

Dumfries and Galloway Council

LOCAL DEVELOPMENT PLAN 2

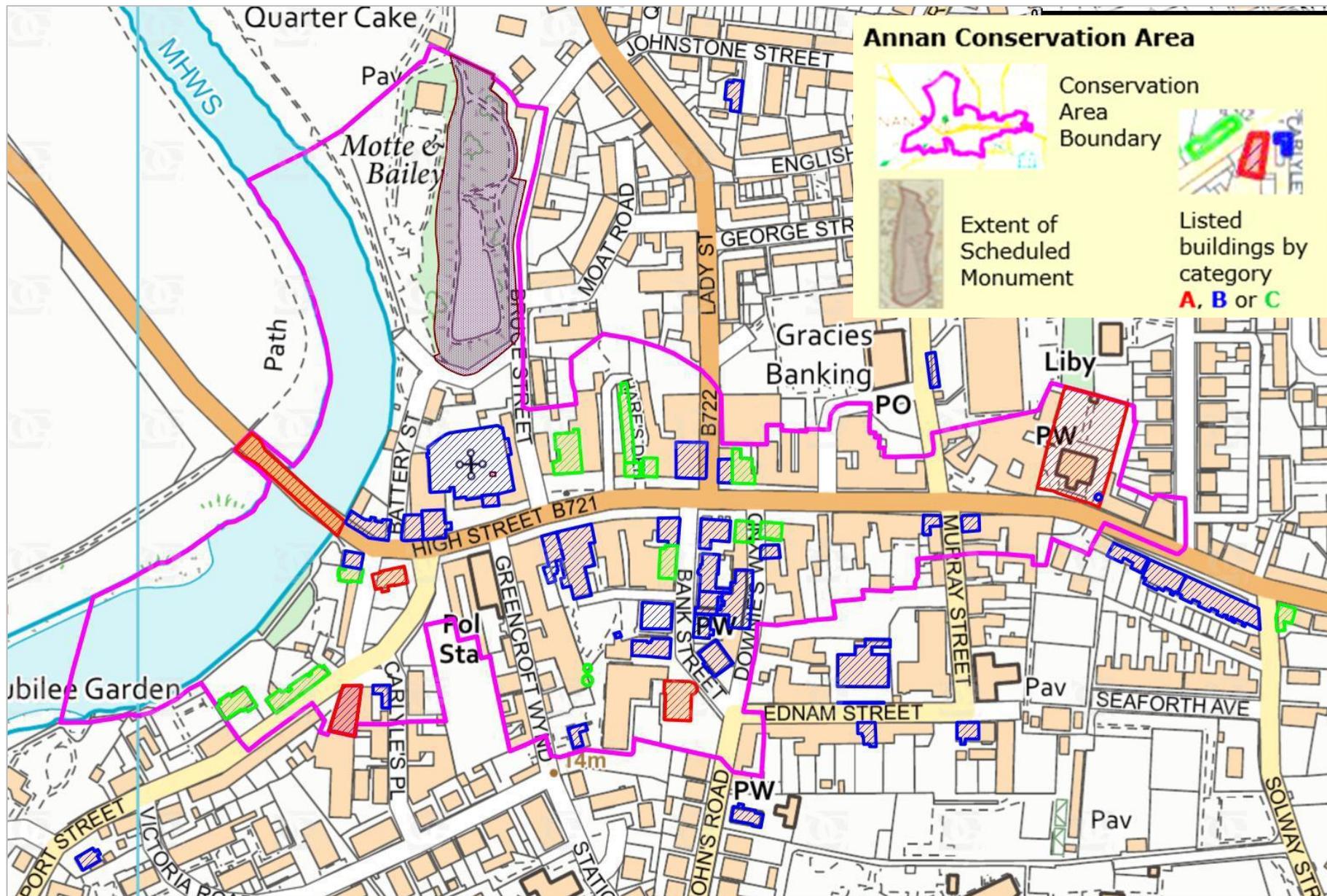
Annan Conservation Area Character Appraisal and Management Plan

Draft Supplementary Guidance - November 2020



ANNAN Conservation Area Character Appraisal and Management Plan

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BACKGROUND

Introduction

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

The appraisal identifies features of importance but does not include every detail of built structures or spaces. The management plan suggests how themes and details might be preserved or enhanced. Together, the character appraisal and management plan will help determine how change will affect many aspects of character when proposals within Annan Conservation Area are being prepared. It should help with the design of any changes so that the result will have a positive impact on character. The guidance will be used to shape and weigh up the impact of proposals for alteration, demolition, new development, enhancement, upgrading and regular maintenance which affect Annan Conservation Area.

What is a conservation area?

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

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

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

Planning controls in a conservation area:

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

Demolition of all or the most of a building requires Conservation Area Consent. The decision to allow demolition depends on the intended use of the land afterwards and may require that a design has been prepared for any new buildings or other structures proposed on the site. Conservation area consent applications are made online.

<https://www.eplanning.scot/ePlanningClient/default.aspx>

Alterations or additions to buildings require Planning Permission such as small house extensions; roof alterations including dormers and roof windows; changes to chimneys; stone cleaning or elevation painting; 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 Annan Conservation Area. Sometimes alternative designs may be requested which will not have a detrimental impact on character but may achieve a similar outcome.

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

Trees in conservations have special protection. Proposals to take branches off a tree, fell it or carry out work affecting its roots need to be notified to the Council allowing sufficient time for the full consideration of the impact of the proposal on the character of the conservation area. Sometimes the trees will be considered important enough for the work to be refused or amended.

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

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

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

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

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

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

Planning Policy

National Policy

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

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

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

By encouraging maintenance and enhancement of historic places, the planning system can help make Scotland a successful and sustainable country and meet the goals of national policy including ‘Valuing the Historic Environment’. SPP sets out that development within or outwith conservation areas, which will impact on a conservation area, should preserve or enhance its appearance, character or setting. There is a presumption to retain buildings where they make a positive contribution to character, rather than permit demolition, and an expectation that conservation area appraisals should inform development management decisions. (SPP, 2014 paragraphs 143 & 144).

The legislation and advice for conservation areas does not seek to prevent development and change but is aimed at securing greater economic benefits from the historic

environment whilst ensuring that it is cared for, protected and enhanced for our benefit and that of future generations.

Local Policy

Dumfries and Galloway Council is committed to the stewardship of its historic areas and has prepared this document to help inform the development and management of Annan Conservation Area.

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

Annan Conservation Area

Annan Conservation Area was first designated on 8th April 1970 and the boundary amended, following review, on 28th November 2003. An Article 4 direction was introduced on 11th February 2005 restricting development under Classes 1, 3, 7, 30, 31, 41 and 67 of the General Permitted Development Order, 1992. Since then permitted development rights in conservation areas have become more restrictive which has superseded the need for Classes 1,3 and 7 of the Article 4 Direction.

The town name derives from the river which it is thought comes from 'an abhainn' translating as river or stream from Gaelic languages. Archaeological evidence has uncovered human activity from many centuries before in the nearby region and the present day appearance of Annan conceals a much older town. Annan was established as a stronghold and settlement by the 12th century. The early development of the town took place mainly on the east side of the river. Its location is on a broadly level, coastal plain close to the river estuary surrounded by a gently undulating landscape with a scattering of low hills; more significant hills are several kilometres inland. The town had a strategic, defensive role as it is close to the Solway Firth, a sea inlet and natural boundary. Annan is the furthest inland that the river was navigable. Early travel was limited to certain routes, allowing southern Scotland to be protected from invasion from northern England during the many conflicts and wars. Annan became part of one of the main routes into Scotland from Carlisle where the River Annan could be crossed using a ford or 'wath', later a ferry and then a bridge.

The local geology is mainly pinkish-red sandstone covered by sand and sandy clay. Dimension sandstone for building in the town was taken from Corsehill Quarry about 5 kilometres north of Annan through the 1800s.

There are four areas of different character within Annan Conservation Area.

The Castle and Environs is north of High Street at its western end. It lies beside the river, south of the areas known as Everholm Park and Quarter Cake. The conservation area boundary is formed by the stone wall along Bruce Street excluding 19th and 20th century buildings on its eastern side. The area is dominated by the motte and bailey castle remains, which are core to the mediaeval history of the town.

High Street character area incorporates the roads leading from the east including the junction of Charles Street with Church Street, Fish Cross and High Street itself through to Annan Bridge. It includes the wynds and other narrow streets either side where they are within the boundary of the conservation area.

Bank Street is a small area but it is considered to have distinct character of its own due to the grand sandstone buildings fronting the street and their original purpose.

Port Street begins in the area behind Bridge House and other buildings which front High Street. Although changed significantly, it was mainly warehouses storing goods produced for export, and goods arriving, from the port. It retains its connection with the original function of the area through the survival of some of the buildings.

Purpose of Annan Conservation Area Character Appraisal and Management Plan

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

Annan CACAMP highlights and recognises:

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

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

Achieve good design for new development and existing buildings and spaces.

Generate well considered enhancement proposals when opportunity arises.

Support regeneration and enhancement when bids are made for grants which affect the conservation area where they highlight the sensitive restoration, repair and repurposing of historic buildings and spaces and quality of design. Funding bodies want the effect of their investment to be long lasting and the guidance promotes proper care and maintenance of built fabric into the future.

Address Buildings at Risk. Historic Environment Scotland holds records of historic buildings which are unoccupied and in declining condition with potential for restoration. There are a number of buildings referred to on the register within Annan Conservation Area although some are now restored.

Entries in Buildings at Risk Register for Scotland within Annan Conservation Area	
Address	Comments
7-9 Greencroft Wynd	Early to mid-19 th century terraced row, built from coursed, rubble sandstone, in need of restoration and long term use
Albert Hall 15 Port Street	B Listed, later 19 th century stugged red ashlar 7 bay warehouse, in need of a new use.
Erskine Church, 15 Bank Street	B Listed early 19 th century ashlar former church roofless, remains in very poor condition
https://www.buildingsatrisk.org.uk/	



From 2011, the Category B Listed Annan Quays on Port Road remain part of Annan Harbour, south of the boundary of the conservation area, but an important part of the long history of the town.

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

- identify and describe the elements and themes that contribute to the area's special architectural and historic interest;
- describe how character and quality of the historic built environment should be protected and enhanced, preventing further erosion of character through small-scale inappropriate changes to buildings, streets and open areas;
- note the effects of existing development within the conservation area boundary and the general physical condition of buildings, structures and spaces;
- enable and support carefully managed change and evolution of the conservation area by endorsing development that makes a positive contribution to character; and
- identify wider opportunities for enhancement.

