

Dumfries and Galloway Council

LOCAL DEVELOPMENT PLAN 2

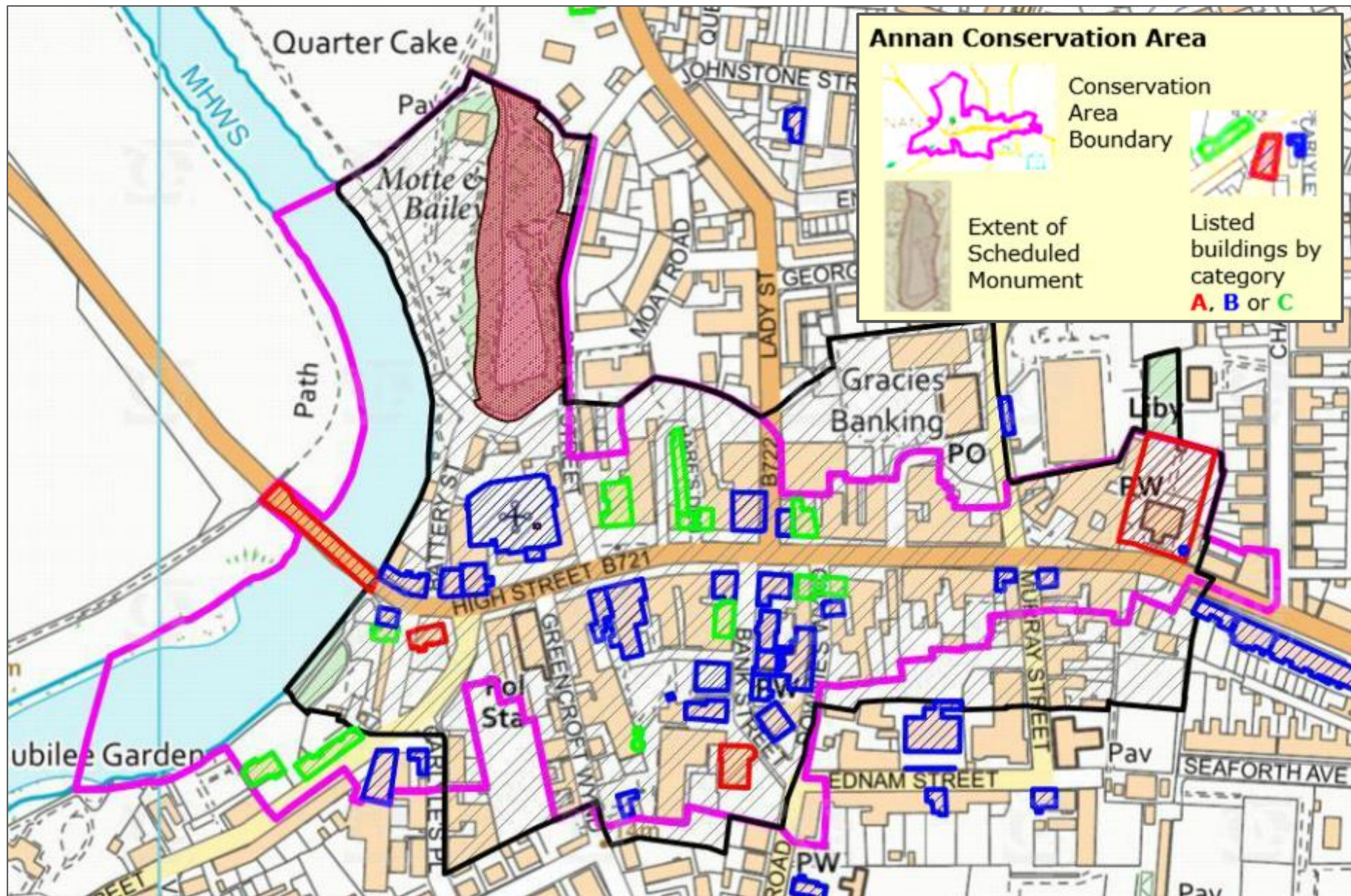
# Annan Conservation Area Character Appraisal and Management Plan

*Supplementary Guidance - June 2021*



## ANNAN Conservation Area Character Appraisal and Management Plan

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## BACKGROUND

### **Introduction**

This is a combined document which appraises and summarises the character of Annan Conservation Area and includes ways to positively manage that character.

The appraisal identifies features of importance but does not include every detail of built structures or spaces. The management plan suggests how themes and details might be preserved or enhanced. Together, the character appraisal and management plan will help determine how change will affect many aspects of character when proposals within Annan Conservation Area are being prepared. It should help with the design of any changes so that the result will have a positive impact on character. 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 Annan 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 the 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 intended use of the land afterwards and may require that a design has been prepared for any new buildings or other structures proposed on the site. Conservation area consent applications are made online. <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 Annan 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.

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

**Attachments** such as satellite dishes and other equipment have more restrictive controls in conservation areas where they have the potential to impact negatively on character. In most cases Planning Permission will be needed. It is usually possible to find discrete locations or 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 any proposals and the links to the guidance and forms are found on the Council's web page.

<http://www.dumgal.gov.uk/article/15327/Planning-advice-and-enquiries>

## **Planning Policy**

### **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.

**“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.)**

By encouraging maintenance 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'. SPP 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).

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 Annan Conservation Area.

Dumfries and Galloway Local Development Plan 2 (LDP2) was formally adopted on 3<sup>rd</sup> 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.

## Annan Conservation Area

Annan Conservation Area was first designated on 8<sup>th</sup> April 1970 and the boundary amended, following review, on 28<sup>th</sup> November 2003. An Article 4 direction was introduced on 11<sup>th</sup> February 2005 restricting development under Classes 1, 3, 7, 30, 31, 41 and 67 of the General Permitted Development Order, 1992. Since then, permitted development rights in conservation areas have become more restrictive however the Article 4 Direction Classes 30,31,41 and 67 still apply as set out in the following table.

### ARTICLE 4 DIRECTION IN ANNAN CONSERVATION AREA

#### SUMMARY OF PERMITTED DEVELOPMENT RIGHTS THAT ARE REMOVED

Part 12:	Development by Local Authorities
Class 30	relates to buildings and equipment put on local authority land by a local authority;
Class 31	relates to work by a roads authority on adjoining an existing road for maintenance or improvement of the road.
Part 13:	Development by Statutory Undertakers
Class 41	relates to service development needed on roads such as by bus companies and utilities.
Part 20:	Development by Telecommunications Code System Operators
Class 67	relates to development by telecommunications operators for new or alteration to existing equipment.

## Building stone

The local geology provides mainly red sandstone sometimes with a pinkish tinge. Through the 1800s, dimension sandstone for building in the town was taken mainly from Corsehill Quarry about 5 km north of Annan and from further afield including Locharbriggs beside Dumfries and probably also from the Corncockle Quarry near Lockerbie. (These same sandstones are used in Glasgow and Edinburgh and some were exported for building in New York).

## Character areas

There are four areas of different character within Annan Conservation Area: Castle and Environs, High Street, Bank Street and Port Street as set out below.

<b>Castle and Environs</b> is north of High Street beside the river, south of Everholm Park and Quarter Cake open areas. The remains of the mediaeval motte and bailey castle are found here. A stone wall on Bruce Street forms the edge of the conservation area.	<b>High Street</b> corridor is the commercial centre and includes High Street, Fish Cross and Church Street from Annan Bridge through to Charles Street, with the wynds and narrow streets either side.
<b>Bank Street</b> is an area with a distinct character due to many grand sandstone buildings fronting the street.	<b>Port Street</b> begins at Bridge House south and west of High Street. It includes a large warehouse and terraced dwellings in part of the area that serviced the port.

### Purpose of Annan Conservation Area Character Appraisal and Management Plan

Change within a conservation area is inevitable as buildings and spaces may require adaptation to accommodate new activities and social needs. Being aware of what contributes to the character of the conservation area is the first stage in managing change.

Annan 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.

This guidance adopts the principle that Annan Conservation Area should be allowed to evolve sensitively to keep up with changing modern needs and help the town to succeed. The guidance encourages property owners, occupiers, businesses, the Council and other organisations to look after buildings and spaces within the conservation area so that special historic character will be improved or maintained. The previous character appraisal is superseded by this guidance. The new guidance should be used by anyone who intends to make physical changes within Annan Conservation Area so that they:

- **Achieve good design** for new development and existing buildings and spaces.
- **Generate well considered enhancement proposals** when opportunity arises.
- **Support regeneration** and enhancement when bids are made for grants which affect the conservation area where they highlight the sensitive restoration, repair and repurposing of historic buildings and spaces and quality of design. Funding bodies want the effect of their investment to be long lasting and the guidance promotes proper care and maintenance of built fabric into the future.
- **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 Annan Conservation Area: <https://www.buildingsatrisk.org.uk/>

<b>Buildings at Risk</b>	
7-9 Greencroft Wynd	Early to mid-C19 <sup>th</sup> coursed, sandstone rubble terrace.
Albert Hall, 15 Port Street	B-Listed, later C19 <sup>th</sup> 7 bay ashlar warehouse.
Erskine Church, 15 Bank Street	B-Listed, early C19 <sup>th</sup> ashlar former church now a roofless shell.

Category B Listed Annan Quays on Port Road, 2011. Part of Annan Harbour.



**Aims of the Conservation Area Character Appraisal and Management Plan are to:**

- 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 Annan Conservation Area**

- the historical development of Annan and an overview of the themes and elements of significance within the conservation area.

**Part Two: Managing the Character Areas** - management of Annan Conservation Area requires overcoming challenges to prevent erosion of character and supporting initiatives and actions which will preserve or enhance character.



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

### **National and Regional Context**

Annan is the third largest settlement in Dumfries and Galloway with a population of approximately 9,000 people. It lies roughly halfway between 15 miles east of Dumfries and 18 miles west of Carlisle in the Annandale South Ward with a number of smaller settlements nearby for which it is the main service town. It is a short distance from two major trunk roads: the east-west A75 and the north-south A74(M) and its town centre railway station links Annan with Dumfries and Carlisle. Employment in the early 21<sup>st</sup> century has been in education, manufacturing, retail and tourism. Many Annan residents work in Dumfries and nearby settlements, or in Carlisle. There are both affluent and deprived areas within the town.

Annan serves the local population, including those of surrounding settlements, with retail and professional services, employment, education and rail and bus transport links and the local civic functions.

Annan played an important role in the history of Scotland. In 1124 King David I of Scotland settled Robert de Brus (Bruce) as first Lord of Annandale. In the early 14<sup>th</sup> century, the 7<sup>th</sup> Lord of Annandale was Robert 'the Bruce', who was king of Scotland 1306 to 1329. The Mote of Annan, a motte and bailey castle, is the remains of the Bruce family seat and lies within the conservation area. It is a Scheduled Monument in Scotland and of significant interest in the 14<sup>th</sup> struggles for independence from England.

During centuries of war, buildings in the town were often destroyed. Although High Street follows the ancient route towards the river crossing from the east, the oldest surviving buildings are a small number from the late 18<sup>th</sup> century. There is great variety among the buildings with imposing designs and simple vernacular styles but predominantly built from red sandstone. There are clusters of architecturally grand buildings on High Street and Bank Street and by contrast there are simpler terraced dwellings on Church Street and Port Street.

### **Flooding**

The River Annan collects rainfall from a wide catchment and there is a limited but significant tidal effect from the Solway. As a result, the western edge of the conservation area experiences regular, but not frequent, fluvial flooding and on the eastern side some areas experience significant surface water flooding. Flood protection policies limit the uses that buildings in vulnerable areas can accommodate.

### **Archaeological Interest**

It is thought from the evidence found that there were people living in the Annandale area as far back as 5000BC. The town and the locality take its name from '*an abhainn*' translating from Gaelic as river or stream. The Romans are known to have been in control of the area from the year 80AD until well into the 3<sup>rd</sup> century. Immediately south of the present town of Annan, about 35 metres above sea level are the remains of a temporary defensive Roman camp known as Annan Hill Roman Camp. The position allowed good views in all directions. It is now a Scheduled Monument, although part of the camp is within a housing development.

Annan was established as a settlement and stronghold by the 12<sup>th</sup> century. Early development was mainly on the east side of the river. The town had a strategic, defensive

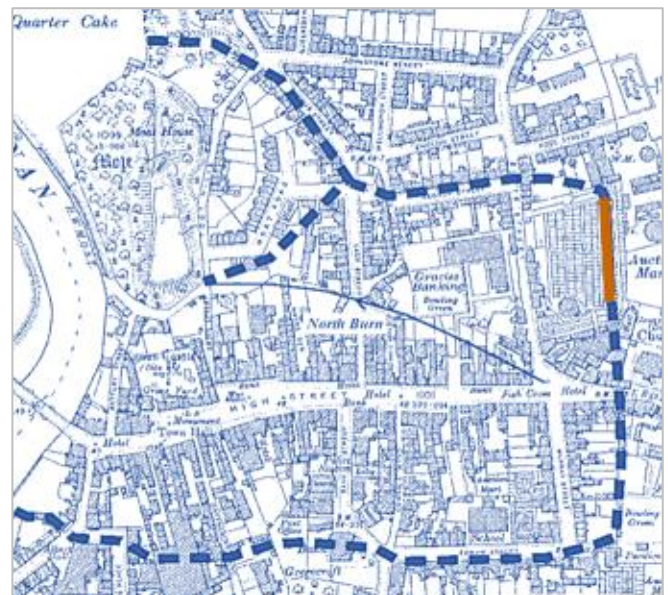
role as it is close to the Solway Firth, a sea inlet and natural boundary, and by helping protect the overland transport routes. Annan town is the furthest inland that the river was navigable and it became part of one of the main road routes because the River Annan could be crossed using a ford or 'wath', which later became a ferry and then a bridge.

