

Dumfries and Galloway Council

LOCAL DEVELOPMENT PLAN 2

Langholm Conservation Area Character Appraisal and Management Plan

Supplementary Guidance - Adopted 9th June 2022



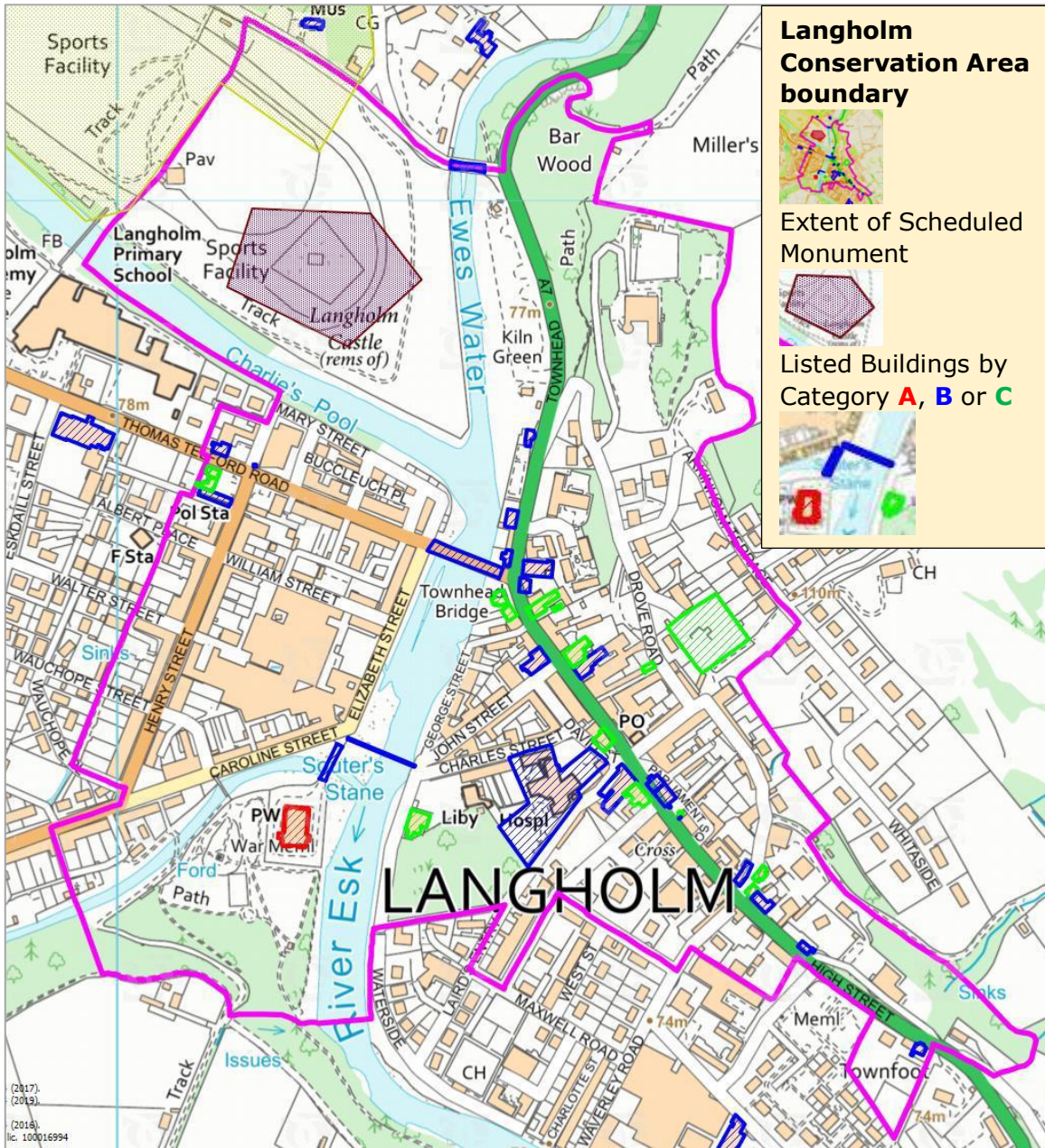
Langholm Conservation Area Character Appraisal and Management Plan

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1920s Langholm High Street





Introduction

This is a combined document which appraises and summarises the character of Langholm Conservation Area and how to positively manage that character. It identifies features of importance but does not include details of every built structure or space. The management plan suggests how themes and details might be preserved or enhanced. Together, the character appraisal and management plan will help with preparing proposals for change within Langholm Conservation Area so that they might affect character in a positive way. The guidance will be used to shape and weigh up the impact of proposals for alteration, demolition, new development, enhancement, upgrading and regular maintenance which affect Langholm Conservation Area

What is a conservation area?

Conservation Areas were first introduced in the UK in 1967 and the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 provides the current legislative framework for their designation. S61 of the 1997 Act defines a conservation area as "an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance..." Local planning authorities are required to identify areas which merit this status.

In a conservation area it is both the buildings and the spaces between them that are of interest. Planning control is therefore directed at maintaining the integrity of the entire conservation area and enhancing its special character.

Conservation area status does not mean that new development is unacceptable, but care must be taken to ensure the new development will not harm, but will preserve or enhance, character and appearance. This means that designs for new development must demonstrate how they will achieve this by referring carefully to character and context.

Planning controls in a conservation area:

Current legislation requires that permission is sought for the following works within a conservation area:

Demolition of all, or most, of a building requires Conservation Area Consent. Where a building makes a positive contribution to the character of the conservation area there is a presumption against demolition. The decision to allow demolition depends on the purpose and intended use of the land afterwards. A design for proposed new buildings, other development or landscape works on the site may be required to be prepared and submitted. Conservation area consent applications may be made online using the following link. <https://www.eplanning.scot/ePlanningClient/default.aspx>

Alterations or additions to the exterior of buildings in a conservation area require Planning Permission e.g.: small house extensions; roof alterations including dormers; roof windows; alterations to chimneys; stone cleaning; elevation painting; rendering or forms of cladding; changing windows and doors; and creation of hard surfaces outside buildings. Development management decisions will consider the impact of the proposals on the appearance of the property; the effect on its neighbours; and the effect on the character of the whole of Langholm Conservation Area. Sometimes alternative designs may be requested which will

not have a detrimental impact on character but will achieve an equivalent outcome.

<http://www.dumgal.gov.uk/article/15329/Apply-for-planning-permission>

Trees in conservations have special protection. Proposals to remove branches, fell a tree or carry out work affecting its roots must be notified to the Council six weeks in advance allowing sufficient time for the impact of the proposed tree works to be considered. As trees often make a positive contribution to the character of a conservation area, sometimes the trees will be considered important enough for the extent of the proposed work to be refused or require amendment and for a Tree Preservation Order to be placed on the tree or group.

<http://www.dumgal.gov.uk/article/15334/Protected-trees>

Attachments such as satellite dishes and other equipment are controlled more restrictively in conservation areas where they have the potential to impact negatively on character. In most cases Planning Permission will be needed. It is often possible to place equipment in discrete locations or find alternative solutions.

<http://www.dumgal.gov.uk/article/15329/Apply-for-planning-permission>.

New buildings proposed within a conservation area will need Planning Permission. The design and choice of material should take account of the site and the character and design of the surrounding buildings and spaces. Pre-application advice may be sought in advance of finalising or submitting proposals. Links to pre-application guidance and the online forms are found on the Council's web page. <http://www.dumgal.gov.uk/article/15327/Planning-advice-and-enquiries>

Planning Policy

“The historic environment is a key cultural and economic asset and a source of inspiration that should be seen as integral to creating successful places. Culture-led regeneration can have a profound impact on the well-being of a community in terms of the physical look and feel of a place and can also attract visitors, which in turn can bolster the local economy and sense of pride or ownership.” (SPP 2014, paragraph 136)

“When effectively managed, conservation areas can anchor thriving communities, sustain cultural heritage, generate wealth and prosperity and add to quality of life.” (Scottish Government’s Planning Advice Note PAN 71: Conservation Area Management, December 2004.)

National Policy

Scotland’s National Planning Framework 3 [NPF3] 2014 and Scottish Planning Policy [SPP] 2014 recognise that cultural heritage contributes to the economy, cultural identity and quality of life in Scotland.

By encouraging management and enhancement of historic places, the planning system can help make Scotland a successful and sustainable country and meet the goals of national policy including ‘Valuing the Historic Environment.’ National policy sets out that development within or outwith conservation areas, which will impact on a conservation area, should preserve or enhance its appearance,

character or setting. There is a presumption to retain buildings where they make a positive contribution to character, rather than permit demolition, and an expectation that conservation area appraisals should inform development management decisions. (SPP, 2014 paragraphs 143 & 144). National policy and legislation can support the introduction of an 'Article 4 Direction' which is a means of controlling development that may usually be carried out without permission.

The legislation and advice for conservation areas does not seek to prevent development and change but is aimed at securing greater economic benefits from the historic environment whilst ensuring that it is cared for, protected and enhanced for our benefit and that of future generations.

Local Policy

Dumfries and Galloway Council is committed to the stewardship of its historic areas and has prepared this document to help inform the development and management of Langholm Conservation Area. Dumfries and Galloway Local Development Plan 2 (LDP2) was formally adopted on 3rd October 2019. The Historic Environment section of the plan includes policies and accompanying text which apply to managing historic assets. Policy HE2: 'Conservation Areas' promotes a sensitive and informed approach to development within conservation areas and it refers to explanatory supplementary guidance (SG). The relevant SGs are 'Historic Built Environment SG' and individual conservation area appraisals and management plans.

Langholm Conservation Area

Langholm Conservation Area was first designated on 8th June 1970 as a relatively small area in the centre of the town, east of the River Esk. On 4th June 1985 the conservation area boundary was extended very significantly to take in many more streets and spaces. The enlarged conservation area includes former mill sites, the terraced housing of New Langholm and the site and surroundings of the former castle.

Building stone

The local geology provides a particular pale grey to creamy, white sandstone from Whita Hill Quarry, Whita stone is the dominant and most distinctive building material and is also used for headstones in the older graveyards.



Left: dry stone wall built from Whita stone

Right: The Malcolm Monument on Whita Hill, built from Whita stone from the local quarry



Greywacke (colloquially called whinstone) was exposed in the river beds and also quarried nearby. It has been used in the elevations of buildings, recognisable as rounded rubble stone. A small number of buildings use square cut greywacke which is thought to come from Peden's View Quarry north-west of Langholm. Greywacke elevations are usually dressed with cut Whita sandstone, especially on corners and around window and door openings. Red sandstone is also used occasionally for buildings contrasting with the dominant pale elevations and as decorative details. It is likely that some of it was quarried near Canonbie.

Character Areas

Langholm is a small market town built in the valley where the waters of Esk and Ewes meet. There are three areas differing in character, in their building density, the period in which they were developed and their original purpose.

<p>High Street and Old Town is defined by the toll houses either end and includes the Market Place, most of Townhead in the north-west and Townfoot to the south-east side along with the streets off High Street leading west to the river and uphill, east, along Drove Road.</p>	<p>New Town with Langholm Parish Church is west and south of the Ewes Water and west of the Esk River made up of mainly terraced streets and former mill sites along with the A Listed Langholm Parish Church and grounds south of Wauchope Water.</p>
<p>Langholm Castle, Kiln Green and Erkinholme is the open areas north of Townhead, divided into east and west sides by Ewes Water. It includes the castle remains and spaces which are integral to the history of the town and the policies of the Victorian villa of Erkinholme.</p>	

Purpose of Langholm Conservation Area Character Appraisal and Management Plan

Change is inevitable within a conservation area. Sometimes buildings and spaces need to be adapted to allow new uses and support social need. The first part of managing change is to understand the character of the conservation area and what elements contribute to it. Langholm CACAMP highlights and recognises:

- the early origins of the town and surroundings and its development from the mediaeval to the modern period;
- the broad and detailed historic themes and features;
- the streets, spaces and buildings from different time periods;
- the use of traditional and other materials; and
- the changing role of the historic settlement.