The guidance is divided into two parts:

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

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

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

<p>“<i>Scenes on Solway, and Historical Sketches of the West Borders...</i>”, by John S. Marriner, published in 1834, includes lines of verse about Annan, its customs and the general area including the following extracts:</p>	
<p>of Annandale Mount Annan rises o’er the stream, With bonny wood and lea; You see it in the evening beam, Far, far away at sea, To guide upon the Solway’s wave The weary seaman’s eye, When winter’s storms around him rave, And wild waves o’er him fly.</p>	<p>of Annan Where Annandale’s lord of deathless renown, As stainless the fame of the Bruce has come down, Had his home long in Annan, and lordly his halls, Tho’ Annan was often burn’d down to his walls</p> <hr/> <p>of the Michaelmas ridings The burghers of Annan, wi’ auld hoddin grey, Retracing their marches on Michaelmas day; In the van went the drummer with ready row-dow, As the creca dogs followed with rabid bow-wow.</p>

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

National and Regional Context

Annan is the third largest settlement in Dumfries and Galloway with a population of approximately 9,000 people. It lies roughly halfway between 15 miles east of Dumfries and 18 miles west of Carlisle in the Annandale South Ward with a number of smaller settlements nearby for which it is the main service town. It is a short distance from two major trunk roads: the east-west A75 and the north-south A74(M) and its town centre railway station links Annan with Dumfries and Carlisle. The 2011 census data showed a small increase in population and employment to be predominantly in education, manufacturing, retail and tourism. However, more change has taken place with some businesses closing but others arriving. Many Annan residents work in Dumfries or other nearby settlements or in Carlisle. There is a mixed population with both affluent and deprived areas within the town.

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

Annan played an important role in the history of Scotland. In 1124 King David II settled Robert de Brus [Bruce] as first Lord of Annandale and it came through the generations of that family to the 7th Lord, Robert the Bruce, who became the first king of independent Scotland in the early 14th century. The Mote of Annan, a motte and bailey castle, is the remains of the de Bruce family seat and lies within the conservation area. It is a Scheduled Monument of historical interest to both Scotland and England.

During centuries of war, buildings in the town were frequently destroyed. Although High Street follows the ancient route towards the river crossing from the east, the oldest buildings today are from the 18th and 19th centuries, post-dating the origins of the town by several centuries. There is great variety among the buildings with both imposing and simple designs and forms but predominantly built from red sandstone. There is a cluster of architecturally grand buildings on High Street close to the river and terraces further east on Church Street which are simpler.

Flooding

The River Annan collects rainfall from a wide catchment and there is a limited but significant tidal effect from the Solway. As a result, the western edge of the conservation area experiences regular, but not frequent, fluvial flooding. On the eastern side of the conservation area there are areas which experience significant surface water flooding during heavy rainfall.

Archaeological Interest

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

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

http://www.dumgal.gov.uk/media/17556/Archaeologically-Sensitive-Areas-ASAs-Technical-Paper/pdf/Archaeologically_Sensitive_Areas_September_2014.pdf?m=635913169141200000

The key known archaeological features in the conservation area are the mediaeval high street and burgage plots, the bridge and riverside, and the massive castle earthworks to the north of the town hall. There is thought to have been a wall with a boundary ditch at the eastern port to the town near Fish Cross and some evidence was revealed following excavation.

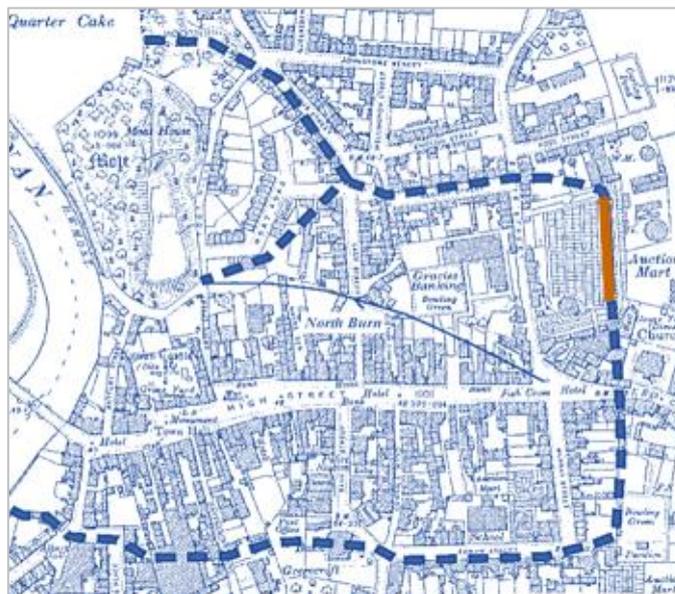
However, the most impressive archaeology in the conservation area is the remains of the motte and bailey timber castle dating from the 12th century AD, which is a Scheduled Monument. A small number of pottery remains were found in the vicinity of the motte from that period. It was the seat (caput) of the 'de Brus' [Bruys] family who moved from Normandy to the north of England probably about 1106. The castle played a significant role in the control of the Scottish-English border for the short period it was occupied. The castle and seat was abandoned in favour of Lochmaben in the 12th century. However, a fortified church was built in 1299 which survived many ordeals up to 1547

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



There is very little documented history of Annan in its early days as a town. Much of what is known relies on both visible remains and those uncovered during development.

There is thought to have been a burgh ditch which formed part of the town's defences, a section of which was excavated in 1903, when the surface of Port Street collapsed. The investigations to find the reason found a 4.5m wide gravel bed from a burn about 6m below the surface. It ran beneath Riverbank House and along Carlyle Place. More evidence was found in an archaeological dig when the supermarket was being built



Key to figure above

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

on the old auction mart site off Butt Street.

Written records reappear from when James V reinstated Annan's charter in 1538/9 and returned Royal Burgh privileges.

Development of Annan: Prehistoric – Roman

Annandale was probably home to native tribes about 5000BC. Although no prehistoric monuments are known within Annan, finds in the town include a flint point, stone and socketed axe-heads and bronze spearheads. The Romans came to Scotland about 70AD. In the 2nd century AD, the geographer Ptolemy used Roman military charts to map the British Isles and its inhabitants. His account of Roman campaigns in Scotland noted native tribes of southern Scotland and northern England which are the basis for the map on the following page



Image: extract from <https://commons.wikimedia.org/w/index.php?curid=8382126> showing the names of tribes recorded by Ptolemy between Hadrian's wall and the Antonine wall

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



Left: Coin of Emperor Hadrian found in Annan

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

Images courtesy of Annan Museum



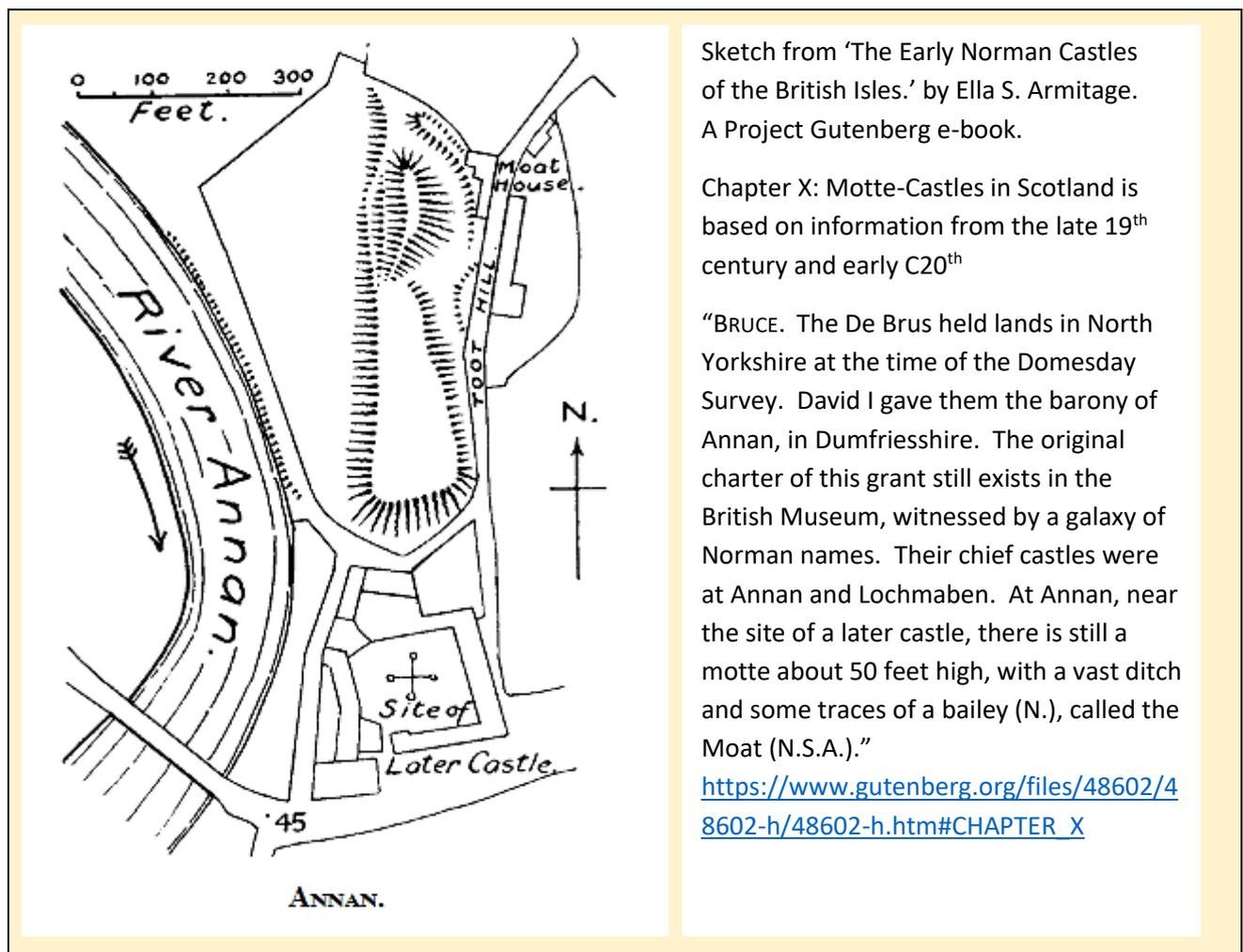
Development of Annan – Mediaeval

In the 11th to 15th centuries [including the War of Independence] families from northern France, notably the *de Brus* family. The Bruce family was rewarded by the King for support in his campaigns by being granted the area known as Annandale. While the Bruce family were lords of Annandale, Annan was a Burgh of Barony, at least until the early 14th century.

