

Dumfries Urban Capacity Study

July 2024





Everyone in our region will have access to a high quality affordable home that is warm, safe, provides good access to services and meets their needs at every stage of life.

Dumfries and Galloway Council - Strategic Vision for Housing

Introduction

This study, commissioned by Dumfries and Galloway Council has a core purpose to provide a coordinated picture of the potential for the provision of new homes throughout Dumfries, prioritised within the town centre and thereafter considering peripheral sites within the Towns Local Development Plan settlement boundary.

It will be a key component in setting a place making framework for physical and spatial change as the town evolves over the next 10 to 20 years.

A clear statement of intent, it will demonstrate opportunity to the whole community, the Council and investors alike, helping to target investment and funding. It will also identify where this will have the greatest benefit and will be a key instrument in assessing the suitability of future development proposals.

The Urban Capacity Study for Dumfries will inform the next Local Development Plan (LDP3) and the development of the Dumfries Long-Term Town Plan.

The introduction of more urban living to the town centre will repopulate and reinvigorate the heart of Dumfries.

It will help to further position the town as a safe place to visit and spend time, both by day and in the evening, due to the general activity and passive surveillance that increased town centre living will bring.

Note:
The survey work undertaken of the town centre that underpins the analysis and proposals was undertaken in April 2024.

contents



Introduction	03
Executive Summary	06

Dumfries Today	11
National & Regional Context	12
Policy Considerations	14
Positive Moves	24
Analysis	32

Methodology	44
-------------	----

Introduction	48
1. Development sites	58
2. Repurposing Opportunities	78
3. Upper Level Conversions	100

4. Identified LDP2 Sites	110
5. Further sites outwith the town centre	140

Conclusions	154
Recommendations	156

Client
Dumfries & Galloway Council

Project Team
Threesixty Architecture

 The Garment Factory
10 Montrose Street
Glasgow G1 1RE
 0141 229 7575
 www.360architecture.com

Executive Summary

This document demonstrates that there are many opportunities to provide a large number of new homes of all types and tenures, particularly in and around Dumfries town centre, to meet the needs of the local population, allowing the town to thrive and continue to be the focus for an expanding community.

The study has explored Dumfries through an almost exclusively residential lens, it does not propose

that all of the opportunities identified are brought forward as housing sites, but demonstrates the maximum potential capacity for new homes without immediate consideration of the needs of other complementary uses.

The development of a number of the identified potential sites and repurposing opportunities, particularly within the town centre, will be more challenging than others for a variety of reasons (ownerships / cost / technical constraints etc.). They are included here to demonstrate the 'art of the possible' and would require considerable further investigation to fully determine their viability.

A number of the identified sites / buildings may undoubtedly be more appropriate locations for these other varied uses (retail, hospitality / leisure, healthcare, community, culture etc.) that are essential components of healthy town centre.

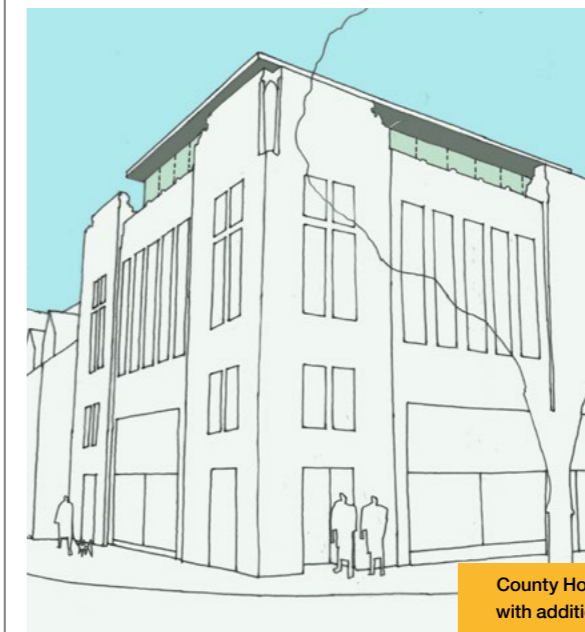
Ultimately, ensuring the resilience of Dumfries, the beating heart of the region is paramount and the introduction of significant levels of new housing will, in tandem with other initiatives around public transport, active travel, flood mitigation, improvements to essential services and encouraging employment and business growth will result in a prosperous, inclusive and exciting future for the town.



Dumfries Town Centre: Aerial view of potential development sites, repurposing opportunities and upper level conversions



Southgate: Potential additional level of residential accommodation over retained retail units on High Street



County House: Potential upper floor residential conversion with additional level of accommodation

context



“Dumfries and Galloway is shaped and defined by the people who call it home. They are its lifeblood and reflect the history, heritage and culture of the region.

Our population is dispersed across a rural area with a coastline that extends from Loch Ryan and the North Channel round to the Solway Firth and the Cumbrian coast in England.”

Dumfries and Galloway Council Plan 2023 - 2028



Dumfries today

Dumfries (also affectionately known as the 'Queen of the South') is a **historic market town and former royal burgh on the River Nith at the heart of Dumfries and Galloway and is its largest town.**

Heritage

The rich heritage of Dumfries is evidenced by the historic and often listed buildings on the High Street and around the town, including the Midsteeple, the Grade A listed Greyfriars Church and the recently restored Dumfries Fountain.

The town has a close association with Scotland's 'National Bard' Robert Burns, who lived for many years in the town. Situated in an eighteenth century watermill on the west bank of the River Nith, the Robert Burns Centre tells the story of his last years spent in Dumfries in the late eighteenth century. Recently redisplayed, the exhibition showcases a precious collection of artefacts that are of national significance. As well as this, his former home is also a museum and he is commemorated in statue form at the heart of the town centre.

Dumfries has a unique industrial heritage linked to farming, fishing, forestry, textiles, food and drink.

Employment

In the 20th century industries in Dumfries included rubber, canned milk, knitwear, and hosiery.

Today, Dumfries remains prosperous and has diversified to play host to a variety of employment opportunities across various sectors, including tourism, healthcare, education, retail, and finance.

Amenity / Attractors

Dock Park is the primary greenspace within Dumfries, located on the bank of the River Nith, close to the town centre. It has a range of activities on offer for all ages including bowls, mini-golf, trampolines, childrens play park and the Hut Cafe.

The largest cinema in town, the Odeon, on Shakespeare Street, closed its doors in 2018. (the site forms part of this capacity study). There is a study currently being undertaken to establish the right location for a new mainstream cinema at the heart of the town centre. A small cinema forms part of the Robert Burns Centre and screens a mixture of foreign language and arthouse films, documentaries, Live Events and classic films. They also have regular screenings for children and families as well as autism friendly relaxed screenings and dementia friendly films.

The Theatre Royal on Shakespeare Street is the oldest working theatre in Scotland. The Theatre is owned by the Guild of Players who bought it in 1959, saving it from demolition. It is the venue for the Guild of Players' own productions and for performances from visiting companies. In addition it is used extensively as a venue for the Dumfries and Galloway Arts Festival, the Dumfries Music Festival and the Dumfries Musical Theatre Company.

Retail and Leisure

The town centre contains the Loreburn shopping centre at the southern end of the High Street as well as a variety of independent shops and a wide range of eateries.

The primary leisure complex, DG1 is located in the town centre and contains swimming, training and leisure pools, a gym, health suite, multi-sports hall, cafe, bar and conference and meeting facilities.

Transport

Dumfries is well served by public transport with a large number of bus services linking the town centre to the wider area and beyond. The mainline train station is located north east of the town centre and connects Dumfries with Glasgow to the north and Carlisle to the south.

Policy Considerations

This project is set against a backdrop of a number of national, regional and local policies and objectives. The recommendations within the Urban Capacity Study will be influenced by these and it will clearly demonstrate how they have shaped the response. The most pertinent examples are showcased here.



National Planning Framework 4 Scottish Government



On the 23rd February 2023 the **National Planning Framework 4 (NPF4)** was adopted by Scottish Ministers.

Key Considerations for Town Centres

Residential uses at ground floor in our centres should demonstrate they will create attractive frontages, would not affect the vitality and viability of a shopping area, and not result in an undesirable concentration of uses or dead frontages.

Given the need to conserve embodied carbon, NPF4 places a greater emphasis on the reuse of brownfield, vacant and derelict land and empty buildings.

Proposals for the reuse of existing buildings, including listed buildings and other historic assets, will be supported - taking into account their suitability for conversion to other uses.

NPF4 recognises the value of regeneration to transform our urban places, and improve wellbeing.

It set out a series of spatial principles, namely:

Conserving and Recycling Assets:

Making productive use of existing buildings, places, infrastructure and services, locking in carbon and minimising waste.

“ The world is changing, and so are Scotland’s places. This strategy sets out how we will work together in the coming years to improve people’s lives by making sustainable, liveable and productive places. ”

- Tom Arthur MSP,
Minister for Public Finance,
Planning and Community Wealth

Local Living:

Supporting local living, through the creation of a place that is well-connected and includes a mix of uses (including housing and associated green space/ play provision) where people can meet the majority of their daily needs within a reasonable distance of their home, preferably by walking, wheeling or cycling or using sustainable transport options.

Compact Urban Growth:

Optimise the use of land through the re-use and/or redevelopment of buildings and/or brownfield sites to support services and resources within the town centre.

Rebalanced Development:

Target development to create opportunities for communities and investment in areas of past decline. NPF4 in action has proven obstructive to any development perceived to be at risk of flood. This seems to be an unintended consequence of policy 22 that central government are reviewing as it has impacted multiple locations across Scotland. In the meantime SEPA’s position will be to object to all applications that cannot meet the stated requirements, particularly for ‘safe’ access and egress.

Impact on Local Development Plans
NPF4 calls for all Local Development Plans to include town / city centre sites as part of their allocation. It states the following:

*‘To deliver liveable places, Regional Spatial Strategies and **Local Development Plans should pioneer low carbon, resilient urban living by rolling out networks of 20 minute neighbourhoods, future proofing city and town centres, accelerating urban greening, investing in net zero homes, and managing development on the edge of settlements.***

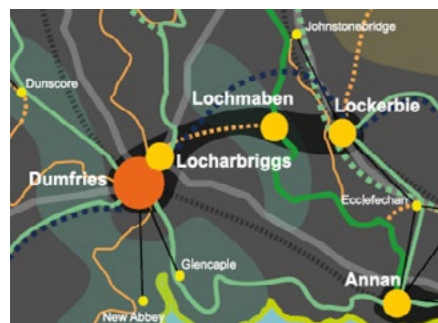
This study has been influenced by the overarching spatial principles of NPF4.

Dumfries and Galloway Active Travel Strategy 2 & Delivery Plan 2022 - 2032 Dumfries and Galloway Council



The Council's second Active Travel Strategy (ATS2) was adopted in October 2022 to provide a combined approach to active travel infrastructure and culture within Dumfries and Galloway, and better respond to sustainability challenges as part of the Council's Climate Emergency Declaration.

The introduction states: 'This new strategy and delivery plan promotes and drives change to make essential daily destinations accessible by active and sustainable modes and engage people with healthy lifestyles. Changes in travel choices will go hand in hand with the work of the Regional Transport Strategy and other various Council strategies, plans and further policies aligned with environmental quality, climate change, and the opportunities for our region and local economies to thrive in a sustainable way. All this in connection with the benefits of active travel'



Spatial Strategy Mapping from D&G ATS2 Report

Strategic Objectives

There are 10 strategic objectives, each of which have a series of outcomes to make the objectives measurable.

The 10 objectives are:

1. Improve infrastructure to make walking, wheeling, and cycling not only possible but attractive
2. Make places and streets safer for people to walk, wheel, cycle or take any form of active travel
3. Build upon the recent modal shift achieved to make walking and cycling the preferred choice for short trips
4. Engage with a wider sector of the community and empower them via active travel projects and initiatives
5. Integrate the work of this strategy with that of the Regional Transport Strategy to facilitate sustainable travel
6. Signpost and promote active travel opportunities as a means for improved health, and wellbeing in the region
7. Make active travel deliver on climate and environmental benefits

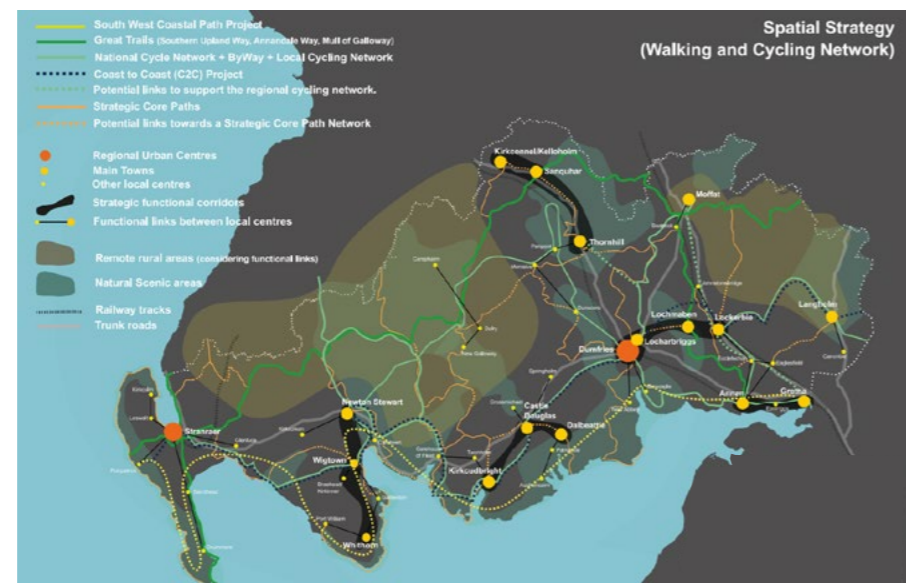
8. Improve urban-rural connections
9. Make active travel a key element of regional leisure, tourism, and local economies
10. Monitor and report on the progress of the Delivery Plan

Spatial Strategy

The spatial strategy of the LDP 2 recognised the strategic role of employment zones, highlighting the role of the capital (Dumfries), the surrounding corridor Gretna-Lockerbie-Annan and the strategic location of Stranraer as economic regeneration areas.

Active travel is to be a key element within and between these zones, but also between other strategic corridors to facilitate regeneration and ensure a sustainable model of development that encompasses both urban and rural connections.

Following on from this, Dumfries and Galloway Council has developed a Spatial Strategy for Active Travel that identifies 8 strategic areas of action to help determine active and sustainable travel in interaction with the local landscape (open space, rural, and



scenic areas), land use (main town centres and other functional centres), and functional connections (corridors) to be enhanced towards active, healthy, and net-zero towns and satellite communities. Dumfries is one such area, viewed as a key hub as shown in the maps below.

Delivery Plan

A delivery plan forms an intrinsic part of The ATS2 as a means to achieving D&G's vision of an active region. It is not a single project or a detailed list of interventions for a particular village or town, but a framework to join and organise action in relation to the objectives within the strategy. A live document, the 10 year Delivery Plan will continue to inform, question, validate and propose further action during reviews with key stakeholders.

These actions are categorised into four streams:

- Networks and Infrastructure
- Engagement, Communication and Behaviour Change -
- Research and Monitoring
- Governance and Development

Relevance to this Study

Expanding active travel choices and improvements to existing networks will not only make the town centre a more attractive place to live but also better connect wider areas and neighborhoods, including the LDP2 sites to the heart of Dumfries. It will reduce reliance on the car, easing pressure on parking, potentially freeing up a number of current car park sites for redevelopment.

Improved active travel routes will inform the selection of new sites for the emerging LDP3 by demonstrating their connection to the town centre.

The redevelopment of a number of town centre sites has the potential to increase pedestrian permeability by opening up previously 'land-locked' areas - for example the adjacent sites 6 & 8, English Street and Loreburn Hall Car Park would allow an ease of movement north / south through otherwise dense urban blocks, offering alternative journeys in line with the aspirations of ATS2.

These new routes will ensure an accessible and attractive pedestrian environment to be enjoyed by both residents and visitors to Dumfries.

Local Living & 20 Minute Neighbourhoods Scottish Government Planning Guidance

The National Planning Framework 4 (NPF 4) includes a focus on local living and the 20-minute neighbourhood concept.

A 20-minute neighbourhood assumes that an individual can make a walking journey to local amenities and facility within a 20-minute round trip walk.

Policy 15 within NPF 4 states:

'Development proposals will contribute to local living, including, where relevant, 20-minute neighbourhoods. To establish this, consideration will be given to existing settlement pattern, and the level and quality of interconnectivity of the proposed development within the surrounding area, including local access to:

- Sustainable modes of transport including local public transport and safe, high-quality walking, wheeling, and cycling networks
- Employment

- Shopping
- Health and social care facilities
- Childcare, schools, and lifelong learning opportunities
- Playgrounds and informal play, parks, green streets and spaces, opportunities for food growth and allotments, sport, and recreation facilities
- Publicly accessible toilets
- Affordable and accessible housing options, ability to age in place and housing diversity.'

This new guidance, published in April 2024 is intended to assist and support planning authorities, communities, businesses, and others who have key roles in helping to deliver local living and 20 minute neighbourhoods.

It sets out:

1. Why local living?

The benefits and context for local living and 20 minute neighbourhoods.

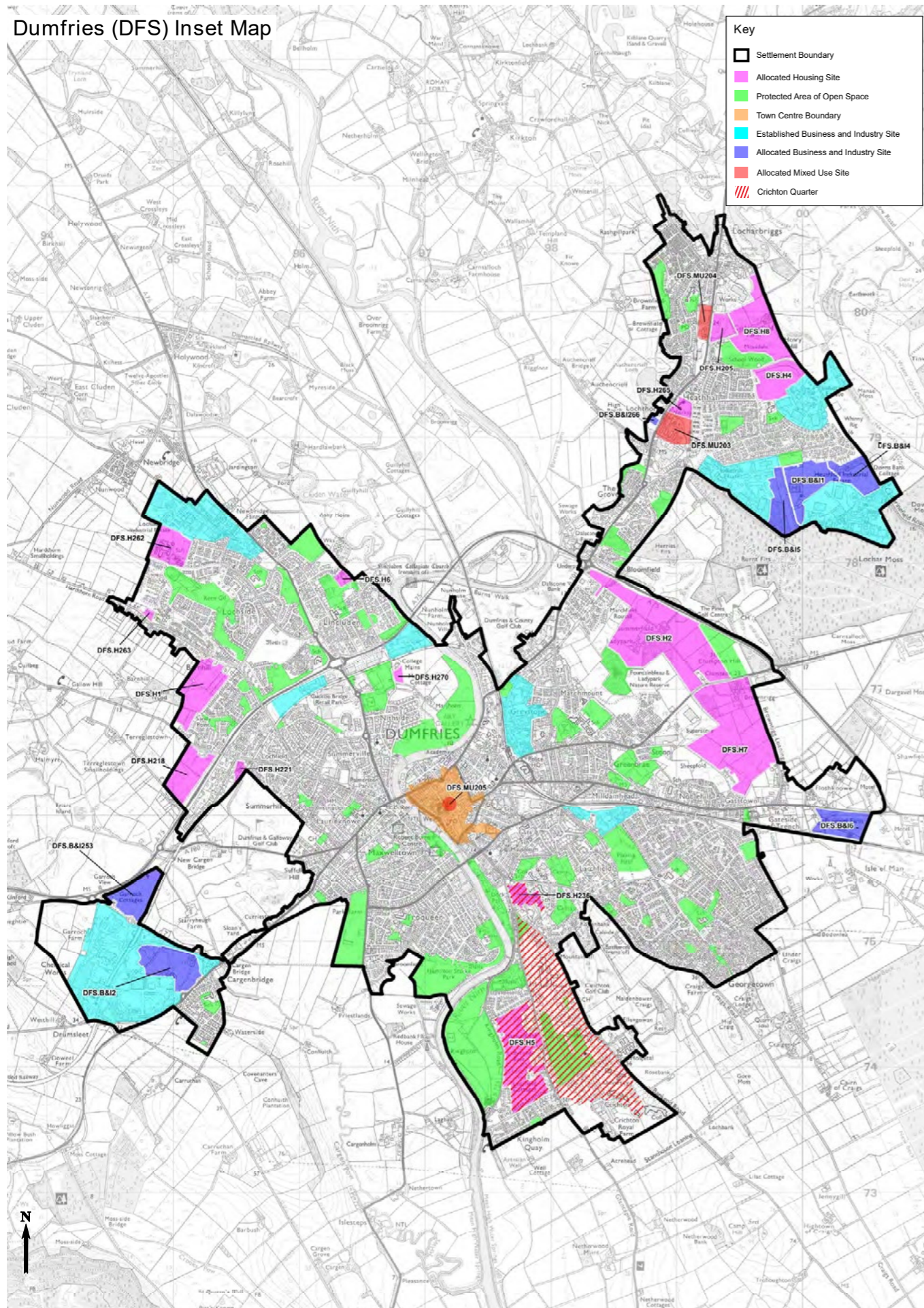
2. What local living looks like
The key considerations for local living in a Scottish context.

3. Ways to support local living and 20 minute neighbourhoods
This is of particular importance for the LDP process, preparing a local place plan, or other community-led plan.

4. Case studies
A range of case studies are presented, showing how place-based interventions are supporting the implementation of local living across a variety of scales and geographic locations.

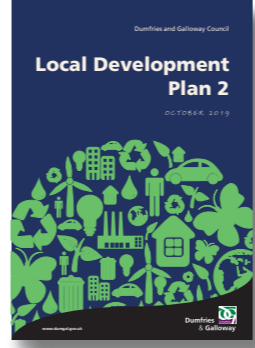


Dumfries (DFS) Inset Map



Local Development Plan 2: Dumfries and Galloway Council adopted LDP2 on 3 October 2019.

**Local Development Plan 2
Dumfries & Galloway Council**



Adopted in October 2019, Dumfries and Galloway Council's second Local Development Plan (LDP2) covers all of Dumfries and Galloway. It provides the planning framework and guides the future use and development of land in towns, villages, and rural areas. It also indicates where development, including regeneration, should happen and where it should not.

Key considerations for this study:
Vision - A successful Regional Capital in Dumfries characterised by:

- Housing developments that incorporate features such as open space, green networks, SuDS and are based around sustainable transport modes
- High quality affordable housing choices available
- Conservation led approach to regeneration of the historic environment
- A vibrant town centre with a range of uses and enhanced public realm
- Visually enhanced town edges, gateways, and approach roads
- More sustainable developments linked to allotments, waste recycling, energy generation and so on
- Developments served by district heating systems.

“promoting a pattern of development that seeks to minimise the need to travel and where sustainable transport is integral to development....allocates the majority of future development to those settlements with a good range of services, facilities and employment opportunities.”

Extract from the Spatial Strategy, Dumfries and Galloway Local Development Plan 2

**Policy H1:
Housing Land a) Allocated Sites**

The Council intends to maintain an effective 5-year supply of land for house building to meet the housing land requirement identified for each Housing Market Area. (magenta in colour on adjacent map).

Developers are required to demonstrate that the proposal can provide any infrastructure needed and there is no negative impact on the environment.

Town Centre Housing
Several sites are allocated for development across the town and are considered to provide a range and choice of development opportunities at a variety of scales.

There are also several smaller infill and brownfield sites throughout the town which could be considered favourably for residential development through this policy.

The development of the 'Midsteeple Quarter' supports the regeneration of Dumfries Town Centre and will demonstrate the reuse of existing buildings and spaces in order to provide sustainable economic growth and community benefits.

There are numerous opportunities to increase the use of the historic fabric within the conservation area and with

the changing economic climate may also result in commercial and office buildings becoming available for reuse as residential.

The adjacent Dumfries specific extract of the Local Development Plan 2 identifies key sites where residential development is considered appropriate and should be encouraged.

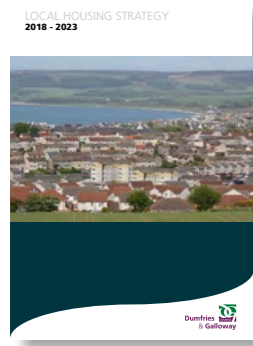
The current allocation for these sites has been included to demonstrate a 'baseline' number. The study has then re-assessed each opportunity in terms of capacity on an updated dwellings per hectare basis, unless they involve an element of repurposing (Former Interfloor Factory) or if they are either built out or at detailed design stage.

The rationale behind the updated dwellings per hectare figure by which these sites have been assessed is detailed on page 111.



Site DFS.MU203 : Former Interfloor Factory

Local Housing Strategy [2018 – 2023] Dumfries and Galloway Council



The Local Housing Strategy (LHS) sets out the vision for Dumfries and Galloway Council and their partners for the future of housing across all tenures. It takes account of national priorities as well as local needs.

The main purpose of the strategy is to:

- Set out a shared understanding of the need and demand for all types of housing – and for related services
- Set out actions and targets to improve the standard and condition of housing
- Provide clear strategic direction for housing investment
- Focus on the outcomes required to achieve the vision.

Key considerations for this study:

5. Supply of Housing and Place-making:
Strategic Objectives 1 – Ensure that the available housing stock in our region is fully utilised and new housing development supports the sustainability of our towns, settlements, and villages.

5.1 Housing Need and Demand Assessment

The purpose of the HNDA is to analyse key housing market drivers, past and present, in order to estimate future housing need and demand.

Most additional housing units will be provided through new build, but delivery should also be considered through changes in housing stock, such as conversions and bringing empty properties back into use.

5.2 Housing Supply Targets

The HST is the Council's final assessment of the number of homes to be built in the period covered by the Development Plan and is broken down by the Housing Market Area:

Dumfries [Units Required 2017-29] (Affordable/Market) **3358** (797/2561)

5.7 Town Centre Living

The Council has made an annual commitment through the Council Plan to invest £1 million a year in a Town Centre Living Fund. It has adopted a policy of increasing the

availability of affordable residential accommodation in these locations by seeking to bring empty properties back into use. Adapting and finding new uses for buildings will be supported in principle through the planning process.

5.8 National Town Centre Fund

In March 2019, the Scottish Government allocated Dumfries and Galloway Council £1,529,000 to support the themes of the Town Centre Action Plan: town centre living, vibrant local communities, enterprising communities, accessible public services, digital towns, and proactive planning.

“ Everyone in our region will have access to a high quality affordable home that is warm, safe, provides good access to services and meets their needs at every stage of life. ”

- Dumfries and Galloway Council's strategic vision for housing

Dumfries & Galloway Council Plan 2023 -2028



The Council Plan 2023 – 2028 sets out the vision and strategic outcomes that the Council wants to achieve over the next five years. It will guide activity across the Council and focus on how they will deliver better outcomes for the citizen and communities in Dumfries and Galloway.

The plan centres on a core set of principles: safeguard the future, support their citizens, support their communities and be a responsive Council. These principles will shape how they will deliver their four themes: economy; travel; connectivity and infrastructure; education and learning; and health and wellbeing.

Key considerations for this study:
There are around 70,000 households across the region.

- Dumfries is the largest settlement with 48,000.
- Population numbers are forecast to decrease by -2.83%
- 26.3% of the population are 65 and over.
- 24.1% of the population are 24 and under
- 46 years old is the average age of the population [UK/40, Scotland/42]

South of Scotland Indicative Regional Spatial Strategy

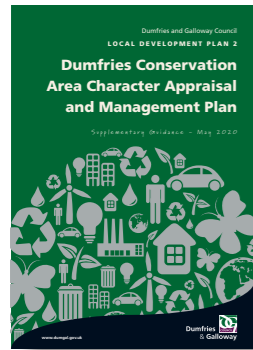


Reflecting the objectives of a Regional Spatial Strategy set out in the Planning (Scotland) Act 2019, the document seeks to identify:

- The need for strategic development,
- The outcomes to which strategic development will contribute,
- Priorities, status & timescale for the delivery of strategic development, and As far as practicable the proposed locations of such development.

Key considerations for this study:
Item 20 - Regeneration, Repurposing and Promotion of Town Centres:
There is a need to consider ways in which town centres can be regenerated. Furthermore, sustainable town centres can also contribute to identifying solutions to problems such as housing demand, derelict sites and retaining the working age population in the area.

Dumfries Conservation Area Character Appraisal & Management Plan (2020) Dumfries and Galloway Council



This is a combined document which appraises the character of Dumfries Conservation Area and includes ways to manage that character. The management plan suggests how themes might be preserved and enhanced, helping with the design of any changes so that results will have a positive impact on character.

The guidance will be used to shape and weigh up this impact of proposals for alteration, demolition, new development, enhancement, upgrading and regular maintenance which affect the conservation area.

Key considerations for this study:

Purpose of the Appraisal and Plan

Good Design and Enhancement Proposals: the guidance supports new development with good design and enhancement proposals, when opportunity arises,

Supporting Regeneration: funding bids for regeneration and enhancement in the conservation area have highlighted the quality of development and the need for sensitive restoration, repair and repurposing of historic buildings and spaces.

Addressing Buildings at Risk: HES have recorded that there are nine historic buildings which are unoccupied and in declining condition with potential for restoration.

Description of Conservation Area

An overview of the town of Dumfries along with key features of the conservation area includes the following:

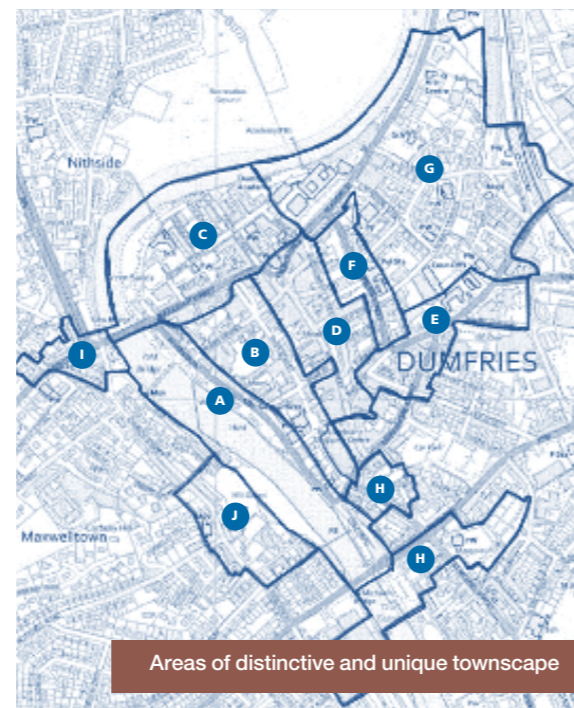
Gap Sites – there are a small number of unintended and unplanned spaces across the conservation area some of which are historic and others more recent.

