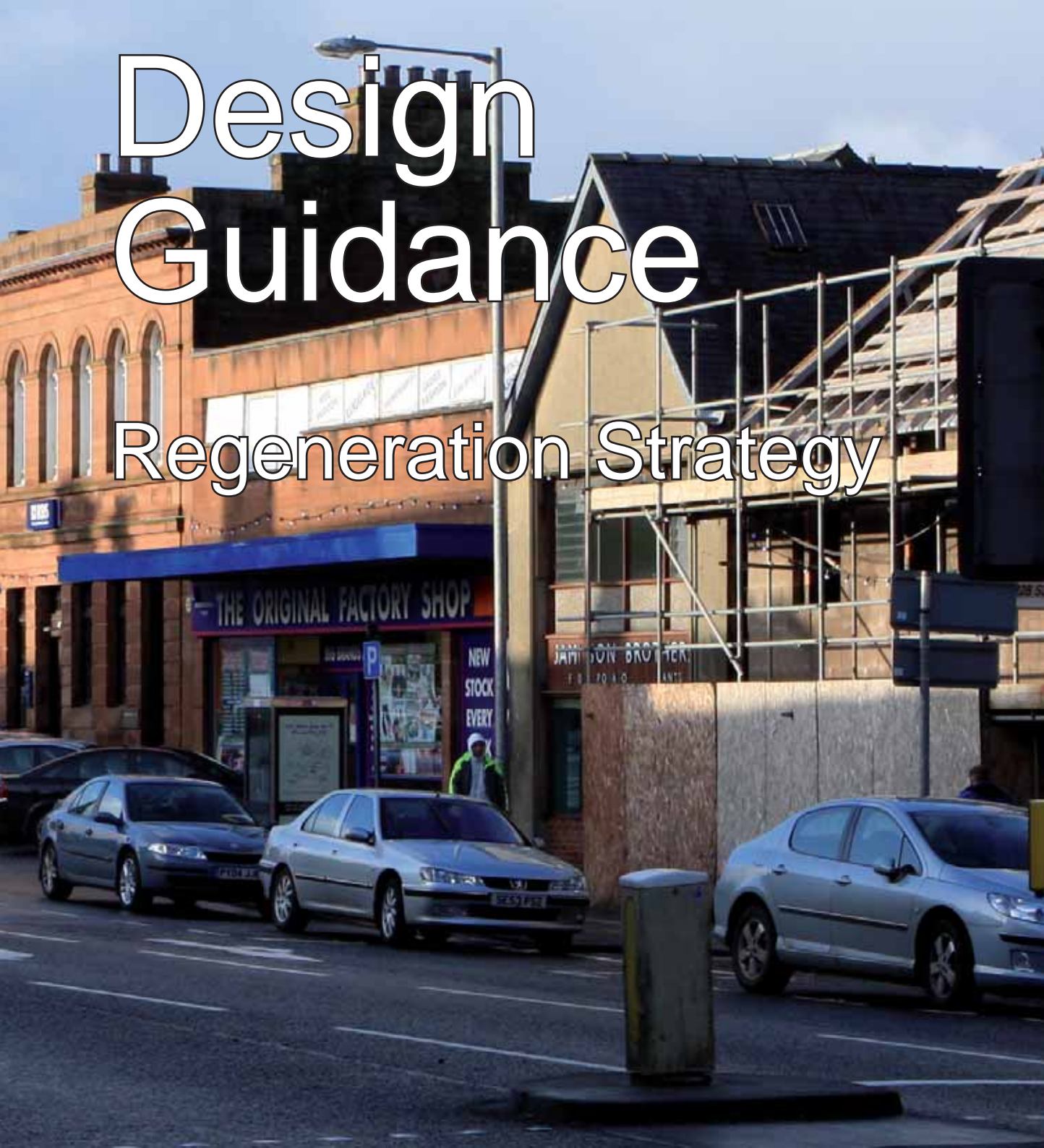


# Design Guidance

## Regeneration Strategy



.06

## DESIGN GUIDANCE

### Regeneration Strategy

- 6.1 The concepts outlined in the previous section respond to the masterplan teams survey and analysis and the views expressed through an extensive programme of community and stakeholder engagement. All of the concepts are underpinned by a realisation that more needs to be made of Annan as a place, and particularly, the area around its High Street.
- 6.2 Annan is a beautiful town that needs repair, reinvention and revitalisation to help make it a more attractive place to live, work and visit. The team were overwhelmed by local people's passion for their community but also their frustration that not enough was being done to improve the fabric of their Town.
- 6.3 There is only a limited amount of public funding available to repair the many fine buildings and spaces that exist, particularly given the increasingly desperate nature of public capital and revenue funding. The future regeneration strategy has to be an integrated package of projects, some public, some hopefully taken forward by the private sector, that share a common vision and are delivered and phased in a complementary manner. In recognition of this fact, the strategy has three parts:
- Development Strategy
  - Investment Strategy
  - Community Strategy

### Development Strategy

- 6.4 The teams analysis of Annan demonstrates a growing disconnection between the Town and its hinterland in part due to a disproportionate growth northwards. In the 1950/60s this growth was led by municipal housing in Newington and Kimmeter but significant expansion came through suburban development post 1970. These estates are not

particularly well integrated with each other, let alone the Town Centre, and most new housing from this period feels quite disassociated from the traditional Town and High Street.

- 6.5 The outflow of people and investment from the Town Centre has resulted in a process of decline that has had a self-perpetuating impact upon the High Street and its adjoining land. Many people from Annan shop outwith the Town and while this happened across Dumfries and Galloway the proportion of spend outwith the Annan is particularly high. Shops in Annan have resultantly declined to the point where they struggle to stock goods or offer services that can match those available in Dumfries or Carlisle. Instead many stock essentials rather than specialist goods. This retail offer does not compare well with other small towns nearby that use their retail offer to attract a greater proportion of the tourist market.
- 6.6 Many people who live on the northern edge of the Town have to drive to shop. They face an obvious and understandable choice between driving into Town or staying in the car and travelling further afield where the retail offer is better. Those who do travel into Town, increase demand for parking behind the shops. Large areas of land immediately behind the High Street are either unused or dominated by car parking. This should be amongst the most valuable land in the Town.
- 6.7 Low land values in the Town Centre mean that its just as valuable for spaces above shops to be used for storage and office use as to be redeveloped for residential. The combination of relatively low population density and vacant land means that there is little activity in the centre after 5pm. Shops and cafes shut early and there is a sense of a town centre where no one wants to be after dark.
- 6.8 The masterplan proposes a reversal of this process. It targets a series of sites currently in use by industry and business uses or underused / vacant, for redevelopment of housing. It aims to increase population density within the Town Centre and specifically at key points along the High Street through this redevelopment programme.

## DESIGN GUIDANCE

6.9 The form and type of housing shown is indicative however it is likely that this would respond to the need for more affordable housing in Annan. As a result new housing would be ideal for young people and young families to establish themselves on the property ladder. Taken together with a programme for the reuse of space above shops for living accommodation the team see the potential to create up to 500 new units in or around the Town Centre. This would have a significant impact upon retail activity along the High Street and could provide a catalyst for retail diversification that would in time improve the Town's offer to visitors.

6.10 The projects shown include the redevelopment of the following sites:

- Carrs agricultural
- Queensberry Street
- Ednam Street
- Station Road Sites
- Charles Street
- Mafeking Place
- Scott's Street
- Solway Street
- Silverlaw
- Annerley Road

*All total development cost figures presented in this section include site acquisition, demolition / construction costs, professional fees, development management costs, contingency / miscellaneous costs and VAT.*

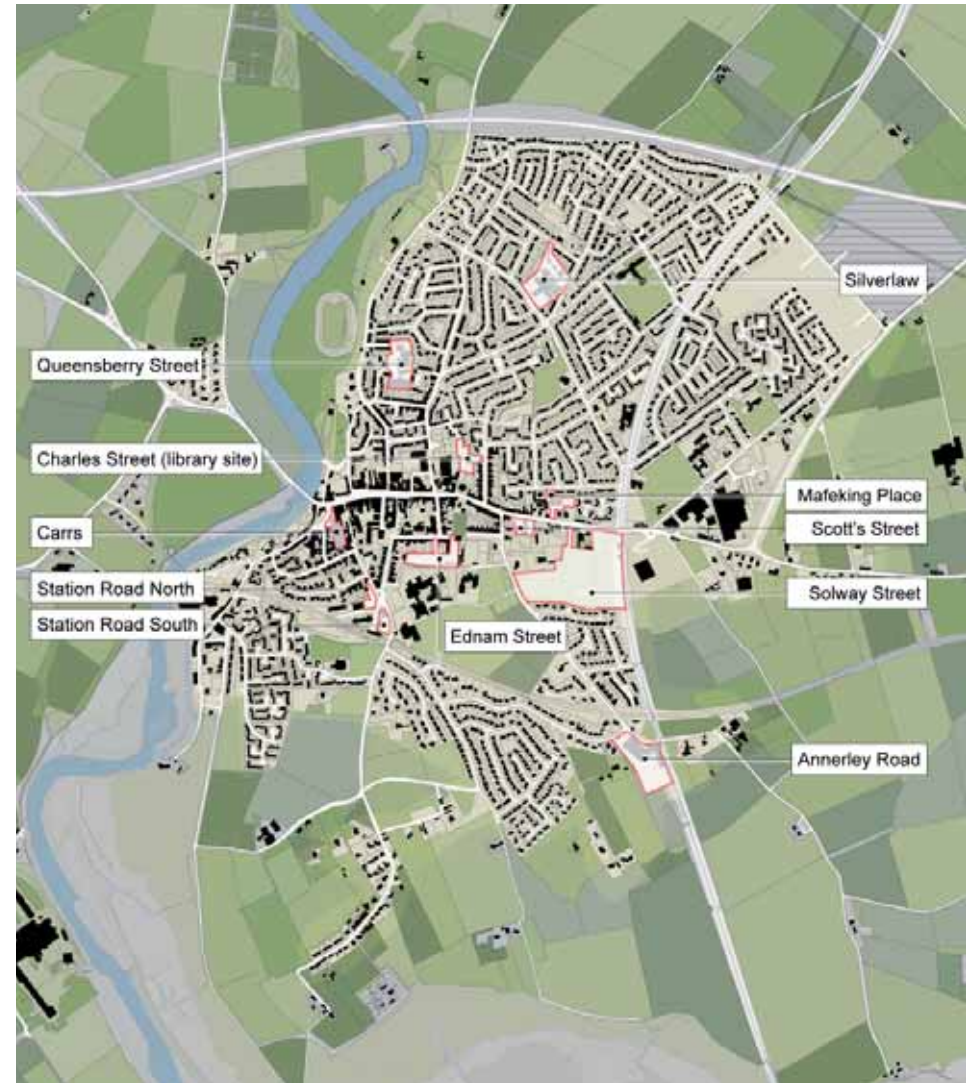


Figure 6.1 - Potential Redevelopment Sites

# DESIGN GUIDANCE

## Development Project 1 - Carrs Billington

# .06

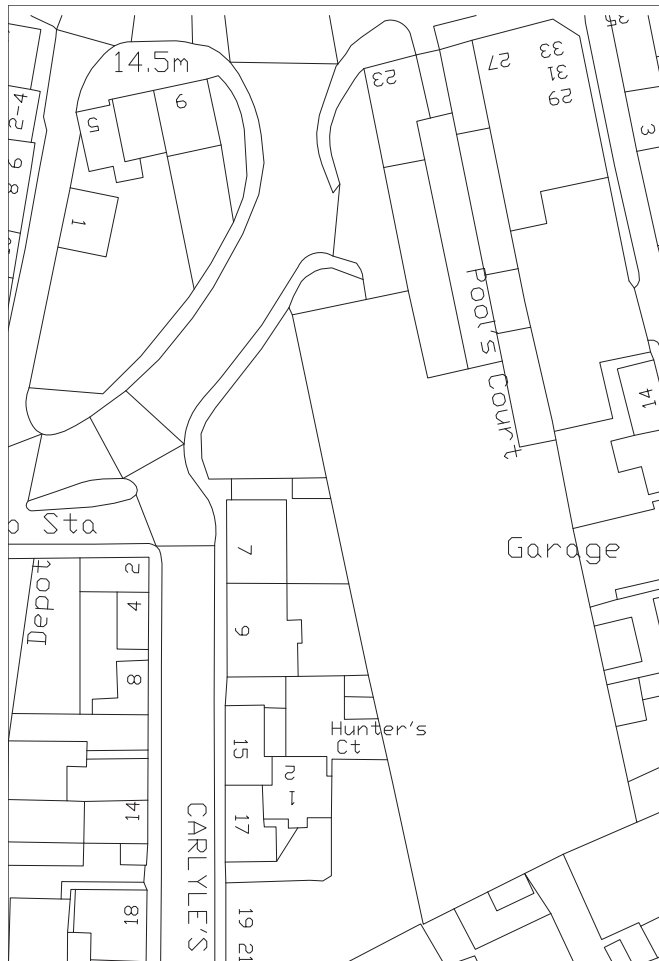


Figure 6.2 - Carrs Site Plan

(Indicative layout for illustrative purposes only)

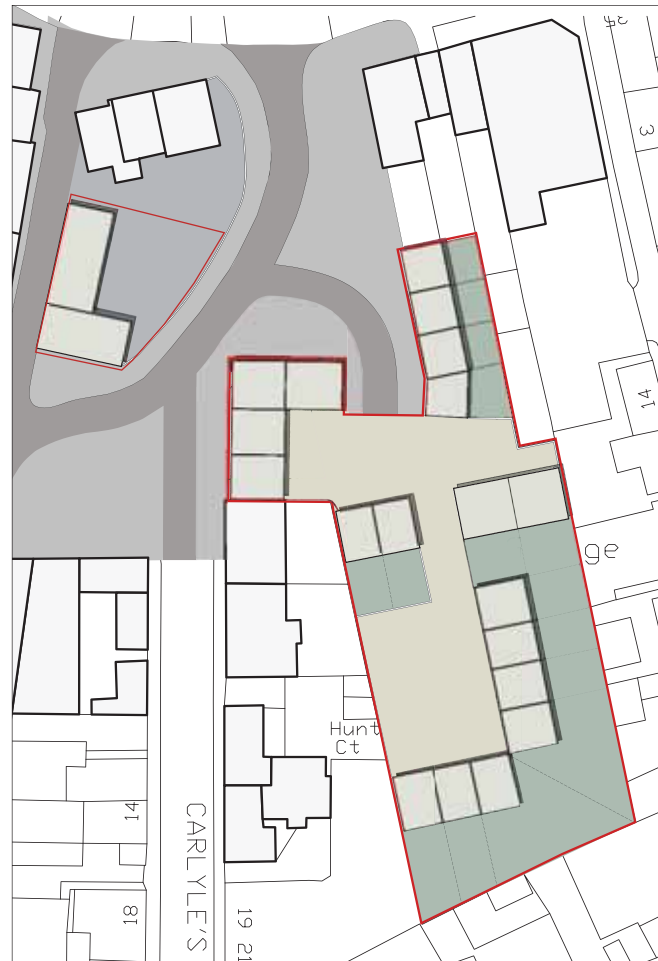


Figure 6.3 - Indicative Carrs Site Layout

1	CARRS
Site area	0.5 Ha
Number of units	27
Density	54 dph
Unit types	flats / terraced / townhouse / semi-detached
Total development cost	£3,142,744
Cost per unit	£116,399

### Description

The proposals for the Carrs site offers the opportunity to for medium density residential development at close proximity to shops and services.

The slight realignment of 'new' Port Street allows the creation of a public space in front of Albert Hall which is further defined on its northern edge by development with the curtilage of Bridge House and eastern edge by an extension of Carlyle's Place which then turns to create a point of focus when turning into 'new' Port Street from High Street.

Within the development site itself, two interconnecting courtyards are bounded by terraced housing.

There is also the potential for Live / Work units to be accommodated at this site. Specific dwellings would office spaces as well as digital infrastructure.

# DESIGN GUIDANCE

## Development Project 2 - Queensberry Street



Figure 6.4 - Queensberry Street Site Plan

(Indicative layout for illustrative purposes only)



Figure 6.5 - Indicative Queensberry Street Site Layout

2	Queensberry Street
Site area	1 Ha
Number of units	35
Density	35 dph
Unit types	terraced / semi-detached / detached
Total development cost	£4,425,133
Cost per unit	£126,432

### Description

The redevelopment of this commercial / industrial site will create an area of mixed density housing, potentially offering homes to single people, young couples or indeed families.

