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## ANCIENT MONUMENTS AND ARCHAEOLOGICAL AREAS ACT 1979

### SCHEDULED MONUMENT CONSENT DECISION NOTICE

**Case ID** 201500146

**Index No** M90254

**Scheduled Monument** Rowallan Castle

Scottish Ministers hereby **grant** scheduled monument consent for the works detailed below, subject to the attached conditions.

#### Consented Works:

- a) Works to enable a change in use to allow the castle to be used as guest accommodation.

As described in the application dated 01 April, and the following supporting documents:

- 1) Rowallan Castle, Kilmaurs, Ayrshire: Application for Scheduled Monument Consent, Supporting Statement, March 2015 (01/04/2015)
- 2) Drawing: Proposed Basement Floor Plan (SMC-PBF) (31/03/2015)
- 3) Drawing: Proposed Ground Floor Plan (SMC-PGF) (02/04/2015)
- 4) Drawing: Proposed First Floor Plan (SMC-PFF) (02/04/2015)
- 5) Drawing: Proposed Second Floor Plan (SMC-PSF) (05/10/2006)
- 6) Drawing: Proposed Repairs: Room 17 (SMC-R01) (02/04/2015)
- 7) Drawing: Proposed Repairs: Room 20 (SMC-R02) (02/04/2015)
- 8) Drawing: Proposed Repairs: Room 21 (SMC-R03) (submitted 12/05/2015)
- 9) Drawing: Proposed Repairs: Room 22 (SMC-R04) (submitted 12/05/2015)
- 10) Drawing: Proposed Repairs: Room 29 (SMC-R05) (03/04/2015)
- 11) Drawing: Proposed Repairs: Room 35 (SMC-R06) (submitted 12/05/2015)
- 12) Drawing: Proposed Repairs: Room 40 (SMC-R07) (submitted 12/05/2015)
- 13) Drawing: Proposed Repairs: Room 41 (SMC-R08) (submitted 12/05/2015)
- 14) Drawing: Proposed Repairs: Room 42 (SMC-R09) (submitted 12/05/2015)
- 15) Drawing: Proposed Repairs: Room 44 (SMC-R10) (03/04/2015)
- 16) Drawing: Proposed Repairs: Room 46 (SMC-R11) (submitted 12/05/2015)
- 17) Drawing: Proposed Room Section: Room 45 (SMC-R12) (31/03/2015)
- 18) Drawing: Proposed Repairs: Room 49 (SMC-R13) (31/03/2015)
- 19) Drawing: Proposed Repairs: Room 19 (SMC-R18) (03/04/2015)
- 20) Drawing: Repairs North Elevation (SMC-R20) (submitted 12/05/2015)
- 21) Drawing: Repairs: East Elevation (SMC-R21) (submitted 12/05/2015)
- 22) Drawing: Repairs: South Elevation (SMC-R22) (submitted 12/05/2015)

- 23) Drawing: Repairs: West Elevation (SMC-R23) (submitted 12/05/2015)
- 24) Drawing: Repairs: Courtyard Looking North and West (SMC-R24) (submitted 12/05/2015)
- 25) Drawing: Repairs: Courtyard Looking East and North Wall Return (SMC-R25) (submitted 12/05/2015)
- 26) Drawing: Repairs: Courtyard Looking South (SMC-R26) (submitted 12/05/2015)
- 27) Drawing: Section Through Courtyard Looking East (SMC-P18) (03/04/2015)
- 28) Drawing: Proposals: Room 17 (SMC-P01) (submitted 12/05/2015)
- 29) Drawing: Proposals: Room 20 (SMC-P02) (02/04/2015)
- 30) Drawing: Proposals: Room 21 (SMC-P03) (31/03/2015)
- 31) Drawing: Proposals: Room 22 (SMC-P04) (02/04/2015)
- 32) Drawing: Proposals: Room 29 (SMC-P05) (03/04/2015)
- 33) Drawing: Proposals: Room 35 (SMC-P06) (03/04/2015)
- 34) Drawing: Proposals: Room 40 (SMC-P07) (02/04/2015)
- 35) Drawing: Proposals: Room 41 (SMC-P08) (03/04/2015)
- 36) Drawing: Proposals: Room 41 (SMC-P09) (submitted 20 May 2015)
- 37) Drawing: Proposals: Room 46b (SMC-P11) (submitted 18/05/2015)
- 38) Drawing: Proposals: Room 42 (SMC-P15) (02/04/2015)
- 39) Drawing: Proposed Drainage Plan (SMC-P16) (02/04/2015)
- 40) Drawing: Proposed Drainage Isometric (SMC-P17) (31/03/2015)
- 41) Drawing: Proposals: Room 19 (SMC-P18) (submitted 12/05/2015)
- 42) Drawing: Floor slab positions: Room 20 (SMC-D02) (05/10/2006)
- 43) Drawing: Radiator Covers – Various rooms (SMC-D03) (05/10/2006)
- 44) Drawing: Details of new door: Room 35 (SMC-D06) (05/10/2006)
- 45) Drawing: New leaded window: Room 40 (SMC-D07) (05/10/2006)
- 46) Drawing: Cob Wall Repairs: Room 41 (submitted 20 May 2015)
- 47) Drawing: New Steps from Rm 42 – Rm 40 (SMC-D09) (05/10/2006)
- 48) Drawing: Turf Topping Detail (SMC-D10) (submitted 20 May 2015)
- 49) Drawing: New Partition Detail (SMC-D11) (submitted 20 May 2015)
- 50) Bat Roosts Surveys of Rowallan Castle, Kilmaurs (October 2014)
- 51) John Sanders' email to John Raven, sent 19:41 12 May 2015
- 52) Drawing: Existing Room Section: Room 1 (SMC-E14) (submitted 12/05/2015)
- 53) Dawn Preston's email to John Raven, sent 14:26 18 May 2015
- 54) Dawn Preston's email to John Raven, sent 17:16 20 May 2015
- 55) Elaine Thompson's email to John Raven, sent 15:21 21 May 2015
- 56) Document: Internal Lime Repair (submitted 21 May 2015)
- 57) Document: Pointing/Repointing (submitted 21 May 2015)
- 58) Written Scheme of Investigation Document (21.5.15)
- 59) Maintenance and Monitoring Plan (15-05-20)