All of Annan Conservation Area lies within an Archaeologically Sensitive Area [ASA] and Policy HE4 of Dumfries & Galloway Local Development Plan 2 is relevant. There is the potential for new material from past development and historic events to be discovered. Further information is found at the following link.



[http://www.dumgal.gov.uk/media/17556/Archaeologically-Sensitive-Areas-ASAs-Technical-Paper/pdf/Archaeologically\\_Sensitive\\_Areas\\_September\\_2014.pdf?m=63591316914120000](http://www.dumgal.gov.uk/media/17556/Archaeologically-Sensitive-Areas-ASAs-Technical-Paper/pdf/Archaeologically_Sensitive_Areas_September_2014.pdf?m=63591316914120000)

There is very little documented history of Annan in its early days as a town. Much of what is known relies on both visible remains and those uncovered during development. A section of a burgh ditch was excavated in 1903 in Port Street finding a 4.5m wide gravel bed from a burn about 6m below the surface. It ran under Riverbank House and along Carlyle Place. More recent excavations at the eastern entrance to the town near Fish Cross, found remains of a wall with a boundary ditch. Both are thought to have formed part of the town's defences. Other visible archaeological features in the conservation area are the layout of the mediaeval High Street and its burgage plots; the bridge and riverside buildings and remains; and the massive castle earthworks.

**The Bruce family** were first given property in Yorkshire for service to King Henry I (England, 1100-1135). In 1124, through friendship with David FitzMalcolm, David I of Scotland, Robert Bruce was granted the barony of Annandale. In the 1130s, the Bruce family changed allegiance but one branch remained loyal to David, keeping Annandale. The 7th Lord of Annandale was Robert the Bruce, the first king of Scotland.



Possible line of a mediaeval burgh ditch.

-  Line of mediaeval burgh ditch based on excavation of a trench off Butt Street
-  Observations of John Irving, Burgh Surveyor, in 'A Note on the Ancient Ditches at Annan' published 1930 in Transactions of Dumfries and Galloway Antiquarian and Natural History Society, 3rd series Vol. XIV

The impressive motte and bailey is a Scheduled Monument. It was a timber castle dating from the 12<sup>th</sup> century AD and a few pottery remains were found near it. The castle was the caput (seat) of the Bruce family who came from Normandy to the north of England, probably

about 1106. The castle was significant in the control of the Scottish-English border when it was occupied, however it was completely abandoned early in the 13<sup>th</sup> century. A fortified church was built in 1299 and survived until 1547.

Although there is a gap in written records of the status of Annan, it is known that James V reinstated Annan's charter in 1538/9 and returned Royal Burgh privileges.

### **Development of Annan: Prehistoric – Roman**

Annandale was probably home to native tribes about 5000BC. Although no prehistoric monuments are known within the settlement, finds in Annan include a flint point, stone and socketed axe-heads and bronze spearheads.

The Romans came to Scotland about 70AD. From the 1<sup>st</sup> century to the 3<sup>rd</sup> century the area of Annandale was in Roman control. In AD122, Hadrian's Wall was built to regulate movement between Caledonia and the north of Roman Britain. Soldiers were stationed at, and guarded, gateways and watch posts along its length to ward off native tribes. Annan is close to a number of Roman sites where soldiers were based for long or short periods during and between warring campaigns but always with a good view of the surrounding land. In the 3<sup>rd</sup> and 4<sup>th</sup> centuries, warring continued but by the early 5<sup>th</sup> century the Romans had left Britain. It is thought that the Brittonic tribes from the west still lived in the area after the Romans left but were overtaken by Anglo-Saxons from the north-east of England and then by other Scottish tribes.



Left: Coin of Emperor Hadrian found in Annan

Below: the obverse and reverse of a gold aureus featuring Nero Caesar August dating from 63-68 AD found near Kirkpatrick Fleming which is 5 miles east of Annan.

Images courtesy of Annan Museum

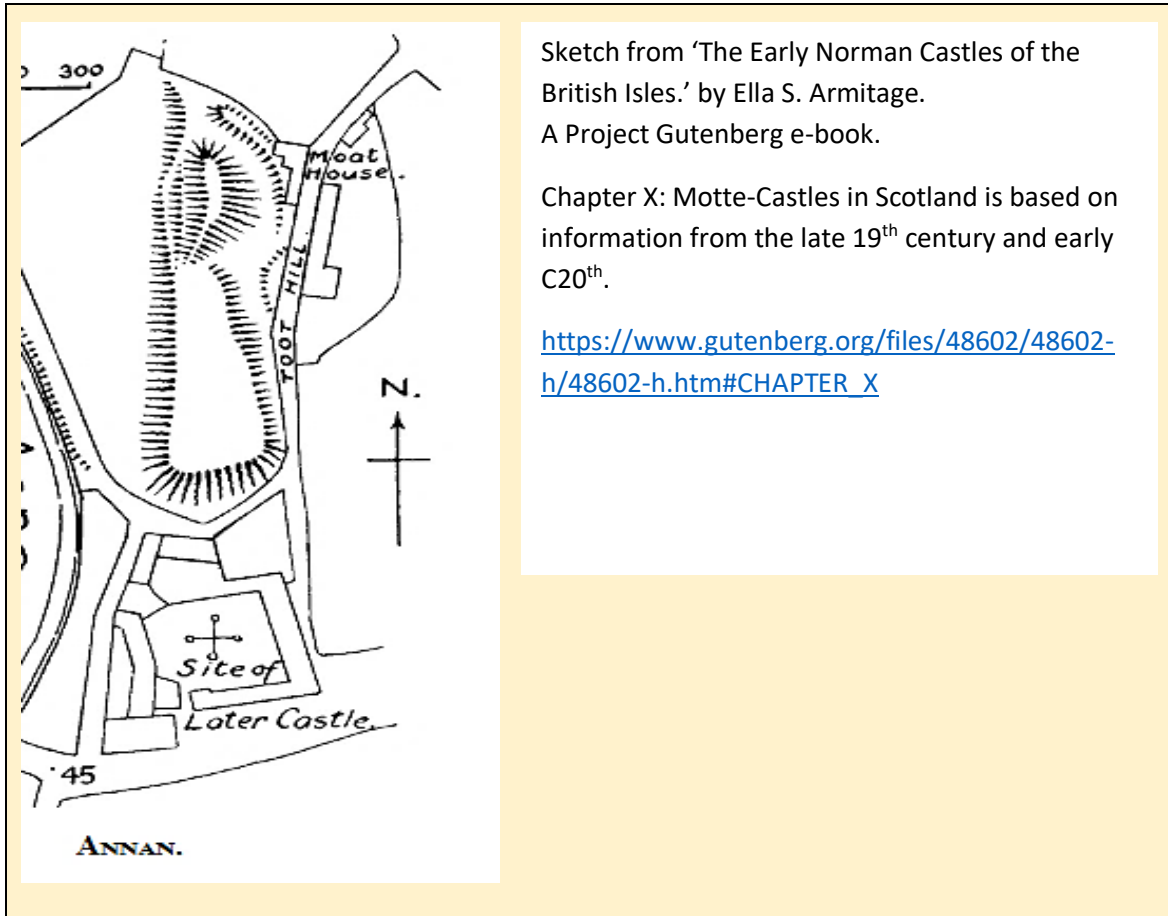


### **Development of Annan – Mediaeval**

In the 11<sup>th</sup> to 15<sup>th</sup> centuries the early development of Annan town took place mainly on the east side of the river. It was established as a stronghold and settlement by the 12<sup>th</sup> century, becoming a Burgh of Barony, a defended place with an administration role, at least until the early 14<sup>th</sup> century.

The motte and bailey castle at Annan was the original caput of the Lords of Annandale but in the mid-1100s, much of the castle embankment was destroyed either by the river changing course after a flood or due to damage during a Galloway rebellion. It was abandoned by 1218. Annan reduced in status to a vill (parish unit). Annan had become a burgh again by 1296 and it continued to be important as a boundary post close to the

Solway. The nearby hills both to the west and south of the town, remained in use for observation.



Sketch from 'The Early Norman Castles of the British Isles.' by Ella S. Armitage.

A Project Gutenberg e-book.

Chapter X: Motte-Castles in Scotland is based on information from the late 19<sup>th</sup> century and early 20<sup>th</sup>.

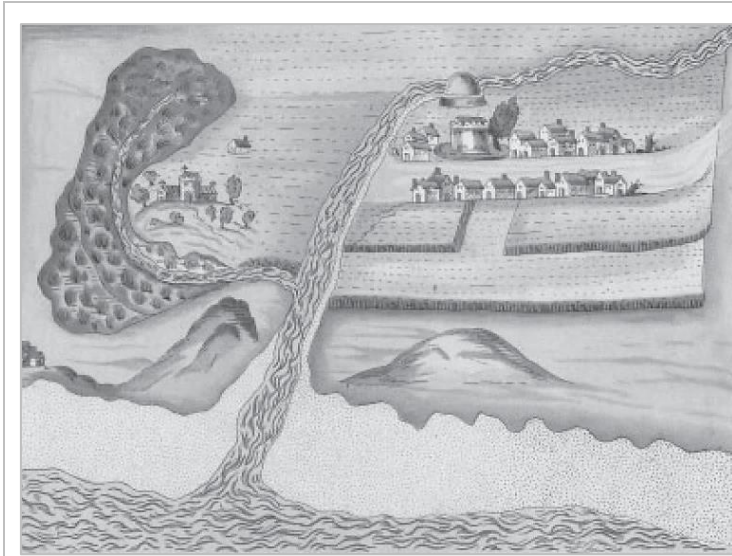
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### Development of Annan – Mediaeval to early 19<sup>th</sup> century

Annan was attacked many times during the first part of this troubled period. Key events are summarised in the following table. By the 16<sup>th</sup> century there were a few watch towers on high points around Annan. They had fire beacons including on Watchhill, built 1448 and on Trailtrow Hill - the Repentance Tower - built 1565 and still standing, which also had a bell.

Key dates	Event
1317	Annan burned by the English
1376	Annan burned by the Scots
1516	Annan burned by the English and the charter lost
1538	James V reinstated Annan as a Royal Burgh
1540s	Annan burned again when English forces failed to capture the fortified church - a diversion in the 'War of the Rough Wooing' from battles in Edinburgh
1565	John Maxwell, 4 <sup>th</sup> Lord Herries, warden of Scottish West Marches who built the Repentance Tower on Trailtrow Hill, 6km north-west of Annan.
1579	Maxwell appeals to Scottish Crown and folk of Annan to reinforce walls and fords over the river: "... strenthin the keipar dyke that enveronettis the toun of Annan ... cast and strenthin the fuirds ..."
1612	James VI confirmed the Royal Burgh status.

from the C17<sup>th</sup> the Annual '**Riding of the Marches**' took place celebrating and endorsing the Royal Charter and boundaries of the Royal Burgh in a centuries old tradition.



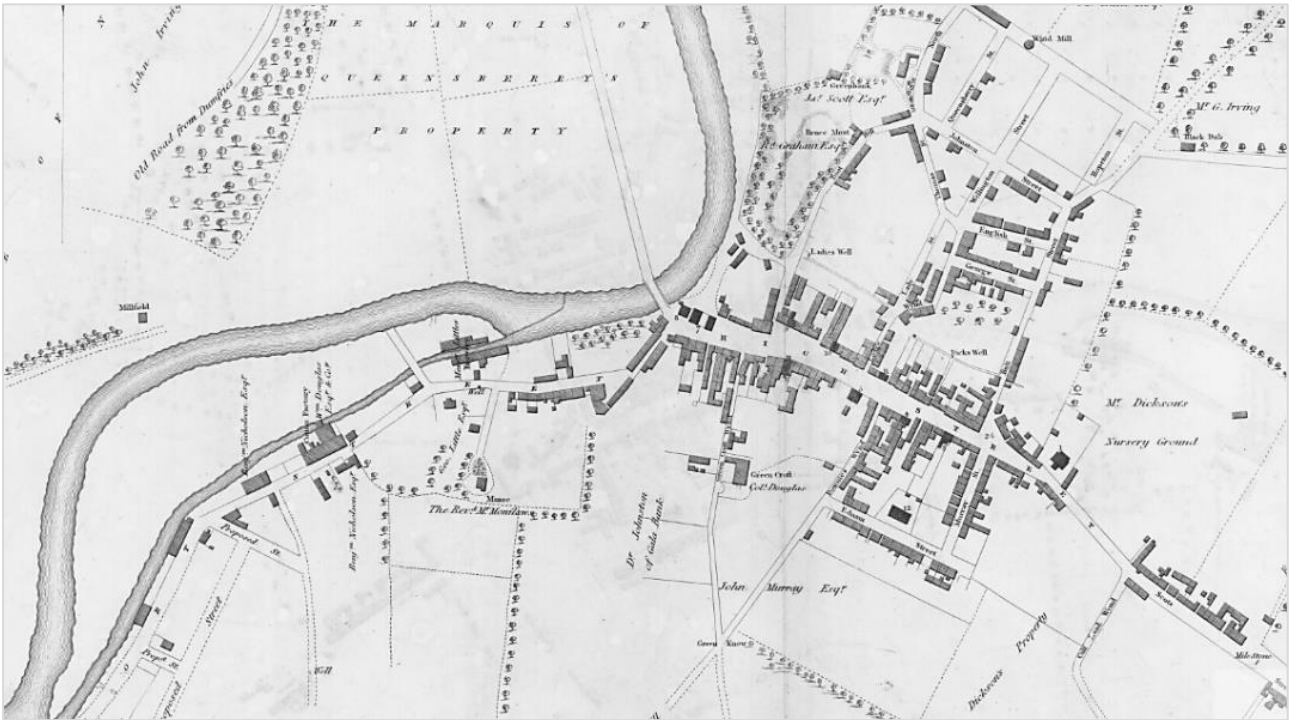
A depiction of the burgh of Annan circa 1566 drawn in 1883 by Armstrong and published in:

Transactions of the Dumfriesshire and Galloway Natural History and Antiquarian Society, 3rd Series, Volume LXXVI, 2002.

