



6.0 FOUNDATIONS for RECOVERY

STRAITON



UK Government

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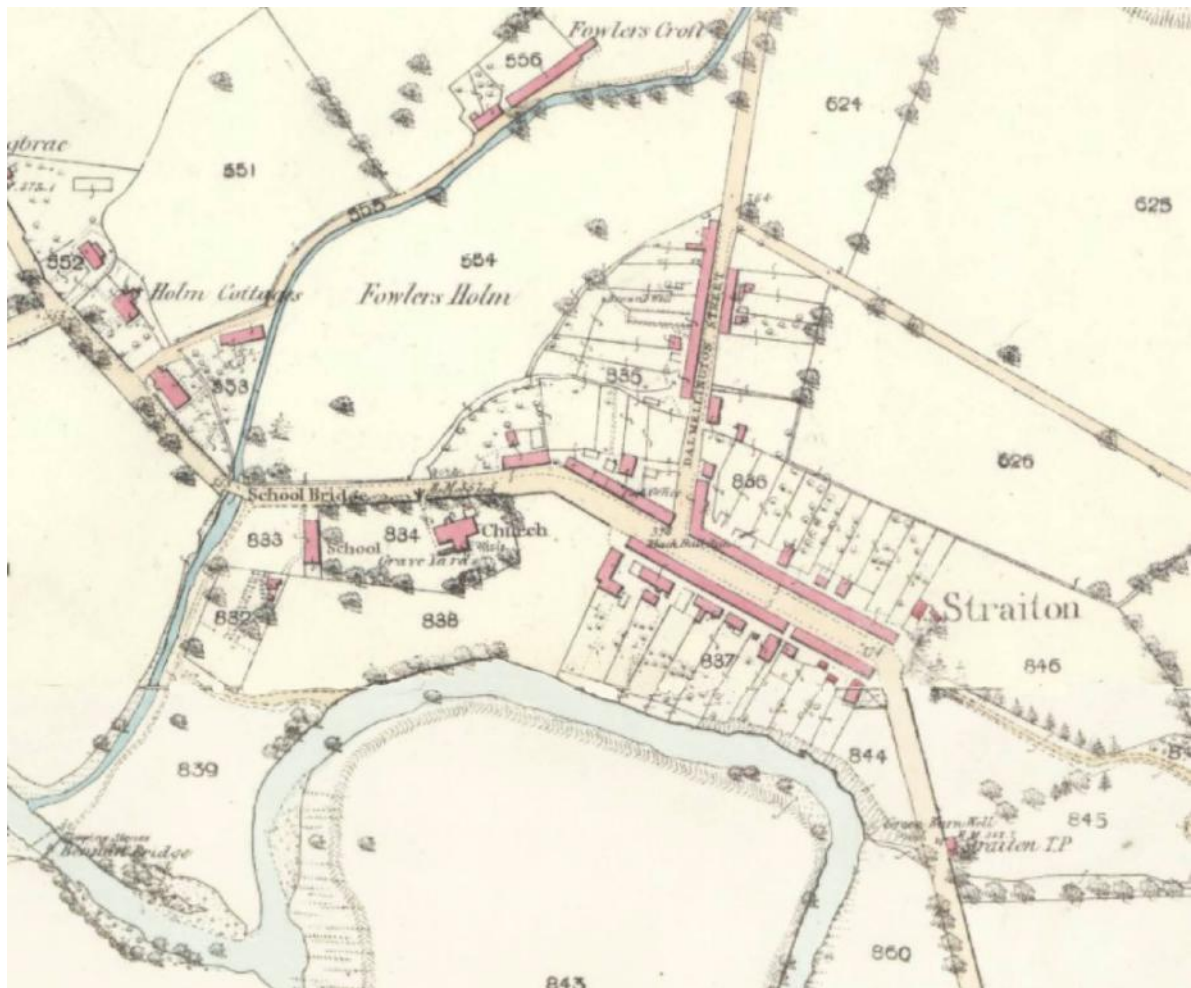
6.1 Straiton Description

Straiton is located 6 miles) south east of Maybole, on the Water of Girvan, and dates back to 1760 when the village was laid out by Thomas, Earl of Cassillis. The village has a narrow main street with low single storey cottages on either side. Later developments have expanded the village slightly on the Dalmellington Road and Fowlers Croft.

The village is one of the three weavers villages in the Carrick region the others being Kirkmichael and Crosshill. The predominant form of the single story cottages reflects the primary original activity of the villagers. Many of these cottages are listed buildings due to their age and condition.

Buildings of interest include the Black Bull Inn (1766), Traboyack (1795) and St Cuthbert's Church of 1758, restored in 1901. Standing on top of the hill the Hunter Blair monument provides a focal point for the village and for a series of Straiton walks in the countryside around the settlement.

The location of the village to the North of the Galloway Hills insures it is a gateway for walkers cyclists and tourists heading south. The village has quite strong local community groups with the local shop and village hall run by community groups.



6.2 Asset Audit

Straiton has limited community and sports assets as might be expected in a small village. There are however key facilities which enhance the life of the community. The location of these is identified on the location plan below.



Community Assets





- 1. McCandlish Hall
- 2. Parish Church
- 3. Community Shop






Sports Assets

- 4. Play park and football pitch
- 5. Straiton Walks

Descriptions of each asset is set out in the following table

Assets	
Community Assets	
McCandlish Hall	
Facilities	<p>The McCandlish Hall comprises</p> <ul style="list-style-type: none"> - a main large hall with stage - a flexible small meeting room capable of being sub-divided into two meeting rooms and a kitchen - ancillary spaces of toilets and storage
Availability / costs	<p>The hall and meeting rooms are available to let. The costs vary depending on the function, the lessee and spaces required. cost vary from £10 - £30 per hour</p>
Parish Church	
Facilities	<p>The church comprises the main worship space and ancillary accommodation</p>

Assets	
Availability / costs	<p>The church is used solely by the Church of Scotland for Sunday worship. It is operated in conjunction with Maybole Parish Church. Not for letting.</p> <p>The historic nature of the church does offer some potential as a place of interest for tourists.</p>
Community Shop	
Facilities	The shop consists of a retail space, back of house storage and staff space and an external shed for community benefits- defibrillator etc.
Availability / costs	<p>n/a</p> <p>The management group are exploring the construction of a small extension to the rear of the shop. The aim of this is to provide new storage and staff areas to the rear allowing the retail space to be expanded.</p>
Sports Assets	
Straiton Park	
Facilities	<p>Childrens play park</p> <p>This has a range of equipment recently upgraded to provide enhanced play for a range of ages</p>
Availability / costs	Open to all users.

Assets	
Straiton Walks/ Cycling	
Facilities	The Straiton Walks are a series of looping local walks of varying lengths and difficulty. These talk in the local scenic areas, the river, woodlands and up to the Hunter- Blair monument above the village, the key visual focal point of the walks.
Availability / costs	Open to all users. Some restrictions during lambing season.

Ayrshire Alps cycle routes



6.4 McCandlish Hall

The McCandlish Hall is a village hall set in the heart of Straiton on the Main Street. Built in 1912 to designs by architect Thomas Jack the building is in an Arts and Craft style.

The building has a main hall with a fixed stage, a flexible meeting room capable of subdivision into two meeting rooms and a kitchen and ancillary spaces of toilets and storage. It is accessed via a front door off main street and an escape door also onto main street. There is a small lower ground floor area given over to storage and boiler room.

To the rear of the building there is a freestanding flat roof building which houses the village public toilets - gents, ladies and an accessible wc.

The building and the toilets are owned by the community but are managed by the local Hall Committee.