The principle underlying the guidance is that Langholm Conservation Area should evolve sensitively to keep up with modern needs and climate change adaptations and in order to help the economy of the town. Property owners, occupiers, businesses, the Council and other organisations should look after the buildings and spaces within the conservation area in their care so that the special historic character will be improved or maintained. Funding bodies also seek long lasting effects from their investment and donations and the guidance promotes proper care and maintenance of buildings into the future. The guidance should be used

when anyone seeks to make physical changes within Langholm Conservation Area so that proposed changes will:

- **Keep historic references** that have influenced the character of the conservation area, in both the layout and appearance.
- **Achieve good design** for adaptation of buildings, re-use of spaces and completely new development.
- **Respect the landscape setting and topography** of the conservation area.
- **Generate well considered enhancement proposals** when opportunity arises.
- **Support regeneration** applications and bids for grants especially those that include restoration, repair and repurposing of buildings and spaces.
- **Address Buildings at Risk.** Historic Environment Scotland holds records of historic buildings which are unoccupied and in declining condition with potential for restoration. There are a number of buildings on the Buildings at Risk Register within Langholm Conservation Area:

Buildings at Risk	
Erskine Church, 9 High Street	B Listed C19 th gothic church with distinctive tower and spire vacant since 1992, with scaffold support for nearly two decades.
11 Elizabeth Street	unmatching pair of rubble C19 th stone, 2 storey dwellings associated with tannery behind
14 Elizabeth Street	C19 th 2 storey 3 bay rubble cottage associated with former tannery to rear
Reid and Taylor's, William Street and Elizabeth Street	former C19 th weaving mill, sheds and engine house, the majority of the site now vacant for some years

Aims of the Conservation Area Character Appraisal and Management Plan:

- identify and describe the elements and themes that contribute to the area's special architectural and historic interest;
- describe how character and quality of the historic built environment should be protected and enhanced, by retaining buildings and finding uses to prevent their loss;
- identify where small-scale inappropriate changes to buildings, streets and open areas would erode the character of the conservation area;
- note the effects of existing development within the conservation area boundary and the general physical condition of buildings, structures and spaces;
- protect against the demolition of unlisted buildings which make a contribution to the character of the conservation area;
- enable and support carefully managed change and evolution of the conservation area by endorsing development that makes a positive contribution to character; and
- identify wider opportunities for enhancement.

The guidance is divided into two parts:

Part One: History, Development and General Character of Langholm Conservation Area - the historical development of Langholm and an overview of the themes and elements of significance within the conservation area which have led to its specific character.

Part Two: Managing the Character Areas - management of Langholm Conservation Area requires preventing the erosion of the pattern of development which has influenced the development of the town and retaining the uniformity of the buildings and their architectural details and building materials so that the unique character is retained. It will also require support for individual and collective initiatives and actions which will preserve or enhance character of individual or groups of buildings.



Above: towards Thomas Telford Road from High Street over Townhead Bridge
Below: Tall chimneys in the varied roofscape of part of High Street



PART ONE: HISTORY, DEVELOPMENT AND GENERAL CHARACTER OF LANGHOLM CONSERVATION AREA

National and Regional Context

Langholm is within one of the Regional Scenic Areas, a valued landscape. The hills to the east and south-east are a Site of International Interest for Biodiversity and a Wild Land Area.

The town is on the A7 trunk road and had a population of 2,227 in 2011. In the Local Development Plan, it is a District Centre in Eskdale Housing Market Area. School provision is from nursery through to secondary. Langholm has a small, late C19th hospital staffed from other NHS sites and originally built as a private legacy. The town has a range of independent shops and cafés, a small supermarket, community facilities including a library in Langholm Town Hall, the Buccleuch Centre for performances and exhibitions and an archive and reference library founded in 1800. Employment in Langholm was mainly in the textile mills but the last manufacturer closed in 2013 and more changes and closures means people rely on health, education, rural and countryside employers for employment and on hospitality work or they commute to larger towns.

Flooding

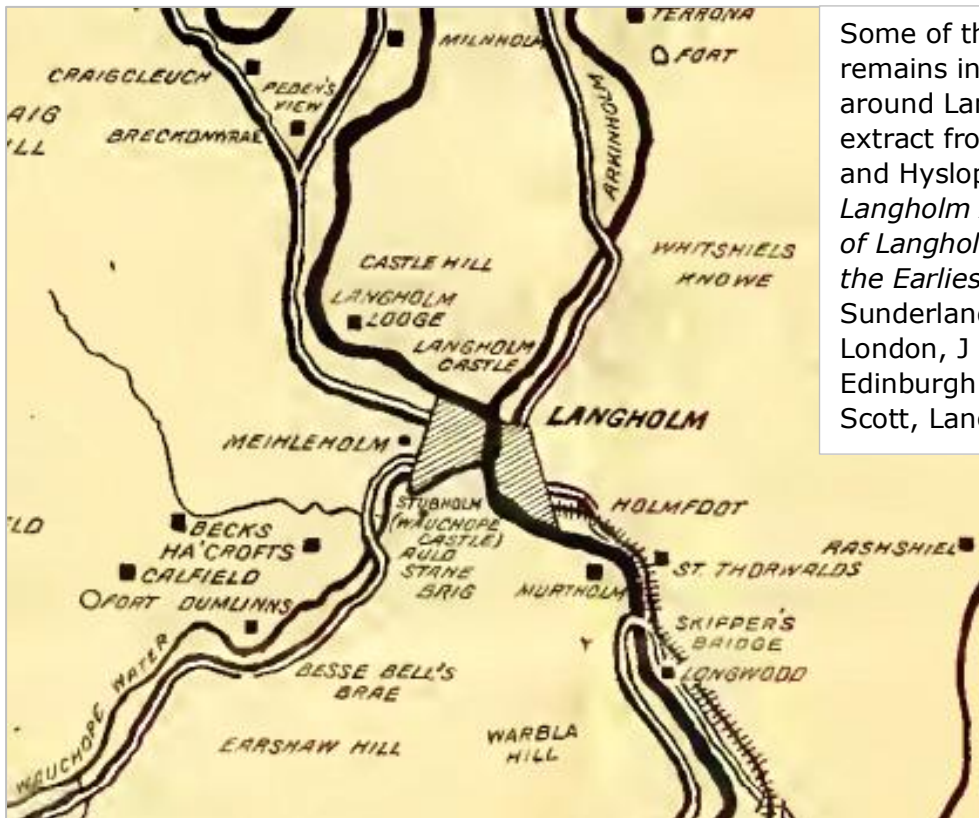
The River Esk, Ewes Water and Wauchope Water converge in Langholm. Reports of flooding go back to the 18th century and surface water from hard surfaces and hillsides continues to pose risk. Since the 1990s several floods have affected transport or properties. Managing flooding includes raising awareness, improving warnings, promoting adaptations and provide some flood protection measures. Future changes in land use will be carefully considered due to flood risk. The map shows the area at risk of flooding in Langholm covering most of the conservation area. Flooding has the potential to affect building stone and other materials and how they survive.



River flooding in Langholm.

The two shades of blue show the extent of the risk of severe and medium flooding within Langholm Conservation Area

Archaeological Interest



Some of the archaeological remains in the hills and valleys around Langholm town map extract from p.17 of Hyslop, J. and Hyslop, R., 1912, *Langholm As It Was: A history of Langholm and Eskdale from the Earliest Times*; Hills & Co., Sunderland, Simpkin et al London, J Menzies & Co., Edinburgh & Glasgow and R. Scott, Langholm.

Langholm is at the probable site of the battle of Arkinholm fought in 1455 where the name Erkinholme is derived. The army of King James II led by the 'Red Douglas' family fought their distant cousins the 'Black Douglas' family. Only one Black Douglas survived and their lands were given to the Red Douglas family.

The most notable, known, archaeological site within Langholm Conservation Area, is the remains of Langholm Castle - a Scheduled Monument. It was a defensive tower house built in the early 16th century where the River Esk meets Ewes Water probably by the Armstrong family. It was mostly demolished by the early 18th century and the stone used for other buildings.

Development of Langholm: Prehistoric to Roman

There were stone circles and a number of cairns in the wider area recognised as Neolithic places of worship or burial. There was a significant sized cairn located south of Langholm at Murtholm, referred to by Hyslop in 1912 who said that the stone was taken to build cottages in Caroline Street. No remains or deposits were found during an archaeological evaluation for housing development in 2019.

Local legend has it that Auld Stane Bridge at Wauchope was a Roman bridge but it is unlikely that even the abutments, the oldest parts of the masonry, could date from that long ago.



About 4km south of Langholm at Broomholm are remains of a 1st century Roman fort which is itself sited on an earlier, pre-Roman settlement. References to Roman tracks existing in the area around Langholm linking to Broomholm but there is no evidence of a route through the town which did not yet exist.

Development of Langholm: Mediaeval

Wauchope Castle, a little south-west of Langholm, was built on the site of a levelled motte and bailey castle towards the end of 13th century when it was gifted to the Lindsay family. It was ruined by 1550 and replaced with a post-reformation manse in the late 16th century.

The remains of the mediaeval motte-and-bailey castle Barntalloch is found north-west of Langholm on the Esk River, close to Potholm Farm. The parish church was sited here in the early 16th century at the settlement known as Staplegordon (Staplegorton) which was then chartered a burgh of barony from 1320. This settlement was abandoned in favour of Langholm in later centuries.



Hasp from a coffer, from the mediaeval period which was found at Wauchope Castle site in the late 19th century



The remains of Barntalloch castle; the mediaeval motte-and-bailey north west of Langholm well outside the conservation area.

<https://canmore.org.uk/collection/1175274>



Site of Langholm Castle at confluence of Ewes Water with the River Esk, within Langholm Conservation Area

<https://canmore.org.uk/collection/1761302>

Development of Langholm: Mediaeval to early 20th century

Langholm town was first chartered a burgh of barony in 1621. In 1629, the Earl of Nithsdale, at that time a Maxwell, had 10 'gentlemen' build stone dwellings and a tollbooth on the area called Erkinholme. By 1643, Maxwell, as a Royalist, forfeited his lands to the Earl of Buccleuch. At the very end of the 17th century, completed by the year 1700, a three arched stone bridge was built across the River Esk a mile south of the confluence of the Ewes Water and the River Esk, now known as Skipper's Bridge.



18th century Skipper's Bridge just south of Langholm at Murtholm.

A new church was built in the little settlement of Langholm about the year 1701. By 1715 a post office had been established. In 1725 it seems that the Armstrong castle was taken down to use the stone for other buildings in Langholm. A townhouse and prison, a cross and a new church with a walled churchyard and planted trees are known to have existed and there were regular markets, fairs for the five Eskdale parishes. Many trades flourished and MacFarlane's History of Langholm and Ewes from 1726 notes that meal, skins, wool, cheese, butter and woollen yarn were sold in Langholm. It also notes that there were many inns and that money had been left by Reid for a free school. By 1726, a wool combing business had been established. There are mid-18th century records of a woollen factory where the town's women who spun wool at home were encouraged to become factory employees.

Langholm was on the old high road track between Carlisle and Berwick which was turnpiked in 1764. There was another track up to Eskdale and one to Lockerbie. Ewes Water was already bridged at Erkinholme in the north of the town but the River Esk was only bridged where Skipper's Bridge is now. Roy's mid-18th century map shows Langholm to be a significant settlement, concentrated on the east of the Esk River.