The development also creates a connection between Queensberry Street and Albert Place.

Existing business could likely be accommodated on new, more modern premises either at Scott's Street adjacent to the pipeline, the Stapleton Road business site or indeed at the redeveloped Chaplecross.

# DESIGN GUIDANCE

## Development Project 3 - Ednam Street

### Description

This potential development site occupies disused / underused land in close proximity to both the town centre, bus and railway stations and also Annan Academy. Allotment gardens also occupy a proportion of the site which although well used, could potentially be relocated within the 'Southern Parkland' area (identified within the 'Community Strategy') and could include improved facilities.

The development would also help create a more pleasant route between Solway Street and St Johns Street by overlooking what currently is a backland path.

Potential housing on the site could consist of small family homes.

3	Ednam Street
Site area	0.84 Ha
Number of units	24
Density	30 dph
Unit types	terraced / semi-detached / detached
Total development cost	£2,983,942
Cost per unit	£119,358

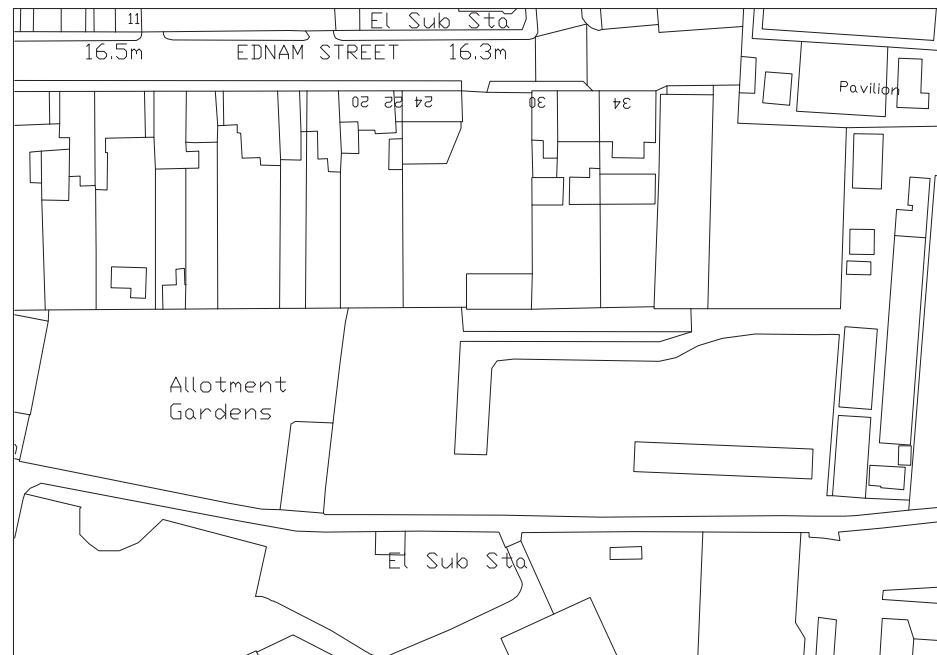


Figure 6.6 - Ednam Road Site Plan

(Indicative layout for illustrative purposes only)



Figure 6.7 - Indicative Ednam Street Site Layout

# DESIGN GUIDANCE

## Development Project 4 - Station Road North and South

(Indicative layout for illustrative purposes only)



Figure 6.8 - Station Road Site Plan



Figure 6.9 - Indicative Station Road Site Layout

4	Station Road North
Site area	0.22 Ha
Number of units	21
Density	95 dph
Unit types	flats
Total development cost	£2,983,942
Cost per unit	£111,174

4	Station Road South
Site area	0.2 Ha
Number of units	18
Density	90 dph
Unit types	flats
Total development cost	£2,052,579
Cost per unit	£114,032

### Description

These potential development sites will improve the arrival point for residents and visitors at the railway station. They will also frame views towards the handsome Central Hotel and with further public realm improvements can offer much greater legibility and clarity of routes towards the town.

The slight realignment of Station roads helps to tidy up what is currently a very messy junction and also creates a area of public realm in front of the Station Road North site.

Due to close proximity to the town centre and the railway station there is also the potential for Live / Work units to be accommodated at this site. Specific dwellings would office spaces as well as digital infrastructure.



# DESIGN GUIDANCE

## Development Project 5 - Charles Street

# .06

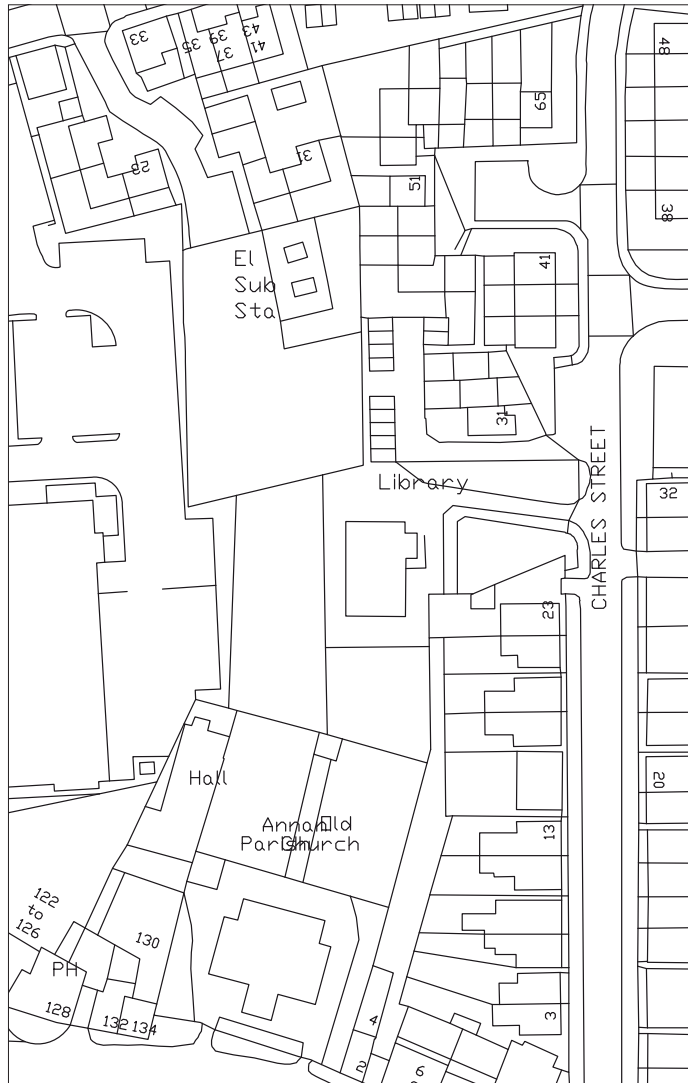


Figure 6.10 - Charles Street Site Plan

(Indicative layout for illustrative purposes only)



Figure 6.11 - Indicative Charles Street Site Layout

5	Charles Street (library)
Site area	0.47 Ha
Number of units	11
Density	23 dph
Unit types	terraced
Total development cost	£1,291,577
Cost per unit	£117,416

### Description

With the potential to reinstate the towns library at the Victoria Halls Complex the existing library site could provide a number of terraced houses in close proximity to Annan High Street.

An existing 'Scheduled Monument' would be left within open space in the south western corner of the site.

# DESIGN GUIDANCE

## Development Project 6 - Mafeking Place

### Description

Should the site become available and the existing social club relocated then there exists the opportunity to develop the site at a medium density and deliver a number of small terraced and semi-detached family houses.

The housing would be located close to both the town centre as well as the Tesco store on Scott's Street.

6	Mafeking Place
Site area	0.38 Ha
Number of units	18
Density	47 dph
Unit types	terraced / semi-detached
Total development cost	£2,232,686
Cost per unit	£124,038



Figure 6.12 - Mafeking Place Site Plan

(Indicative layout for illustrative purposes only)



Figure 6.13 - Indicative Mafeking Place Site Layout

# DESIGN GUIDANCE

## Development Project 7 - Scott's Street

### Description

Recently the properties at 2 and 4 Scott's street were refurbished and with the potential development of adjacent land, including the existing Somerfield petrol filling station, an opportunity exists to give much greater definition to the southern edge of Scott's Street which will be visible from both Church Street and entering Scott's Street at the Eastern Gateway.

A courtyard arrangement will serve the dwellings in behind Scott's Street.

There is also the potential for Live / Work units to be accommodated at this site. Specific dwellings would incorporate office spaces as well as digital infrastructure.

# .06

7	Scott's Street
Site area	0.39 Ha
Number of units	23
Density	58 dph
Unit types	terraced
Total development cost	£2,468,336
Cost per unit	£124,038

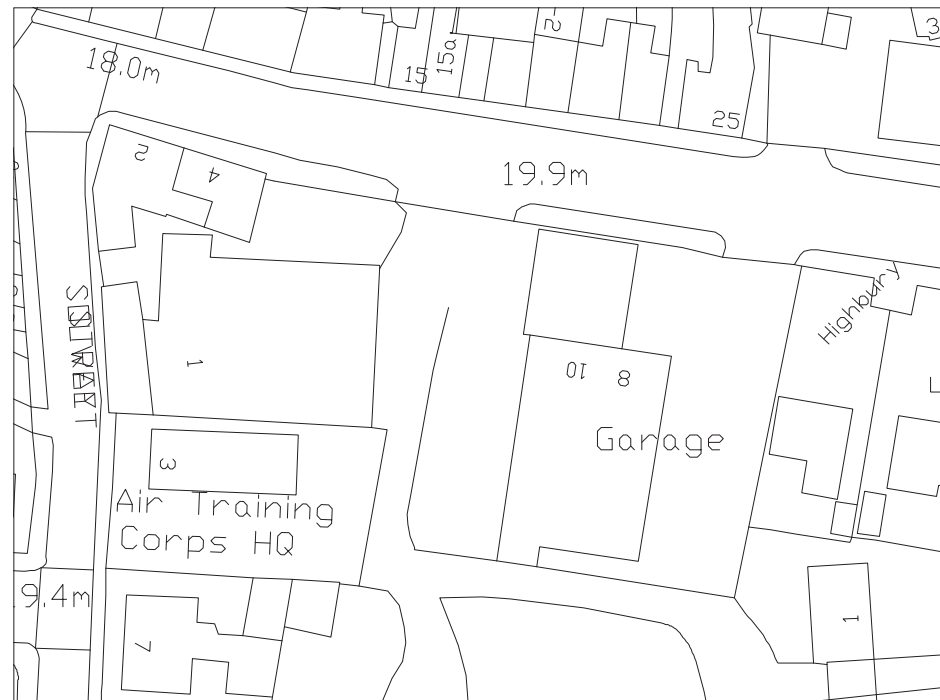


Figure 6.14 - Scott's Street Site Plan

(Indicative layout for illustrative purposes only)



Figure 6.15 - Indicative Scott's Street Site Layout

# DESIGN GUIDANCE

## Development Project 8 - Solway Street Residential / Scott's Street Commercial

### Description

This area consists both a commercial / industrial element (Scott's Street) and also a larger residential development (Solway Street).

The Scott's Street site could potentially rehouse businesses such as CARRS (road frontage display possible) or a number any number from Queensberry Street or Silverlaw.

The residential site has the potential to deliver a large number of family homes as well as open space so that green links are possible to west and through the 'Southern Parkland'.

Commercial Industrial	Scott's Street
Site area	0.95 Ha
Number of units	2
Unit types	sheds
Total development cost	£3,759,675
Cost per m <sup>2</sup>	£1,074

8	Solway Street
Site area	4 Ha
Number of units	60
Density	15 dph
Unit types	detached
Total development cost	£8,471,424
Cost per unit	£141,190



Figure 6.16 - Solway Street Site Plan

(Indicative layout for illustrative purposes only)



Figure 6.17 - Indicative Solway Street Site Layout

# DESIGN GUIDANCE

## Development Project 9 - Silverlaw

.06

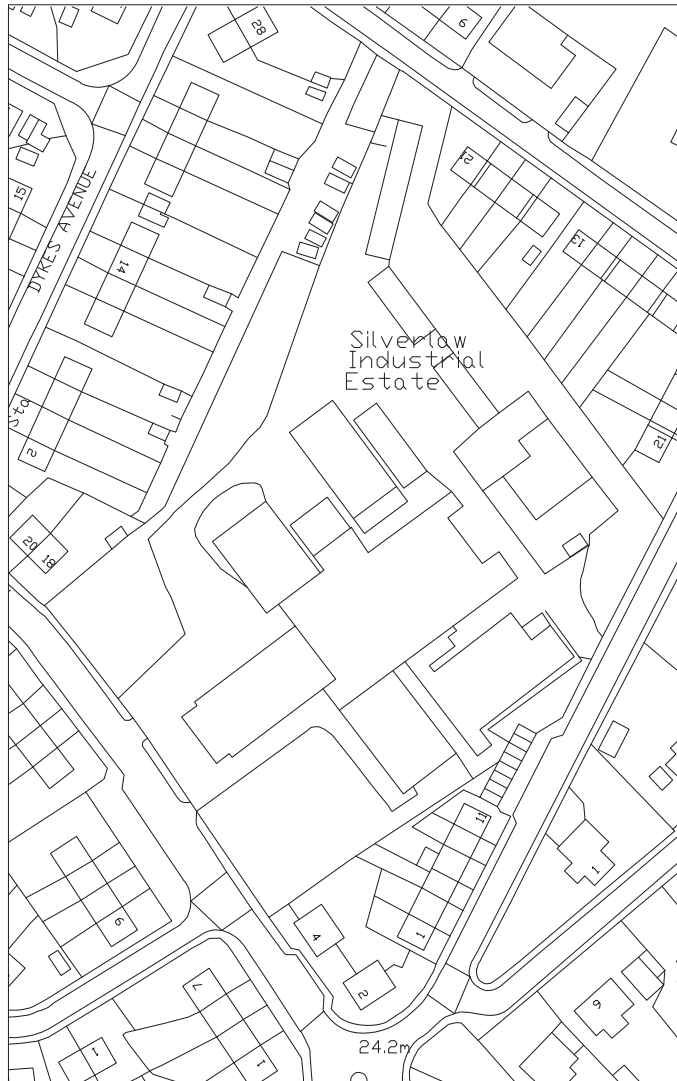


Figure 6.18 - Silverlaw Site Plan

(Indicative layout for illustrative purposes only)



Figure 6.19 - Indicative Silverlaw Site Layout

9	Silverlaw
Site area	1.45 Ha
Number of units	55
Density	39 dph
Unit types	terraced / semi-detached
Total development cost	£6,554,052
Cost per unit	£119,165

### Description

The existing Silverlaw industrial estate currently sits with a large residential area and to a certain degree detracts from residential amenity. The adopted local plan considers that the sites is suitable for residential development.

Surrounding residential densities are of a medium level and this is reflected in the number of potential dwelling suggested here.

There is also the potential for Live / Work units to be accommodated at this site. Specific dwellings would office spaces as well as digital infrastructure.

# DESIGN GUIDANCE

## Development Project 10 - Annerley Road

### Description

The site is currently occupied by an active sawmill. It is considered that there may be more suitable locations within the town that could accommodate this use. This would not only improve localised residential amenity but also offer better access through a more robust road network. Potential sites could be found within the Chaplecross redevelopment area.

This site could accommodate a number of larger family houses in keeping within the surrounding character and context.