BUILDING CONDITION AND OPTIONS

The building has brick walls with roughcast finish, timber floor and roof structures and a slate roof covering. Windows and doors are all timber with the exception of new toilet windows. Overall the building is in reasonably good condition and appears to have been maintained regularly.

There are a few individual issues which do need to be considered in relation to the condition of the building. These are not serious at present but do require some attention.

- There is one small area of flat roof over the entrance which has been leaking and has caused damage to plasterwork in the hall and first meeting room. We understand action is in hand to address this
- The windows are in relatively poor condition.. They are single glazed timber windows with some signs of wet rot around cills and glazing bars particularly where there is a loss of putty
- The meeting room attic has some areas of missing insulation

A detailed survey report and photographic record are included in Appendix D3.

ENHANCEMENT OPTIONS

There are however a number of areas where the use of the building could be enhanced and its running costs. The principal issues to be considered in the building are

- energy usage
- accessibility
- lack of storage

There are solutions which would address all of these with varying levels of intervention and costs. The following proposal sets out options for these in the form of a shopping list which can be implemented on a case by case basis or as a piece of major works. Given the nature of the works and the likelihood of capital funding we have set this out assuming a series of small scale interventions rather than one major contract.

ENERGY USEAGE

The building at present has solid brick walls and an exposed timber roof. Windows are single glazed. As such there is very little insulation in the building with the exception of limited quilt insulation in an attic over the meeting rooms.

The heating is provided via water borne radiators heated by an oil fired boiler. The boiler is located in the lower ground floor. The control systems for this are limited. Radiators have thermostatic valves.

Lighting is by a mix of fitting types fluorescent fittings and some LED lights.

There are two approaches to upgrading the energy profile of the building

- improved insulation to reduce energy need
- upgraded energy systems to improve efficiency.

INSULATION LEVELS

There are a series of steps which can be taken to improve the insulation levels of the buildings. These can be implemented as and when funding becomes available and in order of priority. Items 2 3, 4 and 5 are relatively low cost and easy to implement. Items 6 and 7 have significant cost and require major works to the exterior of the hall.

The key improvements are

- 1 Upgrade of windows.
Replacing the windows with new double glazed draught stripped windows will be a major improvement. This is already in planning and partly funded.
- 2 Insulation and draught stripping of ground floor
The space under the stage suffers from excessive air movement. During the survey wind was whistling through this space suggesting it is open to the outside in some form. Closing up any gaps, lining the floor and insulating wherever possible should make a significant difference to the heat loss under the floors. This would include the lower ground floor storage area.
- 3 Supplement roof insulation
The roof over the smaller meeting rooms is partly insulated. The missing areas should be infilled and where possible a second layer of insulation introduced over the attic floor joists.
- 4 Insulate boiler room
The boiler generates heat in operation. At present this heat is lost to the outside. As with the underfloor insulation a limited amount of insulation could be used to upgrade the boiler room enclosure to ensure the heat is retained within the building envelope rather than lost
- 5 Replace any non LED light fittings
A small item of work but it is worth ensuring that all fittings are LED or with LED bulbs. The main hall in particular should have this upgrade
- 6 Insulate external walls
The external walls are currently painted roughcast on brickwork. This has little insulation value. There is an option to apply external insulation and a new render finish on the outside of the solid walls. Normally this is problematic with some buildings however in the case of the McCandlish hall the rear elevation and the elevation under the Veranda would be relatively simple. This could be done as an initial phase. It is an expensive option however it would make a significant difference to the insulation values of the external walls.
- 7 Insulate main roof
The main area of heat loss in the building is undoubtedly through the main roof. This is a slate roof on sarking boards with the underside of the timber boards exposed to the main hall. To apply insulation to this roof is problematic. The simplest way to apply insulation would be to line the interior with insulation board and a new finish. This would however potentially change the character of the main hall significantly. The option which would avoid affecting the interior would be to apply insulation on top of the sarking this however would only sensibly be carried out if the main roof was being re-slatted.

At present there is no indication that the slating needs to be re-placed. The choices are therefore to line the inside with insulation and perhaps new timber boarding or to re-slate the roof and apply insulation on the outside at that time. This would make a dramatic difference to the heat loss for the building.

ENERGY SYSTEMS

- 8 Replace oil boiler with air source heat pump and thermal buffer tank
The current heating is provided by an all oil fired boiler located in the lower ground floor. This is an expensive option for heating and is likely to get more expensive. There

are few options for an alternative heating system. The principle viable option would be to replace the boiler with heat pump. For this to be a ground source heat pump access would be needed to the field at the back to sink ground coils or a borehole. As this field is in separate ownership this is unlikely. The main option is therefore an air source heat pump located in the lower ground floor and with the external unit at the rear of the building. Air source heat pumps work with lower water temperature than an oil fired boiler and it is likely that there would need to be alterations to the radiator system within the hall. This is most likely be installation of more or bigger radiators.

The low temperature of heat pump systems often makes the generation of hot water for sinks and basin is problematic.. In this case however the hot water requirements for the building are fairly limited and in that the heat pump would be well suited. Point of use heaters provide a better hot water option in this case.

Again the costs of a new air source heat pump system are quite significant. However this is likely to lead to noticeably lower running costs in the future.

9 Photovoltaic panels to rear south facing slope with battery storage.

Alongside the installation of a heat pump there is an option of fixing photovoltaic panels to the rear slope of the hall roof. The slope generally faces south and has little shadowing. This would make it ideal for the location of solar panels, generating power for the building. The main issue with this concerns the limited daytime use of the building. There are however options which would allow the benefits to be used at night or in darker winter days. If an air source heat pump is present the solar panels can heat the water in a buffer tank which would act as an energy store heated up during the day to be used with the heat used at night.

Similarly the limited need for electricity during daylight hours normally reduces the effectiveness of such solar panels.

A further option for these would be the installation of a battery storage system that would allow electricity generated during the day to be saved for use to power the lighting et cetera at night. Again there is a significant cost to the installation of such panels but in a properly configured system this would help reduce the electrical costs for the building.

ACCESSIBILITY

There are two issues with the building in relation to accessibility.

- Access at the front door
- Access to the upper level small meeting rooms

10 The access to the building is currently via the main front door. There is a secondary door to the right-hand end of the main street elevation which is principally a fire escape. Both these doors have steps up from the pavement into the building. At present access is provided via a portable ramp to overcome the single step at the main front door. A more permanent solution would be desirable.

There are a few options on this. A new ramp could be installed to the covered Veranda area giving up access either to the secondary door or through a new opening beside the main entrance hall. This latter option would be preferable as it delivers visitors with accessibility problems through the main entrance as other users however it does involve a noticeable scale of building work

11 The other area of concern with regard to accessibility is the lack of unassisted access to the meeting rooms and kitchen. In order to overcome this issue a small platform lift could be installed in the storage cupboard to the left hand side of the internal stair this

would allow unassisted access from the main entrance level up to the raised level corridor. This would ensure full access to the meeting rooms and kitchen.