The early town of Annan was an important defended place with an administration role, as was Lochmaben, where the Bruce family had more castles, all needed to guard the wild, marshy lowland area of Annandale from invasion from the north of England and sometimes by people from further west in Galloway. In the feudal system, the Lords were granted land or 'fiefdoms' by the king and in return paid their feus [taxes] and gave goods and soldiers for the military campaigns from the people working their land. In Scotland, there was a tier below the lord, the manorial system, who ensured allegiance of the tenants. They were often linked with extended families; the origin of the Scottish clans.

The motte and bailey castle at Annan was the 'caput', or ruling place, of the Lords of Annandale. In the mid-1100s, the river changed course after a flood and much of the castle embankment eroded away, or it may have been badly damaged during a Galloway rebellion, it is not definitely known. It was abandoned by 1218 and Annan was reduced in status to a 'vill' (a parish unit) and the caput of Annandale transferred to Lochmaben at Kirk Loch and then to a stone castle at Castle Loch in 1295. However, by 1296, Annan had become a burgh again. After Robert the Bruce died in 1329, ending his reign as first king of Scotland, the title of Lord of Annandale passed to the Earl of Moray who was probably Robert's nephew.

Annan continued to be important as a boundary post close to the Solway and land routes to England and nearby hills continued to be used for observation both to the west and south of the town.



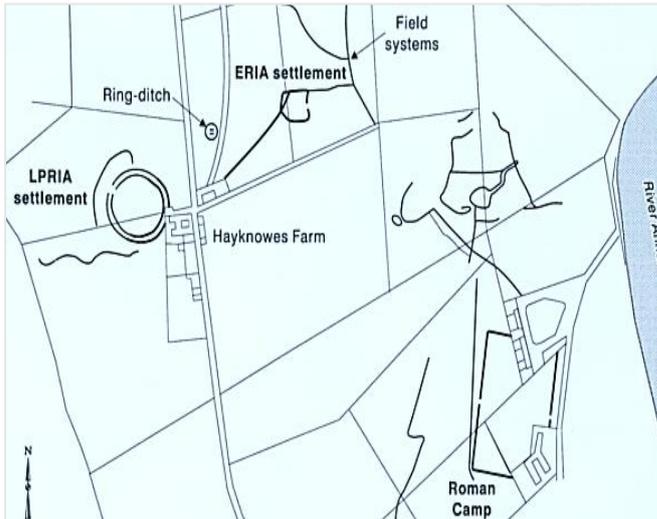
Sketch from 'The Early Norman Castles of the British Isles.' by Ella S. Armitage. A Project Gutenberg e-book.

Chapter X: Motte-Castles in Scotland is based on information from the late 19th century and early C20th

"BRUCE. The De Brus held lands in North Yorkshire at the time of the Domesday Survey. David I gave them the barony of Annan, in Dumfriesshire. The original charter of this grant still exists in the British Museum, witnessed by a galaxy of Norman names. Their chief castles were at Annan and Lochmaben. At Annan, near the site of a later castle, there is still a motte about 50 feet high, with a vast ditch and some traces of a bailey (N.), called the Moat (N.S.A.)."

https://www.gutenberg.org/files/48602/48602-h/48602-h.htm#CHAPTER_X

Development of Annan – Mediaeval to early 19th century

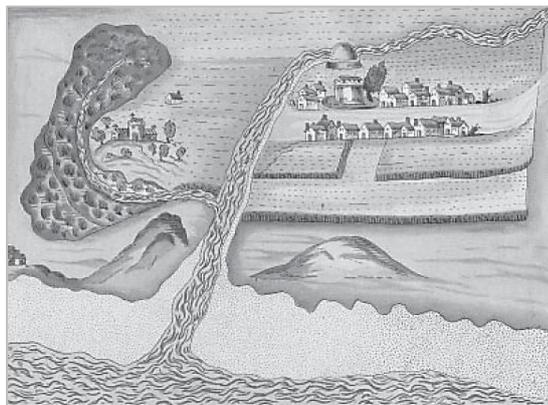


Hayknowes Scheduled Monument

Noticed as a crop mark, an earthwork of two elliptical ditches with entrances through (bivalent defended settlement). Oak timber radiocarbon dating suggests it dates from the late Mediaeval period (C11th-C13th). It may have been a domestic site, observation post linked with the de Brus' family, a grain store or a combination (Gregory, R.A.; Hall, D.W. & Shimwell, D.W. in *Scottish Archaeological Journal*, Vol. 23 Issue 2, pp. 119-139, September 2001)

Annan suffered from being close to the border and was destroyed many times. To give warning of English raiders there were a number of watch towers on high points around Annan by the 16th century. They used fire beacons such as on Watchhill, built in 1448. The Repentance Tower, built in 1565 on Traitlow Hill, also had a bell.

The Reivers were skilled horsemen from every social class using arson, kidnapping and extortion to raid farms and towns. James I (VI of Scotland) set out to stop their activities in 1603 and banished and hanged many. By the early 1620's it had mostly stopped although clan feuding continued for centuries involving branches of Maxwell, Johnstone, Armstrong and Scott, powerful families with property close to Annan.



Left: A depiction of the burgh of Annan circa 1566 drawn 1883 by Armstrong and published in: *Transactions of the Dumfriesshire and Galloway Natural History and Antiquarian Society*, 3rd Series, Volume LXXVI, 2002 in "*The Burgh Ditch at Annan: an excavation at Butts Street, Annan*" by Toolis, R and Cavanagh, C. Contributions by Crowley, N., Ellis, C and Duffy, A.

Below: Images of Repentance Tower on Traitlow Hill, courtesy of Historic Environment Scotland



<https://canmore.org.uk/file/image/1434735>



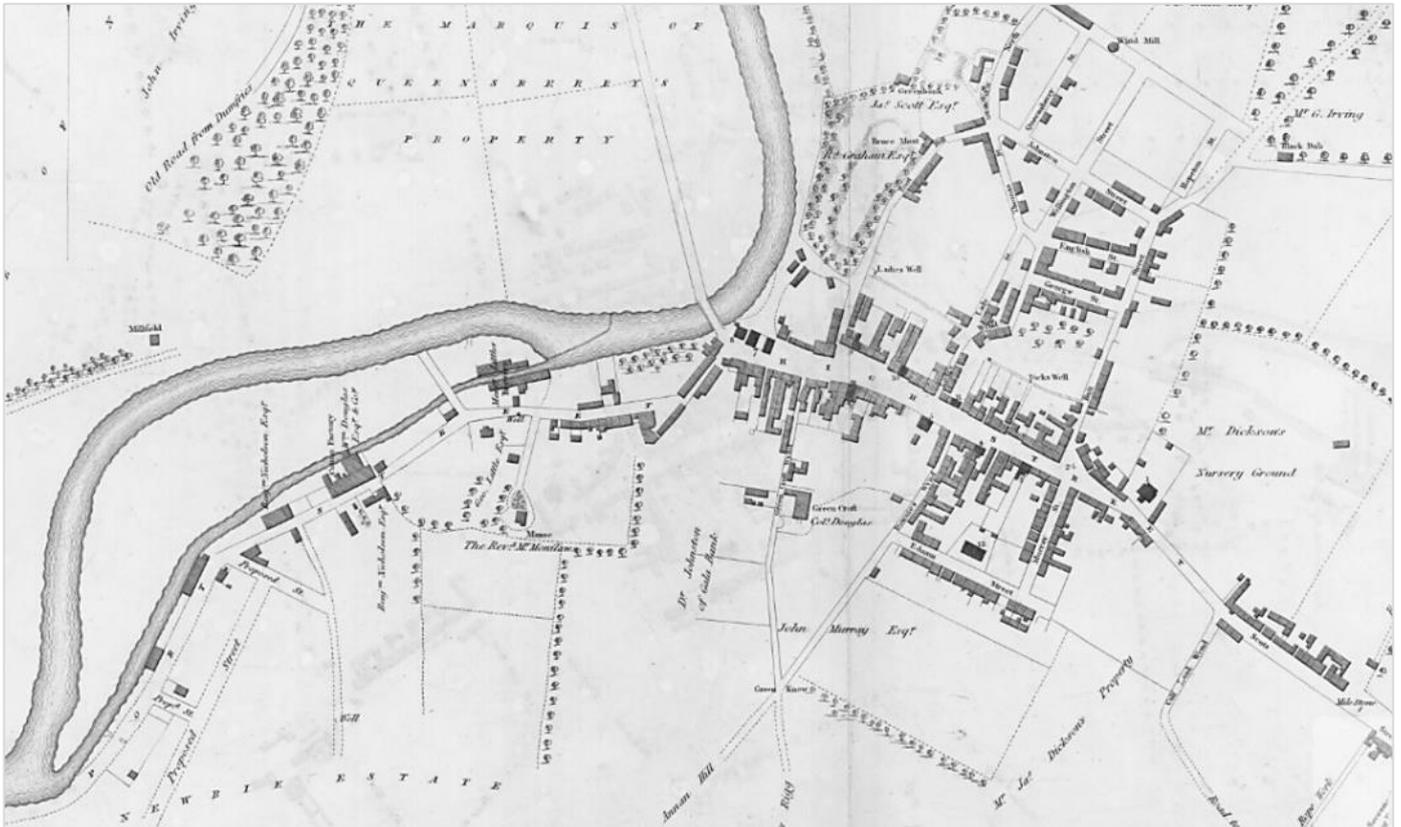
<https://canmore.org.uk/file/image/1424479>

Key dates	Event
1317	Annan burned by the English
1376	Annan burned by the Scots
1516	Annan burned by the English and the charter was lost again.
1538	James V reinstated Annan as a Royal Burgh
1540s	Annan burned again when English forces failed to capture the fortified church - thought to be a diversion from the main battles in Edinburgh of the 'War of the Rough Wooing' led by Henry VIII and then Edward Seymour
1565	John Maxwell, 4 th Lord Herries, warden of Scottish West Marches who built the Repentance Tower on Trailtrow Hill, 6km north-west of Annan.
1579	Maxwell appeals to Scottish Crown and folk of Annan to reinforce walls and fords over the river: "... strenthin the keipar dyke that enveronettis the toun of Annan ... cast and strenthin the fuirds ..."
1612	James VI confirmed the Royal Burgh status.
'Riding of the Marches'	
The Royal Charter and boundaries of the Royal Burgh are endorsed every year in the centuries old tradition.	

Butts Street, outside the conservation area, had terraced houses probably made of clay. noted in 1764 by Thomas Gray as '*...huts of mud with no chimneys...*' The '*town yards*' or back-lands of the mediaeval town were to their east. 'Butts' were where archery practice took place. Landowners on the perimeter kept tall palisade fences to protect the town, called 'yard heads'. The Town Yards became a nursery by the 19th century. Visitors and travellers into the town used the main entry 'ports' where tolls were collected. It seems from an 18th century account that there was a boundary ditch with a wall from the late 16th century.