10	Annerley Road (Sawmill)
Site area	1.7 Ha
Number of units	33
Density	20 dph
Unit types	semi-detached / detached
Total development cost	£3,756,483
Cost per unit	£113,833

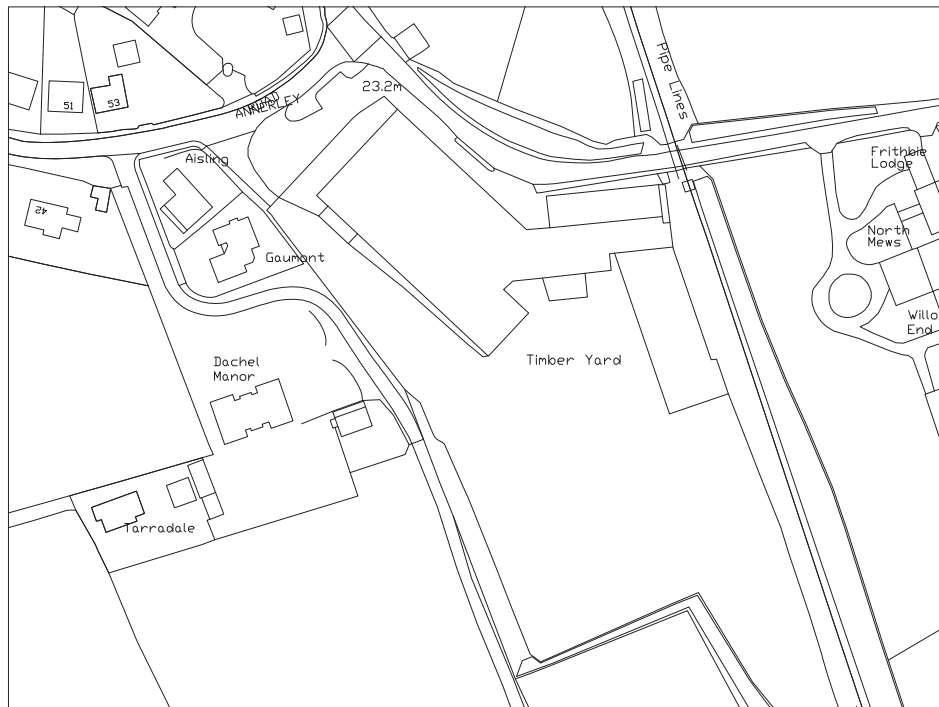


Figure 6.20 - Annerley Road Site Plan

(Indicative layout for illustrative purposes only)



Figure 6.21 - Indicative Annerley Road Site Layout

# DESIGN GUIDANCE

## Development Projects

.06

	Site	Area (Ha)	Use	Density / Capacity (dph) approx.	Unit type	No. of Units	Development Cost	Development Cost / unit
1	Carrs	0.39	Residential	70	Flats / Terraced / townhouses / semi-detached	27	£3,142,744	£116,399
2	Queensberry Street	1	Residential	35	Terraced / detached	35	£4,425,133	£126,432
3	Ednam Street	0.84	Residential	30	Terraced / semi-detached / detached	24	£2,983,942	£119,358
4	Station Road North	0.22	Residential	95	Flats	21	£2,334,648	£111,174
5	Station Road South	0.2	Residential	90	Flats	18	£2,052,579	£114,032
6	Charles Street (Library)	0.47	Residential	23	Terraced	11	£1,291,577	£117,416
7	Mafeking Place	0.38	Residential	47	Terraced	18	£2,232,686	£124,038
8	Scott's Street	0.39	Residential	58	Terraced	23	£2,468,336	£107,318
9	Solway Street	4	Residential	15	Detached	60	£8,471,424	£141,190
10	Silverlaw	1.45	Residential	39	Terraced / semi-detached	55	£6,554,052	£119,165
	Annerley Road (Sawmill)	1.7	Residential	20	Semi-detached / detached	33	£3,756,483	£113,833
	<b>Totals</b>	<b>11.04</b>	<b>Residential</b>	<b>30</b>		<b>325</b>	<b>£39,713,604</b>	<b>£119,123 (average)</b>
	High Street upper floors		Residential		Potential for up to 50 conversions	50	Not costed	Not costed
	Development edge to Southern Parkland	8.4	Residential	30	Semi-detached / detached	252	Not costed	Not costed
	<b>Overall Totals</b>		<b>Residential</b>			<b>627</b>		
	Scott's Street	0.95	Industrial / Commercial		Shed	1 – 2000m2 1 – 1500m2	£3,759,675	£1,074 / m2

Figure 6.22 - Development Strategy Capacities and Costs

### Upper Floors

- 6.11 Through a high level calculation of upper floors along the Annan High Street, there would appear to be approximately 8,000 sq.m of floor space above shops and across two, three and some four storey buildings.
- 6.12 Through visual inspection the masterplan team has considered that up to 50% of this floorspace is either not used or is under utilised.
- 6.13 Assuming that 50%, 4,000 sq.m is potentially available for conversion to residential use, flats at an average of 80 sq.m per flat, then there is the potential for up to 50 units comprising a mix of one and two bedroom flats.

### Development Edge to Southern Parkland

- 6.14 There exists the potential to develop along the edge of open space in the southern half of the town. Developing certain sites would introduce active edges to potentially improved southern park land.
- 6.15 Development on these sites is likely to be lower density family housing and may very well be more suited for deliver through the private sector where contributions can be made to improved parkland and pedestrian / cycle routes.

# DESIGN GUIDANCE

## Investment Strategy

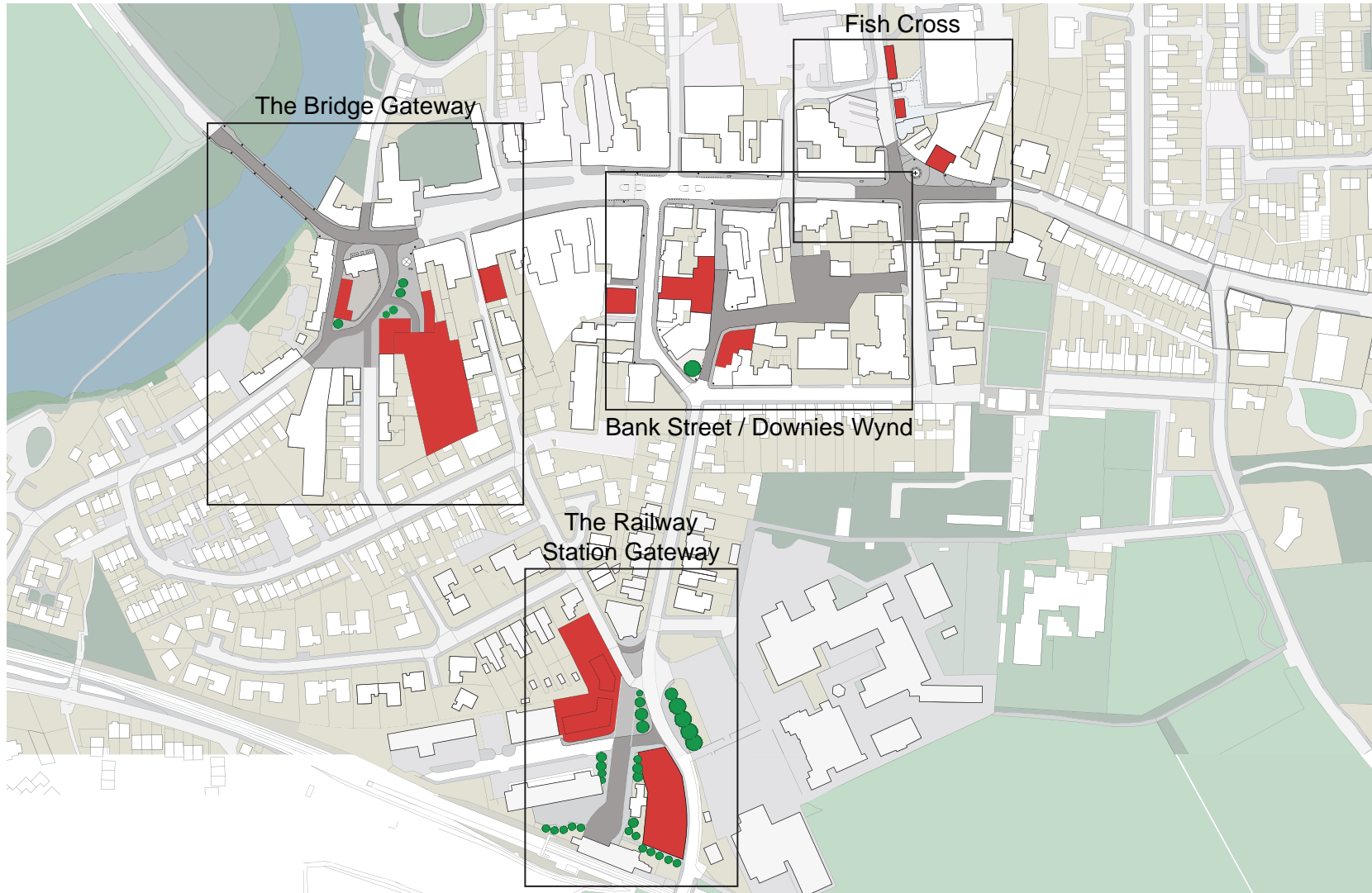


Figure 6.23 - Potential areas for public realm investment



# DESIGN GUIDANCE

## Investment Strategy

6.16 A key aspect in the improvement of Annan as a place to live and visit is the improvement of a number of key areas of public realm. This programme builds on the excellent THI programme that seen a number of key spaces along the High Street targeted for investment.

6.17 Projects include:

- The Bridge Gateway
- Fish Cross
- Bank Street / Downies Wynd (including the central car park)
- The Railway Station Gateway
- The Bus Station Gateway (work anticipated by Dumfries and Galloway 2010/2011)
- Longmeadow area housing renewal
- Kimmeter / Newington area housing renewal

Site / Area	Comprising	Development Cost
<b>Bridge Gateway Public Realm</b>	Public realm materials Lighting Public art	<b>£1,317,175</b>
<b>Fish Cross Public Realm</b>	Public realm materials Lighting Public art	<b>£632,373</b>
<b>Railway Station Gateway</b>	Public realm materials Lighting Public art	<b>£771,975</b>
<b>Bank Street and Downies Wynd Public Realm</b>	Public realm materials Lighting Public art	<b>£1,461,935</b>
<b>Totals</b>		<b>£2,867,775</b>

Figure 6.24 - Potential public realm costs



Granite whin setts



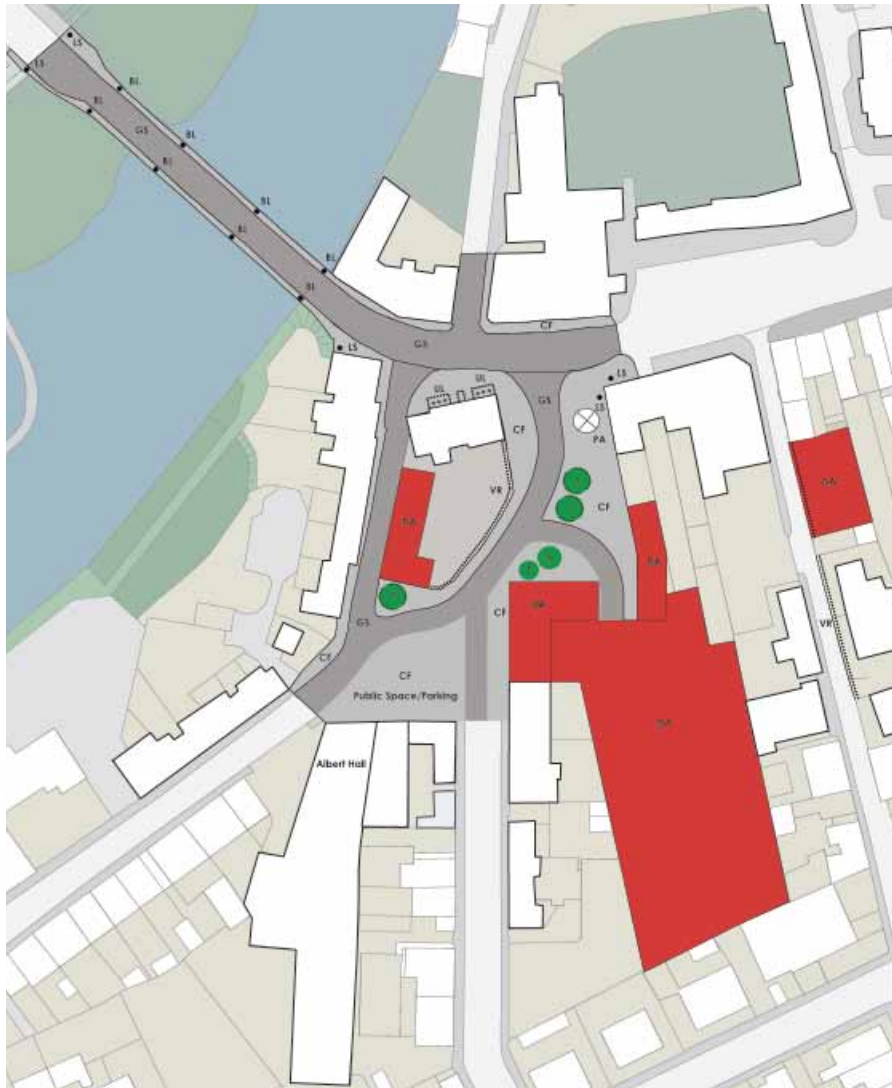
Caithness slab footpaths



Granite whin setts

# DESIGN GUIDANCE

## Investment Strategy



KEY	
CF	Blue/grey Caithness flags in 600, 450 & 300 x random lengths with uniform natural riven finish
GS	Grey granite/ whin sets 100x100x100 cropped finish and edged with silver grey sets
DA	Potential housing redevelopment refurbishment area
LS	New street lighting columns in heritage style installed elsewhere
VR	New Victorian Railings to match existing
ER	Existing Victorian Railings
BL	8No. Purpose made traditionally styled lights to plinth positions on bridge
UL	70W cdm-td ground mounted quadrum uplighters to provide building illumination
PA	Public art piece or feature
T	Tree or planting feature
B	Existing building refurbished
BR	Existing Barrier

Figure 6.25 - The Bridge Gateway

# DESIGN GUIDANCE

## Investment Strategy

# .06



### KEY

- CF Blue/grey Caithness flags in 600, 450 & 300 x random lengths with uniform natural riven finish
- GS Grey granite/ whin sets 100x100x100 cropped finish and edged with silver grey sets
- DA Potential housing redevelopment refurbishment area
- LS New street lighting columns in heritage style installed elsewhere
- VR New Victorian Railings to match existing
- ER Existing Victorian Railings
- BL 8No. Purpose made traditionally styled lights to plinth positions on bridge
- UL 70W cdm-td ground mounted quadrum uplighters to provide building illumination
- PA Public art piece or feature
- T Tree or planting feature
- B Existing building refurbished
- BR Existing Barrier

Figure 6.26 - Fish Cross

# DESIGN GUIDANCE

## Investment Strategy



Figure 6.27 - The Railway Station Gateway

KEY	
CF	Blue/grey Caithness flags in 600, 450 & 300 x random lengths with uniform natural riven finish
GS	Grey granite/ whin sets 100x100x100 cropped finish and edged with silver grey sets
DA	Potential housing redevelopment refurbishment area
LS	New street lighting columns in heritage style installed elsewhere
VR	New Victorian Railings to match existing
ER	Existing Victorian Railings
BL	8No. Purpose made traditionally styled lights to plinth positions on bridge
UL	70W cdm-td ground mounted quadrum uplighters to provide building illumination
PA	Public art piece or feature
T	Tree or planting feature
B	Existing building refurbished
BR	Existing Barrier

# DESIGN GUIDANCE

## Investment Strategy

# .06



KEY	
CF	Blue/grey Caithness flags in 600, 450 & 300 x random lengths with uniform natural riven finish
GS	Grey granite/ whin sets 100x100x100 cropped finish and edged with silver grey sets
DA	Potential housing redevelopment refurbishment area
LS	New street lighting columns in heritage style installed elsewhere
VR	New Victorian Railings to match existing
ER	Existing Victorian Railings
BL	8No. Purpose made traditionally styled lights to plinth positions on bridge
UL	70W cdm-td ground mounted quadrum uplighters to provide building illumination
PA	Public art piece or feature
T	Tree or planting feature
B	Existing building refurbished
BR	Existing Barrier

Figure 6.28 - Bank Street / Downies Wynd

## DESIGN GUIDANCE

### Community Strategy

6.18 For its size Annan has a significant number of community, leisure and recreation facilities. The public affection for the swimming pool and cinema were both notable points in the community engagement process. There was however a sense that facilities were spread across the town and specific reference was made to the lack of a community hub, the poor library facility, the limitations in terms of digital infrastructure and low quality of some public spaces.

6.19 Given the limitations on public funding every effort has been made to consider ways of bringing a range of funding streams together, by maximising the complementarity of projects.

6.20 Projects include:

- Victoria Halls Complex
- Southern Parkland: The Solway Meadows
- Pipe line arts / heritage walk
- Swimming pool improvements
- Digital Infrastructure

# DESIGN GUIDANCE

## Community Strategy

.06

### Victoria Halls Complex

6.21 One of the more popular ideas throughout the community engagement and stakeholder sessions was the concept of bringing a number of community uses together on one site in the heart of the Town. Victoria Halls and the adjoining Market Hall already play host to a variety of community uses and facilities. Victoria Halls houses Annan Museum and formerly the library before it was relocated to Charles Street approximately 30 years ago.

6.22 The proposals show four options for redevelopment. The first is a relatively limited repair and reuse of the two buildings, reinstating the library and creating a new atrium between Victoria and Market Halls. The ambition of the proposals grows toward Option Four, where a new entrance of High Street is proposed. The costs, shown in Fig. 6.29, are for Option 4.

