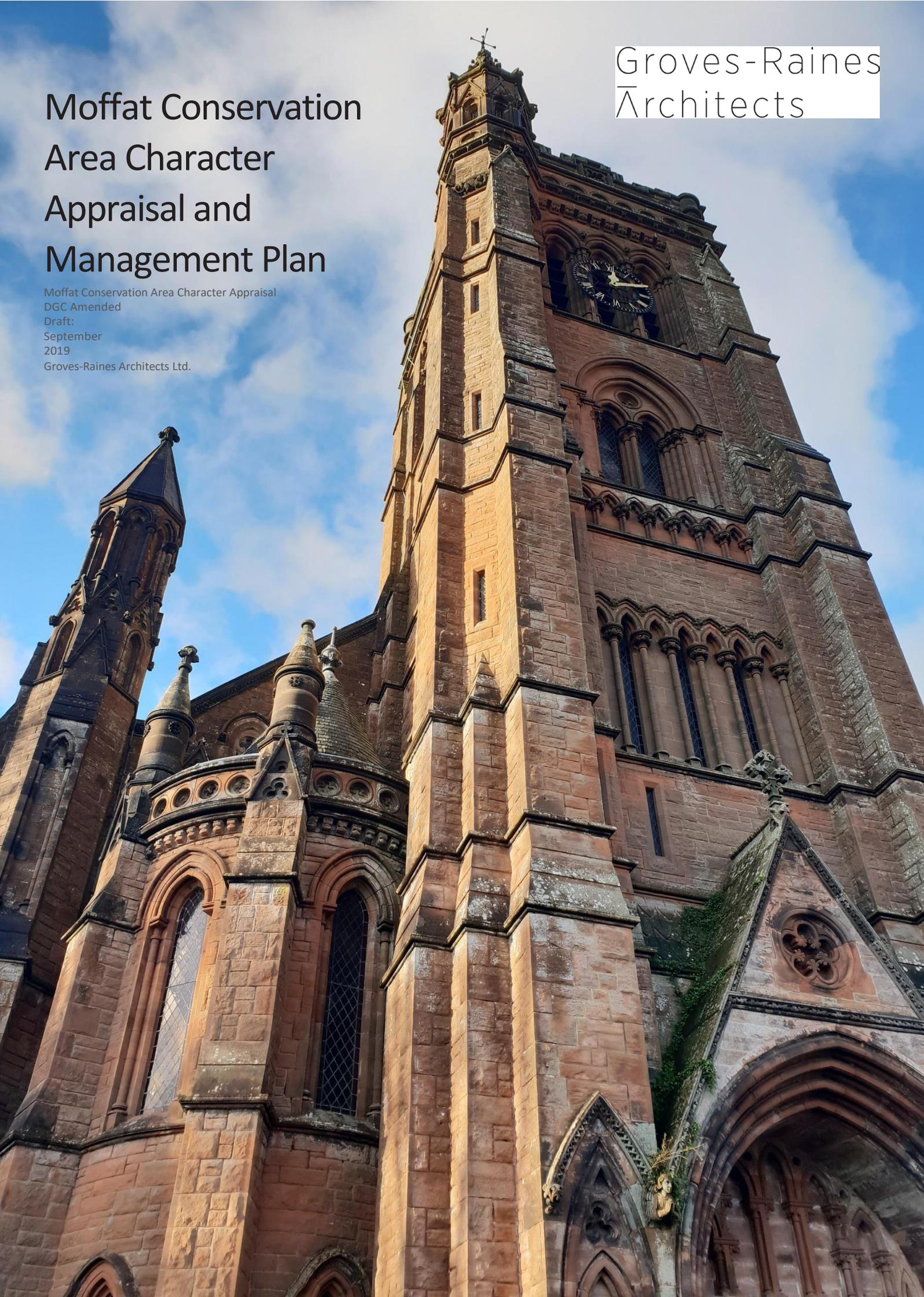


Moffat Conservation Area Character Appraisal and Management Plan

Moffat Conservation Area Character Appraisal
DGC Amended
Draft:
September
2019
Groves-Raines Architects Ltd.

Groves-Raines
Architects



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Academy Road



“In the year of 1633 Moffat was destined, by the ingenuity of Miss Whitefurde, to be ever afterwards recognised as a place for the invalid, an hospital constructed by the hand of Nature for the sick-stricken man, which Home has pictured in the following lines, illustrative of its then inauspicious surroundings, and the change which has taken place since he penned them, as the surroundings of Moffat’s sulphurous spring are in every respect worthy of the locality –

*No grace did nature
here bestow, But wise
was nature’s aim;
She bade the healing
waters flow, And
straight the graces
came.”*

(Turnbull 1871, p32)



FOREWORD

In recognition of the quality of the historic townscape and as part of initiatives aimed at supporting funding applications for enhancement and improvement, including an application to Historic Environment Scotland for funding under the Conservation Area Regeneration Scheme (CARS) programme, Moffat and District Community Council (MDCC) appointed Groves-Raines Architects Ltd. to prepare a Conservation Area Character Appraisal (CACA) for Moffat.

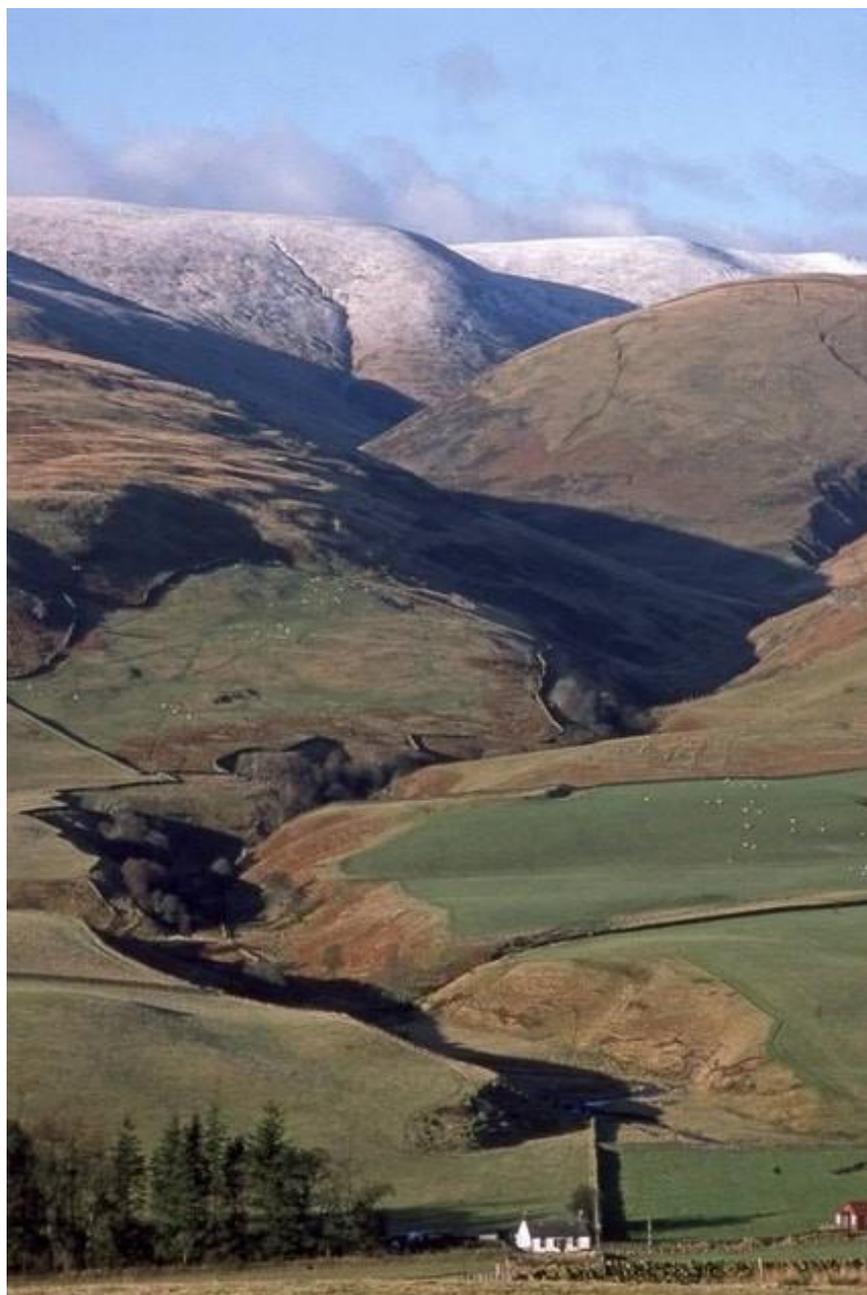
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Acknowledgments

We would like to acknowledge the advice and input received from the following individuals and organisations:

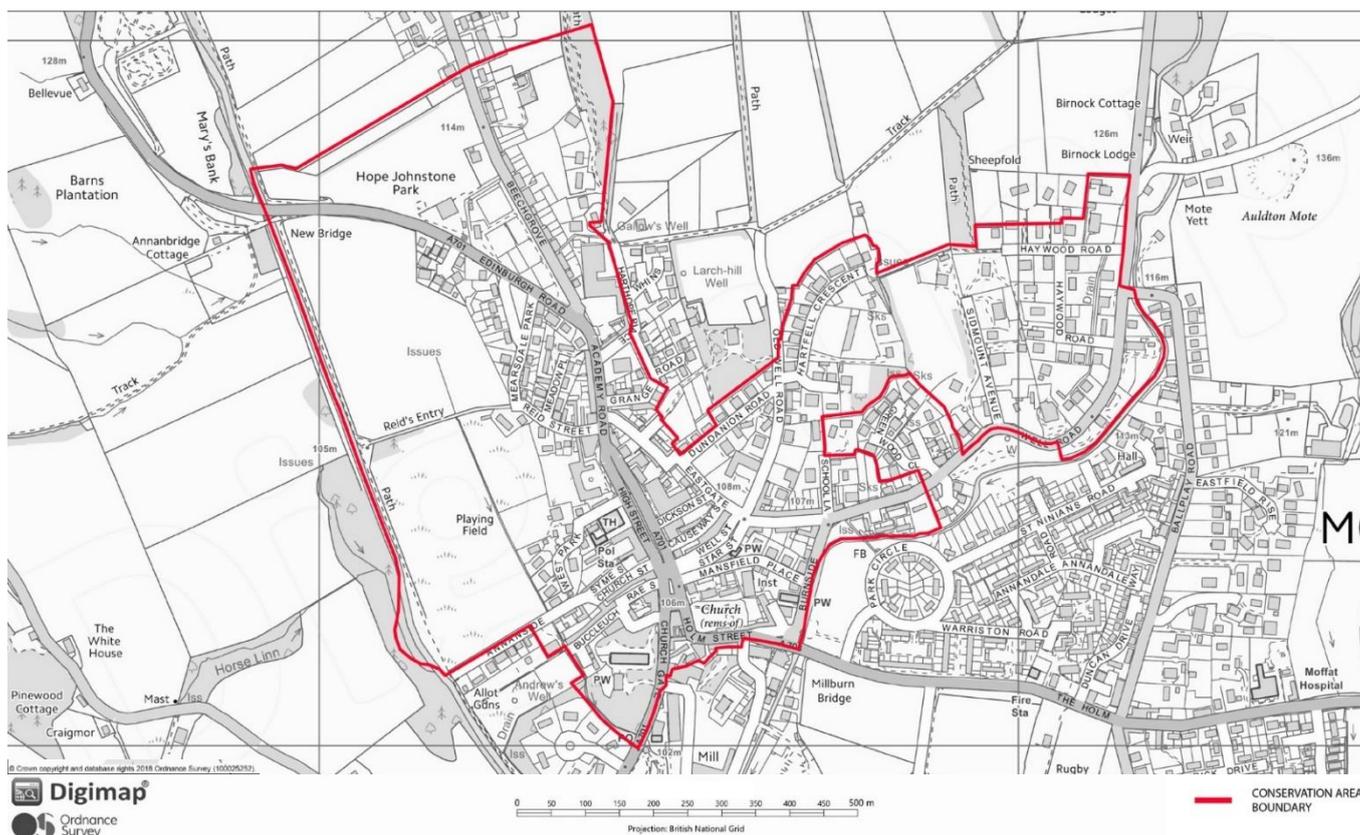
*Niamh Elliott, local artist and historian;
The Earl of Annandale and Hartfell;
Dumfries & Galloway Council;
Historic Environment Scotland*

View looking up towards Hartfell Spa from Old Edinburgh Road



1. INTRODUCTION

Map of Moffat, showing current conservation area boundary



Background

This is a combined document, being both an appraisal of Moffat Conservation Area and a management plan. It has been prepared in accordance with the guidelines set out in the Scottish Government's Planning Advice Note 71, Conservation Area Management: Planning Advice (PAN 71).

Location

Moffat is located in the district of Annandale in the Scottish Borders, around 21 miles north of Dumfries and within the Dumfries and Galloway

Council Region. The town lies approximately 1 mile from the A74(M), the main route between Scotland and England, and is set in open countryside in the Moffat Hills. The population of the town is approximately 2,500 as at the last census, with a further 1,500 located within the rural hinterland of the town, and has increased over recent years, accelerated by new housing development. The main local industries are tourism, agriculture and forestry.

Designation

Moffat Conservation Area was first designated on 8th April 1970 by

Dumfriesshire Council. In 1975 local government boundaries changed, with three adjacent county authorities becoming Dumfries and Galloway Council. The designation remained but the conservation area boundary was modified on 14th February 1977.

During the course of this appraisal the character of immediately adjoining areas was also considered and as a result there are boundary changes proposed which form part of the consultation and re-consultation on the whole document.



<https://canmore.org.uk/collection/1723473>

Historic image of Moffat High Street

What is a Conservation Area?

Conservation Areas were first introduced in the UK in 1967 and the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 provides the current legislative framework for their designation. Section 61 of the Act defines a conservation area as:

“an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance.”

All planning authorities are required by this Act to determine which parts of their area merit conservation area status. Dumfries and Galloway currently has 36 designated conservation areas varying in character from coastal towns to inland

rural villages.

Character is defined by the age, design and layout of buildings and streets in the area as well as geology and local industry and economy. How the area has developed historically is also a key factor.

What Does Conservation Area Status mean?

In a conservation area it is both the buildings and the spaces between them that are of architectural or historic interest. Planning controls and management are therefore directed at maintaining the elements which make up the integrity and character of the entire area and towards enhancing the recognised special character.

Conservation area status does not mean that new development is unacceptable, but care must be taken with the design to ensure that new development will preserve or enhance, rather than harm, the character or appearance of the area. Design for new development should therefore be accompanied by information which demonstrates how it will preserve and/or enhance the conservation area by referring carefully to character and context.

Planning Controls in a Conservation Area

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

Demolition of a complete building or the majority of a building in a conservation area as a general rule requires Conservation Area Consent or planning permission. There are some exceptions. There is a general presumption against approving the loss of buildings through demolition where the building contributes to the nearby or wider character of the Conservation Area. The decision may also depend on the intended use of the land afterwards. Where an application for consent to demolish is submitted, there may be a requirement to provide designs for any new buildings or other structures proposed on the site. Conservation Area Consent applications are made online through Dumfries and Galloway Council's website.

Alterations or additions to buildings require Planning Permission such as

small house extensions; roof alterations, including dormers and roof windows; changes to chimneys; stone cleaning; painting of elevations; rendering or other forms of cladding; provision of hard surfaces; or changing windows and doors.

Development management decisions will consider the impact of the proposals on the appearance of the property, the effect on its neighbours and the effect on the character of the whole of the Conservation Area. Sometimes alternative designs may be requested which would not have a detrimental impact on character but may achieve a similar outcome.

Trees in conservation areas have special protection. Proposals to take branches off or fell a tree or carry out works which affect its roots need to be notified to the Council, giving sufficient time for the impact of the proposal on the tree to be properly considered in the context of its contribution to the character of the conservation area. Sometimes a tree or group of trees will be considered important enough for the work to be refused or to be amended.

Attachments such as satellite dishes have more restrictive controls in conservation areas where they have the potential to impact negatively on its character. In most cases Planning Permission will be needed.

New buildings proposed within a conservation area need Planning Permission. The design and choice of material should take account of the site and the character of surrounding buildings and spaces.

Pre-application advice may be sought in advance of finalising or submitting any proposals and the links to the guidance and forms are found on the following web page:

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

The Scottish Government has produced guidance on Householder Permitted Development Rights

<https://www.gov.scot/publications/guidance-householder-permitted-development-rights-9781780456836/>



<https://canmore.org.uk/collection/1251870>

2011 Moffat aerial view mainly showing High Street and Academy Road

Character Appraisal and Management Plan: Policy Context and Purpose

Since the 1990s it has been recognised that historic buildings and the wider heritage make a very significant, positive contribution to the identity of places, and to the economy and regeneration, especially in town settings. Many communities now regret the loss of character of streets in old towns where improvements to living standards could have been carried out more sensitively. Keeping local historic character is an important part of a community's sense of place and supports many wider investment initiatives leading to regeneration. The accumulation of small, unsympathetic changes to building elevations and alterations to architectural elements can gradually erode the character of the buildings and historic places which are sensitive to change. To make sure that the positive effects of investment in buildings and spaces within historic places are long-term, it is necessary to sensitively maintain and manage historic character.

30% of Scotland's population resides in small towns with a population between 2,000 and 20,000. Survey results from 33 small towns, in 20 local authority areas, were included in the Scottish Small Towns Report 2007-2013. The report found that run-down built fabric and inappropriate change to

historic buildings has contributed to the economic decline of the towns that were surveyed. The report led to a number of initiatives, one of which is to address the backlog of investment in the historic fabric and character of small towns in order to support economic regeneration.

There are examples across Scotland and Europe where heritage led regeneration has brought significant benefits to the economy and the environment and where attention to detail has been of great importance in achieving that benefit.

National Planning Policy

Scotland's National Planning Framework 3 [NPF3] 2014 and Scottish Planning Policy [SPP] 2014 recognise that cultural heritage contributes to the economy, cultural identity and quality of life in Scotland. By encouraging maintenance and enhancement of historic places, the planning system can help make Scotland successful and sustainable and meet the goals of national policy including 'Valuing the Historic Environment'.

SPP sets out that development within or outwith conservation areas which will impact on a conservation area, should preserve or enhance its appearance, character or setting. It includes a presumption to retain buildings rather than permit demolition, where they make

a positive contribution to the character of the conservation area; and, that conservation area appraisals should inform development management decisions. (SPP 2014, paragraphs 143 & 144)

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

According to the Scottish Government's Planning Advice Note PAN71: Conservation Area Management, 2004, when effectively managed, conservation areas can anchor thriving communities, sustain cultural heritage, generate wealth and prosperity and add to quality of life.

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



Well Street



The Star Hotel



View of High Street from Church Gate

Historic Environment Policy for Scotland, In May 2019 a new Historic Environment Policy for Scotland (HEPS) was published. Its content should be taken into account whenever a decision is being taken which will affect the historic environment. It aims to deliver the vision of Our Place in Time, which is the 2014 Historic Environment Strategy, a high-level 10-year framework for Scotland's historic environment.

Local Planning Policy

Dumfries and Galloway Local Development Plan (LDP) was formally adopted on 29th September 2014 and is due to be replaced by LDP2 in autumn 2019. The Overarching Policies and policies and accompanying text of the Historic Environment sections refer to the need for sensitive management of historic assets. Policy HE2:Conservation Areas,

sets out to promote an informed approach to development within conservation areas which will result in sensitive design. It refers to the intention to publish supplementary guidance in support of Policy HE2.

Supplementary Guidance includes new and existing conservation area character appraisals and management plans and the Historic Built Environment Supplementary Guidance which support the overall vision for Dumfries and Galloway region and the policies within the current LDP which are concerned with the historic environment.

Moffat Conservation Area

Moffat was first established as a ‘burgh of regality’ in 1648, which was confirmed in 1662. By the 17th century the small town had gained an early reputation as a spa resort and the healing properties of the sulphurous waters of Moffat Spa brought people in relatively large numbers.

The town developed primarily over the late 18th and early 19th centuries as a resort, its popularity growing considerably following the opening of the Beattock to Moffat branch of the Caledonian Railway in 1883.

Moffat was largely redeveloped in the late 18th century and as a consequence of those improvements very few buildings dating from before this period survive today. However, despite being considered as a planned town, much of the earlier street pattern appears to have been retained. Moffat possesses a variety of fine buildings, many of which are statutorily listed.