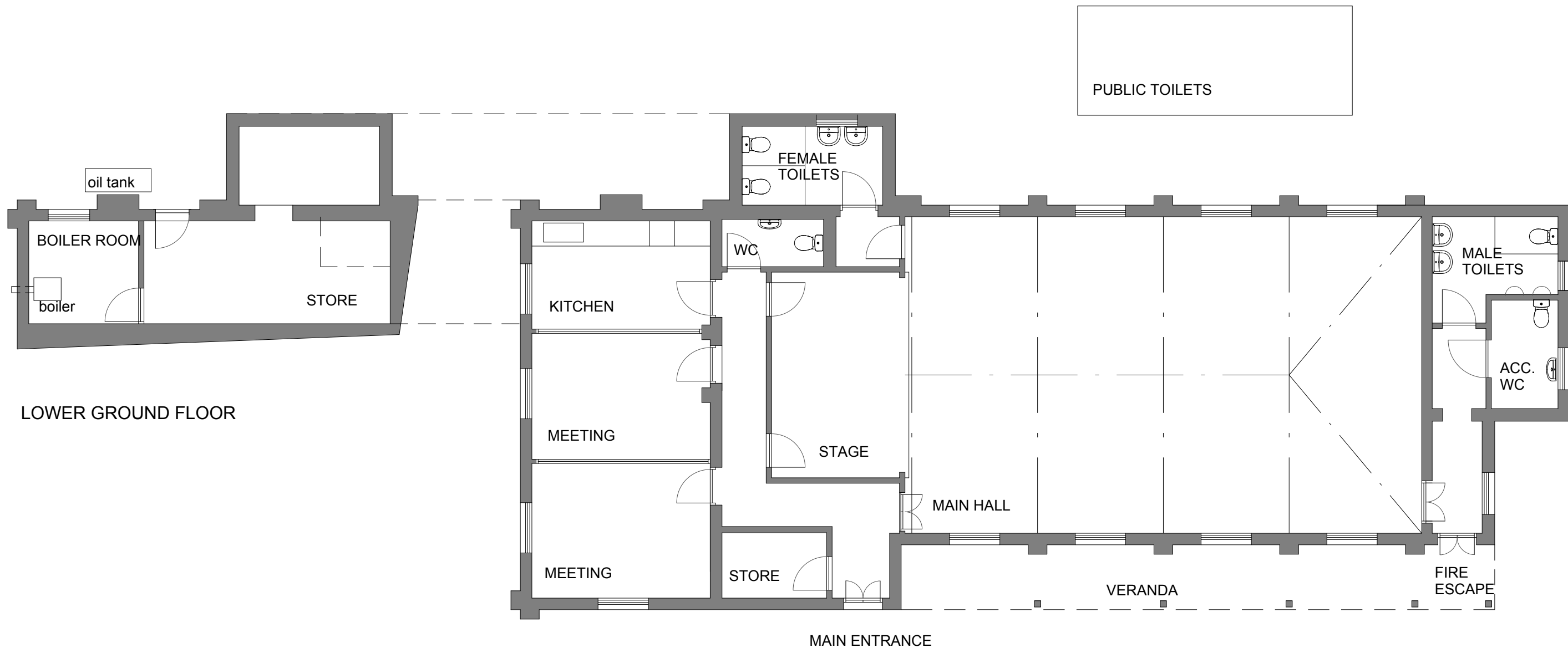
It would however result in the loss of an important storage room within the building at a time where provision of storage is already a concern. The installation of the platform lift could be considered in conjunction with improved storage elsewhere.

STORAGE

The lack of storage has been identified as an issue in the building. This creates difficulties with the flexible use of a multipurpose space with each group needing its own storage space. There are essentially two options for improving this position.

- 12 The first option would involve building a small extension of the rear toilet corridor of the hall. In this location a storage room could be built to a size which was considered suitable to cater for all the storage needs. This is however an expensive option.
- 13 The second option would be to create a wall of storage across the rear end of the main hall this could be done with minimal reduction in the usable area of the hall but it would be limited to approximately six or 700 mm depth cupboards given the existing window positions adjacent to this. With careful consideration of what is stored where this would however give the facility for a reasonably large volume of storage space at a relatively lower cost. This could be done with timber finishes in order to preserve the existing character of the whole.

The following plan drawing identifies where these alterations or improvements could be carried out. This is presented in the form of a shopping list for the community groups to assess the viability and priority of any of the options.



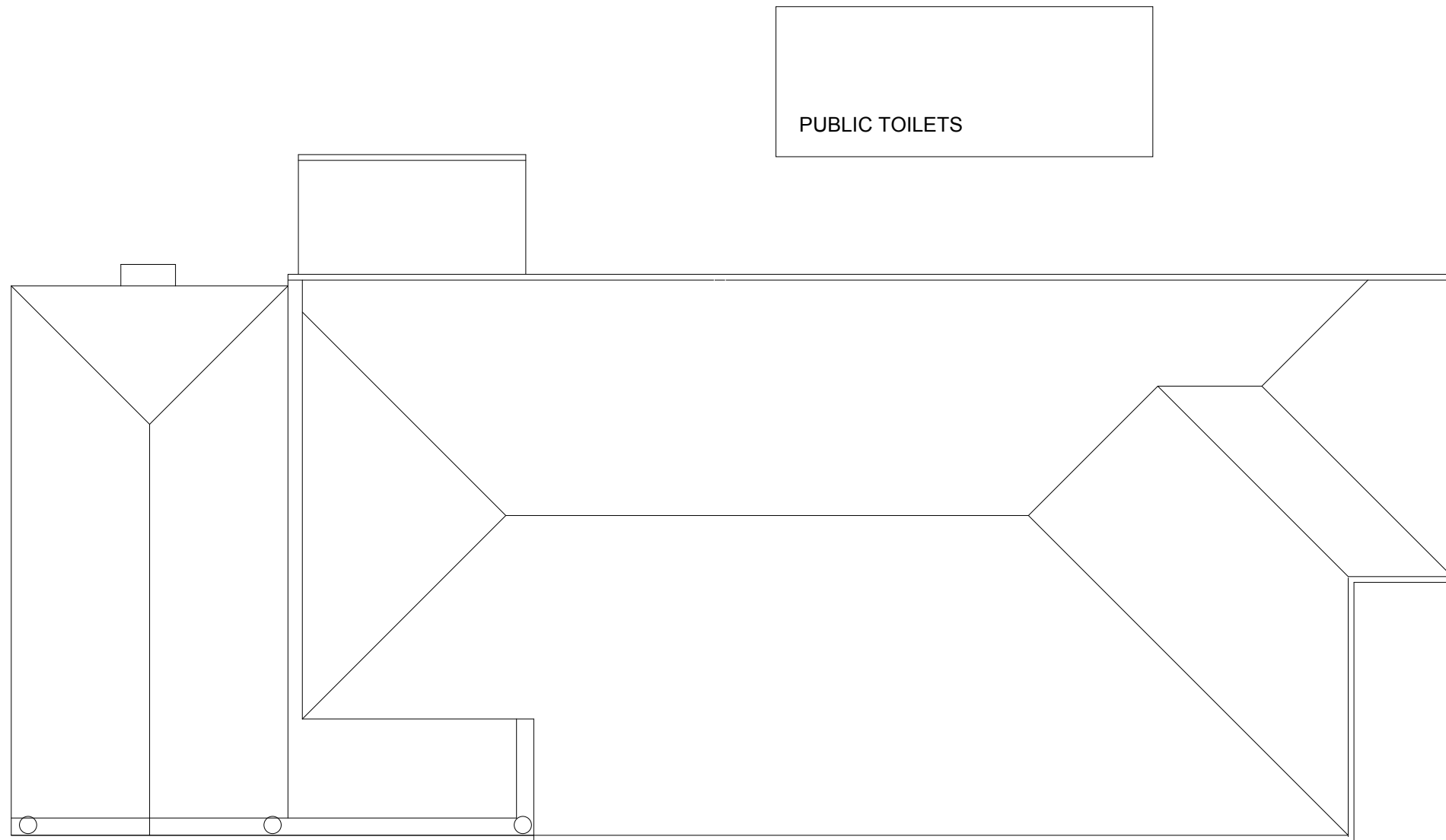
LOWER GROUND FLOOR

GROUND FLOOR



JOB	McCandlish Hall Straiton		
DRAWING	Floor Plan		
	As Proposed-		
SCALE	1:100	DRAWN	DATE
	@A3	GF	Aug 22
DRAWING NO	6464.S.GA.01		REV
CLIENT	NCCBC		
ARPL ARCHITECTS 11 WELLINGTON SQUARE, AYR TEL 01292 289777			