ACQUISITION	
Site acquisition costs	56,000
Stamp duty	-
District Valuers fees	-
Legal fees & expenses	2,400
Home loss & disturbance	-
Decant costs	-
<b>£</b>	<b>58,400</b>
CONSTRUCTION WORKS COST	
Demolition works	40,000
Fabric Repair / Upgrading Costs	245,000
Glazed atrium roof	282,000
New Construction	2,790,000
<b>£</b>	<b>3,357,000</b>
PROFESSIONAL FEES	
Design Team	503,550
<b>£</b>	<b>503,550</b>
DEVELOPMENT CONTROL	
Planning fee	1,117
Building warrant fee	9,880
Demolition warrant fee	-
RES 3 Costs	-
Asbestos Survey	3,000
Topographical survey	-
Site investigation	2,000
Lighting design	5,000
CCTV survey of sewers	-
Scottish Water consent/ inspection fees	-
Roads construction consent/ inspection fees	-
Road stopping up orders	1,000
Sewer rebate	-
<b>£</b>	<b>21,997</b>
DEVELOPMENT/ADMINISTRATION	
Development Contingency / Misc Cost	13,424
<b>£</b>	<b>13,424</b>
CAPITALISED INTEREST	
No allowances	-
<b>£</b>	<b>-</b>
VAT	
17.5% on all costs	689,666
<b>£</b>	<b>689,666</b>
TOTAL DEVELOPMENT COST	
<b>£</b>	<b>4,644,037</b>
COST PER M2	
<b>£</b>	<b>2,738</b>



Figure 6.29 - Victoria Halls Cost Table for Option 4

# DESIGN GUIDANCE

## Community Strategy

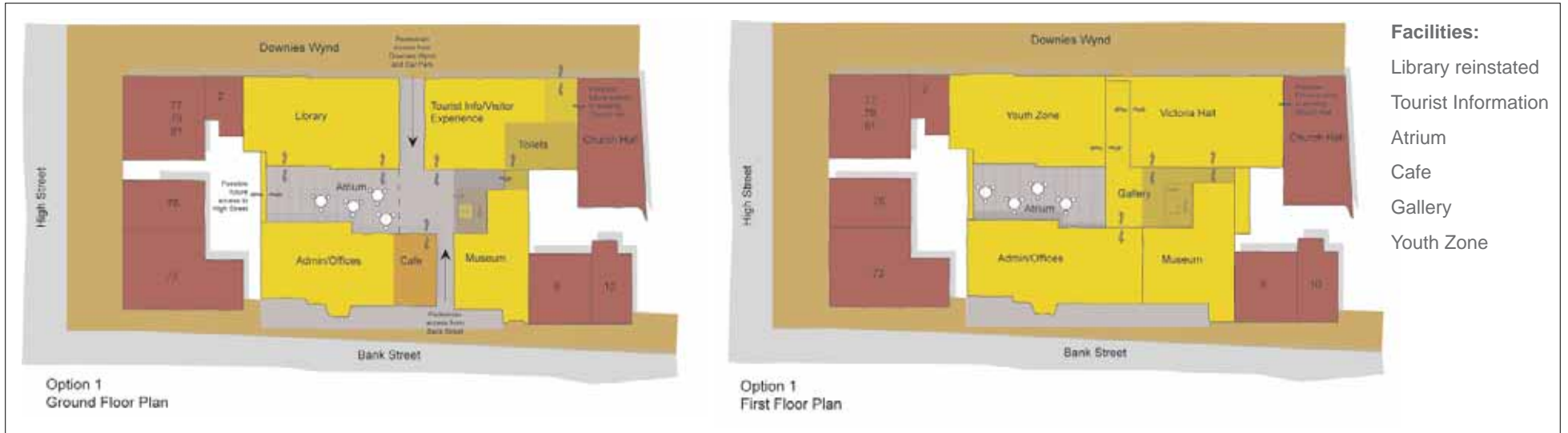


Figure 6.30 - Option 1

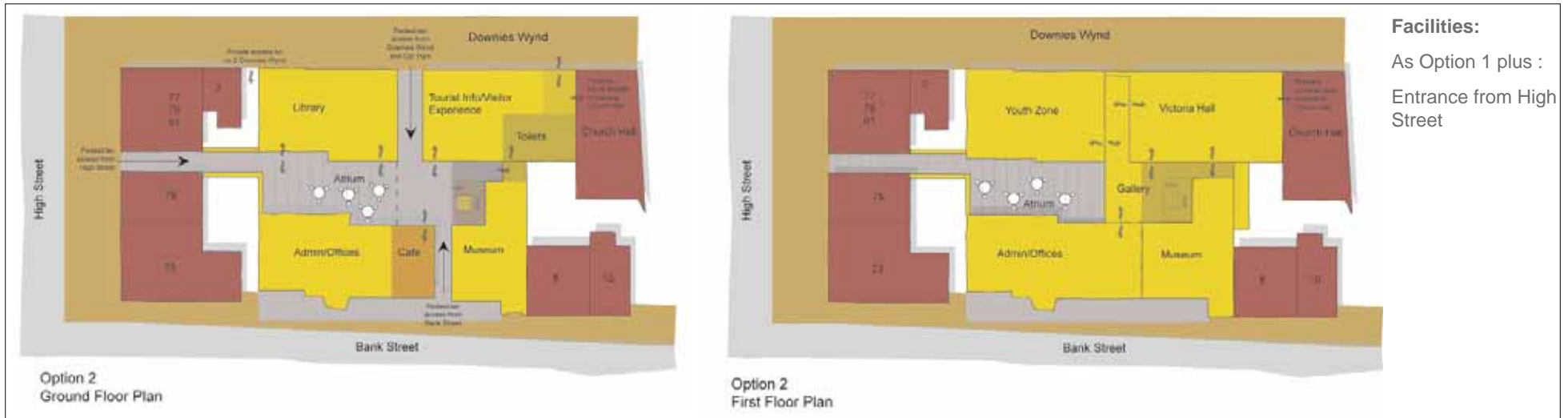


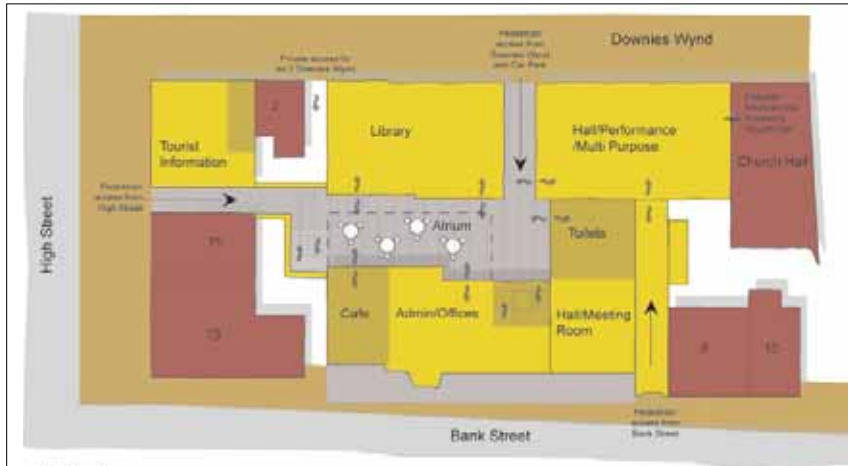
Figure 6.31 - Option 2



# DESIGN GUIDANCE

## Community Strategy

# .06



Option 3  
Ground Floor Plan

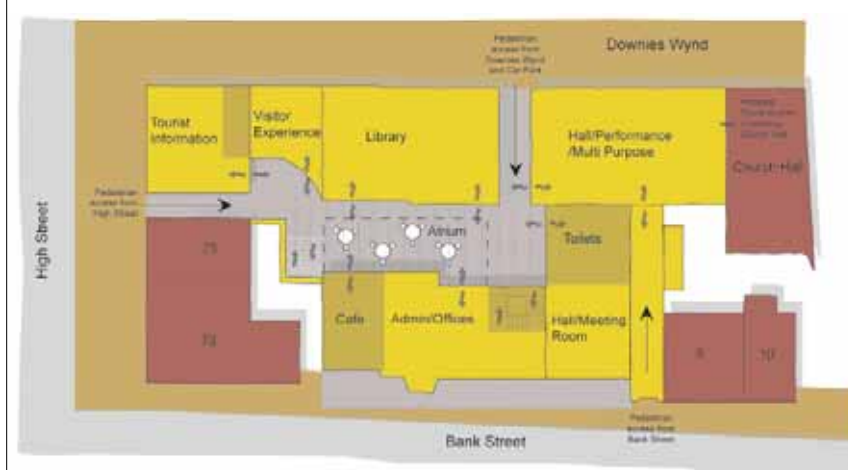


Option 3  
First Floor Plan

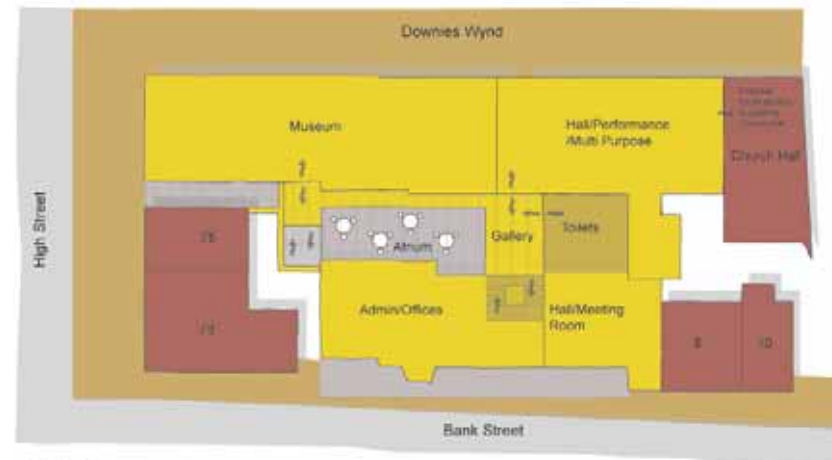
**Facilities:**

- As Option 2 plus :
- Tourist information moved to High Street unit
- Museum moved
- Additional meeting rooms
- Additional multi-purpose room
- Enlarged gallery space

Figure 6.32 - Option 3



Option 4  
Ground Floor Plan



Option 4  
First Floor Plan

**Facilities:**

- As Option 3 plus :
- Additional pedestrian access from Bank Street
- Additional pedestrian access through tourist information
- Tourist information enlarged
- Museum enlarged

Figure 6.33 - Option 4

# DESIGN GUIDANCE

## Community Strategy



Figure 6.34 - Southern Parkland

# DESIGN GUIDANCE

## Community Strategy

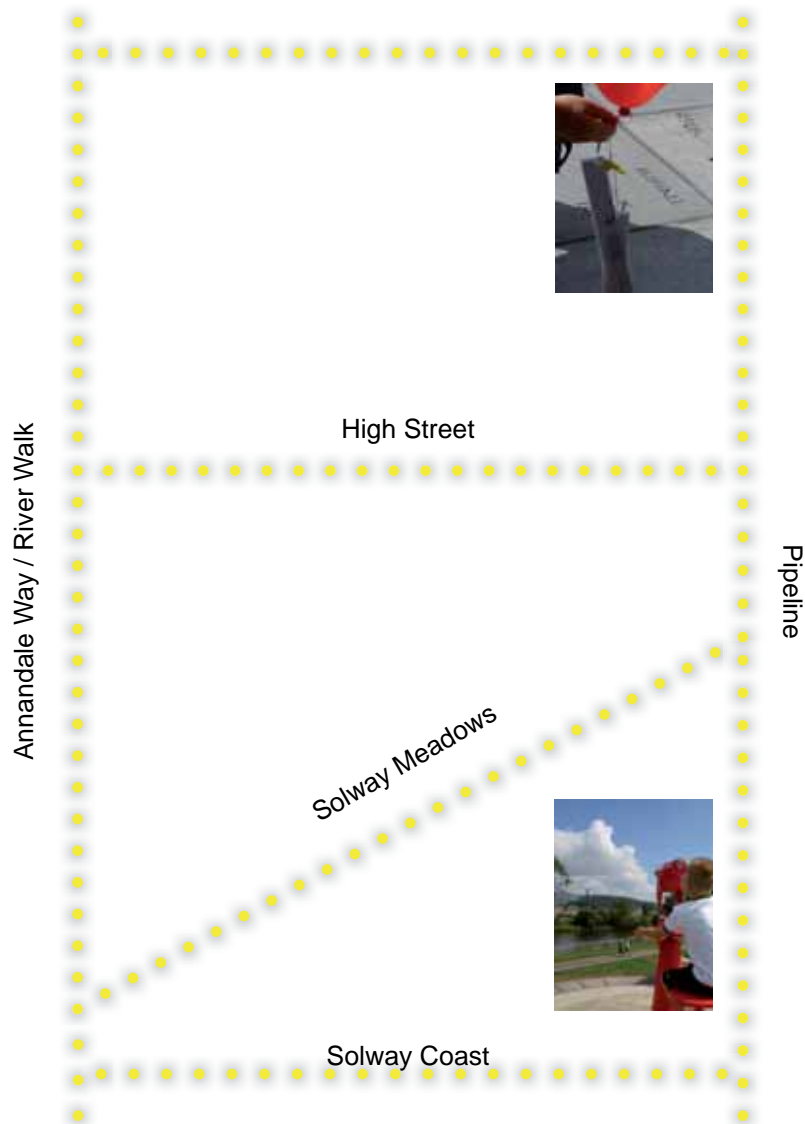


Figure 6.35 - Walking / Cycle Circuits

### **Southern Parkland: Solway Meadows**

- 6.23 To the south of the town centre lie a number of open spaces. Some are in use by local schools and others are the focus of informal recreation. A number are simply in agricultural use. Taken together these spaces form a green spine that runs south of the High Street from the Pipeline to the Harbour. The masterplan team felt that this represented an unrealised opportunity to create a recreational resource of note and scale.
- 6.24 The proposal is for the creation of a series of formal open and recreational spaces and a link cycle / pedestrian route through limited redevelopment along their edges where they meet existing development. Development would overlook the new parks and would provide a finished edge to the town.
- 6.25 It is likely that the current proposal for a play / activity space could be accommodated within this package of improvements.
- 6.26 The potential route across the harbour is of particular note as it would complete a pedestrian / cycle circuit to the south of the Town and encourage passing visitors to the harbour, lending weight to the idea of a future heritage project in this area.

### **Pipe Line Arts / Heritage Walk**

- 6.27 The Chapelcross Pipeline is currently a major and potentially divisive barrier in the Town. Access is informal and not encouraged albeit it is a popular route for dog walkers etc. With the closure and redevelopment of Chapelcross will come the opportunity for the reuse for the pipeline route and the possibility for greater public access. It offers an ideal route for pedestrians and cyclists to move quickly between the Town and the Solway.