Visitors and travellers into the town used the main entry 'ports' where tolls were collected. An 18<sup>th</sup> century account of the late 16th century suggested that there was a boundary ditch with a wall and supported by the small number of archaeological excavations. By the 18<sup>th</sup> century, Annan was a small market town with a sea trading port and functioned as a regional agricultural centre where produce was sold and sent onwards. Kiln Cross in the east of the town was probably the main area where goods were made. In Annan grain was milled; cotton goods and ropes were made from imported raw materials and sent out; and ships were built, including tea clippers up to 100 tons.

In 1785, at the harbour, Douglas Sibson & Co. built a brewery with a mill lade to power it. A quay was built in 1810, later extended, and records from 1837 show a flourishing port of 30 boats with a steam packet sailing to Liverpool, a coaching inn for travellers. Grain, timber and stone was shipped from Waterfoot, downriver, to cities around the British Isles and further afield. Coal, slate, herring, grain and salt were imported and cured hams, cattle, sheep, grain and salmon were exported to England.

John Irving from nearby Newbie Estate built two embankments from the harbour to the mouth of the river to help regulate water levels. At the end of the 19<sup>th</sup> century the harbour had the form seen today and was used by fishing boats during World War I. By World War II it was in a poor state with no repairs, little income and fewer boats. The decline continued but local interest in the harbour area is gathering momentum. In the 18<sup>th</sup> and 19<sup>th</sup> centuries, skilled masons worked on the red sandstone quarried locally and at Locharbriggs, Dumfries, helping to create many fine sandstone buildings and bridges. Annan Bridge, the Town Hall and Annan Old Parish Church are among the many impressive sandstone structures within the conservation area. Before the beginning of the 18th century there were several schools. Thomas Carlyle taught mathematics in the Academy from 1814-16; he was also a former pupil. Lieutenant General Alexander Dirom (1757-1830) a military commander, influenced the Commercial Bank of Scotland in opening a branch in Annan, now the Royal Bank of Scotland building.



Extract from Town Plan of Annan by John Wood, 1826 courtesy of National Library of Scotland  
<https://maps.nls.uk/rec/309>



A-listed, C18<sup>th</sup> Bridge House which was a school.

Corsehill Quarry, still active in the 1930s



Above: B-Listed Annan Town Hall, by R. Smith and A-Listed Annan Old Parish Church, by J. Hannah  
Below: A-Listed Annan Bridge, by Robert Stevenson



### **Development of Annan - Modern**

A branch of the Glasgow and South Western Railway came to Annan in the 1848. The harbour trade was threatened by its arrival but some cargo continued to go to Liverpool through the port. The arrival of goods by rail from other parts of the country ultimately led to the reduction in manufacturing in the town but cotton products, cured meats and ship building continued for a time. The original route crossing the Solway at Annan was replaced, demolished in 1935, but the railway line to Dumfries and the station are still in use.

The Great War 1914-18, then the 1930s industrial depression and the Second World War, brought many changes in both social attitudes and local industries. New housing was built and in 1957 the nuclear power station at Chapelcross was completed, bringing people with new skills and outlooks.

### **Description of Annan Conservation Area**

This is an overview of the town of Annan along with the key features of the conservation area. Further detail is set out later in the character areas.

### **Setting**

#### Topography, Landscape and Location

Annan sits on the east side of the river Annan approximately 1½ miles from its confluence with the Solway. It is equidistant from Dumfries, Langholm and Carlisle on a broadly level, coastal plain close to the river estuary. The landscape to the south undulates gently with a scattering of low hills on the other sides; more significant hills are several kilometres inland.

#### Significant views, panoramas, viewpoints and key approaches

Views out of the conservation area are most significant north and south, along the river, and to the west across the river. Travelling west, over the sandstone bridge, is an open, generally pastoral scene. The views to the north and east are closed down by buildings along the curving streets. Port Street turns south-west to face the corner of a sandstone terrace on Carlyle's Place and the impressive sandstone warehouse, Albert Hall. Along St John's to the south, are far views of open sky and tops of mature deciduous trees on Elm Road and Annan Hill beyond. There are views out from raised places such as the motte and the east bank of the river where the view is filtered by trees.





Above: Looking south towards Annan Bridge  
Below: Looking north towards Howes along the River Annan  
Bottom: Looking into Carlyle's Place from Port Street





Above: Views towards the west from the western end of High Street

Below: View towards the east along Church Street from High Street

Bottom: Traditional terrace, Port Street channelling and closing down long views south



### Key approaches.

The plan on the following page highlights key approaches to the conservation area.

From many directions, the town hall clock tower is a very visible and significant focal point helping orientate and navigate within the conservation area.

Butts Street, Lady Street, Battery Street and Bruce Street are the approaches from the north side.

- A short, narrow section of Lady Street is in the conservation area, at the staggered High Street, Bank Street junction between two B Listed buildings. The Corner House, 74-78 High Street is an ornate 3 storey sandstone building from 1900 which is prominent in the streetscape. 80 High Street is a classically detailed mid-19<sup>th</sup> century building, which makes an elegant contribution to the streetscape. Facing Lady Street is 73-75 High Street, B Listed, 3 storey, 5 bay, imposing former bank building from the mid-19<sup>th</sup> century which is and a very significant part of the street scene.
- Butts Street leads to the High Street and Murray Street junction where the conservation area opens to a wider part of High Street known as Fish Cross. The corners of this space have striking focal buildings: Argyle House, 121 High Street from 1908, is B Listed, 2½ storeys, ashlar with a corner turret with a strong traditional design shop front. Across the junction is 117,119 High Street which is a simple but elegant design, 2 storey, B Listed, mid-19<sup>th</sup> century building with a well preserved ornate shop front.
- Bruce Street begins with a very fine unlisted, long 19<sup>th</sup> century building known as Moat House. It is narrow with a high stone wall along the western edge and a row of traditional properties creating a strong edge. With the modern properties opposite, the view is funnelled towards commercial frontages on High Street. Prominent in the street is the white rendered 3 storey, Queensberry Arms Hotel originally built in the mid-18<sup>th</sup> century and B Listed. The tower of the town hall is in the view to the west.
- Battery Street has views of the river to the west, leading to the red sandstone side elevations of the mid-19<sup>th</sup> century B-Listed Blue Bell Inn and the impressive elevation of the A-Listed Bridge House, the former school, opposite. The extension to the town hall dominates the east side.

Station Road and St. John's Road from outside the conservation area are the approaches from the south leading to Port Street, Carlyle's Place, Greencroft Wynd, Downie's Wynd and Bank Street. St. John's Road leads to Bank Street and Downie's Wynd.

- Downie's Wynd is narrow dominated on the west side by B Listed, 2 storey Victoria Hall which has a rhythmic sandstone frontage alongside the 20<sup>th</sup> modern stone museum entrance. The east side has a number of small industrial buildings and spaces. The wynd narrows and then enters High Street.
- Bank Street is curved and the eye is led to the front of the former post office and Erskine Church. The street is lined with several grand individual sandstone buildings and terraces mostly Listed and dating from the 19<sup>th</sup> century; each makes a high quality contribution to the streetscape. The former Erskine Church is a roofless shell which was very imposing in the recent past. Bank Street meets High Street opposite the ornate B Listed 'Corner House'.
- Greencroft Wynd is narrow but an important pedestrian link with grouped 19<sup>th</sup> century buildings either side. At the southern end is the early 18<sup>th</sup> century, white rendered B Listed Greencroft House. The wynd has a mix of single and 2 storey

sandstone buildings a handful of which have modern render or paint but all contributing to significant streetscape.

- St John's Road is tightly developed with rows of sandstone dwellings channelling the view. Bank Street has many imposing buildings and a small number of trees on the curve. Murray Street gives views to the wide part of High Street known as Fish Cross.

From the east, views from the tightly developed Church Street curving to Fish Cross open up to the grand town hall. From the west the tower of the town hall is very firmly in the view as the road curves past Bridge House to long views east along High Street.



Buildings on Downie's Wynd



Above: A-Listed 27, 29 Bank Street former bank and bank house, from 1840  
Below: B-Listed 2 Bank Street, former police house, from 1882



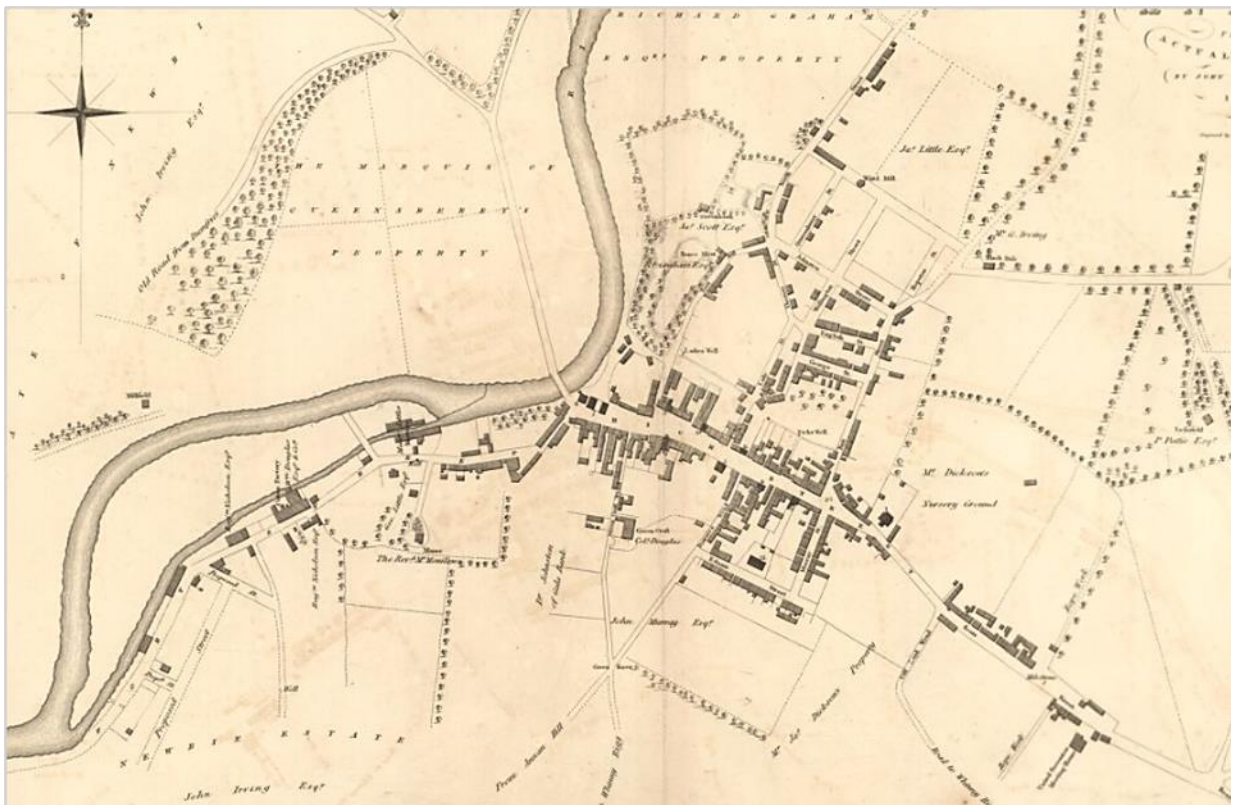


### Street pattern and form

High Street is the historic spine of the town with a number of older streets and wynds either side in a mediaeval layout. In the 1859 Town Plan of Annan by John Wood, there were many named narrow alleys and wynds off High Street which were important living spaces. The wynds and alleys were the links into the burgage plots behind the high street frontages. Greencroft and Downies Wynds are now vehicular routes and Lodge Wynd became Lady Street. Hare's Den was also once a wynd as were less known courtyards such as Pools Court and Hays Close. However on the south of High Street Colonel's Wynd and Poplar Place were visible on the 1859 Town Plan but have been changed and the names lost. Those that survive are both an important element of historic character of the conservation area and may have archaeological remains that tell more of the history of the town.