Sites with Derelict or Semi-Derelict Buildings – there are a number of large buildings which are in poor condition as a result of being vacant. There is a regular turnover of mainly vacant buildings at auction but this also applies to some of the partially occupied buildings with upper floors in High Street too.

Vennels – The vennels and closes provide intimate and confined spaces in the town centre. They are found between the long frontages. Whilst most historic closes have been lost, there are many which are used as pedestrian short cuts to and from High Street.

Townscape – In combination with street layout, spaces and roofscape, ten areas of distinctive and unique townscape can be identified within the conservation area, including significant buildings (see map below).

- A. Whitesands and Riverside to Dockhead, Mill Green
- B. Irish Street, Friars Vennel, Bank Street
- C. Georgian Town with Buccleuch Street
- D. High Street (with Burns Square), Queensbury Street and Great King Street
- E. English Street and Shakespeare Street
- F. Loreburn Street
- G. Victorian and Edwardian Suburbs
- H. St Michael's (two parts)
- I. Galloway Street and Market Street
- J. Church Street and Deer Park



Dynamically Different Dumfries Dumfries Partnership Action Group



Dumfries Partnership Action Group (DPAG) worked alongside Dumfries and Galloway council (DGC) for over two years in a widespread engagement project that resulted in a new Town Centre Vision and Action Plan document 'Dynamically Different Dumfries' (DDD).

The document identifies four themes (Active Travel, Town Centre Digital, The Town's Entertainment, Cultural Offer) and more specific ambitions but stops short of showing actual physical intervention.

Key considerations for this study:

Town Centre Management
M1 Tackle empty and underused properties - bring key partners together

M2 Dumfries Conservation Area Regeneration Scheme - bring key historic buildings back into full and productive reuse

M3 Encourage Town Centre Living – identify potential sites and opportunities to develop a diverse range of accommodation

M6 Encourage owner to improve, repair and maintain buildings – grant schemes to encourage owners of buildings to have them repaired

M16 Build upon the strong links between the Town Centre and the Crichton Campus – build close links between the Strategic Planning Framework for the Crichton Campus and DDD.

'More homes at the heart of great places' – Town Centre Living Scottish Futures Trust



Town Centre Living is acknowledged as an important tool in delivering improved outcomes for communities, for the people who benefit from living in the houses, for the businesses who benefit from the residents' spending power, and for the wider community, visitors and workers who enjoy a more active, vibrant and resilient town centre.

Key considerations for this study:

The development of housing that brings more people to live within our town centres can have a major role in creating strong and sustainable places, as well as supporting key policy aims around active travel, affordable and independent living, walkable neighbourhoods, the wellbeing economy, net zero, and the re-use of existing built assets.

Factors that influence people's views around housing choice:

Proximity to place of work or study,

The quality of the physical environment and access to green spaces

The range of services and facilities, including public transport choices,

Housing quality and choice, including cost, size, type and tenure, and Negative issues – for example pollution, crime and perception of safety.

The report contains examples of delivered town centre living of various scales, tenures and complexities.

Positive Moves

When compared with other towns and cities throughout Scotland, Dumfries town centre already contains a number of key ingredients to promote vibrancy and resilience and these will support, facilitate and encourage future residential opportunities identified in this study within the town centre and wider area.

A number of such initiatives are illustrated below and showcased on the next pages.



Long Term Plan for Towns: UK Government £20 million endowment-style funding

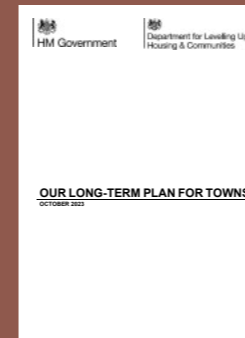


New £22.9 million residential development at former Curries Yard Depot, Heathhall.



Lochside Community Regeneration Masterplan: Wheatley Homes South and Dumfries and Galloway Council

Long-Term Plan for Towns HM Government



Strategy

The UK Government have identified 55 towns to benefit from from the Levelling Up Programme via the Long-Term Plans, to drive ambitious proposals to regenerate local towns across the UK over the next decade. Each town will:

- Develop a Long-Term Plan to invest in and regenerate their town, based on the priorities of local people, and put to local people for consultation.

- Receive £20 million in endowment-style funding and support over ten years to support the Town Plan, to be spent on issues that matter to local people, including regenerating high streets and securing public safety. This plan will be put to local people.

- Establish a Town Board to bring together community leaders, employers, local authorities, and the local MP to oversee and deliver the Long-Term Plan.

- Use a toolkit of powers, from tackling anti-social behaviour to auctioning empty high street shops, reforming licensing rules on shops and restaurants and supporting more housing in town centres.

Dumfries is one of the towns selected to receive this investment and is in the process of assembling their Town Board.

Established Priorities

Flexibility has been provided to make a range of improvements under three broad investment themes, and are open to being driven by the needs and wishes of local communities. These themes are:

1. Safety and Security
2. High Streets, Heritage and Regeneration
3. Transport and Connectivity

Scope

The Government have set out two key requirements upon which their funding is dependent, namely:

A 10 Year Long-Term Plan comprising:

- High level Vision Statement
- Strategic case for change: evidence/data/stories (definition of boundary / focus area)
- Outcomes / objectives and alignment with community
- Proposals / interventions across the 3 investment themes
- Evidence of community and stakeholder representation engagement & ongoing mechanism
- Delivery Milestones (phasing) over 10 years & use of powers across 3 investment themes

A 3 Year Investment Plan describing: Interventions and powers employed over the 3 years for each investment theme

- Commentary on whether interventions 'on or off menu' the latter requiring outline business case, insight from local stakeholders and agreement of local authority underwriting/support.

In accordance with the requirements within the scoping document we will ensure that the Urban Capacity Study will be capable of being read as both a stand-alone report and offer analysis and evidence to influence and shape the Long Term Plan.

The Urban Capacity Study has been organised to demonstrate not only opportunities for future housing development, but also how the findings of the Study are relevant to the three Long Term Town Plan themes described above. This makes it a valuable first step on the journey to transforming Dumfries town centre for the better, building on its significant history, unique setting and character.

Place Plan: DPAG & Loreburn Community Council



Dumfries and Galloway Council and its partners are providing support to Dumfries Partnership Action Group and Loreburn Community Council to produce an LPP that will include the town centre and its wider environs.

The LPP will focus on the community's proposals for the development and use of land and provide a new opportunity for communities to feed into the planning system with ideas and proposals.

Local Place Plans are more than just a plan:

- They can help communities understand what they want to be like in the future and help to develop a positive community identity
- They can help develop local connections and collaborations and develop community capacity and improve social capital
- They can support community aspirations on the big challenges for a future Scotland, such as responding to the global climate emergency and tackling inequalities
- They are an opportunity for real, community-based change

Town Centre Cinema Study: Dumfries & Galloway Council

In 2022 ESS carried out an initial Feasibility Study for Dumfries & Galloway Council for a New Cinema in Dumfries Town Centre, within the wider context of contributing to increased leisure uses and footfall in the town centre. It assessed the market case for a new cinema in the town and determined an appropriate size of Cinema as 5 Screens with 433 seats total and approximately 2,050m² / 22,000ft² area, supported by a business operational assessment.

This follow-on project carried out recently for D&G Council has taken that Cinema operational model to explore specific site development proposals for identified sites within the Dumfries Town Centre zone, in particular on or very near to High Street.

The ESS Design Team, led by Napier Projects, has identified two potential sites each of which has capacity for a mixed-use development incorporating the Cinema into a commercial redevelopment of the site. Both sites also have capacity for Residential use within the proposed mix. Proposals have been prepared for the two sites.

One site proposal is a mixed-use development comprising the Cinema, 750m² of Co-Working space with F&B, and approximately 4,000m² of Residential use. The other site proposal is a mixed-use development comprising the Cinema, 660m² of Commercial/F&B space, 1050m² Food Retail Unit, and approximately 3,000m² - 4,000m² of Residential use. Both sites have a frontage on High Street, and for both proposals it is assumed that the Residential element is Student Accommodation.

Discussions with the relevant site owners and interested parties is underway, so information about the precise location of the sites and proposals are strictly confidential at the time of writing. ESS together with Napier Projects are working through a soft market testing exercise with owners, operators and potential investors to confirm to D&G Council development delivery interest for the Cinema and related proposals.

Midsteeples Quarter: People Powered Regeneration



Midsteeples Quarter is a community benefit society breathing new life into Dumfries town centre by redeveloping empty High Street properties to create a new neighbourhood with a mix of uses built on principles of local prosperity and well being.

Their core principle is that local people have the innovative solutions for their town and that a significant local stake in the future of the town through community ownership and control is the best route towards a sustainable prosperity that is shared fairly amongst everyone.

This innovative approach to town centre regeneration is embedded in the recently adopted Dumfries and Galloway Council Local Development Plan mixed use policy and the Midsteeples Quarter Masterplan has been adopted as planning guidance to Local Development Plan 2.

The quarter comprises 17 separate buildings on a block approximately 80 x 80m. Six of these are category B listed and 3 are Category C listed dating from early 18th century

through to late 19th century. There are further listed buildings just outside the defined boundary of Midsteeples Quarter and it all lies within Dumfries Conservation Area.

The townscape concept for the Midsteeples Quarter is based around using the linear layout of the closes as the organising structure for any new development. The creation of new streets and small courtyard squares allows the quarter to take the form of a small city block housing a wide range of uses.

The project will contain over 60 new homes and 50 new commercial



Potential to provide
circa

60
new homes

spaces in a new neighbourhood, which will become home to in the region of 200 people.

A preliminary Phasing Plan has been developed showing five separate phases. The actual development timeframe will be subject to availability and purchase of individual buildings as opportunities arise, e.g. via Community Right to Buy, Compulsory Purchase or separate negotiation.

The first phase (currently on site) is a prototype development to show the potential for the rest of MSQ, demonstrating the type and mix of uses possible and viable within the town centre. The proposals provide a range of flexible business, cultural and community spaces on ground and first floors, with 6 affordable homes on the rear of the plot and upper floors. The existing High Street building façade is retained.



Lochside Regeneration Masterplan



The Local Housing Strategy (LHS) is Dumfries and Galloway Councils sole strategic document for housing. It sets out the approach of the local authority and its partners in delivering housing and related services in the region.

Dumfries and Galloway Council are currently working in partnership with Wheatley Homes South and the community of Lochside to develop and implement a community-led masterplan to transform Lochside

into a thriving, healthy and sustainable neighbourhood for people to live, learn, work and invest.

This collaboration will create a housing-led masterplan which will lead to the building of hundreds of new, high quality, affordable homes that meet the needs of local people. To date, more than 1000 tenants, residents and business owners have participated in consultations.

Key issues for many relate to transport and links with Dumfries town centre, as well as the need for accessible homes with access to green space.

Crichton Quarter

The Crichton is a multi-institution academic campus offering study opportunities in both further and higher education. Dumfries & Galloway College, The University of Glasgow, the University of the West of Scotland, The Open University in Scotland and Scotland's Rural College all have a base here. The academic institutions work in partnership with other members of the Crichton Campus Leadership Group including The Crichton Trust and The Crichton Foundation to meet the educational needs of local learners and to attract new students to the region.

In 2015 The Crichton Trust commissioned a Development Framework and Masterplan which sits within its Strategic Plan which covers the 15-year period 2020 – 2035.

The masterplanning exercise saw the stakeholders and community in and around the Crichton Estate come together with a shared vision for the future.

Whilst the study focused on the Crichton Estate, it also designates

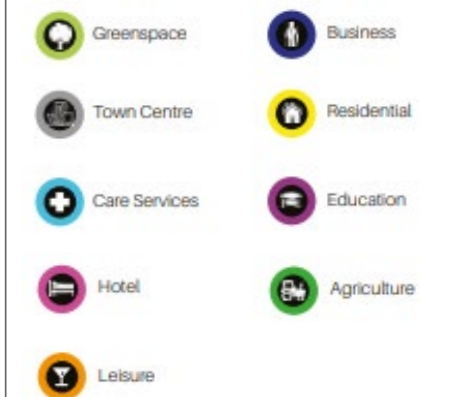
areas for development that would enable the Crichton Trust to deliver transformational social and economic outcomes, not just for the Estate but the Town of Dumfries and the region beyond.

A masterplan for the Ladyfield housing site and associated technical studies has been submitted to Dumfries and Galloway Council following a comprehensive process, led by the Crichton Trust with the ongoing involvement of the local community and a range of key partners and stakeholders. This work was funded through the UK Government's Community Renewal Fund with additional contributions from Dumfries and Galloway Council.

The masterplan sets out a vision for a place planned for people, addressing the climate emergency, social mobility, work, health and energy in a response to the Scottish Government's objectives to create nature-focused, sustainable communities through the recently adopted National Planning Framework 4 [NPF4].

The commercial and academic components of the site have experienced challenges around public transport connections to the town centre and this along with issues of a lack of affordable accommodation locally are influencing the ability to recruit staff and students for the campus.

The Crichton however are keen to improve active travel links and efforts to reduce reliance on cars as a primary mode of transport and are therefore looking to work with partners and D&G Council to explore solutions.



The Crichton Quarter Development Framework

The Whitesands Project: Flood Protection Scheme and Public Realm Improvements



The Whitesands area of Dumfries experiences regular flooding events and this has impacted on levels of investment in the area, as well as causing damage to properties and infrastructure. The frequency and severity of flooding will increase because of climate change, so such events are expected to become more common, with more severe events likely to occur.

In response to these risks, D&GC developed The Whitesands Project (Flood Protection Scheme and Public Realm Improvements) - a scheme to provide protection and public realm improvements for the Whitesands area of Dumfries. As well as reducing flood risk, the project supports the aspirations of the Dynamically Different Dumfries agenda by improving accessibility to the riverside, encouraging active travel and maintaining and improving NCN Rote 7. It will help to transform the Whitesands, greatly improving an under-utilised area of the town centre.

Proposals

The agreed scheme is based on a raised walkway concept with a combination of walls, glass panels and flood gates providing flood protection.

Some of the key design features:

The existing riverside wall, walkway and cycleway remain largely unchanged, with the addition of a raised walking route set back from the river.

Embankments will be gentle to ensure grassed areas can be used as open space.

The road alignment stays as it is but with the addition of bus stops along the roadside to replace the existing interchange.

All parking on the shop side of the Whitesands is retained.

A focal point and viewing area would be created at the Sandy Opening.

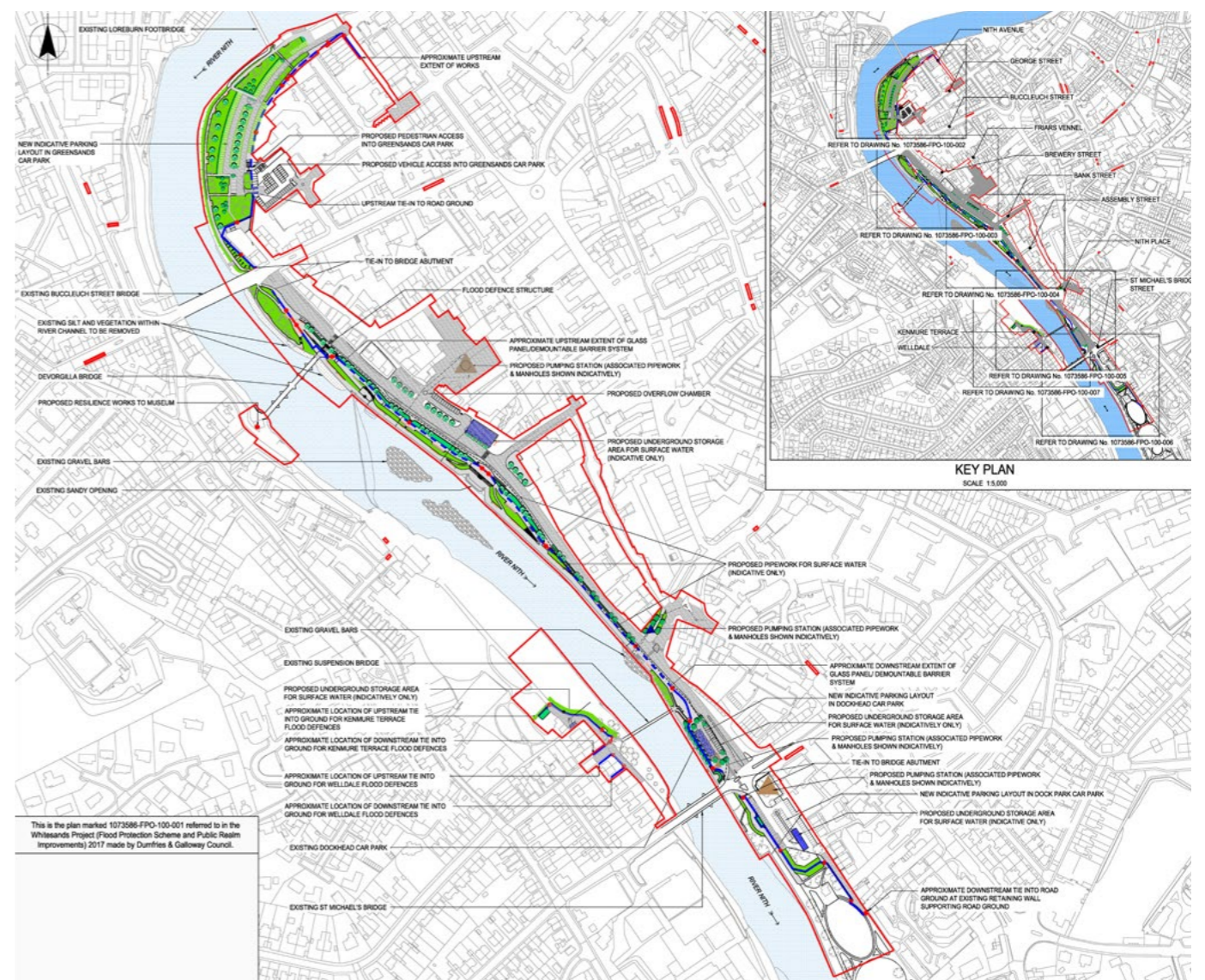
All designs and materials will be sympathetic to the setting and historic features.

Impact on this Study

The proposed public realm works respect the historic building lines facing on to Whitesands and Brewery Street whilst integrating underground storage areas for surface water. These areas will include new tree planting and retain on-level parking at Greensands, Bank Street, Dockhead and Dock Park.

The scheme will also bring in to play a number of properties for residential conversion that previously would have been deemed unsuitable due to their risk of flooding.

A proposed pumping station is indicated at Brewery Street carpark which would preclude any further development on this location.



The Whitesands Project (Flood Protection Scheme and Public Realm Improvements): Extent of project within town centre

Ground Floor Uses

The combined uses map demonstrates the distribution of uses at street level throughout the town centre area.

Dumfries town centre like many others of similar scale has been clearly impacted by changing shopping habits and the retreat of larger national chains, the most prominent example being the vacant Debenhams store on High Street.

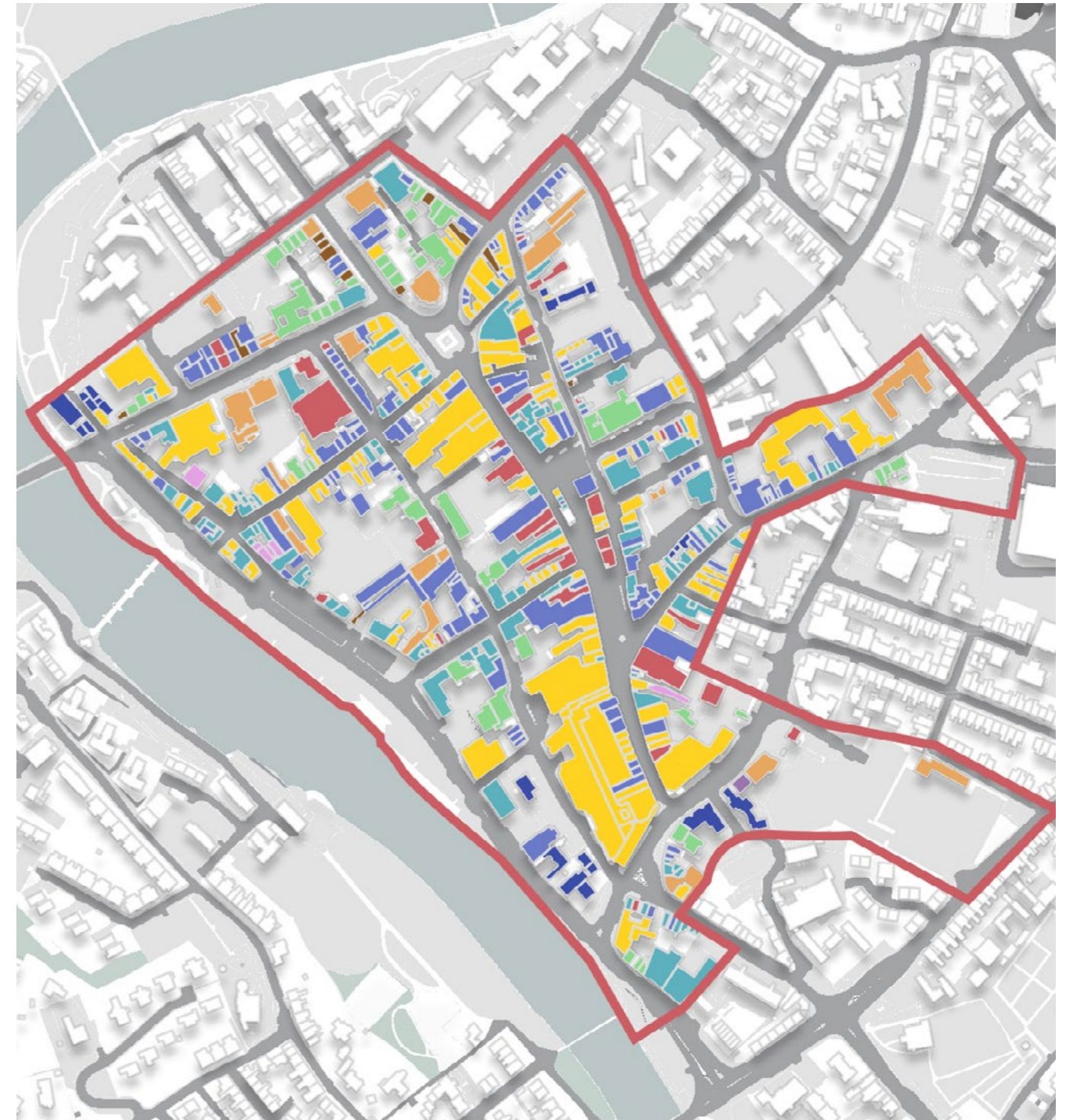
The Loreburn shopping centre at the southern end of High Street has the largest concentration of units within the town centre and contains a basement car park and dedicated bus stops. With the changes in the retail market in recent years, it now contains a number of vacant units (along with temporary and 'under-lets').

Whilst there are a number of street facing vacant units within the town centre, Dumfries has a relatively healthy offer when compared to other Scottish towns of a similar scale.

The town centre is also served by a number of small-scale retailers and businesses in and around the High Street and along Friars Vennell towards the River Nith. These provide a great platform upon which to expand a more locally focused offer and support the growing diversification of residents and visitors.

The variety of scales of ground floor accommodation within the town centre has led to a varied mix of both larger chains and smaller niche or local offerings, unusual to find in many of our high streets / town centres today.

The variety of colours demonstrated on the adjacent map shows a healthy level of 'pixellation' of uses within the town centre, with a variety of hospitality, leisure, community and local government services providing the necessary components to support a growing residential population.



Retail	■	Culture / Community	■
F&B / Leisure	■	Governmental	■
Residential	■	Healthcare	■
Office / Commercial	■	Transport	■
Hotel / B&B	■	Vacant	■
		Town Centre Focus Area	

Built Heritage

The rich heritage of Dumfries is evidenced by the historic and often listed buildings on the High Street and around the town.

A number of these have been identified as having potential to be repurposed for residential use and are explored later in this document.

Others, while not suitable for residential conversion are still vital elements of the urban fabric of the town and should be celebrated and reinvigorated where necessary with new uses.



- Grade A Listed ■
- Grade B Listed ■
- Grade C Listed ■
- Conservation Area Boundary - - -



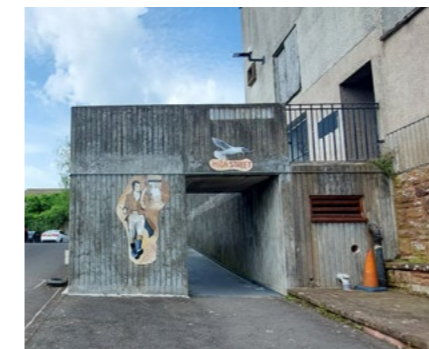
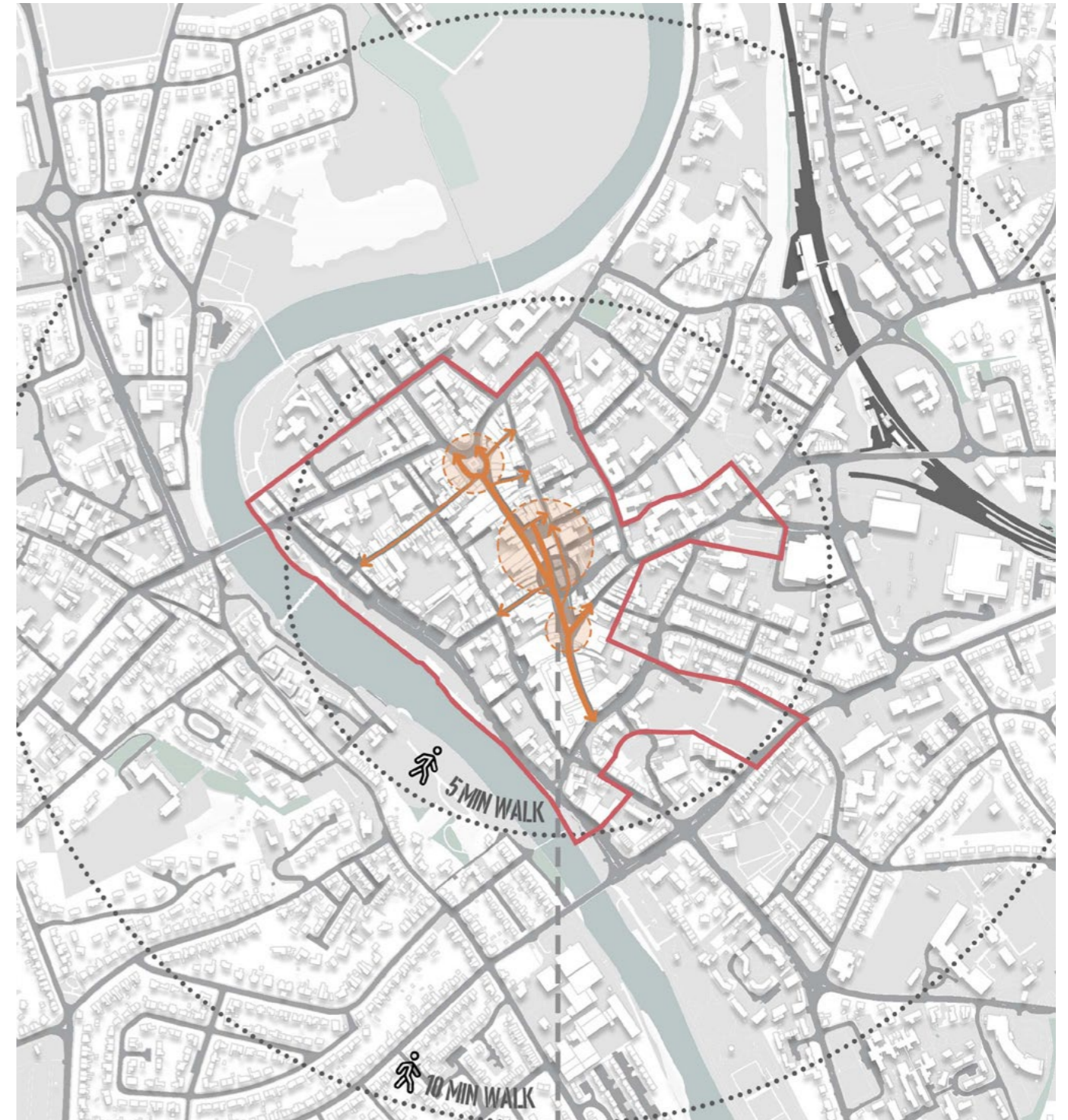
Pedestrian Routes and Spaces

Dumfries town centre is compact and easily navigable by foot, as evidenced by the 5/10 minute walking circles on the adjacent map.

Pedestrian movement is centred on the High Street, the spine of the town centre, from which a series of lanes and vennels extend, following the traditional 'riggs' so common in historic towns. These arteries connect the key streets and spaces

of the wider town centre together, but vary in their scale and quality.

This network of routes provides permeability and create an attractive setting for any new residential opportunities within the town centre.



Pedestrianised Route
Public Spaces



Public Transport

An extensive and reliable public transport network is an essential ingredient in encouraging greater levels of living, both within the town centre and the wider area.

Dumfries is well served by public transport with a large number of bus services linking the town centre to the wider area and beyond.

The mainline train station is located north east of the town centre and

connects Dumfries with Glasgow to the north and Carlisle to the south.

The main taxi rank is located in Munches Street right behind the High Street close to the Midsteeples.