Moffat Conservation Area includes the town centre and extends north eastward

to encompass parkland extending down to the Annan Water and westward to cover an area of mainly 19th century residential development. The current boundary is shown on the map on page 1.

Purpose of Moffat Conservation Area Character Appraisal and Management Plan

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

The guidance set out in this document is intended to support and encourage property owners and occupiers, businesses, the Council and other organisations to make decisions which look after buildings and spaces within the conservation area, in a manner that retains or improves character and the condition of individual buildings and streets. It will also support the good design of new development

and assist with the preparation and implementation of enhancement proposals, when opportunity arises.

Forthcoming funding bids for regeneration and enhancement in Moffat, including the conservation area, will require careful consideration of the quality of development and a focus upon sensitive restoration, repair and re-purposing of historic buildings and spaces. This document also provides some of the information required by funding bodies to assess applications for financial support and identifies where this support is best directed.

The guidance should also help everyone to consider how best to maintain the fabric of their property in the long term.

In order to identify where heritage is at risk and draw attention to potential for restoration, Historic Environment Scotland has records of historic buildings which are unoccupied and in declining condition: **Buildings at Risk Register for Scotland**. It currently includes four buildings in Moffat Conservation Area but there are firm proposals for at least one of those.



Edinburgh Road

The main aims of this Conservation Area Character Appraisal and Management Plan (CACAMP) are:

- **To identify and describe** the elements and themes that contribute to the area's special architectural and historic interest;
- **To describe** how character and quality of the historic built environment should be protected and enhanced, by preventing further erosion of character through small- scale inappropriate changes to buildings, streets and open areas;
- **To note** the effects of existing development within the conservation area boundary and the general physical condition of buildings, structures and spaces;
- **To inform** those considering investment in the area in guiding the scale, form and content of new development;
- **To assist** in developing a management plan for the conservation area by providing an analysis of what is positive and negative, and the opportunities for beneficial change and enhancement or the need for additional protection and restraint; and
- **To identify** wider opportunities for enhancement.

This appraisal also highlights the pattern and style of architectural development of Moffat, as well as local details, traditional materials and methods of construction and appropriate maintenance techniques; it considers the early origins of the town, its development from the 17th century; its changing role; the interesting streets, spaces and buildings from different time periods which together give the town its special historic character. Implicit in this guidance is the principle that Moffat Conservation Area should be allowed to evolve and adjust sensitively to modern needs, as it has done over the centuries.

The document is divided into two main sections as follows:

Part One: History, Development and General Character of Moffat Conservation Area

This section covers the historical development of Moffat with an overview of the conservation area. It identifies the themes and key elements which contribute to the character of the conservation area.

Part Two: Managing the Character Areas

This section considers management of the conservation area and the challenges that must be met to prevent the erosion of the character.

It also identifies initiatives and actions which have the potential to preserve or enhance the character.



<https://canmore.org.uk/collection/1723478>

Historic image of the Old Court House

2. HISTORICAL DEVELOPMENT

Regional Context

Situated in upper Annandale in the north west of Dumfries and Galloway, Moffat has a settlement population of around 2,500 residents and is a bustling town that draws large numbers of tourists and day visitors. Having developed mainly in the 18th century as a spa town, it is surrounded by hills to the north, east and west and located at the heart of the Moffat Hills Regional Scenic Area. These positive qualities are seen as a sound base for its economy, which is principally tourism, agriculture and forestry.

The Local Development Plan for Dumfries and Galloway defines the settlement and town centre boundary and identifies a number of development opportunities for 'housing', 'mixed use' and 'business and industry' uses.

Dumfries is established as the Regional Capital, and Moffat is one of 16 District Centres – the level immediately below Regional Capital in terms of the settlement hierarchy.



Archaeological Interest

Moffat is in an area that was close to a main route used by Roman armies moving northwards. A late prehistoric settlement, possibly contemporary with the Roman invasions, lies just outside the Conservation Area off Ballplay Road, at Meg Tod's Mote, and extensive prehistoric settlement remains exist in the vicinity of the town.

Although there are no known prehistoric or Roman sites within or close to Moffat Conservation Area there is always potential for finds from that era.

Auldton Mote, which lies to the east of the town, just outwith the conservation area is a Scheduled Monument. It is a well preserved motte and bailey and probably precedes Moffat as the original settlement from as far back as the 12th century. All of the area surrounding it has significant potential for archaeology.

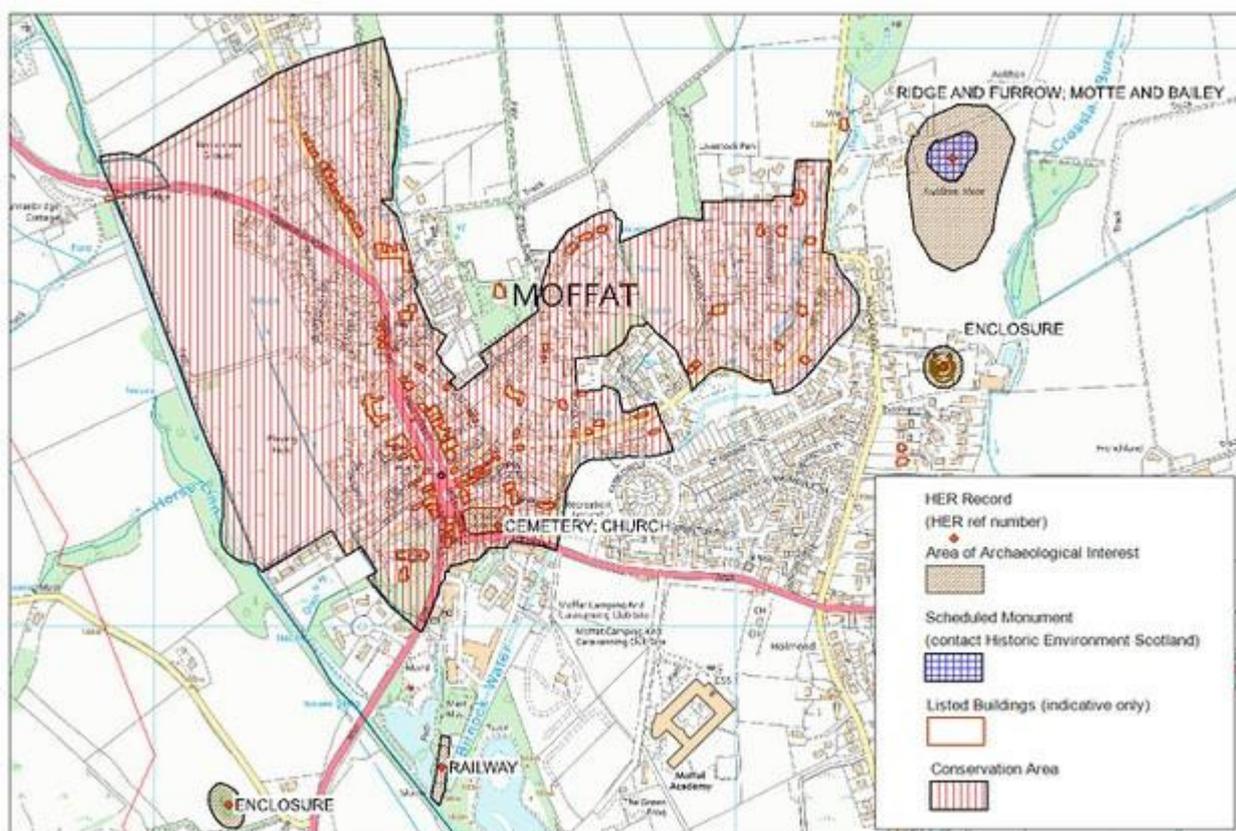
Within the town, the site of the Old Parish Church, towards the south of the conservation area at the Holm Street/ High Street junction is another area of high archaeological potential. This church is thought to have had close association with early occupants of Auldton Motte.

Parts of the High Street and the narrow tributary streets, wynds and closes that lead off it may also have archaeological remains of some importance from the redevelopment of the town in the 18th century. These may survive in the ground around buildings or in elements of the existing buildings.

More recent archaeological remains are also of importance in understanding the past of individual buildings and places within and around Moffat including the

former railway station area.

Dumfries and Galloway Council's Archaeology service should be contacted when development is being considered within the conservation area which involves ground disturbance or alterations to buildings so that arrangements may be made for effective monitoring, archaeological investigation and recording.



Archaeological map

Early History

The topographical nomenclature of Moffat indicates an early Celtic population, the name of the town itself being said to derive from Scots Gaelic 'Am Magh Fada' which translates roughly as 'the long plain'.

Moffat is situated at the point where two major ancient routes through Scotland meet. Prehistoric forts and settlements surround Moffat, at Coats Hill, Ardenholm, Archbank and Auldton Hill.

The Roman road from Carlisle to the Forth and Clyde is a short distance to the west of Moffat and the Roman army moved back and forth through the area between the years 80 and 210AD.

There are remains of Roman fortlets in evidence along this important route but not within the town itself. Their chief remains in Upper Annandale are a series of large marching camps to the east of Beattock, some for up to 20,000 men, and a road carried along the ridge of the hills between Annan and Evan Waters.

The lands of Annandale were part of the Anglo-Saxon kingdom of Northumbria from the 7th to the 9th centuries, then coming under the influence of the British kingdom of Strathclyde, up until 1020 when all of the lands north of the Tweed came under the rule of the Scottish King. The presence of Auldton (i.e. Old

Town) Mote about a mile to the north east of Moffat town centre is evidence of some settlement during this period or perhaps earlier. The motte was constructed by the de Brus family in the early 12th century, strategically placed to exert control over access northwards from Annandale. The castle was later occupied by the Johnstone family.



1929 Moffat general view mainly showing High Street and Eastgate

Although the motte may have had its own chapel, it was also associated with a small church, the remains of which are now known as Old Parish Church. The remains can be found at the graveyard on the eastern end of the present day High Street.

Over many centuries arable crops were replaced by livestock and through the 16th century Moffat became a town notable for its wool trade. It is surrounded by the old farm-sites of various noble families and Abbeys. Lochhouse Tower survives near the southern approach into Moffat and is still occupied.

Surviving buildings within the conservation area which are thought to be from before the 17th century include the core of the Black Bull Inn (reputedly from 1568) and the remains of the mediaeval Old Parish Church, of which only the rubble-built south gable still exists.



Parish Church graveyard



Parish Church remains



Black Bull Inn

17th Century

Discovery of the Moffat Well in 1632 by Rachel Whiteforde was the beginning of Moffat gaining and growing its reputation as a Spa Town through the century. It was formally declared a Burgh of regality in 1648 by the Earl of Annandale.

The medicinal qualities of the sulphurous Moffat Well continued to be recognised and in 1657 the well was repaired and enclosed by General George Monk (Monck) while under the command of Oliver Cromwell. By the end of the century, Moffat was well-established as a spa and visited regularly by the wealthy and fashionable.

18th Century

Moffat's prime asset from the 17th through to the 19th century was its

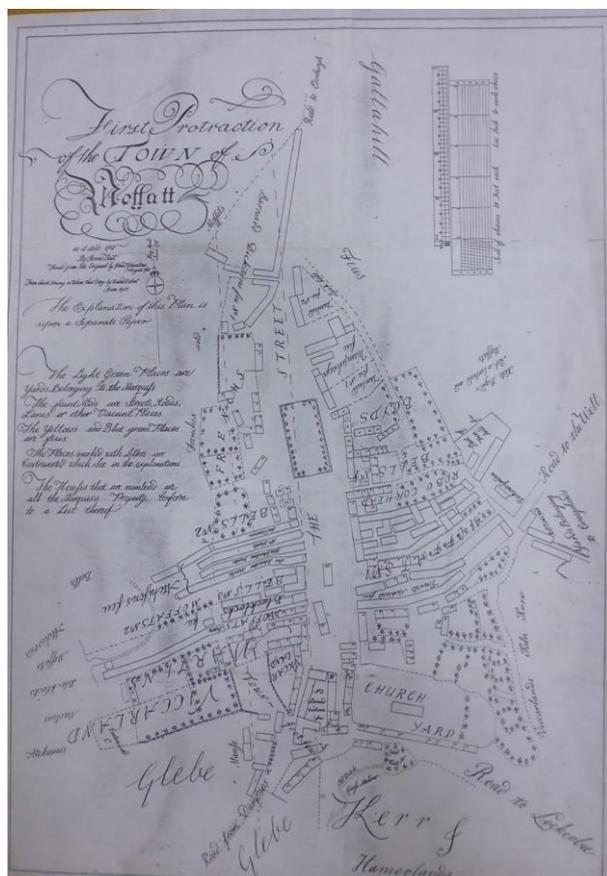
mineral waters, the consequential medical or therapeutic tourism, and its upland location with good air in a south facing sheltered valley. The sulphurous and saline waters were used for both bathing and drinking and became widely thought to possess healing properties for skin conditions, rheumatism and gout.

The 17th century discovery of Moffat Well was boosted by the discovery by John Williamson of Hartfell Spa in 1748, while mining. From here, healing mineral waters were drawn for drinking. The spa cave has a 'handed' stone carved plaque with the date 1748 depicting the word 'FORWARD' with the winged heart [of Robert the Bruce] which remains part of the family motto of the Douglas clan and Duke of Buccleuch.

The mineral wells [chalybeates] and springs changed the fortunes of this small upland village which began to expand rapidly. From the mid-17th to the late 18th century during summer months, Moffat became regularly patronised by professional, academic and merchant classes, many from Edinburgh's New Town, along with the landed gentry

"In spring there meet round the little wells of Moffat a throng in their gayest and brightest from society in town and country, sipping their sulphur waters and discussing their pleasant gossip ... who had toilsomely travelled from far-off districts to taste the magic waters."

from
 The Social Life of Scotland in the Eighteenth Century by Henry Grey Graham



James Tait map of "First protraction of the town of Moffat 1758"



Extract from Roy Military Survey of Scotland, Showing Moffat 1747-1755

During the 18th century the exchange of ideas and discourse associated with the Scottish Enlightenment was developing across the nation and many gentry and men of letters converged in Moffat, including the Marquis of Annandale.

Those known to have spent time in the town in the 18th century included significant and admired figures: the journalist and writer Daniel Defoe; Scottish church leader Reverend Dr Alexander “Jupiter” Carlisle; the leader of Methodism John Wesley; Sir John Clerk of Penicuik; renowned architect Robert Adam and his circle; the author John Home; philosopher and scholar David Hume; biographer James Boswell; poet James MacPherson; members of the Dalrymple family, Earls of Stair; the Welsh naturalist and writer Thomas Pennant; and, the Scottish Baird, Robert Burns.

Some of these influential individuals met together with others for conversations with the Reverend Dr John Walker who was minister of Moffat from 1762 to 1783, and a Church Moderator as well as being Professor of Natural History at Edinburgh University.

Despite its new popularity, the roads to Moffat remained difficult but the reputation of the waters of the little spa town and visitor numbers continued to grow.

The turnpike Act of 1751 helped to improve road matters in part but Moffat remained little more than a mountain pass village due to the poor access and obstacle of easy transport. It was not until 1758 when John, the 2nd Earl Hopetoun, became the curator of the Annandale estate, that the first surveys

were carried out of land, farms, buildings and roads in and around Moffat. Road improvements were carried out from the 1760's onwards.

From about 1762 onwards, the Earl's scheme of improvements dramatically and rapidly changed Moffat and Upper Annandale.

Plans were put in place for buildings, roads and new farming practices in and around Moffat.

There was a major programme of redevelopment including changing river courses, introducing large scale plantings and the enclosure of common land.

Moffat House Hotel



Annandale Hotel (formerly King's Arms)



Balmoral Hotel (formerly Spur Inn)



As part of these improvements, from 1768, the buildings of Moffat town were almost completely demolished and re-built.

The buildings within the central core of the town known to have survived this period of redevelopment are Hopetoun House and Archbald Moffatt House which date from 1723 and 1751 respectively both with much remodelling over the years. Parts of other buildings may also have survived, incorporated into new buildings.

Many sources refer to the High Street having been widened around 1771/1772. However, Roy's Military map of 1747-55, which is thought to record what was there before redevelopment of the town by some twenty or more years, suggests otherwise, and illustrates that much of the town centre, including the High Street, may follow its earlier plan form.

The High Street is spaciouly laid out. Along its southern side there is a series of closes, wynds and streets at right angles to High Street, that follow the old burgage plots and break some of the street frontage into narrow strips.

This period also saw the construction of a house for the Earl of Hopetoun (now the Moffat House Hotel) on the west side of the High Street and several other hotels including the Balmoral Hotel and the Annandale (formerly the King's Arms), reflecting the growth in popularity of Moffat as a spa town in the latter half of the 18th century



Hopetoun House



Archbald Moffatt House

19th Century

Central Scottish road improvements under the supervision of Thomas Telford increased traffic and trade to Moffat and its popularity as a resort and spa grew on through the 19th century. The level of building activity in the town over this period included the Moffat Baths in 1827 on the west side of High Street, served by water pumped from the Moffat Well, together with an assembly room (now the Town Hall).

The opening of a railway in 1847 direct to nearby Beattock, which was then extended into Moffat in 1883, brought huge numbers of visitors to the town, beginning a new phase of building.

Several new hotels and lodging houses were completed including the Buccleuch Arms Hotel and the Star Hotel both in 1860, and the Bonnington Hotel also in the mid-19th century. The Star was built on a very narrow plot and is reputed to be the narrowest in Britain.

Visitors, occupying the many furnished lodgings in the summer season, doubled the population of the town. Many houses had letting rooms and by the 1870's there was sufficient accommodation in Moffat for up to 2,200 visitors.

The railways allowed Moffat to become more accessible to travel to from both Edinburgh and Glasgow, this status being reflected in the size and quality of buildings of Moffat dating from the Victorian period. Maps of Moffat from 1860 through to the end of the century show significant expansion to the south and east of the town centre.

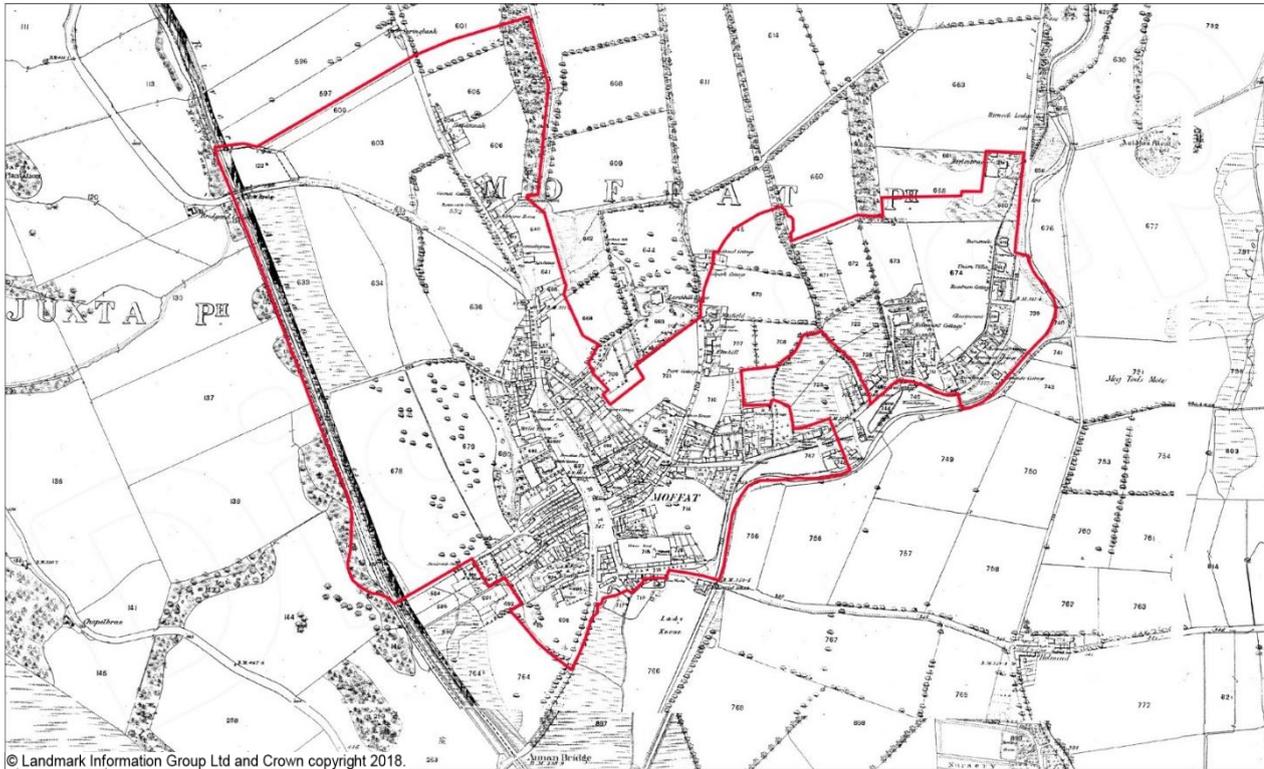
Most notably, Moffat railway station, just south of the town centre, which opened in 1883. To the east, the wedge of land between Old Well Road and Eastgate/Well Road and Ballplay Road saw considerable housing development and includes several buildings which are now listed. Some of this area is within the conservation area.