The street form on the main access roads leading to High Street follow older routes which existed by 1859 such as Bruce Street, Lady Street and Butts Street and Port Street, Greencroft Wynd, Bank Street, Downie's Wynd and Murray Street.

Both the north and south sides of the town have areas of 20<sup>th</sup> century housing.



[View map: Plan of Annan from actual survey. - Town Plans by John Wood \(nls.uk\)](#)

### Roads and Street Surfaces

The roads in the conservation area are mainly surfaced in tarmac but there are areas of stone setts and high quality stone pavements in High Street. It is known that High Street was cobbled with setts in 1883 and there are small, surviving areas in some of the wynds and pends leading from it. There has been extensive, attractive stone resurfacing carried out in parts of High Street since the 1990s. The stone cobbles which survive in the closes and wynds and are found in Port Street in front of Albert Hall whether retained or reinstated are rounded and uneven with a particular texture. These are an important element of the historic character and story of the conservation area and important elements of its visible history.

In the remainder of the conservation area the pavements are mostly tarmac or concrete paving slabs along footways and walkways.

### Trees and Soft Landscaping

There are a number of trees in the conservation area mainly concentrated around the slopes of the motte and bailey castle along the riverside walk a small number in the churchyards and in the garden area rear of the Queensberry Arms Hotel, and in one of the gardens on Bank Street. Although the presence of large trees softens the edges of parts of the conservation area where they are an important part of the character, trees are not generally a feature in the streetscape with a few exceptions. There is very little soft landscaping other than along the riverside walkways, in gardens and churchyards and at the motte. With the exception of a small number of recently added planters, grass and shrub planting associated with churches, private gardens and parking areas, planting is not generally a characteristic of the conservation area.



### Open Spaces

Throughout Annan Conservation Area the buildings are separated and set off by the space around them. These spaces contribute to the distinct character of the conservation area, establishing the pattern and layout of development. The linear space along the river and within rear and side gardens, both visible and concealed, soften the hard edges of some built structures and provide distance between buildings and streets.

#### Public Spaces

**Everholm Park** is the name given to the fields close to the motte and bailey castle and leading north into **Quarter Cake** and along the river and forms the north-west side of the conservation area. The main access is from Battery Street to a car park. This is a very well used open space with an open green area for general recreation, formal outdoor sports facilities and a modern pavilion and which also provides the setting for the Motte and Bailey Castle Scheduled Monument.

**Bruce family Motte and Bailey Castle Scheduled Monument** is itself a green and wooded space and there is small area of open space within it surrounded by hedges and mature trees. The space is of great historic and archaeological significance but it is not easily accessed due to the gradient up to the monument.

**Battery Street** has a pocket of open space beside the river south of Everholm Park. Although it also has limited uses, due to its size and slope, it provides a place to stop and take in the views across the river and contributes to the open character of Battery Street.





Public space on the motte and alongside Battery Street

**Jubilee Gardens** is a small area with seating and a lawn which is accessible from Port Street and has views over the river and to the west. It adjoins the conservation area boundary, is an important rest point and gives stepped access down to the riverside path.

**Graveyard off High Street west of Town Hall** which is B Listed, Annan Old Graveyard where the former parish church stood until 1789. It is a hidden space, surrounded by rubble stone walls, romantic and restful with interesting and unusual carved headstones, some reused from mediaeval sites. The boundary walls and the space contribute some openness to this part of the conservation area.



Headstones in Annan Old Graveyard and Church Street Graveyard

**Graveyard off Church Street** at the eastern end of High Street and the conservation area, dating from 1789 is A Listed along with Annan Old Parish Church in front of it. It has predominantly 19<sup>th</sup> century grave stones, many with a common carved theme. It is an important part of the setting of the church and the history of the conservation area.

**The Annandale Way** is a long distance footpath which uses the **Riverside Walk** through Annan, arriving in the conservation area from the north, past the sports fields, onto Battery Street and continuing on the south side of the bridge back on the Riverside Walk. The route and the trees create a strong linear green edge to the conservation area.



Steps to the Riverside Walk which is also part of the Annandale Way along the river

### Private Spaces

There are a small number of private spaces within the conservation area, such as gardens, but the town is tightly developed along the old burgage plots. These spaces emphasise the former burgage pattern of development as they are mostly enclosed on at least three sides which is reinforcing this component of the character of the conservation area.

**27 Bank Street** is a classically detailed house with a mature garden however many trees have been felled without replacement planting. The remaining trees and the garden space contribute significantly to the setting of the A listed building and the character of this part of the conservation area.

**St Andrew's Church, Bank Street** has a small parking area beside it with a mature tree. The space marks the division of St John's Road into Bank Street and Downie's Wynd and is a significant is easily accessed by the public and contributes to the spacious character of this part of the conservation in combination with the garden space at 27 Bank Street opposite.

Rear of the **Queensberry Arms Hotel, High Street** lies a large private hotel garden which includes a 17<sup>th</sup> or 18<sup>th</sup> century dovecote, a second 18<sup>th</sup> century dovecot and a 19<sup>th</sup> century gothic style summerhouse. This garden space has buildings surrounding it on three sides but it is a little more open to the south where its presence creates significant, pleasant character in an area much used by pedestrians between Bank Street and Greencroft Wynd.

**Bruce Street** has a raised, secluded, walled, private gardens beside and rear of no.6 and opposite the motte. The stone wall defines the street edge and the garden spaces behind it create an area with open character. These are significant elements of the character of this part of the conservation area.

**Port Street** has private gardens rear of Bridge House, around 28 Port Street and between Port Street and the riverside walk. Although not accessible, these undeveloped areas provide an open, green buffer between the buildings and the river corridor. Bridge House

garden was previously more enclosed until the road was realigned and the space became an open triangle. The edges of the space would benefit from walls or buildings. The character of the gardens on the west side are domestic in keeping with the residential buildings and leading down to the riverside walk.

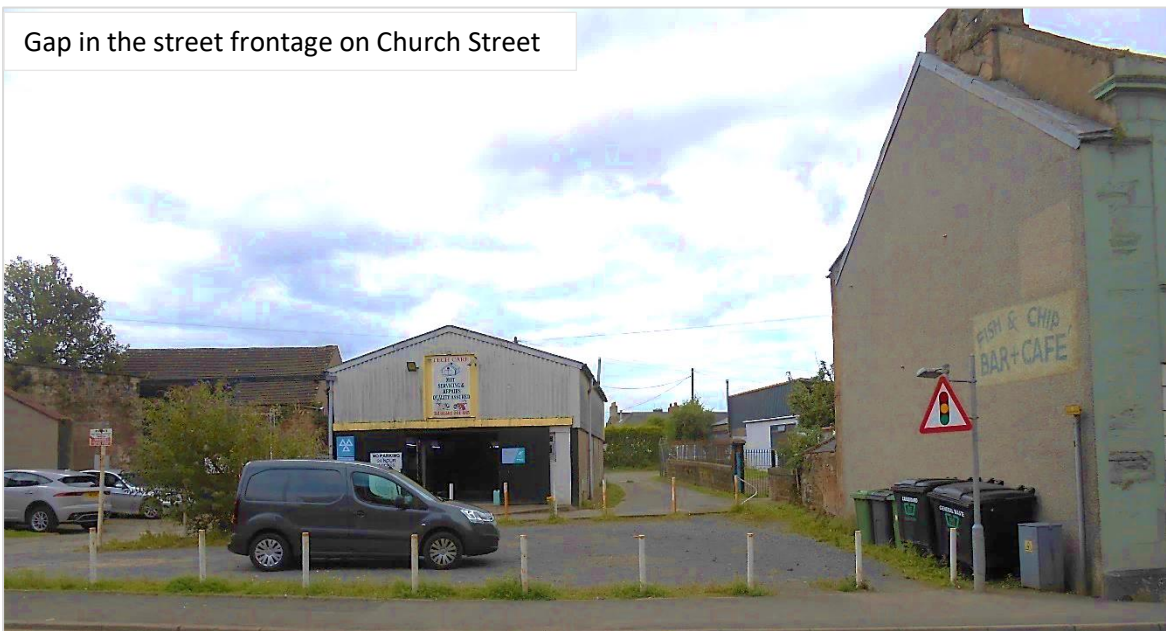
### Gaps in the Streetscape, Sites with Derelict Buildings and Semi-derelict buildings

There are a number of gap sites, some of which do not make a positive contribution to character. Others historically break the building line, providing a space in an otherwise tightly developed narrow street or wynd. There are also a small number of vacant buildings on High Street at present.

Downie's Wynd has an area that was most recently a hire shop with a frontage parking area. Previously it would have been a loading area for the 19<sup>th</sup> century warehouse and is part of the character of the wynd.

There is a frontage gap opposite Old Parish Church on Church Street where there is frontage parking but the appearance is unkempt and it appears that some intervention might enclose some of the space in a way that is more characteristic of this part of the conservation area.

Gap in the street frontage on Church Street



Vacant premises on High Street



## **Townscape and Building Facades**

Through the conservation area there is a marked change in the style of buildings along the street frontages depending on their role. The layout of the town developed along the road to the river crossing and the formation of a market space. Feudal plots extended back at right angles with buildings on the street frontage. Some of the openings to pends, wynds and closes reflect those plots and contribute significantly to the townscape character. Alterations to older buildings have already been made which have altered the feudal layout.

Dwellings appear as two storey terraces from the early part of the 19<sup>th</sup> century with slate roofs and end stacks. Most have simple gabled roofs but some have simple or embellished dormers. There are also buildings front facing gables and others with decorative and varied roof shapes in the same building. There are very ornate corner features on some buildings especially where Murray Street and Lady Street meet High Street. Along the frontages of High Street, Fish Cross and Church Street there are many well-designed buildings, some relatively simple but others with strong ornamental elements making strong statements in the street scene. There is variation in height and appearance with some buildings featuring corner turrets or central towers at road junctions. The skyline from many places features the tower of the Victorian Town Hall, built as a statement of pride in the commerce of the the market place area of High Street and visible part of from many other approaches town, is a key townscape building facing onto. The Old Parish Church on Church Street is also prominent and set in its own space.

In Bank Street, prominent buildings civic, commercial and religious buildings were constructed from the early 19<sup>th</sup> century in different styles. The late 19<sup>th</sup> century Scottish baronial style police station contrasts with the more restrained rectangular plan St. Andrew's Greenknowe Church from earlier in the 19<sup>th</sup> century. The mix of styles is key to the character of Bank Street.

Bruce Street and Battery Street feature simpler dwellings from different building periods but the townscape is dominated by the walls around the motte and bailey site and private gardens. Battery Street is dominated by the late 20<sup>th</sup> century rear extension to the Town Hall and then simpler red ashlar elevations where it meets High Street. Many traditional windows and doors have been reinstated and restored and lime pointing of sandstone has been carried out with other repairs.

On the commercial streets, at street level many shop frontages and signs have been modernised or insensitively altered resulting in the loss of character. However, there are many instances where shop fronts have been retained, restored or reinstated and these make a very significant contribution to the character of individual buildings and the character of the whole conservation area.

A selection of shop fronts of traditional design; clockwise from top left: St John's Road, High Street, Port Street and High Street



### Architectural Details, Materials and Finishes

The predominant appearance of the buildings in Annan is red sandstone under a slate roof although these come in quite a few variations of stone colour and pattern of slating. The majority of the most dominant facades are red sandstone mainly because it was the material of choice for the elevations of large buildings. However, a significant proportion are painted or rendered and painted in shades of white or cream, e.g., the Queensberry Arms. There are groups of smaller dwellings and upper floors of shops that are painted render. However, the character of Annan rests very much on red sandstone as a feature.

### Masonry

The stonework on buildings comes from a variety of red sandstone quarries but all within a 12 mile radius – Corse Hill, Locharbriggs and Corncockle. The bridge is also of local sandstone from just up-river. There are very few brick buildings other than those built very recently or hidden behind paint or render but there are a small number of 19<sup>th</sup> and early 20<sup>th</sup> century painted brick buildings in some of the surviving closes and wynds. Painted render and painted stone is interspersed among the stone buildings and contributes to the character of the conservation area.

### **Roofscape**

As with many mainly Victorian towns, the chimney stacks are a strong feature on the roofs of buildings. Many have been removed from buildings on High Street but sufficient remain to give roofline interest alongside dormers, gables, turrets and towers. There are both simple and ornate chimneys in view. The roof coverings are grey slate most likely Welsh or Cumbrian, with a variety of slating patterns.

### **Windows and doors**

The traditional windows and doors are sliding sash and case in a variety of formats. Changes have taken place over the years but a grant scheme enabled many to be reinstated. There are also leaded windows in the transom windows of shops and in church windows and there are metal framed windows in some of the former banks some of which are original or were part of historic changes. The proportions of the window openings and the regular features are an important element of the character of the conservation area.

Doors are a mix of six and four panel and shop doors are often part glazed and may feature a double leafed storm door. All of these make a positive contribution to the character of the conservation area particularly when they tie in with the use of the building at ground floor.