In the early 18th century in Pennant's 'Tour in Scotland in 1769' Annan was described as seeming insignificant and '*little better than an ordinary village of 3 or 400 inhabitants*'. However, in reality, Annan was already a small market town with a role as an agricultural centre where produce from the rich, regional farming land was sold and sent onwards. Annan had a harbour and port for coastal trading. Kiln Cross in the east of the town was probably the area where goods were made.

Grain was milled. Cotton goods and ropes were made from imported raw materials and sent out as finished goods. Ships were built, including tea clippers up to 100 tons. At the harbour in 1785, Douglas Sibson & Co. constructed a brewery with a mill lade to power it which went through marshy land in the burgh. A quay was built in 1810, later extended, and 1837 records show a flourishing port of 30 boats with a steam packet sailing to Liverpool, a coaching inn for travellers, and further down the River Annan at Waterfoot grain, timber and stone cargo was sent to cities around the British Isles and further afield. Coal, slate, herring, grain and salt were imported and cured hams, cattle, sheep, grain and salmon were exported to England. John Irving from nearby Newbie Estate built two embankments from the harbour to the mouth of the river to help regulate water levels. At the end of the 19th century the harbour had the form seen today and during the First World War about 70 fishing boats continued to use it. By World War Two it was in a poor state with little income and no repairs and fewer boats. The decline continued but there are local people who are seeking to regenerate the immediate area of the harbour.



Extract in monochrome from Town Plan of Annan by John Wood, 1826 *courtesy of National Library of Scotland*

<https://maps.nls.uk/rec/309>



The Road from Port Patrick to Dumfries, Annan, & Longtown; G. Taylor and A. Skinner's 'Survey and maps of the roads of North Britain or Scotland', 1776 Plate 43

Before the beginning of the 18th century there were several schools, teaching classical and practical subjects such as mathematics, physics, natural science, Greek and Latin in Annan Academy in 1802. Thomas Carlyle taught mathematics in the Academy from 1814-16; he was a former pupil.

Lieutenant General Alexander Dirom (1757-1830) a military commander, lived at the Mount Annan estate and, among other things, was responsible for campaigning for agricultural improvement, introducing salt licks for livestock in the late 18th century; developing other new agricultural practices; promoting industry; improving roads; and bridge building over the river. In 1811, he helped persuade the Commercial Bank of Scotland to open a branch in Annan, now the Royal Bank of Scotland building.

Thomas Carlyle was born in Ecclefechan to the strongly Calvinist family of a stone mason. In 1806, when he was 10, he boarded at Annan Academy in the building known as Bridge House. He found boarding difficult. Later, Carlyle became an atheist and was renowned for his translation of mathematical and other texts from German, for many satirical writings and respected accounts of history and philosophy. Carlyle was sufficiently well known to be included in Ford Madox Brown's most well-known painting: *Work*



"Work" by Ford Madox Brown, with a detail showing Thomas Carlyle in a brown hat

https://commons.wikimedia.org/wiki/File:Ford_Madox_Brown_-_Work_-_artchive.com.jpg

Some of Carlyle's more apt quotes for the present time are: *A judicious man uses statistics, not to get knowledge, but to save himself from having ignorance foisted upon him.*

From his collection of essays *Chartism* published in 1840 - *A witty statesman said, you might prove anything by figures.*

Corsehill Quarry, still active in the 1930s



Quite local sandstone quarrying, worked on by skilled masons, produced many fine sandstone buildings and bridges in the 18th and 19th century. This is evident in the grand structures within the conservation area including the Town Hall and Annan Bridge.



Development of Annan - Modern

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

In 1899 Cochran & Co. engineering was established, mainly continuing in the ship building tradition of the town and making a wide range of boilers.

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

In 2001 approximately 12% of the people of Annan worked in retail and wholesale and 27% in manufacturing industries, mostly in 4 companies others worked in Chapelcross power station but in reducing numbers as it decommissioned. Since then, employment opportunities have significantly changed and some have been lost.



Description of Annan Conservation Area

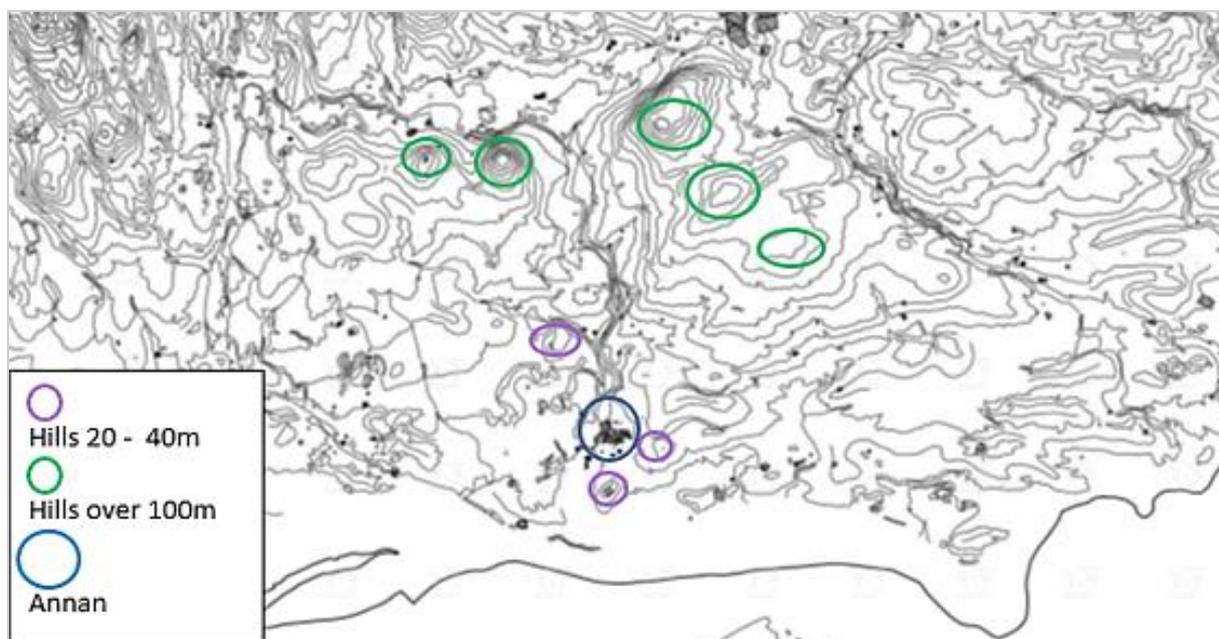
This is an overview of the town of Annan along with the key features of the conservation area. Further detail is set out later in the character areas.

Setting

Topography, Landscape and Location

Annan sits on the east side of the river Annan approximately 1½ miles from its confluence with the Solway. It is equidistant from Dumfries, Langholm and Carlisle. The landscape around it in the southern part of Annandale undulates gently with a few small hills.

The highest points in the landscape are between 5 and 6km distant. North of Annan near Hoddum is Woodcock Air at 129m, Repentance Tower at 115m, Jockstown reservoirs at 125m in the east and the highest nearby hill is Brownmoor Wood in the north-east at 157m. Smaller hills within 2km between 20 and 40m high some having served as lookout posts in different centuries. They are found in the south at Annan Hill, a Roman camp, Watchhill to the east and on the west side of the river closer to Newbie. To the south is the Solway Firth and beyond is Cumbria.



Significant views and key approaches

The views out of the conservation area are north and south along the river and roads and to the west. Views out, along streets to the north and east are closed down by buildings.

Port Street curves south-west to face the corner of the terrace on Carlyle's Place and the impressive Albert Hall. The new housing development is also in the foreground of this view, a contrast from the 19th century and older properties.

Looking out to the south along St John's Road, there are far views of the tops of mature deciduous trees along Elm Road and, further out, on Annan Hill.

Looking and travelling west from High Street over the sandstone bridge has very distinctive open pastoral views.

Entering the conservation area along St Johns Road the views are channelled by the red sandstone terraces leading the eye to the grand buildings on Bank Street. Travelling north into the conservation area the town hall clock tower is the most visible focal point in the view.



The main approach from the north side are along Butts Street, Lady Street and to a lesser degree Battery Street and Bruce Street. Lady Street is quite narrow with buildings close to the back of pavement leading the eye gently uphill to a staggered crossroads and the portico of the former bank - a very fine B Listed, 3 storey, 5 bay, red ashlar building

There are more expansive views from the high up places such as the top of the motte of the former Bruce family stronghold, however these are much interrupted by tall trees.

Butts Street leads to the crossroads with High Street and Murray Street where the conservation area opens out to a wide part of High Street known as Fish Cross. The corners of the space facing Butts Street have focal buildings. Murray Street are occupied by a B Listed, 2½ storey ashlar building dating from 1908 with a corner turret and a traditional shop front – Argyle House. On the opposite side of Murray Street is a 2 storey, 3 bay B Listed mid-19th century ornate, traditional shop front with a simple harled and painted first floor. Bruce Street is a narrow street with the stone wall of the old cemetery along one side followed by a row of traditional properties and with the modern properties opposite the view is funnelled to commercial frontages on High Street. Battery Street is one way but for pedestrians the view is of the river to the west and the extension to the town hall on the east leading to the red sandstone side elevations of the mid-19th century B-Listed Blue Bell Inn and the impressive elevation of the A-Listed former Academy Bridge House opposite.

From the south the approaches are from St. John's Road leading to Bank Street or Downie's Wynd, Murray Street and Greencroft Wynd. Downies Wynd opens out unexpectedly at High Street. St Johns Road is tightly developed with rows of sandstone dwellings which channel the view to Downie's Wynd. Bank Street has impressive buildings and a small number of trees on the curve. Murray Street gives views to the wide part of High Street known as Fish Cross.

From the east the views are from the lightly developed Church Street curving to Fish Cross and opening up views to the town hall.

Over the bridge from the west the tower of the town hall is very firmly in the view and bridge house curves to meet the long views east along High Street.

Street pattern and form

High Street is the historic spine of the town with a number of older streets and wynds leaving and entering from the north and south sides. Both the north and south sides of the town have areas of 20th century housing from different decades but mostly post-war and with a range of building materials. Many of the terraces leading away from High Street and Scotts Street have been substantially modernised and the sandstone building material is no longer visible in the front elevations. However, the street form on the main access roads to High Street follow older routes which existed by 1859 such as Bruce Street, Lady Street and Butts Street north of High Street and Port Street, Greencroft Wynd, Bank Street, Downies Wynd and Murray Street on the south side of High Street.

However, some of the other named narrow alleys on the south of High Street such as Pool's Close, Colonel's Wynd and Poplar Place still visible on the 1859 Town Plan below, shown from left to right in blue, seem to have changed or been forgotten.