Public buildings and churches within the conservation area date primarily from the latter half of the 19th century, including the Buccleuch Arms from 1860, the Proudfoot Institute from 1886 and Glendyne House in Hartfell Crescent from the late 19th century. St Andrew's Parish Church dates from 1884-7 and St Mary's United Free Church was built 1890-2 and is now flats.

In 1878, Moffat Hydropathic Hotel was built close to the Old Edinburgh Road on its way towards the Devil's Beefclub. Established as part of the Hydropathic Movement in Scotland (1840-1940), it epitomised the spa heritage of Moffat. It provided water based therapy and healing at a time when medical theory and practice was going through many experimental phases. It was palatial, with over three hundred bedrooms, about 25,000 visitors annually and was a major local employer. The hotel was destroyed by fire in 1921, which greatly affected the town's economy.



Moffat Railway Station, closed in 1964



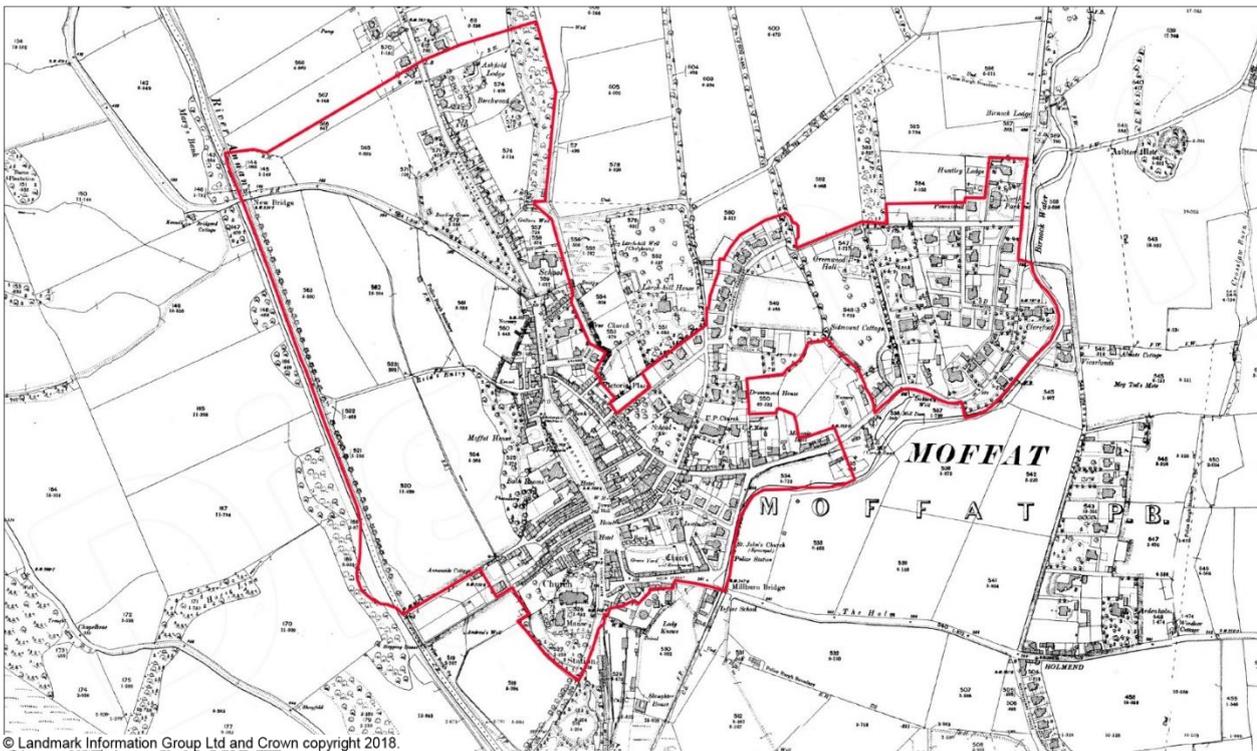
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0 50 100 150 200 250 300 350 400 450 500 m

CONSERVATION AREA
BOUNDARY

Moffat 1860



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0 50 100 150 200 250 300 350 400 450 500 m

CONSERVATION AREA
BOUNDARY

Moffat 1900

20th Century - Present

OS maps from 1900 to 1970 show further development to the south and east of the town, though change within the current confines of the conservation area appears to have been incremental and relatively limited.

The railway station at the southern end of the town closed in 1964 and by 1970 the structures and buildings had been removed except for a railway bridge, the open space named 'Station Park', a short section of platform and the station toilets. The area occupied by the station became home to Moffat Woollen Mill. Residual elements of the station remain in the ground adjacent to the formal open space named Station Park. A small supermarket and a motel were built

on parts of the station site along with a petrol filling station on the road frontage in different decades of the 20th century. The motel has been vacant for a number of years .

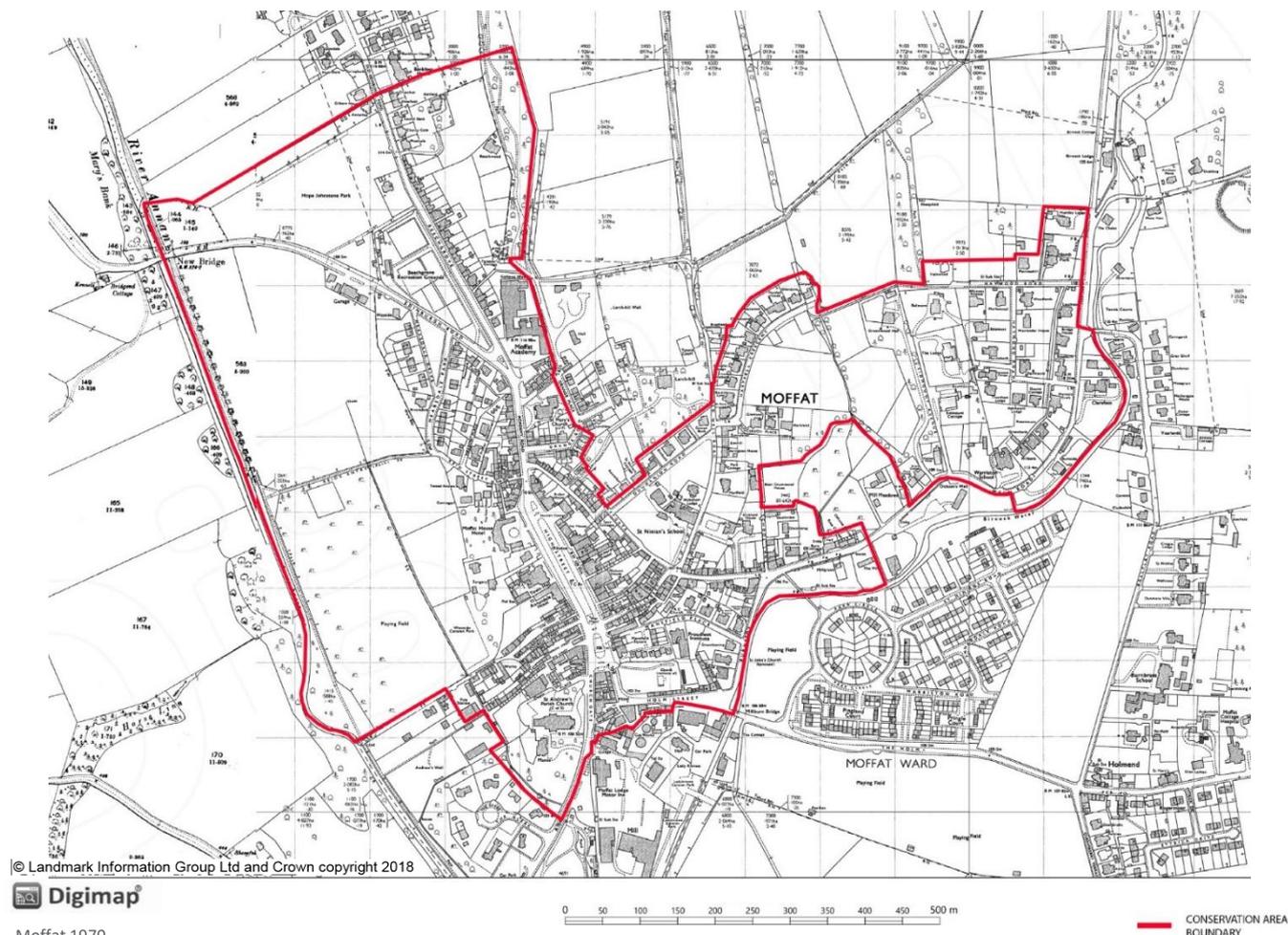
The principal change to Moffat over this period has been a significant area of housing development to the east of the conservation area, most notably in the area of land between The Holm and Well Road.

A building of note from the 20th century is the former Moffat Academy. The present main front façade dates from the 1930s and occupies a prominent position at the end of Academy Road at its junction with Edinburgh Road and Beechgrove.

Other 20th century buildings exist within

the Conservation Area, for example there are Arts and Crafts styled semi-detached dwellings at the north end of Academy Road. Others, however, make a less positive contribution to architectural character, for example the two buildings, forming nos. 7 and 8 High Street both of which have gables with modern detailed rooflines and wide windows facing onto the High Street either side of its junction with Church Street.

In the west of the conservation area, on Annanside, Mearsdale Park and Reid Street there are many 20th century detached and semi-detached dwellings which are not traditional in character, form or use of materials, interspersed with more traditional buildings.



Moffat 1970

Local Development Plan

The current Dumfries and Galloway LDP identifies Moffat as a District Centre in the Dumfries Housing Market Area and notes its strategic location near to the A74(M). Moffat Conservation Area and the Moffat Hills Regional Scenic Area are put forward as important considerations in determining future development.

Amongst the Council's main planning objectives for Moffat is a stated desire to:

“Protect and enhance the conservation area and the landscape

setting to sustain and encourage tourism and for the benefit of residents.”

The plan goes on to identify a number of sites where development will be encouraged and areas of open space which are protected from development.

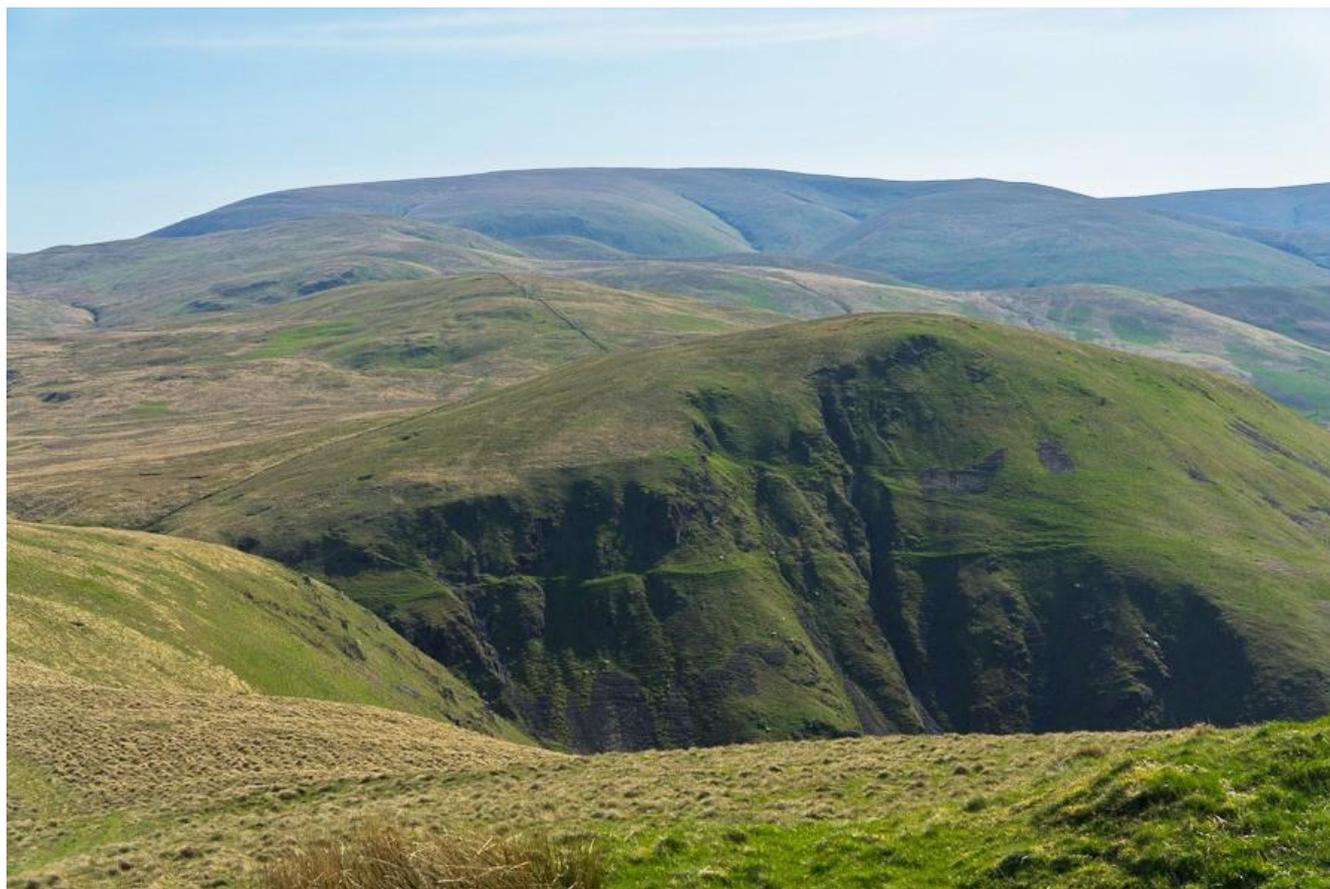
Large areas on the east of the town centre and south of the new secondary school have been earmarked for up to 250 dwellings. Mixed use sites are identified: including the former station area which is occupied by Moffat Woollen Mill and the site of the former Moffat Academy where the Category 'C'

Listed part of the school has been converted to residential within the building and dwelling houses are to be developed behind it.



Moffat Academy, now converted to residential flats

3. TOWNSCAPE APPRAISAL



The Devil's Beef tub

Topography

Situated on gently rising ground near to where the valleys of the Moffat and the Evan Waters (or burns) flow into the River Annan, Moffat is a picturesque and attractive town that is enhanced by the hills and countryside that surround it.

The name Moffat is thought to derive from the Scots Gaelic 'Am Magh Fada' which translates roughly as 'the long plain', an apt description for the town and its environs.

The district of Moffat contains some of the most scenic hills and highest summits in the south of Scotland. There are ranges of hills on three sides – west, north and east – with the more significant scale hills to the north-east.

The River Annan currently forms the western boundary of part of the conservation area, having been straightened from its natural course in the late 1760s as part of the Earl of Hopetoun's improvements.

The town is sited on a dry gravel bed above the level of the river.

The surrounding strata is principally greywacke, a hard coarse sandstone often referred to as whinstone in many parts of Scotland. It is a durable building material from which much of the town was built from the late 18th century onwards, though its composition makes it unsuitable for most dressings.

Approaches and Gateways

There are three main gateways or entrance points into the Moffat Conservation Area.

The first of these is on the approach from the north west, where the A701 crosses the River Annan and becomes Edinburgh Road; this in turn leads past the former Moffat Academy to Academy Road and opens out into the High Street. Dating from around 1831, this became the 'new' road into Moffat from Edinburgh, replacing the route along Old Edinburgh Road and Beechgrove. The first part of this approach has rising ground on each side, up to Blacklaw Hill on the west and Gallow Hill on the east beyond the river plain. Closer to the town, there are fields to the west, both pasture and playing fields. To the east is Hope Johnstone Park recreation ground, with a stone boundary wall, hedge and many mature trees, lying between Beechgrove and Edinburgh Road. The spire of St Mary's Church is occasionally visible above roadside buildings but the buildings of the High Street only come into view when turning the corner at Moffat Academy into Academy Road.

From the south end of High Street, Dumfries Road (A701) enters from the south-west, running alongside level pasture to the east and gently sloping fields to the west. It leads into Churchgate between a wide verge and an avenue of mature trees on the west and Station Park on its eastern side. The road bridges the River Annan just south of Station Park, almost imperceptibly, with a very simple parapet. There is an open car park and mixed trees on the north-west side and the stone boundary wall of Station Park on the south-east side. Station Park has decorative metal entrance gates opening into formal lawns and a large pond. From Churchgate the road joins the High Street, with St Andrew's Church featuring as a strong positive focal point on this approach.

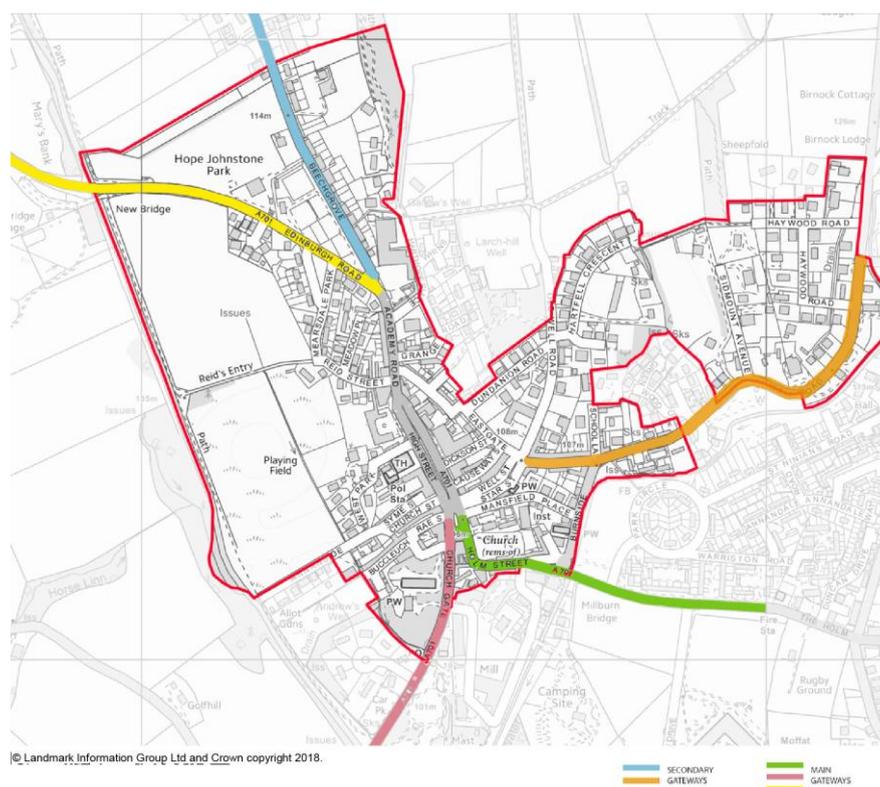
The park toilets, the petrol station and the former motel which is in poor repair are of modern incongruous design and are detrimental to the view on this approach.

Once the eye reaches the older buildings of Churchgate where the road rounds the corner the view leading into High Street is of attractive buildings, monuments and trees. In the distance, the backdrop to the town from this approach is Gallow Hill on the east and Blacklaw Hill on the west.

From the east, the approach is via Carlisle Road (A708) through The Holm. This route variously runs alongside areas of housing and open space.

On the south side the school and caravan park are sited in open parkland; where there is a strong line of mature lime trees along the southern road edge and a continuous stone wall. At Millburn Bridge the road joins Holm Street.

There is a mix of age and height of housing and other buildings along this route. The tower of St Andrew's Church is the most visible high building although tall features on other buildings can be glimpsed. In the distance, the backdrop to the town on this approach is the hills either side of Moffat.