### **Architectural embellishment**

There is no consistent architectural detail used in the buildings which are embellished but the variety of recognisable design themes is unique to the buildings and streets of Annan. Many buildings feature string courses between floors, ornate gables and door pieces and there are a number of parapets and corner features. There one Scottish Baronial tower in the form of a turret and another with a square tower and corner turrets.

Classical details occur in the civic and commercial buildings with emphasised portico entrance doors and pediments.

Although many of these features are not repeated between buildings, they appear in focal buildings between groups of less decorated and simpler elevations and contribute to the rich character of the conservation area.

### **Buildings: Landmarks, Key Buildings and Building Types**

Many of the buildings in Annan Conservation Area are Listed individually and in groups. Those buildings are of great significance and some are designed to be prominent and have become well recognised landmarks. However these buildings sit within the wider context of the conservation area where many more buildings that may not be singled out for individual reasons create the general appearance. These buildings are key contributors to the special historic and architectural character of the conservation area particularly where they form groups with regular and similar features. Types of buildings which form the groups and buildings that are prominent by design or original purpose are gathered into the table below. The table begins with those buildings which are intended to be highly visible with a civic or religious function.

Building Types	
Civic and Religious	<ul style="list-style-type: none"> <li>• The later C19<sup>th</sup> Town Hall with 4 stage tower, is the most prominent civic building, in view from many places. (B Listed)</li> <li>• The late C18<sup>th</sup> Annan Old Parish Church with 5 stage tower, is prominently positioned on Church Street. (A Listed)</li> <li>• The shell of the early C19<sup>th</sup> Classical rectangular Erskine Church is still an imposing gable on Bank Street. (B Listed)</li> <li>• The early C19<sup>th</sup> St Andrew's Greenknowe Church on Bank Street has a prominent 3 stage, square plan turret above the entrance doorway. (B Listed)</li> <li>• The late C19<sup>th</sup> century Scottish Baronial style police station and museum on Bank Street is very striking and exciting in its mixed design. (B Listed)</li> <li>• The unlisted police station from the late 20<sup>th</sup> century has used ashlar in its two street elevations and used an embellished corner entrance so it is moderately prominent in High Street.</li> <li>• A common theme of these prominent buildings is the use of ashlar sandstone and a raised element above entrances.</li> </ul>
Large Commercial	<ul style="list-style-type: none"> <li>• The frontage of the white, mid-C18<sup>th</sup>, 5 bay, 3 storey Queensberry Arms hotel, with columned entrance porch is prominent in High Street. (B Listed)</li> <li>• The mid-C19<sup>th</sup>, 4 bay, 2 storey ashlar former bank at 30 High Street has a moderately prominent frontage (B Listed) in the middle of a group of unlisted buildings which contribute significantly to the character of High Street.</li> <li>• The late C19<sup>th</sup> ashlar bank at 52 High Street with 1930s modifications is imposing mainly due to size with 7 full height bays and a lower 2 bay wing. (C Listed)</li> <li>• The elaborately decorated 3 storey red ashlar, renaissance style Corner House Hotel from about 1900 has a prominent corner turret, on High Street junction with Lady Street (B Listed)</li> <li>• The Blue Bell Inn adjoins Annan Bridge and is more modest in design but nonetheless imposing including the large blue bell that hangs from it. (B Listed)</li> <li>• The early C20<sup>th</sup> corner building, Argyle House, marking the corner of High Street and Murray Street with a domed turret and shop windows at ground floor (B Listed)</li> <li>• 93 High Street probably C19<sup>th</sup>, 3 storey, 2 bay, bull faced ashlar elevation now with stone shop frontage and residential above; has tripartite stone mullioned windows (shown as New Inn on 1859 Town Plan) (unlisted).</li> <li>• Forming the sides of Downie's Wynd Market Hall (Victoria Halls) with 9 and 5 bays grouped as square and arched openings</li> <li>• Forming the side of an unnamed wynd and facing High Street is the 2 storey Royal Café building which is prominent because it brings the building line forward. It has a hipped roof and two tripartite stone mullioned windows above above the shop.(unlisted)</li> </ul>

18 <sup>th</sup> and 19 <sup>th</sup> century designed and vernacular a few examples	<ul style="list-style-type: none"> <li>• 5-7 High Street - Bridge House is a stone built 18<sup>th</sup> century town house which was a school for part of its life and has an attached shop. (A Listed)</li> <li>• 77-81 High Street, residence above shop, appears to date from 1730, one of the earliest remaining buildings.( C Listed)</li> <li>• 28 Port Street – Scaurbank – ashlar single storey frontage villa from the mid C-19<sup>th</sup> – basement storey at rear. (C Listed)</li> <li>• 2-6 Carlyle’s Place – early to mid-C19<sup>th</sup> 2 storey ashlar 3 bay houses. (B Listed)</li> <li>• 18-26 Port Street – early C19<sup>th</sup> terrace of four 2 bay 2 storey houses of ashlar construction. (C Listed)</li> <li>• 2-14 Port Street – early C19<sup>th</sup> dwellings all smooth pale painted render with painted margins. 2,4 are 2 storey (C Listed); 6,8 are 3 storey (Unlisted) and 10-14 are 2 storey (Unlisted).</li> <li>• 1,3 Bruce Street is a C19<sup>th</sup> ashlar pair with shop at ground floor on 1. (Unlisted)</li> <li>• 5-9 Bruce Street is a terrace of pretty dormered cottages from circa 1900 with a painted smooth render finish.</li> <li>• Hare’s Den/Fairfield Place off High Street, vernacular terrace from early C19<sup>th</sup>. ( C Listed)</li> </ul>
Small ancillary buildings - 17 <sup>th</sup> ,18 <sup>th</sup> & 19 <sup>th</sup> century	<ul style="list-style-type: none"> <li>• Doocot [dovecote] rear of Queensberry Hotel, High Street [circa 1690]</li> <li>• A small 19<sup>th</sup> century stone built garden room.</li> <li>• A second, less well preserved and altered, doocot on Greencroft Wynd [circa 1790]</li> </ul>
Smaller commercial buildings	<ul style="list-style-type: none"> <li>• Buck Inn, High Street dated 1903 with ‘Jacobean’ revival design</li> <li>• A number of decorative buildings from the early 1900s which are Edwardian such as the Annandale Courier building is notable in this respect</li> </ul>
Modern	<ul style="list-style-type: none"> <li>• The C20<sup>th</sup> rear extension of the Town Hall is unapologetically modern.</li> <li>• The C20<sup>th</sup> sandstone police station on the corner of High Street and Greencroft Wynd.</li> <li>• A number of relatively recent housing developments.</li> </ul>



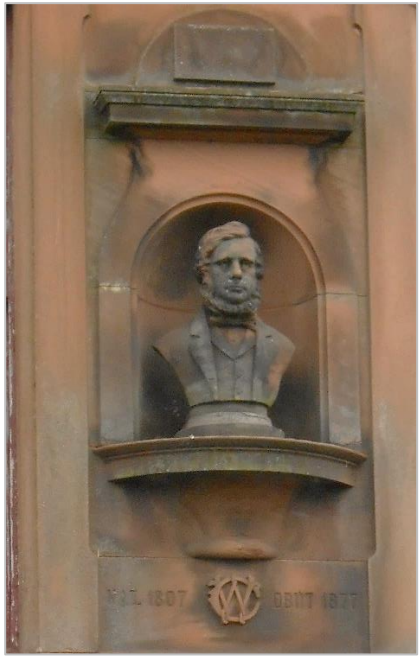


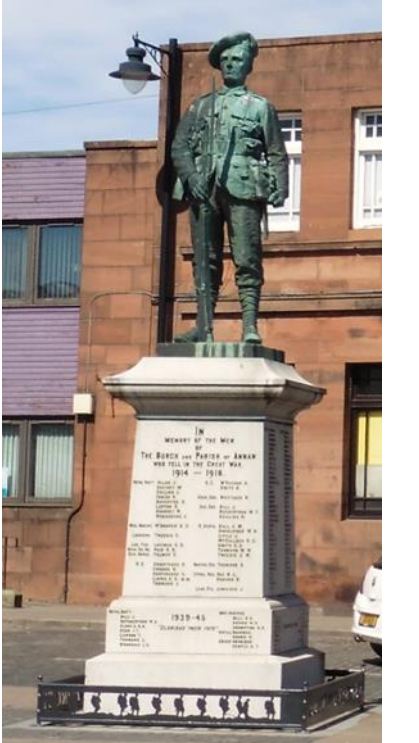
Little buildings hidden behind the streets:

17<sup>th</sup> century doocot and early 19<sup>th</sup> century ‘Gothic’ summerhouse in garden of Queensberry Hotel; and 18<sup>th</sup> century doocot off Greencroft Wynd.



**Sculptures and works of art**

Within Annan Conservation Area there are a small number of statues in the public realm to commemorate people and events as included in the following table.

		
<p><b>William Cuthbertson</b> - born 1807, died 1877</p> <p>Carved stone bust on the 1882 Annandale Observer Building. He established a printers and bookshop on the site in 1832 publishing the Annandale Observer from 1857.</p>	<p><b>Robert the Bruce</b></p> <p>Bronze statue on plinth of B-Listed Victorian Town Hall, locally commissioned and erected 2010, designed by Andrew Brown.</p>	<p><b>Edward Irving</b></p> <p>B-Listed White marble figure by Dods of Dumfries, dated 1892 beside Annan Old Parish Church, Church Street. A preacher, born in Butts Street, Dods was deposed from Church of Scotland, 1833 for 'heretical' views.</p>
	<p><b>Annan War Memorial, High Street</b></p> <p>Bronze War Memorial of Highlander soldier 'at ease', by Henry Price, on marble plinth inscribed with names of the fallen in WW1 and WW2, unveiled December 1921</p>	

## Shopfronts

There are many very attractive shop fronts that relate well to the building they occupy. Shop fronts are mainly timber using traditional designs in a variety of styles from the 19<sup>th</sup> century and early 20<sup>th</sup> century.



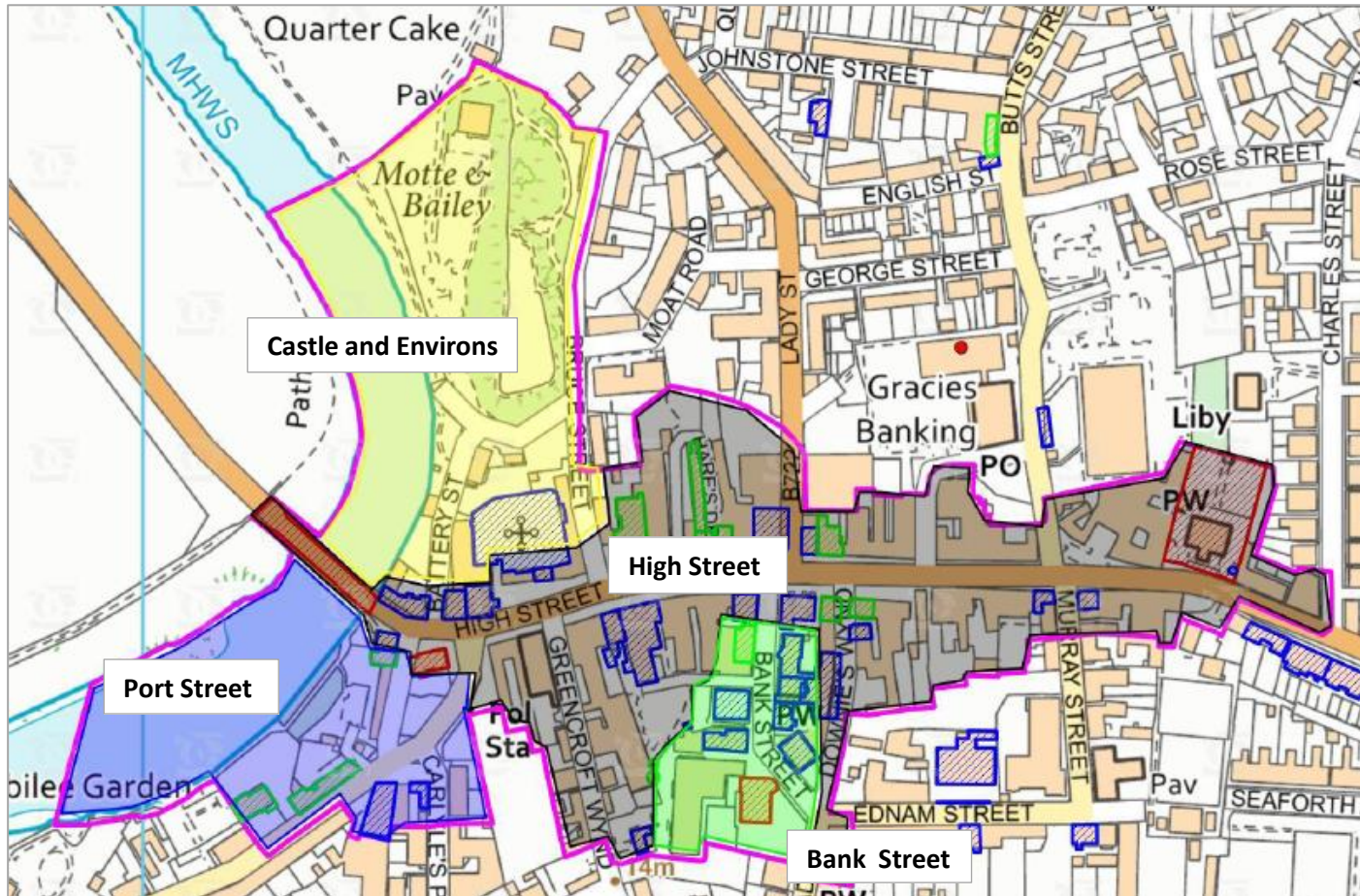
Shopfronts on High Street

## 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 individual character. Addressing both is key to preserving and enhancing the character of the whole.