PUBLIC TOILETS

ROOF PLAN



JOB McCandlish Hall Straiton

DRAWING Roof Plan

As Proposed-

SCALE 1:100 DRAWN GF DATE Aug 22

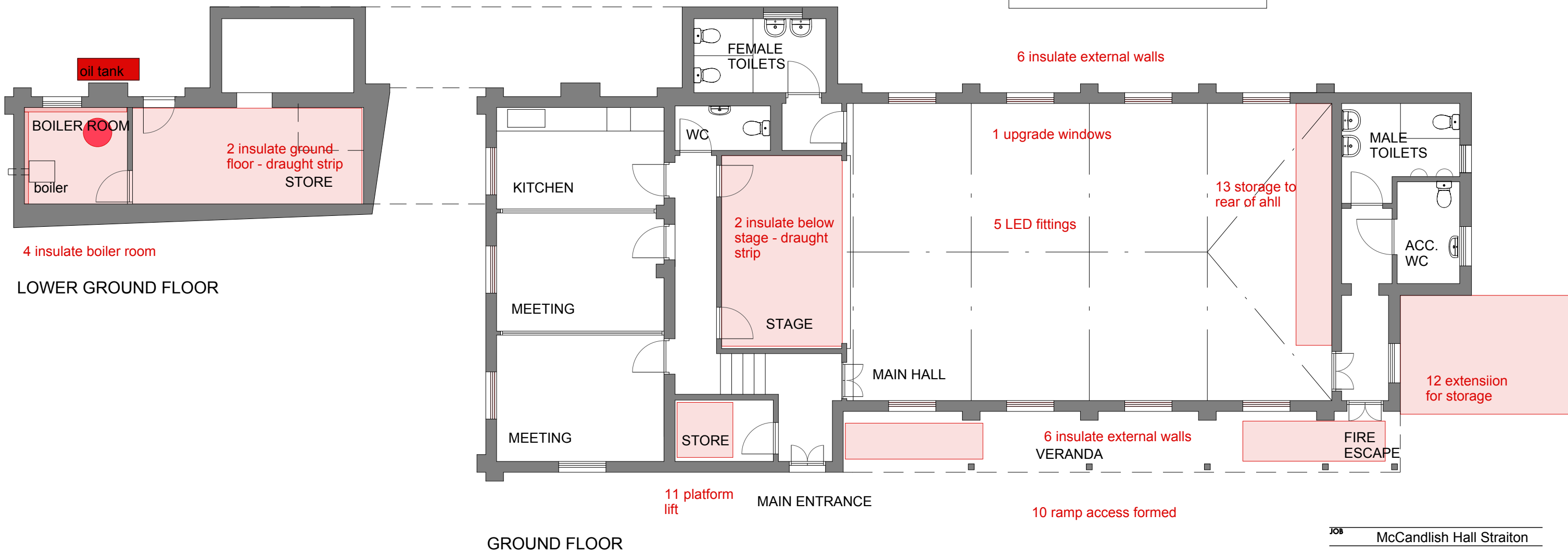
DRAWING NO 6464.S.GA.02 REV

CLIENT NCCBC

ARPL ARCHITECTS
11 WELLINGTON SQUARE, AYR
TEL 01292 289777

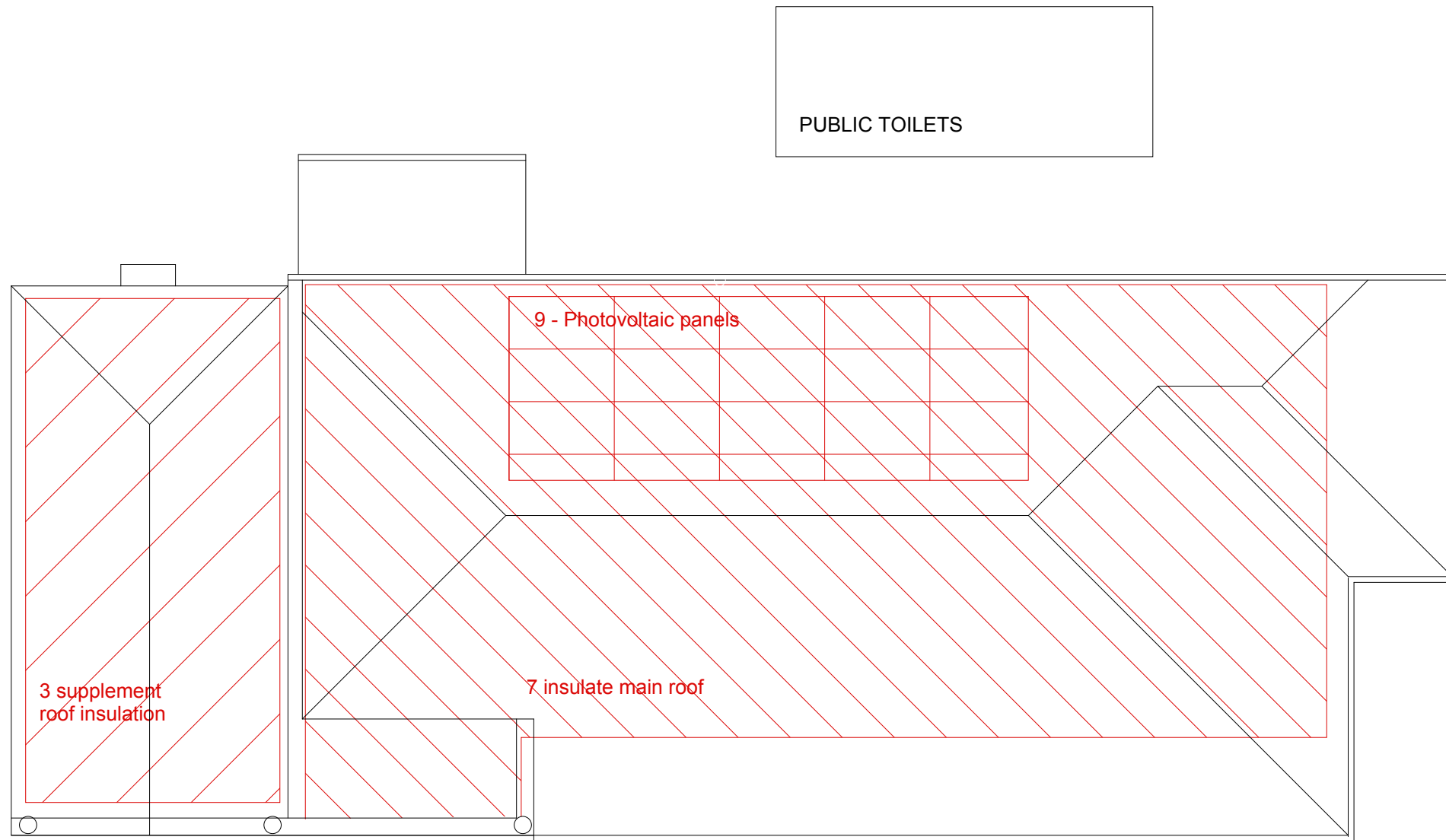


8 replace oil boiler with air source heat pump



JOB	McCandlish Hall Straiton		
DRAWING	Floor Plan		
	As Proposed-		
SCALE	1:100	DRAWN	DATE
	@A3	GF	Aug 22
DRAWING NO	6464.S.GA.01	REV	
CLIENT	NCCBC		
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ROOF PLAN



JOB	McCandlish Hall Straiton		
DRAWING	Roof Plan		
	As Proposed-		
SCALE	1:100	DRAWN	DATE
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CLIENT	NCCBC		

The potential works at McCandlish Hall are not intended as comprehensive contract works. The proposals are presented as a series of options which will be implemented in an ad hoc manner in order of priority and subject to available funding. Certain items will be carried out by a main contractor, some direct with specialist subcontractors and simpler works can be with direct community labour.