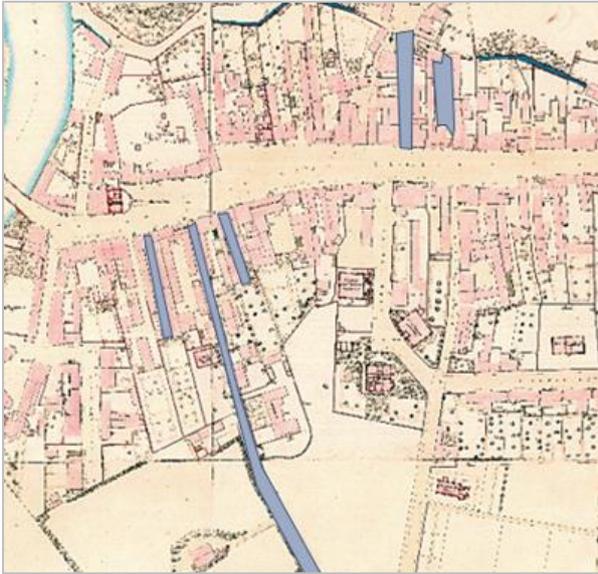
Roads and Street Surfaces

The road surfaces in the conservation area are mainly asphalt however high quality stone paving has been introduced to High Street. There are small areas of original cobbles surviving in in Port Street beside Albert Hall. For the most part asphalt or paving slabs are the dominant materials and on footways and walkways.

Trees and Soft Landscaping

There are a number of trees in the conservation area mainly concentrated around the slopes of the motte and bailey castle where they unfortunately interfere with the view.

There are individual trees on Bank Street and in the rear of the Queensberry Arms Hotel, however they are not a common feature. The same applies to soft landscaping where there are a few planters and grassed areas in open spaces and gardens and in a very small number of places on High Street.



Ordnance Survey – large scale Scottish town plans, 1847 – 1895; Town Plan of Annan surveyed 1859

<https://maps.nls.uk/townplans/annan.html>

Alleys, wynds and closes highlighted in blue.



Extract from Plan of Annan - Town Plans by John Wood from actual survey published 1826

<https://maps.nls.uk/view/74400005>

Open Spaces

Public Spaces

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

Bruce family Motte and Bailey Castle Scheduled Monument is itself a green and wooded space and there is small area of open space within it surrounded by hedges and mature trees. The space is of great historic and archaeological significance but it is not easily accessed, as is much of the monument, and has limited versatility.

Graveyard off High Street to the west behind the Town Hall is, B Listed, Annan Old Graveyard where the former parish church stood until 1789. It is a hidden space, surrounded by rubble stone walls, romantic and restful with interesting and unusual carved headstones, some reused from mediaeval sites.



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



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

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

The Annandale Way travels along the riverside path through Annan into the conservation area from the north, past the sports fields and on the street continuing on the south side of the bridge.



Private Spaces

There are very few private spaces within the conservation area other than small gardens, as the town is tightly developed along the old burgage plots.

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

St Andrew's Church also on Bank Street has a small parking area beside it with a mature tree which is easily accessed by the public.

Rear of Queensberry Arms Hotel on High Street there is a large private garden.

Bruce Street has a secluded walled private garden near no.6.

Port Street and to the rear of Bridge House, there are private gardens in front, behind and between properties along Port Street, backing onto the riverside walk.

Gap Sites, Sites with Derelict Buildings, Semi-derelict buildings

There are a number of gap sites, some of which would benefit from different form of development to bring the building line forward. There are also a small number of vacant buildings on High Street at present.

Downie's Wynd has an area that was formerly a hire shop with a frontage parking area which would benefit from some form of enclosure particularly if the buildings are to be replaced.

On High Street, The Original Factory Shop outlet is set back from the building line forming a gap that could be enclosed in some way too.



Vacant premises and gap sites

Townscape and Building Facades

Through the conservation area there is a marked change in the style of buildings along the street frontages depending on their role. The layout has arisen through the development of the town along the road to the river crossing and the formation of a market space. Feudal plots extended back at right angles and some of the openings to pends and wynds and closes reflect that and contribute very much to the townscape character. Later buildings were added through removal of existing or replacing those destroyed in the years of warring. Alterations to older buildings have also been made.

Dwellings from the early part of the 19th century are two storey terraces with slate roofs and end stacks. They have simple pitched roofs, some with dormers. There are also more decorative buildings with mixed roof features including embellished dormers or front facing gables. There are a few ornate corner features. High Street has many well-designed buildings both simple and quite ornate along its length. Along High Street including Fish Cross and Church Street is variation in height and appearance, some buildings featuring corner turrets or central towers such as at the road junction of Lady Street and Murray Street. The skyline from many places features part of the tower of the Town Hall which is a key townscape feature.



Skyline and frontages in parts of High Street and view to Town Hall tower through Carlyle Place

In Bank Street, statement buildings were constructed as banks and churches and important dwellings. The Victorian Town Hall was also a statement of pride in the commerce of the town.

Bruce Street and Battery Street feature simpler dwellings also from a few building periods but the townscape is dominated by the walls around the hidden church yard and the motte and bailey castle. However, Battery Street is also dominated by the late 20th century rear extension attached to the Town Hall before the simpler elevations of the red ashlar buildings take it to meet High Street. The Townscape Heritage Initiative completed in 2010 has enabled many traditional windows and doors to be reinstated and restored and promoted the lime pointing of sandstone and other repairs. However, at street level many shop frontages and signs have been modernised or become 'corporate' and some character has been lost. There are also frontages that have been reinstated or restored.

Architectural Details, Materials and Finishes

The predominant appearance of the buildings in Annan is of red sandstone under a slate roof although these come in quite a few variations.

The facades are dominated by red sandstone elevations mainly because they have prevailed on the large buildings but a significant proportion are painted or rendered and painted frontages in shades of white or cream, some from decades ago. However, the character of Annan rests very much on the red sandstone as a feature.

Masonry

The stonework on buildings comes from a variety of red sandstone quarries. The bridge is also of local sandstone just upriver. There are no brick buildings in evidence other than those built very recently or hidden behind render.

Painted render or painted stone is more common than expected.

Roofscape

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

Windows and doors

The traditional windows and doors are sliding sash and case in a variety of formats. Changes have taken place over the years but the grant scheme enable many to be reinstated. There are also leaded windows in shops and church buildings and metal framed windows in some of the former banks which are original or were part of historic changes. Doors are a mix of six and four panel and shop doors are often part glazed and may feature a double storm door.

Architectural embellishment

There is no consistent architectural detail in the buildings that are embellished. Many buildings feature string courses between floors and there are a number of parapets and ornate gables. There are Scottish Baronial towers one a turret the other a square tower and corner turrets.

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

Buildings: Landmarks and Key Buildings and Building Types

Landmarks and Key Buildings

Building Types

18 th century town houses and hotels	5-7 High Street -Bridge House 70-81 High Street are not strictly town houses but some of the earliest remaining buildings 47-49 High Street Queensberry Arms Hotel dates from the mid-18 th century
18 th and 19 th century Vernacular and designed terraces	There is a hidden terraces in Hare's Den off High Street which is 19 th century vernacular. The Victorian terraces on Port Street and Carlyle's Place are designed along with others in Bank Street and High Street
Victorian and Edwardian	Bruce Street has a changing continuous row of Victorian and then Edwardian terraces which are distinct from each other. There are a number of decorative buildings from the beginning of the 1900s which are technically Edwardian. The Annandale Courier building is notable in this respect
Large Commercial	Queensberry Arms Hotel, the Blue Bell Inn and a number of banks and former banks are to be found on High Street and Bank Street
Civic and Public Buildings	The most prominent civic building in the view from many places is the Victorian Town Hall. There are a number of churches: Annan Old Parish Church on Church Street, Erskine Church ruin on Bank Street and St Andrew's Church on Bank Street.
Small ancillary buildings - 17 th , 18 th & 19 th century	Doocot [dovecote] rear of Queensberry Hotel, High Street [circa 1690] and a small 19 th century stone built garden room. There is a second, less well preserved and altered, doocot on Greencroft Wynd [circa 1790]
Modern	The rear extension of the Town Hall is unapologetically modern. There are a number of relatively recent housing developments.



Little buildings hidden behind the streets:
17th century doocot and early 19th century 'Gothic' summerhouse in garden of Queensberry Hotel;
and 18th century doocot off Greencroft Wynd;

Shopfronts

There are many very attractive shop fronts that relate well to the building they occupy. Shop front security has not so far spoiled the vitality of High Street.



Sculptures and works of art

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

Edward Irving, Church Street	B-Listed, white marble figure by Dods of Dumfries dated 1892. The preacher was born in Butts Street and deposed from Church of Scotland in 1833 for 'heretical' views.
King Robert the Bruce, Town Hall High Street	Bronze statue on plinth of B-Listed Victorian Town Hall, commissioned locally, erected 2010, designed by Andrew Brown
War Memorial, High Street	Bronze War Memorial of Highlander soldier at ease, by Henry Price, on marble plinth inscribed with names of the fallen in WW1 and WW2, unveiled December 1921
William Cuthbertson, Annandale Observer	Carved stone bust of William Cuthbertson on the Annandale Observer Building where he had links to publishing as well as being Town Clerk.