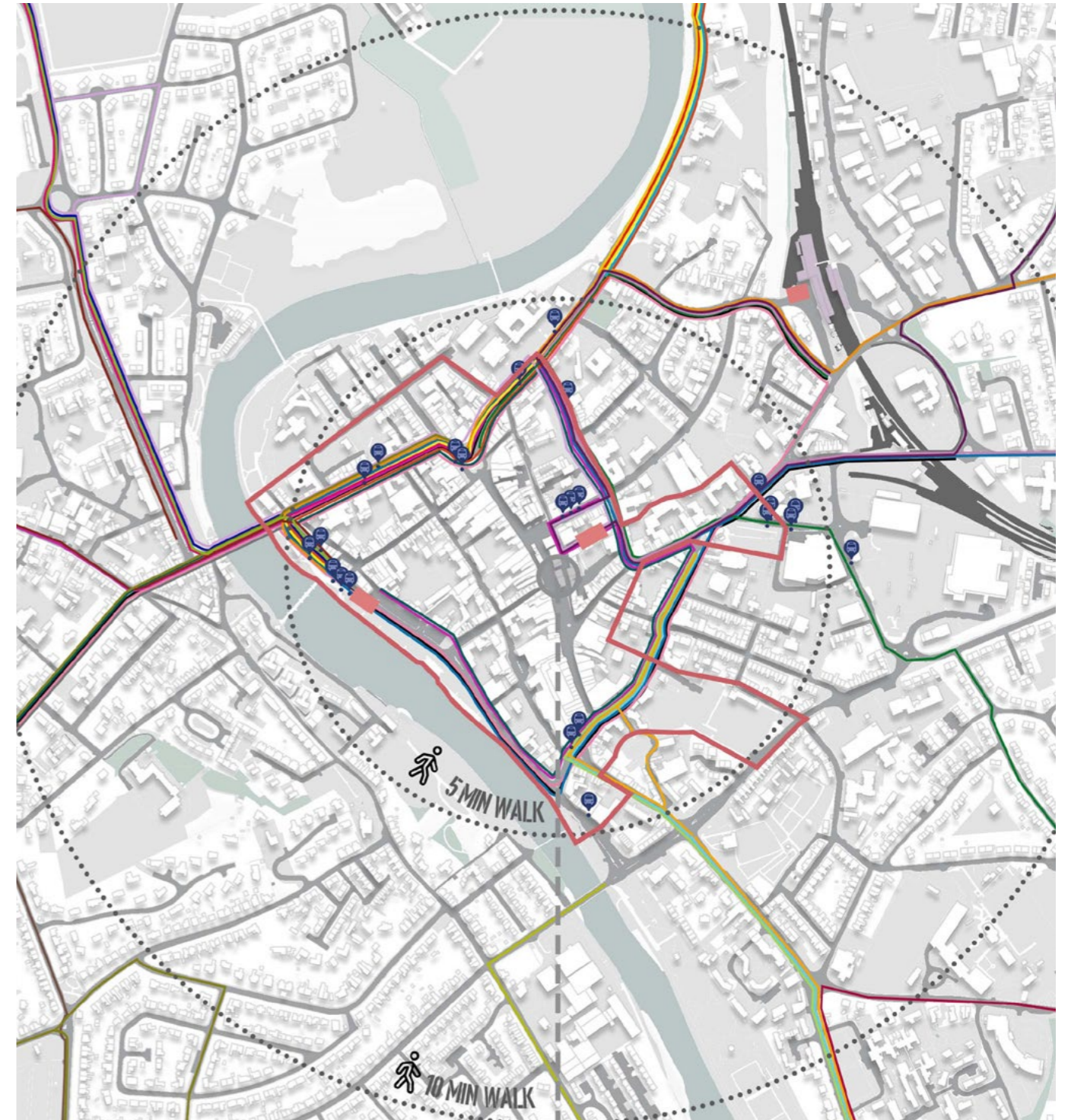


SWTrans Dumfries Bus Station and Mobility Hub Study - Systra

Swestrans and Dumfries & Galloway Council engaged Systra with funding from the Scottish Government Community Bus Fund to undertake a feasibility study exploring potential locations for a new Bus Station in the wake of the Whitesands Flood Prevention scheme.

The next steps in the project are to engage with stakeholders and gather feedback and further ideas from Bus Operators, Community Organisations and the Public before reporting to the relevant council committee, asking them to decide on how or if the project should progress further.

A technical study was carried out looking at 9 locations throughout Dumfries town centre and following this the study made a recommendation on the most suitable location.



Bus Services

- | | |
|----|------------|
| 1 | X74/74 |
| 2 | 81/381 |
| 3 | 101/102 |
| 4 | 111 |
| 5 | 115 |
| 5A | 236 |
| 6 | 246 |
| 6A | 372 |
| 7 | 373 |
| 8 | 379/79/385 |
| 9 | 500/502 |
| 10 | 501 |
| 12 | 504 |

Taxi Rank

- Train Station
- Bus Stop

Car Parking

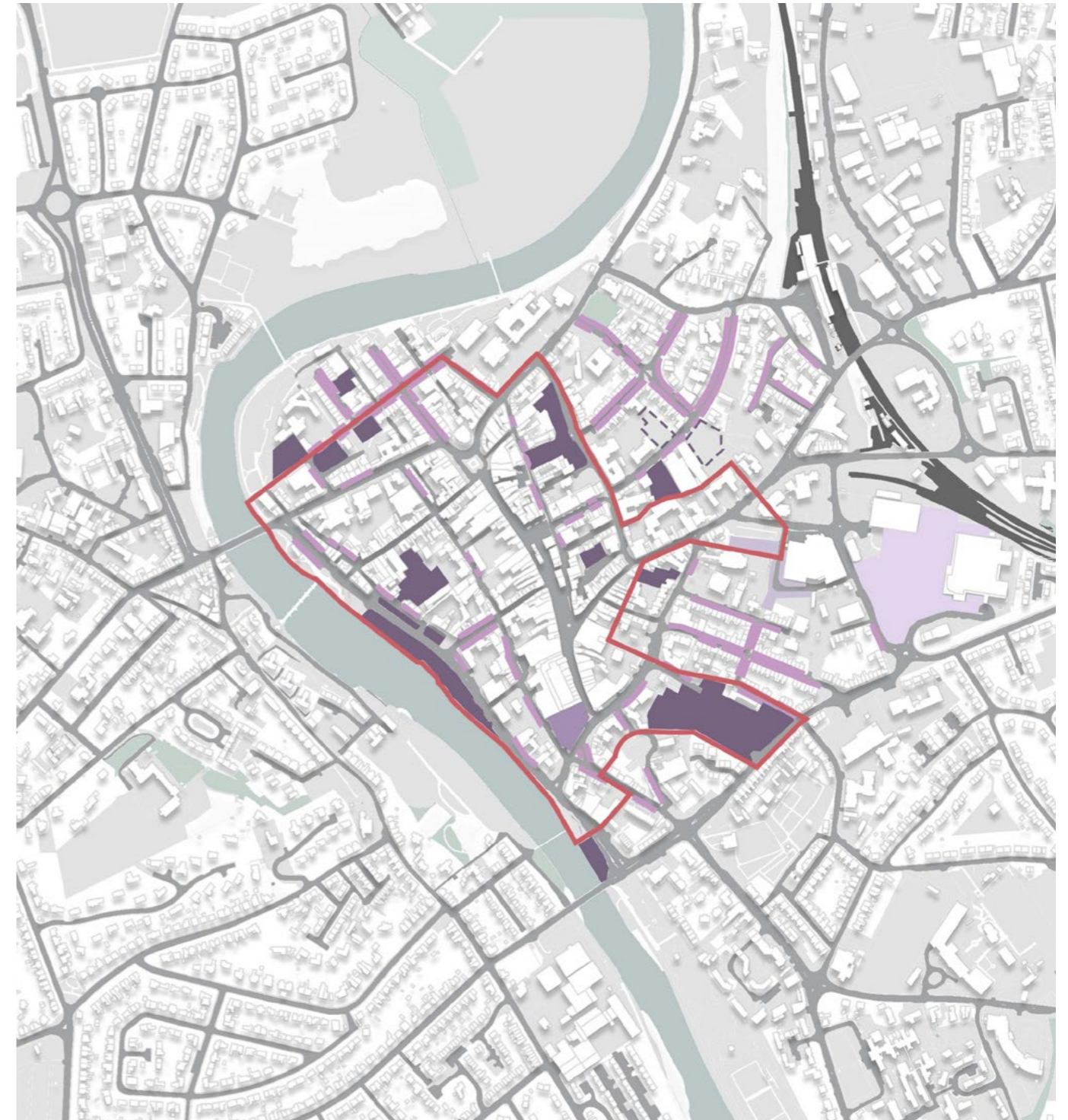
Dumfries is well served for car parking, consisting mostly of surface and on-street spaces located throughout the town centre.

A number of these sites afford real opportunities for development that would both repair these gaps in the established urban grain and bring new uses, activity and vibrancy to the town centre.

These opportunities require to be balanced however with the continued need to provide the 'right' amount of parking for not only those dependent on cars for visits to the town centre, but for those who live in the town who may require a car to access employment opportunities or other services.

The desire to encourage active travel and more public transport use will also be a key factor in determining this balance.

The large surface parking area at the Whitesands will be reduced significantly in scale to allow for the flood protection and public space improvement works. This will also be an important factor in determining whether other parking areas can be sacrificed in the short to medium term for development.



Policy Context

Dumfries and Galloway Council have recently adopted a new Regional Parking Strategy and Action Plan that sets out the vision for parking across the Dumfries & Galloway region. It addresses current issues the Council is facing with regards to parking control, management and enforcement.

It was developed with the help of extensive public consultation. The consultation period ran from September to November 2023.

- Public surface parking
- Basement parking (Loreburn Centre)
- DG1 parking
- Supermarket parking
- On-street parking



methodology



Methodology

A successful town centre core supports a vast diversity of functions and the ways we collectively use the town centre are wide ranging and complex.

To structure a response around this complexity with a focus on residential provision, the study follows the principles in the guidance 'A Vision for High Street Regeneration' developed in collaboration with The Scottish Government, Scotland's Towns Partnership and Revo.

This methodology and manifesto has been employed where relevant to structure the analysis of Dumfries in a logical and easily digestible manner.

Analysis Mapping: Understanding the Town's Unique Challenges and Characteristics

Every town centre is different with their own unique characteristics and challenges.

All proposed moves are developed from an informed position on the economic, cultural, demographic and physical context of the town centre being considered as this is invaluable to the success of any Capacity Study / Development Framework.

This key information provides the necessary intelligence to indicate opportunities and areas requiring particular focus, leading to responses that are specific to place, not generic solutions developed on the ill informed basis that 'one size fits all'.

3D Model

A three dimensional model of the town centre has been developed to aid this analysis and communicate findings.

It has proven to be an invaluable tool providing a clearer understanding of opportunities for both development and repurposing and to ensure that proposals are contextually appropriate in terms of massing, density and respect of existing building lines / street patterns.



Methodology: Evaluating Development, Repurposing and Upper Floor Conversion Opportunities

The briefing process identified a number of specific opportunities within Dumfries that have required careful consideration.

These sites are generally brownfield but offer a wide variety of opportunities in terms of scale and tenure.

Finer grain design options for a number of these sites / assets including a number that have been

brought forward by Dumfries and Galloway Council through our preliminary discussions have been prepared. For example, in the case of the former 'Interfloor' Factory site in Locharbriggs we have investigated several options including the retention of some buildings.

These design options are based on proven knowledge and expertise, embedding strategic advice on appropriate density, commercial

viability, repurposing (in the case of identified town centre properties) and planning.

For larger sites outwith the town centre, these have been assessed on a dwellings per hectare basis based on a residential typology and mix agreed with Dumfries and Galloway Council on a site by site basis.

A Logical Approach

Opportunities to introduce additional homes within Dumfries town centre and the surrounding area have been explored, organised and presented in these 5 categories:

Town Centre

1. Development sites
2. Repurposing Opportunities
3. Upper Level Conversions

Wider Area

4. Identified LDP2 Sites
5. Further sites outwith town centre - agreed with D&GC

Following both discussions with Dumfries and Galloway Council and analysis of the town centre an evaluation has been undertaken on the sites noted on the following pages in each category, also identified on corresponding maps where relevant.

A dark, blue-tinted photograph of a city street with multi-story buildings and various signs. The text 'Living town centre' is overlaid in white.

Living

town centre

town centre living: repopulating the heart of dumfries

As outlined in the Local Housing Strategy [2018 – 2023], Dumfries and Galloway Council has made an annual commitment to invest £1 million a year in a Town Centre Living Fund. It has adopted a policy of increasing the availability of affordable residential accommodation in these locations by seeking to bring empty properties back into use. Adapting and finding new uses for buildings is supported in principle through the planning process.

The need to introduce new homes into the heart of the town is identified within the project brief and the combination of vacant sites, redevelopment and repurposing opportunities and vacant / under-let upper floors offer substantial opportunities.

D&GC have a stated ambition to provide 3358 new homes (797 affordable / 2561 Market) by 2029 throughout the wider Dumfries Housing Market Area and the town centre is well placed to contribute to this.

Consideration of the right tenure/typology, height, density, activation of ground floor and the parking level is key. Generally, there is resistance from residential developers and Registered Social Landlords (RSLs) to deliver mixed use blocks with active ground floors. This is understandable for many reasons (exposure to unfamiliar and low value markets, impact on funding, etc.) yet the town

centre location and reinforcement of the primary routes almost demands some level of activity alongside the need to not compromise the privacy and amenity of new residents.

Later Living models are particularly suitable for this town centre context with a range of activities and travel connections within easy reach. They also may be more able to be integrated with complimentary active ground floor uses such as community workspace or workshops, nursery, health and wellbeing.

Purpose built student accommodation to support UWS / Glasgow University, Dumfries and Galloway College and SRUC, with their significant student numbers should also be considered as part of a varied town centre residential offer.

Investment into the public realm and greenspace should be seen as a positive encouragement to mixed tenure residential development.



Defined Study Area

Dumfries town centre has a distinctive character with a historic street pattern reflecting its origins as a medieval marketplace. There are numerous opportunities to increase the use of historic buildings which are important to the town's history and townscape.

The town centre boundary defined for the study follows closely to that within the LDP2 but takes in further key sites which have been identified by Dumfries and Galloway Council.

The study will also take cognisance of the extensive conservation area boundary and its emphasis on key buildings.

Walking distances (5 and 10 minute) from the Midsteeple have been plotted to allow these wider areas of the centre to also include relevant buildings and sites thought appropriate for repurposing / redevelopment.



Town Centre Living: The Current Picture

As evidenced on the adjacent map diagram, within the heart of the town centre there are a number of residential units occupying the upper floors above existing ground floor units.

The contracting commercial core of the town offers opportunities for the re-use of vacant upper floors of buildings that will protect, maintain and enhance the quality of the urban form whilst increasing the residential population, revitalising the town centre.

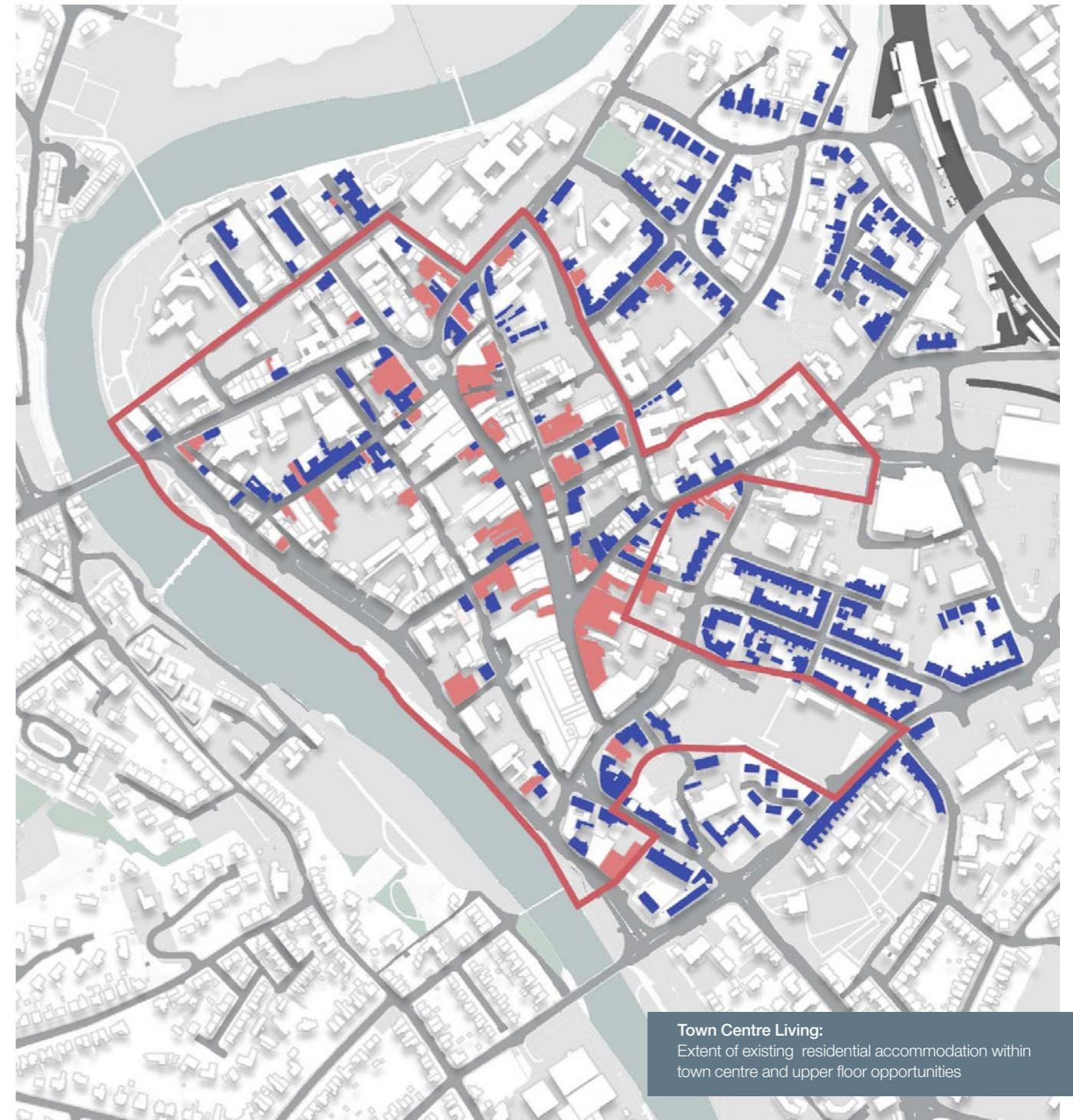
The residential stock beyond the medieval core is represented by Georgian and Victorian terraces which are largely two-storey with several stand out villa-type buildings. Several 20th Century developments occupy key sites outwith our boundary but display an urban density more akin to tenement living.

Several sites are allocated for housing development across the town and are considered to provide a range and choice of development opportunities at a variety of scales.

The Midsteeples Quarter project supports the regeneration of Dumfries town centre and seeks to develop new housing to a dense urban area within the historic core, reusing existing buildings and spaces which currently occupy the site to provide sustainable economic growth and community benefits.



A key element to rebalance our town centres is the introduction of significant levels of urban living. It is imperative that in order to match the people focused inclusive ambitions of D&GC that a variety of tenures is considered to engender a sense of belonging within all user groups.



Town Centre Living:
Extent of existing residential accommodation within town centre and upper floor opportunities

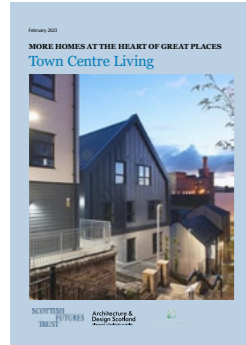
Existing residential accommodation



Potential upper floor opportunity



Town Centre Living: Issues and Challenges



The SFT Report 'More Homes at the Heart of Great Places - Town Centre Living' identifies a series of potential barriers for project development and delivery. These are as follows:

Risk Aversion

The preference of developers and investors to deliver tried and tested housing options rather than risk new activities and approaches, especially the reuse of upper floors if there is no business incentive.

Property Ownership

In many town centres, property assets are held in numerous ownerships meaning repurposing projects deliver small one-off units, alternatively investment is needed to consolidate ownership to create a larger block.

VAT

The ability to reclaim VAT for new build development sits in contrast to the inability to reclaim VAT for works on existing buildings.

Timing for Consents

The length of time needed to obtain consents, in particular consent to repurpose premises for a different use class is seen as a barrier and less attractive to investors.

Tenancy Duration

Ground floor businesses like to have control over the whole property to

ensure the safety and security of their commercial premises, inhibiting the redevelopment of whole vertical blocks for mixed use.

Delivery Structures

For complex developments, project partners have typically set up new delivery vehicles, often JV partnerships with public, private and community stakeholders which are complex legal entities.

Designation

Most upper level property (unless separately owned) is legally designated as part of the retail unit.

The repurposing of vacant commercial spaces could make a substantial contribution to housing supply.

Perceptions

There is a general perception that only a specific type of person (young people without families) want to live in a town centre. The impact of this view has constrained the viability of supply of large, high quality and family housing.

Non-Heritage Assets

Unlike heritage funding schemes, most regeneration based grant funds do not accept residential as an eligible use.

Hope Values

Town centre property owners can have an unrealistic expectation of their asset value and will therefore decline offers at current market value.

Cross-Subsidising

Town centre developments typically require grant funding, particularly for the conversion and re-use of upper floors.

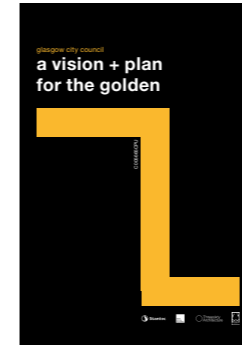
Cross-subsidising can be difficult to achieve in public sector bodies where budgets are siloed at service level and further complicated when assets need to be transferred between public and private sector.

Market Confidence

The limited evidence base available for town centre living affects the level of confidence that developers and investors have in the viability of projects.

Analysing Cost and Benefits

The typical approach to appraising property developments is insufficient to take account of the full costs and benefits that arise from town centre projects which are likely to have a substantially positive long-term effect.



The Vision for Glasgow's Golden Z identified a number of practical and management challenges to upper floor residential conversion that are relevant to this study, namely:

Single Aspect

The presumption is against single aspect dwellings. In many instances this is 'relaxed' to a proportion of single aspect (depending on type, quality, quality of aspect). Often the geometry of many potential repurposed and/or heritage assets do not lend themselves to dual aspect but many can offer an increased volume and quality that balances this.

Access

In some instances, consented proposals seem to have not been brought forward as the value of ground floor retail/leisure area and frontage makes direct access to the residential core from the street unviable.

Waste Management

On the tighter sites, the lack of available (and low value) accessible ground level space leads to complicated and unwieldy solutions for managing bins (eg. upper floor communal bin area taken down in lift for collection).

Active Ground Floors

Where it is a full block repurpose or redevelopment, there is a requirement for active and publicly accessible ground floor uses. Many residential

focused developers are uneasy with what they might perceive as this additional liability which can deter development or lead to the developer bringing forward proposals for 'pseudo' active ground floor (e.g. amenity related to the upper floor uses only).

Amenity

The requirement for amenity (purposeful outdoor space) is often relaxed – particularly for the repurposing of heritage assets. Significant external amenity space may not be readily achievable in other proposed schemes within the town centre. This places greater importance on the provision of quality shared amenity space in the locale (parks, urban squares etc.) which can be key in stimulating private development.

Technical Building Standards

Opportunities for the repurposing of commercial assets and upper floors to residential are often undelivered due to difficulty in meeting current standards whether it's the thermal performance of historic fabric or the requirements for escape. In some instances these can be met but where unable to do so, alternative approaches to fire-escape (e.g. external 'New York' style) or reduced thermal performance requirements may need to be explored and Building Standards are open to proposals for alternative means of compliance.

Town Centre Living Introducing Later Living

One in four people in the UK will be aged over 65 by 2037; it is estimated there will be a shortfall of almost 70,000 homes with care in the next decade.

Changing tastes among the elderly will have to be catered for as well, with the baby boomer generation wanting to pursue an active and fulfilled lifestyle in old age. Like many towns Dumfries seeks to be age friendly and to meet the needs and aspirations of its older citizens which will include having access to leisure and amenity and different levels of supported living.

Access to green space, safe walking routes, proximity to shops, culture and public transport all indicate that living in the heart of Dumfries would support the requirements of some of the older citizens who are attracted to town centre living.

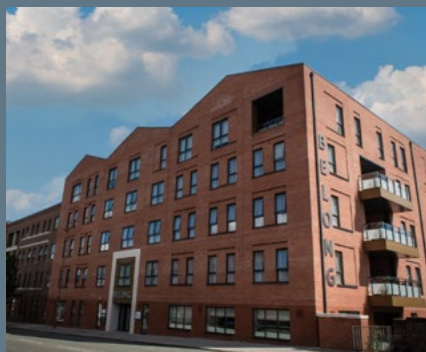
Beyond that, for many of the more aged population, Dumfries town centre has been the shared landscape of memory and youth and the ingrained cognitive understanding of place is likely to offer a more dementia friendly, positive environment to locate urban care homes and supported

living. If not directly on the main streets, such a development (similar to Belong Chester below) would benefit from the services, familiarity and activity of the town centre environment.

case study

belong chester

Belong Chester, completed in July 2022, provides high-specification accommodation and world-leading specialist dementia and nursing support for over 100 people.



24-hour support is provided across six extended family sized households and the village also includes 23 independent living apartments, which are available to buy or rent.

The ground floor 'hub' provides active frontages to the street and features a range of facilities, including bistro, exercise studio and function rooms.

An integrated children's nursery works with the village's team to create a place where older and younger generations can learn from each other in a welcoming, inclusive community.

As a prominent city-centre location, Belong offers enhanced opportunities for social interaction and integration with the wider community.



Scottish Government Research on Purpose-Built Student Accommodation and Student Housing in Scotland

This report, commissioned in January 2022 informs the work of the Purpose Built Student Accommodation Review Group, who were tasked with the development of a Student Accommodation Strategy for Scotland.

The considerations pertinent to this Vision are outlined below:

Increasing Demand
Demand for student accommodation is high and growing. There will continue to be large numbers of international students and also in future years, more home students will come from lower income widening access backgrounds, thereby increasing affordability pressures across student accommodation provision.

Market Gap
There appear to be gaps in the market provision with developers and investors moving up-market (and fewer university halls). This supports the introduction of a more modest, mid-range offer.

Stakeholder Perception
For some stakeholders, PBSA has shifted from being a modern solution to poor quality 'studentification' to becoming a key part of the problem of perceived new forms of neighbourhood dominance.

Moving with the Times
There is an opportunity to re-use existing vacant properties in good locations. However, the refit of the property must be good quality.

Quality and Design
The report strongly encourages new developments to include user-testing and post-occupancy surveys to inform their design work, including their suitability for disabled students.

Future Proofing
The sector needs to recognise the greater financial insecurity of a larger part of its market and provide a wider range of accommodation.

Widening the Offer
There is a demand for a more budget offering. It recommends considering more fully how different interventions and repositioning, for instance, of refurbished student halls or other refitted properties might achieve similar ends.

Town Centre Living Student Residential Accommodation

There are three major further education establishments within or close to Dumfries: Dumfries and Galloway College and the shared Crichton Campus of Glasgow University and the University of the West of Scotland, both located to the south of the town centre, and the Barony Campus of SRUC, in Parkgate to the north of the town.

Both have ambitions to increase their student numbers and may, as a consequence, require an increased amount of student accommodation, with the town centre being the ideal location for this.

This would have positive benefits for both the students, allowing them the chance to take advantages of all that the town centre has to offer, and for the town in terms of

the increased footfall, vibrancy and spend, supporting businesses and contributing to the evening and weekend economy.

A number of the sites within this study have been identified as potential locations for new Purpose built student accommodation.



town centre: potential development opportunities

- 1 Scottish Power Site, Leafield Road
- 2 Former Cinema, Shakespeare Street
- 3 Coach Park, Brooms Road
- 4 Building and Rear Car Park, Shakespeare Street
- 5 Loreburn Shopping Centre, High Street *
- 6 Former Furniture Shop and Rear Yard Area, English Street
- 7 Former Debenhams Building and surrounds, High Street

- 8 Loreburn Hall Car Park 1, Newall Terrace
- 9 Loreburn Hall Car Park 2, Newall Terrace
- 10 Former Factory Shop site. Irish Street
- 11 Charlotte Street Car Park
- 12 George Street Car Park
- 13 Gordon Street Car Park
- 14 Former Treasure Cave, English Street

- 15 72 Brooms Road
- 16 Former 'Home and Floor Store', Church Crescent

* No proposals have been developed for the Loreburn Shopping Centre site at this time. In light of the changes to retail demand seen in other towns and cities throughout the UK where inward facing shopping centres are being repurposed / redeveloped to create residential led mixed-use neighbourhoods, this site may be a suitable candidate for such an exploration in future.

The sites identified below have been explored as 'cleared sites' for new development, either due to the current absence of buildings or the poor quality / difficulty to convert (deep plan, floor to ceiling heights etc.) of existing buildings in these locations.