Four 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.



The table below sets out a number of management themes that apply universally throughout Annan Conservation Area, irrespective of the character area.

<b>General points for the management of the character of Annan Conservation Area</b>	
Townscape and historic pattern of development.	Traditional massing and scale should normally be reflected in new development so that it reinforces the historic townscape e.g. continuing the predominance of two and three-storey building heights where appropriate. New development should sit comfortably in the townscape and be respectful of neighbouring buildings.
	The historic pattern and hierarchy of streets, wynds and courtyards should be retained and reinforced.
	Views and vistas within, from and towards the conservation area should be retained or enhanced, particularly where they are historically significant.
	Roofscape character should be preserved – including the overall shape or form; the spacing of features such as high points including chimneys, dormers and individual details; and the use of original, traditional materials including slating patterns and sizes, skew stones, ridge cappings and chimney cans.
	The rear of buildings in public view should retain their traditional appearance, or be enhanced using features of appropriate, good design.
Building and shop frontages and architectural detail.	New buildings frontages should be designed with traditional proportions. Traditional building frontages should be repaired and restored to their original design.
	Shopfront design should be sympathetic with the building. <ul style="list-style-type: none"> <li>• Traditional shop fronts should be retained and restored, including signage.</li> <li>• New shopfronts in new buildings should use traditional formats and proportions.</li> <li>• In traditional buildings where shop fronts have already been replaced, designs for new replacements should use traditional formats, proportions and features at a scale which relates well to the whole building.</li> <li>• 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.</li> </ul>
	Traditional windows and doors should be retained and repaired. Where originals have been lost they should be reinstated using materials and design details appropriate to the building and context in accordance with Planning Guidance.

	Vegetation on buildings should be carefully and timeously removed to avoid damage. This should be included during repairs or other works.
	Attachments or equipment which is redundant should be removed from elevations e.g.: alarms, satellite dishes and cables, unless the item has historic significance.
	Flues and vents, air conditioning or heat exchange equipment 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 the existing palette of subdued whites and creams for the main elevations and should not be detrimental to the character of adjoining buildings or groups. Stronger colours should be limited to joinery and margins if these are already a feature of the building.
	Traditional materials and techniques should always be specified for use on or in traditional buildings to prevent damage and future deterioration of stone and other materials; to prevent entrapment of moisture inside the building so they remain in habitable condition and use; and, to protect character of the building and the conservation area.
	Close to sandstone buildings de-icing road salts should be used with caution and alternatives should be used in sensitive locations.
Development of vacant buildings and sites through sensitive design and partnership working.	Partnerships with community organisations should be formed to focus on the condition and re-use of vacant buildings.
	Measures should be taken to encourage and actively promote the re-use of vacant and under-used buildings through sensitive conversion and restoration for economic or community benefit.
	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.
	Repairs should be carried out without delay to prevent or reverse building deterioration.

Circulation, access and public interaction.	Historic links and routes should be emphasised particularly between the town and river and the town and former castle.
	The public realm, including green space, and pedestrian routes and linkages should be enhanced and re-established where possible.
	Tree planting and maintenance should integrate with other proposals in the conservation area.
	Refreshed historic interpretation in public spaces relating to significant places and events and public art should be provided.
	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 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	Archaeology and recording of structures in the historic environment should be considered early in projects where demolition, ground works, development or alteration is involved. Formally 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 Annan.

## Castle and Environs



Between Bruce Street to the east, the river Annan to the west, High Street to the south this area is on the western side of the conservation area. Quarter Cake and Everholm Park are to its north, The area has strong links with the Bruce family through the siting of the 12<sup>th</sup> century motte and bailey castle.

The area is used for indoor and outdoor sport and leisure and visited by people interested in the history of Robert the Bruce.

In the John Wood plan of 1826, the northern part of Bruce Street was known as Toot Hill.

Significant Buildings and Structures	
Stable block of Blue Bell Inn, Battery Street	The B Listed Blue Bell Inn fronts High Street but its stable courtyard is on Battery Street. The river elevation of the stables is visible from the west approaching over the bridge. It is built from red sandstone characteristic of much of the conservation area. On Battery Street the tall wall and courtyard gate are significant element of the character, contrasting with the open areas with views to the river going north along Battery Street.
Bruce Motte and Bailey, Scheduled Monument	This is the site of the former Bruce family castle. The boundary wall and raised mound are arguably the most significant features in this area.
Sandstone walls Battery Street and Bruce Street	The tall sandstone walls and access points enclose the motte and bailey, private gardens of dwellings and the continuity makes a very important contribution to character.
Annan Old Church Yard	Hidden behind buildings on Bruce Street and Battery Street is the B Listed churchyard. It had a centrally positioned church in the mediaeval period. Interesting grave stones survive from the late C17 <sup>th</sup> and early C18 <sup>th</sup> accessed from High Street. This site makes a positive contribution to the historic interest and character.
Moat House Bruce Street	Unlisted building within the conservation area which has been renovated with the front elevation retaining a traditional appearance contributing positively to the character of Bruce Street.

The boundary of the conservation area follows the northern edge of the Scheduled Monument and includes the sports pavilion and car park area and the terrace known as Moat House on Bruce Street.

Along **Bruce Street** is a stone wall around the motte and bailey. The wall continues into Battery Street. The wall restarts on the southern part of Bruce Street, giving way to 19<sup>th</sup> century terraces until it joins High Street. The wall is a key feature and only has gaps and openings for buildings or access including a small number of gated openings which are architecturally interesting. The built edge continues with two different styles of terrace of significant character:- the stepped back ashlar fronted 2½ storey C19<sup>th</sup> terrace with gable dormers and one with a shop below and the later 1½ storey painted row with half dormers. The rear of buildings row conceals the historically significant Old Annan Churchyard on the site of the former parish church with many interesting carved monuments some of which seem to have been relocated from other places.

**Battery Street** slopes down to river level from the stables and service buildings of the Bluebell Inn on High Street and turns east onto Bruce Street. The west side allows views to the river while the east side is dominated by the modern extension to the rear of the Town Hall and a short terraced of modernised dwellings. The street turns in front of the scheduled monument with sandstone walls on each side except a small area where there are modern garages at the back of the terraces, at odds with the general appearance. The gardens of the dwellings rise up to the boundary of Annan Old Church yard. The key character of Battery Street is red sandstone walls and elevations although diluted over a short stretch by modern render, and views to the river.

Features within this character area:





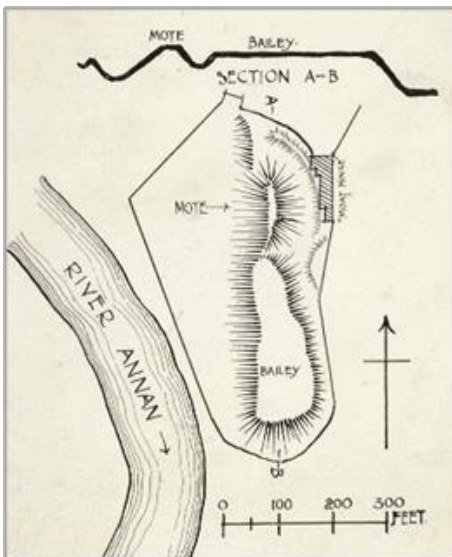


Walls on Bruce Street



Wall on corner of Bruce Street with Battery Street and terraces on Bruce Street

Bruce family Motte and Bailey Castle – Scheduled Monument



Sketch of motte and bailey castle published 1920

The Scheduled Monument is the dominant part of this area visible as a raised tree covered mound from Bruce Street and Battery Street. It rises to approximately 10m above sea level. Some of the castle mound was washed away by the river in the mediaeval period. The slopes of the mound are tree covered and there are stepped and sloped paths some of which improve access to the top but others are difficult. Views out in the summer are very restricted.

<https://canmore.org.uk/collection/1349977>



View from the west to Castle and Environs Character Area

### **Specific management and enhancement objectives for Castle and Environs character area.**

#### Views and street form

- Preserve the views towards the High Street towards Bridge House along Battery Street.

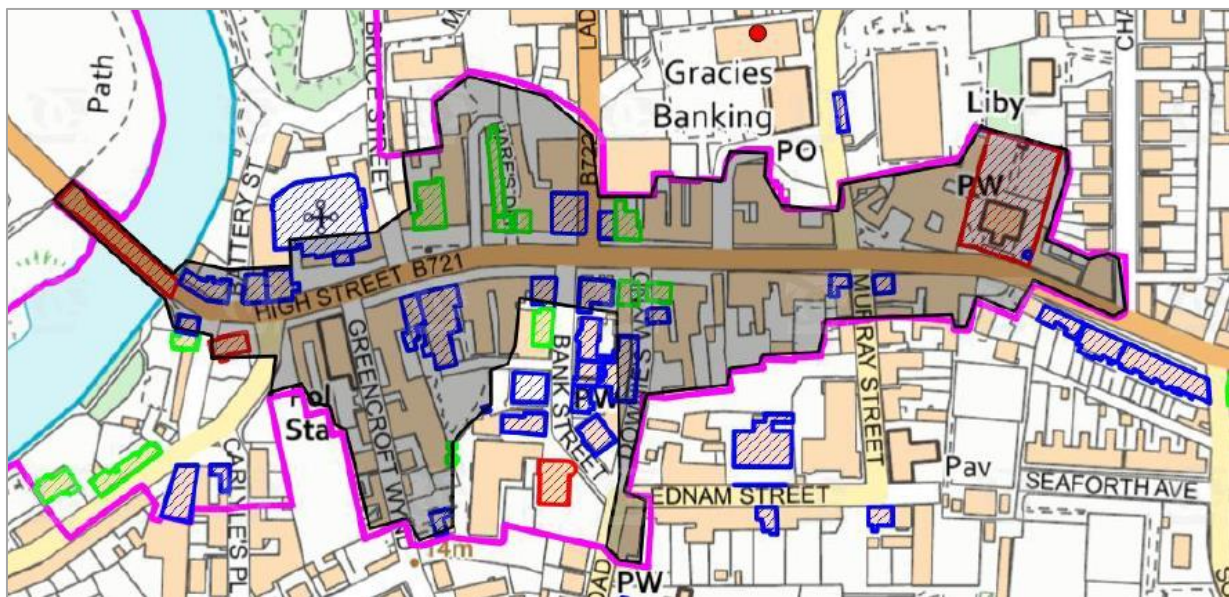
#### Scale, massing and design of development

- Battery Street and Bruce Street terraces should guide the design of new development.
- Traditional architectural form and features should be continued.
- New development should hug the back of pavement.
- Alterations to elevations or stone walls should be carefully considered in terms of preserving and reinstating traditional details.
- Unpainted stone should be retained and reinforced as the prevalent material.

#### Activities, landscape & townscape

- Tree management should be considered in conjunction with Historic Environment Scotland in the light of the significance of the scheduled monument.
- Repairing or replacing information and signage for the motte and bailey should be considered.
- Accessibility to the scheduled monument should be considered and improved and rest points provided where appropriate.

## High Street and Fish Cross



High Street and Fish Cross are the core of the Mediaeval town with some of the oldest surviving buildings. This area includes many civic and public buildings; the retail core and the bridge over the Annan.

From the west, the approach is over the three arched sandstone Annan Bridge of which the parapet and the cast iron Victorian style lamps are visible. The buildings in view are the clock tower of the Town Hall, the Bluebell Inn, the modern extension of the building on the corner of Battery Street, Bridge House and 1-3 High Street. High Street widens to the area known as Fish Cross onto which the Town Hall faces. There are long terraces of varying heights and designs mainly 2 storey but interspersed with 3 storey buildings. At ground level many of these have commercial frontages shops and banks. The buildings date from the C18<sup>th</sup> through to the C20<sup>th</sup> with some altered over the decades and others which have retained original or reinstated traditional details. Some buildings are singled out as having particular individual architectural or historic importance, recognised through statutory designations, but those that do not stand out or are not selected for Listing are responsible for the general character, including repeated features of High Street. With very few exceptions the existing buildings contribute in a positive way to the character of this area through repetition of height and style but also by providing variety of details in a combination unique to Annan.