Map indicating main and secondary gateways to Moffat



1929 Canmore image looking at Well Road and Haywood Road showing layout of suburban roads/streets and plot pattern

The approximately north-western approach from Beechgrove forms a continuation of Academy Road and connects Moffat with the old suburban hamlet of Havannah and onto the old route to Edinburgh. The eastern side of the road is characterised by detached dwellings set back behind front gardens and then terraces along the back of the pavement. Some of these are fine villas dating from the 19th century. There are also many modern dwellings in large plots. Behind the buildings on the eastern side the land rises steeply. The open area of land within Hope Johnstone Park dominates the view on the west side of this approach.

There are a number of minor, more local approaches from the tributary streets downhill from the east and uphill from the west that open onto the High Street or Academy Road. Eastgate is one of these, a side street of considerable importance. It leads into Academy Road at a sharp angle, running from the head of Well Street via a route at the back of, and almost parallel to, High Street. Well Street carries on upwards and northwards in the direction of Gallow Hill via Old Well Road.

Street Pattern

Despite redevelopment of Moffat taking place between 1768 and 1790, comparison of town maps before and after this period indicates that the pattern of the town centre and at least some of the original streets and thoroughfares have largely survived. The two main streets or entrances to High Street from the south retain their positions as shown on Roy's Map of 1747-55, as does Beechgrove to the north. In addition, Well Street appears to occupy the same position shown on James Tait first protraction map, which is thought to date from no later than around 1790.

Moffat Conservation Area contains a range of plot patterns reflecting different periods and types of development.

As the main period of development during which much of the town centre was rebuilt, High Street is largely the product of the latter half of the 18th century. The influence of mediaeval land ownership patterns is clear in the plot shapes with many narrow frontages onto High Street, especially on the southwest side.

The James Tait's protraction map of 1758 documents this (p.12). These plots have subsequently been modified and expanded by further development throughout the 18th and 19th centuries. The introduction of some larger plots created more variation and a change to the grain of the little town centre.

Many of the building plots between the secondary streets off High Street, such as between Church Street and Rae Street on the west side and Well Street and Star Street on the eastern side are rather narrow where the plot widths no doubt reflect earlier feu patterns. This has resulted in a number of very narrow buildings facing High Street and narrow front to back building widths on the secondary streets. The Star Hotel is a particularly striking example of a narrow plot. There is a concentration of narrow tributary streets grouped either side of High Street at its southern end. This is an important and particular characteristic of Moffat that needs to be preserved when development or change is proposed.



Aerial view of High Street in 2011

Only two buildings in the town centre are understood to have survived the 18th century period of redevelopment and rebuilding, these being Hopetoun House and Archbald Moffatt House, both in Academy Road where the plot sizes and shapes are largely unaltered.

This period saw the erection of Moffat House (Moffat House Hotel) for the Earl of Hopetoun between 1762 and 1766 in a large plot on the west side of High Street, followed soon after by the first of a series of large hotels or lodging houses, including the Annandale Hotel (1762-1766) and the Balmoral Hotel (c1785). The sizes and settings of these new buildings introduced change and variation in the plot pattern of High Street due to their scale and proportion relative to the earlier feudal plot sizes.

The change in plot size continued during the 19th century with further large buildings being developed on generous plots. In the 19th century and into the early 20th century more development took place away from the town centre. Much of this was linked directly with the reputation of the town as a spa resort either as hotels or large dwelling houses.

This suburban development comprises mainly large detached villas dating from the 19th century, often set within relatively large but fairly regular plots. Many of these are individually designed buildings and some are statutorily listed.

There are also more closely grouped 19th century dwellings on the eastern side Beechgrove. Many of the Victorian dwellings are within the existing conservation area boundary. This pattern of development continues just north of Beechgrove on the eastern side of Old Edinburgh Road. On the western side of Old Edinburgh Road beyond the existing boundary of Moffat Conservation Area there is a much more varied range of plot sizes being a mix of modern and 19th century buildings irregularly positioned along the road and many set back into fields away from it. The densest development is the group of buildings which were formerly the stables of the Hydro Hotel.

Well Road, in the north-eastern side of the conservation area, exhibits a pattern of development very similar to Beechgrove and Old Edinburgh Road, and this character continues outside the current boundary of the conservation

area on Ballplay Road. It includes large villas, set back a little on rising ground above the road behind stone walls and hedges.

There are many notable 19th century villas outside the conservation area particularly along Old Edinburgh Road and Ballplay Road.

Larch Hill House is off the western side of Old Well Road, outside the current conservation area boundary. It is set in an irregular 8 acre plot which includes, one of the wells within the grounds that gave Moffat its fame and prosperity.

Where they are relevant to the development of Moffat and where they reflect similar character in terms of plot pattern, some areas have been looked at to consider whether they should be included within the boundary of the conservation area. There is further consideration given to this later in the document.

Plot Pattern

Moffat Conservation Area contains a range of plot patterns reflecting different

periods and types of development. The main period of development dates back to the 18th century, during which much of the town centre was rebuilt. Despite almost wholesale rebuilding, this appears to have largely followed original plot or feu patterns - evidenced in part by James Tait's first protraction map of 1758 (see Plot Patterns) – and subsequently modified and expanded upon by further development throughout the 18th and 19th centuries.

Only two buildings in the town centre are understood to have survived the 18th century period of redevelopment and rebuilding, these being Hopetoun House and Archbald Moffatt House, both in Academy Road. This period also saw the erection of Moffat House (now the Moffat House Hotel) for the Earl of Hopetoun 1762-1766 in a large plot on the west side of the High Street, followed soon after by the first of a series of large hotels or lodging houses, including the Annandale Hotel (1762-1766) and the Balmoral Hotel (c1785). These introduced a change in the plot pattern of High Street, and variation in terms of the scale and proportion of plot sizes. This continued during the 19th century with the building of further large commercial buildings including, amongst others: Moffat Baths, now the Town Hall (c1827); the Buccleuch Arms Hotel (c1860); the Star Hotel (c1860); and the Bonnington Hotel (mid-19th century).

Many of the streets off High Street, such as Well Street, Church Street and Eastgate, have rather narrow plot widths which reflect in large part the earlier feu patterns.

Suburban development outwith the town centre but within the conservation area is mainly 19th century, large, detached villas. They are often set within generous, regular plots. Although not currently within the conservation area, notable amongst these is Larch Hill House, which is set within an irregularly shaped plot of almost 8 acres and where one of the wells that gave the town its fame and prosperity is found.

Open Spaces

Open space is an essential part of the character and amenity of a conservation area, whether planned or not, providing the setting for, and backdrop to, individual buildings and groups of buildings and forms breaks in the built environment. Moffat has a number of areas of open space which provide both visual and recreational amenity, contributing significantly to views into and out from the conservation area.

At the north-western end, Hope Johnstone Park and Beechgrove

Recreation Ground includes open parkland enclosed partly by a stone wall, hedges and railings, with a sports barn, formal outdoor playing surfaces, areas of grass and mature trees which give a landscaped tone to the wider area of Beechgrove and the Edinburgh Road edges. The significance of this space has been considered and its importance within the conservation area and to its wider setting has been recognised.

On the approaches from the east, the parkland setting of the new academy and one significant smaller recreation ground on the north side of the road provide open settings for parts of the town on the edge of the conservation area. In these spaces, or on their boundaries, there are trees in groups which are important locators for the open areas and which contribute to the quality of the open space and the general setting of Moffat.

The most used open space in the town is Station Park, which is the principal recreation area in Moffat but not within the existing boundary of Moffat Conservation Area. It is important as a district facility as it provides entertainment for many ages and abilities with attractive, formal gardens; a boating lake; an 18-hole putting green; a pavilion; decorative entrance gates and planting beds; many large scale trees; and, modern public toilets



View from High Street looking west



Dickson Street (looking east)



Dickson Street (looking west)

Station Park has retained its original character from the late 19th century when it was commissioned as a 'pleasure ground and pond'. It provides an essential link to the railway history of Moffat. When the railway line closed in the 1960s, the station and goods shed were demolished but the remains of the railway line and parts of the station including an embankment, abutments of the railway bridge, a short section of platform and the station toilets near the platform end have all survived in and around Station Park.

The importance of this space in relation to the character and amenity of the town and the backdrop it provides to built features is recognised by the community and it is proposed that it becomes part of the Moffat Conservation Area

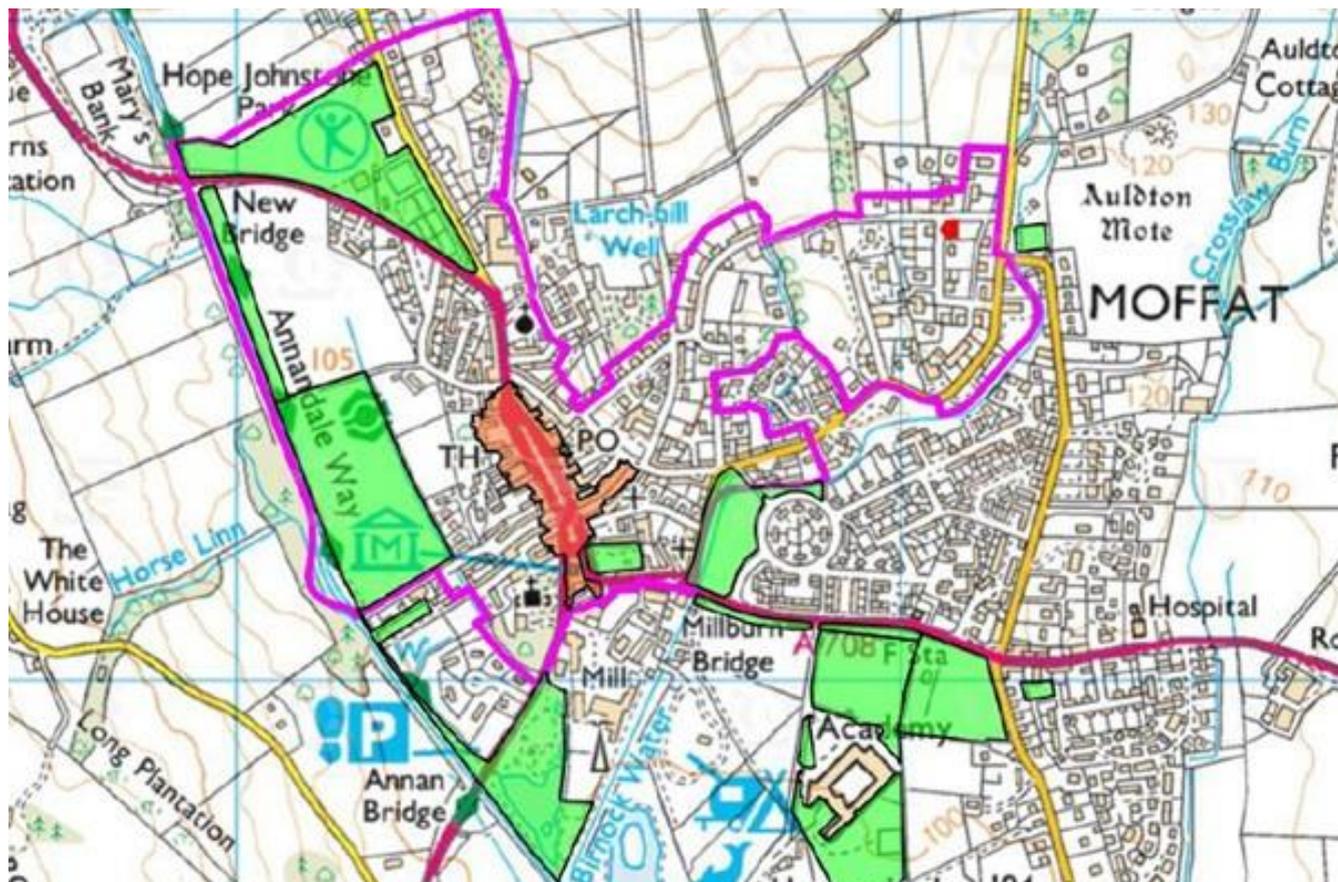
The wide High Street has an open space down its centre and while it is not grassed and is mainly used as a car park it includes a space for the war memorial, a second space for the statue of the Moffat ram and many trees which are regularly pollarded so that they do not reach full canopy, thus limiting their impact. It is, however, an important space within the conservation area in respect of the setting of buildings in High Street and views into and through the conservation area.

Other open spaces in the centre of town include the church grounds at St Andrew's Parish Church and the Old Parish Churchyard cemetery, which

sits within a roughly rectangular walled enclosure and contains many 18th and 19th century tombstones, including a stone in memory of James Loudon Macadam, the well-known and highly influential civil engineer.

On the east side of High Street between the River Annan and the built edge of the town there are level sports fields and an area of informal parkland west of the rear of Moffat House Hotel. The mature trees in this area are important to the setting of Moffat. However the sports field area has very little landscape interest. Due to its proximity to the River Annan, the presence of natural springs and man-made drainage channels, these areas are at risk of flooding from the river and from the deposit of surface water from the eastern side. Therefore they are an important part of water management for the town. A flood report was carried out for Moffat in 2018 and flood mitigation plans for the town may come forward in the future.

The area has been considered in respect of its contribution to the character of the Moffat Conservation Area and it is thought that it provides very little other than openness between the built edge and the river. The parkland area has a number of mature deciduous trees but many show signs of storm damage and they are at risk of permanent loss and there is no succession planting taking place.



Green Areas Map. Ordnance Survey Licence number 100016994 Key: Green - protected open space; pink is conservation area boundary

Views and Landmarks

The Moffat Conservation Area contains many views into, through and along the main streets. Principal amongst these are the views along the very wide High Street. To the south the vista is terminated by the category 'C' Listed former Bank of Scotland. To the north, High Street narrows to become Academy Road, and the view is terminated by the category 'C' Listed former Moffat Academy. The narrow streets, closes and pends which lead off either side of High Street provide contrast to its width.

On the west side of High Street there are views to the hills and countryside beyond, while those on the east provide access to and glimpses of the thoroughfares and buildings, behind which slope hill to the east.

Key landmark buildings in High Street include the Town Hall, Old Court House, Star Hotel, Annandale Arms Hotel, Buccleuch Arms, Moffat House Hotel, Bonnington Hotel, Arden House and the Old Bank of Scotland building.

At its southernmost end, the High Street divides to become Churchgate and Holm Street. Churchgate is dominated by the category 'A' Listed St Andrew's Church before it carries on past Station Park to become tree-lined and rural in character. The approach to the town centre through Holm Street from the east has a mix of low rise housing before the view terminates at the category B Listed Black Bull Inn where the road turns abruptly northwards into High Street and the view opens up.

Moffat lies in a river plane with hills on the west, north and east. In the north-east the hills rise highest and are located within the Moffat Hills Regional Scenic Area. There are views to the hills and countryside from various vantage points within the conservation area.

Residential expansion from the 19th century onwards has also resulted in a number of very interesting buildings away from High Street. These include amongst others the category A Listed Sidmount Cottage; B Listed Larch-Hill and B Listed North Park, Merlewood and

High Woodlands on Haywood Road

Many of the Victorian suburbs have walls along the property boundaries and mature trees which restrict the views to some degree. However downhill on the streets and roads there are vistas of both the town and the wider countryside.

View of Moffat from A701



Activities and Uses

Moffat has a rich and varied mix of properties in commercial, residential and public use; more than might be expected in a town of its population and physical size in Dumfries and Galloway, or indeed in the wider area.

This in large part is a reflection of its historic reputation as a spa town. It continues to be a popular visitor destination particularly as a stopping place for day trippers and coach parties and, more recently, with walkers. Tourism has influenced the uses and activities of land and buildings within the conservation area, as has residential expansion from the 19th century onwards; its role as a District Centre within a large rural hinterland is a further factor.

Commercial activity is naturally centred on the impressive High Street and also on Well Street, which is directly off it. In 2019 there were 49 commercial premises on High Street trading and 22 shops trading on Well Street. Moffat's history as a tourist attraction means that hotels, pubs, cafés and gift shops feature prominently within the town centre. The High Street also continues to serve

the local community with a pharmacy, butchers and bakers and the facilities in the Town Hall.

However, despite a superficial appearance of relative prosperity, long term decline in visitor numbers combined with the shift in fortunes experienced by many rural towns, has seen a number of vacant commercial properties emerging in and around the High Street over recent years and a decline in the condition and appearance of many others.

Moffat's wide and impressive High Street has regrettably been almost entirely given over to vehicular use, with four lanes of two way traffic and multiple parking between. As referred to in more detail later, scope exists to broaden the range of uses and activities this large and impressive space is put to in the future and in doing so enhance the attractiveness of the town centre.

Residential use predominates immediately outwith the High Street, peppered here and there with commercial or public buildings. These evolve quickly from denser, more

compact and often older houses and cottages within the central core to larger suburban villas beyond. Notable public buildings here, either current or former, include the Proudfoot Institute in Mansfield Place, the former Moffat Academy in Academy Road, and the Old Well Theatre in Old Well Road.

A number of churches also exist within the area, including St Andrews Parish Church in Churchgate, The Episcopal Church of St John the Evangelist in Burnside and St Luke's in Mansfield Place.

Space for recreational use within the conservation area includes Hope Johnstone Park and the adjacent playing fields. The 19th century pleasure grounds now forming Station Park, just outwith the boundary of the conservation area, are also popular with both residents and visitors alike.



Shopfront on Well Street



Derelict former 'Pringle' shop on High Street



Vacant shop on High Street

Architectural Character

The rebuilding of Moffat during the 18th century and its status as a resort and a railway town over the 18th and 19th centuries is exemplified through the prominence of buildings from those eras and define its overall architectural character. However, different parts of the town and the conservation area show specific patterns of architectural form and development relating to their main use, age and location within the town, and the appraisal area can be broadly separated into three distinct zones.

This subdivision is based on predominant architectural character and location relative to the High Street, which is the main through route linking the northern

and southern approaches to the town. Off the High Street, the tributary streets are narrower with relatively homogeneous plot sizes and a continuous building line, while outlying suburban villa houses are commonly set within garden grounds. The character zones therefore are:

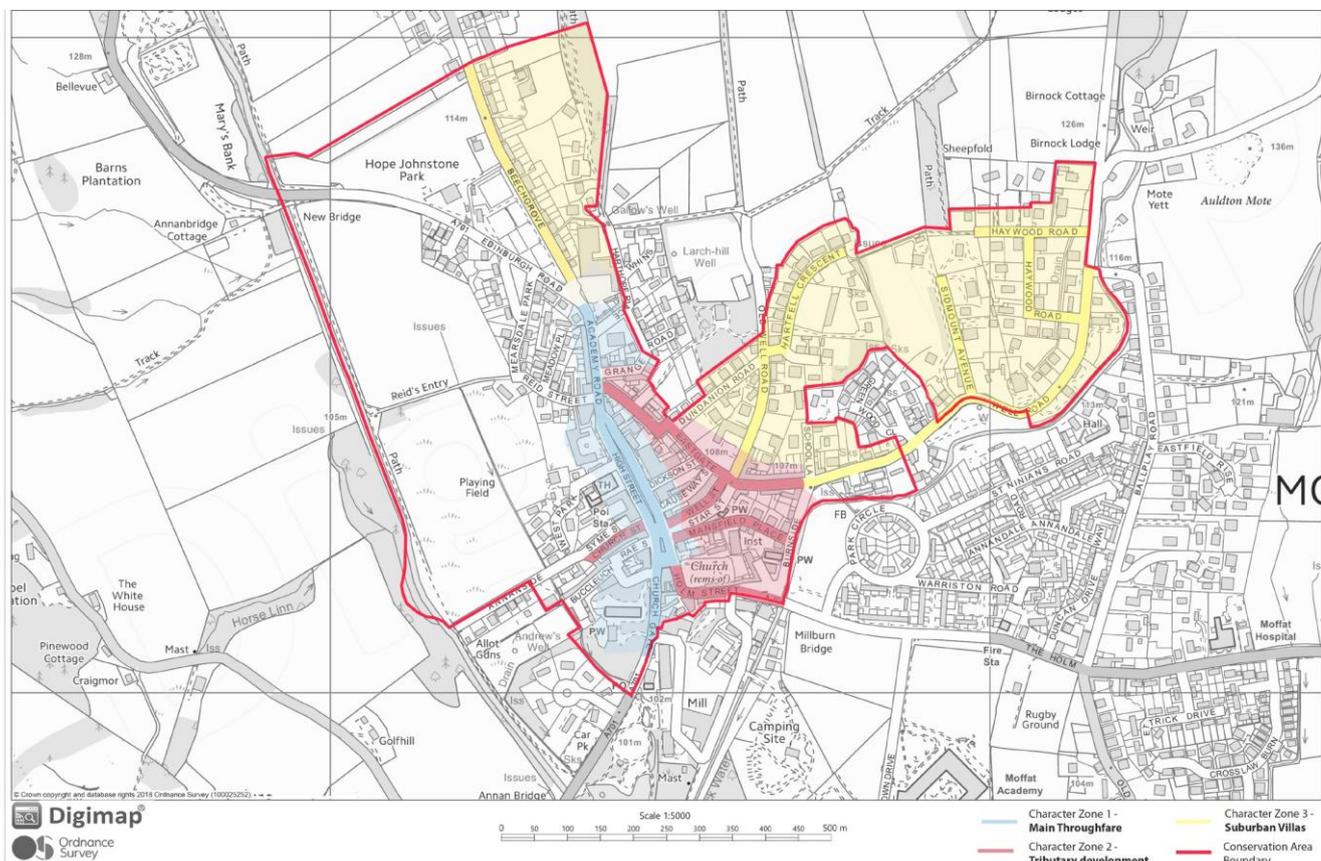
Zone 1: The main thoroughfare - High Street, Academy Road and Churchgate.