# DESIGN GUIDANCE

## Community Strategy

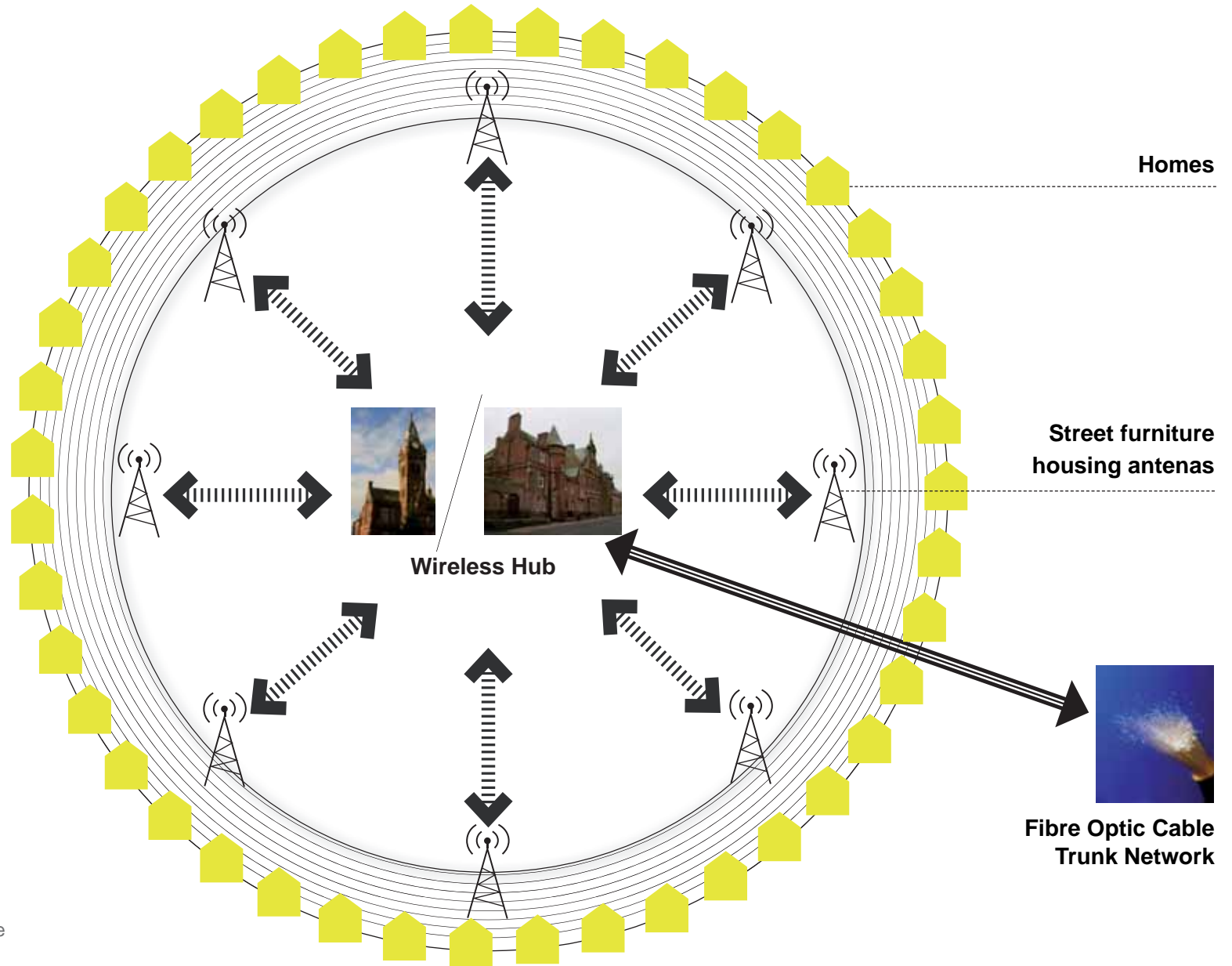


Figure 6.36 - Digital Infrastructure

### Community Strategy

#### **Digital Infrastructure**

##### *Alternative to Cables*

- 6.28 One alternative could be to use the increased capacity of the radio spectrum following the 'switch over' (2012) from terrestrial analogue to digital services. This could allow mobile phone and wireless network technology to reach more rural areas. Through 3G and 4G networks and the installation of telecommunication masts, instead of laying cables, high broadband speeds can be delivered.
- 6.29 However, this is still subject to the commercial viability of installing the infrastructure in terms of masts and there is likely to be a need for some incentives for rural areas. OFCOM will also need to assess how it redistributes the radio spectrum but will be unlikely to want to do it on a piecemeal basis.

##### *An Option for all of Annan*

- 6.30 There is the potential to use a public building as a Wireless Hub. The fibre optic cable would connect into the building and then distribute a signal wirelessly through a mesh network around the town. There would be street furniture that would house antennas to distribute the signal to homes. The data traffic would then be aggregated back at the Hub and then travel on from there through the fibre network.
- 6.31 Commercially speaking this is difficult as the whole town would need to sign up to the same provider to make it viable and to get a return on the network investment. There is the potential for Annan to pilot such a scheme as it benefits for the following:
- Potentially the right population size to make it viable if everyone signs up
  - Still a relatively small geographical area to cover by new masts

- Public sector / Schools / industry as anchor users
- History of innovation

##### *A Working Example*

- 6.32 Lyddington, A UK village, raised £37,000 to offer 200 homes the super-fast broadband that BT could not deliver has launched its network. Other telecom firms had said it was not economical to provide fast services to the village.
- 6.33 Residents discovered that there was nothing to stop them becoming a telco (telephone / telecommunications company). Indeed, the Rutland Telecom scheme was a joint effort between villagers and will offer the residents of Lyddington speeds of up to 40Mbps (megabits per second).

##### **Benefits to Annan**

- 6.34 Such an approach would secure greatly increased download as well as upload speeds (upload speeds are important for businesses as larger file size documentation is often distributed by uploading and e-mailing, as well as for the updating and management web sites). These increased speeds would be beneficial for not only business but also within education, community facilities and for households within the town where a huge proportion of young people have an ever increasing reliance upon internet connect and high broadband speeds.
- 6.35 Delivering a digital infrastructure such as this would very likely give Annan a competitive advantage when it comes to the setting up of new businesses, the expansion of existing businesses, potentially retaining a greater number of young people and continuing to attract families to the area who will increasingly value the digital quality of life as well as the traditional quality of life in respect of community, education and environment.

## DESIGN GUIDANCE

### Community Strategy

#### *Regeneration through Affordable Housing*

- 6.36 Annan, as with most of Dumfries and Galloway, has a deficit of affordable homes (£120,000 and under). Development activity in the town has predominantly delivered lower density, larger family homes on the edge of the town. A small amount of private flatted accommodation has been developed within the town centre but although potentially being the right type of housing, it has generally proved not to be 'affordable'.
- 6.37 Identified within this masterplan is a reversal to current trends, a strategy that focuses housing development as close to the town core and spine as possible and also house types that are in line with demand and that are affordable for local people.

#### *What types of homes are affordable?*

- 6.38 Affordable homes could and should cover a variety of different house types. It is envisaged that these would range from flats either accommodated within converted upper floors along High Street or new build, through terraced houses, semi-detached and detached properties. Providing a variety will be essential in retaining a mixed community and providing an affordable choice for young, low earning and elderly people to live in Annan.

#### *Types of Tenure*

- 6.39 A variety of methods and approaches can be used to provide affordable housing. These can range from traditional social rent housing to a number of shared ownership and increased equity schemes.
- 6.40 'Staircasing' is the process of purchasing additional shares and increasing your ownership (equity) in a property when the lease is at least 12 months old.

#### *Dumfries and Galloway Housing Partnership (DGHP)*

- 6.41 We have been in close contact with DGHP with regard to the level and type of demand for housing within Annan. In 2009 there were 1,500 people on waiting lists for affordable homes in Annan (there will be some degree of duplication across waiting lists in terms of DGHP and local housing associations).
- 6.42 This information was considered when evaluating the capacity of sites and the types of homes that they could accommodate. The consultation with DGHP has directly informed this process.

#### *Loreburn Housing Associations*

- 6.43 Through consultation Loreburn have stated that they would be happy to consider the development of affordable housing in Annan subject to the support of the Council's Housing Services through the Local Housing Strategy, supported by the Housing Needs and Demands Assessment.
- 6.44 Loreburn stated that 'The development of Brownfield sites for new build housing will be subject to the assessment of financial viability within the Scottish Government's funding limits for affordable housing'.

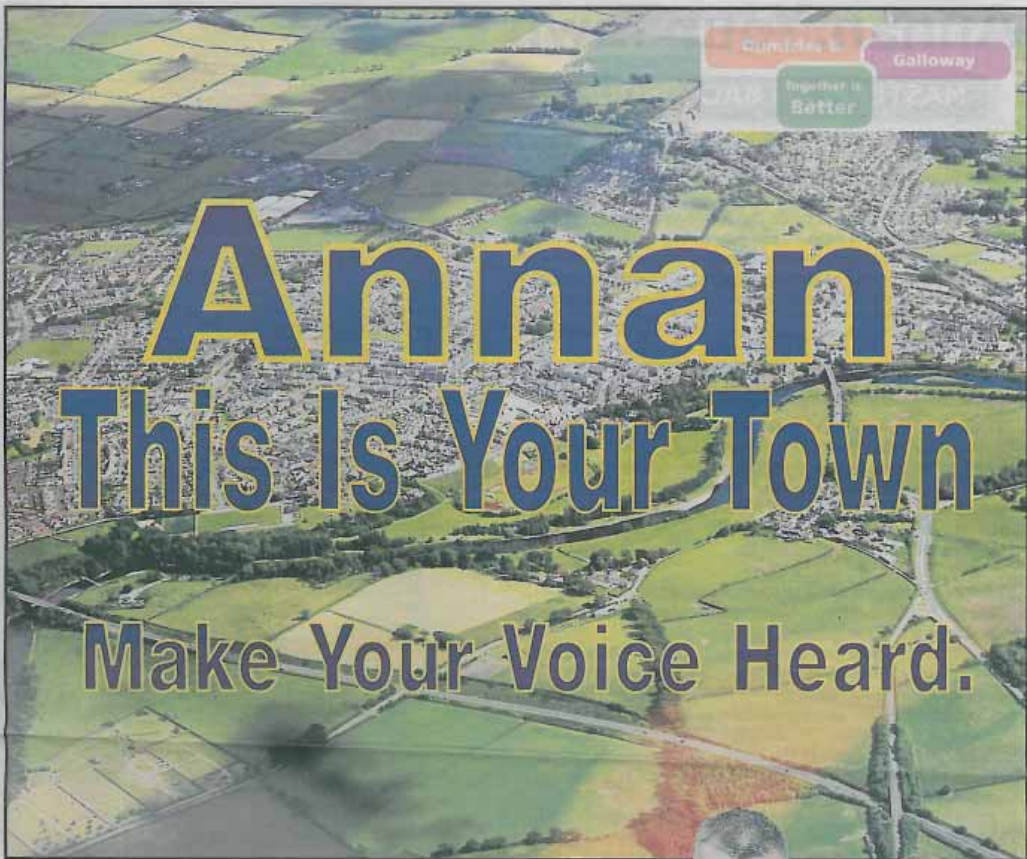
### Community Strategy

#### *Harbour and Longmeadow Regeneration*

- 6.45 Although the harbour area has had an individual study carried out (Halcrow, 2004), with development options presented, no investment or development has been forthcoming. The options presented within the study, and in particular the preferred 'maximum investment' model, have ultimately proved undeliverable.
- 6.46 Some potential reasons why redevelopment and regeneration has not taken place may also be due to severe flood risk and issues relating to complex land ownership. These issues aside it still remains that huge investment would need to be made in an area where its former function has long since expired (a working port) and where potential future uses have not been able to attract either public or private investment.
- 6.47 It has been suggested that with investment in dredging the River Annan it would be possible to instate the area as a winter dock for pleasure boats and indeed this could be a catalyst for further regeneration but such development options would need to be considered and explored in far greater detail than is possible within this town wide regeneration study.
- 6.48 The team have also considered that future investment in the harbour area could be helped by increased investment in the residential area of Longmeadow and potential areas of new housing around its periphery. This investment may help to increase land value and potentially make redevelopment of the harbour more commercially viable.
- 6.49 This masterplan therefore considers that while there remains huge potential in the harbour area, the cost of investment to realise this would be far better served in areas of the town where there is a clear function and more realisable potential in the short to medium term.

#### *Kimmer / Newington / Springbells Regeneration*

- 6.50 In addition to town centre housing, demand for social rented / affordable in the areas of Kimmeter, Newington and Springbells is high. Indeed, future investigation of stock post 2015 (SHQS) could identify the potential for further investment either in terms of additional refurbishment or replacement of any housing stock found not to be viable for SHQS investment.
- 6.51 In addition to this, and following Dumfries and Galloways Council's Open Space Audit (underway and due for completion in 2011), improvements could be possible to open space and the provision of improved recreational facilities / equipment within these residential areas. Investment of this type would be of great benefit to all residents.
- 6.52 Further detailed analysis of these residential areas, along with studies relating to stock condition, public realm and open space would be required to provide any regeneration proposals of worth within these areas.



Dumfries & Galloway  
Together is Better

## Why we are creating a Masterplan

### What is it?

A Masterplan is a plan for a town that includes a physical plan as well as projects that can improve the look and layout of the town, improve the facilities for people who live and work there and make the town more attractive to visitors. A Masterplan comprises images and text describing how an area is to be developed – it is based on an understanding of place and is aimed at providing a structured approach to creating a clear and consistent framework for development.

A Masterplan also acts as a document that clearly demonstrates and details community and business consultation – this is vital to enable internal and external funding to be sought and gained. Without such documents funding for project development cannot be achieved.

The Masterplan has been developed from a clear brief issued by the Annan Regeneration steering group – which is made up of elected members, council officers,

community council and initiative, business and key stakeholders such as DGHF. The group was formed involving representatives from all such groups to ensure that a broad representation from the communities within Annan was in place.

### How do you develop a Masterplan?

A Masterplan has to be created by looking at existing planning documents and by consulting local people who live there as well as other agencies which offer services in the area. Consulting local people and businesses is really important because they are the ones who know their community best and who will know what can work. By consulting local people the finished Masterplan is then acceptable to funding bodies who need to be reassured that the Masterplan is in line with what local people would like to see in the future in their town.

### The region's third largest town

Annan is the third largest town in Dumfries and Galloway and has, as the rest of the region, found employment challenging over the last twelve months.

By creating a Masterplan Dumfries and Galloway Council can together with the local and business communities improve the town to make it fit for businesses of the future and ensures that employment opportunities continue.

The town can also be improved so that it can make the most of tourism in the area and events such as the British Pipe Band Championships so that visitors stay longer and spend more! The Council can also make sure those organisations who deliver services work together to deliver the overall vision for the town as set out in the Masterplan. If there is no Masterplan this joined up working can be harder to achieve.



4 PAGE PULL-OUT  
Advertiser's Announcement

# Annan. Your Town

## MASTERPLAN BACKGROUND

Work on the Annan Regeneration Masterplan began in September 2009 when Dumfries and Galloway Council and the Annan Regeneration steering group commissioned a team led by Turley Associates to produce an ambitious, yet practical, masterplan that would provide the framework for development in the town over the next fifteen years.

Central to the masterplan was engaging with the towns people to gauge perceptions of the town but also to record ambitions and ideas that could directly inform the emerging masterplan proposals.

## WHAT YOU HAD TO SAY

Through the various consultation events which included householder and schools consultation post cards, key stakeholders, local businesses, gazebo days, future walks and the christmas projection event, the team heard a strong set of messages which the people of Annan considered important in making the town a better place to live, work and visit. The key messages included:

- Better maintenance of the town, especially in the town centre where there could be improvements to important buildings and streets;
- A Community and Visitor Hub, somewhere which provides a wide array of resources and can also could also act as a tourist information centre;
- Opportunities for existing businesses to grow and for new business to start up;
- Better range of shops in the town;
- More affordable housing, specifically for local younger and more elderly people;
- Better use of open space with activities within parks and better lighting;
- Improved digital infrastructure (faster broadband);
- Better parking arrangements; and
- Potential improvements to popular youth resources such as the swimming pool.



4 PAGE PULL-OUT  
Advertiser's Announcement



INVESTMENT PROJECTS			
Project	Site	Potential Works	
1	The Bridge Gateway (area around Bridge House including old and new Post Street)	Public realm improvements, public art and lighting strategy.	
2	Fish Cross	Public realm improvements, public art and lighting strategy.	
3	Bank Street and Downies Wynd	Public realm improvements and lighting strategy.	
4	Train Station Gateway	Public realm improvements and lighting strategy.	
5	Bus Station Gateway	Public realm improvements and lighting strategy.	
6	Central Car Park	Rationalisation of space, potential increase in spaces, public realm treatment and lighting strategy.	
7	Longmeadow area housing renewal	New homes and improvements to public realm and open spaces.	
8	Himston/Newington area housing renewal	New homes and improvements to public realm and open spaces.	