War Memorial



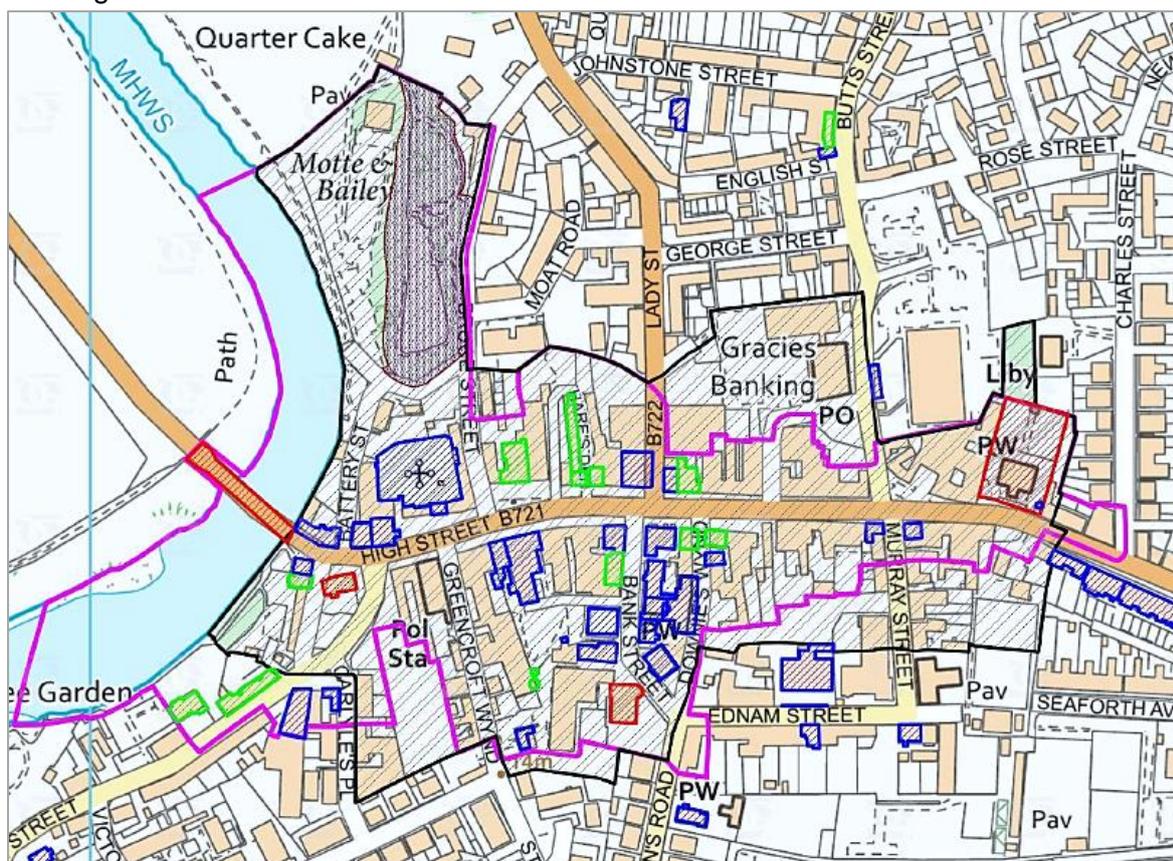
Edward Irving



Robert the Bruce

PART TWO: MANAGING THE CHARACTER AREAS

Boundary of Annan Conservation Area including Archaeological Sensitive Area and Listed Buildings.



Listed Buildings (DG)

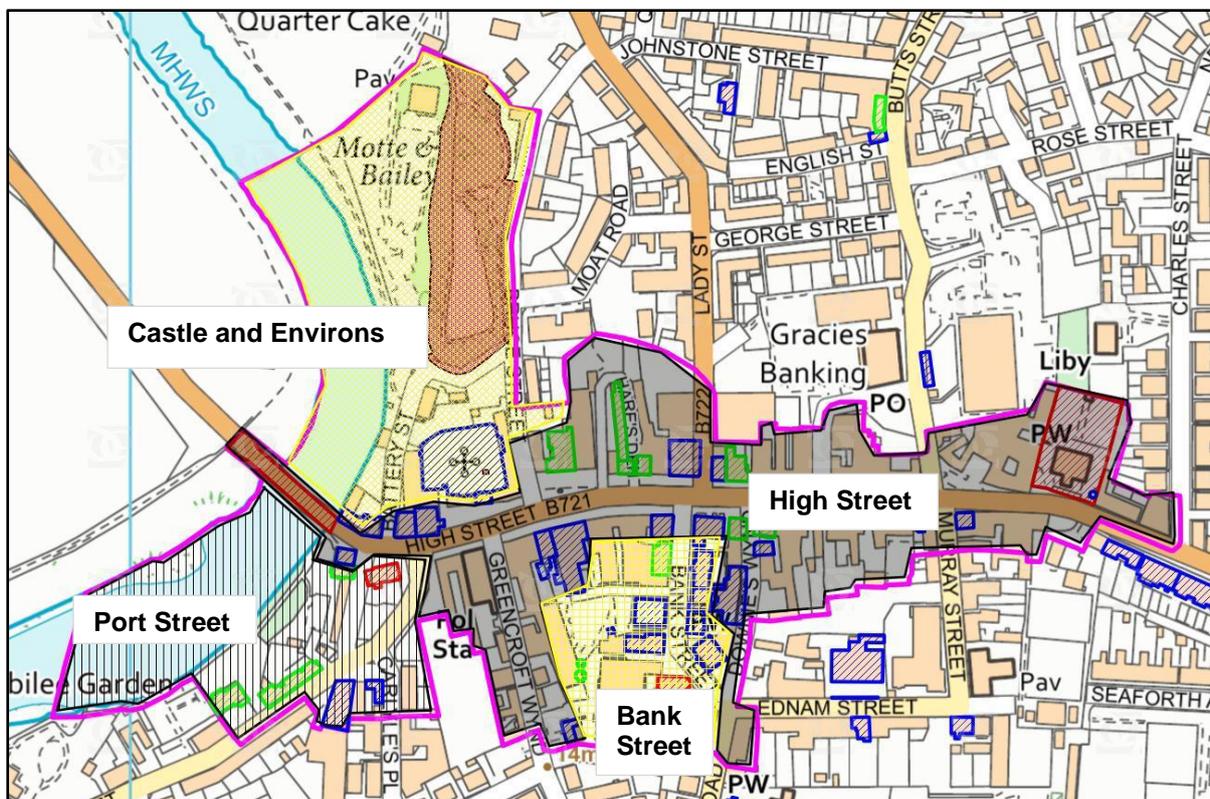
- Category C
- Category B
- Category A
- Archaeological Sensitive Areas
- Building Conservation Areas

There are a number of general management themes which apply to the whole conservation area although different parts also have distinctive character. Addressing both general issues and those particular to individual parts of the conservation area is key to preserving and enhancing the character of the whole.

General character	Describes themes and characteristics of most of the buildings in the streetscape to identify the main character to be preserved or enhanced.
Key features	Significant buildings and elements important to character are identified to help consider new design in the context of historic setting
Issues and conflicts	Identifies aspects of change, development or maintenance which may be detrimental to character, for better future management.
Buildings and spaces at risk	Buildings or vacant spaces at risk of deterioration, where their appearance, poor maintenance and under-occupancy singles them out.
Development opportunities	Notes any sites where developing new buildings or structures would have a beneficial impact on character.
Enhancement opportunities	Highlights opportunities where decision makers, groups and owners could take action to enhance character.

Four character areas have been identified and are identified on the key map below. Each is described in terms of the themes set out in the table above. The designed and vernacular style buildings, spaces, age of buildings, layout and pattern of streets, and the trees and green environment combine to create particular historic character. Each area has had different levels of change and modern interventions.

Based on this, future development, maintenance and change will be approached and managed so that it contributes to character in the most positive way.



G:\Plan_Con\Photo Library\MIM Annan needs a key – areas titles are not fixed

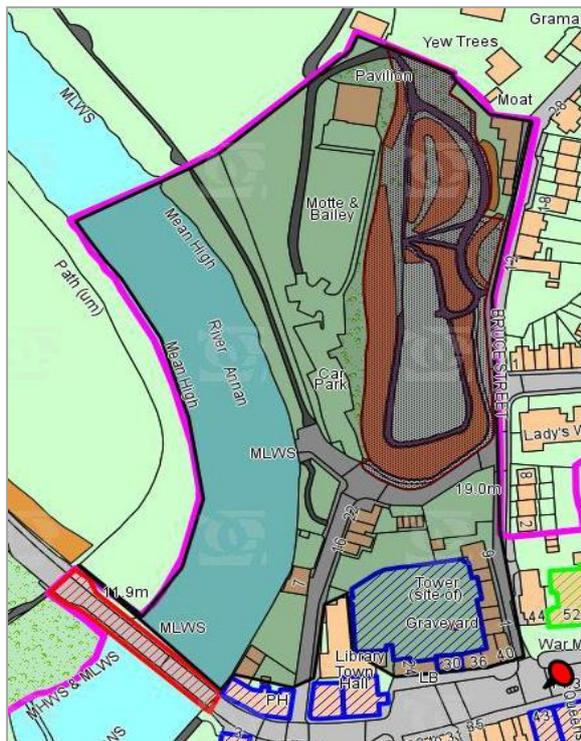
The sections that follow consider each character area identified on the key map in more detail noting particular features and character of the streets. The buildings and spaces may not fit neatly into a single character area so there is some overlap.

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

General management themes across Annan Conservation Area	
Townscape and historic pattern of development	traditional massing and scale should normally be reflected in new development so that it reinforces the historic townscape e.g.: predominance of two and three-storey building heights
	retain and reinforce the historic pattern and hierarchy of streets, wynds and courtyards
	retain or enhance views and vistas within, from and towards the conservation area, particularly where historically significant
	roofscape character should be preserved - form, spacing of features, high points (chimneys, dormers and individual details); reinstatement of original materials, slating patterns, skew stones, ridge capping and chimney cans
	consider how to improve the appearance rear of buildings in public view
Building frontages and architectural detail	traditional and significant building frontages including shopfronts should be repaired or improved where needed
	traditional designs for new/replacement shopfronts should be encouraged, relating well to the whole building
	amalgamation and loss of shopfronts has potential to spoil character therefore care with development proposals be encouraged
	original traditional windows and doors have been lost; those remaining should be repaired and retained in accordance with Planning Guidance.
	vegetation on buildings may cause damage so careful removal should be carried out when repairs or development proposed
	redundant attachments or equipment from elevations can be unsightly (such as alarms, satellite dishes and cables) and should be removed when possible
	flues, vents, air conditioning/heat exchange equipment are sometimes insensitively positioned and should be more carefully considered
	unpainted sandstone contributes to the character of Annan and should not be painted
	traditional materials and techniques should always be used on traditional buildings to prevent future deterioration
	de-icing road salts can cause damage to sandstone buildings; where possible alternatives should be used in sensitive locations
Development of vacant buildings and sites through sensitive design	find new uses for large vacant buildings providing sensitive conversions to residential or commercial uses
	find positive uses for gap sites with designs which reinforce the original character or setting of the conservation area
	find new uses for vacant and under-used upper floors
	reduce fly posting and graffiti
Circulation, access and public interaction	reinforce and signpost historic links and routes between town, river and motte and bailey castle
	improve the public realm including green space and preserve pedestrian linkages and reinstate where possible
	trees are prevalent in some places but a tree strategy for the conservation area which integrates with other issues should be provided

	there are historic and enhanced surface treatments in the conservation area which would be best managed with an agreed strategy
	there is a variety of street furniture some providing rest points for tourists and shoppers which would be benefit from an agreed strategy
	provide public art and/or refreshed or new historic interpretation in public realm spaces relating to significant places and events
	encourage and engage the public and trades in the use of traditional building skills
	road and safety equipment is prevalent at junctions and would benefit from a carefully considered reduction strategy
	site traffic and other signage to reduce impact on the character of buildings and spaces
Archaeology and Historic Environment Record	archaeology should be considered early in projects where demolition, ground works or development is involved
	formally record original historic material before alteration takes place
	to prevent building deterioration repairs should be carried out without delay
	historic elements or remains should be retained with on-site information about the origins of Annan

Castle and Environs



This is the area between Bruce Street to the east, the river Annan to the west, High Street to the south with Quarter Cake and Everholm Park at its northern end. The area grew up originally in the 12th century around the ‘de Brus’ family castle.