Extract from Roy Military Survey 1747-55

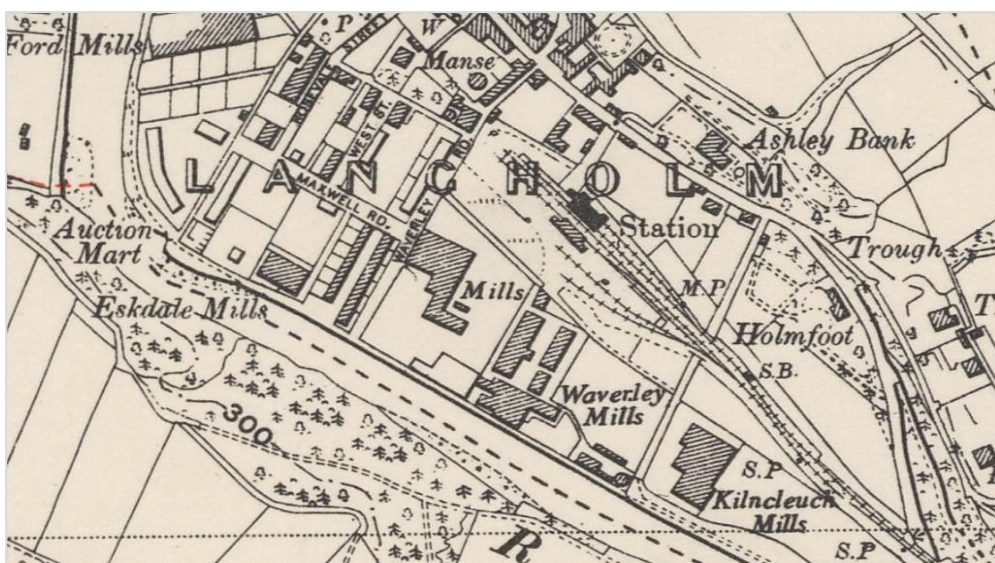
The 3rd Duke of Buccleuch (and 5th of Queensberry), Henry Scott was known for his support for his tenant farmers and the employees of the mill and tannery - variously called 'Good Duke Henry' or 'the farmer duke'. In the late 18th century, he began building houses on Meikleholm, a large farm linked to the church. The dwellings were a mix of single and two storey, built from the local free stone. The streets developed to become New Town. Tenants had a 99 year lease and rented

2 or 4 acre fields nearby for grazing a cow and with permission to cut peat on Warbla Moss up the old Peat Road. In 1765 Langholm Distillery was founded near today's Skippers Bridge. The distillery closed in 1917.

In the late 18th and through the 19th century Langholm became a centre for textile mills which spun and weaved linen, cotton and later wool. The tanneries treated animal skins for leather and other purposes.


In 1789 in Caroline Street, Meikleholm Mill was built by a group of merchants from Carlisle, which was the first of 22 mills at the peak of the textile industry in Langholm. Initially, 90 employees spun and hand weaved coarse linen and cotton threads. Linen was in wide use in all households, the flax coming from Europe. However, import taxes and trade laws from 1678 to 1810 reduced the imports and flax growing was promoted in England and Ireland. Linen making peaked about 1770 as cotton became increasingly popular gradually supplanting the use of linen. Cotton was cheaper because plantation owners used slave labour to grow it abroad. The merchant owners of the cotton weaving mills in Langholm undoubtedly benefitted significantly from slavery and although anti-slavery legislation was enacted in 1834, cotton carried on being imported from southern states of America until 1861, from plantations which continued to use enslaved people. After this time, despite Egypt and India being significant cotton growers, cotton spinning and weaving declined. Meikleholm mill was converted to grind corn but demolished in 1891.

It wasn't until the arrival of the railway in the late 1800s that the town saw a proliferation of mills. As late as the 1980s there were 1200 mill employees in the town. Many of the other 22 mills built between the late 18th century and the mid-19th century strongly influenced the development of Langholm, particularly the layout of Langholm New Town. However, 'destroyed by fire' was a common end to the working textile mills presumably due to heat from machinery setting light to the lint. Of 22 mill buildings in Langholm very little remains. Milling declined further in the 20th century during the two world wars and many mills in Langholm were subsequently demolished.



1948 OS 2nd edition with some of the mills that remained

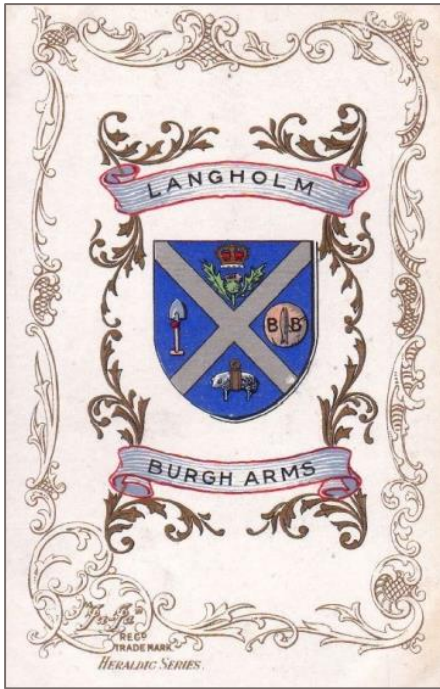
A brief summary of the historic mills of Langholm and what has become of them, where known					
Date of building	Name/s	Location	Surviving buildings	Activities	Ending
1797	Irvine & Co Ewes or Whitshiels Mill	1 mile north of town		spinning & knitting wool	destroyed by fire 1872
early 1800s, extended 1850	Renwick's; then Reid & Sons, then Reid & Taylor 'The Factory'	William Street, New Langholm	main building gone but many parts of earlier buildings as seen below	spinning & weaving	much destroyed by fire 1933
					
1858	Adam Anderson	Albert Place	converted		failed after 11 years, buildings became housing
1858	Byers' Mill	Buccleuch Square	none	weaving	failed 1884 various uses until burned 1950
1866	Eskdale Mill, Lightbody family	Kiln Green	none	weaving	failed by 1926 cleared for housing 1993
1825 & 1866	Wauchope Mills	Henry Street & Eskdail Street	Wauchope Cottage is surviving office	dyeing, weaving then spinning	big fire in 1896 leaving only dyeing works
1865 and 1871	Waverley Mills - J. Scott	Glenesk Road	whole mill complex	weaving, spinning	Large mill, B Listed. Erkinholme built by son Alexander & Ashley Bank House by John; became Edinburgh Woollen Mill HQ now closed
					

1866	Boatford later Ford Mill William Little	George Street	none	hand weaving, spinning, Royal Navy store in war, cloth finishers & woollen mill	1939 folded after WWII reopened but closed in 1980s
1866	Glendinging's Mill	Parliament Square [near Town Hall]	none		demolished for car park after years as a joinery workshop
1869	Rosevale Mills Hall and Frater	Rosevale Street	none		burned in 1871
1878	Scott and Erskine Criterion Mills, Buccleuch Mill when owned by Arthur Bell	Albert Place Glenesk Road	some buildings in many ownerships and uses	weaving then 1904 spinning and dyeing	failed 1888
					
1895	Glenesk Mills [Kilncluch Mills] James Scott grandson of same name	Meikleholm	none	weaving	failed 1910 managed by Neills 1919 to 1960s demolished
1945	Drove Weaving	Waterside	moved buildings	weaving	still working
1946	Waterside Mill Langholm Dyeing Company	Waterside	buildings in use	dyeing and finishing	part of larger mill complex

Langholm Common Riding

In 1780 the Court of Session defined the boundaries of land around Langholm, the rights of the community and that they owned Kiln Green and the Common Moss and they were obliged to define those boundaries with beacons and cairns. As a result, asserting ownership and checking the boundaries, now on horseback, has become an annual tradition. In some of the previous centuries, raids by the Border Reivers were commonplace and frequently repelled by 'riding the marches'. The Common Riding in Langholm has traditions too. A spade is used to cut a sod of turf on the town boundary; a salted herring is hammered to a barley bannock with a twelve penny nail; after which the Fair Cryer declares:

"I'll away hame and hae a bannock and a saut herring to my denner by way o' auld style. Huzza! Huzza! Huzza!"



Left: Langholm Burgh coat of arms

Below: Views to Whita Hill and the Malcolm Monument. This memorial to the diplomat Sir John Malcolm is an obelisk, 100 feet tall, made from the local freestone of Whita Hill. It was designed by Robert Howe and built in 1835.

Bottom: Townhead Bridge (Langholm Bridge) over the River Esk, built between 1775 and 1778. B Listed, designed for Henry Scott 3rd Duke of Buccleuch and worked on by a local apprentice mason Thomas Telford who was born at Westerkirk in 1757 and went on to be a very influential and important engineer.



Description of Langholm Conservation Area

Setting

Topography, Landscape, Location and Viewpoints

Langholm sits comfortably at the confluence of the Ewes Water, Wauchope Water and River Esk on the holm alongside the river, giving it the name 'long' holm.

Either side are the hills with the most dominant being Whita Hill to the north-east with the Malcolm Monument. The hill is open moorland.

The Malcolm Monument is a memorial to the diplomat Sir John Malcolm. It is a slender 100 feet high, white, local stone obelisk designed by Howe. It is also associated with the engineers Robert Stevenson and Thomas Telford who had a hand in its creation and erection along with T. Slack from Langholm using an adapted version of the balance crane designed by Francis Watt. So not only is it a very powerful local landmark, it represents commemoration, collaboration and innovation by some of Scotland's well known engineers.

Castle Hill and Potholm Hill together rise steeply to the north of the town. The slopes have a mix of open moorland and tree cover, some is plantation conifers and some is more natural deciduous woodland.

Meikleholm area to the west of Langholm Conservation Area was originally a farm and features dry stone walls built from Whita stone Meikleholm Hill and Mid Hill rise together from the west side with tracks and lanes leading to the lower wooded and developed parts from New Langholm. There are a number of burns also known as sikes and cleuchs which generally have trees along their course giving a green corridor in the moorland and rough grazing. Gallowside Wood is an important informal recreational area with good views into and over Langholm.



View over Langholm from the west.

On the south side of the River Esk and Wauchope Water the holm leads up to Warbla Moss [Warb Law] and Middleholm Hill. Warbla was once cut for peat as part of the rights of the tenant cotters of New Langholm in the late 18th century. There are also wooded areas on the slopes of the hills especially following the course of Carlin Gill and other burns and sikes.

Key approaches

From the south-east the town and conservation area are approached along the A7. The ground on the east of the road rises with detached large villas and gardens. The views to the west are intermittent to the development along the river and occasionally glimpses of the building and grounds of the Parish Church. The view closes down at Ash Bank Lodge when some of the older buildings narrow the road, lining up with the edge of the narrow pavement.

From the west the key route is along Thomas Telford Road where modern development gives to the old school house, former schools and Buccleuch Square with the red sandstone police station and new Buccleuch Centre. The approach to Townhead Bridge is straight and leads the eye to Erskine Church.

From the north the road is in the Esk valley between the slopes of Castle Hill and Whita Hill but turns a corner into Langholm Conservation Area at the Langholm Mill from where the high points of the town are in the view along with some of the riverside spaces and buildings.



View from Drove Road looking west towards the tower of the Town House.

Street pattern and form

The open area in the north around Langholm Castle and Kiln Green has no clear pattern as the area is largely undeveloped being protected by Scheduled Monument designation, the extent of the ownership of the individual dwelling house of Erkinholme and the potential for flooding. Erkinholme and its landscape setting was created using profits from milling, closely associated with the Scott family, and has strong links to the contrasting pattern of development in other parts of the conservation area.

The origins of Langholm was a small collection of houses built in the 17th century alongside the holm of the River Esk. High Street and the Market Place were the dominant streets for the first century but as the mill developments began, additional housing was needed for the workers and the mill owners and managers. The narrow lane known as Drove Road to the north and east of the town is likely to have existed for some time prior to it being developed with large dwellings, unlike Davis Street parallel to High Street to its south and west which was built to provide housing in the late 18th and early 19th centuries.

Ashley Bank House, on the south-east side, with its B Listed Lodge at street level, was also a mill owner's home and contributes to the layout and setting of the town. The position of the Georgian designed dwelling on the hillside with extensive landscaped gardens has limited new development.



OS 1st edition 1857

The pattern of development and layout in the core of Langholm is relatively simple being linear with a narrow grid street formation leading either side of High Street and a strong focal point of the Town Hall and Library at the wider

Market Place and Parliament Square area. The exception being the meandering Drove Road leading up the hill and across towards the north.

At Townhead Bridge the road is narrow and there is a dense collection of terraced or adjoining dwellings and buildings either side of the Erskine Church on the east side of the road. This area has also been developed behind the church with an access road to 20th century houses and is denser than other parts of the High Street part of Langholm.