Significant buildings and structures	
Annan Bridge	Road bridge designed by Robert Stevenson completed in 1826, replacing a previous bridge. (A Listed) The red ashlar is very characteristic of many of the other significant buildings in Annan.
Town Hall	Polished ashlar elevation faces onto the western end of the retail part of High Street, once called Market Cross. Designed 1875 by R Smith, Glasgow, it is 2-storey with a 4-storey central, clock tower. The tower is a key landmark in the view from many approaches. (B Listed)
Annan Old Parish Church	The late C18 <sup>th</sup> Annan Old Parish Church with 5 stage tower, is prominently positioned on Church Street and more or less marks the end of High Street opposite the Town Hall. (A Listed)
Bluebell Inn, 2 to 10 High Street	Polished ashlar coaching inn with a mainly mid C19 <sup>th</sup> appearance but has several building periods with fabric from late C18 <sup>th</sup> . From the west side of the river, the whole building is prominent in the view and the

	stables rise from the river wall. It has an unusual large blue bell on the frontage. (B Listed)
1 to 3 High Street	A red ashlar dwelling with basement facing the river and a gable with a stack facing the road. It dates from the mid C19 <sup>th</sup> but may incorporate earlier building remains. It is prominent in the view from the west side of the bridge and frames the entrance to High Street with the Bluebell Inn. (B Listed)
Bridge House, 5 to 9 High Street (the Old Academy)	Mid C18 <sup>th</sup> classical style 3-storey house with a lower eastern wing. Built from red rubble sandstone with ashlar dressings. In the late C18 <sup>th</sup> it served as a school with prominent pupils and reverted to a dwelling later. It is prominent in the view from the north along Bruce Street and the west coming over Annan Bridge and from the east leaving the main part of High Street. (A Listed)
2 to 4 Battery Street	Mid C19 <sup>th</sup> 2-storey corner building with curved windows. It addresses High Street and Battery Street and has a slightly advanced and raised entrance bay and many classical details. (B Listed)
Annan Police Station, 29 to 31 High Street	Buildings have been on this site for centuries but the Police Station is mid C20 <sup>th</sup> and is very distinctive in the street with strong horizontal emphasis and a corner entrance. (Unlisted)
23 to 25 High Street	Flamboyant ashlar frontages facing High Street circa 1900 with retail below and central pend to Pools Court and Carlyle's Place, now part of a social housing project. (Unlisted)
Queensberry Arms Hotel, 47 to 49 High Street	White painted mid C18 <sup>th</sup> 3-storey hotel with large building to rear. Formerly a change inn for the London Edinburgh stagecoach with historic figures of interest staying in it. (B Listed) It also has a very interesting dovecote in garden prominent from some views due to its height. (B Listed)
Bank 50,52 High Street	Former Commercial Bank, built late C19 <sup>th</sup> with early C20 <sup>th</sup> alterations; characteristic red ashlar of Annan. (C Listed)
1-6, Fairfield Place, Hare's Den	Probably artisan housing with workshops added later but all C19 <sup>th</sup> and restored and a good surviving example of this type of housing. (B Listed)
64 High Street	C18 <sup>th</sup> elegant 2-storey house. (C Listed)
Corner House Hotel, 74-78 High Street & 1 Lady Street	Built circa 1900, designed by F.J.Carruthers, this is a 3-storey, very decorative, red ashlar hotel with a corner turret. It has stone framed shop front windows. (B Listed)
77-81 High Street	Dated 1730 this is a rare old surviving building. It has painted render on the front and rubble stone on the side where it begins Downie's Wynd. (C Listed)
80 High Street	Classical style, red ashlar, corner building from 1840. (B Listed)
Buck Inn, 82 High Street	Ornate renaissance style pub from 1903. (C Listed)
83-87 High Street	2 storey, interesting rendered and painted building with a corner shop front. (C Listed)
96-98 High Street	Annandale Observer building with bust of William Cuthbertson from the late C19 <sup>th</sup> . Simple red ashlar, classical style 3-storey, 4-bay with plain painted corporate frieze between 1 <sup>st</sup> and 2 <sup>nd</sup> floor and elegant red tile surrounding shop windows at ground which also has (Unlisted)

67-71 High Street and 1 Bank Street	Late C19 <sup>th</sup> , 3½ storey with splayed corner topped by a modest turret feature, mansard roof and carved gable heads. It marks the entrance to Bank Street. (B Listed)
73-75 High Street	Former bank, from early C19 <sup>th</sup> , 5 bay 3 storey classical, central pedimented porch on columns. An important end stop in the view from Lady Street and marks the entrance to Bank Street. (B Listed)
Argyle House	Dated 1908, this is a very decorative corner building of red sandstone and pink granite traditional style shop front. The turret on corner marks the entrance to Murray Street. (B Listed)
117-119 High Street	Early C19 <sup>th</sup> painted ashlar with shop on ground which has paired arches and leaded panels and elegant details above. Fronts Murray Street and High Street. (B Listed)
Greencroft House, Greencroft Wynd (aka Crombie's Workshop)	Early C18 <sup>th</sup> classical house, 5 bay, 2 storey, painted render with simple central, 9 over 9 pane sash and case windows. (B Listed)

**High Street** is the main commercial retail centre of the town of Annan and has a selection of civic functions, shops, banks, hotels, pubs and cafés housed in many very fine buildings. The width of High Street varies from the broad former Market Place, narrowing a little towards Fish Cross and narrowing further at Church Street. Going west past the Town Hall High Street narrows towards Annan Bridge. A wider area known as Fish Cross is found at the junction with Butts Street. The changing width of the street and the impression that the Town Hall faces east onto the main activity of High Street are key elements of the character.



The building line is consistent except for a little variation with some interesting curved elevations leading to the adjacent, set-back building. There are gaps giving narrow access to pends, wynds, closes and streets and archways to rear areas of larger buildings.

Some of the buildings have very individual designs and between those are interesting terraces of varying height and detail, developed over a period of the best part of two centuries. Many of these have been adapted early in their history and re-adapted to accommodate different uses in more recent years.

The predominant material in use is red sandstone but there are individual, and small groups of, rendered and painted buildings which use a palette of white and cream on their elevations some with contrasting window margins.

At roof level, buildings have kept all or the most of their chimneys and slate roofs and these use the original sandstone and a mid-grey slate or a close match where repairs have been carried out. Some alterations have taken place such as height reduction of chimneys and loss of cans. This regularity and consistency of colour and detail is an important element of character.

Visually important buildings occupy the street junctions of High Street with Lady Street, Murray Street and Bank Street. In addition, notable 3 storey buildings mark either side of the wynd leading to the new post office.

There are many shop fronts in the street, often designed to a traditional scale and format which is sensitive to the whole building. However, in a number of places shop fronts have been modernised and lost earlier architectural details and elements such as those that have been widened or where they have been totally replaced in modern materials or with disproportionately large areas of glazing and reduced plinth depth. The signage on shop fronts can sometimes seem to compete with the original building design and that of neighbouring premises by using overly large fascia signs and fonts. As a result there are frontages where shop signage is very cluttered and bright.

The predominant character of High Street is conferred by the sandstone elevations and small groups or individual pale painted properties and traditional shop frontages and the gradual change in width with wider areas

Hidden away from the main thoroughfare are the closes and wynds. Some of these have developed into narrow streets over the years. Some are in active use with small shops or dwellings and others have empty traditional buildings and retained cobbled surfacing and some are modernised and have lost some early features. They have a history of occupation and commerce and are significant and distinctive elements of the character of Annan High Street.

Buildings on High Street



Bell on the Blue Bell Inn, 2,4 Battery Street & Town Hall and Hare's Den



Annan Bridge, Blue Bell Inn, 1-3 High Street and tower of Town Hall beyond.



Annandale Observer building



Argyle House 121 High Street



117-119 High Street



Old Parish Church



Corner House



Greencroft House, Greencroft Wynd



Victoria Halls, Downie's Wynd



80 & 82 High Street



Off High Street: Downie's Wynd vacant warehouse and a stone corner building; businesses rear of 95 High Street; and partially developed close between 88 & 90 High Street with stone cobbled surface.



## **Specific management and enhancement objectives for High Street character area.**

### Views and street form

- Along High Street the view of the Town Hall should be protected.
- The wynds and closes should be celebrated and sensitively improved.

### Scale, massing and design of development

- Continue height variations in new development in High Street.
- Respect the heights on both sides in wynds and closes where development proposed.
- Replicate the existing grain of High Street in new frontage developments.

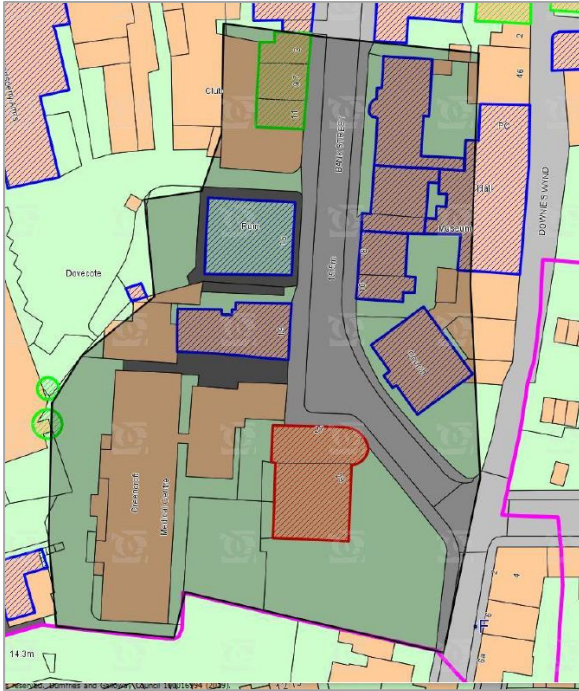
### Activities, landscape & townscape

- Provide traditional, or well designed, covered outdoor spaces for street cafés.
- Provide rest points with information about the town's history, architecture and importance.
- Protect street trees, and maintain and replace where they are present.
- Street works should carefully preserve pavements with enhanced or traditional surfaces.
- Future street surface and furniture improvements should continue the existing design and material themes and preserve or adapt historic surfaces.

### Traditional architectural appearance

- The integrity of the details in this area, particularly unpainted stone, should be retained along with the specific details of traditional and original windows and doors.
- Traditional format shop fronts should be repaired or reinstated to designs suited to other parts of the building.

## Bank Street



This area has distinct character of its own due to the grand public buildings built to impress. The appearance and original purpose of the individual buildings: churches, banks, police station and dwellings has changed but public access has continued for a few.

They were constructed in the characteristic red sandstone most with a restrained decoration but in a mix of design styles. The majority of these buildings are now in different uses. One of those is identified as a ruin.

<b>Significant buildings</b>	
3-11 (odds) Bank Street	3-storey tenement, polished red ashlar dating from mid-C19 <sup>th</sup> with unusual 3 <sup>rd</sup> storey above a pronounced dentilled, linear moulding. Range of small shops at street level. (C Listed)
15 Bank Street	former Erskine Church from early 19 <sup>th</sup> century. The building is tall and built from red sandstone, Classical in style but now roofless and derelict. (B Listed)
19 Bank Street	late 19 <sup>th</sup> century 2-storey, 3 bay in red ashlar in a restrained classical style with stone tooling detail at ground and a central doorway with semi-circular pediment. B-Listed
27-29 Bank Street	2-storey former bank manager's dwelling with Classical details. Red sandstone with significant front and side garden area walls and railings. (A Listed)
St Andrew's Greenknowe, Erskine Parish Church	Not to be confused with the other church with part of same name. early 19 <sup>th</sup> century red ashlar church with significant decorative lattice metal windows. Adjacent car park to south with low wall important open space. (B Listed)
2 Bank Street	Late 19 <sup>th</sup> century impressive Scottish Baronial which was the police office. Bull faced red sandstone and a significant conical turret and gable features. (B Listed)
Annan Museum, 4-6 Bank Street	Late C19 <sup>th</sup> 2½ - storey former library and public hall built with funding from Andrew Carnegie and opened in 1906; now in use as Annan Museum. Red ashlar, Elizabethan renaissance style with advanced entrance, stone mullioned and transomed bay windows, arched windows at 1 <sup>st</sup> and attic levels and tall stone finial on top of semi-circular dentilled pediment gable. (B Listed)
8-10 Bank Street	Simpler early 19 <sup>th</sup> century red sandstone with two elegant elevations, one to street other to side of adjacent church.
2,4,6 & 6a St John's Road	On the corner of Ednam Road, a relatively simply designed C19 <sup>th</sup> 2-storey terrace with hipped roof, west facing curved dormers, tall slender stacks. At ground there are ashlar framed shop fronts beneath a stone cornice.

Bank Street curves away from High Street and is dominated by individually designed buildings and terraces some with space and trees around them. It backs onto the gardens of the Queensberry Hotel on its west side which gives it a spacious setting. The bank house and bank building sits in a large plot that wraps around three sides of the building.

At the southern end there is a pedestrian link through to Greencroft Medical Centre which allows views of the rear of the buildings on this side of Bank Street.

On the east side, the rear of the buildings are close behind or connected to some of the buildings on the west of Downie's Wynd. St Andrew's Church sits on a more spacious corner plot.

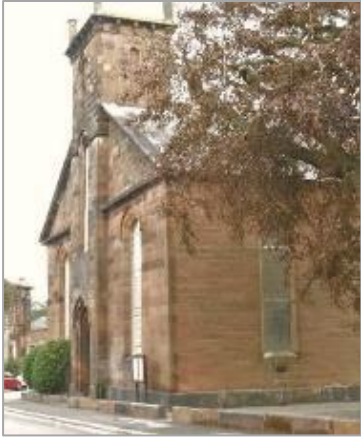
Erskine Church is a ruin without a roof but otherwise the buildings are generally in reasonable condition. Some modern elements have been added behind and between the frontage buildings on the west side. The character of the street is a collection of tall, sandstone, statement buildings along a common building line with varying heights and designs and few alterations.