Zone 2: Tributary streets leading to High Street - Well Street, Church Street, Eastgate, Mansfield Place, Holm Street

Zone 3: Suburban villas – Beechgrove and Old Edinburgh Road; Well Road, Hartfell Crescent, Haywood Road,

Sidmount Avenue and Old Well Road.

Each of these character zones is briefly described below and considered in greater detail in section 4 of this document.



Map identifying three main architectural character zones

Character Zone 1: Main thoroughfare
= High Street, Academy Road and Churchgate

High Street is very wide. The width includes a central space; and along either side of the street are many individually prominent buildings facing onto that space. The building line is staggered; the buildings vary in scale and architectural style; there are varied roofscape heights with open views to the hills beyond.

Character Zone 2: Tributary development
= Well street, Church Street, Eastgate, Mansfield Place, Holm Street

In contrast to the wide High Street, the tributaries off the main thoroughfare are generally narrow and winding. The plot width is also narrow and the building line continuous, making this part of the town considerably denser and more compact. This is linked to the mediaeval feu pattern that appears to have survived the redevelopment of much of the town centre.

View on Eastgate showing the street frontages broken up into vertical, narrow strips



Star Hotel on High Street, 1860, which is considered to be the narrowest hotel in Britain



Well Street

Character Zone 3: Suburban villas
– Beechgrove, Well Road, Hartfell
Crescent, Haywood Road, Sidmount
Avenue, Old Well Road

The expansion of the town to accommodate the increasing number of wealthy visitors combined with its growth as a commuter town led to numerous suburban villas being built in areas outwith the town centre from the early to the late 19th century. These vary in scale and architectural form but often possess style and detailing of some quality; many are listed or stand out as being individually significant.



Woodlands Villa on Haywood Road



Late Victorian style suburban Villa on Hartfell Crescent

Key Buildings

1. MAIN THOROUGHFARE

High Street:

Town Hall – Category B listed, 1827

Built as the Baths Hall for Moffat Spa, this single-storey, seven-bay classical front building has graded whinstone walls with red sandstone dressings. The entrance at the north sits under a columned and pedimented portico and these proportions are reflected in the pilasters to the central and southern bay with a steeply gabled central pediment bearing the date above. The rear additions are both single-storey, rubble-built with slated roofs. Renovated in 2012, the main vision for the project was to focus on making the Town Hall a flexible multi-use facility for the residents of Moffat and beyond.



Moffat Town Hall

Moffat House Hotel - Category A listed, 1762-5

This Neo Palladian style hotel was built by John Adam for the Earl of Hopetoun. It is set back from the street behind an entrance court, and is flanked by adjacent single-storey wings and perpendicular two-storey pavilions with semi-elliptical carriage arches. Built of neatly graded courses with ashlar dressings, it also has a finely detailed central entrance and 12-pane sash windows with moulded architraves. There is a band course above ground floor, an eaves course and a cornice. The piended platformed roof also has two tall banded ashlar stacks and a dormer to the south.



Moffat House Hotel

Old Court House – Category B listed, 1772 with later additions

The Old Court House is a low two-storey building with pedimented gable to High Street and four-bays facing Well Street. It has a coursed painted whinstone gable end and long rubble elevations with ashlar dressings. The ground floor shop additions date back to 19th century. Details include a bulls eye window at the pediment and the clock tower. The tower has been lowered and a pyramidal slated roof added. The bell dates back to 1660 but the original clock was replaced at a later stage. The building was also a prison and had the schoolhouse on the first floor.



Old Court House

Arden House – Category B listed, c1860

This former British Linen Bank has a two-storey symmetrical façade of polished, red sandstone ashlar has three wide bays and classical details. The central bay has a recessed door set behind a doorpiece of Corinthian columns and pilasters, with a similarly detailed window above. The outer bays consist of tripartites on each floor set in shallow linking panels and ground floor windows with apron panels. Other detailing includes a plinth and moulded cill band to first floor as well as entablature, parapet and corniced end stacks.



Arden House



Star Hotel



Annandale Arms Hotel

Star Hotel – Category C listed , 1860

The Victorian styled Star Hotel was built in 1860 and is considered to be the narrowest hotel in Britain. This three-storey building has a narrow three-bay frontage and polished red sandstone ashlar with rendered flanks. The original balustrade is missing and steps have been altered. The central three-storey canted bay also has a panelled parapet detail and four window openings. Other details include narrow flanking windows, a hood-moulded bipartite and star shield in gable head.

Annandale Arms Hotel (formerly King's Arms) – Category B listed, 1762-4

The hotel is a three-storey building, with basement and attic, and a symmetrical five-bay façade with painted coursed whinstone and ashlar dressings. The central entrance has an early 19th century addition, with paired Doric columned doorpiece and a modern canopy inset. All windows are set in moulded architraves, with cill course and corniced eaves course. The gabled slated roof has straight skews, scrolled skewputts and end stacks with piended dormer additions. The building also has two rear wings and a flanking courtyard. Features include a Doric pilastered doorpiece to the south wing and modified venetian windows to the north wing.

Buccleuch Arms – Category B listed, late 18th century-early 19th century (with late 19th century addition)

The hotel is three-storey and has a four-bay front. Main materials are rubble masonry with sandstone dressings. All windows are bipartite with chamfered reveals corniced at ground floor. Other details include segmental pediments at first floor level and a corbelled cill course to second floor with finialled gablet heads. There are also five shields between second floor windows as well as pilaster quoins. The roof is gabled and slated with end stacks.



Buccleuch Arms Hotel

Bonnington Hotel - Category B listed, 1860

Three-storey, three-bay fronted building with painted coursed whinstone with contrasting dressings. There are two pilastered shopfronts (altered at right) and central doors to the hotel, with a continuous cornice above. Other details include three pilastered tripartites on the first floor along with fine incised decoration to the block pediments. The windows on second floor are grouped in pairs of two, with three pairs of windows overall. Above the latter, there is an eaves band along with the cornice, polygonal stacks and a piended slate roof.



Bonnington Hotel

Former Bank of Scotland building -
 Category C listed, c1875

This large three-storey Scottish Baronial bank building sits at the very south of the High Street. Main materials are asymmetrical, snecked whinstone with ashlar dressings and long and short quoins. The main elevation contains paired crow-stepped gabled bays to east, corbelled above the ground. There is a two-storey angle turret corbelled above ground and first floors with conical roof. The elevation to Church Gate is asymmetrical, with two crowstepped gabled bays and a main entrance which is linked by a panelled roof.



Former Bank of Scotland Building (on the right)

Churchgate:

Black Bull Hotel – Category C listed,
 1568

This building is thought to date from the 16th century but is claimed to have become established in 1568. It has been much altered since then, especially in the 19th and 20th centuries. It is a two-storey building with attic, asymmetrical 6-bay front and extensive 19th century rear wing. It is rendered with contrasting margins, a pilastered doorpiece, and two bipartite box dormers in a gabled slated roof with end stacks. There are now five windows on the ground floor with one of them formerly being a door opening



Black Bull Hotel 1964

St Andrew's Parish Church – Category A listed, 1884-7

Impressive church built in Early English style by John Starforth, in mostly squared rubble-faced red sandstone with a tall central tower flanked by bowed circular stair turrets and a corbelled, pierced and castellated parapet. This is the largest parish church in South West Scotland with a richly carved entrance leading to a wide interior with galleries on slender iron columns and impressive stained glass windows. The body of the church consists of five bays with octagonal angle piers rising to finials with paired windows at ground level and triple to gallery. The church recently underwent a major programme of repairs.



St Andrew's Parish Church

Academy Road:

Hopetoun House - Category B listed, 1723

Three-storey and attic house with symmetrical three-bay front, stuccoed and lined as ashlar with contrasting margins, including the central door. The roof is gabled and slated. Many interesting details survive in the interior including fully panelled floor to ceiling walls from the 18th century.



Hopetoun House

Moffat Academy - C listed, 1932 with several later additions.

A significant building by John R Hill, this is a two-storey, 15-bay, former school with abstracted classical detailing to a symmetrical front elevation. It has polished red sandstone channelled ashlar dressings with squared, snecked whinstone and giant pilasters at the end pavilions and side elevations. Later additions include the three-bay pavilion and slightly advanced three-bay central section with a small pediment. Later 20th century additions were added to sides and rear and were made from red brick but are now painted. The school closed in February 2010 and has now been converted to residential flats.



Moffat Academy

St Mary's UF Church - Category B listed, 1892-3

Designed by architect David Burnie, this French Gothic style church was built in whinstone with red sandstone dressings. It features a nave, north and south aisles, shallow transepts, a tall two-stage tower with faceted spire at north west and a canted stair compartment. The gabled west end has octagonal angle piers rising to pinnacles, with outer and central shafts rising to a parapet, where they support gargoyles and a triple light in the gable with an apex finial. The interior features a gallery with panelled front which is supported on cast-iron columns. The church was converted to flats in 2007.



St Mary's UF Church

Archbald Moffatt House -
 Category B listed, 1751

Two-storey house plus attic and outhouse, with three-bay front and cherry-caulked whinstone rubble walls, clay and lime mortar, red sandstone dressings and a pitched slated roof. The house was built for Archbald Moffatt, Kirk Elder (from 1748) and linen weaver (established 1744) and is thought to be one of only two buildings within the town centre to have escaped C18th redevelopment. Its original thatched roof and skewers were removed in 1851, along with its former wheelstair and the original L shaped plan footprint was altered. The 1857 OS map shows that the house occupied the same footprint as it does now.



Archbald Moffatt House main elevation

2. TRIBUTARY

DEVELOPMENTS Well

Street:

The Duka building (15-17 Well Street) - Category B listed, late C19th century

This Scottish Baronial two-storey and attic building is built on a curve and consists of a four-bay front with squared rubble and ashlar dressings. At ground floor there are two central doors with shouldered heads and a segmental arched head under a finialled cornice. Details include a corbelled circular turret, outer bipartites and inner single lights under a stepped hood-mould at first floor. There are two crowstepped gables with Jacobean detailing and a centre bay with a conical fishscale slated roof, capped with a statue of Robert the Bruce. The end gables are crowstepped with stacks and a slate roof.



The Duka building on Well Street

11-13 Well Street - Category C listed.

Two-storey five-bay front building with late 19th century re-fronting. There are two shops at ground floor, with central door to upper storey, triglyph frieze and cornice. First floor windows (2-5-2-5-2) are made in timber framing, where each group is divided by pilasters. Above there is a bracketed eaves cornice and a pitched slated roof.



11-13 Well Street

Mansfield Place:

Proudfoot Institute - Category B listed, 1886 with later 19th century additions.

Designed by architect Campbell Douglas and Sellars, the institute is a two-storey asymmetrical building with snecked, squared rubble and polished ashlar dressings. The front entrance projects with an arcaded portico. Both the gable to the east and the large octagonal bay have alternating pediments to the ground floor windows, round heads to the first floor, and oculi inserted into the parapet, dome and arcaded cupola. The east elevation consists of a broad three-window advanced gable with scroll skewputts and round-arched windows. The slated pitched roof features two large ridge vents. The building recently underwent a programme of repairs and restoration. The original railings are missing.



Proudfoot Institute

3. SUBURBAN VILLAS

Hartfell Crescent:

Claremont and Westwood villa - Category B listed, late c19th

Pair of two-storey and attic handed houses, forming a six-bay symmetrical front constructed from cherry-cocked whinstone with pointed ashlar, along with moulded dressing details, and both long and short quoins.

Each house contains a central door under the gable head. Inner and outer bays appear slightly advanced and also gabled. The outer bays consist of canted windows at ground level and tripartites above. Other details include finials to the gables and three pairs of pyramidal gate piers and a boundary stone wall separating the property from the street. The roofs are all slated.



Claremont and Westwood House

Hartfell House - B listed, late C19th

The house is a villa, with two-storeys and attic, as well as an asymmetrical three-bay front. It is constructed of whinstone with ashlar dressings and long and short quoins. The main door sits under a hoodmould with bipartite above in the advanced central gabled bay. The gable to north-east is recessed with a two-storey canted window. The south-west bay is also recessed with a single-storey gabled porch in re-entrant angle. The house also features finialled gables and a slated roof. The original railings are missing.



Hartfell House

Beechgrove:

Beechgrove Buchan House - Category B listed, mid C19th century

Two-storey and attic, three-bay front house with an advanced bay and painted rubble with contrasting ashlar chamfered margins. The focal point of the façade is a central door and a bipartite under the verandah which runs the length of the building. It has a decorative cast-iron balustrade and uprights supporting a swept cast-iron roof, partly crested. The bracketed eaves are also cast-iron. The slated roof consists of one bipartite and a modern box dormer. The projecting north bay is also tripartite.



Buchan Guest House

Sidmount Avenue:

Sidmount Cottage - Category A listed, 1836.

This cottage is a single-storey villa, with a symmetrical three-bay front and advanced pedimented central entrance bay. The courses are neatly graded, with painted ashlar dressings. Other details include a pilastered doorpiece, flanked by the tripartites with chamfered reveals, apron panels, and lying-pane glazing. The south elevation has a tripartite window at west end and a recessed verandah with some original cast-ironwork. The pitch piended roof has been re-covered with modern grey and retractable canopies installed over the windows.



Sidmount Cottage

Haywood Road:

Haywood Road Woodlands - Category B listed, c1875

Large, irregularly planned Scottish Baronial villa, comprising two storeys and an attic. It is constructed of snecked rubble with polished ashlar dressings and quoins, painted at the rear. The east elevation comprises two outer, advanced crowstepped gables with a corbelled turret, a two-storey circular tower, and crowstepped gablets to the end bay. The building has a re-entrant porch and four-light canted windows to the south bay. The west elevation comprises two outer crowstepped gabled bays, a central door with side lights, blocked margins to the windows, a two-storey projection stepped into the gables and a slate roof.



Haywood Road Woodlands

Building Materials

Traditional Building Materials

Given the historic nature of the majority of properties in Moffat Conservation Area, traditional materials predominate.

The most prominent building material is stone. Most, though by no means all, of the older traditional buildings within the conservation area, including those in the town centre, have external walls constructed of local grey-green whinstone with red sandstone dressings from quarries in Dumfriesshire, which used together provide an attractive visual contrast. A prominent example within the High Street is the Town Hall, while elsewhere in the conservation area examples include Claremont and Westwood Villa and Sidmount Cottage.

Buff or yellow sandstone is also present, though to a much lesser extent. This relative scarcity is may be due to the need to import this stone from outwith the area and the consequent cost and difficulty in doing so. Examples include the two late 19th century buildings Hartfell House and Glendyne House in Hartfell Crescent.

Brick also makes an appearance or has been used to construct or extend several buildings in the town. The Balmoral Hotel, which dates from c1765, has harled brickwork walls; another example is the Bonnington Hotel, dating from the mid-nineteenth century, in which the rear

wing comprises exposed brickwork. Several other more modest examples of the historic use of brick may be found in the town centre and elsewhere in the conservation area, such as in Star Street, though again local stone is by far the predominant walling material in Moffat.

The walls of many older buildings in the town that consist of local stone have been harled or rendered and painted. Most of this comprises modern cement-based flat render which is largely impermeable and is causing problems as a result of entrapped moisture and lack of breathability. The modern paint systems used to coat such buildings are also stopping or inhibiting breathability and contributing to dampness-related deterioration. This is having a negative effect upon condition and appearance of buildings in the area and increases the maintenance burden on owners or proprietors. The category B-listed Archbald Moffatt House in Academy Road is a good example of a building where both its condition and appearance has been significantly improved by removing modern masonry paint to expose the original stonework below.

The great majority of buildings in the conservation area have pitched slated roofs, though the type and pattern of slating is mixed and varies significantly. A good number of buildings are covered with what appears to be west highland or locally sourced slates, though many are covered with slates that are somewhat larger and thinner than might normally

be expected but still laid in diminishing courses as per traditional practice; some sources suggest these slates to have perhaps been imported from Lancashire, Cumbria or North Wales, coinciding with the arrival of the railway, though other evidence points towards a more local source. Some properties appear to have been covered in whole or part using Welsh or in some cases imported Chinese or Spanish slates.

Roofs covered with 'traditional' material other than slate are relatively few. Of those that do, the most prominent is the Proudfoot Institute in Mansfield Place, which features a projecting octagonal corner tower with a lead-covered domed roof.

Traditional timber doors and windows thankfully still exist to most buildings within the conservation area, though as noted below a good many, particularly within the town centre, have had these replaced in modern uPVC or aluminium. This similarly applies to shopfronts; regrettably the majority of these have been replaced with modern alternatives, though some good examples still remain.

Managing the use of materials in the conservation area requires careful selection and good workmanship so that the building techniques are replicated accurately where required. In some cases contrasting materials will ensure that the existing historic traditional techniques are showcased rather than poorly copied in new development or extensions.



Limetree House on Eastgate



Eastgate

Modern Building Materials

A considerable number of properties within the conservation area, especially those within the town centre, have regrettably had their original timber sash and case windows replaced with uPVC windows. These often bear little resemblance to the originals and are having a detrimental effect upon the character of the area. uPVC replacement doors are fewer but not infrequent. Many have also had their original cast-iron drainage pipework and gutters replaced with uPVC; a few have also seen other external timber elements or components, such as boarded external cladding, changed from timber to plastic.

Though not quite as frequent or ubiquitous as uPVC, there are also several instances of buildings and shops with modern aluminium doors, windows or shopfronts. Indeed, the majority of retail properties have lost their original shopfronts and feature fascias and stall risers clad or consisting of a range of inappropriate modern materials including plastic, cement render and ceramic tiling.

The presence of modern concrete tiles appears to be largely limited to their use

on the enclaves of modern development that exist within the conservation area including, for example, those in Reid Street and Mearsdale Park.

Many traditional buildings in the conservation area have been coated with a cementitious render, most of which have then been painted. The use of modern roughcast or pebbledash coatings is again largely, though not exclusively, restricted to more recently constructed buildings. Examples include the two modern buildings in the High Street at the entrance to Church Street, both of which also feature artificial cast-stone cladding at ground level, though it may also be found on a few older traditional buildings, such as in Reid Street.

In addition to older examples of brickwork walls, there are many instances of alterations to historic masonry fabric having been executed in modern brick or indeed, albeit more rarely, in concrete blockwork, though these tend to be in garages and outbuildings within backland areas.

Roofing felt appears to have been used to recover several flat roofs in the

conservation area that would formerly have been covered with traditional sheet lead.

Some examples of good quality cast-iron from the late Victorian and Edwardian periods in the form of gates, railings and balustrading still exist. However, much of this historic metalwork has been removed and in many cases replaced with modern steel with none of the original proportions, design or cross sections so that they are poor quality in terms of their impact with little similarity to the originals. Prominent examples of buildings that have lost their original ironwork include the Moffat House Hotel, the Buccleuch Arms Hotel and the Annandale Arms Hotel.

Finally, all roads in the conservation area have been asphalted during the course of the latter half of the 20th century. This, combined with road markings, has had a significant negative impact on the appearance of the conservation area. Historic images show that most streets were surfaced with compacted gravel with a verge of whinstone setts, some of which probably still exist below later asphalt.



