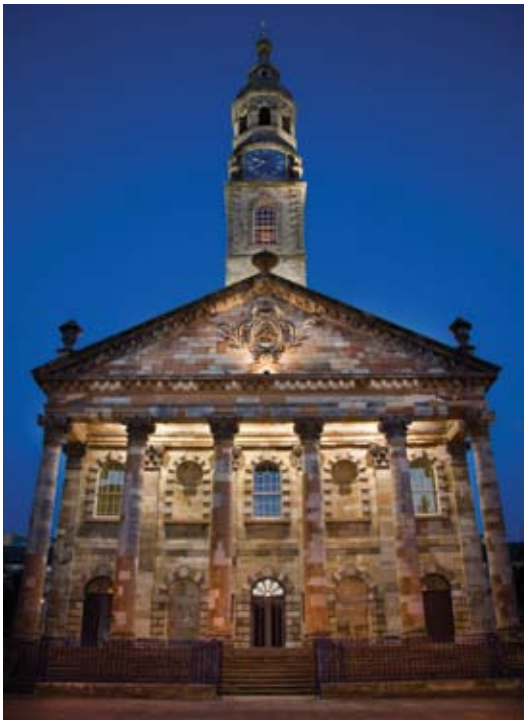
186 churches can currently found to be 'At Risk' on the Register (as at November 2010), as well as 19 church halls. In total 93 churches have left the Register due to successful restoration or conversion, while 42 have left due to demolition. These figures show that churches as a group have become derelict in large numbers, and that while many have been saved a significant number have also been lost.

EXAMPLES OF SUCCESSFUL RESTORATION

Fotheringay Centre, Glasgow

The former Pollokshields United Reformed Church is a Victorian style Category C (s) listed building situated adjacent to Hutchensons' Grammar School. The Hutchesons' Educational Trust acquired the church buildings in 1999. Davis Duncan Architects were appointed to design a centre of excellence for music and ICT at the school. The church congregation, although dwindling, had an emotional involvement with the building and a wish to maintain worship there.

Restoration, adaptation and extension of the original church buildings were programmed over three phases and the Fotheringay Centre was completed in August 2003. The first phase included works to repair and restore the dilapidated building fabric. The second phase saw construction of a new build extension in a sympathetic and contemporary design. This accommodates specialist teaching rooms for music and ICT on three floors. The final phase involved the adaptation of the original building. The undercroft was excavated to create a suite of individual, acoustically sealed music practice rooms and a breakout space / open plan computer area. Above, the main body of the former church provides a multi-purpose space for performance and rehearsal and state of the art lecture theatre. The congregation, given a 25-year lease, continue to use this space as their place for modern day worship.



St Andrew's In The Square, Glasgow

The former church of St Andrew's in the Square was built between 1739 -1756 to the designs of Allan Dreghorn. It is considered one of the six best neo-classical churches in the UK and is of similar design to that of St. Martin's-in-the-Fields in London (1722).

St Andrews in the Square, Exterior

St Andrews in the Square, Interior

Trinity Church
Aberdeen,
After

In 1993 the dwindling congregation approached the Glasgow Building Preservation Trust (GBPT) who acquired the building at their request. Set against the backdrop of preparations for the 'Glasgow 1999 UK City of Architecture', the announcement that the Trust was to proceed with the restoration of the former church gave confidence to others to embark on several ambitious projects. These included the redevelopment of the surrounding square and the 'Design Homes of the Future' project. As a result this important area of Glasgow's Merchant City has been consolidated and regenerated.

The bold adaptation, designed by architects Nicholas Groves Raines, was constructed in two phases. The first phase involved creation of a basement to the former church building. This 4-5 meter deep excavation provided space for a café bar /restaurant with ancillary accommodation which made the project commercially viable. The second phase, 10 months later, involved the restoration of the interior, including removal of all later Victorian additions, returning its original lightness and elegance. The project cost of just under £3.7 million was provided by a variety of public sources, the largest contributors being the Heritage Lottery Fund (40%) and Historic Scotland (27%). The building was completed on St Andrew's Day 2000.

The building hosts a wide variety of events and classes including traditional music, song and dance. The main space is used for local and national performances, conferences and weddings.

Trinity Congregational Church, Aberdeen
In this project the former Trinity Congregational Church was integrated into the existing Maritime Museum, housed in the adjacent Provost Ross's House, taking the opportunity to introduce a modern flexible exhibition space on the site between the two historic buildings.

Opened in 1984, the museum had proven immensely popular but the restricted accommodation of the old house meant that exhibits and services were limited. At the time the Church had been vacant for nearly 10 years.