New Langholm was developed in the late 18th century around the mills to provide housing for the workers who were being encouraged to weave and spin in the factories rather than at home. The mill sites and tanneries created big building blocks around which the straight strong grid of streets was developed beginning with Caroline Street. This coincided with the building of Townhead Bridge, over the Esk. Further to the 20 years of building 140 dwellings, other facilities were also needed such as schools and police stations and churches and these were provided in the grid formal with the church and cemetery being sited between the Wauchope Water and Esk River in a designed parkland. The core part of New Langholm is within the conservation area.

Roads and Street Surfaces

The road and street surfaces are now tarmac. The areas that are shared with pedestrians and footways use large and medium sized concrete paving slabs, a few areas of stone and some areas of smaller format paviments and stone setts found at key points including Buccleuch Square and Market Place. Some of these are edged in stone. The impression of the surfaces is that they are well kept and looked after and they are appropriate for conservation area.



Some examples of natural stone setts near to the Town Hall and Library



Trees and Soft Landscaping

Langholm sits in a wooded setting and there are many areas where trees are planted and looked after in a manner that continues this character. There are riverside trees and trees in private garden landscapes such as Erkinholme and Ash Bank. There are no trees in High Street and no space for them but there are trees present in the grounds of Thomas Hope hospital and in other places within the built up area of the town including Buccleuch Square.



Trees within the Parish Church graveyard and parkland area and at Buccleuch Square





Small scale trees within the Old Churchyard on Drove Road

Open Spaces

Public spaces

There are a number of riverside spaces such as Kiln Green and Langholm Castle which are green and lawned some with play equipment. There are informal areas along the riverside and on Drove Road where there are also lovely views.



The linear riverside space

Below from top to bottom: Buccleuch Square, Kiln Green and a small open space beside a play park in Rosevale Street



Buccleuch Square and the areas around the old schools are significant spaces forming pauses in the built environment. There are also a small number of pocket gardens at road junctions, at least one community maintained.

Private spaces

Erkinholme, Arkinholm and Ash Bank provide landscaped areas which are not generally accessible but which many people can still use whether they are employed or live there.

Some dwellings and former mill sites have a small number of open frontage areas with low walls in local Whita stone and a few have railings, usually historic wrought or cast iron. These spaces contribute to a feeling of openness although not accessible to the public.

There are alleys and narrow streets which allow views to although not access to the river and also give an impression of open space.



Above: Private gardens in front of Greenholm and in glimpse views from Townhead

Gaps in the Streetscape, Sites with Derelict Buildings and Semi-derelict buildings

There are a number of empty plots and empty buildings. Those in Elizabeth Street and William Street in New Langholm are associated with the former tannery and the vacant Reid and Taylor textile mill. They are likely to come forward for residential or associated development in the future.



Above: Vacant properties in Elizabeth Street. Below: Vacant sites clockwise - mill frontage on Elizabeth Street and several on William Street



The most prominent derelict building at the time of writing is Erskine Church, 9 High Street, where the spire is shrouded in scaffolding and is prominent in the skyline in many views and a cause for much concern due to its proximity to buildings in use and adjacent to the main through route. It is in need of immediate attention and a long term solution.



Scaffolded Erskine Church spire is prominent in a number of views.

Townscape and Building Facades

Every street in Langholm Conservation Area is dominated by elevations constructed from Whita sandstone or grey whinstone [greywacke]. This includes terraces and designed villas. The pale stones are key to the character of the conservation area. The buildings are often in long runs of the same stone. This is the case when the buildings are of both similar or different designs.

There are individually designed buildings which are taller or have different distinguishing details. They may use red sandstone, for example, so that they stand out in relation to others or some details may be picked out in contrasting stones. These buildings are often identified as having historic or architectural importance and they exhibit the wealth, prestige or prowess of their owners and designers.

There are also some buildings which have been harled, rendered or painted some of these alterations are historic and some more recent and less sensitive to the group in which they sit.

Within the streets there is significant uniformity of height, the majority of the town being two storey but with occasional three storey buildings some of which have raised elements in the form of decorative turrets and belfries.

Roofscape

Roofs are all grey slate. The pattern of slating varies. Skew stones are present, some flat and others sawtooth. Not all terraces have skew stones but many do. There are also hipped roofs on all of, or parts of, some buildings. Many of the terraces have dormers and where these are original features, the dormers are regular shapes and usually positioned in a vertical line with the elevation windows. This creates a visible rhythm along a street.

Chimneys have been retained in most terraces and are an important feature in the skyline. Grander buildings contribute turrets, belfries, clock towers and wind vanes to the roofscape along with steeples, spires and tall chimneys. The steeple of Erskine Church should be a positive feature were it restored to a safe condition.



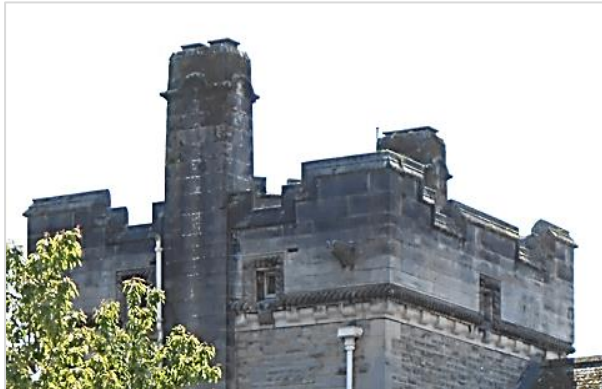
Above: C Listed RBS building on High Street with some Scots baronial detail

Below: 2½ storey pair on Henry Street with front facing gables in Whita stone including an 1897 date stone





Above: The rhythm of dormers on the roofline of Caroline Street terraces, New Langholm



Above: Langholm Parish Church high points and the former church hall belfry and tall chimneys and architectural elements reaching into the skyline in the conservation area

Windows and Doors

There is limited variety in the town. Most of the windows and doors are portrait in orientation. Windows are generally timber with one-over-one pane format Victorian plate glass or older smaller paned 4-over-4 or 6-over-6 paned formats with cylinder glass, where historic. Doors are timber, a mix of four panel and six panel and a number of two leafed storm doors that have survived.

Although a significant number of traditional format windows and doors have been replaced with poorly design modern materials and modern opening mechanism that together have a detrimental impact on character, the original historic format windows have been retained in sufficient places to be clear what was traditional.



A selection of traditional format windows and doors in the conservation area.

Architectural embellishment

Front facing gables, door embellishments, string courses and segmental arched windows are seen in a number of buildings in the town.

More elaborate Scottish Baronial themes and Classical motifs are used on individually designed buildings but many have simple designs with cut stone sills and lintels and corner stones. On the most prestigious commercial

buildings and some of the villas, there are a number of doorways with distinctive Classical details such as pilasters and small pediments along with plaques and carved features. At roof level, diamond shaped and decorated stacks feature on some of the more prestigious buildings and eaves level balustrades.

The universal architectural theme featuring in the terraces is their simplicity; with occasional string courses, ashlar window margins and corner dressings. Some of these have simple contrasts in surface texture or subtle colour differences and others have a more distinctive contrast in colour between elevation stone and detail.

Boundary treatments

There are front boundaries with stone walls of varying heights: some low, some with railings and an occasional decorative gate. In many places along the river there are simple railings and grey sandstone walls both of which contribute to the character by emphasising linear features. Grey sandstone boundary walls feature around spaces in many parts of the conservation area.



Linear railings on a sandstone base along the River Esk, Elizabeth Street



A selection of traditional boundary treatments within the conservation area



Buildings: Landmarks, Key Buildings and Building Types

There are a small number of Listed Buildings within the conservation area boundary. There are also a number of significant buildings which are not Listed which have influenced the character of the conservation area.



The following table has a selection of significant buildings of Langholm.

Right: School House, Thomas Telford Road, B Listed built about 1840; 3 bay, piended (hipped) roof, coursed stugged ashlar, polished dressings, pilastered central door-piece, 8 pane glazing, corniced end stacks, hidden lead roof platform.

With Hillview, it frames part of Buccleuch Square with nos. 12 and 14 Buccleuch Square set back behind the frontage.



Hamnavoe, no.8, faces onto Buccleuch Square is C Listed from the early C19th. It is rubble built with contrasting texture ashlar dressings, 4 pane glazing, eaves course and end stacks. At right angles to it is The Holm, facing Thomas Telford Road which is C Listed, C19th rubble built with ashlar dressings. It forms the south side of Buccleuch Square with the former Police Station which is B Listed, late C19th built from red coursed rubble sandstone with contrasting pale White sandstone dressings and barred cell windows.



Langholm Parish Church - A Listed site on the east bank of the River Esk from 1842-3 designed by the architects William Burn and David Bryce. It has a strong Gothic style with finialled buttresses along its length. It is built from local Whita stone ashlar.



Langholm Parish Church Hall, Charles Street Old - C Listed, from 1881 Gothic church hall in a simplified version of the style of the Parish Church, with hood moulded lancet windows, stugged ashlar, polished dressings, sited across from the church on west bank of River Esk.



Thomas Hope Hospital buildings and boundaries, facing onto Lairds Entry, David Street and Charles Street are a collection of B Listed buildings and boundary wall from late 19th century. Designed in 1896-8 by London architects Wood and Ainslie in a Scottish Baronial style. It has single and two storey elements; a massive, decorated, dummy tower house for the stairs; a gate lodge; and, an octagonal mortuary and a landscaped garden within a buttressed ashlar boundary wall coped with bullnosed stone and with wrought iron railings.



Crown Hotel, High Street – B Listed early 19th century with earlier elements in the fabric.



The Douglas Hotel – unlisted elegant town building with advanced gable at eastern end built from random coursed, cut Whita sandstone with simple window margins in same stone. One side a hotel and the other with an interesting traditional shop at ground floor.



Ashley Bank [formerly Ashy Bank] C18th unlisted stone dwelling on hillside of High Street, in landscape setting south east side of town centre with its B Listed early C19th Lodge in Scottish Baronial style.



74 to 80 High Street – C Listed, later 18th century 3 bay houses with shops at ground floor; rendered and altered but of interest in terms of age and survival.



Latimers, High Street unlisted 1926 red ashlar sandstone shop. Very distinctive among the pale sandstone buildings and a key local business.



Former bakery building in vernacular, rubble wall behind the High Street on Well Close possibly from 18th century

Town House, facing Market Place, High Street – B Listed 1811-1813 probably designed by William Elliott. 2 storey town house with ashlar elevations with rustication and other tooling, of a Classical design and detailing and it has a 4 stage tower with a clock and belfry.



Library Buildings, High Street adjoining Town House and facing east – B Listed, built 1875-8 2 storey, neo Jacobean public library by James Burnet of Ewesbank, Langholm. Detailed windows and small turrets above and many other intricate elements of design.



Eskdale Hotel, the former Temperance Hotel dating from 1867 occupying a large footprint behind the High Street, Market Place street frontage. Designed in the 'picturesque' style by Habershon, Spedding and Brock of London. Front elevation features two gables with decorative timber verges and built from local grey rubble stone.



A group of simple buildings from the early 19th and later 18th century at the eastern end of Drove Road where it meets High Street. It includes C and B Listed buildings, all of which have local vernacular character. They each have alterations but remain a significant part of the history of the town.

BUILDING TYPES

Civic and Religious

Langholm Parish Church – A Listed Gothic style in parkland, local ashlar stone under slate, lancet windows, buttressed with a belfry; designed by William Burn with David Bryce and completed by 1843

Charles Street Old, Langholm Parish Church Hall C Listed 1881 Gothic style church hall with some interesting detail.

Erskine Parish Church, 9 High Street B Listed, prominent spire, completed to design by Robert Baldie by 1867. A fine building with spire and steeple in very poor order.

The Town Hall on Kirk Wynd backing onto the Library on Market Place



Thomas Hope Hospital, David Street built in the late C19th by private subscription with some more recent extensions and alterations. Uses Classical and Scots baronial architectural styles and has elaborate cast iron gates and a lodge.