COMMUNITY PROJECTS			
Project	Site	Existing Use	Potential
9	Victoria Hall Complex: Community Hub	Various	Library, leisure centre and cafe
10	Southern Parkland: The Solway Meadows	Open space	Walking and a landscaped area across the site of the
11	Pipe line heritage route	Unofficial footpath	Landscaped linear
12	Swimming pool improvements	Swimming pool	Improvements
13	Digital Infrastructure	Fiber broadband connections	Upgrade, support broadband business

Make Your  
Voice Heard





# ANNAN'S PRIORITY PROJECTS

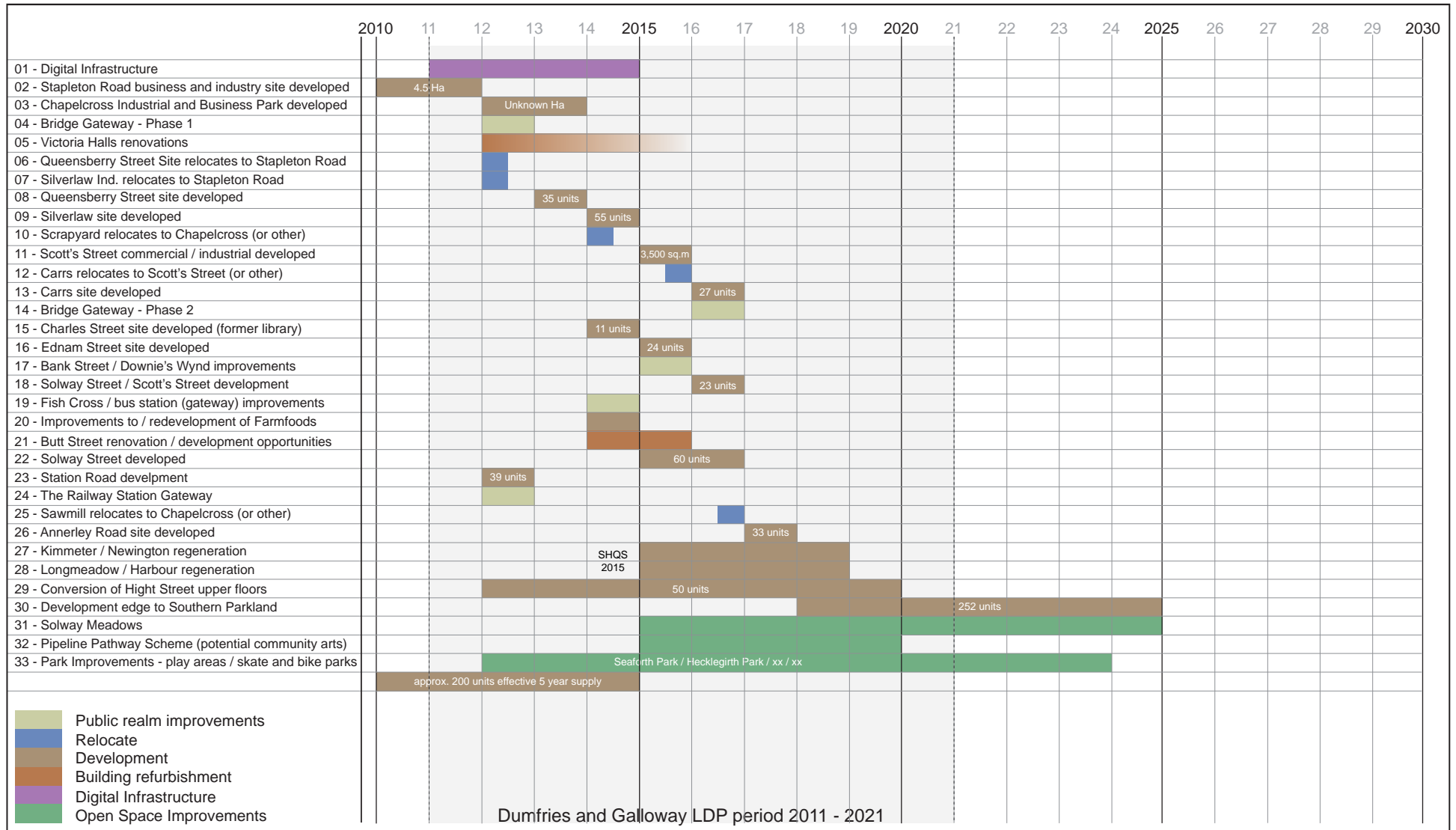


Figure 7.1 - Potential Action Plan

## TOWARDS AN ACTION PLAN FOR ANNAN

.07

### ***The Need for Prioritisation***

- 7.1 Vital in delivering regeneration projects in the context of limited funding is agreement on a clear and robust action plan for change. The interaction between the three elements of the Action Plan is crucial to maximise the impact of public funding and to demonstrate to potential funding partners the availability of match funding for projects.
- 7.2 The outcome of an effective Action Plan is prioritisation. The process calls for difficult decisions from client bodies as all of the projects listed are attractive and important in their own right. In addition there will be projects that matter to local groups that do not feature in this Action Plan, where do they stand in this process?
- 7.3 The Action Plan is and must always remain flexible. It indicates where potential projects (some privately funded, some publicly supported), come together to achieve a fundamental change at key points in the town. The potential projects have been chosen because they all address the fundamental objectives of the regeneration strategy. In short all of the projects listed:
- Strengthen the Core;
  - Extend the Spine;
  - Improve one of the key gateways into the Town;
  - Intensify the Town Centre; and
  - Form one of the strategic interventions listed in the Concept section.
- 7.4 The strategy unashamedly focuses investment and energy upon the High Street and Town Centre. The masterplan team feel strongly that this is the spine of Annan and that therefore it is the priority area for limited funding over the next 10 years. Over time, other projects will emerge and as long as these also accord with the Key Principles above, there is no reason that they too cannot be included in the Action Plan.

### ***Investment Projects***

1. The Bridge Gateway
2. Fish Cross
3. Bank Street and Downies Wynd
4. Railway Station Gateway
5. Bus Station Gateway
6. Central car park
7. Longmeadow are housing renewal
8. Kimmeter / Newington are housing renewal

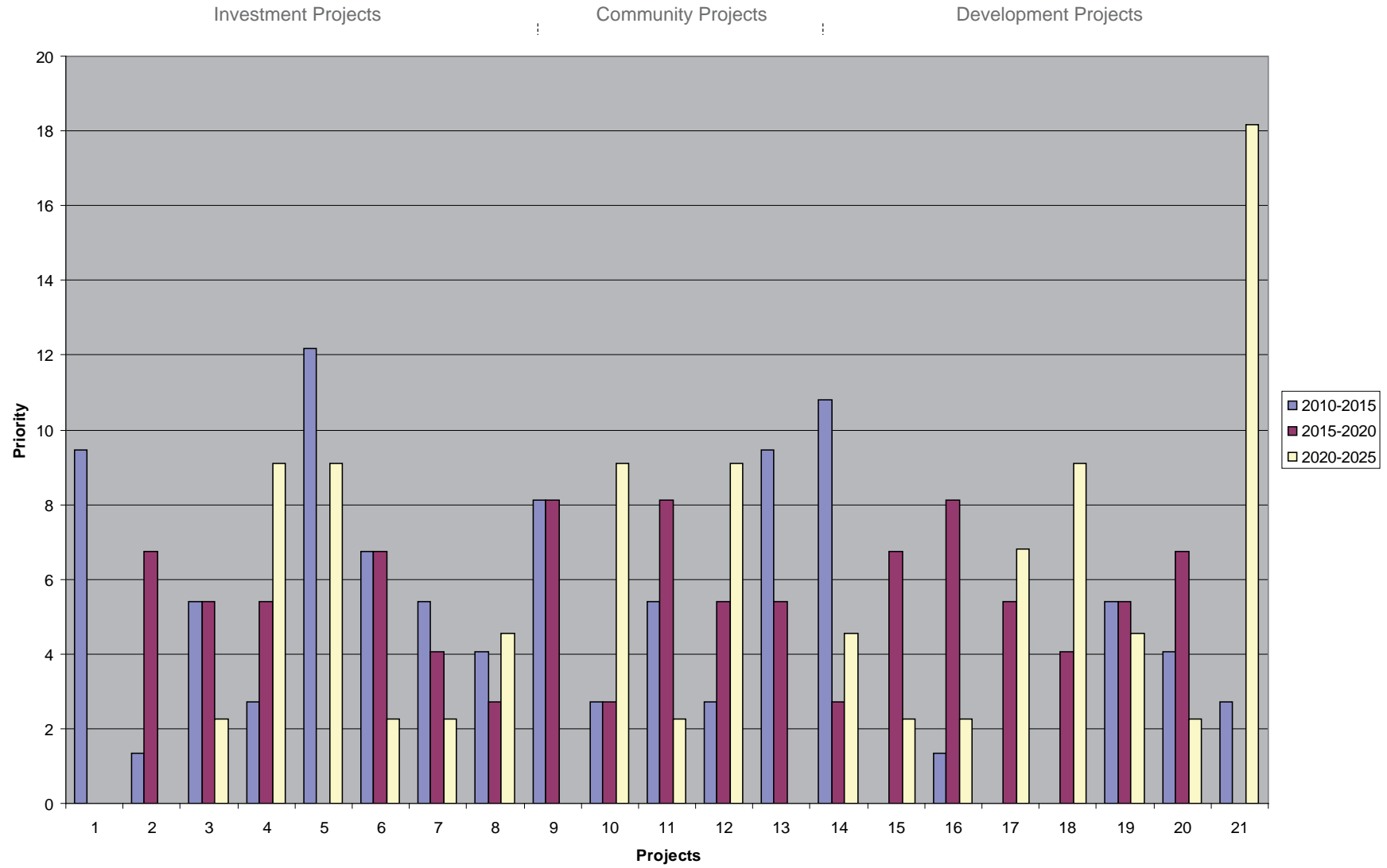
### ***Community Projects***

9. Victoria Halls Complex: Community Hub
10. Southern Parkland: The Solway Meadows
11. Pipeline arts / heritage route
12. Swimming pool improvements
13. Digital infrastructure

### ***Development Projects***

14. Carrs
15. Queensberry Street
16. Charles Street (Library)
17. Scott's Street
18. Mafeking Place
19. Solway Street
20. Silverlaw
21. Annerley Road

# ANNAN'S PRIORITY PROJECTS



### *Your Masterplan*

- 7.5 The process of master planning and agreeing priorities has been underpinned by community and stakeholder engagement at each key stage. Early engagement through the post cards, the Future Walk and Gazebo Days inspired many of the concepts and principles that shaped the masterplan. Further engagement sessions and detailed discussion with key stakeholders slowly transformed these principles into hard projects with costs and likely timescales.
- 7.6 On Friday 19 March 2010 the Annan Observer ran a pull out centre page spread that clearly laid out the purpose of the masterplan, tracked the process that led to its development, and identified a series of development, investment and community projects. It asked local people to state their views on the relative priorities of each of the projects and to suggest new ideas where they felt gaps existed.
- 7.7 The response to the newspaper advert was not overwhelming - only 20 people completed and returned the timeline. However, none of those responses disagreed with the key principles of strengthening the core of the Town. One response expressed some disappointment that the landowner did not play a more active part in the design process for their site.
- 7.8 Of the responses received there was very clear support for the investment and community infrastructure projects. The Community Hub was universally popular, a sentiment echoed in the community exhibition held at the beginning of April. Similarly the investment proposed in new digital infrastructure in the Town received much support.
- 7.9 The public realm investment projects also received a great deal of support. The most popular of these was the proposed investment at the Bridge and Bus Station gateways. Of the development projects the Carrs site, Solway Street and Silverlaw were all identified as short term priorities, mostly because of their visibility and poor state of repair.

### *The Final Workshops*

- 7.10 On the 8th of April the Final exhibition started with a stakeholder workshop and a business workshop. These events gave the team an opportunity to thank individuals and organisations for their contribution and to test whether stakeholder views had been accurately recorded. There was full support for the masterplan approach, the principles that have emerged and for many of the projects that were identified.
- 7.11 Several people voiced concern that there is a lack of parking in Annan and suggested that there is a need to come up with a comprehensive travel plan post masterplan. Others countered that greater pedestrianisation might be more useful. The masterplan team reinforced the point that they were not proposing pedestrianisation but were keen to see widening of the pavements on the north side of the High Street.
- 7.12 The Western Gateway was highlighted as a key project. This gateway is not used as much as others in the Town and yet it is probably one of the most impressive. It was recognised that people need to want to visit Annan before they see the gateway - the gateway would be something to make them get out the car. At the moment the problem is getting people to come to Annan.
- 7.13 "Riding of the marches" takes place at the start of July and is a time when Annan is particularly busy. It was asked, "Why don't these people come all the time?". The general view was that tourists passing through Annan are far more likely to stop if they see activity on the streets or people sitting outside bars or cafes. All attendees agreed that something needs to be done to link up the main section of the High Street to Tesco.
- 7.14 There were some concerns re: the availability of retail floorspace in Annan. A retailer expressed their frustration at the difficulty in finding good and reasonably priced accommodation. Several people said that currently there is no incentive to start a business in Annan. There are no vacant shops on the High Street, there is a lack of retail space and there are a lot

## ANNAN'S PRIORITY PROJECTS

of people looking for it. Any available space needs a lot of money spent on it which small businesses do not have.

- 7.15 The Community Hub was welcomed and everyone recognised the benefits that it could bring to the High Street alongside improvements to the retail frontage. Some participants recognised that there could be a retail function included within these proposals.
- 7.16 Representatives from the Townscape Heritage Initiative (THI) mentioned that they had been given £1million to restore buildings and spaces over the last three years. However, these monies are now spent. It is hoped that what has been done so far will stimulate people to continue this restoration.
- 7.17 In relation to the proposed library relocation to the community hub there was some concern regarding the change in location. While most people agreed that the library is not in a good condition, it does have good car parking and is in a residential area that's easy for local people to access. Conversely, it was recognised that the community hub principle is very similar to what they are trying to do at Moffat town hall.
- 7.18 Scottish Enterprise recognise that Annan will require a level of support to maximise its future digital connectivity. There are physical limitations to the current copper wire network and the cost of converting to fibre optic is hugely expensive. One suggestion would be for there to be a fibre optic connection to a Wireless Hub (in a location such as the community town hall) that distributes the wireless signal through a mesh network to certain points (antenna in street furniture) around the town and then on to homes.
- 7.19 The proposals to develop affordable housing in the Town Centre was warmly endorsed. DGHP's current waiting list for Annan stands at 1500 households. 65% of these people are of working age. The stumbling point may lie in converting the upper floors of existing stock in that there is often

one building with several owners. It was suggested that the Council may need to take hard line views. In the case of Project Vennel in Dumfries the Council has used Compulsory Purchase (CPOs) to achieve the comprehensive change required.

- 7.20 The Station Yard site was identified and has been considered for redevelopment (Station Road south). This site, at a gateway to the town was identified as a place which should be considered in the regeneration plans.
- 7.21 Another issue raised was whether the Council's planning policy / process was on side with the planning visions. There was concern that the plans would not be accepted by the Council. Dumfries and Galloway Council will consider the masterplan as part of the LDP statutory process. The Steering Group are content that the masterplan concepts and the regeneration strategy are in keeping with the broad objectives of the existing Development Plan and national planning policy.

### ***The Final Exhibition***

- 7.22 A final public exhibition was held over the two days 9th - 10th April 2010. The following additional suggestions emerged:
- The Hecklegirth school car park (John Bell playing fields) to be used for overflow visitor car parking;
  - Potential for 'wintering boat storage' at the harbour;
  - Cycle routes through and around the town;
  - All facilities are physically accessible but the problem is with opening times etc;
  - There is a problem with no ability to take a right turn from High Street onto Murray Street to gain access to the car park and there is no signage to access it via Bank Street and Round to Downies Wynd;

# TOWARDS AN ACTION PLAN FOR ANNAN

# .07

- There may be an issue with servicing an alternate food store at Farmfoods if the car parking is removed;
- A significant issues with Annan and Dumfries and Galloway is marketing and branding;
- Consider the redevelopment of the Ednam Street Allotment site; and
- There needs to be better illustration of areas of growth for businesses uses within the town.

Please could you take the time to review the potential projects and then make a note of the relevant project numbers on the timeline below. This will indicate what you believe should be the priority projects for the Annan Regeneration Masterplan.

Once you have noted the number onto the time line please cut out the slip where indicated and either post to Michael Ward, Turley Associates, 80 St Vincent Street, Glasgow, G2 5UB, or place in the deposit boxes located at either Annan Council Offices, The Annandale Observer Office, Annan Library or Somerfield supermarket. Alternatively you can e-mail comments to [annanregeneration@turleyassociates.co.uk](mailto:annanregeneration@turleyassociates.co.uk)

Please provided your responses by Wednesday 31st March

2010 2015 2020 2025

If there are any potential projects which you believe should be considered please make a note of them in the space provided on the Page 4 on the rear of this slip

Extract from Annandale Observer 'pull out' in order to record the publics project priorities







# Delivering the Action Plan



.08



Figure 8.1 - Illustrative Regeneration Strategy

### The Scale of Regeneration

- 8.1 If every element of the Regeneration Strategy was to be delivered as it is shown in the Action Plan, the Steering Group would require to identify some **£50 million** of funding. This significant figure must be seen in context. Regeneration expenditure would be delivered over at least 15 years - some £3.3 million per annum. The levels of funding are well below what an urban regeneration company (URC) of equivalent size would expect to spend in any given year. A proportion of this amount will be identified through informing and reshaping traditional public budgets and the amount includes a significant private sector investment. The remainder will require to be raised from funding bids.
- 8.2 The CoReS strategy reflects a recognition that a major opportunity exists to undertake restructuring and economic regeneration in a positive and sustainable manner. The NDA funding process allied to some reorganisation in existing budgets, places Annan (alongside Gretna and Lockerbie) in a unique position and provides a fresh source of funding to kick start the regeneration process.
- 8.3 The £4.5 million of available funding will be shared amongst the three towns of Annan, Gretna and Lockerbie and perhaps further afield. These funds, allocated in line with a strategic town masterplan and supported by an ongoing reorganisation in other public funds, will be a potent mix in support of other funding bids.
- 8.4 The key is making this limited package of funding go as far as it can, in particular maximising the leverage effect on private monies.