The Tall Ships visit to Aberdeen in 1991 renewed interest in developing the Aberdeen Maritime Museum. Aberdeen City Council together with Grampian Enterprise Limited (GEL) realised the tourism potential of an enlarged museum. Both recognised the importance of the tourism strategy to encourage regeneration of the Shiprow/Adelphi area of the city and the drive to rejuvenate the link between the harbour area and the retail zone of Union Street. The resultant funding partnership meant that GEL contributed 25% to the project. By this time, the church had been acquired by the City Council, and was found to be in very poor condition. As a result the interior was gutted, which gave the museum a blank canvas to work with. Linking the two buildings allowed the large volume of the church be capitalised on, with the creation of good exhibition space on 3 floors and a café in the original undercroft.

The museum has been successful in acting as a catalyst to further regeneration of the area. The decision to provide a second museum entrance on Adelphi Street and retain a link from this street to Shiprow saw the restoration of derelict early 19th century houses to low cost affordable housing. The new museum was awarded the RIAS 'Supreme Award' for regeneration in 1997 and currently attracts 90,000 visitors per year. >>

Church Buildings

Old Kilmorack Church, Highland
The former Old Kilmorack Church sits 13 miles west of Inverness and 3 miles from Beauly. The building is dated 1786 and is a good example of a traditional 18th century church, symmetrical and rectangular on plan with harled stone walls and dressed stone margins. It sits within its enclosing burial ground. When listed at Category B in 1971, the building was vacant, and its interior fittings had been removed.

The church building was purchased in 1997 by art dealer Tony Davidson and adapted to form an art gallery. No alteration of the exterior was required and the interior is still as it was after being recast in 1835.The former church is now amongst the largest commercial galleries in the Highlands and one of the most respected in Scotland. It provides the perfect location to exhibit and sell the works of many of Scotland's established artists who are often inspired by the Highlands. The distinctive character of the former church makes the gallery immediately identifiable to visitors.

Old Kilmorack
Highland,
After

MAINTENANCE AND RESTORATION: GENERAL ADVICE

- Buildings which are kept secure and wind and watertight can survive for many years with basic maintenance, until the right project is developed
- A change of use can often be required to bring a building back to life, and this will often require changes to be made
- For each building, it is important to understand which elements contribute most to its character and significance: any planned alterations should seek to retain and work with these features
- Where a building has land with it, there may be scope for enabling development which can help pay for the restoration of the main building
- Anyone considering restoring a building should consult the planners within their Local Authority, who will be able to give advice on what new uses or alterations would be likely to be acceptable
- Historic Scotland have produced a wide range information on the appropriate maintenance of many traditional materials and building types. This is available in printed form and online
- Many bodies exist which offer grants towards buildings - each has its own field of interest. A list of these bodies can be found at www.ffhb.org.uk/

Useful Links

FUNDING

Architectural Heritage Fund

The Architectural Heritage Fund is often the first port of call to investigate the possibility of funding for a repair, restoration or conversion project. They provide a database of charitable trusts and organisations that may be applied to for funding. They can also provide funding for the initial feasibility study for a project, often undertaken by the project organisers or a Building Preservation Trust.
www.ahfund.org.uk

Heritage Link

Heritage Link provides a similar service to that of the Architectural Heritage Fund. Their Heritage Funding Directory is a comprehensive guide to sources of financial support (and more) for anyone seeking to undertake creative projects connected with the UK's heritage. It includes details of the majority of substantive sources of funding from central and local government, non-governmental agencies and grant-making trusts which specialise in supporting heritage projects, as well as many which provide such funding within a wider remit.
www.heritagelink.org.uk

Association of Building Preservation Trusts

Building Preservation Trusts can be 'restorers of last resort' for historic buildings which are threatened with neglect and disuse. They act as facilitators for repair and restoration projects and can help with all aspects of the project. They can be set up for a single project or as a general body which takes on more than one project.
www.ukapt.org.uk

Historic Scotland

Historic Scotland may be able to provide funding for repairs through their Building Repairs Grant scheme or their Ancient Monuments Grants scheme if the project meets their criteria.
www.historic-scotland.gov.uk

Local Authority grant schemes

Some local authorities organise grant schemes for the repair of historic buildings or can be involved in the administration of grants from Conservation Area Regeneration Schemes or Townscape Heritage Initiatives.

OTHER USEFUL LINKS

Architectural Heritage Society of Scotland

www.ahss.org.uk

Funds for Historic Buildings

www.ffhb.org.uk

Heritage Lottery Fund

www.hlf.org.uk

The Prince's Regeneration Trust

http://www.princes-regeneration.org/

Royal Commission on the Ancient and Historical Monuments of Scotland

www.rcahms.gov.uk

Scottish Historic Buildings Trust

http://www.conservationtrust.co.uk/shbt/

Scottish Redundant Churches Trust

http://www.srct.org.uk/

Society for the Protection of Ancient Buildings

www.spab.org.uk

Tower Mill, Hawick - Before

(Front Cover) Tower Mill, Hawick - After

www.scottishcivictrust.org.uk