Bonnington Hotel rear

Townscape Detail

There are a number of architectural details found throughout the conservation area which make a contribution to the special character and appearance of the town. These include the following:

External Walls

Most, though by no means all, of the older traditional buildings within the conservation area, including those in the town centre, have external walls constructed of local grey-green whinstone with red sandstone dressings, which provides an attractive visual contrast. Interestingly, a good number of these buildings, including several within the High Street, display a distinctive and apparently local form of masonry build in which the whinstone is laid in diminishing courses.

Brickwork also makes a rather surprising appearance in places. For example

the Balmoral Hotel, which dates from c1765 and is one of the first buildings constructed during the remodelling of the town, has harled brickwork walls; another example is the Bonnington Hotel, dating from the mid-19th century, in which the rear wing comprises exposed brickwork.

The external walls of many buildings within the conservation area, especially those within the town centre, are harled or rendered with a painted finish. Indeed, masonry paint has been applied direct to the exposed stonework of walls to a large number of properties, including several of the larger commercial properties within the High Street including, for example, the Buccleuch Hotel, the Annandale Arms Hotel, Arden House, St Andrew's Church and the Proudfoot Institute.

Roofs

The great majority of the buildings within the conservation area have pitched slated roofs. Some of these are covered

with Scots slates laid in diminishing courses, though a good number are covered with considerably larger and thinner slates said to have been imported from England but also laid in diminishing courses. Several others appear to have been more recently repaired or recovered using modern slates imported from overseas.

Most buildings retain their chimney stacks, though several appear to have been rebuilt in brickwork. Octagonal chimneys are present on the Town Hall, Chambers House and No.6 High Street.

Dormers and Pediments

Many buildings within the conservation area feature dormers. These vary in design from rectangular to chamfered bay with flat, pitched and hipped roofs, to simple pedimented dormers often arranged in a symmetrical manner.



Dormer examples



Dormer examples



Octagonal chimney example



Dormer examples



Octagonal chimney example



Building with whinstone laid in diminishing courses

Bay and Oriel Windows

Several buildings within the conservation area feature bay or oriel windows. A number of prominent examples exist in the High Street, including the Star Hotel and nos. 1, 5, 20 and 21-23, 26 and 65-67 High Street, as well as several others in Well Street.



Oriel windows



Crow-stepped gable detail on Woodlands villa

Shopfronts

A good number of original Edwardian timber shopfronts or windows remain to buildings within the town centre, though regrettably many have been lost in full or part. Amongst the best surviving examples are the chemist's at No.13 High Street (Hetherington's), the Gallery at No.14 High Street and several within Well Street.



Shopfront on Well Street



Chemist shopfront on High Street

Detailing and Ornamentation

Many of the buildings within the study area show unique detailing such as moulded window margins and intricate metalwork for gates, railings and verandahs. High up there are examples of decorative bargeboards and ridge treatments, interesting chimney details and roof shapes; finials are a common feature and may be found at the top of many roofs, towers, dormers and gables.



Finial detail on top of clock tower



Finial detail on a building on High Street

Modern Intrusions

Modern architecture, when well-designed, can be sympathetic to the traditional pattern and form of historic buildings either through adopting its style or through contrast. Few modern developments exist within the High Street, these being limited to nos.

7 and 8 which sit either side of the junction with Church Street. Dating from around the early 1970s, neither are of good quality though thankfully their modest scale lessens impact on the broader streetscape.



Pediment detail on Dickson house



Quoin detailing on one of the suburban villas

Buildings throughout the conservation area, including many in the High Street, suffer from the effects of inappropriate modern interventions, including poor quality extensions and dormers, replacement doors, windows and rainwater goods and, as referred to previously, the widespread use of modern impermeable masonry paint.

In many instances cheaper modern materials and components have been used to alter or repair buildings, leading to an incremental negative effect on the architectural quality and character of the area. This particularly affects buildings within the town centre; the villas in the more affluent residential areas seem to have been treated rather more sensitively. Many of these changes did not need planning permission although it is likely that a good number have been carried out without consent.



Modern shopfront on High Street

Permeability and Movement

The layout of the town, with its many historic streets and closes leading off the broad High Street, provides good pedestrian permeability and makes the town readily walkable. Some of these are however rather run-down and in a neglected state and undoubtedly possess scope for improvement.

The volume of traffic and parked vehicles on the high Street inhibits circulation for pedestrians. While the town centre is, in broad terms, highly accessible by foot, the ability to move around and cross freely is restricted, and this diminishes overall enjoyment of the attractive streetscape from a pedestrian perspective.

In addition, many pavements and roads within the area are in poor condition, with a large number of potholes, uneven

surfaces and broken and uneven paving slabs. This, together with the inconsistent placement of dropped kerbs, number of level changes and lack of controlled crossing points hampers accessibility for mobility impaired or elderly residents and visitors.



Views from High Street



Star Street



Causeway Street

Gap sites, Vacant and Unoccupied Buildings

Despite a superficial appearance of relative prosperity, long term decline in visitor numbers combined with the shift in fortunes experienced by many rural towns, Moffat has seen a number of vacant commercial and residential properties emerging in and around the High Street over recent years and a decline in the condition and appearance of many others.

And while Moffat Academy and St Mary's Church have been successfully converted to residential use and The Black Bull Hotel restored over recent years, there are several buildings within the conservation area that are derelict or in poor repair, three of which are currently on the Buildings at Risk Register. Principal amongst these are the substantial roofless remains of a two-storey L-plan former warehouse or

outbuilding in Rae Street, just off the High Street and to the rear of the Buccleuch Hotel. The site has remained vacant and disused for many years and the ruinous structure forms something of an eyesore within a well-used and prominent part of the town centre.

Other sites or buildings that appear to have lain empty or largely unused for a considerable period of time that sit within and detract from the vitality and appearance of the town include:

- The former James Pringle Weavers shop on Hight Street. Category B listed, early 19th century, two-storey building with attic, raised basement and asymmetrical three-bay front. Built of coursed whinstone with painted ashlar margins. The shopfront is reached by steps oversailing basement area. The original building has been significantly altered using modern materials. One of the later additions include two flat-roofed canted dormers.



Former James Pringle Weavers shop on High Street



Derelict building on Rae Street, behind Buccleuch Hotel

The roof is slated with a stack on the north gable. The property has lain empty and unused for some time and is now in a generally poor condition.

- 4 Star Street. Consists of the roofless remains of a single-storey former cottage. The property is unlisted.

- 2 Victoria Place. This unlisted property comprises a two storey and attic level house with rendered and painted walls and a pitched slated roof. The building appears to have been unused for many years and is now generally in a poor condition.

- 4 Dickson Street. This forms the end property of a uniform row of unlisted traditional 'one and a half storey' stone and brick terraced buildings. It is in poor condition and again appears to have been unused for a considerable period of time.

- 7 Causeway Street. This three storey flat-roofed early 20th century rendered brickwork commercial building appears largely unused and neglected, with boarded up windows and a roof that is understood to be in very poor condition.

- 9 Eastgate. A single storey and attic level cottage with rubble masonry walls and a pitched slated roof incorporating two panted dormers to the front roof slope. Appears empty and unused with roof and timberwork in poor condition.

- 3 Beechgrove. Category C listed, mid 19th century, single-storey cottage with attic level. The house is painted whinstone with contrasting chamfered margins. It also comprises two panted dormers in gabled slated roof. 3-20 Beechgrove form a B Group. They make a picturesque range in a prominent position at the entry to Moffat on the Edinburgh side.

Directly beside the conservation area is the former site of the railway station, which is allocated for mixed use development in the Local Development Plan. There are buildings on the site but the most noticeable is the motel which has been vacant for some years and is falling into disrepair.



9 Easgate



7 Causeway Street



2 Victoria Place



4 Dickson Street



3 Beechgrove



4 Star Street

Condition

In addition to the vacant or dilapidated buildings referred to above, there are a number of other issues or concerns relating to the condition of buildings within the conservation area that deserve mention, particularly those within the town centre. While most properties are in reasonable condition overall, on closer examination it is clear that repair and maintenance has, in many instances, been neglected or, as referred to previously, involved the use of modern, cheaper and often inappropriate materials that cause damage to buildings over time. These include:

1. Use of cementitious mortar and render. Masonry which is traditionally constructed should be bedded and pointed in lime mortar, which is relatively flexible: pointing with hard cement-based mortar restricts movement, causing stress in the surface of the wall. Cement mortars are also impermeable, which means they prevent the structure from 'breathing' and thus cause materials to deteriorate. In addition, cement mortars are visibly different from traditional lime mortar both in colour and texture and thus have the capacity to change the appearance of a building. (fig. 9 and 14)

2. Inappropriate treatment of stone façades. This mainly concerns painted masonry wall surfaces which were originally exposed. Most modern paints are highly impermeable and will entrap moisture in the walls; this again has the capacity to cause dampness and decay to building fabric and to lead to premature failure of the paint itself. Painting of previously exposed masonry walls also significantly changes the appearance of buildings and imposes a significant ongoing maintenance burden on property owners. Another issue is modern extensions to stone buildings contrasting to their original character. (fig. 1-4, 6)



Fig. 1



Fig. 2



Fig. 3



Fig. 4



Fig. 5



Fig. 6



Fig. 7



Fig. 8

3. The widespread use of uPVC and aluminium windows, doors and other elements. A historic building starts to lose its integrity and authenticity when any part of its original fabric is replaced. A large number of buildings throughout the conservation area have regrettably been the subject of window replacement using inappropriate and poor quality window units. (fig. 2, 7, 10, 12, 13)

4. Poor shop frontages. Each shop frontage adds additional character to any area and contributes to overall townscape. New or replacement shop fronts should respect the architectural character, composition and proportions of a building, and of the area in which it sits. Many of the shop fronts in Moffat also contain overly large fascia signs, external roller shutters, poor quality uPVC or aluminium window replacements, large non-retractable roller blinds and are a mix of styles, colours and materials. The area would undoubtedly benefit from a shop front improvement scheme. (fig. 10 and 12)

5. Lack of care and maintenance. The roofs of several buildings display slipped or missing slates, cracked or missing skews, leadwork in poor condition and chimneys in need of repair. Closer inspection is likely to confirm that a significant number require comprehensive or substantial roof repairs. Blocked, missing or poor quality plastic rainwater goods are also widely evident, allowing dampness penetration and vegetation growth to develop. (fig. 5, 9 and 14)

6. Maintenance of timberwork also shows clear signs of having been neglected. This relates particularly to windows, where mastic pointing and repainting is urgently required to halt further deterioration. (fig. 15)



Fig. 9



Fig. 10



Fig. 11



Fig. 12



Fig. 13



Fig. 14



Fig. 15

Public Art and Lighting

The central island within the High Street contains the two main instances of Public Art in the Town. The first and most prominent of these is the Colvin fountain and Moffat Ram statue, and the second is the WW2 war memorial.

In addition, Station Park, although not currently in the conservation area, is the site of a circular sandstone memorial commemorating Air Chief Marshal Sir Hugh Dowding, Commander-in-Chief of RAF Fighter Command, during the Battle of Britain.

There is no other notable public art in the study area, though the figure of an armed Robert the Bruce standing at the top of a turret on the Duka building (15- 17 Well Street) deserves mention.



WWII memorial in High Street



Colvin fountain and Ram statue on High Street

The original Town Hall street lights from 1827 are no longer in use; some are understood to be stored in a Blacksmiths repair shop but have not undergone any repair work yet. The original pieces were made from cast-iron and bronze and are expected to be reinstated within the town centre.

Moffat is a Dark Skies Town and the lighting of buildings and streets needs to take careful account of this. The existing lighting columns are a mix of designs. There are a small number of Victorian style cast iron street lamps; one is located in front of St Andrew's Parish Church and like most others it is in a rather poor condition and suffers from significant corrosion.



Victorian style street lamp in front of St Andrew Parish church



Statue of Robert the Bruce standing at the top of a turret on the Duka building



Original 1827 Town Hall Street lights currently stored in Blacksmiths repair shop



Current street lamps on High Street



Historic street lamps on High Street



Image showing both the Clock Tower and the War Memorial at their original heights in early 20th century

Public Realm

The Public Realm in Moffat has been largely dominated by the priority given to vehicles. For a small town, the High Street is particularly busy with traffic and parking. This is mainly due to the dual nature of the High Street, where there are four lanes of two-way traffic split by a central refuge, meaning there is a double row of parking in the middle and a single row on both sides of the street. In addition, because the parking is free and unrestricted, there are a multitude of parked vehicles at all times of the day within this location.

The countless number of vehicles weakens the character of the area, as it dominates the main vistas of the town centre and impedes the sight-line to the many fine buildings on the High Street.

In general, the public realm suffers from a disorder of inconsistent street signage, street furniture, street lamps and barriers in a range of different materials and styles that are detrimental to the unique historic character and general aesthetic of the area.

The pavements in front of the buildings and shops are made up of concrete paving slabs, many in poor condition. Elsewhere the pavements are tarmac. In general the condition and accessibility of the roads and surfaces are extremely poor, with a large number of potholes, rough tarmac, broken and uneven slabs and rough terrain. The inconsistent dropped kerbs, number of level changes and lack of controlled crossing points also make for a very inaccessible and potentially hazardous town centre, especially given the amount of elderly residents of the Town.

These and other issues relating to

pedestrian movement and accessibility within the town centre are referred to and discussed in the report by Alex Thorburn in Access Survey (2016), Street Audit

report by Dumfries and Galloway Council (2018) and Moffat Town Improvement Sub-Group Report by Moffat & District Community Council (2015).



Station Park pavilion



Benches in Station Park

Historically, the High Street was known for hosting street markets, which could be easily accommodated on account of the width of the street. The sense of the High Street being seen as a shared space is now mostly lost, apart from a few modest instances. The lack of a central open shared space and the primacy given over to parking and moving traffic makes for an incoherent and disjointed Town centre which does not make the most of its considerable assets.

There are no street surfacing materials that survive on the public roads or footways from any further back than the late 20th century, with the exception of natural stone kerbs in places. There may be setts or cobbles beneath the existing materials that come to light during roadworks. It is important to preserve the kerb stones and reinstate them when possible.

Concrete slabs and tarmac are the predominant surface with more decorative surfaces in a small number of places.



Bin in High Street around the war memorial



Benches in High Street around the war memorial



The High Street in holiday mood on the Duke of York's wedding day in 1893



20th century High street

Trees and Soft Landscaping

Moffat is situated at the junction of two glens surrounded by a wide upland area of broad, rounded, open hills and extensive sheep grazing. There are glimpses of the dramatic surrounding scenery through breaks in the streetscape and at the edges of the town. Some of these hills, such as Gallow Hill, have plantation tree cover.

All of the Victorian suburbs and the approach roads to Moffat have well

shaped mature trees of various deciduous and conifer species. The shades of green and in some places, copper, leaves and needles and the expansive crowns make a very significant contribution to the setting of the whole conservation area. Soft landscaping is mainly found within Station Park and in the private front gardens of larger properties, including St Andrew's Church.

The formal, linear deciduous trees in the central area of High Street are very significant in the townscape but in recent years they have not been permitted to reach mature crown sizes and shapes, presumably to reduce the inconvenience to cars parked beneath them. These trees have the potential to be managed in a manner which provides more benefit to the setting of High Street buildings.

The many notable mature trees in Station Park are not currently protected within the conservation area. They include Oak, Eucalyptus and Scots Pine. They represent a long history of botany in Moffat. The Rev. John Walker was minister in Moffat from 1762 to 83 and professor of Natural History at Edinburgh University. He was a contemporary of John Hope and reputed

to frequently carry seeds or saplings with him in his pouch. It is very likely that some of the trees in Station Park and the surrounding areas were planted by him.



High street today

4. CHARACTER ASSESSMENT



Moffat from the west

The architectural character of the study area has been introduced and summarised in section 3 of this report. This section now identifies and assesses the qualities or features which contribute to its character and appearance as an area of special architectural and historic interest.

Assessment of Buildings

An important part of the character assessment of a place involves an evaluation of its building stock and the identification of key buildings, listed or unlisted, that make a valuable

contribution to the form, character and appearance of a conservation area.

Listed Buildings

Buildings that are “listed” have already been assessed by Historic Environment Scotland as being of special architectural or historic interest and are included on the Scottish Ministers statutory list.

For a town of its size, Moffat contains a relatively large number of listed buildings, with a particular concentration in the High Street. There are currently:

- 3 No category A-listed buildings

- 46 No category B-listed buildings
- 56 No category C-listed buildings

within the current boundary of the conservation area.

Listed buildings contribute positively to the appearance of the conservation area, provide points of interest and enrich the area’s special character. Those of particular note are described in Section 3 “Key Buildings” and a schedule of all listed buildings within the study area is included as Appendix III to this document.

Unlisted Buildings of Townscape Merit

There are also a number of buildings which, although unlisted, make a positive, visual contribution to the character and appearance of the area. They may be landmarks or more modest buildings which either unify the townscape or give a flavour of the historical background of the area.

Within Moffat there are a number of individually characterful buildings which deserve mention, and also buildings which exemplify the local architectural typology and contribute to the urban form that characterises Moffat's prolific Victorian and Edwardian growth.

These include the Stag Hotel, which sits at the junction of Academy Road and the High Street marks the start of the

High Street, perhaps along with the two adjacent properties. These buildings, all of which are likely to date from the 19th century, typify the style of many buildings in the town centre and feature details such as projecting oriel windows, dormers and pitched slated roofs with prominent chimney heads.

There are several buildings in Well Street which again possess features typical to the town or are of individual merit. For example, nos.16 to 22. Well Street exhibit fine traditional craftsmanship and detailing, for instance the shopfront woodwork and masonry surrounds to door and window openings.

There are a number of Victorian suburban villas in and around Well Road, Hartfell Crescent, Haywood Road and

Sidmount Avenue that deserve mention. These are fine, sometimes grand, villas of some architectural pretension and constructed of traditional materials. A good number of these are already listed but there is a case for several others to be considered for listing.

The war memorial in the High Street is a key historical reference point in the town and, along with the Moffat Ram, imparts the central island with a local identity and a sense of public realm, rather than simply being provision for car parking.

Smaller Victorian and attic storey villas set back from the street, for example on Grange Road, are demonstrative of the high standard of building quality that typifies the town, even by relatively humble and modest properties.



Stag Hotel



Villa on Well Road



Villa on Hartfell Crescent



Villa on Well Road



20 Well Street



House on Grange Road



View of the High Street

Character Zones

Section 3 of this document briefly sets out and describes the broad architectural character of the conservation area and suggests it's division into three distinct character zones, these comprising:

Zone 1: The main thoroughfare – including the High Street, Academy Road and Churchgate.

Zone 2: Tributary streets leading to the High Street – including Well Street, Church Street, Eastgate, Mansfield Place and Holm Street

Zone 3: Suburban villas – including Beechgrove and Old Edinburgh Road; Well Road, Hartfell Crescent, Haywood Road, Sidmount Avenue and Old Well Road.

Each of these zones is in now considered

in greater detail in order to put them in context and assist in identifying the specific issues and challenges they face.

1. Character Zone 1: Main thoroughfare - High Street, Academy Road, and Churchgate

Following the 18th century redevelopment, despite the relatively concentrated period of development, the buildings along High Street are characterised by an eclectic mix of individual architectural styles, which to some extent are unified through their traditional form of construction and common palette of materials.

The Gothic style St Andrews Parish Church on Churchgate dominates the southern end of the main thoroughfare. At the northern end on Academy Road is the decorative, idiosyncratic former

St Mary's Church and the classically influenced 20th century Moffat Academy. Between these are more restrained but also some very interesting and unique Georgian façades including the Town Hall and the neo-palladian Moffat House. Some of the buildings along Academy Road present as Georgian buildings although a small number are older behind their façade. Buildings here front the street in a continuous building line unlike many of the prominent buildings facing the High Street. These buildings include a range of wide buildings occupying large plots with car parking or other space between them and High Street. The individual standalone buildings and those forming part of the wider streetscape, imbue the town centre with a sense of grandeur. This is a character particular to this part of Moffat and new development needs to respect this spaciousness on frontages.

The 18th and 19th century hotels on the High Street are collectively the grandest and most prominent buildings in the town centre and form a tangible link with its historic popularity as a destination spa town (see Appendix I for elevations of High Street).

Churchgate has a mix of 4 storey and 2 storey buildings with galleries and professional services at ground floor and some with accommodation above. There are plain elevations and more decorative use of materials and architectural themes. The contrast contributes to the character and is a feature which needs to be continued.