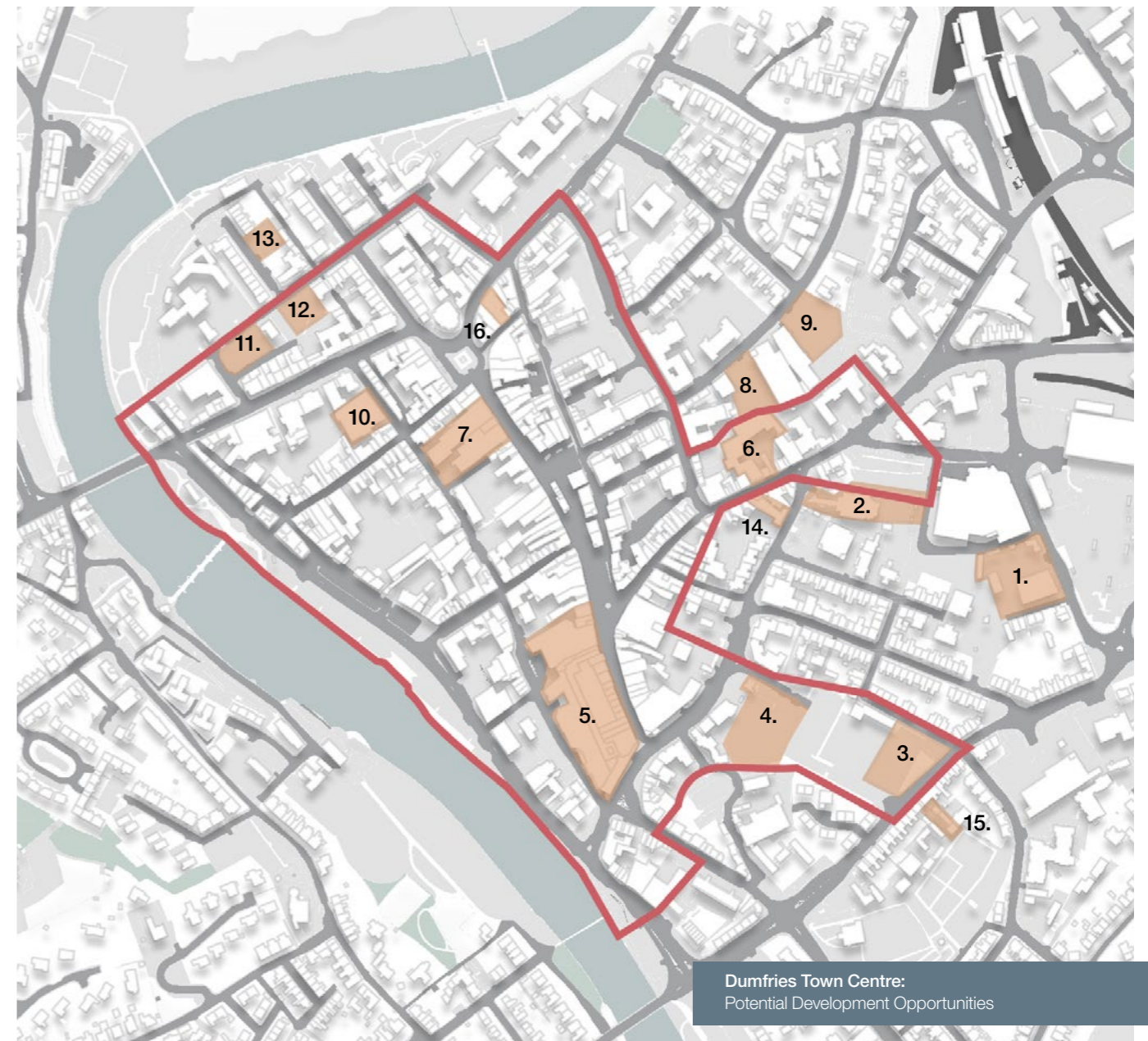
This is an aspirational list and not all of these sites may ultimately be deemed appropriate for residential development. In particular, sites 3 & 4 may be deemed necessary to remain as parking to offset the loss of spaces from the Whitesands Flood Protection project. Other current surface car park sites (8,9,11,12 & 13) have been discussed with the D&GC Roads

Network Strategy Team to establish their priority within the forthcoming 2024 Regional Parking Strategy Delivery Plan.

This study is to inform potential moves within the town over the next 10-20 years and therefore not all sites would be required to be brought forward at the same time.

Some are more readily achievable than others due to ownership etc. and others, like the Loreburn Shopping Centre would be a long term opportunity given the direction of travel elsewhere in the UK regarding shopping centres.

Potential Development Sites



Dumfries Town Centre:
Potential Development Opportunities

1
Scottish Power Depot
Leaffield Road

This 0.65 hectare site, currently a Scottish Power depot, is located on Leaffield Road adjacent to both the DG1 Leisure Centre and Morrisons Supermarket. It is connected to a significant area of existing town centre homes and is therefore an ideal candidate for residential use.

The sketch proposals retain the 2 storey stone fronted office element of the existing depot on Leaffield Road, converting it to accommodate up to 4 flats.

The remainder of the existing buildings are removed and the site is redeveloped with a combination of family homes of a scale commensurate with the surrounding context and a block of 3/4 storey flats to the rear of the site adjacent to the Leisure Centre.



Potential to provide
circa
29
new homes



The existing vehicle access on Leaffield Road is retained and a new access road, parking and amenity areas are introduced at the heart of the site.

Pedestrian routes are added that connect the site to the adjacent area via Leaffield Gardens, Brooke Street and Queen Street, improving pedestrian permeability within the wider area.



- 1 Bed Flat ■
- 2 Bed Flat ■
- Family Townhouse / Terrace ■

2
Former Odeon Cinema
Shakespeare Street

This linear site, accessed via Shakespeare Street is currently home to the former Odeon Cinema and Bingo hall that opened in 1932 as the Regal and finally closed its doors in 2018.

The sketch proposal demonstrates a simple linear flatted block that, owing to its set back location and the height of the current cinema building could extend to 5 storeys in height.

The opportunity to retain and uncover the existing art deco facade within a new amenity green space on Shakespeare Street has also been shown.



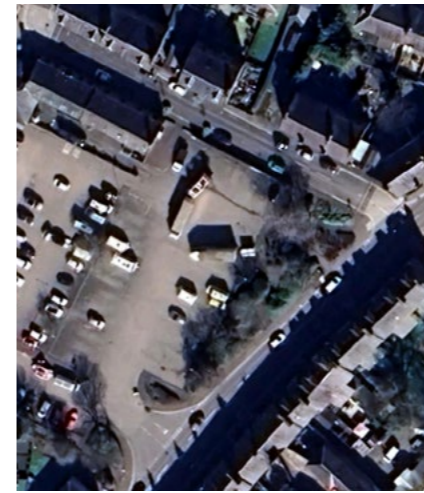
Potential to provide
circa
30
new homes

3
Coach & Lorry Park
Brooms Road

In order to repair the urban grain and provide a new built edge to Brooms Road, a significant route to and from the town centre, this study suggests that a section of this vast surface car park be used as a residential development plot.

New terraced rows, consistent in size and scale with the surrounding residential buildings are suggested, complete with front and rear gardens and a shared parking court to the rear.

Potential to provide
circa
14
new homes



- 1 Bed Flat
- 2 Bed Flat
- 3 Bed Flat
- Family Townhouse / Terrace



4

Building and Rear Car Park Shakespeare Street

This site on Shakespeare Street was, until very recently, home to a single storey building and small rear car park. The site in isolation is too small and narrow for a residential development of any meaningful scale for a site of this significance, therefore the study proposes to augment the site with a small area of the large surface car park to the rear.

The enlarged site provides the opportunity to introduce a new flatted block that addresses the corner and works in tandem with the Loreburn Housing Association block opposite.

The new block could vary between 3-5 storeys in height in order to react to the surrounding contextual massing and would be complete with a rear parking court accessed via pend.

The site shape works with the existing surface car park layout and would involve no change to the access or patterns of vehicle movement.



Potential to provide circa **23** new homes



7

Former Debenhams Building & Surrounds High Street / Irish Street

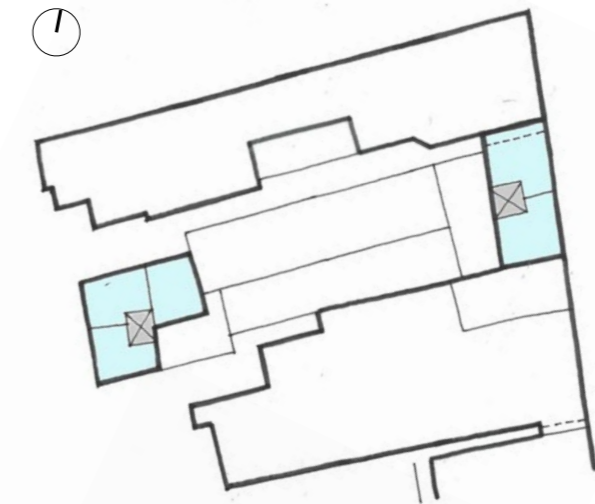
The former Debenhams building sits at the heart of the High Street and stretches back to Irish Street at its rear. With a narrow frontage but deep plan, the building is not suitable for repurposing to residential, therefore this study proposes its demolition and redevelopment to maximise its potential to contribute to the need for new town centre homes.

The narrow nature of the site and location of buildings to the boundary does not allow for a 'rig' type development as being built out on the adjacent Midsteeple Quarter, however residential blocks can be accommodated onto both street frontages with a lower rise commercial block placed in-between.

This location may be an ideal location to incorporate an element of later living, with its location at the heart of the High Street, and the availability of ground floor space to accommodate the necessary support spaces that would also activate the surrounding streetscape.



- 1 Bed Flat ■
- 2 Bed Flat ■
- Active Ground Floor Units ■



Typical Upper Floor Plan



Ground Floor Plan

Potential to provide circa **18** new homes

6 & 8

Former Furniture Shop and Rear Yard, English Street / Loreburn Hall Car Park 1, Newall Terrace

The former furniture store on English Street is in a poor state of repair and unsympathetic in terms of its design to the surrounding architecture. Its replacement would significantly improve this area of English Street. The rear yard, accessed via a pend from English Street, contains a number of single storey sheds, one of which contains the successful Dumfries Y Gymnastics Club. This could be rehoused in the ground floor area of any new English Street facing building.

The car park site on Newall Terrace currently serves Loreburn Hall. This site has been included for consideration owing to the presence of another car park to the other side of the hall that could replace the function.

These 2 very different sites both offer opportunities for residential development but when considered as a larger assembly could between them provide both larger numbers of homes within the town centre and new permeability thanks to the introduction of a new pedestrian link from English Street through to Newall Terrace.



1

The adjacent sketch and massing views show the introduction of 2 new flatted blocks with parking and amenity areas that overlook a new landscaped pedestrian route through the town centre.

The sheltered nature of the heart of the site complete with extensive shared amenity space, set back from Newall Terrace and protected by the building that fronts English Street, would perhaps be an ideal location to introduce later living to the heart of Dumfries.

Car parking and emergency vehicle access is provided from both streets.

- Active Unit (Retail / Commercial)
- 1 Bed Flat
- 2 Bed Flat
- Family Townhouse / Terrace

Potential to provide
circa
29
new homes



9. Loreburn Hall Car Park 2 Newall Terrace

This surface car park currently serves the adjacent Loreburn Hall. It has been considered for residential development within this study but careful consideration would need to be given should the adjacent car park site be brought forward to ensure parking is maintained for the Hall.



Family terraced and semi-detached homes are proposed, consistent with the adjacent residential properties in the surrounding area.



Potential to provide circa **9** new homes

10. Former Factory Shop Site Irish Street

This former retail unit, 2 storeys in height, has a deep plan and as such is unsuitable for repurposing. In terms of scale, 2 storeys is not typical for this end of Irish Street as the buildings opposite and adjacent are a minimum of 3 storeys in height.

The site extends to a rear car park, buried in the depth of the larger urban block and only accessible via a narrow pend mid way down Friars Vennel and with a change in level to the rear of the existing building making accessibility from this parking area challenging.

The existing building line to the street leaves only a narrow pavement and less than 10m to the flats opposite.

The sketch proposals show a new flatted block that respects the building line of the adjacent property and moves back to create greater distance to the homes opposite. An existing vehicle access from Irish Street becomes the principle access to rear parking and the lower section accessed via pend is transformed into an amenity garden for the benefit of the surrounding residents at the heart of the block.



Potential to provide circa **14** new homes



- 1 Bed Flat ■
- 2 Bed Flat ■
- Active Ground Floor Units ■



11, 12 & 13.
Surface Car Parks
George Street / Gordon Street

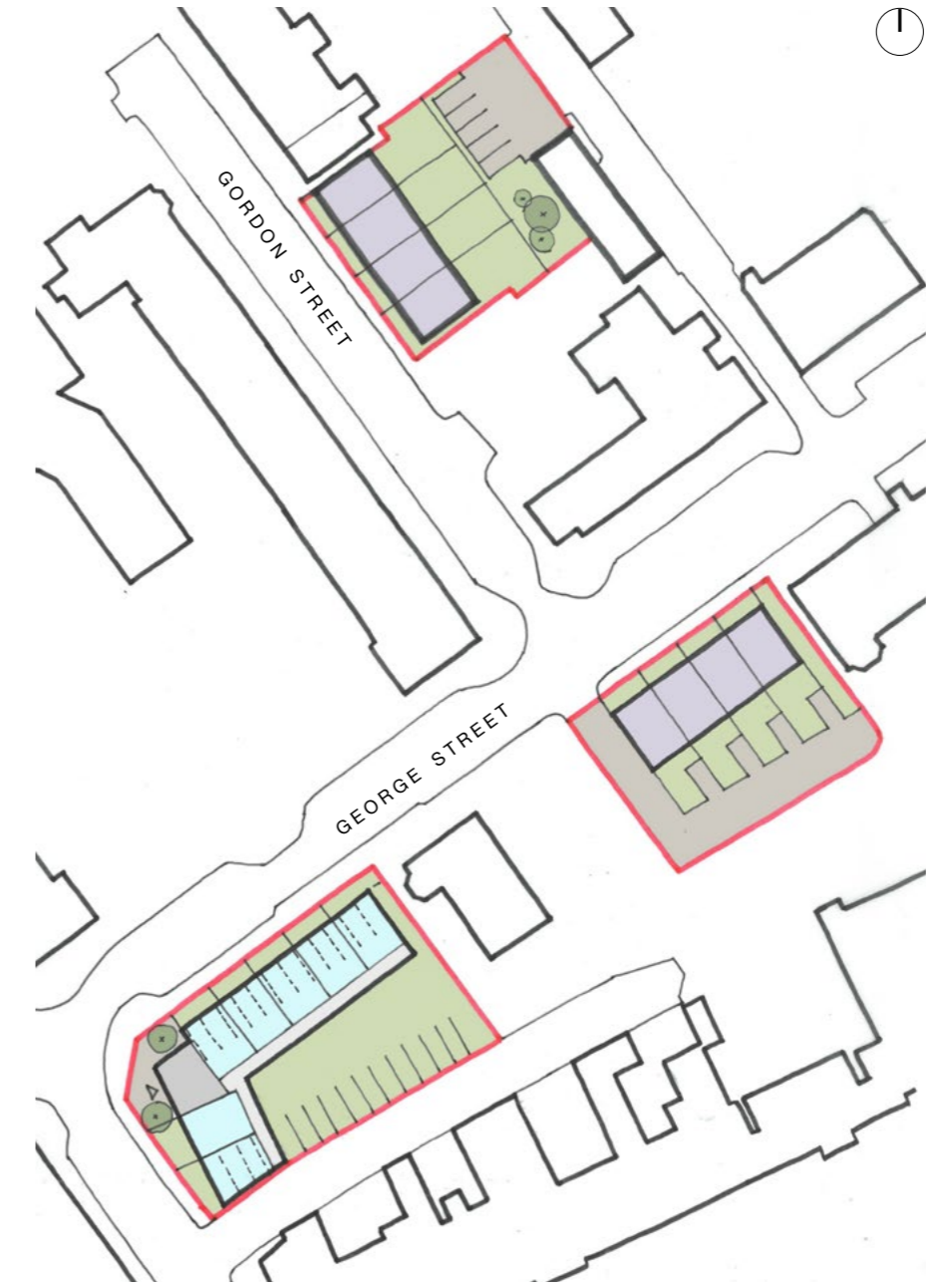
These surface car parks, located in the north west corner of the town centre close to the River Nith have been identified as opportunities to provide new homes and to repair the urban grain of these established residential streets.

George Street Corner
 Located opposite the former Art School and current Loreburn Primary School buildings, this site benefits from a corner location and a significant change in level down to the surface parking, virtually a full storey below street level.

The sketch proposal shows a new flattened block that addresses the corner, provides frontage to the street edges and retains the 'basement' parking, now covered with an amenity deck for the residents.

George Street
 This small site is shown developed with a terrace of family homes, respecting the established scale and building line of adjacent properties complete with front and rear gardens and parking to the rear.

Gordon Street
 Taking advantage of access from both Gordon Street and Nith Avenue, a row of family townhouses with private front and rear gardens are proposed to fill the entire width of the site to Gordon Street with dedicated private parking accessed via Nith Avenue. Provision has also been made to provide access and parking for the Gallery and Picture Framers adjacent to the site.



- 1 Bed Flat ■
- 2 Bed Flat ■
- Family Townhouse / Terrace ■



Potential to provide
 circa
29
 new homes

14. Former Treasure Cave English Street

Consisting of a part demolished building to English Street and a cleared site with a wide frontage to Shakespeare Street, the site also has a pended lane running along the entirety of its eastern edge.

The adjacent proposals show a new infill block on English Street with an active unit at street level and a 2/3 storey family home above, complete with private amenity garden. On Shakespeare Street, a new flatted block is introduced filling the width of the site.

Both buildings are accessed via a new external court mid-way down the improved lane, providing improved permeability through the town centre.



- 1 Bed Flat ■
- 2 Bed Flat ■
- Family Townhouse / Terrace ■



Potential to provide circa
8
new homes

15. Workshops and Rear Yard 72 Brooms Road



- 1 Bed Flat ■
- 2 Bed Flat ■
- Family Townhouse / Terrace ■

This unconventional site, accessed via an arched pend on Brooms Road is created through the assembly of a series of existing workshop units.

The sketch proposal shows the creation of a new 'mews' style development of family homes / townhouses complete with front and rear gardens and parking.

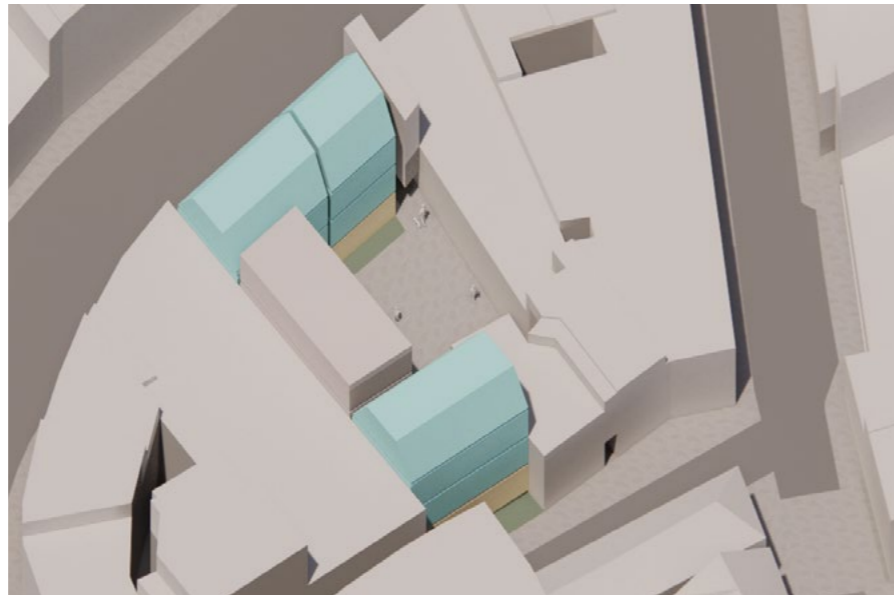
Potential to provide circa
7
new homes

16.
Former 'Home and Floor Store'
Church Crescent

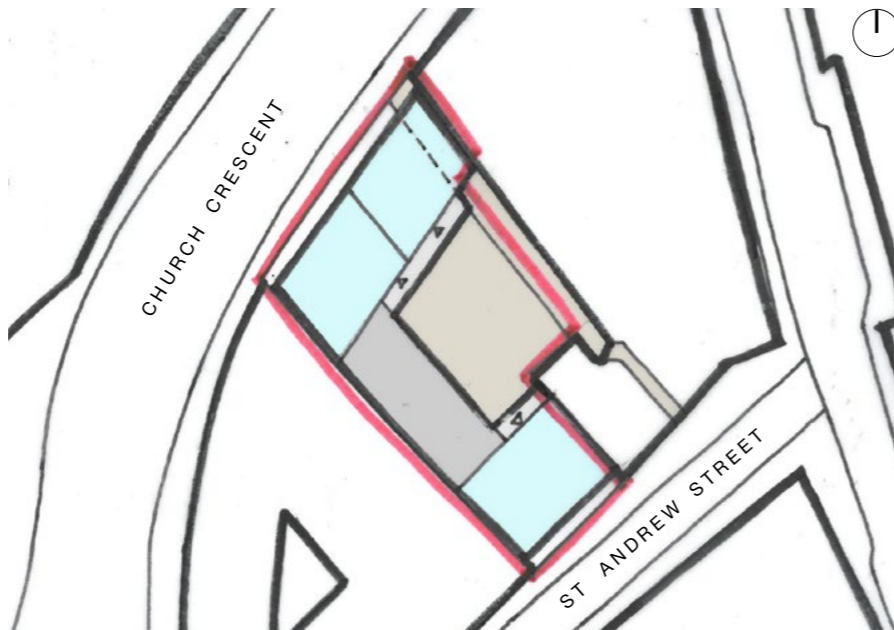
This imposing building, with a presence on both Church Crescent and St. Andrew Street has been vacant for some time and is of a massing and style inappropriate for its surrounding context.

As is typical in the surrounding urban grain, there is an existing pended lane that runs along the eastern edge of the building.

The sketch proposals show a redeveloped site (the deep plan and condition of the existing building make it an unsuitable candidate for repurposing) that consists of a new 'courtyard' development with active ground floor units to both streets and flats above, accessed via a new central amenity court on the retained lane.



- 1 Bed Flat
- 2 Bed Flat
- Family Townhouse / Terrace



Potential to provide
 circa
9
 new homes



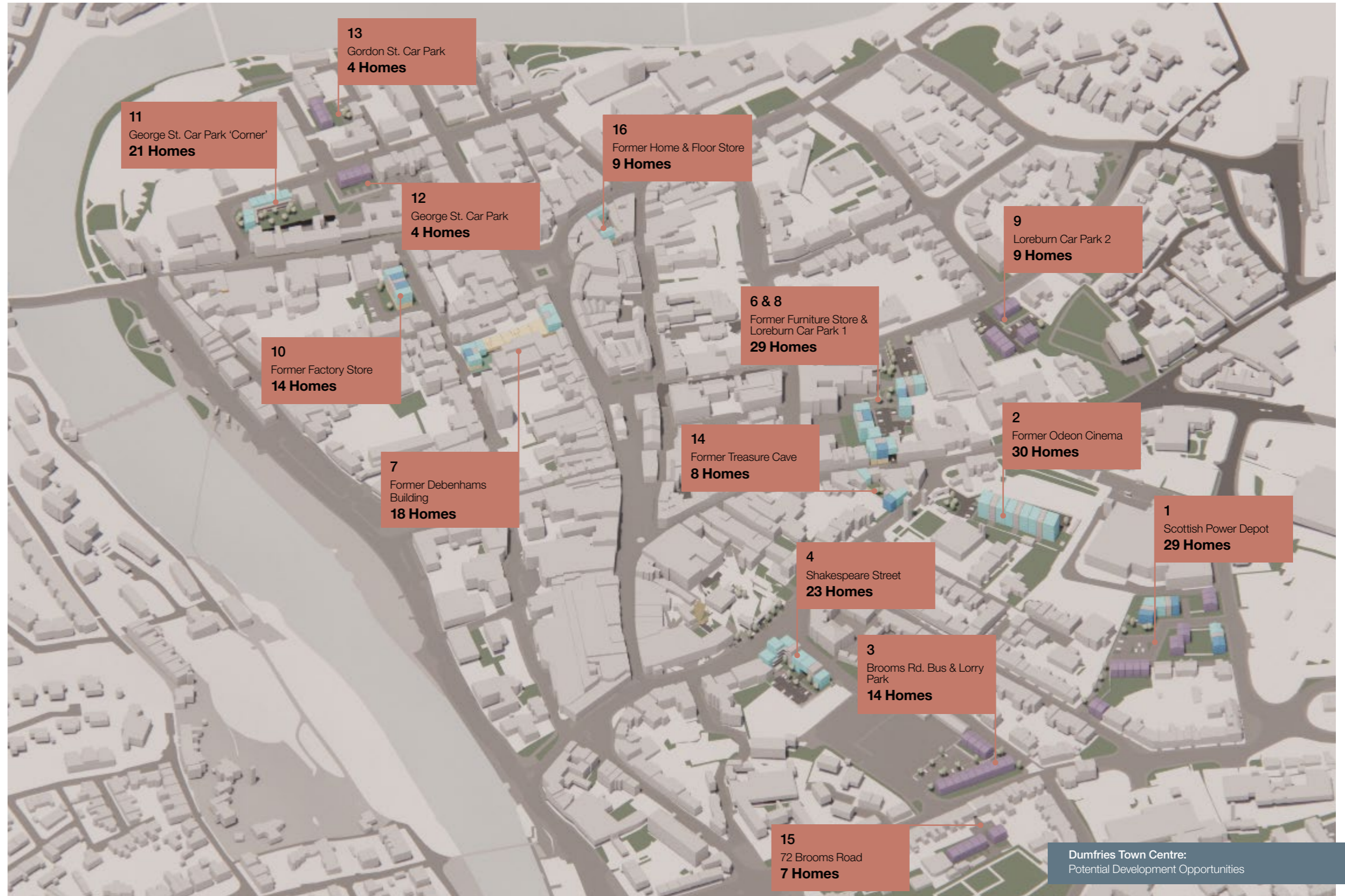
Dumfries Fountain, High Street

Summary of Opportunities

The identified sites provide a wide variety of opportunities both in terms of scale and potential types / tenures that, if collectively brought forward, would significantly increase town centre living at the heart of Dumfries.

Some of the sites are more readily developable than others due to a combination of ownership, scale, complexity and commercial viability.

They have been presented here as a 'shopping list' of opportunities and the sketch proposals are indicative only to provide an indication of their potential.



Potential to provide
circa
219
new homes



town centre: potential repurposing opportunities

1
Former Linen Bank, Queensberry Square

2
County House, Queensberry Square

3
Nith Place Offices

4
Rae Street Building

5
Southergate, High Street

6
Former School of Art / Primary School / Former Freemasons Hall, George Street

7
Former Furniture Store, Friars Vennel

8
8 English Street

9
Former Solicitors Offices, Irish Street

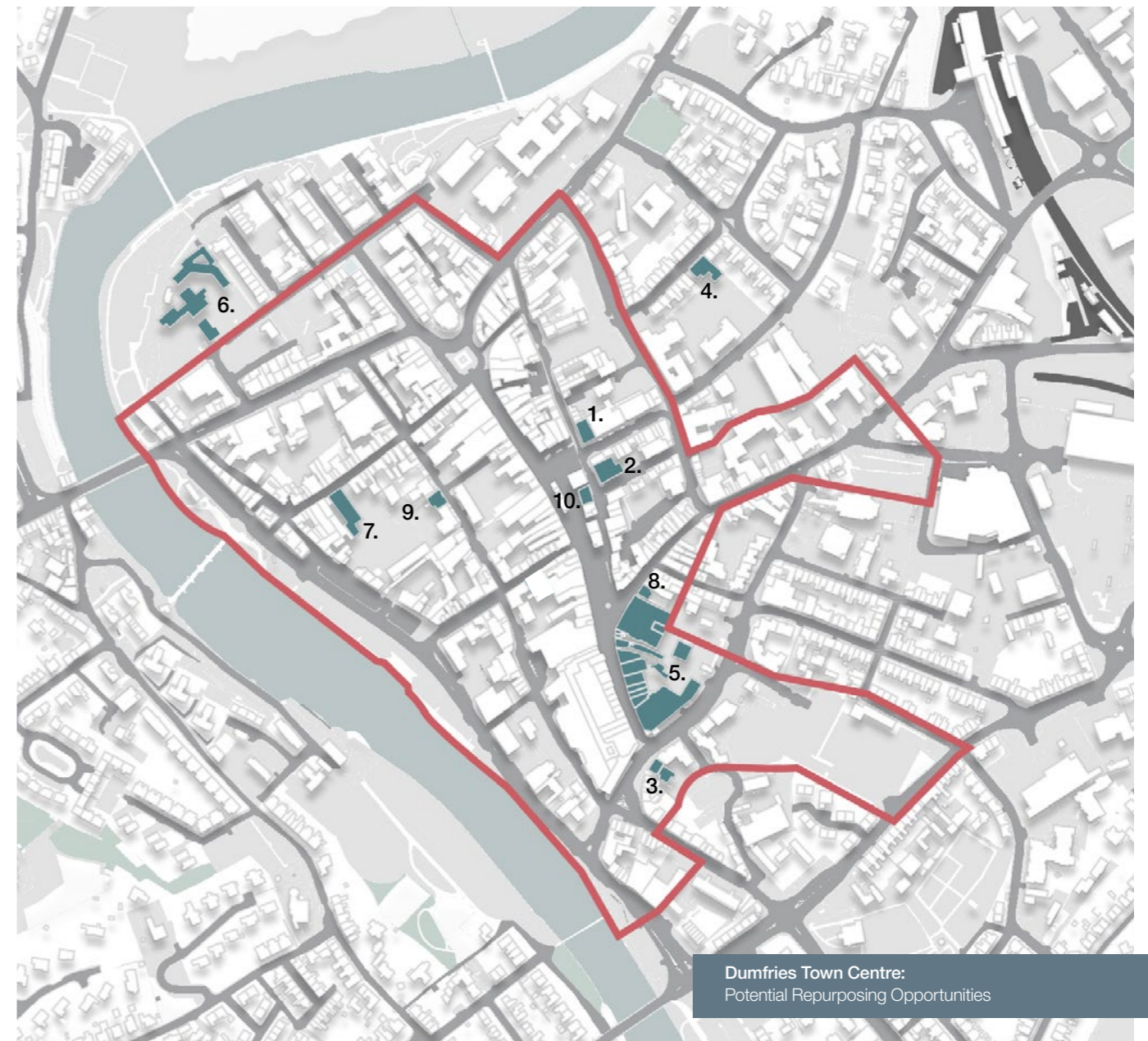
10
130-132 High Street

The sites identified below have been explored as opportunities to retain and repurpose the existing buildings to accommodate residential accommodation, primarily at their upper levels, particularly those within the heart of the town centre.

The potential for sensitive extension to maximise the opportunity has been identified in a number of cases.

Again, as with the list of potential development sites, not all of these buildings may ultimately be deemed appropriate for residential conversion and a number of them, owing to their current level of occupation would require to be considered as more long term opportunities.