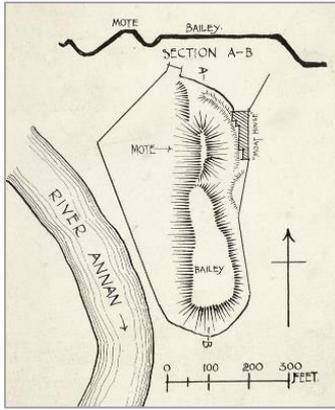
It is a very well used area for leisure and attracts visitors interested in the history of Robert the Bruce.

A stone wall runs nearly the full length of the western side of Bruce Street and breaking for buildings or accesses. It marks the eastern boundary of the conservation area. In the John Wood plan of 1826, the northern part of Bruce Street was known as Toot Hill.

Significant Buildings and Structures	
Stable block of Blue Bell Inn Battery Street	Part of the B-Listed Blue Bell Inn, the river elevation is very visible on the approach from the west over the bridge with characteristic red sandstone of the conservation area.
Bruce Motte and Bailey, Scheduled Monument	Scheduled Monument although technically the remains of the place of a building, the boundary wall and raised mound are arguably the most significant features in this area.
Sandstone walls Battery Street/ Bruce Street	The tall sandstone walls and access points enclose the motte and bailey, the old grave yard and some private spaces making a very important contribution to character.
Moat House Bruce Street	Unlisted building within the conservation area which has been renovated to appear traditional.

19th century terraces run along the conservation area boundary in Bruce Street where it turns west. A stone wall continues to the end of Bruce Street and along the western side of North Street. The boundary of the conservation area follows the northern edge of the Scheduled Monument. 20th century buildings and a handful of 19th century cottages on the east side of Bruce Street and low density residential areas just north of Bruce’s Castle are outside the conservation area. The stone wall surrounds the whole of the castle running along Battery Street and the river Annan with a number of gated accesses.





Sketch of motte and bailey castle published 1920

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

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

The southern end of **Bruce Street** has a continuous built edge on the west side made up of three different style terraces the first with an unusual curve which steps back to an ashlar fronted 2½ storey terrace probably from the late 19th century with gable dormers which drops in height to a 1½ storey painted row with half dormers from a later building period. However, this row conceals the hidden but very other significant Old Annan Churchyard on the site of the former parish church it has many interesting carved monuments some of which seem to have been relocated from other places.



Walls on Bruce Street



Walls on Battery Street



Bruce family Motte and Bailey Castle – Scheduled Monument



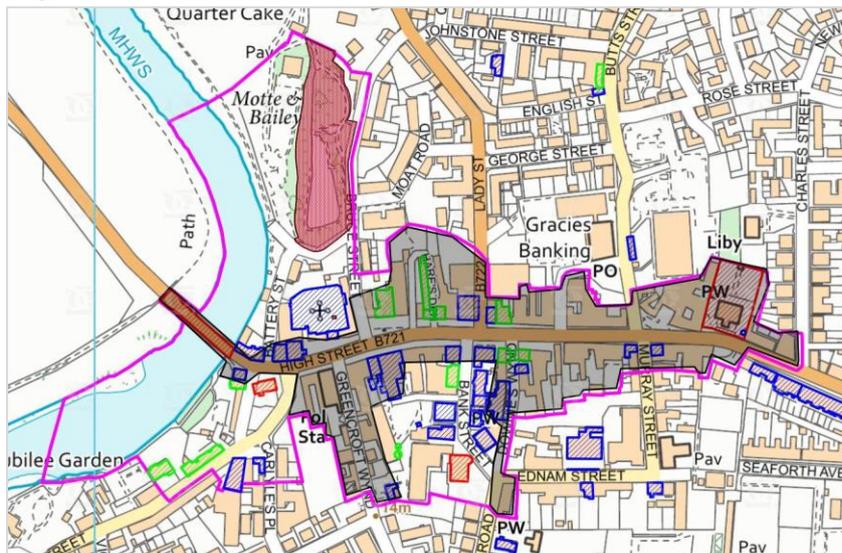
Terraces on Battery Street



The section of **Battery Street** included in this character area begins just north of the Bluebell Inn leading from High Street to the car park of the motte and bailey. The modern extension to the Council building dominates the east side of the street and the west side has a narrow kept grassed area leading down to the river, the middle portion interrupted by a modernised split level dwelling and garden which appears on the Ordnance Survey maps from the very end of the 19th century.

Specific Management and enhancement of Castle and Environs character area	
<i>Views and street form</i>	Tree management should be considered in the light of the significance of the scheduled monument.
preserve views towards the High Street towards Bridge House along Battery Street	
<i>Scale and massing of development</i>	<i>Traditional architectural appearance</i>
New development should hug the back of pavement and follow the terrace theme in Battery Street and Bruce Street.	unpainted stone should be retained and reinforced as a theme
	any changes to terraces or stone walls should be carefully considered
<i>Activities, landscape & townscape</i>	traditional repairs and restoration should be encouraged at every opportunity
Repair of, information and signage for the motte and bailey should be considered	
Improve accessibility and provide rest points on the way to the motte and bailey	

High Street and Fish Cross



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

From the west, the approach is over the three arched sandstone Annan Bridge of which the parapet and the cast iron Victorian style lamps are visible. The buildings in the view are the clock tower of the Town Hall, the Bluebell Inn, the modern extension of the building on the corner of Battery Street, Bridge House and 1-3 High Street. High Street widens to the area known as Fish Cross onto which the Town Hall faces. The buildings along

Significant buildings and structures	
Annan Bridge	A-Listed road bridge designed by Robert Stevenson completed in 1826, replacing a previous bridge. The red ashlar is very characteristic of many of the other significant buildings in Annan.
Bluebell Inn, 2 to 10 High Street	B-Listed polished ashlar coaching inn with a mainly mid-19 th century appearance but has several building periods with fabric from late 18 th century. Seen from the east side of the river and stables behind (north) rise from the river wall.
1 to 3 High Street	B-Listed red ashlar dwelling with basement facing river and gable with stack facing road. Dates from the mid-19 th century but may incorporate earlier building remains. Prominent in the view.
Bridge House, 5 to 9 High Street (the Old Academy)	A-Listed mid-18 th century classical style 3-storey house with a lower eastern wing. Built from red rubble sandstone with ashlar dressings. In late 18 th century converted to a school with prominent pupils and back to a dwelling again later. It is prominent in the view from three directions.
2 to 4 Battery Street	B-Listed mid-19 th century 2-storey corner building with curved windows. It addresses High Street and Battery Street has a slightly advanced and raised entrance bay. Many classical details.
Town Hall	B-Listed polished ashlar elevation faces onto the western end of the retail part of High Street, once called Market Cross. Designed 1875 by R Smith, Glasgow, 2-storey with 4-storey central, clock tower. The tower is a key landmark in the view from many approaches.

Annan Police Station, 29 to 31 High Street	Buildings have been on the site for centuries but the Police Station appears mid-20 th century which is very distinctive in the street with strong horizontal emphasis and a corner entrance.
23 to 25 High Street	Unlisted, flamboyant ashlar frontages facing High Street with retail below and central pend to Pools Court and Carlyle's Place, now part of a social housing project.
Queensberry Arms Hotel, 47 to 49 High Street	B-Listed, white painted mid-18 th century 3-storey hotel. Very big building to rear. Former change inn for the London Edinburgh stagecoach with interesting historic figures having stayed. Also has B-Listed dovecote in garden.
Bank 50,52 High Street	former Commercial Bank, C-Listed, built late 19 th century with early 20 th century alterations; characteristic red ashlar of Annan
1-6, Fairfield Place, Hare's Den	Probably artisan housing with workshops added later but all 19 th century
64 High Street	C-listed, 18 th century elegant 2-storey house
Corner House Hotel, 74-78 High Street & 1 Lady Street	B-Listed, built about 1900 and designed by F.J.Carruthers, 3-storey very decorative red ashlar hotel with a corner turret. Stone surrounded shop front windows
77-81 High Street	C-Listed, dated 1730 thus a rare old survivor in High Street; painted render on front and rubble sone on side where it begins Downie's Wynd.
80 High Street	B-Listed Classical style red ashlar, corner building from 1840.
Buck Inn, 82 High Street	C-Listed ornate renaissance style pub from 1903
83-87 High Street	C-Listed 2 storey rendered and painted interesting corner shop front
96-98 High Street	unlisted, former Annandale Observer building with bust of William Cuthbertson
67-71 High Street and 1 Bank Street	B-Listed, late 19 th century 3½ storey with splayed corner topped by modest turret feature, mansard roof and carved gable heads. It marks the entrance to Bank Street.
73-75 High Street	B-Listed former bank, from early 19 th century, 5 bay 3 storey Classical style central pedimented porch on columns. End stop in the view on approach from Lady Street and also marks entrance to Bank Street.
Argyle House	B-Listed, dated 1908 very decorative corner building of red sandstone and pink granite around traditional style shop front at ground. Turret on corner marks entrance to Murray Street
117-119 High Street	B-Listed, painted ashlar from early 19 th century. Shop on ground floor has paired arches and leaded panels and elegant details above. Fronts Murray Street and High Street.

Buildings on High Street



Blue Bell Inn



Annan Bridge



2,4 Battery Street & Town Hall



Corner House Hotel, 74-78 High Street



Hare's Den



Cuthbertson bust on Annandale Observer building



80 & 82 High Street and detail of 80 High Street





High Street has many very fine buildings with individual and very interesting architecture. There are also buildings that have been altered and some that have lost elements of their character particularly where ground floor shops have been widened and roof alterations have taken place. The changing width of the street and the impression of the Town Hall facing all the activity of the High Street are key elements of the character.

Hidden away from the main thoroughfare are the closes and wynds. Some of these have developed into narrow streets over the years but many haven't. Some are used for activities with small shops but others are more forgotten.