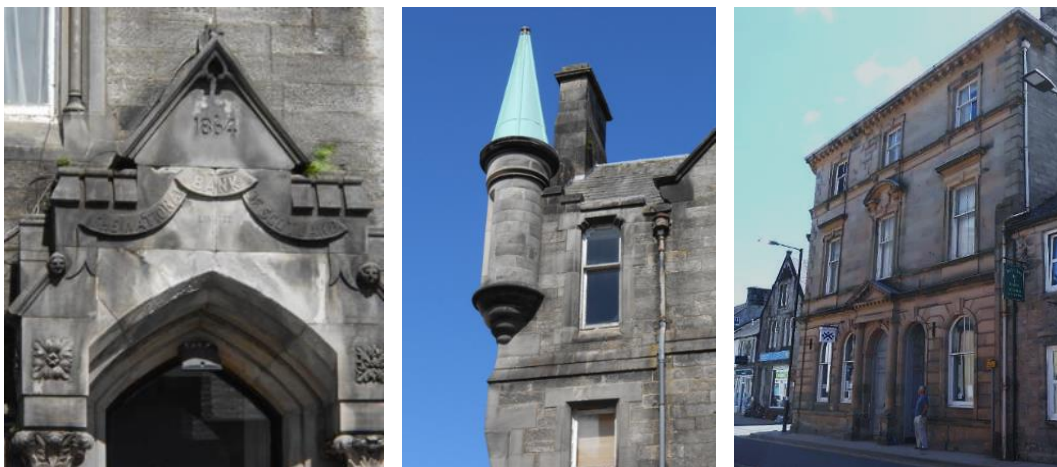
Above: Former St Francis of Assisi Church (left), Drove Road - late C18th church converted to gallery use and the Evangelical Union Church, Kirk Wynd (right) – simple late C19th church no longer in ecclesiastical use.

Below: Police Station, Buccleuch Square is a red ashlar building with contrasting Whita ashlar dressings and a decorative entrance area. It was built in the late C19th.



Large Commercial

Royal Bank of Scotland – B Listed grey ashlar, Scottish baronial style.



30 High Street/John Street – B-Listed, 3-storey, 3 bay Italian renaissance style bank from late C19th. Warm coloured, rusticated ashlar at ground and Classically detailed at first floor. Curved glass corner windows lead to John Street elevation. Prominent as the first place where the building line advances after Market Place.

18th and 19th century designed villas



Ashley Bank House – the former dwelling is unlisted, Classical house, now hotel, set up on the hill. There is an associated B Listed Lodge in Scottish Baronial style at street level with walls along the access leading to Ashley Bank.



Above: Bridge House, 10 High Street – C Listed mid-19th century symmetrical frontage onto High Street beside Townhead Bridge. Also nos. 12 and 14 High Street at junction with Townhead beside Bridge House, C-Listed, mid-C19th. These are each 2 storey houses backing onto the river. B-Listed Eskvale House (8 Townhead) with curved corners to bridge.

Erkinholme – C19th villa on hillside in its own landscaped policies. Originally a mill owner's dwelling but much altered.



19th century commercial hotels and inns

As illustrated in the previous table Eskdale Hotel – B Listed former temperance hotel on High Street

Crown Hotel – early 19th century B Listed simple three bay Classical rendered and painted hotel building fronting High Street

18th and 19th century vernacular and simple designed dwellings



Examples on Drove Road – B Listed terrace from second half C18th – external staircase to upper floor, much altered but exhibiting vernacular features.



Brewery Cottage,
Drove Road - late
18th century C-Listed
2 storey dwelling and
terrace on Townhead
beside Erskine
Church

Tollbar Cottage North and South – B-Listed, single storey, stone, hipped with 3 sided crenelated bays, early C19th built on the edge of the road.



Small commercial



The Buck Hotel and attached buildings are C-Listed dating from the early C19th but maybe earlier. The Douglas Hotel as seen in the table above.

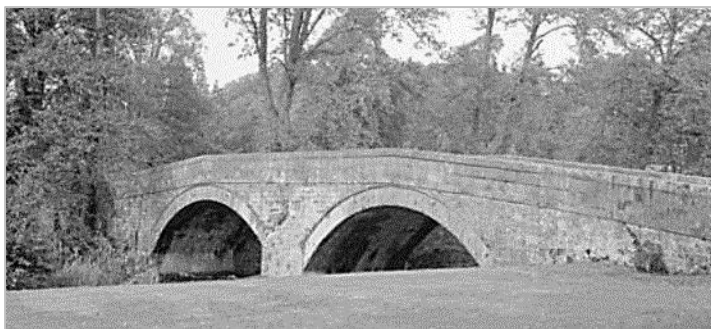
Modern



The Buccleuch Centre – a modern design theatre and meeting place from the latter half of the 20th century.

Bridges

Townhead Bridge over the Esk originating in 1775, grey rubble stone with ashlar dressings; widened using steel cantilevers in 1880 when lattice steel parapets and lamps were added. Thomas Telford probably an apprentice working on this bridge.



Left: Ewes Bridge built 1785
Below: Bridge over Wauchope Water to access Langholm Parish Church, B Listed, built from local grey stone in the 1840s with simple details. It has cast-iron gates at the northern end.





Boatford Bridge, a B-Listed suspension bridge for pedestrians dating from 1871. The piers are bull faced grey and red ashlar. It had issues on the day it was opened for use by the mill workers reaching their employers over the Esk from New Langholm.

Shopfronts

There are a great range of interesting shopfront designs and for the most part these are traditional or simple being from different building fashions and periods in a variety of different buildings. Most of the shops are in High Street but there are a small number of places where terraces seem to have had shop windows in the past, and tucked away in the smaller parallel streets. SURF, Scotland's Regeneration Forum in partnership with Dumfries and Galloway Council have been running an improvement scheme for commercial frontages in 2019, 2020 and 2021 and the initiative has encouraged the restoration of a number of shop fronts and signs with and without grant assistance. Some are reverting to more traditional details.



38 Henry Street – small shop being refurbished and simple High Street shop with traditional proportions and central door.

Double fronted shops on High Street in a stone terrace with a traditional fascia and central door; Latimers in Market Place, High Street with an early 20th century style shop front in a red sandstone building and a butchers with a different format shop front but also traditional from its period.



Sculptures and works of art



Admiral Sir Pultney Malcolm - the marble man - in Parliament Square by David Dunbar; C Listed.



Above: Langholm War Memorial bronze statue of 'Victory' holding an orb on a granite pedestal. Dating from 1921 in Langholm Parish Church grounds designed by Henry Charles Fehr of London



Details - St Francis of Assisi Church above National Bank below



The Telford Arch in Parliament Square built by mason, architect and engineer Thomas Telford for the King's Arms Inn and brought here.

Below: The Mercat Cross in the Library Gardens, moved from the old Tolbooth in 1840.



Below: Late 18th century, free-standing octagonal (ashlar) shaft – B Listed with 4 cast-iron lion-mask spouts; cornice and chalice-shaped finial in Buccleuch Square.



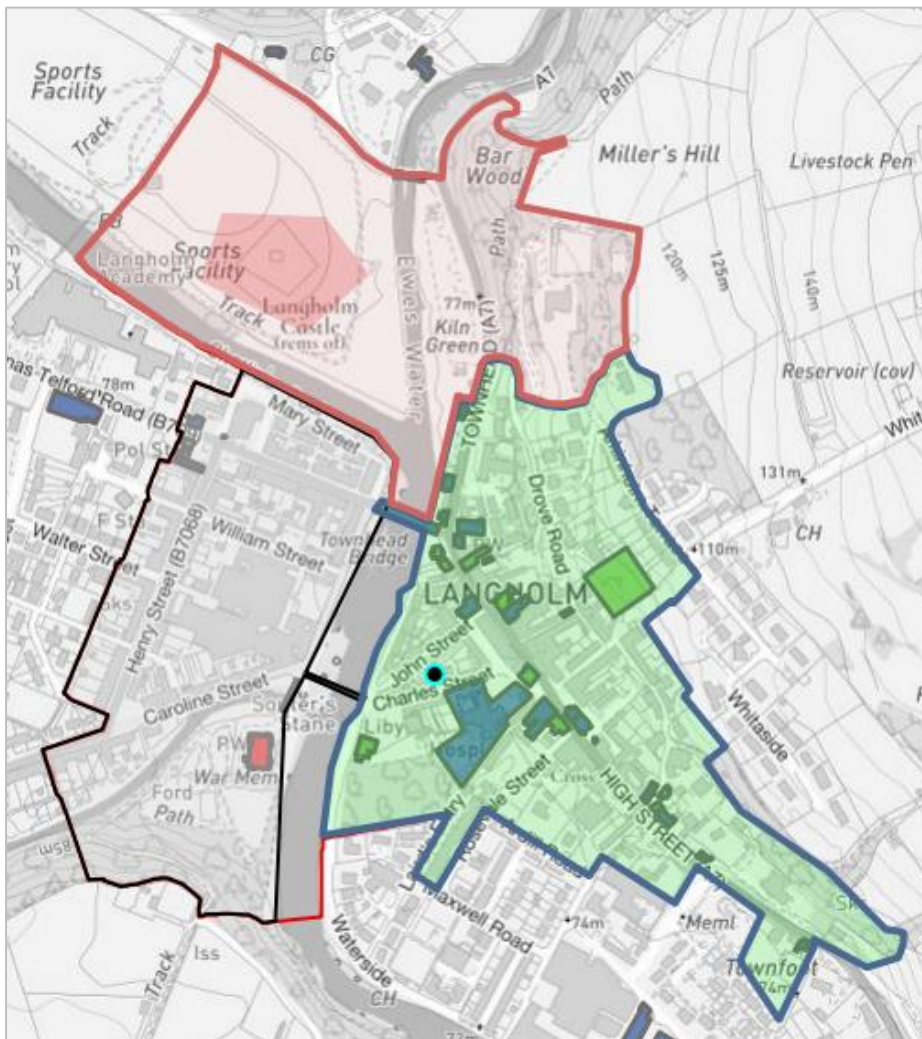
PART TWO: MANAGING THE CHARACTER AREAS

There are a number of general management themes which apply to the whole conservation area although different parts also have distinctive character. Addressing both is key to preserving and enhancing the character of the whole. The following table sets out a number of management themes that apply universally throughout the Langholm Conservation Area.

Three character areas have been identified and are shown below. In the sections that follow their general and individual features are considered in more detail in terms of:

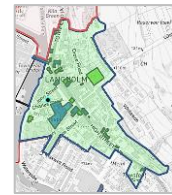
- ~ designed and vernacular style buildings;
- ~ spaces;
- ~ age and history of buildings;
- ~ street layout and pattern;
- ~ trees and the green environment; and,
- ~ how they combine to create particular character.

Based on this, future development, maintenance and change will be approached and managed so that it contributes to character in the most positive way. Features may not fit neatly into a single character area and there may be some overlap.