Potential Repurposing Opportunities



case study

historic film studio transformed into a mixed-use exemplar billedvej, copenhagen

Once home to a Nordisk film studio at the heart of the Copenhagen International Freeport, this historic two storey brick building now forms an important element of the emerging Nordhavn mixed-use urban neighbourhood.

The original building has been retained and extended vertically with up to 4 floors of new accommodation, finished in a metallic cladding to not only contrast with the red brick base, but also to reflect the materiality of shipping containers that once dominated the old port.



The transformed building is now home to creative office space at ground and first floors with new residential units varying in size and type on the levels above.

In line with the guidance laid down for the neighbourhood in the original masterplan, all residential units have direct access to either a private balcony and/or a shared rooftop terrace.

The increased massing sits comfortably with its newbuild mixed-use neighbours, providing enclosure and an appropriate sense of scale to the new quarter.

case study

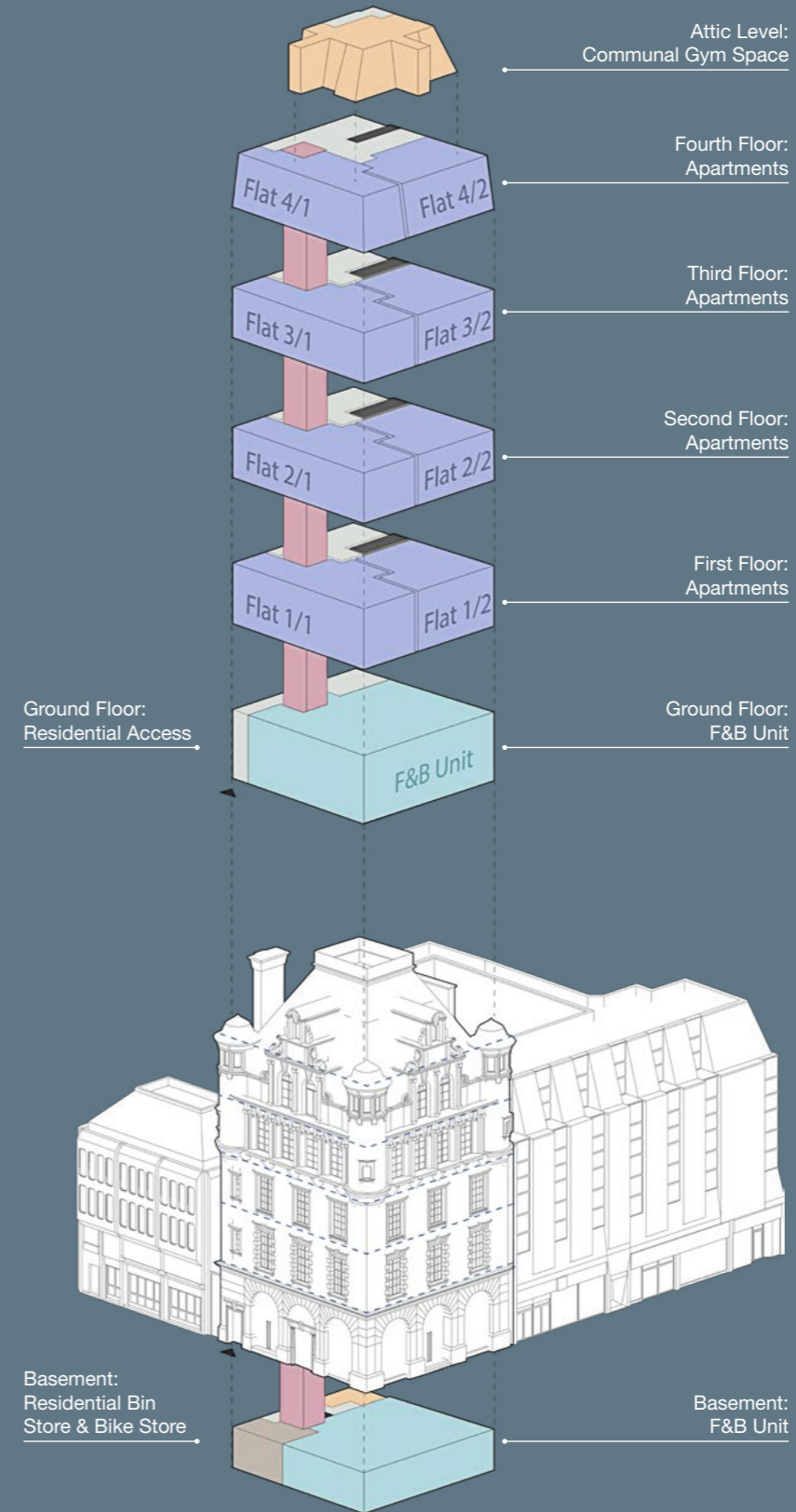
190 trongate glasgow

After lying empty for over a decade, this Grade A listed grey sandstone building, erected in 1903 and previously home to a branch of the Royal Bank of Scotland was restored and converted in 2015 to provide 8 serviced apartments over a coffee shop at street level.

The apartments, ranging from studios to two bedrooms in size occupy the first to fourth floors and are accessed by a dedicated circulation core including a lift, accessed from Glassford Street.

A residents refuse store and bike store have been incorporated within the existing basement and are accessed by both lift and stair. The lift is used to transport the refuse bins from the basement store where they are taken to the street via the principle entrance for collection.

This development has safeguarded the future of a key element of Glasgow's Edwardian Architecture and brought urban living to the heart of the city centre.



1 Former Linen Bank Queensberry Square

Description:
Grade B listed 3 storey plus attic sandstone fronted former bank building constructed in 1933, complete with feature copper roofed dome, classical details and a ground floor facade in 2 colours of granite.

Internally the ground floor banking hall has a suspended ceiling and the vestibule to Great King Street is lined with marble.

The adjoining 3 storey sandstone fronted tenement is unlisted but forms part of the overall opportunity.

Current ground floor use:
Vacant former bank / office

Current upper floor use:
Vacant former office

Ownership:
Private

Upper floor access available from street:
Y

On site amenity opportunity:
N

On site parking opportunity:
N



THE GUILD



Previous Proposals:
A feasibility study exploring the viability of converting the building into a new home for The Guild CIC was undertaken in 2020. The mission of The Guild was to create a central place where people could meet, work, create

and collaborate, managed for the benefit of the community.

The project did not progress and sadly The Guild announced that they had ceased trading in March 2024.



Former Linen Bank:
Typical upper floor plan as proposed

Proposal:
The proposal retains the ground floor for commercial / retail / hospitality use and converts the upper floors into a series of 2 and 3 bedroom apartments, accessed from the existing stairwells. An additional attic flat is proposed within the roofspace of the unlisted 3 storey section of the building.

On site amenity:
There is no opportunity for any on site external amenity space

Servicing Strategy:
The possibility exists for an internal rear bin store, further investigation would be required

Parking:
There is no opportunity for any on site parking

- 1 Bed Flat
- 2 Bed Flat
- 3 Bed Flat



Potential to provide circa
6
new homes

2
County House
Queensberry Square



Description:
 Unlisted 2/3 storey building with attractive stone facades to key corner and remainder in brick and render.

Current ground floor use:
 Retail / Hospitality

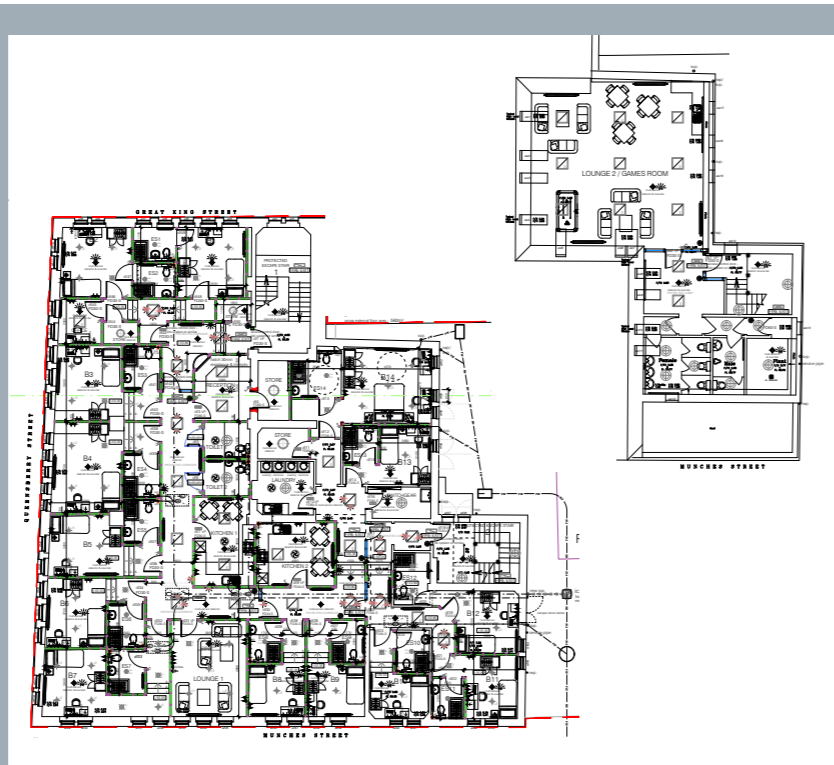
Current upper floor use:
 Retail Storage

Ownership:
 Private

Upper floor access available from street:
 Y

On site amenity opportunity:
 Y (Rear yard accessed via Munches Street)

On site parking opportunity:
 Y (Rear yard accessed via Munches Street)



Previous Proposals:
 Planning approval was given in April 2017 for a scheme to convert the first and second floor areas into student accommodation (14 en-suite rooms) with associated support spaces.



First floor plan as proposed



Sketch view of additional set-back storey

Proposal:
 The proposal retains the ground floor for commercial / retail / hospitality use and converts the upper into a series of 1 and 2 bedroom apartments, accessed from the existing stairwells. A new lightweight additional storey is proposed, set back from the existing building line to add a further 6 units.

On site amenity:
 Rear private amenity garden at street level

Servicing Strategy:
 External bin store within rear amenity garden

Parking:
 Potential for a small number of spaces to rear of building but this would remove a significant area of rear amenity

1 Bed Flat
 2 Bed Flat

Potential to provide
 circa
12
 new homes

3
Office Building
24 Nith Place



Description:
Property consists of a grade A listed 2 storey painted stone baroque town house with basement to Nith place constructed circa 1730 and a 3 storey modern extension to the rear with a linking circulation core between. Internally a number of listed features have been retained and would require consideration in any residential conversion.

Current ground floor use:
Office

Current upper floor use:
Office

Ownership:
Private

Upper floor access available from street:
Y

On site amenity:
Y (extensive rear yard)

On site parking:
Y (parking area to rear of property)

Proposal:
Retain stair core and convert each floorplate into flats. Bin / cycle storage to basement of front building.

- 1 Bed Flat
- 2 Bed Flat
- 3 Bed Flat

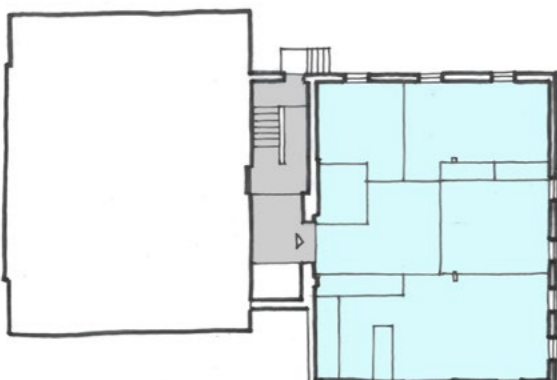
Potential to provide
circa
5
new homes



First floor plan



Ground floor plan



Lower ground floor

4
Former Church Building
Rae Street



Description:
Grade B listed 2 storey plus basement (with lightwell to Rae Street) sandstone former St. John's School building with gothic detailing constructed in 1885.

Current ground floor use:
Recording studios

Current upper floor use:
Vacant Office

Ownership:
Private

Upper floor access available from street:
Y

- 1 Bed Flat
- 2 Bed Flat
- 3 Bed Flat

On site amenity opportunity:
Y

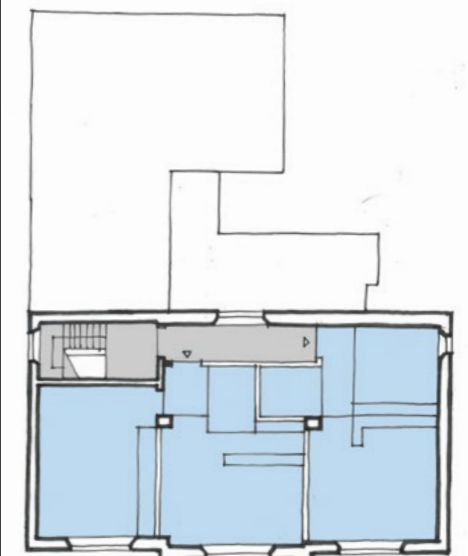
On site parking opportunity:
Y

Proposal:
The proposal converts the ground and first floor areas into 5 1/2 bedroom flats accessed via the retained former school entrance and common stairwell to the rear of the building.

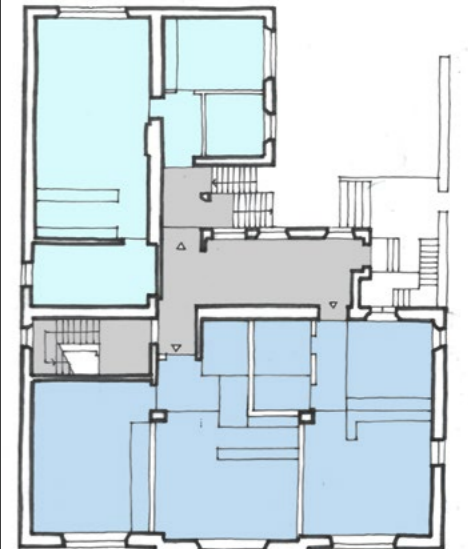
On site amenity:
Small rear amenity area available to rear of property

Servicing Strategy:
Potential for new bin / cycle store within basement level, accessible via rear amenity area

Parking:
Potential for a small number of spaces to rear of building but this would remove a significant area of rear amenity



First floor plan



Ground floor plan

Potential to provide
circa
5
new homes



5 Southergate High Street

Southergate sits at the south end of the High Street and is bordered by Shakespeare Street, English Street and backs onto buildings on Queen Street to the north. It is dissected by two vennels and small courts, one containing the historic Globe Inn which once hosted Robert Burns and survives as a restaurant today.

The site contains significant changes in ground level dropping from west to east, however this allows for the overall site to be separated into developable level areas.

The buildings fronting High Street which range from two storeys to four storeys can be repurposed at upper levels to residential use with the possibility of addition lightweight storeys added to some.

The developable areas could provide car parking/servicing at a lower level accessed from Shakespeare Street and with amenity decks above. The main corner site onto High Street would suit student accommodation with the remainder flatted residential as shown on the adjacent 3D massing view.



Potential additional level of residential accommodation over retained retail units on High Street



The existing block containing Boots that fronts onto High Street / English Street is shown retained as retail and servicing is maintained to its rear. The retained High Street units are shown serviced from the front to permit the introduction of new development on the New Look site.

On site amenity:
Rear amenity areas / decks can be provided to all residential accommodation blocks

Parking:
The sloping site permits the creation of large parking areas at the level of Shakespeare Street that can be decked over to provide amenity

Servicing Strategy:
Refuse storage could be provided within the decked parking areas

- 1 Bed Flat
- 2 Bed Flat
- Student Bedroom / Studio
- Active Ground Floor



6a
Loreburn Primary School
George Street



Description:
 Unlisted 2 storey sandstone horseshoe plan building with single storey rear extension.

Current use:
 Primary School

Ownership:
 Dumfries & Galloway Council

Upper floor access available from street:
 Y

On site amenity opportunity:
 Y

On site parking opportunity:
 Y



Proposal:
 The proposal shows the existing building converted into 16 1 and 2 bedroom flats, accessed via retained stairwells at either end of the building

On site amenity:
 Existing school playground offers opportunity for residents amenity garden

Servicing Strategy:
 External bin stores can be accommodated within amenity garden

Parking:
 Existing parking area can be retained and reused for residents

Potential to provide circa
16
 new homes

6b
Former Art School Building
George Street



Description:
 Unlisted 2 storey plus basement sandstone former Art School building.

Current use:
 Vacant former Art School

Ownership:
 Private

Upper floor access available from street:
 Y

On site amenity:
 Y

On site parking:
 Y

Proposal:
 Planning consent has been sought by Building Craftsmen (Dumfries) Ltd. to convert the building into 14 studio, 1 and 2 bedroom apartments (illustrated left).

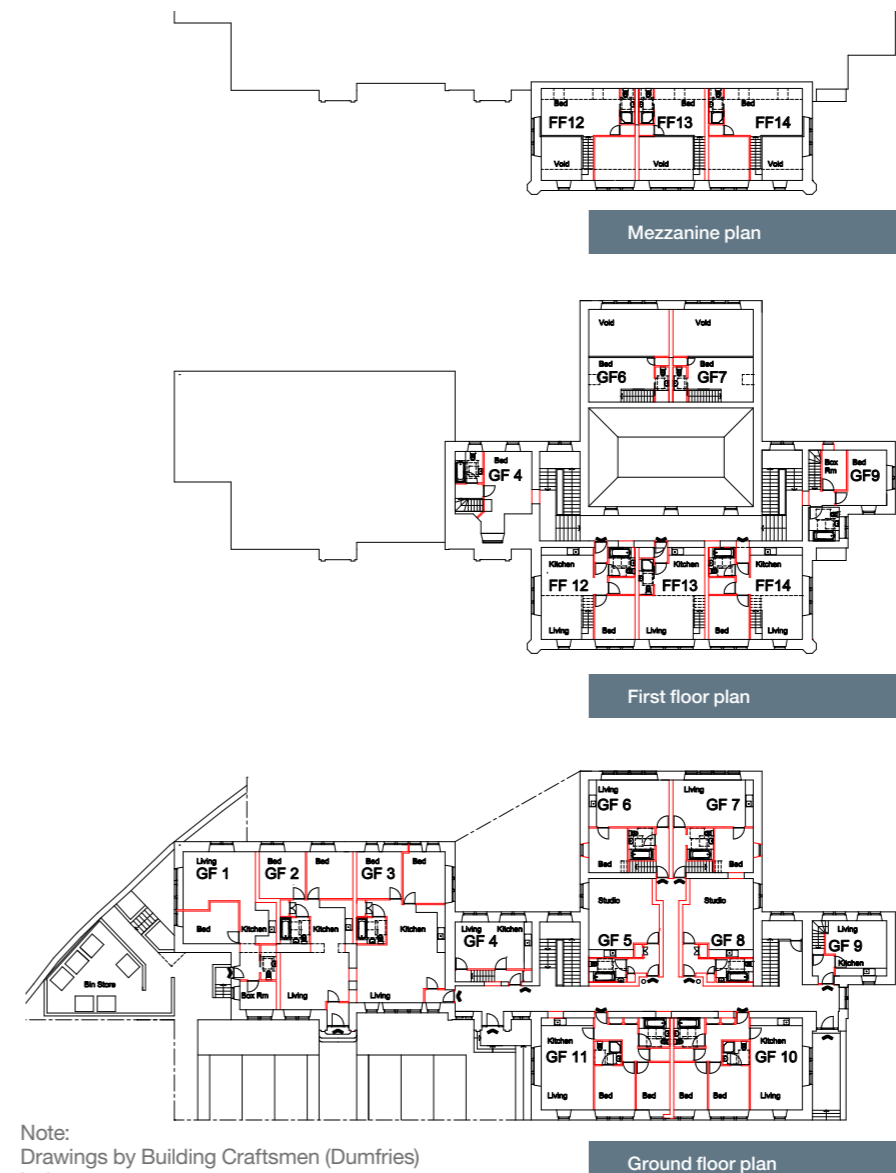
On site amenity:
 Small amenity area is proposed to left of property

Servicing Strategy:
 A new external bin store is proposed (refer to adjacent ground floor plan)

Parking:
 6 parking spaces are proposed to the front of the building

Note: part of the surrounding site is required to accommodate an exit ramp from Greensands following implementation of Whitesands Flood Protection Scheme.

Potential to provide circa
14
 new homes



Note:
 Drawings by Building Craftsmen (Dumfries) Ltd.

Ground floor plan

6c
Former Freemasons Hall
1 George Street

Description:
 Grade B listed sandstone building consisting of an elevated ground floor and semi basement level, with an attractive central portico over the main street facing entrance.

Current use:
 Nursery

Ownership:
 Dumfries & Galloway Council

Upper floor access available from street:
 Y

On site amenity opportunity:
 Y

On site parking opportunity:
 Y



Proposal:
 The building, with a floorplate of approximately 170 sqm per floor and main door access to both levels from the street could be subdivided to provide up to 4 flats.

On site amenity:
 Sharing the existing school playground offers opportunity for residents amenity garden

Servicing Strategy:
 External bin stores can be accommodated within amenity garden

Parking:
 Existing primary school parking area can be retained and reused for residents of this building.

Potential to provide
 circa
4
 new homes

7
Former Furniture Store
Friars Vennel



Proposal:
 Retention of the listed building to Friars Vennel and the removal of the later rear extensions to form 6 new flats over active ground floor retail / workshop units. (Flat 6 formed in attic conversion over 2 storey section).

On site amenity:
 Rear yard formed following removal of rear extensions

Servicing Strategy:
 External bin store within amenity garden to rear

Parking:
 Potential for parking to rear

Description:
 Grade C listed 2/3 storey stone faced building with pend constructed circa 1820 with pend ro rear yard and later 2 storey rear extensions.

Current use:
 Vacant former retail unit

Ownership:
 Private

Upper floor access available from street:
 Y
 (via existing access pend)

On site amenity:
 Y
 (Potential to rear of building subject to removal of later extensions)

On site parking:
 Y
 (Potential to rear of building subject to removal of later extensions)

(Note:
 Property is located within the functional flood plain and a detailed assessment would be required / mitigation strategy developed should proposals be brought forward.)

1 Bed Flat ■
 Retail / Commercial / Hospitality ■
 Workspace ■

Potential to provide
 circa
6
 new homes

8
Former Union Bank Building
 8 English Street



Description:
 Grade B listed 3 storey sandstone former bank building in an italianate style, constructed in 1875-7. Entrance highlighted by feature stone portico.

Current use:
 Vacant former bank

Ownership:
 Private

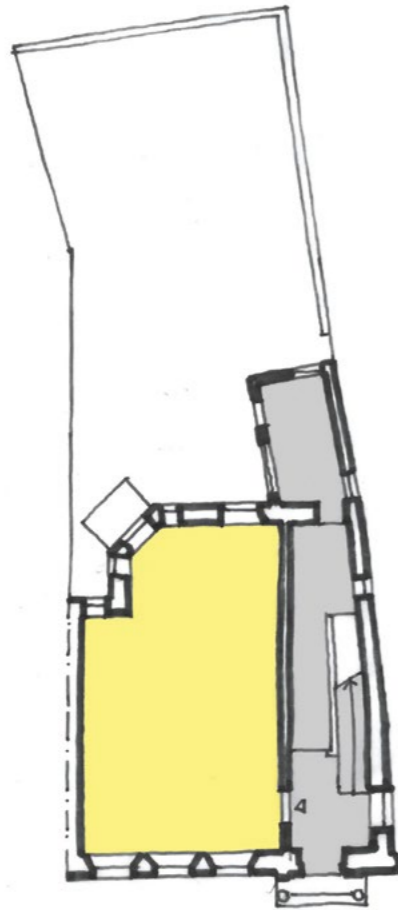
Upper floor access available from street:
 Y

On site amenity:
 Y

On site parking:
 N

Proposals
 Upper floors convert to 1 flat per level but require to share a common access at street level with the retained ground floor former banking hall which may limit the potential uses for this street level space

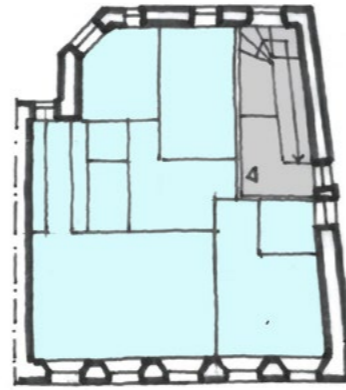
On site amenity:
 Private walled garden to rear of property



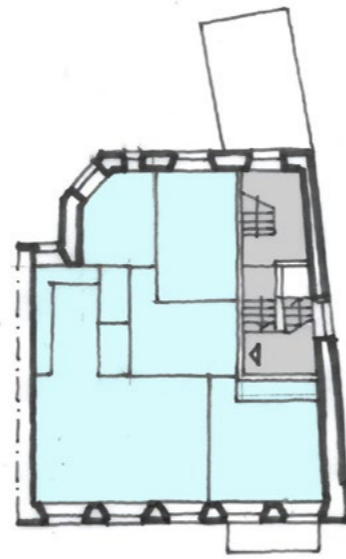
Ground floor plan

Servicing Strategy:
 External bin store can be accommodated within rear garden. Potential to use existing service lane to side of building for access from street

Parking:
 No on-site parking available



Second floor plan



First floor plan

Potential to provide
 circa
2
 new homes

9
Former Solicitors Offices
 Irish Street

Description:
 Grade C listed single storey with converted attic building constructed in the 18th century but much altered in the 19th century. Rendered with stone quoin feature corners to facades

Current use:
 Vacant former Solicitors Office

Ownership:
 Private

Upper floor access available from street:
 N/A

On site amenity opportunity:
 Y (large rear yard available)

On site parking opportunity:
 Y (existing rear parking available)

Proposal:
 No plans are available however an assumption has been made that the property could be subdivided to create 2 homes

On site amenity:
 The existing rear service area could provide private rear gardens.

Servicing Strategy:
 External bin stores can be accommodated within rear gardens

Parking:
 Parking spaces for both properties to rear



Potential to provide
 circa
2
 new homes

10
Former Retail / Office Building
128-132 High Street



Description:
 Grade C listed 3 storey with attic level sandstone fronted building constructed in 1865. Front elevation faces onto High Street, rear elevation faces onto Queensberry Street.

Current ground floor use:
 Vacant former retail space

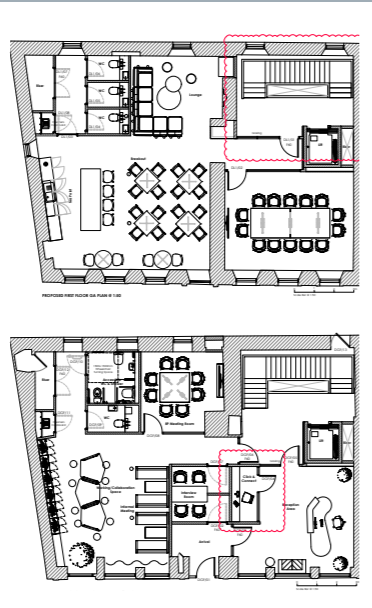
Current upper floor use:
 Vacant former office space

Ownership:
 Wheatley Homes South

Upper floor access available from street:
 Y

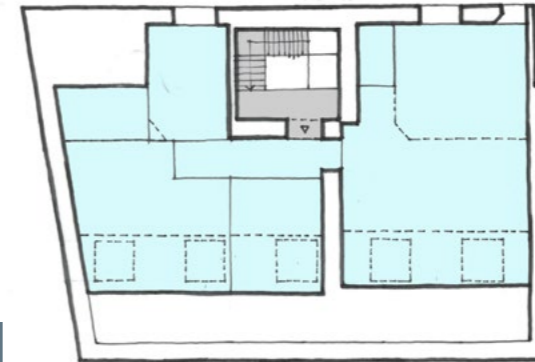
On site amenity opportunity:
 N

On site parking opportunity:
 N

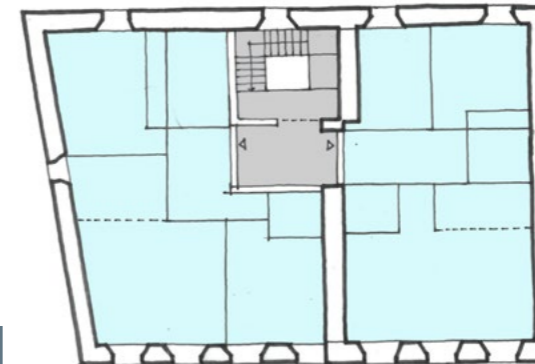


Previous Proposals:
 Planning approval was originally sought in 2022 and later withdrawn to convert the building into a new office facility for Wheatley Group. The proposals included the introduction of a new vertical lift and stair core.

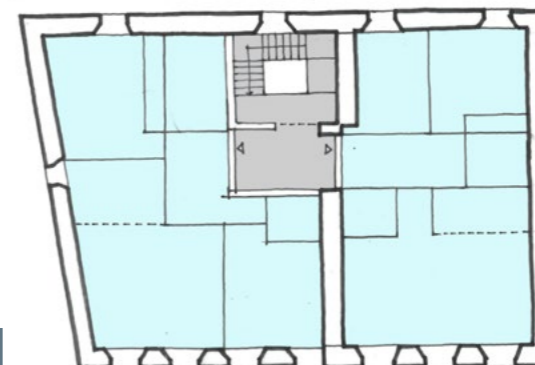
Third floor plan



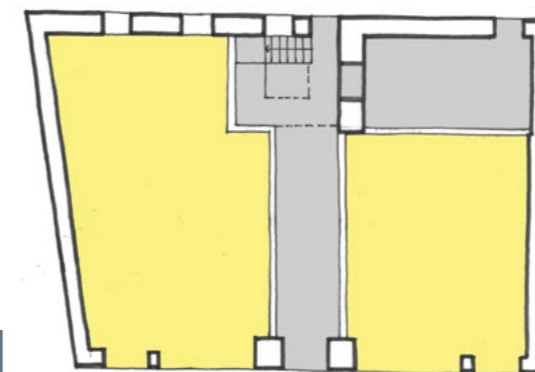
Second floor plan



First floor plan



Ground floor plan



Proposal:
 2 active ground floor units with residential units on the floors above, including the attic space.