### Delivering the Development Projects

- 8.5 The Action Plan identifies some 13 development sites and proposes a mix of uses from residential through live / work to industrial use. In total the

masterplan identifies a capacity for some 500 new homes including new affordable housing, the conversion of upper floors and some mid market houses for sale.

- 8.6 The indicative layouts in Chapter 6 are intended to offer some design guidance on the type and layout of new development. In the case of residential development, the relative density of each site is also shown. Guidance will remain flexible going forward, some of the sites for example have been identified as having potential for live / work units and small commercial premises. This should be left up to the market to decide albeit mixed use development will inevitably require a greater level of funding and coordination. The total capital costs for the delivery of these development sites (calculated on the basis of 2010 cost matrices) is £40 million.
- 8.7 The engagement process indicated widespread support for more affordable housing. However most people felt that it was important that some sites also accommodate employment related uses - particularly live / work units. The costs of developing a live / work unit will be slightly higher than a traditional residential system build but in terms of land take and layout they are broadly comparable with residential units. Specifically, the sites at Carrs, Silverlaw and Solway Street would represent ideal opportunities in this regard.
- 8.8 The new backland and post industrial sites are ideal for affordable units but the 500 homes also contain a significant proportion of private letting and mid market units. Development to let is a particularly useful vehicle to drive the conversion of upper floors along the High Street. Mid Market residential development is seen as the vehicle to open up the green routes and parkland to the south of the town. Taken together this continues a mixed tenure approach in Annan with a much greater emphasis upon affordable housing for young families, single and elderly people.

## DELIVERING THE ACTION PLAN

### *Timing*

- 8.9 These numbers are ambitious but should be seen in the context of the 15 year timescale and the current completion rates in the area. The current Structure Plan proposed up to 250 units in Annan between 2001 and 2009. More recent figures state that between 1998 and 2007 there was a target of 302 homes, some 295 were completed in that time. Its fair to say that development - particularly at North Street and Stapleton Road - has been affected by a general slow down in the residential markets.
- 8.10 The masterplan proposal for up to 500 units in 15 years would see an equivalent average of approximately 33 completion per year. It should be noted that much of the new housing proposed in the masterplan is affordable. Annan has never before been a target for affordable housing investment and much of the housing that was completed in the last ten years has taken the form of mid market accommodation. Agencies involved in the delivery of affordable housing will therefore be key players in this regeneration strategy.

### *Planning Policy*

- 8.11 There has been discussion with DGC Planning throughout the masterplan project and some reflection that the Regeneration Strategy (and particularly the principles of infill development of previously brownfield sites) is in line with the emerging Development Plan. DGC are currently running a 'call for sites' process. It is important that the Regeneration Strategy is formally submitted to DGC to influence this process.
- 8.12 It is likely that only a proportion of the c.500 units would be considered in this process and allocated within the emerging Local Plan. While the Regeneration Strategy will be delivered over 15+ years the Local Plan will allocate sites for the next 10 years only.

### *Funding*

- 8.13 The identification of Annan as a target area for affordable housing will for the first time encourage housing associations and others to become more involved in the residential market locally. The housing market generally is in flux and most developers are struggling to raise development finance even in proven and successful markets. Raising funding for live / work units or for housing above the shops will be even more difficult and it is important that a mechanism is put in place that can support these types of development.

### *The Challenges of Delivery*

- 8.14 Outwith securing funding and planning consent for these sites, the single greatest challenge to delivery will lie in assembling the sites and / or in convincing land and building owners to play their part in the process.
- 8.15 Many of the affordable housing sites are in backland areas that are currently in use. An effective and sensitive relocation process will be a critical component in delivering the development strategy. Other sites are in multiple ownership so again there will be a need to consolidate ownership to encourage their development. These processes may require the ability to Compulsory Purchase (CPO) land.
- 8.16 The development of upper floors could be problematic from a planning policy and particularly a building control perspective. No accurate assessment can be made at this stage in terms of the capacity that conversion of upper floors can achieve. The masterplan indicates the potential for approximately 50 units coming through this route. Only a detailed design process will provide certainty in this regard. Similarly until certainty re: numbers and values is achieved it will be very difficult to assess whether landowners will support this initiative (see Appendix 2 'Living over the shop', an initiative in Derry, Northern Ireland).

8.17 The mid market sites identified along the edges of the southern parkland could represent a challenge in terms of planning policy. Again these sites are not immediate priorities in the timeline as there is currently an oversupply of private mid market housing across Dumfries and Galloway. In addition the Stapleton Road site is likely to take up any shortfall in the next few years. However, in the medium term there may be a requirement for more housing in this market sector. Further discussion with the Planning Authority and the landowners would be required.

### **Delivering the Investment Projects**

8.18 The Action Plan identifies four main investment projects. Taken together these proposals require a total investment of some £3 million, assuming that SWES Trans would contribute the bulk of funding in the improvement of the Bus Station Gateway. In the context of the recent THI funding (£1 million committed over three years) and taking into account the successful fund raising for other recent projects like the Bruce Statue, securing this level of funding over 15 years is eminently possible.

8.19 The indicative layouts in Chapter 6 offer some thoughts as to what could be achieved on each site. A proportion of the anticipated funding would require to be spent on detailed design and statutory consents. It would be our advice to continue to involve local people and stakeholders (particularly the retail and business community) at the heart of this design process.

8.20 The indicative layouts also serve as the basis for preliminary costings. The shape of the current development market means competitive rates are available for this type of construction project. Further economies of scale could be available if projects were let in larger packages.

### ***Timing***

8.21 The engagement process indicated widespread support for investment in the public realm. Unsurprisingly the final engagement exercise indicated some community pressure to bring these projects forward on the indicative timeline.

8.22 Bearing in mind the need to change perceptions of the town and taking into account the positive impact of comparatively limited THI funding, these investments could potentially form part of a spearhead of projects that maintain the momentum of the master planning process.

### ***Planning Policy***

8.23 With large parts of the High Street identified as a Conservation Area and with a number of Listed Buildings closeby, it is likely that these projects will require a number of statutory consents. A discussion with the Dumfries and Galloway Council (Planning and Roads) is required to determine the extent of the consents required. Interestingly, on a similar and recent project in Argyle and Bute, significant streetscape works were considered Permitted Development by the Planning Authority and therefore did not require detailed planning consent.

### ***The Challenges of Delivery***

8.24 There is recent evidence that public realm works of this nature in Annan, particularly those that involve difficult decisions re: parking in front of shops, are of great interest and to some extent concern to local retailers. Care must be taken to involve businesses along the High Street in the future development of detailed designs.

8.25 These projects are a central part of the masterplan, reflecting the importance of encouraging pedestrian activity along the High Street. It is the view of the masterplan that pedestrian activity and high quality public realm on the High Street are more important than parking spaces directly outside shops. This will undoubtedly be a source of further debate.

## DELIVERING THE ACTION PLAN

- 8.26 It is vital that the retail community play a central part in this design process alongside the community generally. No one is advocating pedestrianisation of the High Street and there is an understanding that even the few parking spaces that might be lost should be accommodated closeby - ideally through the re-organisation of the car park serving the Market Hall.
- 8.27 Most construction projects of this kind now dedicate a proportion of the tender evaluation process to securing Community Benefits in Procurement. In short, this is a clause within the final contract that stipulates the number of local employees that will receive direct and indirect employment from the job. Experience suggests that this is a hugely positive method of ensuring community support and long term care for these types of works.

### Delivering the Community Projects

- 8.28 The Action Plan identifies four significant community infrastructure projects, among them the most ambitious single project advocated in this report, namely the Community Hub. Outwith the hub, for which a number of options were presented, it is very difficult to accurately identify a cost for these proposals as further detailed design work will be required.

#### *Timing*

- 8.29 The last engagement session indicated significant local enthusiasm for the idea of a Community Hub. In keeping with the obvious value in working up the public realm projects as a priority, thought should also be given to developing the Community Hub ideas at pace. This project is probably the single most important response to the key principles identified in Chapter 5.
- 8.30 The digital infrastructure project is technically interrelated with both the public realm works and / or the Community Hub. The choice of a wireless or hard wired network will require further discussion but the delivery of that solution has obvious implications for these other investments. Both the

Pipeline Arts project and the Southern Parklands and Solway Meadows are likely to be longer term investments.

#### *Planning Policy*

- 8.31 The Community Hub will involve the redevelopment of a series of Listed Buildings. It will require a significant investment of time and energy in a complicated and detailed design and consenting process. Similarly the Southern Parklands are currently identified as open space in the Local Plan. This project will therefore also require significant discussion with Dumfries and Galloway Council. The team do not foresee major planning issues with either the digital infrastructure project nor the Pipeline Arts project.

#### *Funding*

- 8.32 Only the Community Hub element has any indicative costs attached for the moment. The most radical plans would require some £4.5 million of funding and it likely that most of this would come from a reallocation of existing public funds, the sale of redundant property facilitated through the relocation of services to the Hub and successful funding bids.
- 8.33 Further work is required in identifying potential funding routes for the other projects however similar ideas have proven attractive propositions for organisations as diverse as Scottish Enterprise, the Scottish Arts Council and the National Lottery.

#### *The Challenges of Delivery*

- 8.34 The clear priority locally is the Victoria Halls Community Hub. It is probably worthwhile to convene a workshop of local stakeholders within the next few months that begins to identify exactly what services could relocate and what potential budgets exist that could be reallocated to help deliver this proposal.

- 8.35 This process would produce a detailed brief for the building allowing a series of more detailed architectural options for the building to be prepared. Further discussion around this outcome could firstly determine the appetite for each option and then be used as the basis for detailed costings. These steps will be essential to support any future funding bids.
- 8.36 The proposals for the Southern Parkland and Solway Meadows are a significant project in their own right. They will need to be developed in greater detail and with the full involvement of landowners, the local authority and the Steering Group. If significant sites can be identified then it is possible that much could be achieved by ring fencing planning gain from residential development and focussing this on the creation of a series of green spaces, routes and play spaces.
- 8.37 The Pipeline project will remain as a concept only until the decommissioning of Chapelcross is complete and the pipeline is declared redundant. The digital infrastructure idea was popular locally but there is a significant amount of further work required and indeed underway that will shape this proposal going forward.

### **A Delivery Vehicle**

- 8.38 Delivering this collective regeneration effort and ensuring an inter connectedness of development, investment and community infrastructure projects will not happen by chance. It is essential that a regeneration delivery vehicle is established as soon as practical. It is also vital that this vehicle is representative of the many different groups that will be required to work together to deliver these proposals.

### **Capabilities**

- 8.39 In producing this report it has become clear that any vehicle must be capable of:
- Assisting in the assembly of sites for development either through an ability to fund acquisition of sites or through working with partners to do same;
  - Working closely with Dumfries and Galloway Council to affect compulsory purchase procedures where required;
  - Include within its partner organisations one or more affordable housing provider/s capable of driving the redevelopment of key sites for housing and live / work;
  - Include within its partner organisations Scottish Enterprise (where appropriate projects emerge) and members of the local business community;
  - Direct access to funding to support project development, securing statutory consents and potentially acquisition,
  - Charitable status or has a subsidiary with charitable status capable of accessing a variety of funding regime; and
  - Forming a project management arm capable of commissioning and managing works such as the public realm projects and / or the digital infrastructure project.
- 8.40 The Annan Regeneration Steering Group is well established and representative of the town. Within its ranks there exists a balanced group of key stakeholders, local businesses and community groups. Throughout the duration of the project the partners demonstrated an extraordinary level of consensus on the emerging ideas and where there was disharmony, showed an ability for level and intelligent debate. The basis of any new regeneration vehicle should undoubtedly emerge from this group.





# Appendix Funding Matrix



ONE

## APPENDIX ONE: FUNDING MATRIX

Organisation	Contact Details	Area of Interest	Giving Capacity	Timings
<b>Charitable Trust</b>				
Robertson Trust	www.therobertsontrust.org.uk	<p>A wide range of organisations are supported each year, with grants of all sizes. There are four priority areas:</p> <ul style="list-style-type: none"> <li>• health</li> <li>• care</li> <li>• education and training</li> <li>• community arts and sport.</li> </ul>	<p>Total annual funds £10 million. There is no set minimum or maximum grant size. Capital donations are between £10,000 and £100,000. Revenue grants rarely exceed £15,000 a year and may be for core or project funding for a maximum initial period of three years. Capital donations will be for a maximum of 10% of the total project cost.</p>	<p>Applications for major capital donations are considered three times a year in January, May and September.</p> <p>Small and main donations are assessed on a rolling programme</p>
Tudor Trust	www.tudortrust.org.uk	<p>The Trust meets a range of both capital and revenue needs, including related building costs, for voluntary and community groups. Grants can be of all sizes, very often to be paid over a period of two or three years.</p>	<p>In 2008/09 the trust had assets of £205 million and an income of £13.5 million.</p> <p>There is no maximum or minimum grant amount.</p>	<p>There are no deadlines for application. Applications are assessed on a rolling programme.</p>
Esmee Fairbairn Foundation	www.esmeefairbairn.org.uk	<p>One of the largest independent grant-making foundations in the UK. Their aim is to improve the quality of life for people and communities in the UK both now and in the future.</p> <p>The Main Fund distributes about two-thirds of their funding. It is responsive to requests for support across the broad range of their interests, which are: the cultural life of the UK, education and learning, the natural environment and enabling disadvantaged people to participate more fully in society.</p> <p>They also have 4 funding Strands, Biodiversity, Food, Museums and Heritage Collections, and New Approaches to Learning, and there is a separate application process for them.</p>	<p>In 2008 the foundation had assets of £725 million and an income of £32 million. Grants were made during the year totalling £21.5 million.</p>	<p>Applications to the Main Fund can be made at any time, since the Foundation makes funding decisions throughout the year.</p>

## APPENDIX ONE: FUNDING MATRIX

Garfield Weston	<a href="http://www.garfieldweston.org">www.garfieldweston.org</a>	This huge foundation makes about 1,500 one-off grants a year, typically for amounts anywhere between £3,000 and £1 million. Awards are regularly made in almost all fields i.e. arts, community, education, environment, health, religion, welfare, youth	A grant-making income of £26.2 million.  Probably more than 85% of the money, and an even higher proportion for the largest grants, is for capital or endowment projects.  Grants range from £2k-£500k	Trustees meet monthly and there is no deadline for applications, which are considered in order of receipt. It normally takes three or four months for an application to be processed.
Gulbenkian Foundation	<a href="http://www.gulbenkian.org.uk">www.gulbenkian.org.uk</a>	The foundation now has just one programme which is open to applications the <b>Innovation Fund</b> - a new fund to support genuinely innovative ideas and unusual partnerships across the foundation's cultural, educational and social interests.	Total annual funds £2million. There is no maximum or minimum grant	Outline ideas should be submitted by email using the Initial Enquiry Form available from the foundation's website. Initial enquiries can be sent in at any time of the year.
Architectural Heritage Fund	<a href="http://www.ahfund.org.uk">www.ahfund.org.uk</a>	Helps voluntary and community groups to repair and regenerate historic buildings, with grants, loans, advice and publications.  The building(s) must be listed, scheduled as an ancient monument or in a Conservation Area (if in a Conservation Area, it must be of acknowledged historic or architectural importance). If you are not sure whether a building is listed etc, call the planning department of the local authority concerned.  The project must involve a change of ownership and/or a change of use.  The project must be in the United Kingdom: England, Northern Ireland, Scotland or Wales.	<b>Options Appraisal Grant</b>  The AHF offers grants of up to 75% of the cost of an initial options appraisal of a project likely to qualify for an AHF loan. The maximum grant is normally £7,500, but in exceptional circumstances this can be raised to £12,500.  There is an additional AHF grant scheme which is only available to building preservation trusts.	Projects are considered by the Council of Management, which meets quarterly  in March, June, September and December. Applications should be submitted no later than six weeks before the date of the meeting: the deadlines are published on the AHF's website.