CHARACTER AREA KEY MAP

High Street with Old Town



Langholm Castle, Kiln Green and Erkinholme



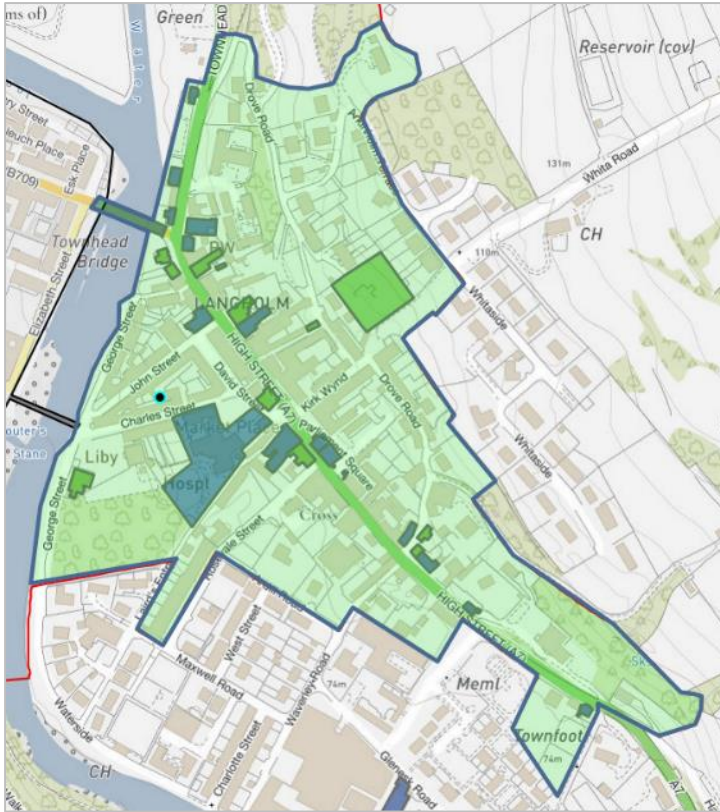
New Langholm and Langholm Parish Church



General points for the management of the character of Langholm Conservation Area	
Langholm Community Plan 2020-2030	The community plan is a key document, setting out goals and themes including Arts & Culture and Heritage, so management of the character of the conservation area should be used to support goals within that plan. No themes relate solely to historic buildings or streets in the conservation area but there is a strong cross-over with the desire to bring investment into Langholm, promote creativity and use historic links to attract tourism and business from visitors. One of the Business Development initiatives is the Property Frontage Improvement Grant Scheme partnership with SURF, Dumfries & Galloway Council and owners. Improvements were being fine-tuned to be agreed and implemented in 2021 for some frontages, mainly in the High Street area. A High Street Regeneration Programme is also proposed.
Langholm Tourism Marketing Strategy 2020	The strategy for tourism emphasises the contribution locally identifiable positive features in the town should make and showcasing heritage and links with historic people. Although historic buildings and streets are not themselves identified as positive features, they form the backdrop and physical evidence of people's contribution to Langholm through the years.
Townscape and historic pattern of development.	<ul style="list-style-type: none"> • The historic pattern of development in each character area should be reinforced - the conservation area has three strong influences in its development - its origins as a small settlement on the east side of the River Esk a linear High Street parallel to the river; open spaces beside the river north of Townhead Bridge in the setting of existing or past buildings; and a grid pattern of streets about large mill plots and a civic square in New Langholm, west of the River Esk. • The mass and scale of buildings should be reflected in the form of new development and avoid uniformity where it does not already exist. There is significant variation within some of the character areas. In New Langholm, traditional massing and scale should normally be reflected by using regular terraces and heights and retaining large former mill buildings on large plots. • New development should sit comfortably in the townscape and be respectful of neighbouring buildings. • The historic pattern and hierarchy of streets, and the narrow entries and old lanes leading out of, and up from, the conservation area should be retained and repeated in new development. • Views and vistas within, from and towards the conservation area from the riverside open spaces such as around the parish church, on the bridges over the rivers, along Thomas Telford Road and from the surrounding hills should be retained or enhanced, particularly where they are historically significant in the evolution of the town. • The overall variation in the traditional shapes and forms of roofs and gables which form the roofscape character should be preserved including the various steeples, belfries, towers, traditional dormers and chimney stacks; the spacing of features and high points and individual details; and the use of original, traditional materials where available including the slating patterns and size range, skew details, ridge capping details and chimney cans. • The rear of buildings in view in the conservation area should retain or revert to their traditional appearance where possible or use contrasting sustainable materials in appropriate, good designs.

<p>Shop and building frontages and architectural detail.</p>	<p>The existing interesting variation in traditional building frontages should be retained and repair or restoration to their original design and format should take place when opportunity arises. New building frontages should be designed with traditional proportions appropriate to the character of the street.</p> <ul style="list-style-type: none"> • Shopfront design should be sympathetic with the building. • Traditional shop fronts should be retained and restored, including signage. • New shopfronts in new buildings should use traditional proportions with signage carefully positioned within a fascia. • In traditional buildings with altered, insensitive shop fronts, designs for replacements should use traditional formats, proportions and features at a scale which relates well to the whole building. • The amalgamation or the enlargement of shopfronts across the frontage of a building will be discouraged where it impacts on the traditional appearance of the building. • Traditional windows and doors should be retained and repaired. There are replacements in a number of Listed buildings which have diminished character. Where originals have been replaced, reinstatement using materials and design details appropriate to the building and its context should be the preferred option in accordance with the Council's adopted Planning Guidance. • Vegetation on buildings should be timeously and carefully removed to minimise damage and should be included when repairs or other works are proposed. • Redundant attachments or equipment without historic significance e.g., alarms, satellite dishes and cables, should be carefully removed from elevations to improve the overall appearance. • Heat exchange equipment, flues, vents and air conditioning should be positioned sensitively to minimise the impact on traditional building or townscape features and character. • Unpainted sandstone should not be painted. • Renewal of paint on buildings which are already painted should use subdued whites and creams and should not be detrimental to the character of adjoining buildings or groups. Stronger colours should be very limited to doors and window frames and sashes or other joinery. • Masonry margins and dressings should remain unpainted or be repainted in subtle earth shades in keeping with similar buildings or others in the street. • Traditional materials and techniques including natural hydraulic lime pointing and harling should be specified for traditional buildings to prevent damage and future deterioration of the Whita stone, sandstones and other materials. Using incorrect materials risks causing damp inside the building and damaging masonry fabric over time. The appearance of the elevation materials is also part of the character of the building and the conservation area. • The A7 trunk road runs close to many Whita stone buildings where de-icing road salts should be used with caution and alternatives should be used in sensitive locations
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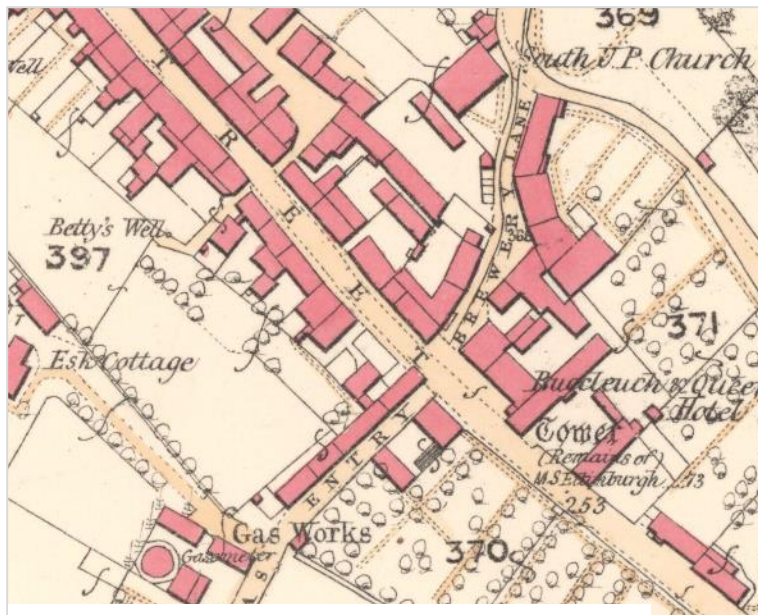
Development of vacant buildings and sites through sensitive design and partnership working.	<ul style="list-style-type: none"> • Owners should be encouraged to find uses for vacant buildings especially where they are derelict. • Partnerships with existing or new community organisations should be used to focus on the condition and re-use of vacant buildings. • A multi-agency approach should be taken for the difficult and large vacant buildings within the conservation area. Measures should be taken to promote the re-use of vacant or under-used buildings using sensitive conversion and restoration. • Gap sites should be found positive uses using design which reinforces the original character and context. • Upper floors which are vacant or under-used should be found new uses with sensitive adaptation for access. • Fly posting and graffiti and fly tipping should be removed quickly and repairs should be carried out without delay to prevent or reverse building deterioration where it can be arranged.
Circulation, access & public interaction.	<ul style="list-style-type: none"> • The public realm, including green space, and pedestrian routes and linkages should be enhanced and re-established where possible. • Historic links and routes should be emphasised particularly between the town and river and the town and former castle.
	<ul style="list-style-type: none"> • Trees should be retained and replaced with succession planting and should integrate with other proposals in the conservation area. • Historic interpretation in public spaces relating to significant places and events and public art should be provided in a non-intrusive format. • Road signage and equipment should be sited sensitively and reduced or altered to the minimum required where it would benefit the character and appearance of individual buildings and streets. • Street furniture should be designed with a Langholm theme. New rest points and outdoor meeting places should be provided for visitors. • Historic and enhanced surfaces should be carefully retained and maintained during street works. • The function of street furniture should be combined with traffic management and interpretation signage where it will reduce clutter and the impact on the character of buildings and spaces. • Reviving the use of traditional building skills should be encouraged and supported among owners and trades.
Archaeology and Historic Environment Record	<ul style="list-style-type: none"> • Archaeology and recording of structures in the historic environment should be considered early in projects where demolition, ground works, development or alteration is involved. • Formal recording of original historic material will be required before alterations takes place. • Historic elements or remains should be retained, with on-site information regarding what part they have played in the development of Langholm



High Street and Old Town is defined by the toll cottages on Townfoot and Townhead, Market Place, the streets off High Street leading west towards the River Esk, the roughly parallel routes, David Street and Drove Rode and the wynds and pends that link streets with High Street.

It includes George Street along the river.

Townfoot is on the south-east side of the conservation area. South tollbar cottage marks the historic point where fees for using the road were collected. The eastern side slope and gardens up to Ash Bank House and the retaining grey stone wall dominate the north-east side of the road. There are preliminary proposals for an arts and creative space centre and a new sports centre along Townfoot in vacant buildings and sites.



Extract from Langholm OS 1st Edition, 1857



High Street begins with the narrowing of the road beside the whimsically designed Scots baronial lodge of Ash Bank and a tall wall concealing a garden and a modern house and garden beyond. There are a collection of a service garage building mostly hidden behind and between the other frontages. There is an L-shaped run of buildings known as Buccleuch House which are B Listed and dating from the early 19th century and the adjoining C Listed former Buccleuch & Queensberry Hotel on the corner with Drove Road, formerly known as Brewery Lane. There is a further small group of very old and Listed dwellings on the Drove Road which are noted earlier in the document. On the west side some of the terraces opposite are also 18th century so this group represents some of the oldest surviving dwellings in Langholm. There are a few newer buildings on the west side built to the same height and general form. Waverley Road (formerly Gas Entry) has a short run of two storey stone and single storey rendered dwellings. The gable of the first building facing High Street has unusual detail for a simple building with a decorative skewputt and stone finial and an irregular arrangement of window openings. The west side is interrupted for a fuel forecourt and west of it is an industrial unit.

The next terraces on both sides of High Street include many shopfronts at ground floor. The elevations are stone but some are pale ashlar in clear courses and some include a little mouse-ladder snecking detail in a contrasting shade of stone. There are raised margins around windows and a small number rendered elevations too.

Although High Street originated in the 1700s most of the buildings are now from the late 18th century through to the 19th century.