On site amenity:
 No external amenity space available

Servicing Strategy:
 Internal rear bin / cycle store can be incorporated at ground floor level accessed via Queensberry Street

Parking:
 No on-site parking available

Retail / Commercial / Hospitality
 1 Bed Flat
 2 Bed Flat

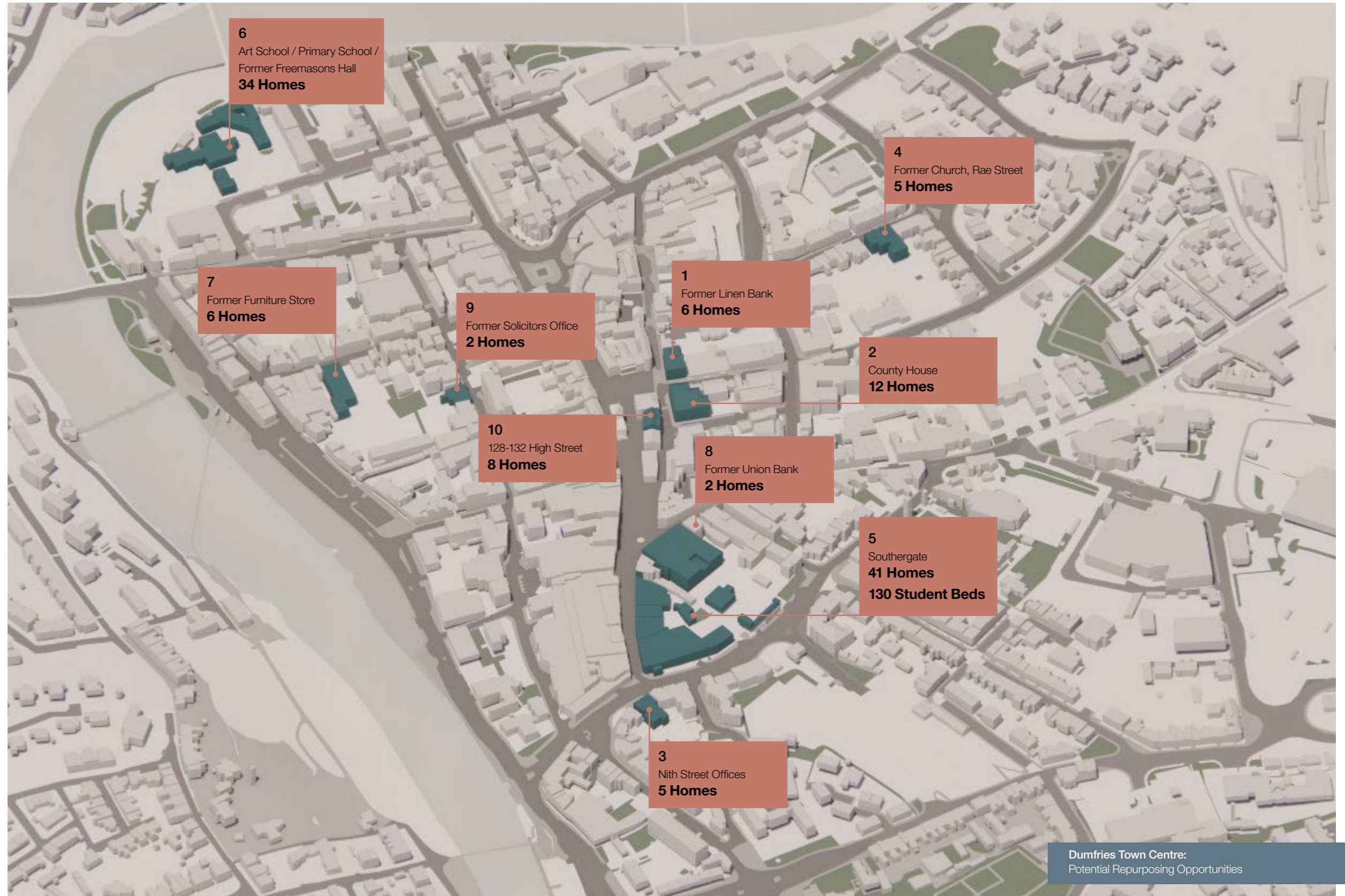


Potential to provide circa
6-8
 new homes

Summary of Opportunities

As with the identified sites, these buildings provide a variety of opportunities both in terms of scale and potential types / tenures that, if collectively brought forward, would significantly increase town centre living at the heart of Dumfries.

Some of the opportunities are more readily developable than others due to a combination of ownership, scale, complexity and commercial viability. They have been presented here as a 'shopping list' of opportunities and the sketch proposals are indicative only to provide an indication of their potential.



Potential to provide circa

121 new homes

130 student beds

Dumfries Town Centre:
Potential Repurposing Opportunities

3

town centre: potential upper level conversions

- 1
2-6 Church Crescent
- 2
8-10 Church Place
- 3
170-176 High Street
- 4
152-158 High Street
- 5
155-157 High Street
- 6
141-143 High Street

- 7
85 High Street
- 8
71-77 High Street
- 9
1-3 Whitesands

Our visual survey and photographic record of the town centre identified a number of potential opportunities to introduce residential accommodation above existing active ground floor units.

We evaluated each of those identified and have provided potential unit numbers for those deemed suitable for conversion, including strategic access and servicing information where possible.

In the case of those identified with no direct access to the upper floors from street level, it may be possible to either introduce a new entrance 'close' at the front of the building leading to the existing core, this would require adjustment to the ground floor unit. Alternatively, if access is available to the rear of the property and an attractive and safe route could be provided, then a new dedicated entrance could be formed here.

The opportunities identified and assessed are highlighted in the map below:

Potential Upper Level Conversions



Potential Upper Level Conversions



1
2-6 Church Crescent

Description:
Grade C listed 3 storey building from circa 1825-30. Elevation divided into bays with a pedimented inner bay. Ground floor currently occupied by branch of Nationwide Building Society.

Current upper floor use:
Retail Storage / Ancillary

Ownership:
Private

Upper floor access available from street:
Y

On site amenity:
N

Servicing Strategy:
Potential for rear bin store, requires further investigation

Potential to provide circa
4
new homes



2
8-10 Church Place

Description:
Unlisted 3 storey sandstone faced building with retail units at ground floor and extensive rear extensions at both ground and first floor levels. Any new homes at first floor may require to be single aspect unless rear extension at this floor could be removed, dual aspect currently possible at second floor.

Current upper floor use:
Retail Storage / Ancillary

Ownership:
Private, assumed multiple owners.

Upper floor access available from street:
N

On site amenity:
N

Servicing Strategy:
Potential for rear bin store, requires further investigation

Potential to provide circa
4-6
new homes



3
170-176 High Street

Description:
Unlisted 3 storey buildings in poor state of repair (particularly facade to 170-172) with retail units at ground floor. Deep plan for all three storeys with additional exposed facade facing onto adjacent lane. Any new accommodation with exception of corner unit would be single aspect.

Current upper floor use:
Retail Storage

Ownership:
Private, assumed multiple owners.

Upper floor access available from street:
Y

On site amenity:
N

Servicing Strategy:
Potential for rear internal bin store, requires further investigation

Potential to provide circa
8
new homes



4
152-158 High Street

Description:
Grade B listed mid 18th century 3-storey block with symmetrical 6-bay elevation to High street. Off centre pend provides access to historic 'Hole I' The Wa' inn' to the rear. Proximity of rear public house block necessitates single aspect apartments to High Street buildings.

Current upper floor use:
Vacant / Retail Storage / Ancillary

Ownership:
Private, assumed multiple owners.

Upper floor access available from street:
N

On site amenity:
N

Servicing Strategy:
Requires further investigation owing to listed status and presence of pend / lane

Potential to provide circa
4
new homes



5
155-157 High Street

Description:
Unlisted 3 storey stone faced building (currently with a paint finish) with a vacant retail unit at ground floor and extensive rear extensions at all floor levels. Any new homes overlooking high street would require to be single aspect unless upper levels of rear extension could be removed.

Current upper floor use:
Vacant former Retail Storage

Ownership:
Private

Upper floor access available from street:
N

On site amenity:
Y (extent of rear yard to be determined)

Servicing Strategy:
Potential for rear bin store accessed from Irish Street

Potential to provide circa
2
new homes



6
141-143 High Street

Description:
Grade B listed 3 storey render faced building with stone quoins (all currently with a paint finish) with a vacant retail unit at ground floor. Rear extensions at all floor levels, narrower than front block with potential for conversion.

Current upper floor use:
Vacant former Retail Storage

Ownership:
Private

Upper floor access available from street:
N (but possible via adjacent Long Close)

On site amenity:
Y (Rear yard area available)

Servicing Strategy:
Potential for rear bin store accessed from Irish Street / Long Close

Potential to provide circa
4
new homes

Potential Upper Level Conversions



7
85 High Street

Description:
Grade C listed 3 storey painted stone building with low attic storey constructed in early / mid 19th century. Extensive long stone built 2 storey extension to rear on narrow plot. Dual aspect possible to top 2 floors.

Current upper floor use:
Retail Storage / Vacant

Ownership:
Private, assumed multiple owners.

Upper floor access available from street:
Y

On site amenity:
N

Servicing Strategy:
Potential for internal bin store accessed from rear

Potential to provide circa

4

new homes



8
71-77 High Street

Description:
Grade C listed 4 storey painted stone / render finish building (Formerly part of the Commercial / County Hotel) constructed in mid / late 19th century. Ground floor retail unit currently occupied by Greggs. Adjacent M&S unit extends across the rear of the property, limiting aspect.

Current upper floor use:
Retail Storage / Ancillary / Vacant

Ownership:
Private

Upper floor access available from street:
N

On site amenity:
N

Servicing Strategy:
Potential for rear bin store, requires further investigation

Potential to provide circa

3

new homes



9
1-3 Whitesands

Description:
Grade C listed 2 / 3 storey painted stone building constructed in the late 18th century. Large retail unit to ground floor and Brewery Street to rear. Potential to extend into attic of 2 storey building for additional unit.

Current upper floor use:
Retail Storage

Ownership:
Private

Upper floor access available from street:
Y (2 storey element accessible via Brewery Street to rear)

On site amenity:
N

Servicing Strategy:
Basement area could provide bin / cycle storage accessed via Brewery Street

Potential to provide circa

4

new homes

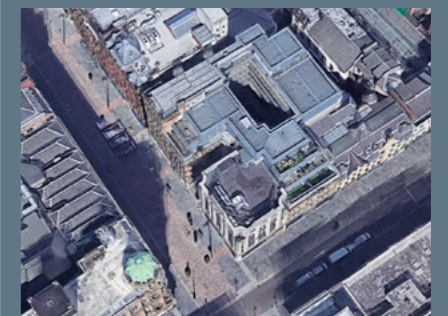
case study

10 buchanan street glasgow

This significant development, completed circa 2007, provides 38 apartments above retail units within two listed buildings on Buchanan Street and Argyle Street.

The Apartments are accessed via a new -build dedicated entrance and vertical circulation core set back from Buchanan Street that leads to an open access court on the second floor that provides an element of external amenity ringed by access balconies above.

The existing buildings have been extended vertically through the introduction of two new floors that step progressively back from the building line below, providing external terraces.



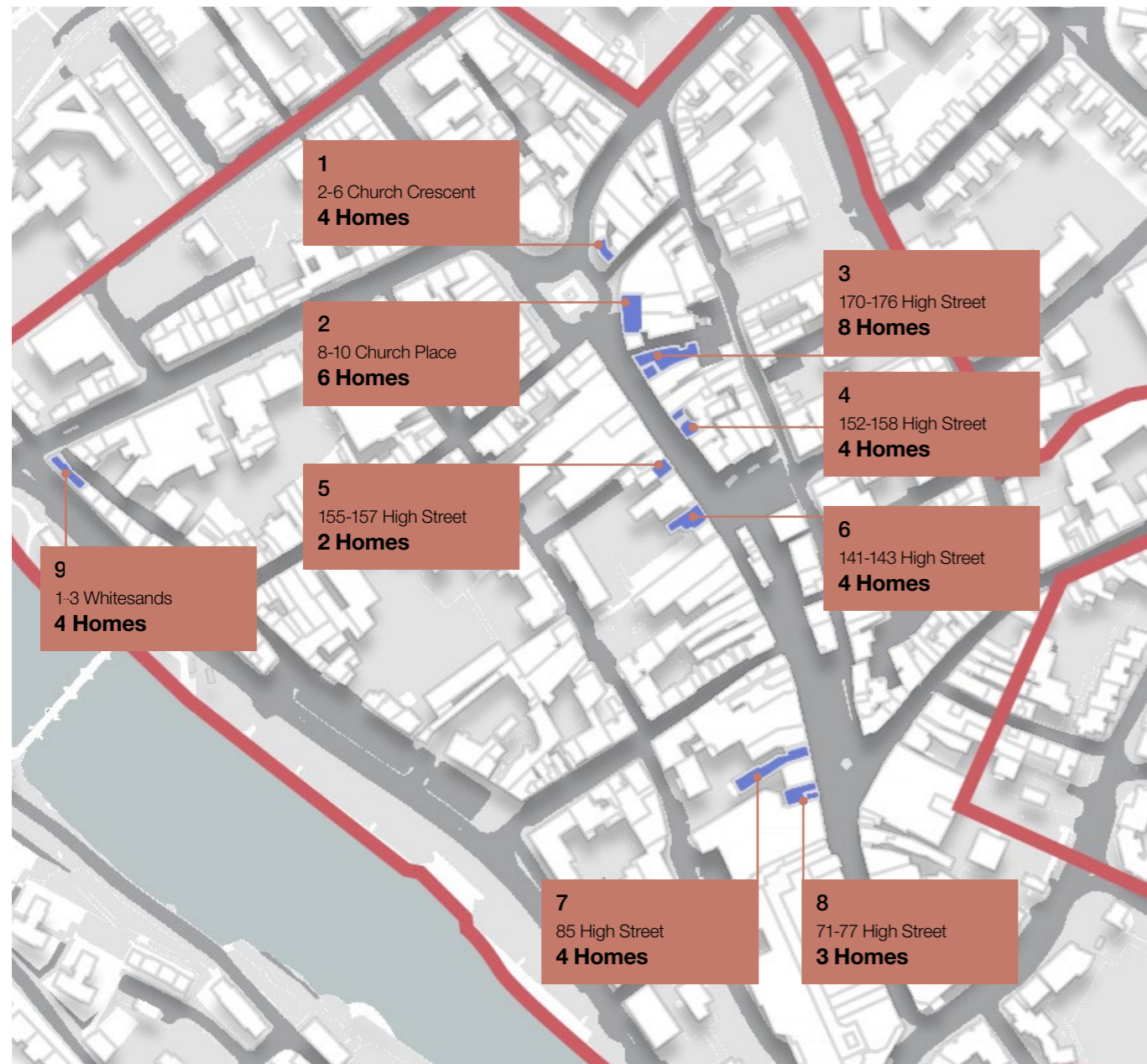
Summary of Opportunities

The opportunities highlighted on the previous pages, mainly focused around the town centre could bring life to a number of heritage assets, safeguarding their future. They would also bring greater activity and passive surveillance to the heart of Dumfries town centre.

As noted, some are more straightforward to deliver than others and a number of compromises may be required from an aspect / amenity / parking and technical perspective to facilitate their development.

Potential to provide circa

39
new homes



On Site Residential Conversion, Part of the Midsteeple Quarter, High Street. May 2023



Living wider area

The current allocation for these sites has been included to demonstrate a 'baseline' number. The study has then re-assessed each opportunity in terms of capacity on an updated dwellings per hectare basis, unless they involve an element of repurposing (Former Interfloor Factory) or if they are either built out or at detailed design stage. The rationale behind the updated dwellings per hectare figure by which these sites have been assessed is detailed below.

Setting an Appropriate Density

The dwellings per hectare figure used to assess the LDP 2 sites has been developed based on the following information:

Designing Streets - Scot. Gov.

Polnoon exemplar project:
21 Dwellings per Hectare

Better Neighbourhoods - CABE

Typical Suburban Development:
15-30 Dwellings per Hectare

Garden Cities:
30-40 Dwellings per Hectare

Recent Consented Developments - D&GC

College Mains:
26 Dwellings per Hectare

Terregles Road:
22 Dwellings per Hectare

Curries Yard:
26 Dwellings per Hectare

Based on these, (unless otherwise stated), a figure of 25 Dwellings per Hectare has been adopted within this section of the study.

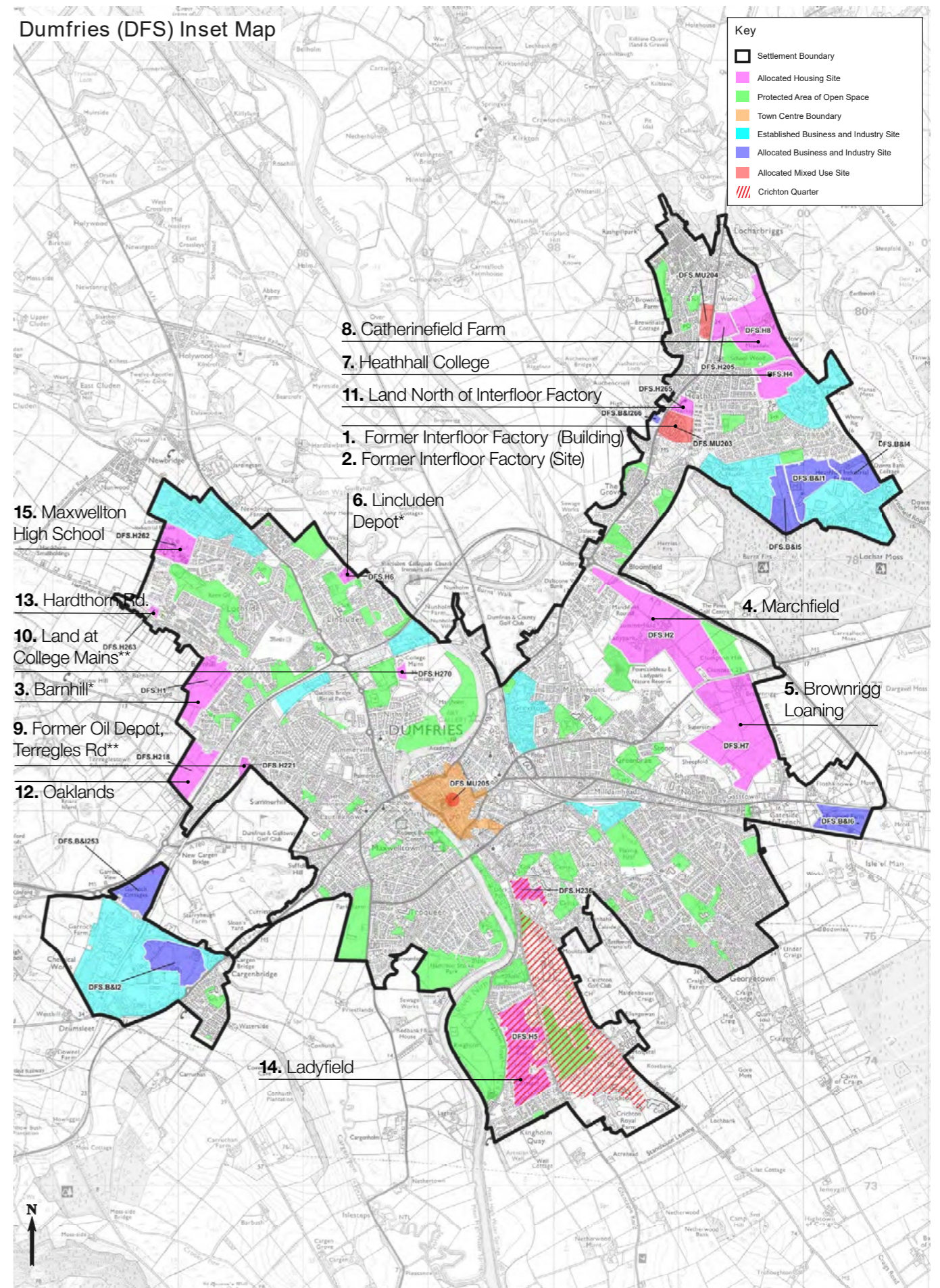
* Denotes site that has been developed since publication of LDP2

** Denotes sites with consented residential development proposals at time of publication of this study

Identified LDP2 sites

- | | |
|---|--|
| <p>1
Former Interfloor Factory (Building)
(DFS.MU203)</p> <p>2
Former Interfloor Factory (Site)
(DFS.MU203)</p> <p>3
Barnhill
(DFS.H1) Part</p> <p>4
Marchfield
(DFS.H2)</p> <p>5
Brownrigg Loaning (Long Term)
(DFS.H7)</p> <p>6
Lincluden Depot *
(DFS.H6)</p> <p>7
Heathhall College
(DFS.H4)</p> <p>8
Catherinefield Farm
(DFS.H8 & H205)</p> | <p>9
Former Oil Depot, Terregles Road **
(DFS.H221)</p> <p>10
Land at College Mains *
(DFS.H270)</p> <p>11
Land North of Interfloor Factory
(DFS.H265)</p> <p>12
Oaklands
(DFS.H218)</p> <p>13
Hardthorn Road
(DFS.H263)</p> <p>14
Ladyfield
(DFS.H5)</p> <p>15
Maxwellton High School
(DFS.H262)</p> |
|---|--|

Dumfries (DFS) Inset Map



Former Interfloor Factory (Building) (DFS.MU203)
Locharbriggs

The building, currently vacant and extending to a gross floor area of around 26,942sqm, date from the 1910s when it was constructed as a car factory and subsequently used for the manufacture of aeroplanes and aircraft engines during the Second World War.

For many years, the building was owned by the Uniroyal Company and formed part of the Gates Rubber Company's works producing floor coverings until the early 2000s. The factory has been closed for several years and the buildings are now vacant and derelict. As a result, there has been vandalism and unauthorised access. The buildings, together with various parcels of land in the immediate vicinity, are currently for sale.



LDP 2 Allocation & Notes:
70 units up to 2029

This site is allocated for mixed use development including residential, commercial, and leisure uses.

There are mature trees to the northern boundary which should be retained in line with Policy NE8: Trees and Development. Due to its previous use there may be contamination in relation to this site which will require investigation.

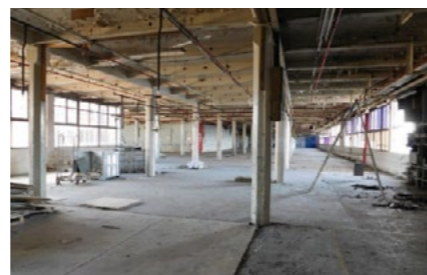
The site is shown within an area identified as at possible flood risk and as a result a Flood Risk Assessment is required. A Drainage Impact Assessment is also required to identify what impact the development would have on the water and waste water networks.

A Noise Assessment may be required depending on the nature of the proposal to assess the impact of any development on residential properties in the area and any attenuation measures identified should be implemented.

Transport Scotland will need to be consulted in relation to any impact to the trunk road network on the A701. Links should be provided to local footpath and cycleway networks.

The site contains a listed former factory. Any proposals should support the redevelopment of the site.

Archaeological recording may also be required.



History and Heritage Importance
 (Extract from D&GC Development Brief – Non Statutory Supplementary Guidance, April 2019)

The former factory building is **Category B listed**. It is of considerable architectural and historic interest as the first known example of a ferro-concrete car factory to be built in Britain, and its close similarity to the pioneering Ford factory in Highland Park, Detroit by Albert Kahn – both in terms of architectural detailing and the way the factory production was organised. It was built of reinforced concrete in 1912-13 by S. Stevenson & Co. of Glasgow using the Kahn system of the Trussed Steel Co. Kahn was the foremost industrial architect in America during the first four decades of the twentieth century and evidence of his influence on Scottish industrial design from an early date adds significantly to this building's importance.

The building has three storeys and consists of a main spine building with a series of four wings to the rear of the main symmetrical elevation which fronts the A701(T). The building is characterised by a concrete-frame aesthetic, internally by its large open space interspersed with pillars and

large expanses of glazing which dominate the main elevations. The existing windows date predominantly from three phases, of which the oldest, Crittal-style windows, have particular merit.

George Johnston was a motor manufacturer from Glasgow, building his first car in 1895. He formed a joint venture with Sir William Arrol, a contractor for constructing the Forth Bridge, to form a company to manufacture motor cars. In 1905, the company became known as the Arrol-Johnston Car Company.

Thomas Pullinger had been the manager of Arrol-Johnston since 1908. After study visits to Henry Ford's car factories in Illinois, and on being told by Ford of a firm in New York that built using a cheap, reinforced-concrete system, Pullinger designed the Heathhall factory. It represented cutting-edge building design to house the manufacture of the motor car.

The factory was originally constructed on an E-plan, with a further two wings added around 1916. The design allowed separation of different functions in parts of the factory and maximisation of natural light for the



production process. The concrete-framed construction was fireproof, provided an adaptable floor plan, and was easily extended.

The main building was laid out according to recent American innovation in car manufacture, with raw material entering at the top floor and finished cars exiting at ground floor level.

Several models of car were manufactured until the beginning of the First World War. The first production car – the Victory – was sold to the Prince of Wales in 1919. One of the cars was the Galloway "a car built by ladies, for those of their own sex." (Light Car and Cycle, 1921) overseen by Dorothee Pullinger, the woman who built cars who went on to have an influential career in later life. The Galloway was made at Tongland (Kirkcudbright) in 1921 and 1922, then at the Heathhall works until car production ceased by the late 1920s with the factory closing in 1931.

A famous product of the works in the 1930s was Sir Malcolm Campbell's Bluebird car which for a time held the world land speed record.

The proposals suggest the retention of the listed road facing building, complete with access pend and its conversion to residential use (alternative commercial/creative uses could also be appropriate).

An additional level of accommodation is suggested, set back from existing building line to respect its integrity but provide additional apartments to take advantage of the existing structure (subject to engineering assessment) and new vertical circulation cores. The remainder of the former factory

building, in very poor condition is demolished to create a significant residential development.

The layout here shows a mix of predominantly family accommodation, perhaps 3 storey townhouses closest to the retained factory building, reducing to 2 storey toward the back of the site, and a small number of 3 storey flatted blocks, all complete with extensive green amenity areas between to the front and parking courts to the rear.

This layout is high level and has been developed to demonstrate capacity based on a presumption for larger family homes in this location. The incorporation of a number of flatted blocks or cottage flats would increase the potential number of dwellings without compromising on amenity provision.



fisher body plant 21, detroit, usa

This project is one of the most ambitious redevelopments of an abandoned Detroit building, primarily due to its switch from industrial to residential use.

'Fisher 21 Lofts' is expected to create an estimated 600,000 square feet of commercial and residential space, including a new market hall, retail units, workplace, 433 Americans with Disabilities Act-accessible housing units, amenities for residents, 139 internal parking



spaces and additional adjacent surface spaces.

A Community Focus

20% of the apartments are being set aside for residents earning 80% of the area median income for Wayne County and three, two-bedroom units would also be set aside for people earning half of the area median income.

The building is being sensitively restored to take advantage of the generous floor to ceiling heights and expanses of glazing, creating attractive places to live.

On site since 2023, the project is expected to complete in 2025.



Alternative Layout Extract: Demolition of Factory and replacement with new-build flatted blocks to road provides approx. 40 units, the same number as potentially provided in the retained building option

Potential to provide circa

85
new homes

- 1 Bed Flat
- 2 Bed Flat
- Family Townhouse / Terrace
- Amenity Greenspace / SUDS



2

Former Interfloor Factory (Site) (DFS.MU203)
Locharbriggs

This generally flat site is formed from vacant brownfield land associated with the adjacent factory complex.

There is evidence of former chemical /oil storage tanks and pits on the site and there may be contamination on the site due to its previous use.

There are trees to the northern and eastern boundary and a greenfield strip of land bounding the eastern boundary, adjacent to the cycle path.

Significant new residential developments have recently been completed to the immediate north of the site and this site would be a natural extension of the established settlement. It also benefits from a medical centre located immediately opposite and regular bus services into Dumfries town centre via the A701.

The presumption for this site is for family homes of a type and scale commensurate with the surrounding examples and flatted blocks adjacent to the retained factory building and the main road. The sketch layout opposite

suggests the use of a shared access from the A701 with the factory site to the south, to minimise connections on the trunk road and to maximise efficiency across the site by minimising the requirement for new roads.

Developing this site (perhaps with an enhanced density) in tandem with the area occupied by the existing

building may permit the mitigation of any potential loss of numbers due to retention of part of the former factory structure, making the overall development more commercially viable as a consequence.



- 1 Bed Flat ■
- 2 Bed Flat ■
- Family Townhouse / Terrace ■
- Amenity Greenspace / SUDS ■

Potential to provide circa
55
new homes



3

Barnhill (DFS.H1)

Located to the west of the town, this development would form a new settlement edge for Dumfries.

The site extends to 10.32 Hectares and would be accessed via Hardthorn Road between a number of existing residential properties that line the southern edge of this route.

The site is owned by multiple private landowners. It currently has no planning permission, and no work has been carried out to progress development of the site. The owner's agent has advised they are in discussions with a private developer, but no information is forthcoming on who the developer is.

The presumption here is for family housing and based on a dwellings per hectare density of 25, the site could accommodate 258 units.



LDP 2 Allocation & Notes:
259 units up to 2029

The site is currently in a number of ownerships but it is expected that this should be designed and laid out in a manner that allows the incorporation of all parts of the site in a unified manner. The piecemeal development of these sites will not be acceptable.

A masterplan will be required for the whole allocated site and will need to take account of the following issues:

- appropriate road network and connections in accordance with Designing Streets;
- linkages to the wider settlement, particularly to assist in providing connections to the existing cycleway and bus routes;
- connections with the open space network in the existing Barnhill estate; and

- landscaping and boundary treatment with particular regard to establishing an appropriate western edge to the built up area.

A Transport Assessment would also be required in considering any proposals.

A body of water crosses the site and as a result a Flood Risk Assessment is required along with appropriate surface water management measures.

A Drainage Impact Assessment will be required to assess the impact of the development on the existing waste water network.

An Archaeological Assessment may also be required for this site.