The costs below are therefore listed as budget costs for individual items to give an indication of the cost of single items of upgrade rather than a total for all works. These will vary subject to the method of procurement but they give a broad indication of cost.

A Energy upgrades

.1	Windows	currently in hand with community group
.2	Ground floor	£900
.3	Roof insulation	£500
.4	Insulate boiler room	£ 750
.5	LED light fittings	£250
.6	External walls	£20,000
.7	Insulate main roof	£15,000* assumes internal lining solution
.8	Air source heat pump	£30,000
.9	Photovoltaic panels	£15,000

B Accessibility

.1	Ramp	£7,500
.2	Platform lift	£10,000

C Storage

.1	Store extension	£35,000
.2	Cupboards	£4,000



6.5 STRAITON MONUMENT CONDITION REVIEW



UK Government



CONTENTS

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 - Conservation Maintenance Strategy
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 - Description of structure
- .4 CONDITION OF STRUCTURE
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 - Photographs of current conditions
 - Recommended conservation and repairs – Architect
 - General maintenance recommendations
- .5 2022 Current Record Drawings

Appendices

Appendix - Archive reference

INTRODUCTION

STRAITON MONUMENT SOUTH AYRSHIRE KA7

The Monument on the hill above the village of Straiton, 7 miles East of Maybole, is a memorial for Colonel Hunter Blair. The monument is a landmark that can be seen from many miles from the westward side, is a B Listed structure by Historic Environment Scotland and is of Regional Importance.



CONSERVATION PHILOSOPHY

The conservation repair works for the monument should be implemented according to internationally recognised conservation policies and practices identified for Scotland through the Stirling Charter and the Burra Charter, as formulated by the International Council on Monuments and Sites and the British Standard *Guide to the Principles of Conservation of Historic Buildings* BS 7913 which are widely accepted and adopted as the standard for heritage conservation practice.

The Charters define the basic principles and procedures to be observed in the conservation of important places, including wider issues such as cultural significance, consultation documentation and use of materials.

The Stirling Charter and good conservation practice generally requires that a Conservation

Strategy (or Plan) should be in place to inform the programme of custodial repair and maintenance.



The monument is a simple obelisk on a stepped base at the top of a steep hill that is a popular destination for walkers, as part of the network of trail walks around the village of Straiton.

EXECUTIVE SUMMARY

SIGNIFICANCE OF STRAITON MONUMENT

The monument on the hill towards the South of the 18th century village is a readily identified local landmark on the landscape and has local and regional significance. The monument was erected in 1856 in memory of Lieutenant Colonel James Hunter Blair, of the local Blairquhan Estate.

CONSERVATION MAINTENANCE STRATEGY

The monument is deserving of regular care and maintenance and as a simple structure does not require complex work, but condition should be reviewed periodically to ensure:

- Preservation of the principal architectural composition of the structure with the repair of elements at risk of collapse or accelerated decay.
- Consolidation of original masonry structure with minimal intervention or disturbance of detail and extant archaeology.
- Environmental security and stability to avoid decay, storm damage or loss of original fabric or becoming a safety hazard.
- Provide safe access for the general public visiting the historic site. Maintain paths.
- Provide and heritage interpretation and information for visitors.



THE SITE

SITE AND STRUCTURE DETAILS

Colonel Hunter Blair's Monument,
Craigengower Hill, Straiton

OS Map grid ref NS 39155 3948 and Coordinates 239155, 603948

Owned by Sir Patrick Hunter Blair

B Listing
Historic Scotland designation LB19104

Located in South Ayrshire, 1kn to the East of the village of Straiton, accessed by grassed paths from the B7045 road to Newton Stewart

The monument is a locally quarried granite 18.2m high obelisk on a stepped plinth and was designed by William Burn, who was the architect for Blairquhan Castle for the Hunter Blair family. The memorial was erected in 1856 by friends and neighbours of Lieutenant Colonel James Hunter Blair of the Scots Guards, who was killed at the Battle of Inkerman in 1854, during the Crimean War. He had also been a Member of Parliament for Ayrshire.

LOCATION

Access to the Monument is via footpaths across the field from the village cemetery, and through Barbellie Wood to reach a steep path up the side of Craigengower Hill. The fields and surrounding hills are grazed by sheep on farmland.



CONDITION OF STRUCTURE



Monument viewed from North east side

ASSESSMENT OF THE CONDITION

Report by Rebecca Cadie, Conservation Accredited Architect

The general stability of the stepped plinth and obelisk is sound and vertical.

The entire monument is constructed of granite dressed blocks which has very little erosion. There is a small amount of weed and vegetation growth on the plinth steps, rooted in joints of the blocks, and this should be removed.

There are a few blocks on the stepped plinth which have cracks, which can be attributed to the general load transference to ground level, but these are not significant and there is no evidence of settlement or subsidence of the ground bearing. Cracks should be repaired with stainless steel pins and resin prior to repointing. A fair number of the joints on the step upper surfaces and vertical faces have lost mortar through weather erosion, the joints are generally 12 to 15mm wide, with a few wider, and will require deep packing full repointing with an appropriate lime mortar.

The main shaft of the Obelisk is built with diminishing coursed blocks. There is very little erosion or damage to the blocks, however several corners of blocks have been lost due to long term severe weathering and a few hairline cracks noted, as a common natural defect of granite. Cracks should have resin fill prior to repointing. A fair number of joints have lost mortar, which has been eroded by the weather, particularly noted towards the top and on the South westerly aspect. Complete rake out of mortar and repointing is recommended with wide joints deep packed and all pointed with suitable lime mortar. There are a number of drilled recesses on the face of the obelisk, possibly due to previous scaffold and lightning conductor fixings. The positions could be re-used for fixing to avoid any new holes, and they could be filled with mortar on the removal of the scaffold at completion of the works.

The top of the monument has a lightning conductor rod "tree" and there are some sections of conductor tape to ground level on the South westerly side, however much of this has been lost. A replacement of the lightning conductor installation and ground earthing points should be installed.

The inscription plaque located on the North east side is still sharp in cut, however the blacking of letters is wearing away with weathering and gentle face cleaning (DOFF steam method) and re-blackening of the lettering is recommended.

The foot path to the monument is reasonably well worn on the hillside, but is steep and walkers need to be fit to climb the hill. The paths have some wooden signs and a stile over a fence and wall, but these would benefit from improvement. Consideration could be made to providing an information board about the monument at the roadside for general interest of those not able to manage the climb to the monument.

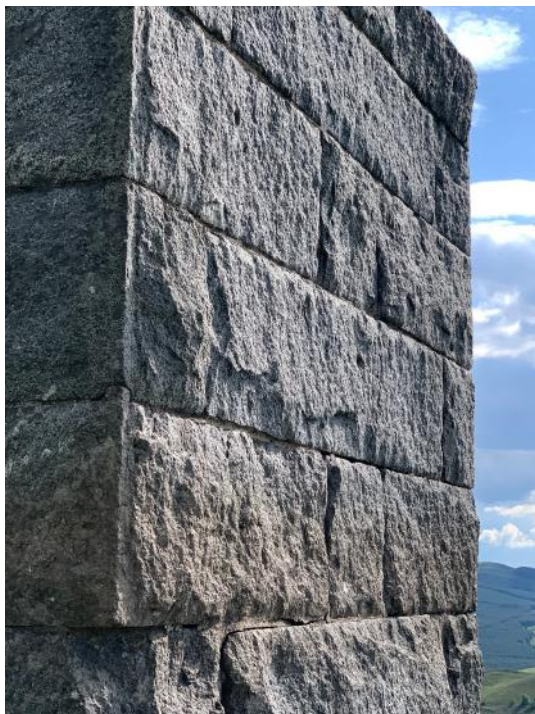
Refer to survey record drawings and photographs prepared by ARPL Architects.