Specific Management and enhancement of High Street character area	
<i>Views and street form</i>	future street surface and furniture improvements should continue the existing
along all of High Street the view of the Town Hall should be protected	
<i>Scale and massing of development</i>	special care should be taken with street works along pavements that have already been enhanced through resurfacing
Development should continue height variations in High Street	
Development in the wynds and closes should respect the heights on both sides	<i>Traditional architectural appearance</i>
<i>Activities, landscape & townscape</i>	the integrity of the details in this area, particularly unpainted stone, should be retained along with traditional windows and doors
opportunities to provide traditional, well designed covers on outdoor spaces would help cafés	
the wynds and closes should be more celebrated	
rest points with information near statues and church yards would create interest in the town's history, architecture and importance	
traditional buildings in the wynds should be sensitively improved	
street tree planting at an appropriate scale should be encouraged where possible	traditional repairs and restoration should be encouraged at every opportunity



Hidden places off High Street

Bank Street

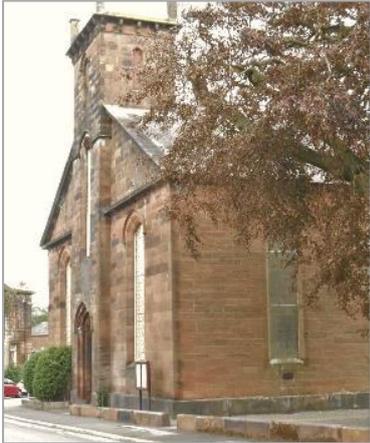


This area has distinct character of its own due to the grand appearance and original purpose of many of the individual buildings. Churches and banks were constructed in characteristic red sandstone most with a restrained decorative style. The majority of these buildings are now in different uses. One of those is in very poor order.

Significant buildings	
3-11 (odds) Bank Street	C-Listed 3-storey tenement, polished red ashlar dating from mid-19 th century with unusual 3 rd storey above a pronounced dentilled, linear moulding. Range of small shops at street level.
15 Bank Street	B-Listed former Erskine Church from early 19 th century. The building is tall and built from red sandstone, Classical in style but now roofless and derelict.
19 Bank Street	B-Listed late 19 th century 2-storey, 3 bay in red ashlar which has channelled tooling on ground floor and restrained Classical style. Central doorway with semi-circular pediment.
27-29 Bank Street	A-Listed 2-storey former bank manager's dwelling with Classical details. Red sandstone with significant front and side garden area walls and railings.
St Andrew's Greenknowe, Erskine Parish Church	Not to be confused with the other church with part of same name. B-Listed early 19 th century red ashlar church with significant decorative lattice metal windows. Adjacent car park to south with low wall important open space.
8-10 Bank Street	Simpler early 19 th century red sandstone with two elegant elevations, one to street other to side of adjacent church.
2 Bank Street	Late 19 th century impressive Scottish Baronial which was the police office. Bull faced red sandstone and a significant conical turret and gable features.

Bank Street curves away from High Street and is dominated by individually designed buildings and terraces some with space and trees around them. There are a number of elements in very poor condition such as Erskine Church which is an empty roofless shell with a very dubious future. Some modern elements have crept in behind and between the buildings and attached to them.

Buildings of Bank Street



St. Andrew's Church



former Police Office



former bank manager's house



General view of Bank Street

Specific Management and enhancement of Bank Street character area	
<i>Views and street form</i>	<i>Traditional architectural appearance</i>
preserve views towards the High Street on turning from the south	the integrity of the details in this area, particularly unpainted stone, should be retained along with traditional windows and doors
<i>Scale and massing of development</i>	any proposed attachments to the grand frontages of the buildings should be carefully considered
New development should be subsidiary to the host building and retain appropriate setting.	traditional repairs and restoration should be encouraged at every opportunity
	<i>Bank Street</i>

Activities, landscape & townscape	provide information to the origins of the buildings and their names and their role in the commercial history of Annan
The appearance of existing and new accesses to buildings and uses rear of traditional buildings should be sensitively improved	uses in frontage areas should be discouraged where they detract from the fine architecture
Repair of, information and signage to the two dovecotes should be sought.	special care should be taken with street works along pavements that have already been sensitively resurfaced or for future street improvements
Rest points to take in the architecture would be beneficial as part of a tour	a long term solution should be found for Erskine Church in terms of its derelict condition and poor appearance [involving Historic Environment Scotland]
	Tree retention and replanting at an appropriate scale should be encouraged where possible.

Port Street



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

Bridge House 5-7 High Street	A-Listed former Annan Academy now a private residence. Red sandstone rubble elevations with 3-storey and 5-bay from mid-18 th century but altered in the 19 th century.
2,4,6 Carlyle's Place	B-Listed mid-19 th century group built slightly different times prominent in the view.
Albert Hall 15 Port Street	B-Listed late 19 th century, Classical detail warehouse. 3 bay gable faces north up Port Street.
2,4 Port Street	C-Listed early 19 th century 2-storey painted render on very narrow pavement; narrow bays and shop windows at ground floor.
18-26 Port Street	Elegant sandstone terrace
28 Port Street	C-Listed early 19 th century 'bungalow' with attractive ashlar with parapet and gable details and pronounced chimneys set back behind a garden.

A great deal of change has taken place but the important characteristics that remain are the way that the street curves north to a view of the town hall and how Albert Hall stops the view towards the south. The buildings are dominated by terraces built close up to the back of the pavement.

The warehouses that were once more common are represented now only by Albert Hall which needs a new use. Rear of Bridge House was also built up but is now a private garden area which would benefit from more formal enclosure ideally using red sandstone.

There are a variety of surface materials but most notably some street cobbles remain in the vicinity of Albert Hall which are likely to include some remnants of the 19th century surfaces. show the historic

Buildings of Port Street



Specific Management and enhancement of Port Street character area	
<i>Views and street form</i>	<i>Traditional architectural appearance</i>
preserve view of Town Hall on turning corner from south	the integrity of the details in this area should be retained in respect of windows and doors
<i>Scale and massing of development</i>	any proposed attachments to the buildings should be carefully regulated
continuous 2-storey back of pavement terraces should be the template for new development	traditional repairs and restoration should be encouraged at every opportunity
extensions to buildings should be proportionate to the main host building eg: Albert Hall	<i>Port Street</i>
	care should be taken to retain remnants of historic surface features and reinstate walls
	<i>Carlyle's Place</i>

<i>Activities, landscape & townscape</i>	retain the traditional features of the street
Private area rear of Bridge House would benefit from rebuilding a stone boundary/outbuildings	provide information to link of the street's name with historical people should be taken
Provide additional on-site interpretation linking buildings with historical people/events and uses	

Management and Enhancement in the Conservation Area

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

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

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

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

Coordinating management and enhancement.

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

Public realm works

There have been very successful public realm improvements in Annan but there remains a risk that utility companies or private individuals will damage new surfaces to carry out repairs/installations.

Street Furniture

Management of visual clutter needs coordinated design and placement of items of street furniture or traffic control. That may include decorations, bollards, seating, signage, lighting and floral displays. Sharing attachment equipment and giving items more than one purpose can be a solution and will reduce maintenance and repair needs. Using an agreed design code would be a useful action to take forward.

Utilities

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

Roads Authority

Alternative and integrated approaches to signage and road markings may need to be considered with the historic environment in mind. Some of the road and footway surfaces are of particular interest through their age or recent improvements. Reducing to a bare minimum the number of signs and street markings would be beneficial both in terms of appearance and maintenance burden. This includes street lighting, the position and design of CCTV and attachments for festive decorations which may impact on the appearance or fabric of the historic environment. Opportunities to reduce clutter and light pollution would be helpful. Shared good practice would be beneficial

Telecommunication equipment

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

Planning and Enforcement

A carefully considered approach for changes carried out without consent in the conservation area is needed. Elevation treatments, extensions and alterations to windows/doors/shopfronts or roof and chimney works has been considered in the document and will be the guide for decision making. Support should be given for taking action under the planning legislation where unauthorised work which adversely affects the character of Annan Conservation Area has been taken particularly where regeneration and restoration schemes are underway.

Advertisements and Signage

The Town and Country Planning [Control of Advertisements] [Scotland] Regulations 1984 (as amended) are stricter within conservation areas than in other places. Intervention in the design of advertisements when first submitted for consent is very worthwhile in terms of trying to create a threshold of acceptability within the conservation area.

Litter, graffiti and unauthorised advertising

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

Successful Conservation Area Management

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

- reduce the number of buildings suffering from neglect and deterioration
- encourage effective, quality of repairs to buildings
- increase and progress enhancement schemes
- improve the quality of public realm spaces
- improve the design quality of extensions
- support new uses for vacant/under-used buildings including upper floor space
- improve tree management and introduce additional trees in appropriate places
- increase the footfall and vitality of streets and attract commercial activity
- support new and expanding businesses in the conservation area

Potential Future Actions in Annan Conservation Area

- ❖ Support applications for the sensitive re-purposing of buildings in the town centre and assist with solutions for buildings in very poor condition.
- ❖ Assist the community find funding for grant support programmes to repair, restore and reuse buildings with conditions that ensure that standard of work is appropriate both for historic buildings and modern living.
- ❖ Assist the community make better use of the town connections with historical people and events to attract visitors and reinforce the leisure economy.
- ❖ Consider whether there are open spaces close to existing businesses or buildings where outdoor activity could be safely provided in the light of Covid19.
- ❖ Consider how to attract more general funding which will support applications for individual historic buildings, structures and places within Annan Conservation Area.
- ❖ Consider how to reinforce and continue the existing design themes for street furniture, surfaces, lighting and public sector equipment with Council services and community groups with an interest.
- ❖ Carry out a tree survey and follow up with a planting and management strategy which takes account of the impact on historic structures and significance.
- ❖ Consider how to reach agreement with utilities and telecoms providers in respect of achieving best practice for historic areas and buildings, including removal of redundant equipment.
- ❖ Consider how, or if, the protocol for the use of development management powers to control development details and remove unauthorised development needs any particular approach.

APPENDIX 1

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

Each building or space within the conservation area makes a contribution to the street character of the whole of Annan Conservation Area. Looking after each building properly through good design and choice of materials for maintenance and improvements by owners and occupiers should preserve or enhance the character of the conservation area. There are always alternatives to achieve a good outcome.

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

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

Looking after stone and lime elevations.

Traditionally constructed, solid stone walls with lime mortar joints, is the most common building type in Annan Conservation Area; usually red sandstone or another stone with sandstone dressings and detail. Locharbriggs stone is the most prevalent.

The exterior surfaces of stone and lime walls have a normal wet and dry cycle which should be allowed to take place by using cement free products: natural hydraulic lime [NHL] lime and sand pointing, sand and lime mastic, lime render and porous paints as appropriate.

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

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

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

Damp in stone and lime buildings

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

Sources of damp

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

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

Windows, doors and timber shopfronts

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

Alterations that affect the exterior

Internal alterations needing pipes and vents through external walls should be planned carefully, to be discreet. Alarms and telecoms equipment have the same impact. Old equipment and wires should be removed and gaps and holes made good with appropriate materials.

Repairs

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

Links to Further Information

<https://www.historicenvironment.scot/advice-and-support/your-property/owning-a-traditional-property/traditional-buildings/>

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

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

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