In marked contrast to the buildings of Bank Street, the short terrace of shops with dwellings above on St John's Road is modest although it continues the red ashlar elevations to the very edge of the conservation area.



2 to 6a St. John's Road

Buildings of Bank Street



St. Andrew's Church



former Police Office



former bank manager's house



Above: general view of Bank Street and below: corner of Bank Street and Downie's Wynd



## **Specific management and enhancement objectives for Bank Street character area.**

### Views and street form

- Preserve views towards the High Street from the south of Bank Street
- Preserve the architectural variety in Bank Street

### Scale, massing and design of development

- New development should be subsidiary to the host and neighbouring buildings and retain appropriate areas of open setting.
- The existing building line should be retained in Bank Street especially in the event of new development.
- Retain open frontage areas where they provide setting for the fine architecture

### Activities, landscape & townscape

- Provide information regarding the history and design of the buildings and their role in Annan.
- Rest points to allow views of the architecture would be beneficial as part of a historic or design tour.
- Street works should be carried out with a view to enhancing the setting of the Listed buildings
- Tree replanting at an appropriate scale and retention should be encouraged where there has been or there is risk of tree loss in private garden areas.

### Traditional architectural appearance

- Attachments to the frontages of the grand buildings are not acceptable.
- Sensitively improve existing and new accesses
- Alterations to the rear of traditional buildings should be sensitive to the overall character of the street.
- Restoration of, information and signage to the two dovecotes should be sought.
- Erskine Church, in Bank Street, requires a long-term solution to address its derelict condition and detrimental appearance, using the legal powers and support available for partnership working with the community, the Council, Scottish Government agencies and others as relevant.
- Traditional repairs and restoration of the frontages and roofs of the buildings in Bank Street and St. John's Road should be encouraged at every opportunity.
- Unpainted stone, should not be painted in the Bank Street character area.
- Traditional windows and doors should be repaired and reinstated in designs and materials appropriate to the appearance of the individual buildings.
- Preserve the stone framed shop fronts, reinstate the traditional architectural detail of shop windows in the elevations and reinstate traditional signage in St. John's Road.

## Port Street



This was once the area of Annan where there were many warehouses. Most have gone although a few survive re-purposed south of the conservation area. They were used to store both goods produced awaiting export and goods arriving. Albert Hall is remains but those behind Bridge House have gone.

Significant buildings	
Bridge House 5-7 High Street	Former Annan Academy now a private residence. Red sandstone rubble elevations with 3-storey and 5-bay from mid-18 <sup>th</sup> century but altered in the 19 <sup>th</sup> century. (A Listed)
2,4,6 Carlyle's Place	Mid-C19 <sup>th</sup> group built at slightly different times and significant in the view. (B Listed)
Albert Hall 15 Port Street	Late C19 <sup>th</sup> classical detailed warehouse with 3 bay gable facing north up Port Street and prominent in the view. (B Listed)
2,4 Port Street	Early C19 <sup>th</sup> simple design, 2-storey painted render on very narrow pavement; narrow bays and shop windows at ground floor. (C Listed)
18-26 Port Street	Elegant C19 <sup>th</sup> sandstone terrace in random coursed red ashlar with repeating details. (C Listed)
28 Port Street	Early C19 <sup>th</sup> 'bungalow' with attractive ashlar with parapet and gable details and pronounced chimneys set back behind a garden. (C Listed)

A great deal of change has taken place but the important characteristics that remain are the the street curve of the street north to a view of the town hall, the narrow original Port Street and its terraces and the way in which Albert Hall stops the view towards the south. The terraces up to the rear of pavement are the predominant building type.

Albert Hall is the last of the surviving warehouses and needs to be found a new use as it is vacant. Rear of Bridge House is open now but would benefit from stone buildings or wall to enclose the private garden area ideally using red sandstone.

There are a variety of surface materials but most notably some street cobbles remain or have been reinstated in the vicinity of Albert Hall which are likely to include some remnants of the 19<sup>th</sup> century surfaces.

### Buildings of Port Street



6-12 Port Street



2-4 Port Street



5-9 High Street, Bridge House frontage



Rear of Bridge House



Carlyle's Place



Albert Hall



18-26 Port Street

### Specific management and enhancement objectives for Port Street character area.

#### Views and street form

- Preserve view of Town Hall on turning corner from south.
- Infill development should respect the original layout of Port Street.

#### Scale, massing and design of development

- The template for new development should be 2-storey continuous back of pavement buildings alongside other terraces and rear of Bridge House for new service buildings.
- Extensions to buildings should be proportionate to the main host building eg: Albert Hall in particular.

#### Activities, landscape & townscape

- Provide additional on-site interpretation linking buildings with historical people/events and uses including the street names

### Traditional architectural appearance

- Proposed attachments to buildings should be carefully regulated if they are to be acceptable.
- The integrity and variety of detail should be retained in respect of industrial, commercial and domestic windows and doors.
- Preserve the traditional features of the terraces on Carlyle's Place.
- care should be taken to retain remnants of historic surface features and reinstate walls

## **Management and Enhancement in the Conservation Area**

Since the 1990s it has been recognised that heritage, in its widest sense, makes a very significant positive contribution to a community's sense of place and as a focus for regeneration, especially in town settings. The historic and architectural character of an area supports and promotes it as an attractive place to live, work and visit and be a catalyst for regeneration, investment and enhancement. There are examples across Scotland and Europe where heritage led regeneration has brought significant benefits to the economy and the environment and where attention to detail has been of great importance in achieving that benefit.

When funders have invested in historic buildings and spaces, they look for long term positive effects. These are best achieved by sensitively managing historic character. The accumulation of small, unsympathetic changes can gradually erode that character. Where improvements to living standards have taken place without sensitivity, many communities would like to reinstate and enhance character. The economic decline has been damaging to the historic character of towns but there are initiatives to accommodate new and more sustainable long term uses in town centres. Some of these schemes have developed to help address the backlog of investment in the historic fabric in order to support economic regeneration.

Annan has previously benefitted from a National Lottery funded scheme but there is scope for further work to be carried out to bring buildings into a better state of repair through a similar programme and reinforce the historic appearance and links in the town centre area. Carefully considering how proposals for large and small changes will affect individual streets, a space, a group of buildings or a single building in the historic centre is important for successful regeneration of Annan, its character and local identity.

The character appraisal and management plan identifies features and themes which contribute positively to the special character of Annan Conservation Area, as well as places where previous decisions and events have been detrimental to the special character.

### **Coordinating management and enhancement.**

There are a number of common issues. Programmes which have single objectives may not always consider how they might interfere with historic details but there are usually alternative ways to ensure that a range of regeneration goals are met.

### Public realm works and Street Furniture

There have been very successful public realm improvements in Annan but there remains a risk of damage to new and enhanced surfaces which should be carefully managed during street works. Management and placement of items of street furniture or traffic control would benefit from a coordinated approach to minimise potential clutter and theme designs where possible. The need for bollards, seating, signage, lighting and floral displays and sharing the purpose of



each can help reduce the number of pieces of equipment and maintenance needs. Using an agreed design code would be a useful action to take forward.

### Utilities

Statutory Undertakers, utilities companies for example, are permitted to carry out some development without planning permission but should notify the roads authority in advance. There are higher expectations in historic areas in terms of disruption and reinstating surfaces. The Council should ensure that this duty of care is carried out. Agreement about good practice would be a useful way forward.

### Roads Authority

Designing Streets is a nationally recognised policy document which includes alternative and integrated approaches to signage and road markings in the historic environment. Some of the road and footway surfaces in Annan are of particular interest through age or recent improvements. Opportunities to reduce light pollution would be helpful following existing guidance and shared good practice.

### Telecommunication equipment

Satellite dishes, aerials and other antennae may accumulate and spoil the appearance of buildings but alternative places are possible with potential for sharing equipment. Establishing protocols with property owners would be worthwhile.

### Planning and Enforcement

Alterations that are carried out without consent in conservation areas have the potential to damage the character. Elevation treatments, extensions and alterations to windows, doors, shopfronts or roofs and chimneys may all have a more serious impact than in areas of less historic sensitivity and planning enforcement decisions will reflect this when unauthorised work which adversely affects the character of Annan Conservation Area has been taken, especially where regeneration and restoration schemes have been put in place.

### Advertisements and Signage

The Town and Country Planning [Control of Advertisements] [Scotland] Regulations 1984 (as amended) are stricter within conservation areas than in other places. Intervention in the design of advertisements to achieve good design which respects the character and uses the fascia and existing framing of the shop front will be supported.

### Litter, graffiti and unauthorised advertising

Small unsightly changes can lead to a disproportionate perception of decline. Supporting groups and services that remove litter and graffiti and fly posting is key to success.

## **Successful Conservation Area Management**

There are multiple combined factors which contribute to the success of conservation area management, the majority of which rely on owners of properties. Some of these are more easily quantified than others. In general terms, conservation area management should seek to:

- reduce the number of buildings suffering from neglect and deterioration
- encourage effective, regular maintenance and good quality repairs to buildings
- increase and progress enhancement schemes
- improve the quality of public realm spaces
- improve the design quality of extensions
- support new uses for vacant/under-used buildings including upper floor space
- improve tree management and introduce additional trees in appropriate places

- increase the footfall and vitality of streets and attract commercial activity
- support new and expanding businesses in the conservation area

### **Potential Future Actions in Annan Conservation Area**

- ❖ 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.
- ❖ Assist the formation, funding and support of community groups to become Development Trusts where this would be the best route to repair, restoration and reuse of buildings through grant support programmes which ensure appropriate standards for historic buildings and modern living.
- ❖ In partnership with service providers, owners and community groups put together outline development plans or briefs for sites identified in Annan Town Centre Regeneration Plan 2020 and others that may come forward in the conservation area, in order to find uses for difficult and derelict buildings.
- ❖ Assist the community make better use of the town connections with historical people and events to attract visitors and reinforce the leisure economy.
- ❖ Consider whether there are open spaces close to existing businesses or buildings where outdoor activity could be safely provided.
- ❖ Consider how to attract more general funding which will support applications for individual historic buildings, structures and places within Annan Conservation Area.
- ❖ Consider how to reinforce and continue the existing design themes for street furniture, surfaces, lighting and public sector equipment with Council services and community groups with an interest.
- ❖ Carry out a tree survey and follow up with a planting and management strategy which takes account of the impact on historic structures and 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 how, or if, the protocol for the use of development management powers to control development details and remove unauthorised development needs any particular approach.

## APPENDIX 1

**GENERAL ADVICE.****Preserving and enhance the character of Annan Conservation Area**

Each building or space within the conservation area makes a contribution to the street character of the whole of Annan 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 for 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 Annan Conservation Area; usually red sandstone or another stone with sandstone dressings and detail. Locharbriggs stone is the most prevalent along with Corncockle.

The exterior surfaces of 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, sand and lime mastic, lime render and porous paints as appropriate.

Internally there are many materials which will improve energy efficiency but continue to allow vapour moisture movement through the wall.

There may be a need to consider climate change matters in any proposals for restoration or alteration of traditional buildings.

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-Built-Environment/pdf/Adopted\\_HBE\\_SG\\_June\\_2017.pdf](http://www.dumgal.gov.uk/media/18920/LDP-Supplementary-Guidance-Historic-Built-Environment/pdf/Adopted_HBE_SG_June_2017.pdf)

**Damp in stone and lime buildings**

Injected damp proof courses are generally ineffective in solid stone walls where there are no through joints. The chemicals interfere with intentional moisture movement. Early brick and lime mortar may not benefit either unlike 20<sup>th</sup> century and later brick built walls. In stone walls, electrolytic techniques may be effective to deter damp for a limited time.

**Sources of damp**

Good drainage around and on a building is the best way of preventing damp. Regular checks of rhones, downpipes and concealed rainwater channels for leaks, loose attachments and to remove leaves and other debris. Cast iron rainwater goods are resilient as long as repainted and their fixings checked. Checking for slipped slates especially after strong winds. Check ground drains for leaks and blockages. Hard ground and raised planting beds beside an elevation may trap moisture against the wall and allow damp to develop internally. Drainage should direct water away from a building as quickly as possible especially as climate change predicts future rainfall to be heavy so in addition higher capacity rain water goods 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 introducing lead safes can reduce water penetration.

### **Windows, doors and timber shopfronts**

Timber elements including windows and doors should be painted regularly with traditional weather resistant paint, natural oil based paints are good for nourishing new bare wood as well as providing a protective coating. Small areas of putty and damaged timber can be cleaned out and filled or repaired by splicing in good timber. Sliding sash and case window equipment can be tightened, and draft strips added. The same principles apply to timber shopfronts including the traditional fascia for shop signs. Hanging signs may be appropriate but including too much information on any sign is neither attractive nor effective.

### **Alterations that affect the exterior**

Internal alterations needing pipes and vents through external walls 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. Sandstone repairs need specialised trades 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/advice-and-support/your-property/owning-a-traditional-property/traditional-buildings/>

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

<https://www.historicenvironment.scot/advice-and-support/your-property/owning-a-traditional-property/living-in-a-conservation-area/>

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