Stepped plinth with cracked stones
And open joints



Mortar poor on steps top and face



General stone coursing and mortar
In reasonable condition



Upper mortar and joints poor and
localised damage of some stones



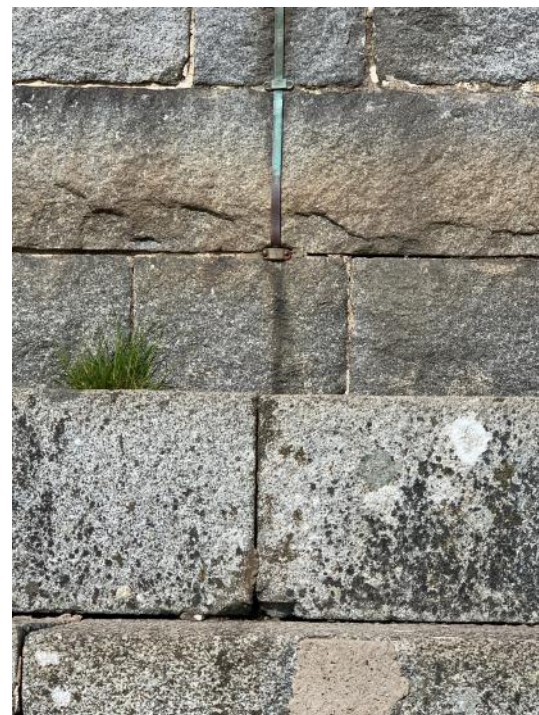
Plinth steps have some vegetation growing in joints



old fixing holes of lost conductor tape and scaffold fixings, to re-use and fill



Inscription plaque lettering is sharp



old lightning conductor tape remnant



Steep path to monument



Farm access tracks to top of Craigengower hill

BUDGET COSTING FOR REPAIR WORKS

Refer to the Outline Schedule of Works and budget costing prepared by the QS. Note the costs for access to repair the monument are a high proportion of the cost due to the difficulty of providing large vehicular access for the transportation of scaffold and materials.

The masonry works is seasonal work requiring suitable temperatures for working lime mortar, generally considered to be April to October to avoid unpredictable winter weather. It is possible to carry out lime mortar repairs during cooler months but requires very careful protection from cold and wind and given the exposure of the monument, would recommend this should be avoided if at all possible.

Planning a programme of repairs should also allow for the sheep farming use of the surrounding land and in consultation with the farmer about the use of his field tracks, to avoid damage, and any concern for disturbance during the lambing season.



View of Straiton village from the monument

GENERAL MAINTENANCE RECOMMENDATIONS

Careful and regular maintenance of the monument structure is recommended as follows:.

- At appropriate Season :
- Check visually all high level masonry for any damaged or displaced mortar and stone
 - Check condition of paths that could be of danger to the public
 - Check ground conditions surrounding the base of the monument and control any weed growth rooted in joints.
- Spring / Early Summer :
- Check integrity and fixings of lightning conductor
 - Check for animal burrowing activity that might undermine the monument base
- Summer :
- Carry out any localised lime mortar repairs or re-bedding of loose stones
- Autumn :
- Inspect high level with binoculars from ground level, for repair before winter.
- Annually :
- Inspect condition of notices and interpretation boards.

STRAITON MONUMENT REPAIRS

PREPARATORY works

No	Items	Description	comment
1		Stock management in fields and on hillside during contract works	arrange with local farmers
2		Mortar analysis and specification - lime mortar for use with granite	SLCT
3		Development of design information for Interpretation boards	

SCOPE OF CONTRACT WORKS - SPECIFICATION AND DRAWINGS REFERENCES

MAIN CONTRACT WORK

A	PRELIMINARIES		
No	Items	Description	
1		PRELIMINARIES: Contractor's prelim costs for site management, equipment, scaffold, insurances, H&S , HOP etc.	
2		storage containers for keeping mortar materials dry	
3		contractors welfare accommodation	
4		scaffolding to access monument	
5		temporary access vehicle matting / transportation of materials - existing farm tracks across fields and up hillside (easiest access from SW side)	
6		herras fencing and other temporary barriers / protection for works	
7		temporary water storage / bowser for site use	
8		temporary power supply - generator	
9		Renewal of lightning protection system and earthing Provisional Sum	
10		Provision of protection to mortar and weather conditions during curing period - hessian / bubble wrap	
11		Risk allowance for weather disrupting progress on works	
12		Contingency (Prov Sum) allow 10%	

Prelims total

D	CONSERVATION REPAIR MASONRY WORK		
1.1		Localised removal of vegetation on stepped plinth section on all 4 sides	
1.2		Remove residual lightning conductor tape and fixings, including terminal on cap stone	
1.3		Rake out to remove all cement mortar from joints on steps and monument	
1.4		Localised individual resin repairs to cracked stones on plinth steps, with ss pins to stitch in cracks, allow 4no.	
1.5		Localised individual resin repairs to cracked stones on nomument shaft, allow 6no.	
1.6		Repair and repointing mortar: Mortar Mix: 2: 5 St Astier HL5 (either Hordex or Tradiblanca) : sharp building sand (e.g Hillhouse quarry)	
1.7		Fill deep void joints with mortar grout, allow 25% monument shaft	
1.8		Repoint all joints monument shaft with lime mortar mix, joints 12 - 30mm wide	
1.9		Repoint all joints plinth steps vertical and horizontal surfaces with lime mortar mix, joints 12 - 30mm wide	
1.11		Clean inscription stone on North face with biocide. Restore blacking to inscribed text by specialist monumental mason	

N		INTERPRETATION FURNITURE	
No	Items		
1	SIGNAGE	Renew timber direction signage to public access route, allow for 6no. Signs	
2	ROUTE ACCESS	Renew 2no. Timber stiles over field fencing on access route (west side)	
3	VIEWPOINT BOARDS	provide 4no. stainless steel panorama viewpoint boards	
4	HERITAGE INTERPRETATION BOARDS	Provide 1no. heritage information board	