**Conditions referred to above**

1. No works shall commence until proposals for the water supply for Room 41 have been submitted and approved in writing beforehand by Historic Scotland, or its successor body.

*Reason: to ensure that water can be supplied to this bathroom without causing significant impacts to the historic fabric of the monument.*

2. No works shall commence until a Services Strategy, detailing the potential impacts, location and fittings of all electrical services, including fire alarms, smoke detectors and other similar fitting and accessories has been submitted and approved in writing beforehand by Historic Scotland or its successor body.

*Reason: to ensure that any impacts upon the historic fabric is minimised.*

3. No works shall commence until an Environmental Monitoring Programme has been submitted and approved in writing by Historic Scotland or its successor body.

*Reason: to ensure that suitable environmental monitoring and controls are put in place to prevent degradation of vulnerable materials, such as joinery, plaster, paint and the cob wall.*

4. No works shall commence until a Monitoring Programme relating to the use of historic timberwork and other materials has been submitted and approved in writing by Historic Scotland or its successor body.

*Reason: to ensure that suitable monitoring and controls are put in place to prevent degradation of vulnerable materials, especially the historic joinery, such as doorways, stairways, etc.*

5. No works shall be undertaken in Room 21, including to the door to Room 20, unless previously agreed in writing by Historic Scotland or its successor body.

*Reason: to ensure that any alterations are fully justified, adequately informed and the minimum necessary.*

6. No horizontal timber repairs or new cob bricks/mud blocks shall be put in place in Room 41, unless otherwise agreed in writing beforehand by Historic Scotland or its successor body.

*Reason: to maintain the readability of the historic fabric of the monument and to ensure any impacts are minimal.*

7. No ground breaking works shall be undertaken until a revised Archaeological Written Scheme of Investigation has been agreed in writing by Historic Scotland or its successor body.

*Reason: to ensure an appropriate level of archaeological monitoring is applied to any excavation and a suitable recording and reporting strategy is in place.*

8. No conservation works shall be undertaken until a standing building recording and reporting strategy has been agreed in writing by Historic Scotland or its successor body.

*Reason: to ensure that an appropriate level of recording is undertaken and the results widely disseminated.*

9. At least one month prior to works being scheduled to commence on site a written timetable of works shall be submitted to Historic Scotland or its successor body. Historic Scotland or its successor body, shall be informed in writing beforehand about any changes to that timetable.

*Reason: to enable a representative of Historic Scotland or its successor body, to visit the site and monitor the works in progress.*

10. At least one month prior to the external consolidation work commencing a 1m by 1m pointing test panel shall be completed and a site meeting held with Historic Scotland or its successor body, for approval. The remaining works shall not commence until Historic Scotland or its successor body, has agreed the methodology in writing.

*Reason: to ensure the pointing is completed to a satisfactory standard that does not compromise the masonry's significance and character.*

11. The glass panels within the bed recess in Room 42 shall not be put in place until the fixings have been agreed in writing by Historic Scotland or its successor body.

*Reason: to ensure any impacts are minimised.*

12. No works shall commence within Room 37 until agreed in writing by Historic Scotland or its successor body.

*Reason: to ensure the conservation works are appropriate, any impacts minimised and that an accurate record of any changes is maintained.*

13. No works shall be undertaken to the door to Room 42 until Historic Scotland or its successor body, has confirmed the extent of works in writing.

*Reason: to ensure any impacts are minimised.*

14. No works shall be undertaken to the wall cupboard in the southeast corner of Room 22 until a detailed specification has been produced and agreed in writing beforehand by Historic Scotland or its successor body.

*Reason: to ensure the conservation works are appropriate, any impacts minimised and that an accurate record of any changes is maintained.*

15. No joinery repairs or replacement shall take place within Room 20 until the extent has been clarified and agreed in writing by Historic Scotland or its successor body.

*Reason: to ensure the conservation works are appropriate, any impacts minimised and that an accurate record of any changes is maintained.*



**Barbara Cummins**  
**Director of Heritage Management**  
**Historic Scotland**

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If you require any further information, please contact John Raven.

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