Potential to provide
circa
258
new homes

4

Marchfield (DFS.H2)

Located to the north east of the town, this development would form a new settlement edge for Dumfries in combination with the adjacent Brownrigg Loaning site.

The site extends to 42.5 Hectares and is owned by 2 private landowners. Planning permission has been approved (subject to a legal agreement) for phases H10 and 11, both of which are owned by Story Homes. An Area Development Framework 'Marchfield_ADF_July_2005.pdf' (available on www.dumgal.gov.uk), has been prepared for the whole site, it is in the process of being updated.

The presumption here is for family housing and based on a dwellings per hectare density of 25, the site could accommodate 1060 units.



LDP 2 Allocation & Notes:
1000 units up to 2029

Clumpton Hill to the south eastern end of the site is a local landscape feature and any design and layout of development in this area should respect this feature.

Structural planting will be required to the boundary with the A75 to provide visual enhancement and assist in any noise attenuation that may be required in this location. Existing woodland within the site should be incorporated and enhanced into the overall design of the scheme.

Areas around Ladypark Farm have some potential for localised contamination which should be investigated and any mitigation measures identified should be implemented.

A body of water crosses the site and as a result the existing Drainage Impact Assessment (DIA) and Flood Risk Assessments should be reviewed. The DIA should also identify what impact the development would have on the water and waste water networks.

An Archaeological Assessment may also be required for this site.

An updated Transport Assessment will be required in considering any proposals.

The Marchfield Area Development Framework will provide further detail in respect of the requirements for this development and will be supplementary guidance.

Potential to provide
circa
1060
new homes



5 Brownrigg Loaning (DFS.H7) Long Term Allocation

Located to the east of the town, immediately south of the Marchfield site, this development would also form a new settlement edge for Dumfries.

The site extends to 37.65 Hectares and is in single private ownership

The presumption here is for family housing and based on the constraints detailed in the LDP2 site description below (requirement to retain an area of ancient woodland, providing open amenity for the wider community, flooding issues etc.) a lower dwellings per hectare density of 20 has been applied. Based on this, the site could accommodate 750 units.



LDP 2 Allocation: Long Term 500 units beyond 2029

This area is considered to be a long term growth opportunity for the town, but it is not envisaged that it will be brought forward until the site at DFS.H2 Marchfield is nearing completion.

This site would help to make the most efficient use of recent infrastructure works and is well related to the town with good access links to local facilities.

A joint Masterplan will be required for this area and the site at Marchfield which takes into account the following issues:

- appropriate road network and connections in accordance with Designing Streets;
- the provision of a road linking Annan Road and Lockerbie Road;
- pedestrian and cycle routes should be developed to the adjacent Peel Centre and supermarket;

- linkages to the wider settlement; and
- phasing and layout

A Transport Assessment would also be required as part of the Masterplan process.

The site should accommodate a variety of accessible public open spaces for the wider area. An area of ancient woodland to the north of the site should be retained. An archaeological evaluation will be required.

There is a history of surface water flooding on the site and a comprehensive Flood Risk Assessment and Drainage Impact Assessment (DIA) will be required to be agreed with SEPA and the Council to identify the developable area. A drainage and ground investigation study should be submitted along with appropriate surface water management measures.

Potential to provide
circa

750
new homes

6 Lincluden Depot (DFS.H6)



This £6.8m development for DGHP, part of Wheatley Group, is on the site of a former stables in north-west Dumfries. It was funded by the Scottish Government and Dumfries and Galloway Council.

The development is a mix of two, three and four-bedroom houses, six converted terraced houses and 11 two-bedroom bungalows.



"This development has taken what was a derelict site and brought it back into use for much-needed, affordable, modern and energy-efficient homes – right in the heart of north-west Dumfries."
Maureen Dowden, chair of DGHP

Development has
provided

32
new homes

LDP 2 Allocation & Notes: 32 units up to 2029

There is some potential for contamination as a result of the site's former use as a depot and a site investigation will be required.

The site lies close to an area of flood risk and a Drainage Impact Assessment is required along with appropriate surface water management measures. The site is within close proximity to the Lincluden Waste Water Treatment Works.

The site contains a Listed former stables block, any scheme should be sympathetically designed to incorporate the historic building and ensure that the new building does not harm its setting. Any proposals coming forward should include the conversion and incorporation of the listed building in the earliest stages of any development. Archaeological recording may also be required.



7

Heathhall College (Remainder) (DFS.H4)

Located in Heathhall to the northwest of Dumfries and extending to 2.92 Hectares, this remaining section of a larger site that was previously home to a college and is owned by a private developer - Story Homes.

Part of the site has been already been developed for housing by Loreburn Housing Association, providing 75 new homes and was completed in 2022.

It is bounded by residential to the west, industrial to the south and east, woodland and agricultural to the north.

There have been applications for residential development for this site in the past however the most recent consent has expired.

The presumption here is for family housing and based on a dwellings per hectare density of 25, the site could accommodate 73 units.



LDP 2 Allocation & Notes: 176 units up to 2029

A Masterplan will be required for the site setting out a high quality layout and design.

There is a history of flooding in the area and as a result a Drainage Impact Assessment (DIA) is required along with appropriate surface water management measures. The DIA should also identify what impact the development would have on the water and waste water networks.

Due to the close proximity of the industrial estate to the south east a Noise Assessment and appropriate attenuation measures will be required.

Structural planting should be provided to the south east boundary of the site adjoining the Catherinefield Industrial Estate to provide visual enhancement. Mature trees within the site should be retained and incorporated into the overall layout of any development.

A Transport Assessment will be required for this site.

Already completed development has provided

75
new homes

Potential future development of remainder of site could provide circa

73
new homes

8

Catherinefield Farm (DFS.H8 & H205)

These sites, located in the north of Dumfries bridge the gap between the settlements of Heathhall and Locharbriggs.

Wheatley Homes South have submitted an application for a residential development on the larger DFS.H8 site that will provide around 310 new homes that will incorporate over-55s housing, a retail unit, open space and associated infrastructure works.

It is anticipated that a detailed application will be lodged in 2024.

Wheatley are currently close to completing a residential development on the smaller site (DFS.H205) that provides a further 89 new homes.

Collectively these 2 developments when completed will provide 399 new homes.



LDP 2 Allocation & Notes: 374 units up to 2029

Due to the close proximity of the industrial estate to the north a Noise Assessment and appropriate attenuation measures will be required.

A Masterplan will be required for the whole allocated site and will need to take account of the following issues:

- An appropriate road network and connections in accordance with Designing Streets. The primary access to this site will be from the Edinburgh Road A701, this should be provided and brought into use with the first phase of the development at DFS.H205. No further development phases will be agreed until such time as the primary access is operational;

- Provision of landscaping and boundary treatment with particular regard to structural planting along the northern boundary of the site adjoining the existing industrial premises to provide visual enhancement. Mature trees within the site should be retained and incorporated into the overall layout of any development proposal; and
- a phasing plan.

A hydrological study to consider the impact on ecology and peatland is required which may result in the need for a buffer zone to the Local Wildlife Site to the south west of the site.

Proposed developments will provide

399
new homes

9

Former Oil Depot (DFS.H221)

Terregles Road

This former industrial site is located on Terregles Road in the Lochfield area of west Dumfries and is adjacent to a former railway line that now forms part of the cycle path network.

There are currently proposals (consented in April 2023) for the development of the site to provide 29 affordable houses, comprising 26 3 bed/5 person semi-detached houses and 3 2bed/4person bungalows with associated parking and external amenity space.



LDP 2 Allocation & Notes: 26 units up to 2029

There is known contamination at this site due to its previous use as an oil depot and as a result remediation will be required.

There is a history of flooding associated with this site and a minor, partly culverted watercourse flows through the site as a result a Flood Risk Assessment is required along with appropriate surface water management measures.

Due to the adjacent commercial garage a Noise Assessment will be required along with any identified attenuation measures.

Mature boundary trees should be retained and incorporated into any development scheme in line with Policy NE8: Trees and Development.

Consented development will provide

29
new homes



10

College Mains (DFS.H270)

This site is located north of the town centre in the Nithside area, close to Dumfries Retail Park.

The site was developed and completed by Loreburn Housing Association, providing 30 new homes.



LDP 2 Allocation & Notes: 30 units up to 2029

The site is slightly detached from the existing built up area. Layout and design will be a key consideration to ensure development relates well to the surrounding area.

Access will be taken from College Road and provision of a footway will be required.

Flood risk has been identified to the southern boundary of the site. Development should avoid the lower lying land at the south of the site and a Drainage Impact Assessment is required and depending on content, a Flood Risk Assessment may be necessary.

A Traffic Management Plan must be submitted and agreed by the Council prior to commencement of works.

The site lies to the north of an area of archaeological interest associated with Bronze Age burials. An archaeological evaluation would be required before any development commenced to determine the developable area.

Already completed and consented development will provide

74
new homes



11
Land North of Interfloor Factory (DFS.H265)

Locharbriggs

Built by Springfield Properties on behalf of Cunninghame Housing Association, this recently completed development provides 63 new homes comprised of a mixture of cottage flats and houses, designed for general needs, and also houses designed for both amenity and wheelchair use.



LDP 2 Allocation & Notes:
 52 units up to 2029

The site is shown within an area identified as at possible flood risk, a body of water crosses the site and there is also a culvert located within the site boundary. As a result a Flood Risk Assessment is required along with appropriate surface water management measures. A Drainage Impact Assessment is also required to identify what impact the development would

have on the water and waste water networks.

Transport Scotland may need to be consulted in relation to any impact to the trunk road network on the A701.

The former factory to the south is a listed building.

Completed development has provided

63
 new homes

12
Oaklands (DFS.H218)

This 9.5 Hectare (approximate) site is located on Terregles Road close to Lochfield area of west dumfries.

The site is owned by multiple members of the same family. Currently it has no planning permission and no work has been carried out to progress development of the site.

The presumption here is for family housing and based on a dwellings per hectare density of 20, owing to its peripheral location and the surrounding residential context, the site could accommodate 190 units.



LDP 2 Allocation & Notes:
 111 units up to 2029, 150 beyond 2029

A Masterplan will be required for the whole allocated site and will need to take account of the following issues:

- appropriate road network and connections in accordance with Designing Streets;
- linkages to the wider settlement;
- a phasing plan.

Trees and hedgerow should be retained and incorporated into any development in line with Policy NE8: Trees and Development.

The site is shown within an area identified as at possible flood risk and as a result a Drainage Impact Assessment (DIA) is required

along with appropriate surface water management measures. The DIA should also identify what impact the development would have on the water and waste water networks.

Structural planting to strengthen the existing planting to the southern boundary may be required to provide for noise attenuation from the A75 to the south of the site.

A Transport Assessment will be required for this site.

Potential to provide circa

190
 new homes

13
Hardthorn Road (DFS.H263)

This site is located on Hardthorn Road in the Lochfield area of west Dumfries.

In private ownership, it benefits from a simplified planning zone.



LDP 2 Allocation & Notes:
7 units up to 2029

The mature trees to the south eastern boundary should be retained and incorporated into any development in line with Policy NE8: Trees and Development.

The site is shown within an area identified as at possible flood risk and as a result a Drainage Impact Assessment is required along with appropriate surface water management measures.

Potential to provide
 circa
7
 new homes

14
Ladyfield (DFS.H5)

This significant 20.3 Hectare site is located to the south of the town centre, bordered north and south by established residential neighbourhoods and is close to the River Nith which is located to the west beyond Kingholm Road.

The Crichton Trust commissioned Collective Architecture to prepare a detailed masterplan, informed by the following appraisals and surveys - heritage appraisal, tree survey, ecological survey, drainage impact assessment, utilities strategy and transport assessment for the site.

The masterplan identifies areas that are suitable for development based on these survey and assessments.

The drawings and images in the masterplan are indicative, that detail would be determined at the planning application stage. The tree survey identified that a significant number of the trees on the northern section of site are of high or moderate quality. The retention of these trees reduces the capacity of the site to accommodate housing by about a third which reduces the number of units likely to be built to approximately 350 compared to the number of units the site is allocated for.



LDP 2 Allocation & Notes:
489 units up to 2029

Proposals should be consistent with the Crichton Quarter Development Framework Supplementary Guidance. A Masterplan will be required for the whole allocated site and will need to take account of the following issues:

- appropriate road network and connections in accordance with Designing Streets
- linkages to the wider settlement;
- quality and layout of any development as the site is located adjacent and partly within the conservation area at the Crichton and adjacent to the listed buildings at Ladyfield East and West
- a phasing plan

There is a history of flooding associated with this site and as a result a Drainage Impact Assessment (DIA) is required along with appropriate surface water management measures.

A Transport Assessment will be required to consider any proposals outlining access considerations, traffic volumes, public transport and pedestrian/ cycle provision.

A survey of the woodland resource should inform the overall design of the scheme to incorporate the woodland and to show how trees will be appropriately protected during the construction period in accordance with Policy NE8: Trees and Development.

Potential to provide
 circa
350
 new homes

15
Maxwellton School (DFS.H262)

This 7.55 Hectare site lies to the west of Dumfries town centre and forms part of the Lochfield Regeneration Area. The site is bound by residential to the east and industrial units to the north and would form a settlement edge for the town to the west if developed.

Based on the scale and density of the immediate surrounding context, a density of 21 dwellings per hectare has been used to assess this site.



Potential to provide
 circa
157
 new homes

LDP 2 Allocation & Notes:
 104 units up to 2029

The development of the site should be guided by a Masterplan which will be required to set out how a high quality development design and layout is to be achieved.

Residential development should be confined to that part of the site currently occupied by school buildings and land immediately to the rear of the former primary school. The northern portion of the site, adjacent to the industrial estate, should be retained as amenity and/or recreation open space to meet the needs of the development.

Due to previous uses on the site, it is possible that land may be contaminated. Accordingly, a desktop study and risk assessment will be required to

support development proposals. The site lies within an area identified as being at risk of flooding. Proposals should therefore be accompanied by a Flood Risk Assessment setting out appropriate surface water management measures. In addition, a Drainage Impact Assessment will be required to identify the impact of proposed development on water and waste networks.

Due to the proximity of the Lochside Industrial Estate to the north of the site, a Noise Assessment will be required to support development proposals. The assessment should set out appropriate noise attenuation measures that may be required, including the provision of a

substantial buffer zone between new housing and the industrial estate, which may extend beyond the land to be retained as open space, to avoid any potential land use conflict.

Structural planting should be provided along the northern boundary of the site to provide visual enhancement and, together with the requirement to retain land adjacent to the industrial estate as open space, should assist any noise attenuation measures that may be required as part of new development.

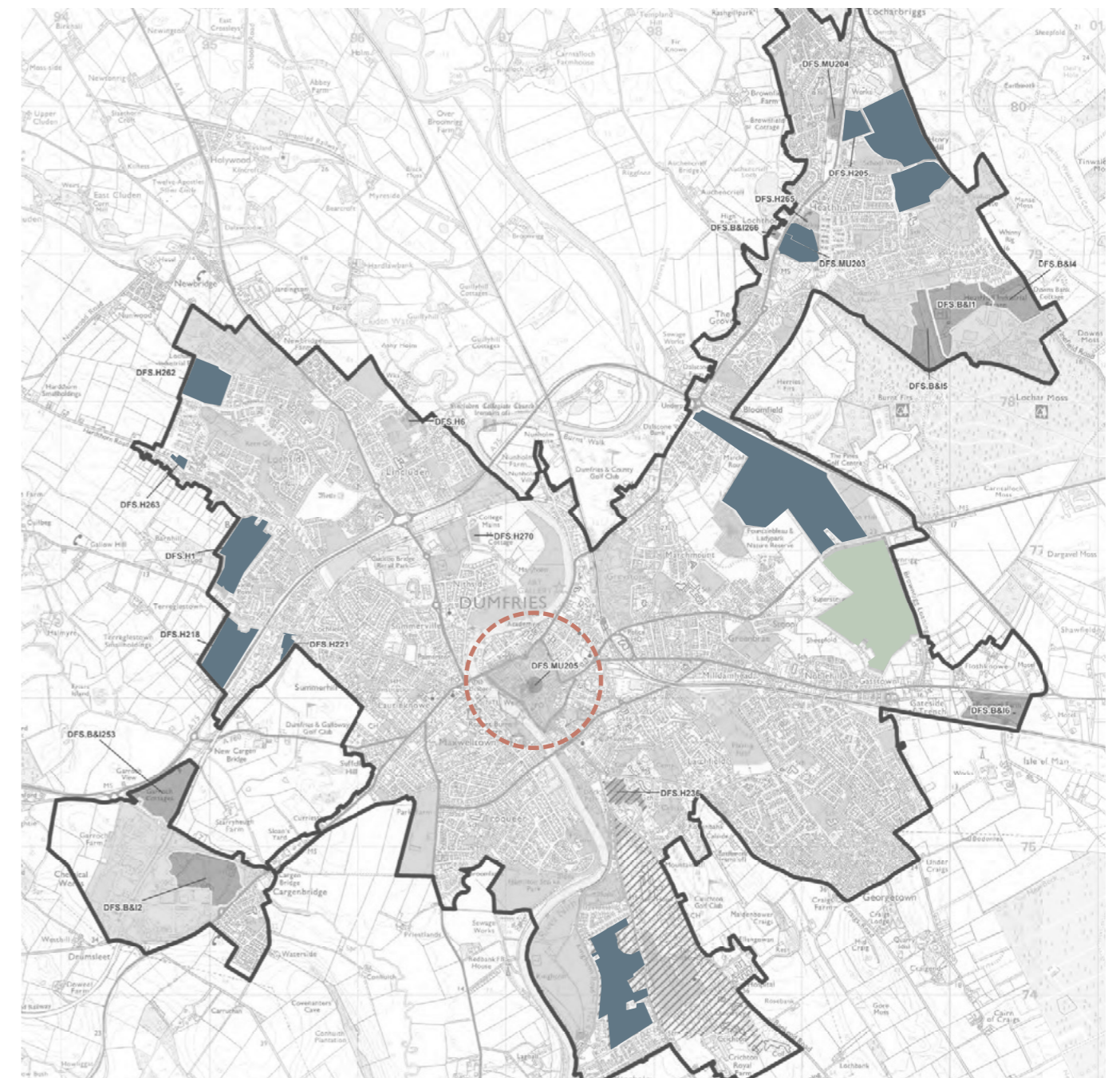
Development proposals will be required to be supported by a Transport Assessment.

Summary of Opportunities

The LDP2 sites provide a wide variety of opportunities both in terms of scale, location and potential types / tenures that, when collectively brought forward, will continue to significantly increase the residential population of Dumfries.

Please note that this figure does not include those already delivered, highlighted in purple earlier in this section. It also does not include the potential 750no. homes on Brownrigg Loaning (DFS.H7) as these have been determined by D&GC as a Long Term Allocation, beyond 2029.

Potential to provide
 circa
2663
 new homes





Wider town sites (not included in LDP2)

1
Former Arnold Clark site, Locharbriggs

2
Former Little Italy buildings, Moffat Road

3
Woodbank, 30 Edinburgh Road /
Former Langlands School / Gracefield
Cafe and Art Gallery Buildings

4
Rosefield Mills

5
Former Loreburn HA Offices,
Moffat Road.

6
'Hayley's Yard', Terregles Road

7
Former Corbely Hill Convent,
Maxwell Street

8
Site Adjacent to Kwik-Fit
Brooms Road

9
Land Surrounding College Mains

10
Ladyfield East, Glencaple Road

11
Ladyfield West, Glencaple Road

Potential Development Sites



Wider town sites not in LDP2:
Identified by Dumfries and Galloway Council

Working in conjunction with the D&GC client team, a number of wider town sites and buildings were identified for exploration within this study.

We evaluated each of those identified and have provided potential unit numbers for each.

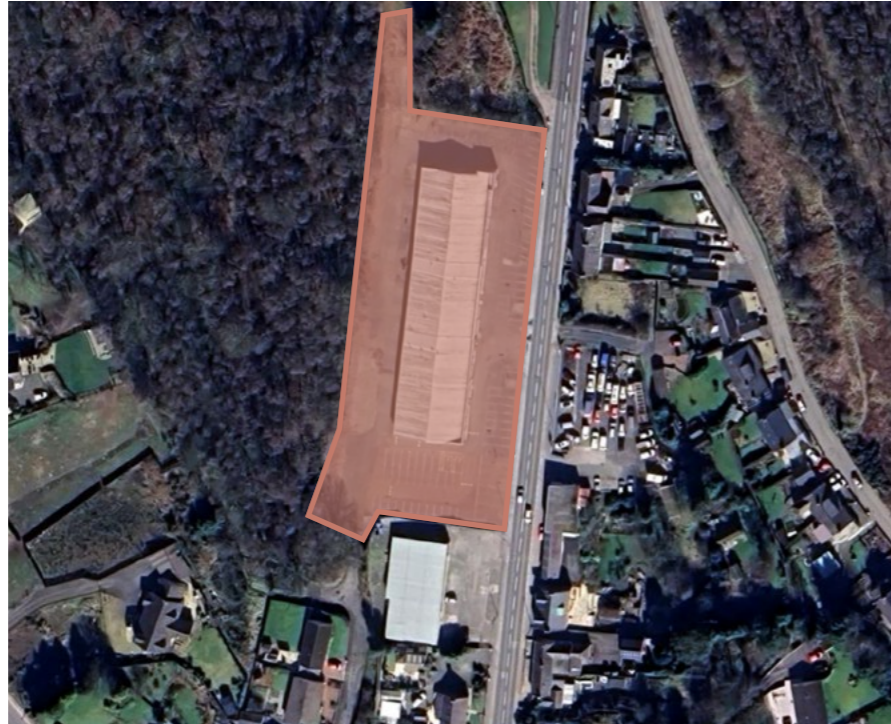
The sites / buildings investigated are shown in the map below.



10 & 11

1
Former Arnold Clark Dealership Site

Locharbriggs



Situated at the northern edge of Locharbriggs on the main A701 road, this former Car Dealership on a site measuring approximately 0.749 Hectares is currently being marketed for sale.

The level site is bound by a variety of different conditions; mature planting to the west, light Industrial / commercial to the south and a mixture of residential and trade counter to the east, on the opposite side of the road.

In terms of residential, a presumption for family homes in a similar vein to the development currently on site at the nearby Curries Yard has been made. Based on a commensurate dwellings per hectare of 26, this site could provide around 20 new homes.

Potential to provide
circa
20
new homes

2
Former 'Little Italy' Buildings

Moffat Road

Situated on Moffat Road at a prominent site upon approach to the town centre from the north and close to the Caledonian Cycleway, this former Italian Restaurant was sadly gutted by fire in 2017 and has lain empty since.

The sandstone building, narrow and long in plan and possibly a former stables or coach house is close to an

existing dwelling but has an existing rear car park that could provide both residents parking and private garden spaces.

The building lends itself well to conversion into a terrace of dwellings and could provide around 4 homes.



Potential to provide
circa
4
new homes

3 Woodbank / Former Langlands School / Gracefield Cafe & Art Gallery

Edinburgh Road / Loreburn Park



Woodbank [former Council offices], Langlands School and the Gracefield Art Gallery occupy adjacent sites to the north of the town centre off Edinburgh Road and bordered by the main railway line and the National Cycle Route 7. The main train station is a few minutes' walk away.

A section of the site to the east already has a planning consent for four housing plots.

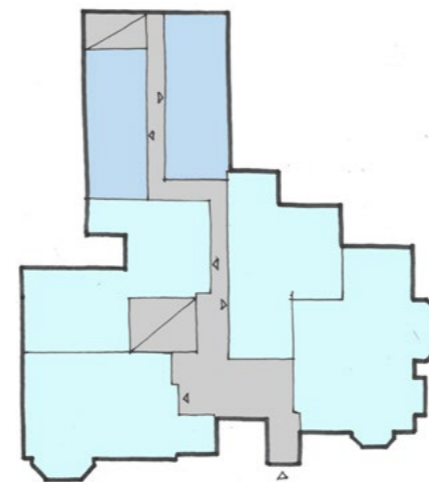
The site diagram opposite shows the retention of the two older villas; the Woodbank building converted into 15 apartments, the smaller Gracefield building converted into 4 apartments, both retaining the accesses from the main road. The remainder of the site could be reconfigured to provide 11 house plots accessed from Loreburn Park.

As the site is located within an area identified as potentially prone to surface water flooding, in the event of any of any proposals being brought forward, a DIA would be required as a minimum as part of any application.



Potential to provide circa
30
new homes

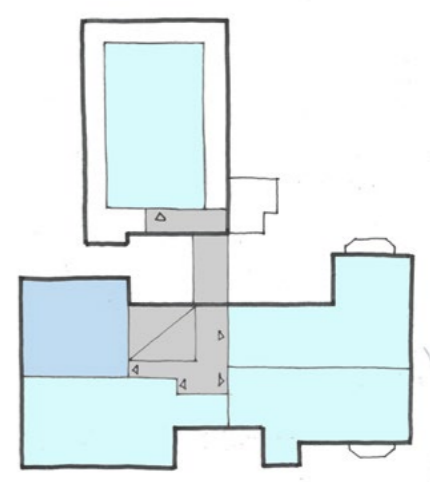
- 1 Bed Flat ■
- 2 Bed Flat ■
- Individual House Plot ■



Ground Floor Plan



First Floor Plan



Second Floor Plan

Woodbank: Potential Residential Conversion

4
Rosefield Mills



Rosefield Mills is fronted by an imposing late-nineteenth century red sandstone, grade B listed building which sits on a hill on the west side of the River Nith and within walking distance of the town centre.

It forms part of a larger site to the west which contains sheds and outbuildings and is accessed by a lane from Troqueer Road. The lane still acts as an access for some light industrial uses; however, most of the site is no longer in use.

Our proposal is to retain the main building and remove all other structures south of the lane apart from another building at the entry on Troqueer Street. The lane would be retained, the main building repurposed to residential and taking an additional storey as a lightweight 'rooftop' structure, generating around 31 apartments in total.

The remainder of the site could accommodate a series of terraces suitable for family homes with gardens and parking. These would generate around 20 units. The building to the street could provide another four units (or be used for commercial purposes).



Potential additional storey set back from building line

As the listed mill building is located directly adjacent to the Nith in an area prone to river flooding, a full Flood Risk Assessment would be required should any proposals for residential conversion be brought forward.



Potential to provide circa
54
new homes

- 1 Bed Flat ■
- 2 Bed Flat ■
- Family Townhouse / Terrace ■



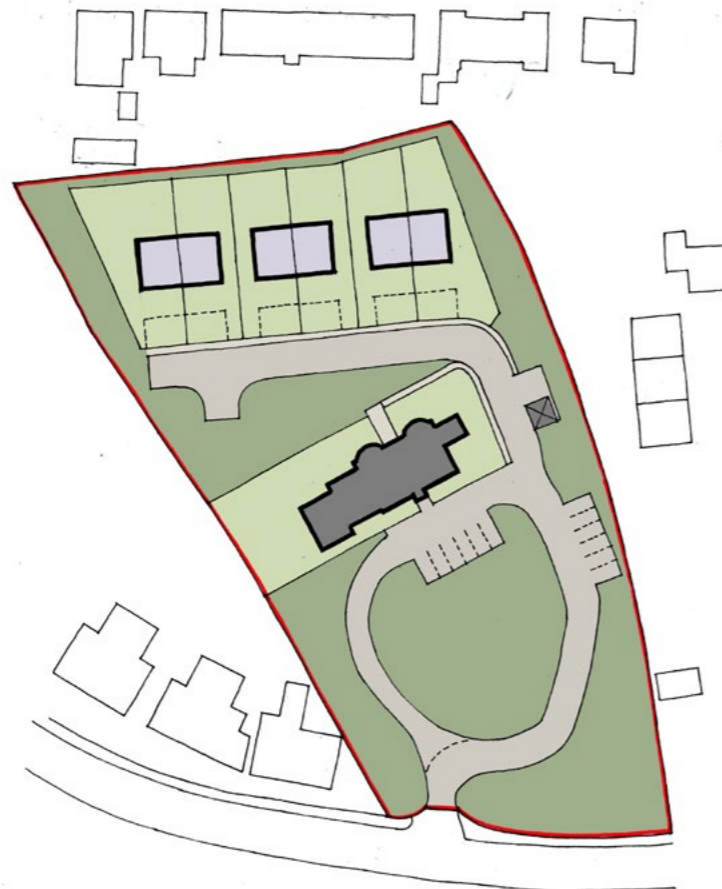
5

Former Loreburn HA Offices

Moffat Road

The site of the former Regional Council offices on Moffat Road to the north-east of the town centre contains a two-storey red sandstone villa with various extensions and outbuildings sitting in a mature garden landscape. There is currently a substation on the site. The surrounding neighbouring area is predominantly semi-detached sandstone villas.

This proposal would be to maintain and improve the current road access configuration, protect the mature trees, convert the villa into four apartments and develop the west of the site to provide 6 semi-detached villas as family homes. The site has substantial grounds and can provide ample car parking as well as amenity space for residents.



Potential to provide circa **10** new homes

6

Hayley's Yard

Terregles Road



The relatively flat site, measuring 0.46 Hectares is located in a predominantly residential area in the west of Dumfries, with two commercial sites to the south and southeast.

Access to the site is currently from Terregles Road, however there is potential to access from Maxwelltown Drive. It is immediately adjacent to the 'Caledonian Cycleway'.

In terms of residential, a presumption has been made for family homes of a type and scale commensurate with the surrounding neighbourhood, therefore evaluating the site at 20 dwellings per hectare, it could accommodate around 9 new homes.