Market Place and **Parliament Square** are named areas around the Town House and Library where the road widens and has been the focus of community activity for a few centuries. It was a market area and a site of public gatherings of many forms. On the west side the buildings are also set back from the frontage to create a space and close to the entrance to Thomas Hope hospital. There are a small number of cafes and shops and information points some of

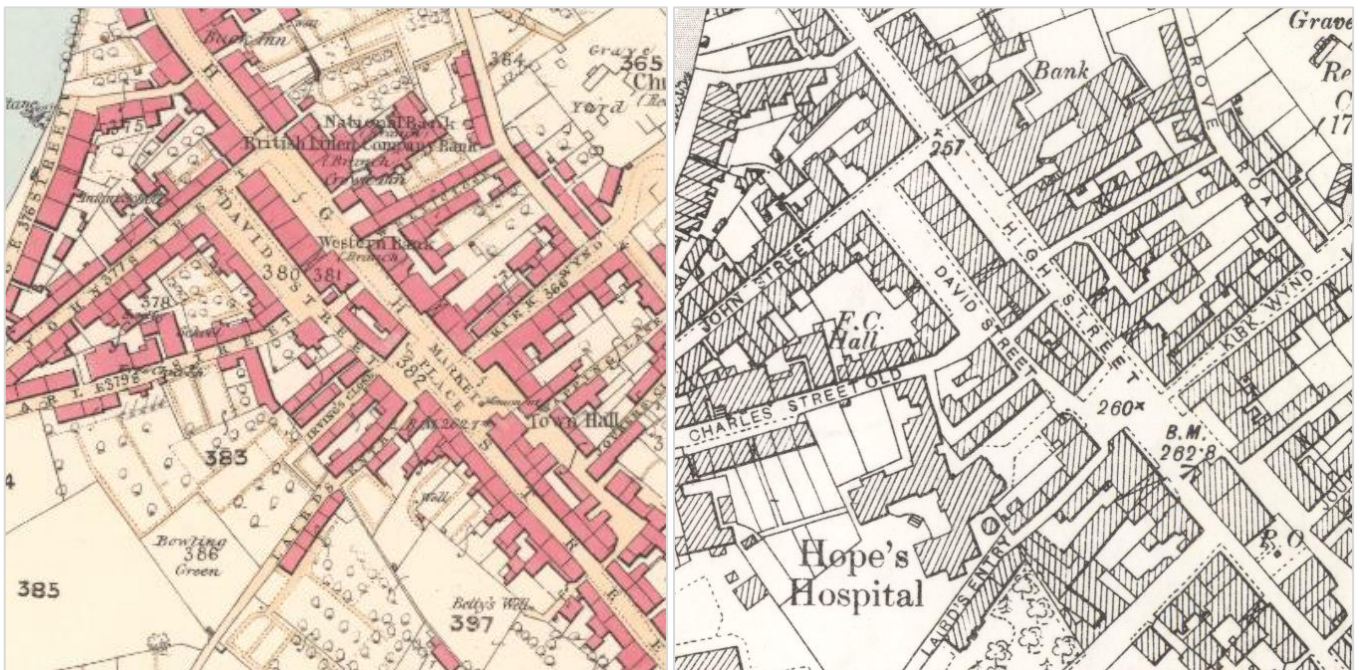
which provide limited seating on the pavement where people meet and chat continuing the sociable character of the space.

Although it is also part of the main trunk road there is good separation between the traffic and the pavement areas. This is a feature which should be maintained to reduce the dominance of the car. Parking is discouraged in the open paved area and is instead encouraged to use the spaces east of the Library at the bottom of **Kirk Wynd**. The Eskdale Hotel also forms part of the important boundary to this space with its decorative frontage gables and Whita stone elevations.

David Street, John Street, Charles Street Old form a slender triangle and **Laird's Entry** and **Rosevale Street** are parallel to each other. Each street has long terraces of mainly dwellings built from Whita stone and whinstone and which are distinctive Langholm terraces. They have linear form and uniform heights within each street and strong rhythms in the repeating roof features such as dormers and chimneys. The terraces have kept most of their original architectural character notwithstanding alterations to windows and doors and occasional addition of a porch. David Street east side is more varied in height being the rear of High Street buildings. There is an arched pend through to High Street.

OS 1857 1:25 inch

OS 1898 1:25 inch



David Street joins High Street where Thomas Hope hospital now occupies the majority of the space on the south-west side among other smaller buildings. The tall grand hospital buildings and garden areas with its significant number of trees and other planting create a very different urban character which is a backdrop for the more built up parts of the streets. Rosevale Street has two park areas behind railings one of which has a dwelling in it and limited access. The trees, hedge and planting contribute to the street setting. The street was begun in the later 19th century so it is more recent than the other streets.

West of the hospital, bordering **George Street** beside the former Langholm Parish Hall is a large area of land which is open and vacant. George Street runs along the side of the River Esk so development types would be limited as a result of flood risk.



Rosevale Street

Kirk Wynd and **Drove Road** lead uphill to the east past the old Langholm Parish churchyard and the conservation area boundary takes in the detached and short terraced villas along the west side of Drove Road leading north to Arkinholm and the edge of the policies of Erkinholme. There are intermittent extensive views to the west over Langholm town which are important aspects of the character of Drove Road. Although denser in terraces at Kirk Wynd and High Street end of Drove Road, the remainder of this area is a mix of dwellings that were developed in the later 19th century and are a mix of semi-detached pairs and there are small warehouses, the sites of existing church buildings and the remains of the original parish church.

Kirk Wynd once led on to Whita Road the main route to the hill and quarry and the site of the 1835 Monument to Sir John Malcolm.

To the north High Street becomes Townhead and North Tollbar Cottage marks the end of this character area. There are a number of tall elaborate commercial buildings between the simpler two storey shops with residential above. The range of shop fronts is very interesting with no two the same but many showing strong traditional elements from the early, middle and late 19th centuries and occasionally later. However, the supermarket shopfront does not currently have traditional proportions and signage.



High Street



Townhead Bridge is a focal point with a cluster of mainly residential, historic buildings and a modern development in behind on the eastern side. Whita stone is dominant in the buildings including Erskine Church which is in very poor condition and supported by scaffolding. In bygone days the spire was a positive focal point in the skyline of Langholm. It is unclear what future it has. Other elegant stone dwellings edge the pavement in Townhead.



Elegant terraces with whinstone and Whita stone beside the former Erskine Church and the flat conversion of Greenbank on Townhead.

There are larger dwellings between Drove Road and Townhead. The mid-19th century villas known as Greenbank have been altered to become flats as part of a private residential development with some shared and supported facilities.

Specific management and enhancement objectives for High Street and Old Town

Views and street form

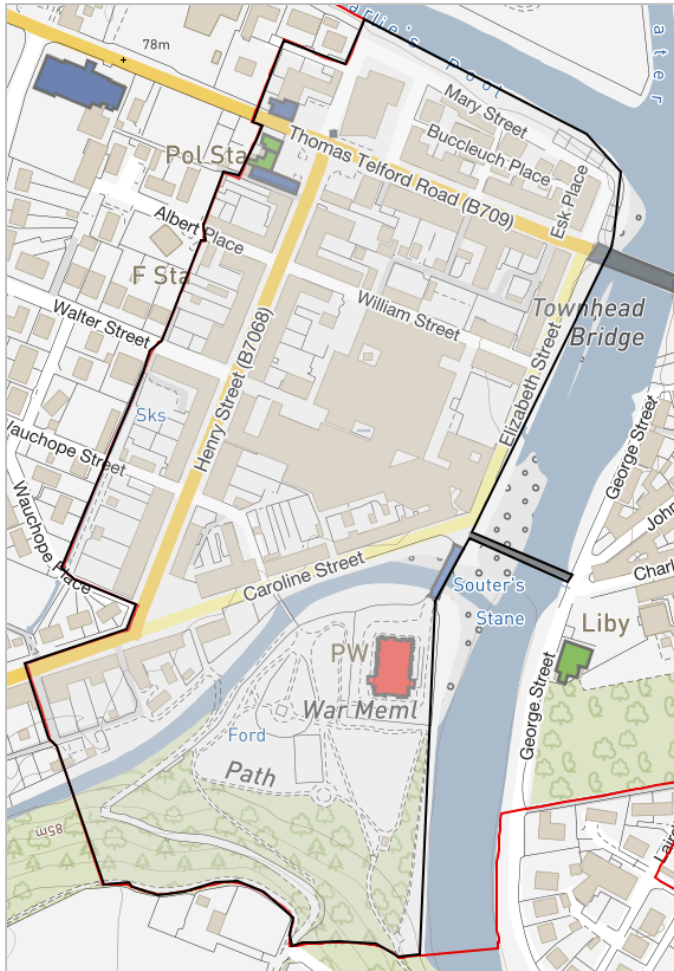
- Preserve the historic alignment of streets, older roads and alleys in their current form
- Preserve the little alleys and wynds that exist linking streets
- Preserve the open area at Market Place and promote its use for outdoor living through further enhancements

Scale, massing and design of development

- The terraced streets should be the model for any new development within them – height, finish and form
- Designs for new or existing commercial frontages in High Street – eg. shops, hotels, banks – particularly where they have benefitted from enhancement grants should be carefully developed to fit in with the existing variety and tradition
- Additional buildings or alterations within the hospital area should be sensitive to the architecture of the main building and the spaces between existing parts of the complex
- Strong street frontages should be formed by any new development
- Slate roofs, dormers and front or visible elevations should retain their bare Whita, greywacke or red sandstone and this should be repeated in new development
- Traditional windows should be retained and repaired in line with the Council's planning guidance
- Modern renders should be removed when alterations are proposed and replaced with a more traditional finish
- Unpainted stone should not be painted.

Activities, landscape and townscape

- Use of the pavement by cafes and other businesses in Market Place and Parliament Square areas should be encouraged where it is not a hindrance to access or a safety concern
- More use should be made of the quieter parallel streets for 'pavement' activities such as Drove Road and Kirk Wynd
- The large area of land on George Street would benefit from some form of positive use which includes planting but also appropriate to its position beside the river
- The proposed developments on Townfoot should be sensitive to the surrounding character through imitation or carefully designed contrast
- Opportunity should be taken to sensitively improve the traditional appearance of the supermarket on High Street



New Langholm and Langholm Parish Church is west and south of the Esk River mainly the terraced streets, schools and former mill sites along with A Listed Langholm Parish Church and grounds south of Wauchope Water.

Caroline Street, Elizabeth Street, Thomas Telford Road and Henry Street form a block within which were a number of mill and tannery works at various points in the past some with the buildings wholly or partially intact. The terraced dwellings were built for workers in the mills. Caroline Street dates from the late 18th century although the dwellings may have been altered significantly since then. **William Street** cuts through to delineate the Reid and Taylor Mill complex.



New Langholm mid-19th century terraces for mill workers on Henry Street

The distinctive character of this area to be retained is the layout and pattern of development including the contrast, but interdependence, between the large urban blocks of the mill complex with the straight, dense grain of the of Whita terraces surrounding it.



New Langholm in mid-19th century; OS 1st edition, 1857; 25 inch scale

There is variation in the frontage appearance and heights of the terraces in many parts of the streets so uniformity exists in short runs followed by a slightly different type of building. At the northern end Thomas Telford Road passes through **Buccleuch Square** which is a node point with open character with some buildings that have or had a civic function. Some change has taken place to the layout with the modern design and siting of the Buccleuch Centre on the corner with **Montague Street**. The trees and lawn and open paved areas and arrangement of the buildings form a key focal point.



South-east side of Buccleuch Square with Thomas Telford Road passing through

Mary Street, Frances Street and Buccleuch Place form the north edge of New Langholm and are mainly Whita stone terraces or grouped semi-detached dwellings. Mary Street faces onto Ewes Water. The grid pattern has been disrupted a little by the introduction of garages and some 1930s style bungalows but the strong building line remains, preserving this particular feature of the character of the streets.



Different parts of the terraces in Henry Street including a three storey building which may have contained workshops on the top floor when first built.

On the south side of Wauchope Water is the 'new' **Langholm Parish Church**. The building is restrained Gothic in style with buttresses and a truncated belfry. It is reached over an elegant historic bridge from New Langholm and the setting is open and full of interesting trees and more formal planting and Whita stone walls with open views to the River Esk and Wauchope Water.

Specific management and enhancement objectives for New Langholm and Langholm Parish Church character area.