The High Street also includes many of the smaller commercial buildings which vary in architectural styles such as shops and tea rooms. Some of the shop fronts on High Street no longer relate to the age of the building they occupy and even established premises would benefit from improved shopfronts. This is an aspiration that could be achieved by making applications to heritage funders.

Academy Road features a selection of simpler, more vernacular buildings. This includes single storey, 2 storey and 2½ storey buildings. Many of the buildings are in residential use but there are also gift shops and other places of interest for tourists on this part of the thoroughfare. There are some early dormers on single storey cottages, half dormers and gables on other buildings and occasional less sympathetic interventions. Along with the many chimneys, the varying heights of the rooflines create an interesting and varied roofscape. The elevations are a mix of exposed stone, painted stone and modern smooth render. The texture of the stone is an important characteristic and render should be resisted where this texture would be lost. Most buildings have raised window margins which contrast in material or finish. This too is a characteristic that should be retained in a manner suited to each individual building.

The open space in the centre of High Street is an important setting for this part of the town. It provides open aspects for much of the surrounding built

development and a modest number of trees and resting places. This is where the Moffat ram and the war memorial are situated. The open area was a bowling green from 1722 for at least 100 years. Now, it is an important area for car parking but unfortunately cars visually dominate this space to the extent that redesign of the space might find a better balance between recreational and restful space and car parking. The amenity value of the trees is reduced by the severity of the pollarding that is carried out regularly.

In this thoroughfare area some of the properties are set back behind low stone walls and railings. The condition of some of these is poor and as an interesting feature they should be carefully looked after and repaired as opportunity arises.

The footway surfaces are a mix of tarmacadam and concrete slabs with concrete kerb stones or in some places natural stones have survived which is an attractive traditional detail.



High Street



Well Street



Character Zone 2: Tributary development – Well street, Church Street, Eastgate, Mansfield Place, Holm Street

Many of the properties in this area have a narrow vertical plot width and more uniform and vernacular architecture, for example along Eastgate and Church Street. This is linked to the mediaeval feu pattern that appears to have survived the redevelopment of much of the town centre.

Domestic properties in these streets are generally 1½, 2 and 2½ storeys built from coursed, snecked or random rubble stone. The stone is exposed, rendered, or painted with contrasting window and door margins. Individual styling of domestic properties in these

streets is generally limited to the painting of facades with contrasting dressings. This area has a more village character, in contrast to the grandeur of the High Street, with the relatively uniform vernacular architecture punctuated by a number of more individually designed buildings with decorative detailing such as the category B Listed Duka Building on Well Street and the category B Listed Proudfoot Institute on Mansfield Place. There are also many very highly crafted shopfronts on Well Street which are important to its character, as this is the street with the most retail and commercial uses after High Street. The range of shopfront designs creates an unexpected charm. There are several buildings where the shopfronts are not in as good order as they should and

which would benefit from enhancement or repair. Streets in this area are narrow and pavements are narrow or absent.

At roof level there are repeated details such as chimneys and dormer windows. The majority of these are traditional and create a rhythm in the terraces and focal points on individual buildings.

Windows and doors are largely traditional but there are a number that have been replaced in non-traditional materials and formats. The traditional details are part of the character of these streets.

There are a number of other streets in this area leading into High Street or Academy Road where the architecture is rather more mixed and modern.

Character Zone 3: Suburban villas
= Beechgrove, Well Road, Hartfell
Crescent, Haywood Road, Sidmount
Avenue, Old Well Road

As described previously, Moffat expanded considerably during the course of the 19th century. The arrival of the railway put the town within easy reach of Edinburgh and Glasgow and brought significant planned and speculative housing development, which took place in outlying areas across the town but particularly to the north and east.

This zone is shown on map on page 26 and can be further split into three component parts, comprising:

a) the feus of linear Victorian villas extending along Beechgrove and Hartfell Crescent, sitting in line with the street;

b) those along Well Road and Haywood Road which are set back from the road and located within garden grounds, often with a boundary wall which typifies boundary treatments around the large plots and contributes to the visual and physical seclusion of the properties and the character of the roadsides; and

c) the villas on Sidmount Avenue and Old Well Road that developed during the early 19th century and possess architectural style and detailing of some quality and stand out as being individually significant.

Key buildings within each character zone are identified and described in section 3 of this document.



Suburban villas on Beechgrove



Key Features

Having carried out a detailed assessment of buildings and areas it is now possible to identify and summarise the Key Features – those which define the special architectural and historic character of the area:

Plot/Street Pattern

Throughout the study area, there has been little change to the historic street pattern from the latter half of the 18th century, and even further back the medieval feu pattern can still be seen in the narrow plot widths, especially on the west side of the High Street. Historically the main strategic route from Glasgow / Edinburgh to Carlisle, the High Street still forms the defining central spine of the area, with narrow wynds and closes leading off.

Building Line and Height

The original building line is generally intact throughout the study area, however it is staggered in areas of the High Street, giving a more haphazard and fragmented frontage, especially given the breadth of the street. There is more continuity in the other streets off the High St which have a more uniform

building line eg Well Street. Observance of the building line protects and frames street views, as well as forming focal points and closed vistas. The height of buildings is relatively uniform, consisting mainly of 2 or 3 storey properties.

Architectural Quality/Style

The position of Moffat as an architecturally significant town within the wider area is demonstrated by the concentration of listed buildings in the town centre. The eclectic mix of Georgian, Victorian and Edwardian buildings is brought together through a largely common palette of materials. There is a wealth of individually characteristic buildings with their own style and detailing, which are of high quality and historical importance, as demonstrated by the high amount of listed buildings within the conservation area.

Setting / Views

Expansive views to and along the wide High Street are a feature of the area, terminating with prominent buildings at either end. The narrow closes, streets and pends at either side of the High Street provide a more constricted and framed view. It is this contrast, along with the presence of the hills beyond that

reinforces Moffat's unique topographical and townscape setting.

Roofscape

Almost all of the buildings within the Conservation area have pitched slated roofs, often incorporating features such as crow stepped gables, tall chimneys, finials and other decorative details. These, along with vertical elements such as the clock tower, the Moffat Ram and the War Memorial, create visual interest at high level and landmark points, as well as emphasising the sense of place.

Use of Traditional Materials

The consistent use of traditional materials provides a unifying influence over the architectural character of the town and imbues it with an historic grounding and identity. The majority of buildings are constructed of local grey-green whinstone with red sandstone dressings and although many have been inappropriately painted over, the base materials have proven to be durable. Whilst some original timber sash and case windows or slate roofs have been replaced with inappropriate materials, many properties have survived largely intact, which ensures the unique character of the area is conserved.



Well Street



Eastgate

Key Challenges

The key challenges or issues faced by the conservation area that detract from its character and appearance include:

Loss of original detail

Local or traditional detailing is one of the key attributes that form the architectural character of a conservation area. Such details should be retained and conserved on any historic building wherever possible. Without this, the special character of a conservation area can be easily lost over time. Examples of this in Moffat include inappropriate forms of painting or applying cement render over original unpainted masonry walls; removing or replacing original wrought- or cast-iron balustrading and railings; removing chimneys; replacing original slating with cheaper imported alternatives; and loss of historic shopfronts, windows and doors.

Inappropriate alterations and insertions.

As mentioned in the 'Condition' section, incremental alterations of this type have the capacity to significantly change the character of an individual building or area over time. Within Moffat conservation area, a considerable number of buildings have been adversely affected by inappropriate alterations, extensions and insertions. As referred to above, the use of inappropriate materials such as cement mortar, impermeable paint, uPVC or aluminium shopfronts and windows etc all contribute to this.

Property maintenance and repair

There are several buildings in the town centre that are vacant or appear to have lain empty and disused for a considerable period of time, including some within the High Street which are in a state of significant disrepair. Lack

of routine repair and maintenance to other buildings has resulted in a decline in their condition and appearance and detracts from their surroundings. The cumulative effect of this creates a sense of neglect and decay which will only worsen over time unless appropriate measures are taken.

Public realm

The poor quality and upkeep of the public realm within the area, especially around the High Street, is a recurring issue which has been highlighted in various external reports. Poor paving surfaces, the poor quality design and location of street furniture and lighting and the lack of central public space all currently detract from the character of the area and its former sense of place as a people friendly environment. Raising the road level on Academy Road and Churchgate has also had a detrimental effect on the buildings there.

5. OPPORTUNITIES FOR ENHANCEMENT AND MANAGEMENT

Boundary Refinement

An important element of this appraisal is to determine whether all, part or none of the study area merits conservation area status. If a conservation area is to be designated then clear and logical boundaries have to be determined.

designated almost fifty years ago and was last modified by Dumfries & Galloway Council in 1997, following which

modifications to permitted development rights were introduced to exercise control over development involving use classes 1, 3 and 7 (retail; cafés/restaurants; and hotels/boarded houses).

The appraisal of Moffat Conservation Area and of the areas surrounding it suggests that consideration should be given to amending the current boundary.

The following areas were looked at:

- Parts of Old Edinburgh Road leading from Beechgrove
- Hope Johnstone Park and Beechgrove Recreation Ground
- The riverside playing fields west of Moffat.
- Larch Hill House and policies
- Station Park



Proposed Amendments to the Current Conservation Area Boundary

A number of areas within and outside the existing conservation area were considered in respect of amending the boundary. Some of those were considered on the basis that they might be included in an extension to Moffat Conservation Area and others for removal from it.

Old Edinburgh Road

The 'Victorian' character of Beechgrove carries north-westward along the frontage of the eastern side of Old Edinburgh Road. There are many large footprint detached, dwellings dating from the middle and end of the 19th century. They are mostly built from the local greywacke (whinstone) with red sandstone dressings. Many have retained the majority of their original architectural features and others have a number of alterations. Beyond the frontage buildings open hillside fields lead up towards Gallow Hill. There are also a number of modern dwellings on the eastern slopes, accessed from smaller streets or long drives.

The western side of Old Edinburgh Road, has a small number of fine 19th century villas, but the character is different from the eastern side. While there are a few dwellings architecturally similar to the eastern side, they are individual and set alone rather than in a cohesive group. They are also found amongst modern dwellings and many of them are sited at right-angles to Old Edinburgh Road or downhill at the end of short drives and away from the street frontage. Beyond these dwellings to the west, is pastoral. The majority of the Victorian character is on the western side.

While there may be some support and justification on the basis of character for the inclusion of parts of Old Edinburgh Road in the conservation area, the consultation in May 2019 established that the community were largely not in favour of doing so. Therefore, there is no extension of the conservation area boundary proposed along Old Edinburgh Road.

Hope Johnstone Park and Beechgrove Recreation Grounds

Earlier in the document it has been identified that this area provides an important open space within the conservation area and is important to the visual amenity and suburban character of this part of Moffat Conservation Area. It would not seem logical to exclude it from the boundary and this is also the opinion that has been given by the community following consultation in May 2019.

Therefore, there is no proposal to remove Hope Johnstone Park and Beechgrove Recreation Grounds from the boundary of Moffat Conservation Area.

The riverside playing fields located west of Moffat conservation area

The existing conservation area boundary includes an area of open space located to the immediate west of Moffat town centre. This is identified as protected open space in the Local Development Plan and comprises outdoor playing fields with no significant built structures. The fields run along the eastern side of the River Annan and is flat and largely featureless with the exception of an area of informal parkland. There are a number of mature deciduous trees and

small wooded areas close to the river and along the footpath which links with the Annan Way.

The trees are significant in relation to the setting of the western edge of the conservation area but are generally not set within an area with urban character which is found in the remainder of the conservation area.

All of this area is part of the flood plain and to a greater or lesser degree affected by flooding from the river and nearby surface water sources and therefore considered to be unsuitable for built development.

Virtually all of the development on the eastern side of the playing fields is of modern 20th century origins.

There is no clear and over-riding justification for inclusion of this area within Moffat Conservation Area as it does not have similar character to the developed areas. However, it does provide some openness and trees as a setting to the conservation area.

It is proposed that all of this area is removed from the conservation area along with the associated modern housing that surrounds it. However, it is acknowledged that there may be counter-balancing comments received in relation to all or part of this proposed removal.



Larch Hill House
Larch Hill House and surroundings.

Larch Hill House is a category B-listed Classical style stone house dating from the very last part of the 18th century. It was designed by the engineer/architect father and son both named Alexander Stevens. It is sited within undeveloped private grounds of almost 8 acres and is located immediately north of and adjoining the current conservation boundary. The site is enclosed by an original stone boundary wall, within which sits a stable block, former kennels and

other outbuildings. Larch-Hill Chalybeate Well is in the grounds. The discovery of this well dates back to the heritage of Moffat as a spa town.

Larch Hill and the architect were closely associated with Moffat as a spa resort and the presence of the well in the grounds reinforces this. While the character is not typical of the immediately surrounding part of Moffat Conservation Area it is a development that reflects the character of parts of the larger plots on High Street and it is an important part of the history of Moffat.

Modern development has already encroached close to its eastern boundary wall. The importance of this site and building in the context of Moffat would suggest that it should be included in the conservation area

It is proposed that the boundary of Moffat Conservation Area is extended to include Larch Hill House and its policies as shown in the map below.



Station Park

Station Park is located to the immediate south of the current conservation areas boundary and first opened in 1888 as a rural green space for both visitors and residents. The park extends to around 6.9 acres and includes a boating pond, putting green, water feature and a category C-listed Victorian pavilion along with a permanent memorial to Lord Hugh Dowding, who is credited with playing a crucial role in Britain's air defences during World War 2. It also contains a number of fine specimen trees.

As the name suggest, Station Park is inextricably linked to the arrival of the railway to Moffat, which opened some years earlier in 1883 and closed permanently in 1964. Indeed, within the park are the few extant remnants of the former railway station, including the station toilet block, former bridge abutments, embankments and a short section of the old platform.

The area occupied by the former railway station adjoins the north east of Station Park, is home to Moffat Woollen Mill. It also includes a supermarket and petrol filling station, as well as a vacant former motel which is in a very poor state of repair and has been vacant for some years. Within the current Local Development Plan it is identified as a development site for mixed-use including hotel, tourist centre and retail uses, which 'must be sympathetic to the listed buildings opposite'.

The park makes a significant contribution to the special character and historical development of Moffat both as a place to live in and to visit. It is also well-used and highly regarded by both residents and visitors alike. Despite this, some of the park infrastructure is in a poor state of repair and adversely affected by the character and condition of some of the development within the site of the former railway station.

The local community is keen to promote enhancement of the park and see its amenities secured and preserved for future generations. The extra protection provided through inclusion in the Moffat Conservation Area is seen as having the potential to contribute to this objective.

Notwithstanding the character of the development immediately surrounding it, Station Park is considered to be of significant importance to the character and development history of Moffat and it would seem a logical step to include it within the boundary of the conservation area. This would also secure better design of development coming forward in the areas adjoining it and potentially improve the likelihood of future funding being available for the park.

The plan below shows the Station Park area that it is proposed to include in a revised conservation area boundary.



Station Park, proposed for inclusion in a revised Moffat Conservation Area.

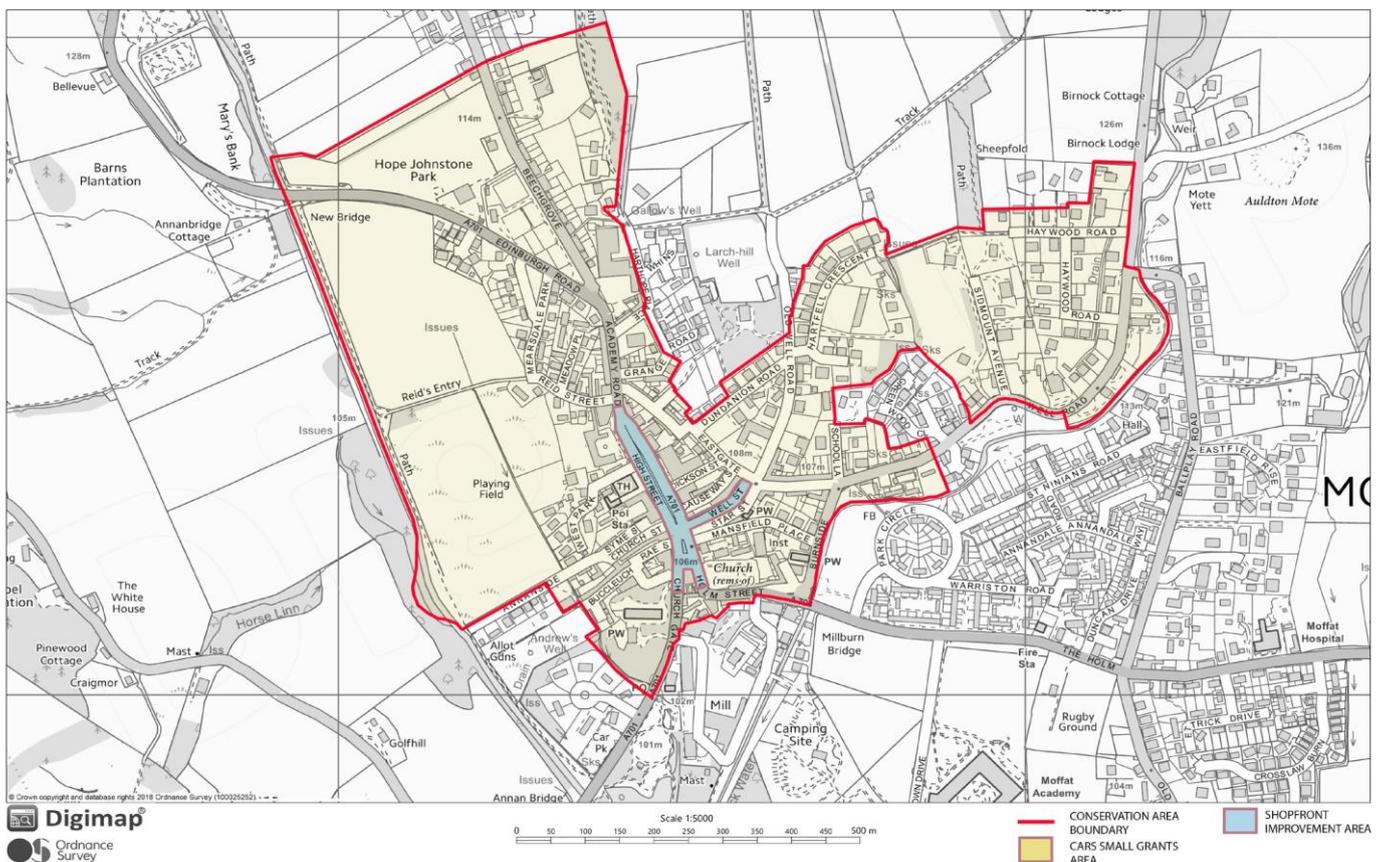
Opportunities for Enhancement

Analysis of the conservation area's character has identified a number of opportunities for its preservation and enhancement. This section of the appraisal sets out recommendations to assist the effective management of the conservation area, helping to support the local community while aiming to sustain and enhance the cultural heritage. It is anticipated that these will be further developed as part of a Conservation Area Management Plan.

Development

Poorly designed alterations and extensions as well as incremental small scale works such as the removal of chimney stacks and replacement of traditional windows, doors and roofs with inappropriate modern styles and materials have had a cumulatively negative effect upon the architectural and visual integrity of the conservation area. Effective control over future development is therefore essential. Where traditional features have been lost, encouragement should be given to support their replacement.

Dumfries and Galloway Council's position on the preservation and enhancement of a conservation area's special characteristics is set out in the Local Development Plan Policy HE2: Conservation Areas. This policy is supported by supplementary guidance and through advice set out in publications and guidance found on the Council's website.



Gap Sites and Vacant Property

Gap sites and vacant or derelict properties are not particularly prevalent in Moffat compared to most other towns in the Council area. Several do however exist within the town centre and in places these combine to give some parts of the area a rather shabby and run down appearance. Measures aimed at stimulating development or occupation of vacant sites or buildings are encouraged.

Shopfronts and Signage

The presence and rich mix of retail and commercial premises within Moffat make a hugely important contribution to the vitality of the town. However, while some good original shopfronts have thankfully managed to survive, many have been replaced with unsympathetic modern frontages that are detrimental to the building and to the area as a whole.