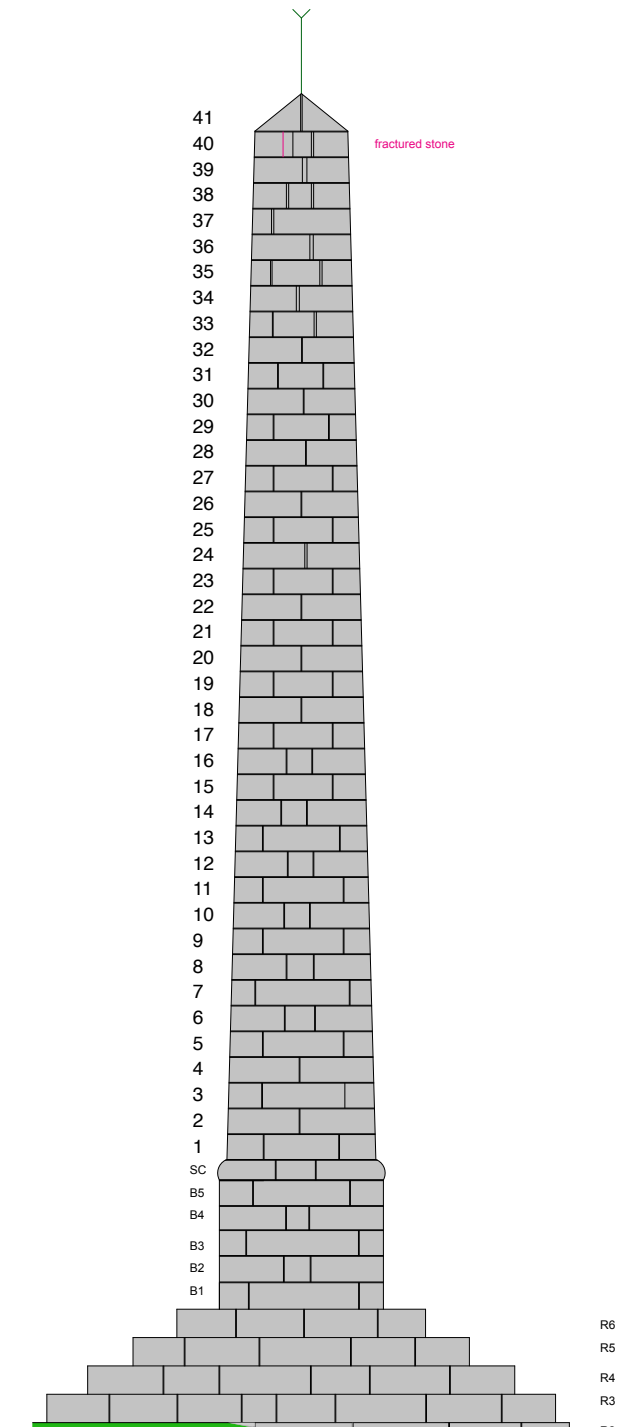
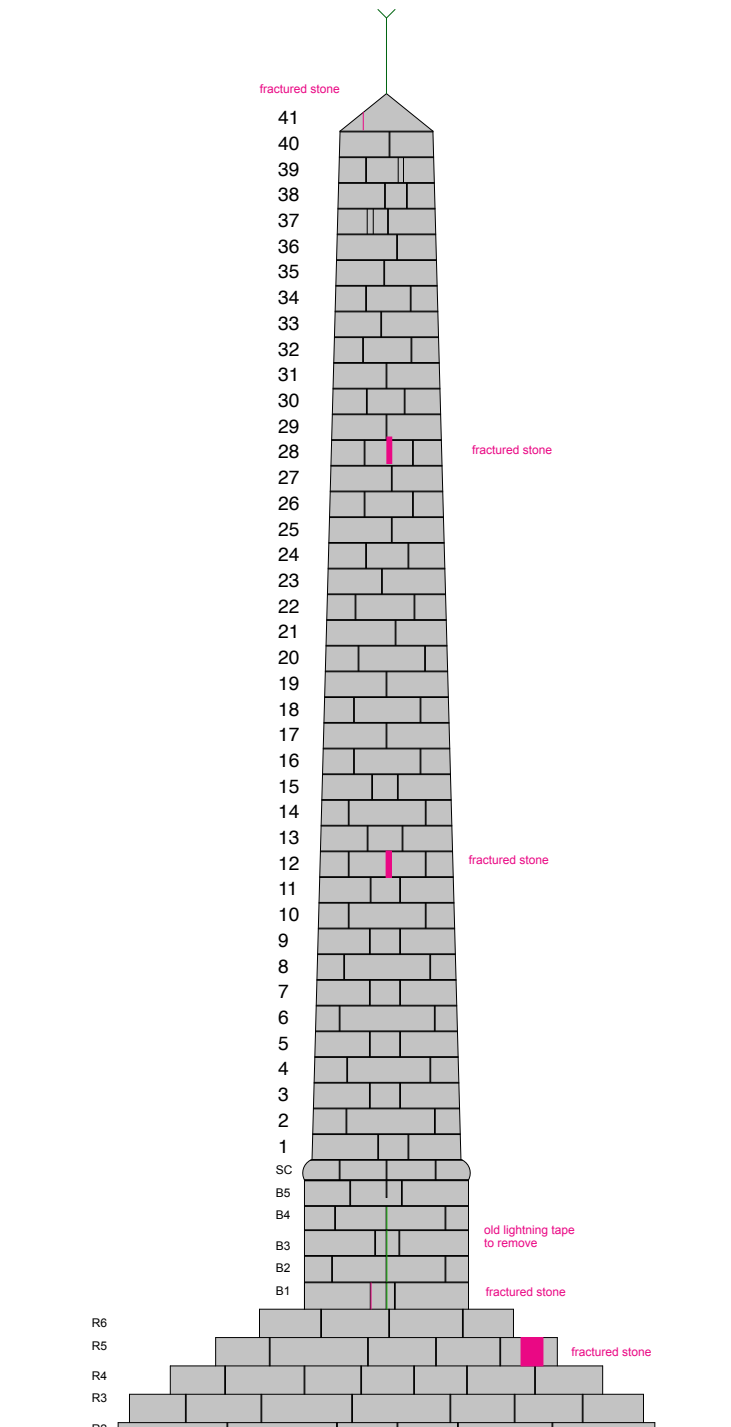
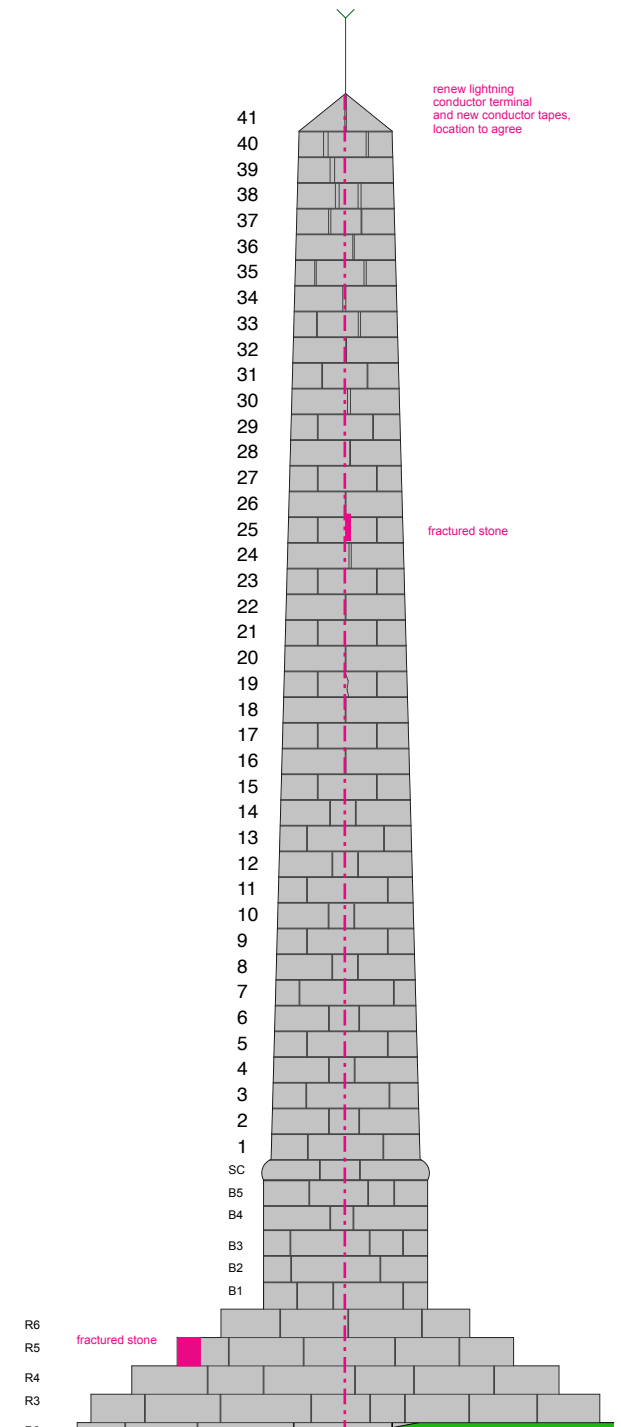
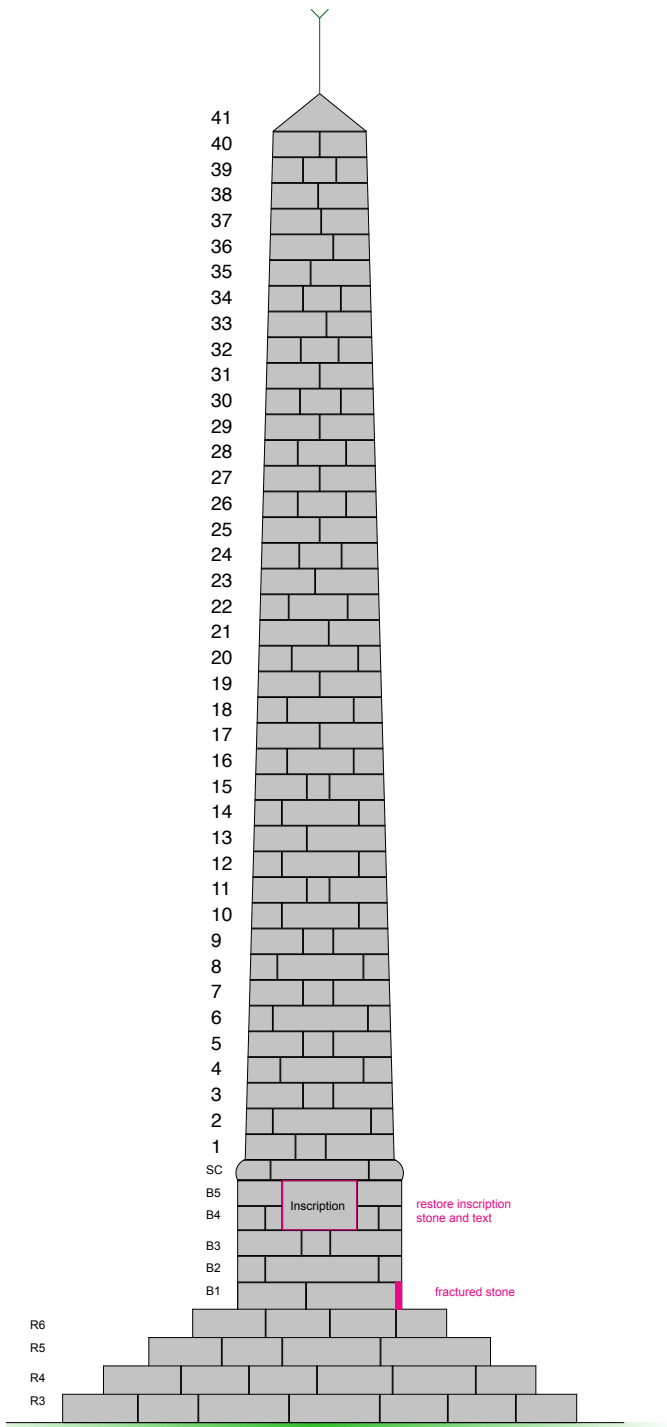
ARPL ARCHITECTS