Potential to provide circa **9** new homes

Former Corbely Hill Convent

Maxwell Street

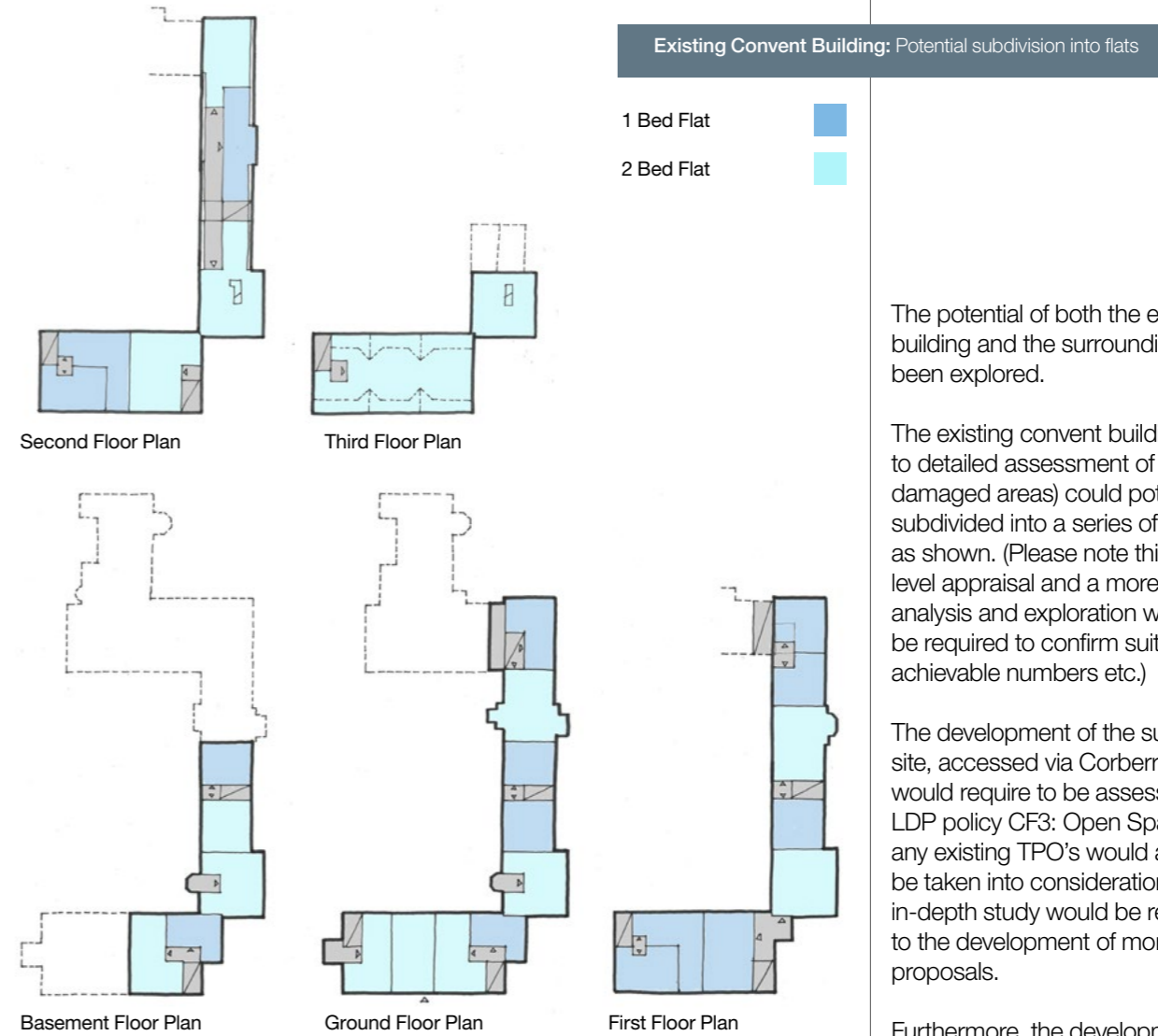
Originally built for The Nuns of Perpetual Adoration of the Blessed Sacrament, this prominent B listed sandstone former convent, constructed in 1881 and extending to circa 45,000 sq.ft. is located south west of the town centre and sits in an elevated position with views over Dumfries.

More recently used as a girl's school and a temporary sherriff court, the building contains a number of original features.

The extensive convent grounds of 3.25 Hectares are surrounded by private residential properties on all sides but could potentially be accessed via an extension of an existing residential access spur on Corberry Park.

The existing access to the site, from Maxwell Street, snakes up the steeply sloping hill and is vehicular access to the convent building and its parking area.

Unfortunately, the building has been severely damaged in a number of areas following two arson events and this would require to be taken into consideration in any conversion proposals.



Existing Convent Building: Potential subdivision into flats

1 Bed Flat
2 Bed Flat

The potential of both the existing building and the surrounding site have been explored.

The existing convent building (subject to detailed assessment of fire damaged areas) could potentially be subdivided into a series of apartments as shown. (Please note this is a high level appraisal and a more detailed analysis and exploration would be required to confirm suitability / achievable numbers etc.)

The development of the surrounding site, accessed via Corberry Park would require to be assessed against LDP policy CF3: Open Space and any existing TPO's would also have to be taken into consideration. A more in-depth study would be required prior to the development of more detailed proposals.

Furthermore, the development of this part of the site for new homes would require to be assessed against LDP policy HE8: Enabling Development, that seeks to protect the setting of existing listed properties.

Dumfries and Galloway Council appreciate that some form of development may be required to make the overall site a viable economic proposition however this would need to take account of the sensitive nature of the setting of the listed building and the protected landscape to the west.



Surrounding site: Convent Building in Context

Potential to provide
circa
28
new homes



Site Adjacent to Kwik-Fit

Brooms Road

This site, formerly owned by Scottish Power is located on Brooms Road, close to the centre of Dumfries.

Measuring 0.38 Hectares, the site is relatively flat and is bordered to the left by a branch of Kwik Fit and to the right by an office building but has an existing pocket of residential accommodation to the rear.

Based on the scale and location of the blocks in the approved scheme below that are an appropriate response to the site layout and its constraints with the replacement of the office and meeting room components, the site could accommodate up to 20 units. The increase of the linear block to the boundary with Kwik Fit to three storeys would increase this potential number to around 27, served by 100% parking.



Previous Proposals:

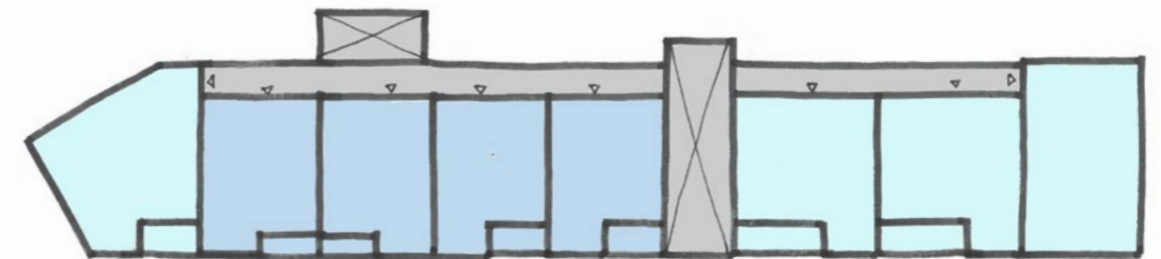
Loreburn Housing Association were granted planning approval in 2019 to erect 14 flats with office and meeting room accommodation for their Young Person and Single Parent Service and 29 parking spaces on this site. (Drawing by Robert Potter and Partners taken from D&GC Planning Portal).

At the time of writing this development has yet to be progressed

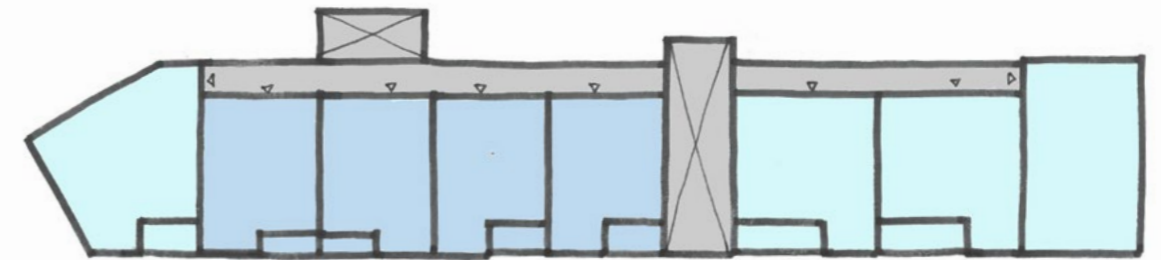


Consented Site Plan

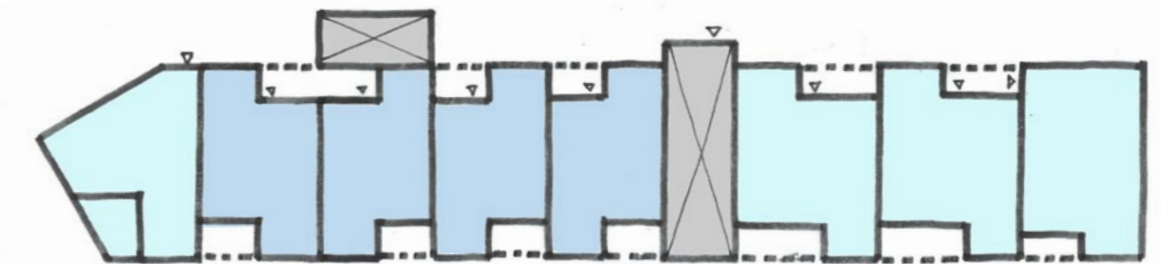
Second Floor Plan



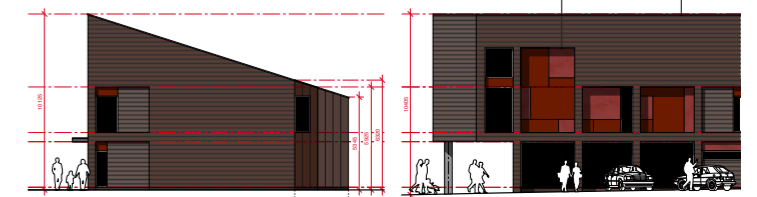
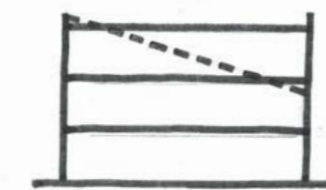
First Floor Plan



Ground Floor Plan



Proposed Massing Section



Consented Massing

Updated Block A Proposals

1 Bed Flat



2 Bed Flat



Potential to provide circa

27

new homes

The sketch plans and section above show the updated proposals for the linear accommodation block (Block A). The additional storey has a negligible impact owing to the effective 3 storey nature of the front elevation of the consented scheme (shown above right).

9 Land Surrounding College Mains

This site is located north of the town centre in the Nithside area, close to Dumfries Retail Park.

The land surrounding the original LDP2 allocated site has been brought forward by Wheatley Group (outlined in blue on adjacent image). Planning in Principle was granted in 2021 for residential development and an application for Approval of Matters specified in conditions was lodged with D&GC Planning in October 2023 and consent has subsequently been granted.

Should the project advance to site it will provide 44 new affordable homes.



Potential to provide circa
44
new homes

10 Ladyfield East Glencaple Road

This 1.12 Hectare site is located to the south of Dumfries on Glencaple Road.

The site is currently home to a derelict Grade B listed two storey classical villa, lodge house and various buildings, some more recent, set within extensive grounds near the Crichton Campus.

All buildings are in a derelict condition and are boarded up.

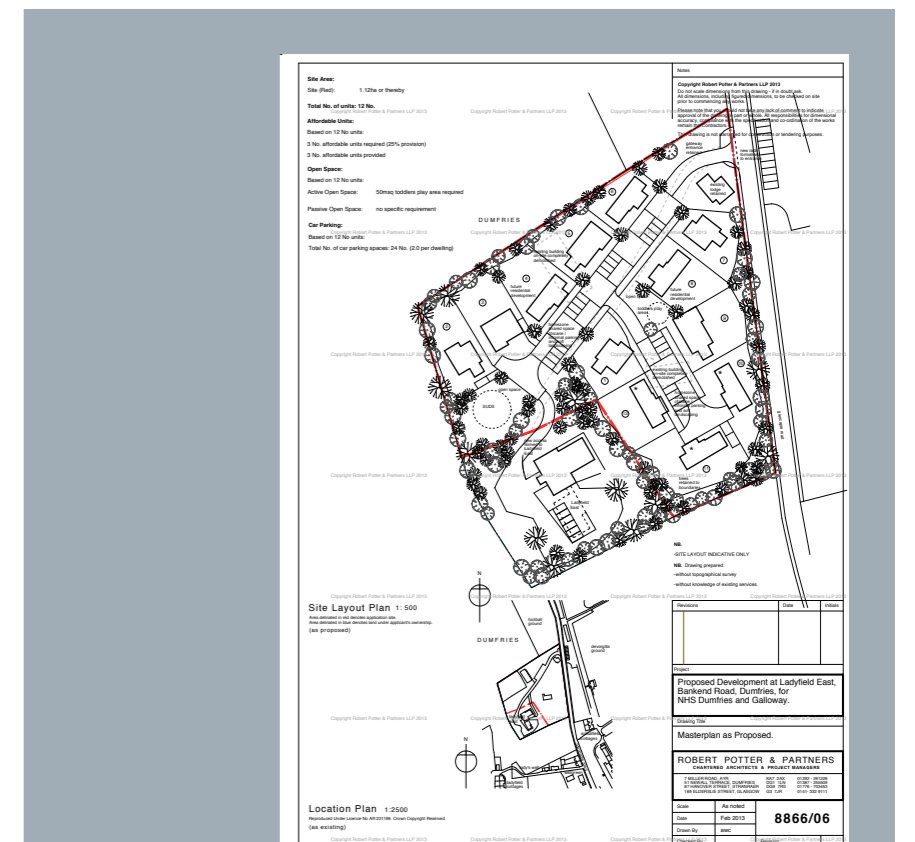
A previous appraisal of the building and surrounding site by Robert Potter and Partners proposed the introduction of a number of individual family homes in the land adjacent to the listed villa and the retention and conversion of the existing gate lodge building on Glencaple Road.

The condition of the derelict listed villa would require to be assessed in terms of its suitability for retention and conversion. If it were deemed feasible, this building could be sensitively converted to provide around 3 homes with parking and amenity provided within its own retained dedicated grounds.



Listed Villa (photographed in 2014)

Potential to provide circa
16
new homes



Previous scheme for remainder of site including gate lodge by Robert Potter and Partners provides 13 units

Ladyfield West

Glencaple Road

The site, on Glencaple Road near to the Crichton Campus contains a Grade B listed derelict one storey classical villa with lower ground level originally known as Hannahfield.

The site is immediately adjacent to a number of other smaller buildings, some more recent, set in grounds including a former walled garden.

The proposals show the refurbishment of the listed property (further detailed assessment of its current condition would be required) into 3 new homes and the introduction of 2 wings of 'single storey' main door units creating a 'steading' feel, deliberately set back and of a scale that complements the existing villa.

The majority of the grounds, including the sweeping entrance road are retained with residents parking introduced and mature trees to the sites perimeter are maintained.

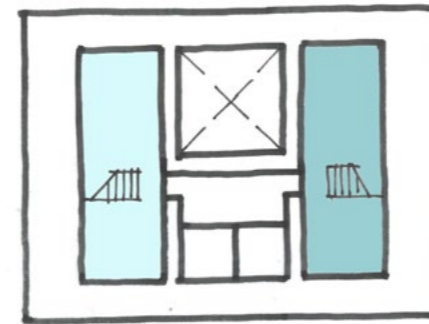


Proposed site plan

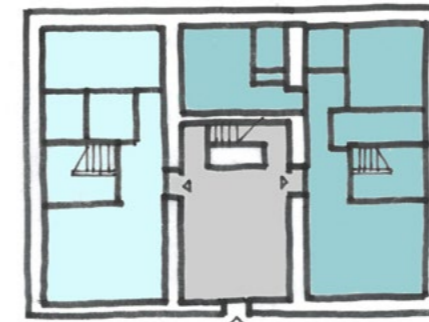


Listed Villa (photographed in 2008)

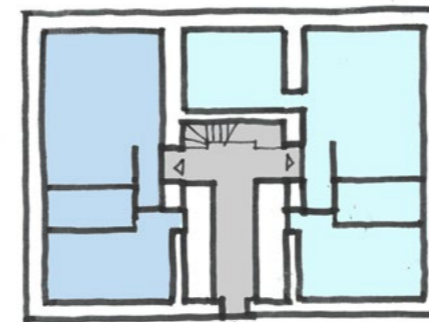
Hannahfield



Attic floor

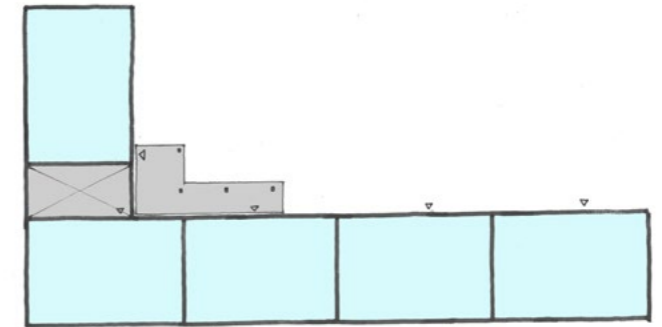


Ground floor

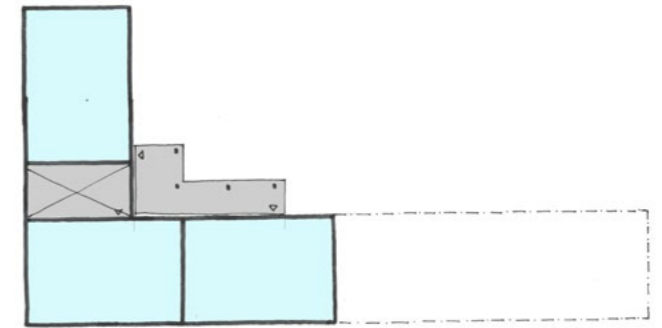


Lower ground floor

New-Build Elements



Ground floor



Lower ground floor

- 1 Bed Flat
- 2 Bed Flat
- 3 Bed Flat



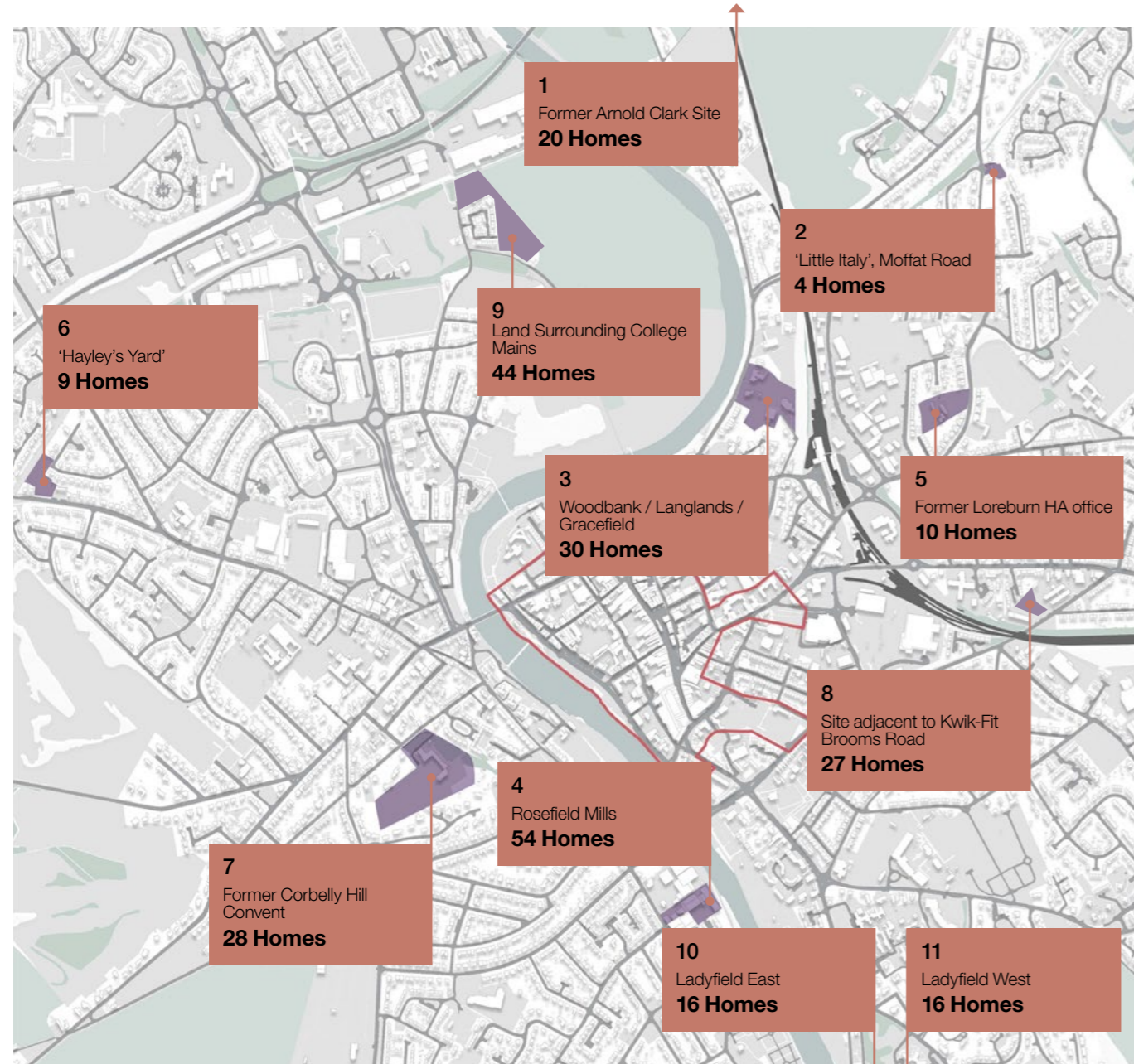
Potential to provide circa

16
new homes

Summary of Opportunities

The sites illustrated below provide a wide variety of opportunities both in terms of scale, location and potential types / tenures that, if brought forward, would continue to significantly increase the residential population of Dumfries.

Potential to provide circa
258
new homes



Lincluden Depot, a mix of two, three and four-bedroom houses, six converted terraced houses and 11 two-bedroom bungalows.



**conclusion &
recommendations**

Maximum Residential Capacity

As stated earlier, this study has explored Dumfries through an almost exclusively residential lens and does not propose that all of the opportunities identified below are brought forward as housing sites, but merely demonstrates the maximum potential capacity for new homes.

The image below illustrates the locations of all sites and buildings explored within the town centre (excluding LDP2 sites) and in the case of the potential town centre development sites, the proposed massing in context is shown.

It is very unlikely that all of the identified town centre opportunities will ultimately be developed / repurposed for housing as there are a multitude of uses other than residential that may be more appropriate for particular locations (many of these uses are required to support town centre living

but a detailed investigation into their requirements is outwith this exercise).

The table below shows that, if 'maxed out' for residential, then the town centre development sites, repurposing opportunities, potential upper level conversions and wider town sites not included in the Local Development Plan 2 together could provide around **705** new homes with around 130 student beds on the Southergate site, a significant addition to the existing residential population.



Maximum Potential Schedule of New Homes

1. Development sites
219
2. Repurposing Opportunities
121
3. Upper Level Conversions
39
4. Identified LDP2 Sites
2663
5. Further sites outwith the town centre
258

Opportunities Identified: **3300 Homes**

(Plus a potential **130 student beds** on the Southergate Site)

Notes:
The above figure does not include the potential **60+ homes** being provided as part of the Midsteeple Quarter Development.

Additional new homes proposed as part of the emerging Lochside Regeneration Masterplan (with the exception of the former Maxwellton School site, assessed earlier in this study) do not form part of the housing numbers above.

Dumfries Town Centre: Aerial view of potential development sites, repurposing opportunities upper level conversions and wider sites (LDP2 Allocated sites not pictured)

Recommendations

Prioritise the Town Centre

Ensuring that the town centre is given priority over peripheral / suburban sites is key. The introduction of new homes within the town centre brings with it many benefits in terms of both the health of the town centre (increased feeling of safety through activity and passive surveillance, greater vibrancy and footfall bringing greater resilience etc.) and for those who choose to live there (proximity to essential services and facilities).

Beyond this, and in the midst of the declared climate emergency, it is the most environmentally responsible response, making the most of brownfield sites, locking in the embodied carbon of existing buildings through their repurposing and allowing greater numbers of people to take advantage of public transport and active travel choices over car use.



Deliver on the environmental and societal ambitions of NPF4

Given the need to conserve embodied carbon, NPF4 places a greater emphasis on the reuse of brownfield, vacant and derelict land and empty buildings.

Proposals for the reuse of existing buildings, including listed buildings and other historic assets, will be supported - taking into account their suitability for conversion to other uses.

NPF4 recognises the value of regeneration to transform our urban places, and improve wellbeing.

It calls for all Local Development Plans to include town / city centre sites as part of their allocation stating the following:

'To deliver liveable places, Regional Spatial Strategies and Local Development Plans should pioneer low carbon, resilient urban living by rolling out networks of 20 minute neighbourhoods, future proofing city and town centres, accelerating urban greening, investing in net zero homes, and managing development on the edge of settlements.'

Prioritise retrofit, adaption and expansion and only consider demolition and redevelopment where it may better achieve the (environmentally) more impactful ambition of increased density and inhabitation.

There is often the argument that the financial viability of retrofit compared to new build doesn't stack up and this is based on many factors. However, the proposition here is that if you're going to spend carbon, spend it in reinforcement of the town centre where it meets the wider environmental and social ambition.

Encourage all new build (and new build extensions to retrofit) to achieve high levels of energy efficiency, align with the requirements of the LHEES, embody low carbon measures such as renewable energy production, water conservation and consider construction for adaptability and circular economy principles.



Identify and, where necessary, lobby Government for - a package of fiscal incentives

This may be essential to unlock perceived 'difficult' residential conversion opportunities, particularly upper floors and heritage assets.

Dumfries & Galloway Council do appreciate that the complexity and cost of alterations could be prohibitive and may require capital support to help renovate strategically important buildings.

Such support could be seen as an appropriate long-term investment for the recently established Town Board via the Long Term Plan Fund.

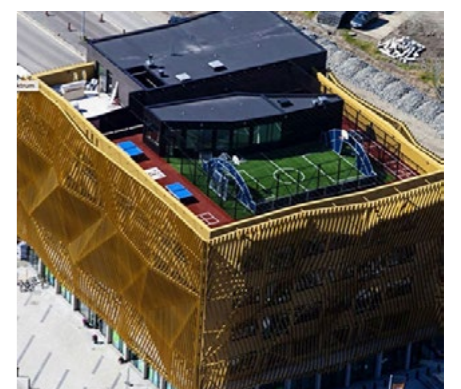
Other mechanisms could include VAT exemptions, tax allowance schemes similar to BPRA, reduced developer planning contributions, public grant subsidy, revised VDLP funding criteria to cover residential conversions and Compulsory Sales Orders [CSO] to deal with absentee landlords.



Develop an integrated Social Infrastructure Strategy (healthcare / education) for the town centre

Create a road map for the delivery of community infrastructure necessary to support an expanding and thriving town centre community.

Target public purse investment: work with public sector partners to direct service provision and investment towards the town centre and promote the opportunities existing sites and assets have to accommodate these.



Recommendations

Develop and implement targeted relaxation of regulatory controls

In order to facilitate the conversion of heritage assets and vacant upper floors develop specific planning policies on residential amenity, single aspect, etc. and relaxations of building regulation standards to suit unique circumstances in inhabiting these spaces or buildings for residential or workplace.



Safeguard the Built Heritage of Dumfries

As noted throughout this study, the unique character and identity of Dumfries town centre is defined by the quality of built heritage. In most towns there are instances where heritage buildings become 'at risk' and although the responsibility for repair and upkeep rests with the owner, there is no legal duty of care.

The only recourse the Planning Service has where owners are not willing or able to undertake such actions is to use the powers within the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997; namely the Urgent Works Notice and the Repairs Notice (or Listed Building Repair Notice).

Those statutory powers are very much seen as a last resort, as they can be complex for local authorities to employ and often have an uncertain outcome. Consequently, they are rarely used and only in exceptional circumstances.

Urgent Works Notice – can be served on vacant listed buildings and works specified in the notice can only be for the 'minimum necessary to preserve the building'. This type of notice would incur significant cost to the local authority and, therefore, would only be considered in the most severe and intractable cases. The costs can, in theory, be reclaimed by the authority and added as a charge on the property to be collected when/if the property is sold, however this could be several years later.

Listed Building Repairs Notice (& CPO) - The legislation is such that should the owner satisfy the repairs notice, this may not bring the building back into positive use. Should the owner fail to satisfy the repairs notice, the local authority can move to compulsorily purchase the property, bringing the liability of owning the property to the local authority. Such statutory action would normally be reserved for particularly intractable cases where there is a plan in place for the retention and redevelopment of the building, and a 'Back-to-back' partner has been identified by the Council to take on the building, in the event that the property is acquired through CPO powers.

Amenity Notice - (s.179 of the Town and Country Planning Act Scotland 1997) can be used to address environmental blight. However, this power is limited in scope as it would only be used for improvement in the appearance of publicly viewable areas of property (usually the front elevation).

Beyond this, the visible and effective support and independent action of the wider community and businesses can also effect change, as can be seen in Liverpool's 'Stop The Rot' campaign. Initiated by a local newspaper to protect buildings at risk, this mobilised public will and gained the financial support of

case study

stop the rot liverpool

Launched in October 2000 by the Liverpool Echo following the partial collapse of the much loved Casartelli Building in Hanover Street (pictured below), 'Stop the Rot' is a campaign that aims to rescue and preserve the architectural heritage of Liverpool and greater Merseyside.

The programme, having identified a number of buildings at risk, mobilised public support and received support from the City Council and English Heritage who provided financial assistance to allow the appointment of a full-time Buildings at Risk officer.

The campaign was highlighted as part of Liverpool's successful bid to be named 2008 European City of Culture and contributed to the city presenting the best image possible for the influx of tourists and visitors.

With 'Stop the Rot' as a catalyst, Liverpool's Buildings at Risk project has successfully used statutory powers to tackle the problem of derelict listed buildings, reducing those at risk in Liverpool from 13% to under 4% since 2001. The use of Section 215 Notices and other enforcement powers has stimulated over £30 million of investment in the city's listed buildings, in turn significantly alleviating the attendant problems of anti-social behaviour, economic stagnation and adverse ownership.



Casartelli Building before and after restoration

 Threesixty
Architecture
www.360architecture.com