The exercise of control over shopfronts would prevent further erosion of original detail and encourage sympathetic design. The introduction or strengthening of measures aimed at encouraging the restoration of shopfronts to their original form, such as a dedicated shopfront improvement scheme, have the potential to greatly enhance the character and appearance

of the historic town centre.

The conservation area would also benefit from better control over advertising and signage.

Repair and maintenance

One of the principal threats to buildings within the Moffat Conservation Area is insufficient or inappropriate maintenance and repair. A significant number of buildings within the town centre show clear signs of neglect and this detracts considerably from the quality and appearance of the area.

Measures aimed at encouraging owners to properly repair and regularly maintain their buildings should be reviewed and promoted. The availability of grant finance towards the repair of buildings is recognised as being an important contributor and is commented on further below.

A particularly relevant issue affecting the condition and appearance of buildings within the area, especially within the town centre, is the widespread use of modern impermeable paint finishes to coat the original exposed stone walls of buildings. Most modern paints entrap moisture which can lead to dampness

and decay within the fabric of a building. They are also prone to early failure which adds to the maintenance burden imposed on proprietors. The removal of paint from a small number of buildings in the town centre may improve character and appearance, if they have used an inappropriate paint.

Public Realm

There is a clear need to improve the standard and condition of the public realm in Moffat. The volume and management of traffic within the High Street is problematic and inhibits pedestrian movement and appreciation of the historic town centre. Review of traffic management within the High Street is recommended.

Pedestrian movement and accessibility is also adversely affected by the condition of roads and pavements within the town. The need for repair and improvement is increased due to the high number of elderly residents and visitors to the town.

Improvements to street signage, furniture and lighting would benefit the character and appearance of the public realm.



St John the Evangelist Episcopal Church



Seanmore House

Managing the Character Zones

In addition to the more general opportunities for preservation and enhancement referred to above, there are also a number of more specific recommendations that relate to the three character zones identified earlier in this document. These include:

1. Main Thoroughfare key management points:

- Maintain the architectural details of individual buildings
- Maintain the existing staggered building line within High Street
- Maintain and repair the frontage walls and railings in front of buildings within High Street and Churchgate
- Address the central space in High Street with a view to enhancing it and reducing the dominance of cars
- Consider changes to tree management and inclusion of additional trees

- Consider the footway surfaces and how they might be enhanced
- Retain stone kerb stones where they have survived and reinstate when opportunity arises
- Reduce or reposition traffic enforcement signage to avoid cars and traffic signs obscuring buildings and building frontages

2. Tributary Developments key management points:

- Care should be taken to ensure the suitability of proposed designs for replacement shopfronts
- Signage and advertisements on the commercial premises need to be designed to reflect the character of the buildings
- Painting of frontages should be very carefully considered in terms of colour and type of paint

- Alterations to traditional architectural details should be carefully considered to preserve repeated architectural detail and architectural detail particular to individual buildings including windows, doors, chimneys, dormers and small details
- Careful choice of materials required while considering repairs and replacements
- Careful design required for dormer extensions

3. Suburban Villas key management points:

- Careful design required for extensions and outbuildings
- Boundary walls and gates should be carefully retained and looked after
- The settings and garden areas of these villas should retain trees around them and replace those that are lost



Aerial view of High Street

Information and advice

Building owners, residents, and local businesses are key stakeholders in ensuring the preservation and enhancement of the Conservation Area. Information and guidance for owners can explain the implications of living in a Conservation Area and provide advice and pointers on the best and most economical way for them to repair and maintain their properties.

The guidance can help explain in an accessible and non-technical manner the principal causes of decay, how they can be prevented and, where repairs are necessary, how they should be carried out. The information can also provide details of any available grant assistance. The Inform Guides prepared by Historic Environment Scotland are also useful sources of information. These can be downloaded from www.historicenvironment.scot.

A list of useful names, addresses and contact details is provided at the end of this document.



Building on Well Street

Article 4 Directions

Article 4 directions are used by planning authorities as a further means of ensuring that a conservation area maintains its character and appearance. The purpose of an Article 4 direction is to exercise control over incremental development that could, over time, have a deleterious effect upon a conservation area; they do not necessarily preclude such works being carried out but require that prior permission is applied for and obtained.

An article 4 direction relating to use classes 1,3 and 7 (shops; premises selling food and drink; and hotels and guest houses respectively) was put in place by Dumfries & Galloway Council in June 1997. However, the effect of this has since been superseded by changes in Scottish legislation brought about through the Town and Country Planning (General Permitted Development) (Scotland) Amendment Order 2011 amended the scope of Permitted Development rights for householders. This has meant that these Permitted

Development rights have been removed for householders in all conservation areas throughout Scotland and includes development such as:

- House extensions
- Roof alterations
- Window replacement
- Stone cleaning or painting of the exterior
- Erecting satellite dishes
- Provision of hard surfaces
- Alterations or erection of ancillary buildings such as sheds/ garages and
- Raised platforms or decking

These cover all key areas where incremental small-scale proposals might have an impact, however one area which the local authority may wish to consider is a restriction on statutory undertakers and utility providers in order to ensure that any such development within key areas such as the High Street are sensitively designed.

Planning Enforcement

Any policy is only of assistance if it is followed. There are a number of areas in the conservation area where there are clearly issues around historic non-compliance. In order to prevent any future erosion of character it is recommended that the local authority considers putting in place additional planning guidance specific to the Moffat conservation area and implement an appropriately robust enforcement policy against unauthorised works.



Arden House (former Linen Bank)



Moffat Ram

Architectural and Artistic Lighting

Selective and sensitive lighting of key buildings, architectural details, shop windows and other features in the historic town centre could be developed in order to enhance the appearance and image of the area and reinforce its position as an important focal point of the area. The use of light as art in the streetscape can transform the perception of a place and enhance its vibrancy.

Moffat's place as a 'Dark Sky Town' is however recognised. The type and location of architectural lighting will therefore require careful consideration to ensure that light pollution is kept to an acceptable minimum.

Grants

The availability of funding programmes intended to encourage and assist property owners to repair buildings within conservation areas is clearly an important driver and all such programmes should be promoted and utilised to maximum effect.

The Conservation Area Regeneration Scheme (CARS) funding programme administered by Historic Environment Scotland (HES) is particularly relevant and important. Under this scheme, HES can offer grants of up to £2 million to support cohesive heritage-focused community and economic growth projects within conservation areas across Scotland. CARS funding is intended to deliver a combination of larger building repair projects, small third-party grant schemes providing funding for repairs to properties in private ownership, activities which promote community engagement with the local heritage and training for professionals in traditional building skills, all of which will contribute to sustainable economic and community development within the Conservation Area. In addition, HES also administer a range of other financial support programmes aimed specifically towards the repair of listed buildings.

Grants from different bodies may be able to be assembled for a single project and it may be possible to use grant funding from HES as match funding for a grant from another source such as the National Lottery Heritage Fund.

Further information on funds for the heritage-related projects may be found here:

<https://www.heritagefundingdirectoryuk.org/>

Local Development Plan

The Local Development Plan (LDP) sets out how and where land and property will be used in Dumfries and Galloway to realise the vision for the next 20 years. The written policies give guidance on all aspects of development, when it will be supported and when it will not. All planning applications are decided on the basis of land allocations and policies within the LDP. The current LDP was adopted on 29 September 2014 and must be reviewed by the Council every five years (this review is underway).

The current plan contains supplementary guidance that sets out the factors that guide decisions on planning applications and what may be required to ensure that new development is acceptable in planning terms. Supplementary guidance of particular relevance to heritage related matters within Moffat includes:

- Historic Built Environment

- Town Centre and Retail Development
- Alterations and Extensions to Houses
- Design Quality of New Development
- Dark Sky Friendly Lighting
- Housing in the Countryside

A full list of supplementary guidance is available on the Council’s website at the following location:

<https://www.dumgal.gov.uk/article/15342/Supplementary-guidance>

Dumfries & Galloway Council provides specific advice on how development within conservation areas should proceed in an earlier publication entitled “Caring for the Built Environment: Conservation Area Guidance”. Although the contact information within has changed, the guidance complements policies of the LDP by providing a further level of detail.

Conservation area guidance is also available in the series of publications provided by Historic Environment Scotland and its education and training resource: The Engine Shed.

Improved Access, Interpretation, Education and Community Engagement

Scope to improve and upgrade accessibility within the conservation area has been commented on and identified in a number of other reports. It is important to consider ways in which interpretation and the educational benefits of the Conservation Area can be maximised as a learning, teaching and participation resource for all sectors of the community. Engagement with the local community is essential in fostering a sense of ownership and responsibility for the historic environment.

Local involvement through liaison with community groups, amenity/heritage groups and stakeholders in issues affecting the historic environment should be encouraged.



View towards Moffat from east

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APPENDIX I



HIGH STREET EAST SIDE ELEVATION



HIGH STREET WEST SIDE ELEVATION

APPENDIX II

Statutory and other Powers for Management of Conservation Areas

The Council has statutory powers to assist with the management of the built environment ranging from development management controls, service of notices requiring that a building owner undertakes basic repairs, and powers to enable the compulsory acquisition of land or buildings required to enable the proper planning and development of an area. Most of these powers are discretionary and usually depend on the resources available to enable action by the Council. The principle powers that impact on the management of conservation areas are outlined below.

Town and Country Planning (Scotland) Act, 1997

Planning consent is required for most forms of development and the Council, as planning authority, has a statutory duty to consider development proposals. Development Management is the process of making decisions on applications for planning and other permissions which is governed by law and a framework of practice guidance from Scottish Government. The national planning policy, the policies of the Local Development Plan, supplementary guidance and planning advice are the basis on which the decisions are made.

Development Management sets out to:

- ensure that the use of land or buildings and the design is appropriate for its location;
- inform and advise on planning matters;
- consider and determine planning and related applications, either under delegated powers or through recommendation to Planning Applications Committee;
- defend the planning decisions of the Council at appeals or public inquiry;
- investigate breaches of planning control and, if appropriate, take enforcement action.

There are a number of other measures that the Council can use ranging from the control and removal of advertising placards or posters to the compulsory acquisition of land to enable certain development to take place.

Section 179 - Notice requiring the proper maintenance of land. This means that if it is considered that the amenity of the area is being adversely affected by the condition of adjacent land or buildings the Council can require the owner or occupier to abate the adverse effect, within strict limitations such as removal of debris or require painting of a building but not restoration of the building.

Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997

The two principal forms of action that a Council can take relate to the condition of listed buildings:

Section 43 – Service of a Repairs Notice setting out works necessary for the proper preservation of the building. These can be wide ranging and include the full restoration to a usable condition of any listed building that is deemed to be under threat of loss or serious damage through neglect. This is normally followed by:

Compulsory acquisition of listed buildings by the Council may be permitted in certain circumstances under Sections 42, 49 and for unlisted buildings in conservation areas Section 68 of this Act. Following failure to comply with a Repairs Notice served in respect of Listed buildings and unlisted buildings in a conservation area, the Council may proceed to acquire the building, usually with a view to passing it on to a body such as a Building Preservation Trust, to enable its proper repair and restoration.

Section 42 - Section 49 – Urgent works to preserve unoccupied listed buildings. The Council may serve notice on an owner of its intention to undertake emergency works necessary to stop the deterioration or loss of listed building and to recover the cost of such works from the owner. The Council is limited to undertaking only the minimum work necessary which usually comprises temporary measures such as blocking off windows, fixing temporary roof coverings or propping unsafe masonry etc. Section 68 of the Act allows the Council to apply S49 to unlisted, unoccupied buildings in a conservation area.

Housing (Scotland) Act 2006

This Act of the Scottish Parliament makes provision about housing standards and provides for financial and management assistance to be given by Councils in connection with work carried out in relation to houses so that they meet minimum standards for occupation. The Act is relevant to Conservation Areas as set out below:

- gives the local authority the power to designate a Housing Renewal Area and to implement an Action Plan to improve that area;
- requires a local authority to prepare a strategy for dealing with housing that is below the Tolerable Standard and to prepare a Scheme of Assistance to improve house conditions;
- defines the statutory repairing standard that has to be met by a private landlord;
- describes how the local authority can use work notices and gives a power to carry out the required work when the owner fails to do so; and
- gives the local authority the power to issue maintenance orders to ensure they are kept to a reasonable standard.

APPENDIX III

Schedule of Listed Buildings Within the Conservation Area

Please note that the Historic Environment Scotland are responsible for designations and there are often changes made to the category or inclusions on the statutory list. Please use <https://www.pastmap.org.uk> to confirm the current listings.

HSNo	Address	Date Listed	Category
37920	1-3 (CONSEC) HIGH STREET	23/02/1981	C
37938	2 WELL ROAD PARK HOUSE (SOUTH SIDE)	23/02/1981	B
37865	3 AND 4 BEECHGROVE	23/02/1981	C
37886	3 CHURCH STREET	23/02/1981	B
37921	4 HIGH STREET THE COACHMAN	03/08/1971	B
37866	5 BEECHGROVE	23/02/1981	C
37887	5 CHURCH STREET	23/02/1981	C
37923	5 HIGH STREET MOFFAT SPORTS CENTRE	23/02/1981	C
37867	6 BEECHGROVE DEL MAR	23/02/1981	C
37924	6 HIGH STREET R LITTLE'S PREMISES	23/02/1981	B
37949	7 AND 9 WELL STREET (7 TRUSTEE SAVINGS BANK)	23/02/1981	C
37868	7 BEECHGROVE ROSENEATH	23/02/1981	C
37888	7 CHURCH STREET	23/02/1981	C
37869	8 BEECHGROVE HOLMBURY	23/02/1981	C
37870	9 AND 10 (HILLVIEW) BEECHGROVE	23/02/1981	C
37925	9 HIGH STREET, GEMINI JEWELLERS	23/02/1981	C
37871	11 BEECHGROVE	23/02/1981	C
37950	11-13 (ODD) WELL STREET	23/02/1981	C
37872	12 BEECHGROVE	23/02/1981	C
37873	13 BEECHGROVE BUCHAN HOUSE	23/02/1981	B
37874	14 BEECHGROVE ROCKHILL	23/02/1981	C
37951	15, 17 WELL STREET, THE DUKA	23/02/1981	B
37875	16 BEECHGROVE	23/02/1981	C
37876	17 BEECHGROVE SPRINGFIELD	23/02/1981	C
37877	18 BEECHGROVE	23/02/1981	C
37878	20 BEECHGROVE	23/02/1981	B
37943	20 WELL ROAD STRATHVIEW (NORTH SIDE)	23/02/1981	B
37942	23 WELL ROAD (NORTH SIDE)	23/02/1981	C
37952	25 WELL STREET	23/02/1981	B
37953	27, 29 WELL STREET	03/08/1971	C
37861	ACADEMY ROAD, 1 STANLEY PLACE, KIRKVIEW AND ARCHBALD MOFFATT HOUSE (FORMERLY 2 STANLEY PLACE)	23/02/1981	B
37859	ACADEMY ROAD, HOPETOUN HOUSE	23/02/1981	B
50153	ACADEMY ROAD, MOFFAT ACADEMY	22/09/2005	C
37860	ACADEMY ROAD, SEAMORE HOUSE	03/08/1971	C
37857	ACADEMY ROAD, ST MARY'S UF CHURCH	23/02/1981	B

HSNo	Address	Date Listed	Category
37858	ACADEMY ROAD, STRATFORD HOUSE	23/02/1981	C
37879	BORN SIDE, ST JOHN'S EPISCOPAL CHURCH	23/02/1981	B
37884	CHURCH GATE HARTHOPE HOUSE	23/02/1981	B
37882	CHURCH GATE ST ANDREW'S PARISH CHURCH MANSE	03/08/1971	B
37885	CHURCH VIEW, CHURCH GATE	23/02/1981	C
37883	CHURCHGATE BLACK BULL HOTEL	03/08/1971	B
37881	CHURCHGATE ST ANDREW'S PARISH CHURCH	03/08/1971	A
37893	EASTGATE ALBERT HOUSE	23/02/1981	C
37894	EASTGATE ST NINIAN'S PREP SCHOOL	23/02/1981	C
37891	EASTGATE SUMMERLEA HOUSE	23/02/1981	C
37892	EASTGATE VICTORIA AND UPPER VICTORIA HOUSE AND VICTORIA PLACE	23/02/1981	C
37890	EASTGATE, LIMETREE COTTAGE	23/02/1981	C
37889	EASTGATE, LIMETREE HOUSE	23/02/1981	B
37897	GLENDYNE HARTFELL CRESCENT	23/02/1981	B
37895	HARTFELL CRESCENT CLAREMONT AND WESTWOOD	23/02/1981	B
37896	HARTFELL HOUSE HARTFELL CRESCENT	23/02/1981	B
37898	HAYWOOD ROAD HUNTER'S CROFT	23/02/1981	C
37900	HAYWOOD ROAD NORTH PARK	23/02/1981	B
37901	HAYWOOD ROAD WOODLANDS	23/02/1981	B
37899	HAYWOOD ROAD, MERLEWOOD	23/02/1981	B
37906	HIGH STREET 4 BATH PLACE	23/02/1981	B
37926	HIGH STREET ANNANDALE ARMS HOTEL	03/08/1971	B
37904	HIGH STREET ARDEN HOUSE	23/02/1981	B
37909	HIGH STREET BALMORAL HOTEL (FORMER SPUR INN)	03/08/1971	B
37911	HIGH STREET BONNINGTON HOTEL	23/02/1981	B
37922	HIGH STREET BUCCLEUCH ARMS	03/08/1971	B
37916	HIGH STREET FORESTRY COMMISSION PREMISES	23/02/1981	C
37905	HIGH STREET IVY HOUSE	23/02/1981	C
37915	HIGH STREET J HYSLOP AND CO PREMISES	23/02/1981	B
37928	HIGH STREET MOFFAT HOUSE HOTEL	03/08/1971	A
37910	HIGH STREET MOFFAT WEAVERS TWEED SHOP	23/02/1981	C
37912	HIGH STREET OLD COURT HOUSE	03/08/1971	B
37902	HIGH STREET RAM FOUNTAIN	03/08/1971	B
37903	HIGH STREET RAVEN'S NEUK	23/02/1981	C
37914	HIGH STREET STAR HOTEL	23/02/1981	C

HSNo	Address	Date Listed	Category
37927	HIGH STREET TOWN HALL AND POLICE STATION	03/08/1971	B
37919	HIGH STREET, BANK OF SCOTLAND	23/02/1981	C
37908	HIGH STREET, MOFFAT POST OFFICE	23/02/1981	C
37917	HIGH STREET, OLD PARISH CHURCHYARD	23/02/1981	C
37907	HIGH STREET, RAM LODGE AND CENTRA	23/02/1981	C
37913	HIGH STREET, SPAR WITH 1-5 WELL STREET	23/02/1981	B
37918	HIGH STREET, THE TARTAN GIFT SHOP AND 2 HOLM STREET	23/02/1981	C
37929	MANSFIELD PLACE, PROUDFOOT INSTITUTE	23/02/1981	B
37880	MRS CRICHTON'S HOUSE, CHAPEL STREET	23/02/1981	B
37932	OLD WELL ROAD DAVINGTON HOUSE	23/02/1981	C
37931	OLD WELL ROAD PARK COTTAGE	23/02/1981	B
37930	OLD WELL ROAD, ALMA AND 1 WELL ROAD	23/02/1981	C
37933	SCHOOL LANE KIRKLAND HOUSE	23/02/1981	B
37934	SCHOOL LANE SOUTHVIEW	03/08/1971	B
37935	SIDMOUNT AVENUE SIDMOUNT COTTAGE	23/02/1981	A
37936	STAR STREET RANGE OF COTTAGES TO REAR OF STAR INN	23/02/1981	C
37937	VICTORIA PLACE LARCH-HILL HOUSE	03/08/1971	B
37940	WELL ROAD BURNSIDE (SOUTH SIDE)	23/02/1981	B
37946	WELL ROAD FLORAL COTTAGE AND BRIARY COTTAGE (NORTH SIDE)	23/02/1981	B
37947	WELL ROAD MILLBANK (NORTH SIDE)	23/02/1981	C
37948	WELL ROAD, LAUCHOPE LODGE	23/02/1981	C
37939	WELL ROAD, MILL COTTAGE (SOUTH SIDE)	23/02/1981	C
37945	WELL ROAD, OAK TREE COTTAGE, ROSE COTTAGE (NORTH SIDE)	23/02/1981	C
37944	WELL ROAD, SOUTHFIELD (NORTH SIDE)	23/02/1981	C