## APPENDIX ONE: FUNDING MATRIX

Scottish Arts Council Public Art Fund	<a href="http://www.scottisharts.org.uk">www.scottisharts.org.uk</a>	The aim of the Public Art Fund is to support the development and implementation of a diverse range of visionary public art projects that demonstrate imaginative and innovative approaches to public art in Scotland. Projects should be of the highest artistic quality and promote best practice in developing creative relationships with people.	Overall the SAC has a grant-making capacity of £58million  Level of grants for the Public Art Fund: £1,000 - £100,000	There are two deadlines , June and October. For further information download application guidelines and form from the website.
Big Lottery Fund Awards for All	<a href="http://www.awardsforall.org.uk/scotland/">www.awardsforall.org.uk/scotland/</a>	Awards for All supports people to take part in art, sport and community activities, and projects that promote education, the environment and health in the local community.	Awards for All gives grants of between £500 and £10,000.	Application can be made to Awards for All at any time. Application form and guidelines can be downloaded from the website.
Big Lottery Fund Investing in Ideas	<a href="http://www.biglotteryfund.org.uk">www.biglotteryfund.org.uk</a>	<b>On 30 June 2010, the current Investing in Ideas programme will close to applications.</b>  From <b>12 July 2010</b> , a new Investing in Ideas application form and guidance material will be available.	Grants are normally between £500 and £10,000	
Biffaward	<a href="http://www.biffaward.org">www.biffaward.org</a>	Biffaward is one of the most respected Landfill Communities Fund schemes, and has awarded more than £100 million to worthwhile projects since 1997.  Every year, Biffaward support a large number of projects across the UK which enhance communities and biodiversity.  Projects must be within 10 miles of a Biffa operation and must be non-profit distributing.  Organisations must be registered as an 'EB' (environmental body).	They offer 4 levels of funding.  <b>Main Grants Community</b> £5k-£50K For projects that provide and improve community facilities.  <b>Main Grants Biodiversity</b> £5k-£50k For projects that conserve wildlife species and habitats.  <b>Small Grants</b> £250 -£5,000for projects that enable communities to improve local amenities and to conserve wildlife.  <b>Flagship Scheme</b> £150,000 to £500,000  For regionally significant projects which improve biodiversity or cultural facilities.	There are no deadlines, initial application is via an Expression of Interest form which can be downloaded from the website.

## APPENDIX ONE: FUNDING MATRIX

Veolia Trust	<a href="http://www.veoliatrust.org">www.veoliatrust.org</a>	<p>The Veolia Environmental Trust award grants under the Landfill Communities Fund to community and environmental projects in the UK that are near some of the landfills and facilities operated by Veolia Environmental Services</p> <p>The Trust has 5 categories, which are outlined on the website. Possibly the most relevant is Category D - projects which provide or maintain public amenities or parks</p>	It must be noted that a minimum of 20% of funding needs to be secured for projects with a total cost exceeding £25,000.	
Charles Hayward Foundation		<p>The funding categories are Heritage and Conservation; Criminal Justice; Hospices; Older People; Youth at risk</p> <p>The foundation predominantly fund capital costs.</p>	<p>Grant-making income is £2million.</p> <p>Grants are typically £1,000 to £20,000. From time to time, may make larger grants to fund projects of an exceptional nature which show outstanding potential.</p> <p>Where agreed, project funding may be for up to a maximum of three years in duration, and will be tapered downwards if appropriate.</p> <p>A Small Grant scheme makes grants of up to £5,000 but only to organisations with a turnover of less than £250,000 per annum.</p>	There is no application form. An initial application should be made in writing to the Administrator. There is often a waiting list, and as the trustees meet only four times a year to consider applications, there will be a wait of several months before a decision is received.
WREN	<a href="http://www.wren.org.uk">www.wren.org.uk</a>	<p>Waste Recycling Environmental Limited (WREN).</p> <p>WREN is a not-for-profit business that helps benefit the lives of people who live close to landfill sites by awarding grants for environmental, heritage and community projects.</p> <p>The Main Grant Scheme offers funding to projects which fall within WREN policy and the Landfill Communities Fund.</p> <p>WREN is also able to fund the maintenance and repair of churches.</p>	The Main Grant Scheme offers funding of between £15,000 and £50,000	The Main Grant Scheme is assessed in competitive rounds throughout the year. To check deadlines and to download application forms and guidelines, visit the website.

## APPENDIX ONE: FUNDING MATRIX

Scottish Natural Heritage	<a href="http://www.snh.gov.uk">www.snh.gov.uk</a>	<p>Community Action Grants - are aimed at promoting community action towards the natural heritage. They will be 1-year awards.</p> <p>Natural Projects Grants - seek to support delivery and implementation of natural heritage related projects running for more than 1 year (up to 3 years).</p> <p>Projects must meet one or more of the following priorities:</p> <ul style="list-style-type: none"> <li>• Supporting opportunities for people to appreciate and enjoy the outdoors</li> <li>• Encouraging volunteering</li> <li>• Supporting opportunities to learn about the natural environment.</li> </ul>	<p>Community Action Grants from £1K up to £20,000.</p> <p>Natural Projects Grants up to £10,000.</p>	<p>Please note that the SNH grant programme is currently closed to new applications.</p> <p>Applicants are advised to contact their local SNH office to discuss any projects if further funding becomes available. Check the website for an update on the next submission date.</p>
Paul Hamlyn Foundation	<a href="http://www.phf.org">www.phf.org</a>	<p>The Foundation's funding programmes are: arts; education and learning; and social justice</p> <p>The foundation's strategic aims up to 2012 are:</p> <ul style="list-style-type: none"> <li>• Enabling people to experience and enjoy the arts.</li> <li>• Developing people's education and learning.</li> <li>• Integrating marginalised young people who are at times of transition.</li> </ul>	<p>Grant making income £13.4 million.</p> <p>Can apply within the Open Grants programme. There is no maximum or minimum grant. Applicants are advised to apply for what is needed.</p>	<p>There is no deadline for applications. Initial outline applications are submitted online. The application process can take up to 6 months.</p>

## APPENDIX ONE: FUNDING MATRIX

Clore Duffield Foundation	<a href="http://www.cloreduffield.org.uk">www.cloreduffield.org.uk</a>	<p>The Foundation welcomes submissions to the Main Grants Programme for projects from the following sectors:</p> <ul style="list-style-type: none"> <li>• The arts</li> <li>• Education</li> <li>• Health, social care and disability</li> </ul> <p>The Foundation maintains a balance between supporting large-scale projects, with far-reaching effects, and small-scale community endeavours.</p>	<p>Grant-making income £4.3million Grants range from £5k to £1million.</p>	<p>There is no deadline for the Main Grants Programme and applications are accepted on a rolling basis.</p>
Event Scotland	<a href="http://www.eventscotland.org">www.eventscotland.org</a>	<p>The National Events Programme complements Event Scotland's core activity and plays an integral role in developing domestic tourism across Scotland by supporting events which take place outside the cities of Edinburgh and Glasgow. The Programme assists sporting and cultural events that can demonstrate their potential to develop and grow.</p> <p>The National Funding Programme is a development programme therefore it does not provide long-term or core funding. It is designed to support additional elements or new activity specifically to help events grow.</p>	<p>Applicants can apply for between £4,000 and £25,000 as appropriate. The maximum funding requested should not exceed 25% of the whole event budget.</p>	<p>The National Events Programme is assessed in competitive rounds. The next deadline for Round 16 is Friday 1 October 2010 for events taking place from 1 May 2011 onwards.</p>
Scottish Community Foundation	<a href="http://www.scottishcf.org.uk">www.scottishcf.org.uk</a>	<p>The SCF supports a wide range of social welfare and community development activities through a number of different grant programmes which are outlined in detail on their website.</p>	<p>Can apply for up to £5,000.</p>	<p>Can apply at any time. Application forms and guidelines can be downloaded from the website.</p>

## APPENDIX ONE: FUNDING MATRIX

Ernest Cook Trust	<a href="http://www.ernestcooktrust.org.uk">www.ernestcooktrust.org.uk</a>	<p>The Ernest Cook Trust gives grants to registered charities, schools and not-for-profit organisations wishing to encourage young people's interest either in the countryside and the environment or the arts (in the broadest sense) or aiming to raise levels of literacy and numeracy.</p> <p>All applications are expected to link in with either the National Curriculum or with recognised qualifications.</p>	<p>In 2008/09, the ECT Trustees gave £1.7m to support over 450 educational projects.</p> <p>A large grants programme for awards of over £4,000 and a small grants programme for awards of under £4,000 operate throughout the year.</p>	<p>The full board of Trustees meets twice a year, in April and September, to consider grants in excess of £4,000.</p> <p>Meetings to consider applications for the small grants programme take place bi-monthly throughout the year.</p>
Marks and Spencer's Greener Living Spaces	<a href="http://www.groundwork.org.uk">www.groundwork.org.uk</a>	<p>Greener Living Spaces is a major UK-wide programme of environmental improvement projects, funded by Marks &amp; Spencer from 1.85 pence profits from their 5p food carrier bag charging scheme. This funding is invested in activity that will improve parks, play areas and public gardens in neighbourhoods around the UK.</p> <p>The programme is the most recent development in a 10-year partnership between M&amp;S and Groundwork. Projects in Scotland are being delivered in partnership with the Federation of City Farms and Community Gardens. For more information see <a href="http://www.farmgarden.org.uk">www.farmgarden.org.uk</a></p>	<p>In 2008 the sale of carrier bags raised £80,000 which was invested in 6 projects. Grants made are variable.</p>	<p>Contact Groundwork or the Federation of City Farms and Community Gardens for more information, application forms and deadlines.</p>
Steel Charitable Trust	<a href="http://www.steelcharitabletrust.org.uk">www.steelcharitabletrust.org.uk</a>	<p>The trust was established for general charitable purposes. Grants are made for social welfare, culture, recreation, health, medical research, environment, overseas aid and other general purposes.</p>	<p>The total level of grants income is approximately £1 million per annum. Grants are generally made as single payments between £1,000 and £25,000.</p>	<p>Grants are made at regular intervals during the year in Feb, May, Aug and Sept. Applicants must apply using the online application form.</p>



## APPENDIX ONE: FUNDING MATRIX



HOTEL

AUBERGE

XTRA SPECIAL

zooan

# Appendix

## Living Over The Shops



TWO

# Living over the shop



## THE LOTS SCHEME

- Offers significant private sector investment opportunities
- Provides substantial grants and tax breaks (subject to criteria)
- Seeks to bring housing back to the City Centre
- Is set within broader strategies for the regeneration of the City Centre which will:-
  - provide clarity and direction for investors
  - provide user-friendly advice for **LOTS** schemes

## WHAT IS THE LOTS SCHEME ABOUT?

The project is targeted at the Commercial Core, as defined in the Derry Area Plan 2011, where there is now an opportunity to provide housing in vacant or under-used upper floors above shops and other commercial premises. Generous financial assistance is available for LOTS schemes.

Properties likely to benefit should have the following characteristics:-

- be currently vacant or have under-used space on the first and / or second floors, sufficient to provide at least one self contained flat.
- have or could have separate access.

Private renting, particularly for the affordable market, is the main focus for the project.

## THE BIGGER PICTURE

In promoting more residential uses, **LOTS** also contributes to the city's regeneration by providing greater vitality in the streets (especially at night), safer environments (through improved supervision), increased custom for local shops and services, a more positive image (through a reduction in vacancy and dereliction) and the enhanced protection of the city's heritage.

**LOTS** is part of the recent drive for City Centre Living and is a key element of the City Vision 2020 strategy objectives.

The City Centre has a rich heritage value which is recognised by designation of its core as a Conservation Area. By breathing life into the upper floors the **LOTS** scheme can play a vital role in the long term conservation of this historic fabric. Additional grant aid may be available under THI and advice is also available on how to process applications to the best overall benefit.

## FINANCIAL ASSISTANCE

The main sources of assistance are:

### 1. HOUSING EXECUTIVE GRANTS

- for vacant or under-used space which has the potential to be converted to create flats
- also for the renovation of existing **LOTS** properties, if they are in poor condition
- an 80% grant of eligible expense is available, up to a maximum of £25k for 1 flat and up to £30k if more than 1 flat is created.

### 2. THI GRANTS (Townscape Heritage Initiative)

- to upgrade the property with particular attention to the heritage related elements of buildings. These relate to specific addresses. Advice is available from The Walled City Partnership.

### 3. 100% CAPITAL ALLOWANCES (Finance Act 2001)

- tax relief on capital expenditure for renovation or conversion of vacant or under-used space to provide flats for rental.
- through the scheme it may be possible to 'save' up to 40% of net costs, as tax relief.

### 4. VAT

- reduced rate VAT may be applicable. Please see HM Custom and Excise Notice 708 (sections 7 and 8).

Financial case studies have been prepared for two typical properties. These case studies demonstrate that it may be possible to recoup capital costs within 6-10 years.

## MIXED USE SCHEMES

The Department for Social Development's **Urban Development Grant (UDG)** may be available for a balanced, mixed-use scheme to upgrade the shop below and renovate or create flats above, as long as a reasonable

proportion of the overall scheme is for commercial purposes.

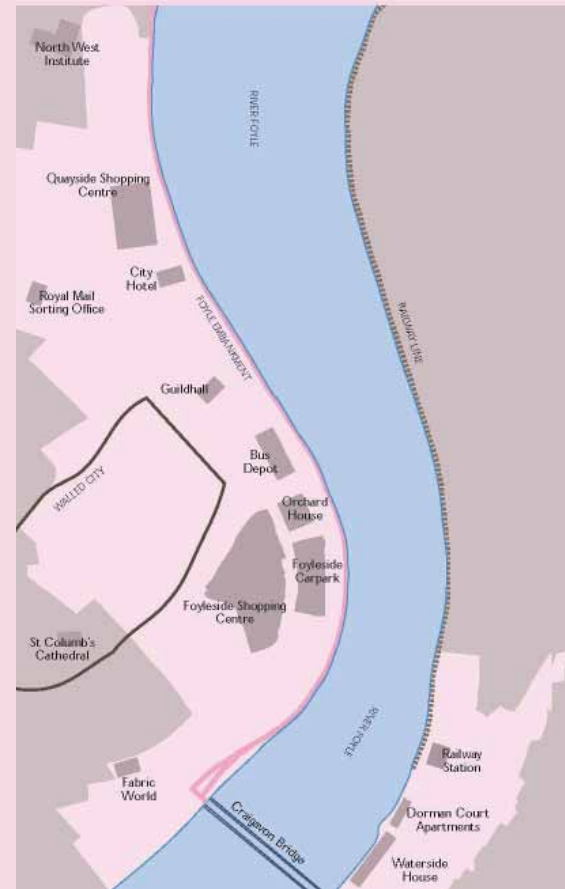
UDG grant aid may also be available for new-build, mixed-use schemes on 'brownfield' gap sites, for the creation of new commercial uses on the ground floor with accommodation above.



## How can I progress a LOTS project?

The main steps in progressing a LOTS project are:-

- check if your property is within the LOTS area.
- establish overall technical feasibility
- evaluate broad costs, grants, rental returns and financial viability
- prepare proposals
- apply for all appropriate grants such as NIHE, UDG, THI
- apply for all relevant approvals such as Planning Permission, Building Control, Listed Building Consent
- receive all appropriate approvals
- commence scheme



A small team has been set up to provide user-friendly advice and assistance in the progressing of LOTS schemes. This advice will range across technical, grant, heritage and planning issues, including details of various criteria and conditions, although all developers should seek advice from their own professional advisors.

For further information please contact the team at:-

**Northern Ireland Housing Executive Grants Office,  
Richmond Chambers,  
The Diamond, L'derry,  
BT48 6QP - Tel: (028) 7137 2000**

**N.W. Development Office,  
Orchard House,  
Foyle Street, L'derry - Tel: (028) 7131 9900**

**Walled City Partnership,  
The Workhouse,  
23 Glendernmott Rd,  
Waterside,  
BT47 6BG - Tel: (028) 7134 5400**

This document is available in alternative formats. Please contact the Housing Executive Grants Office.

www.nihe.gov.uk  
August 2003

BELFAST 028 9023 5435

BIRMINGHAM 0121 233 0902

BRISTOL 0117 989 7000

EDINBURGH 0131 557 1099

GLASGOW 0141 248 9233

LEEDS 0113 386 3800

LONDON 020 7851 4010

MANCHESTER 0161 831 1300

SOUTHAMPTON 023 8072 4888

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