Jul-22

6.4.5 OUTLINE PROJECT COSTS**Straiton Monument**

A	CONSTRUCTION		
.1	Construction costs	£110,500.00	
	Contingency @ 10%	£11,050.00	
	TOTAL CONSTRUCTION ALLOWANCE		£121,550.00
	cross refer to Appendix C - 2		
B	SUNDRY FEES AND COSTS		
	Consultants fees @11%		
.1	Architect CDM Principal designer Quantity Surveyor	£13,370.50	
	Statutory Fees - South Ayrshire Council		
.2	Listed Building Consent	£0.00	
	Site Investigations		
.3	Mortar analysis	£1,000.00	
	TOTAL SUNDRY COSTS		£14,370.50
C	VAT		
	VAT @ 20%	£27,184.10	
	TOTAL VAT		£27,184.10
	PROJECT COSTS TOTAL		£160,230.50

2022 RECORD DRAWINGS

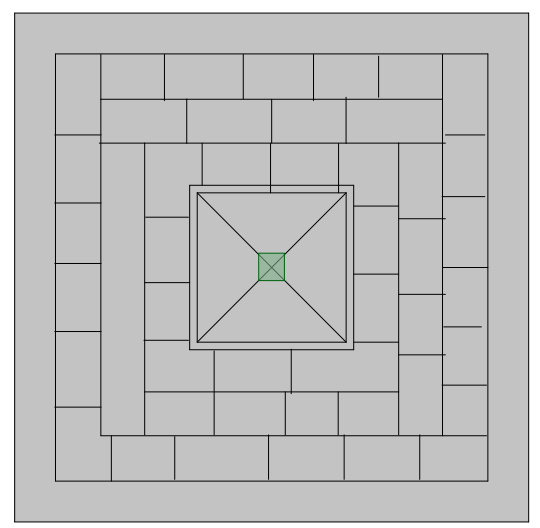


North Elevation

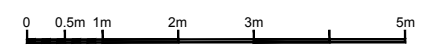
East Elevation

South Elevation

West Elevation



Plan



JOB	Carrick Futures		
DRAWING	Straiton Monument		
SCALE	As Existing	DRAWN	DATE
	@A1	KM	Aug 22
DRAWING NO	6464.S.E01		
CLIENT	NCCBC		
ARPL ARCHITECTS 11 WELLINGTON SQUARE, AYR TEL 01292 289777			



APPENDICES

**Appendix Archive reference: HES Listing
Local History extract Information**

Listed Building

The only legal part of the listing under the Planning (Listing Buildings and Conservation Areas) (Scotland) Act 1997 is the address/name of site. Addresses and building names may have changed since the date of listing – see 'About Listed Buildings' below for more information. The further details below the 'Address/Name of Site' are provided for information purposes only.

Address/Name of Site

COLONEL HUNTER BLAIR'S MONUMENT

LB19104

Status: Designated

Documents

There are no additional online documents for this record.

Summary

Category B	Local Authority South Ayrshire	NGR NS 39155 3948
Date Added 14/04/1971	Planning Authority South Ayrshire	Coordinates 239155, 603948
	Parish Straiton	

Description

Stone obelisk on Highgate Hill.

References

Bibliography

No Bibliography entries for this designation

LOCAL DESCRIPTIONS

About Straiton

First developed by Thomas, Earl of Cassilis, Sir Edward Hunter Blair rebuilt the picturesque village of Straiton at the end of the 19th century. The ancestral seat of the Hunter-Blair Baronets is Blairquhan Castle, which is a stunning representation of Georgian architecture and is open throughout spring and summer. The castle was also used as one of the main filming locations for the 2006 movie 'The Queen', which starred Dame Helen Mirren and garnered numerous awards.

Other buildings of interest include the Black Bull Inn (1766), Traboyack (1795) and St Cuthbert's Church of 1758, restored in 1901. A beautiful natural attraction is the dramatic hillside waterfall, Tairlaw Linn.

Local amenities include a village shop, coffee shop and three nearby pubs.

The Monument and Bennan Circuit 7 km / 4.5 miles

A steep climb to the summit of Craigengower (the Hill of Goats in Gaelic) and the obelisk. This is a monument to Lieutenant-Colonel James Hunter Blair of the Scots Fusilier Guards who died in 1854 at the Battle of Inkerman fought during the Crimean War. Panoramic views all the way to Argyll from the top. Return via Bennan Wood with optional short climb to viewpoint on Bennan Hill.