Views and street form

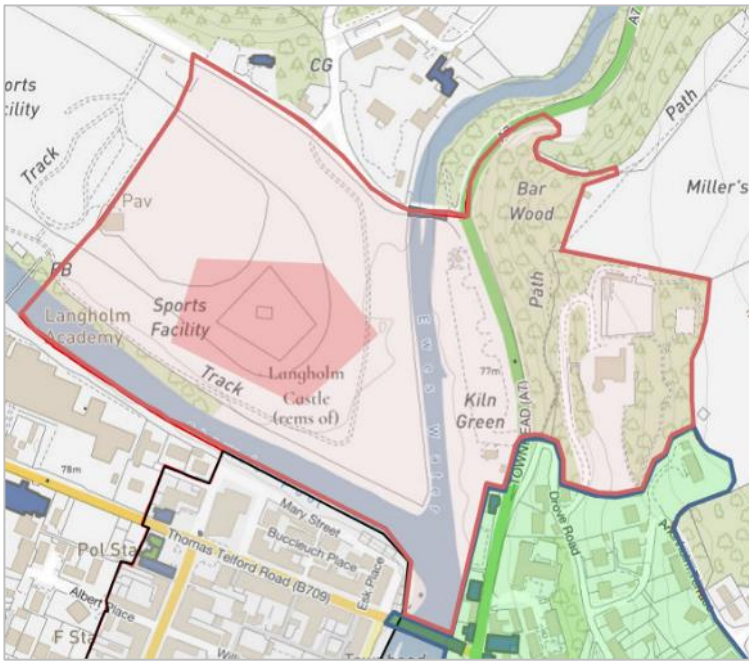
- Preserve the historic alignment of terraced streets, in their current form, around large footprint development blocks
- Preserve the alleys and lanes that link between some of the streets
- Preserve the open area at Buccleuch Square and support its use for outdoor cultural and café activities when further enhancements take place

Scale, massing and design of development

- The height, finish and form of the terraced streets should be the model for any new development within them
- Additional buildings, new buildings or alterations to existing within the mill and tannery complexes should be sensitive to the existing and contextual architecture
- Proposed new development should form strong street frontages
- Slate roofs should be retained and repeated in new development;
- Visible elevations should retain bare Whita stone, greywacke or red sandstone and this should be repeated in new development in the same street
- Traditional windows should be retained and repaired in line with the Council's adopted planning guidance – Windows and Doors in Listed Buildings and Conservation Areas
- Modern renders should not be permitted in the stone terraces
- Dormer or other roof alterations should repeat the rhythm, vertical alignment and design of existing traditional forms on street frontages.

Activities, landscape and townscape

- Uses should be found for the vacant sites on William Street
- Sensitive design should be required for the re-use of other noted vacant buildings on Elizabeth Street and Townhead
- Enhancement of prominent buildings such as the former police station should be encouraged
- Support the management of succession tree planting in the area around the church
- Care should be taken to encourage sensitive changes to the terraces to retain character within each building block on Caroline Street, Henry Street and Elizabeth Street, in particular, and other streets in New Langholm.



Langholm Castle, Kiln Green and Erkinholme are the open areas north of the Esk River and west of Ewes Water including the castle remains and open spaces which are integral to the history of the town. This area finishes at Ewes Bridge.

Langholm Castle is within open space used for casual and formal sports on pitches and informal walking. It was once a horse racing track. There are some ruins left of the castle which are an attraction for visitors. It is surrounded by trees and a well-kept grassed area and lies between Ewes Water and the River Esk. It is thought to have been a 16th century Armstrong tower house but that it is not definitive. Kinmont Willie’s boundary cairn is within this area.



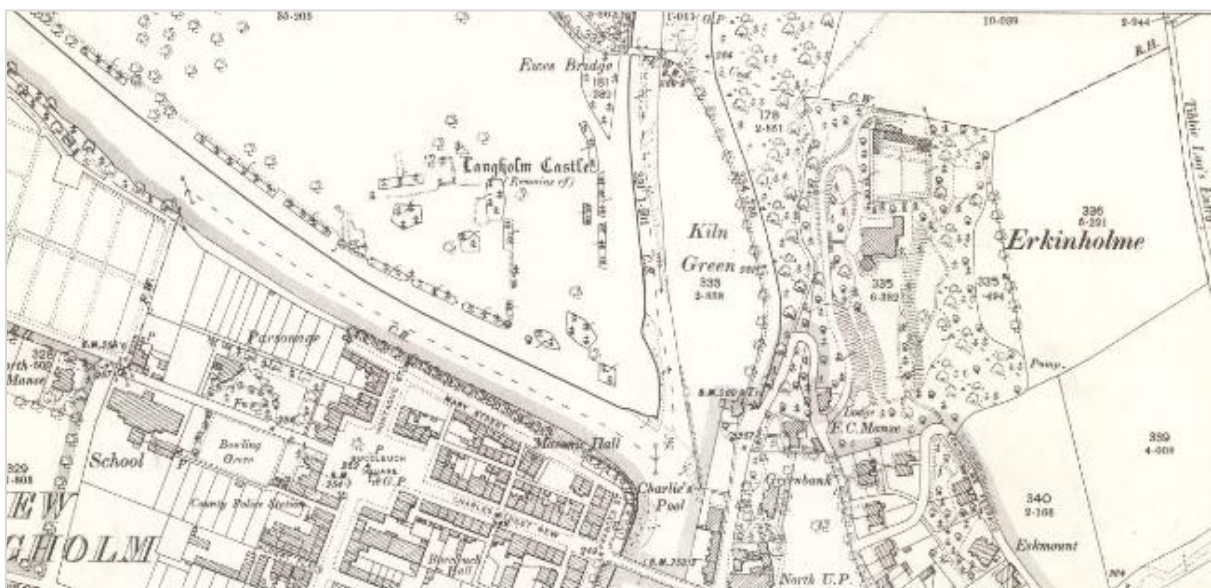
Above: The site of Langholm Castle in the corner of the two rivers.

Left: The remains of Langholm Castle exhibiting its form as a tower house.

Kiln Green is an area of open space alongside the Ewes Water on its eastern side used for parking and informal play with a well-equipped children's area. There are no historic features as such but the area has a role in the Common Ridings held annually which are very much part of Langholm's history and heritage.



Above: open space at Kiln Green
 Below: 1st edition OS surveyed 1857
 Bottom: Erkinholme in its landscaped policies



Erkinholme was built in the late 19th century with landscaped gardens. It is a Victorian villa and has links with Alexander Scott of one of Langholm's textile mills. Its main character is the landscape setting on the hillside.

Specific management and enhancement objectives for Langholm Castle, Kiln Green and Erkinholme

This area is very much open space with individual buildings or the remains of them and contributes to the landscape setting of the whole town and the conservation area. Its function could be raised in profile by including more focus on its role in the history of the development of the town. Maintaining the openness and the tree planting and the character of the formal gardens at the Victorian villa and resisting inappropriate development is key to maintain the character.

Potential Future Actions in Langholm Conservation Area

- Collaborate with Langholm Alliance to deliver elements of the community plan which support the historic character.
- Assist the community make better use of the town connections with historical people and events to attract visitors and augment and reinforce the tourism leisure economy.
- Investigate the potential to use the Council's available powers including compulsory purchase and compulsory sales orders (when appropriate) to promote the re-use and restoration of buildings in dilapidated condition.
- Promote and support good design for development or new uses of the vacant spaces within the town.
- Support grant applications as a route to repair, restore and reuse buildings through funding programmes which ensure appropriate standards for historic buildings alongside modern living.
- Consider whether there are open spaces close to existing businesses or buildings where outdoor business activity could be safely provided.
- Consider how to create and reinforce design themes for street furniture, surfaces, lighting and public sector equipment.
- Carry out a tree survey and follow up with a planting and management strategy which takes account of the impact on historic structures and their significance.
- Consider how to reach agreement with utilities and telecoms providers in respect of achieving best practice for historic areas and buildings, including removal of redundant equipment.
- Consider if the protocol for the use of development management powers to control development details and remove unauthorised development needs any particular new approach.
- Ensure design of proposed flood defences are compatible with character of conservation area.

APPENDIX 1: GENERAL ADVICE.

Preserving and enhance the character of Langholm Conservation Area

Each building or space within the conservation area makes a contribution to the street character of the whole of Langholm Conservation Area. Looking after each building properly through good design and choice of materials for maintenance and improvements by owners and occupiers should preserve or enhance the character of the conservation area. There are always alternatives to achieve a good outcome. There is a general presumption against the demolition of buildings in a conservation area where they make a positive contribution to character. There is both Supplementary Guidance and national guidance from Historic Environment Scotland available.

Maintenance should always form part of the annual budget for a building.

Finance should be set aside every year for the regular and prompt maintenance of roofs and rainwater goods. Keeping the rain out is paramount as water can damage supporting timbers and plasterwork. Using irreversible new products for 'quick fix' solutions may make it difficult to carry out long-term repairs.

Looking after stone and lime elevations.

Traditionally constructed, solid stone walls with lime mortar joints, is the most common building type in Langholm Conservation Area; usually Whita sandstone or another grey stone with sandstone dressings and architectural details. All stone and lime walls have a normal wet and dry cycle which should be allowed to take place by using cement-free products: natural hydraulic lime [NHL] lime and sand pointing, lime render, sand and lime mastic and permeable paints.

Proposals for restoration or alteration of traditional buildings should take account of climate change and use materials internally which will improve energy efficiency but continue to allow vapour moisture movement through the wall.

Further ideas are found in Dumfries and Galloway Council's supplementary guidance Historic Built Environment and on the Historic Environment Scotland website.

http://www.dumgal.gov.uk/media/18920/LDP-Supplementary-Guidance-Historic-BuiltEnvironment/pdf/Adopted_HBE_SG_June_2017.pdf

Damp in stone and lime buildings

Injected damp proof courses are generally ineffective in solid stone walls because there are no through joints. The chemicals interfere with the intentional moisture movement through joints and from stone surfaces. Equally, early brick buildings pointed with lime mortar may not benefit from injected damp treatment. It may be effective in 20th century and later brick walls where is no existing damp course such as slate or a membrane has been included within the wall. In stone walls, electrolytic techniques may be

effective to deter damp for a limited time but the wires inevitably corrode when they come into contact with moisture regularly. It is much more effective to remove the source of the damp.

Removing sources of damp

Good drainage around a building and from its roof is the best way of preventing damp. Hard surfaces close to historic walls provide poor drainage. Regular checks are required of the gullies, downpipes and concealed rainwater channels to make sure there are no leaks or loose attachments and to remove leaves and other debris. Cast iron rainwater goods are resilient as long as they are repainted and their fixings checked. Slipped slates should be repaired quickly and they will occur, especially after strong winds. Ground drains should be checked for leaks and blockages. Hard ground and raised planting beds close up to an elevation is likely to trap moisture against the wall and eventually allow damp to penetrate internally. Drainage should direct water away from a building as efficiently as possible especially as climate change predicts future rainfall to be heavy. Rain water goods with the capacity for higher volumes of rain may be required.

Vegetation on buildings should be carefully removed to prevent roots causing gaps in the masonry or lifting lead flashings. Chimneys are important for ventilation and part of the character of the roofscape but introducing lead safes can reduce water penetration if this is a problem.

Windows, doors and timber shopfronts

Planning Guidance Windows and Doors in Listed Buildings and Conservation Areas provides some guidance in respect of replacements and repairs.

Timber elements of buildings, including windows and doors, should be painted regularly with traditional, weather resistant paint. Natural oil based paints are good for nourishing new and bare wood as well as providing a protective coating. Small areas of missing or cracked putty can be easily replaced and damaged timber can be removed and filled or repaired by splicing in good timber. Sliding sash and case window equipment such as pulleys and sash cords can be tightened or renewed, and draft strips added.

The same principles apply to timber shopfronts including the traditional fascia for shop signs. Hanging signs may be appropriate on some shops but including too much information and too many words on any sign is neither attractive nor effective.

Alterations that affect the exterior

When internal alterations are desired which need pipes and vents to exit through external walls, where those will exit should be planned carefully, to be discreet, ideally on less prominent elevations. Alarms and telecoms equipment have the same impact. Old equipment and wires should be removed and gaps and holes made good with appropriate materials.

Repairs

Repairing external masonry can usually be carried out without permission if no change is taking place to materials. White sandstone and red sandstone repairs should use trades specialised in stonework especially where there are moulded or carved stone features. Artificial stone repair mixes should be avoided to prevent long term damage. Sealants should never be applied to traditional stone and lime walls.

Links to Further Information

<https://www.historicenvironment.scot/adviceand-support/your-property/owning-atraditional-property/traditional-buildings/>

<https://www.historicenvironment.scot/adviceand-support/your-property/looking-after-yourproperty/maintenance-of-traditional-buildings/>

<https://www.historicenvironment.scot/adviceand-support/your-property/owning-atraditional-property/living-in-a-conservationarea/>

<https://www.historicenvironment.scot/adviceand-support/your-property/looking-after-yourproperty/repair-of-traditional-buildings>