

Dumfries and Galloway Council

LOCAL DEVELOPMENT PLAN 2

# Midsteeples Quarter, Dumfries Masterplan

*Planning Guidance - November 2019*



MIDSTEEPLE QUARTER, DUMFRIES

MASTERPLAN

*"A busy lived in, lively, prosperous and inviting High Street"*



for  
Dumfries High Street Ltd.

ARPL Architects  
September 2019



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# 1 INTRODUCTION

'The Midsteeples Quarter is an innovative, community-led initiative to breathe new life into Dumfries town centre by developing a section of the High Street as a live/work quarter.' ([www.midsteeplesquarter.org](http://www.midsteeplesquarter.org))

The Midsteeples Quarter masterplan is founded on the key principles for the regeneration of Dumfries Town Centre

- the local community taking the lead with partnership support
- re-populating the town centre by creating high-quality and affordable housing on upper floors
- dynamic and engaging activity at street-level that will help support a mixed and vibrant local economy.

This innovative approach to town centre regeneration is embedded in the recently adopted Dumfries and Galloway Council Local Development Plan mixed use policy allocation for the Midsteeples Quarter. Policy DFS.MU205 Midsteeples Quarter, which states :

*"The Midsteeples Quarter project supports the regeneration of Dumfries Town Centre and seeks to develop new business uses and housing within derelict and underused buildings within the town centre. The redevelopment, adaptation and appropriate alternative use of buildings will be supported in principle where they are supported by other plan policies and have regard to the town centre's built heritage and wider conservation area.....Development will be expected to contribute to the vibrancy, vitality and viability of the town centre throughout the day and evening."*

Typically the buildings in Midsteeples Quarter have a deep and narrow plan reaching back from the High Street along narrow Closes. Over the last 30+ years large footprint retail space has been the dominant economic model for the town centre. With the recent, dramatic changes in the High Street retailing, this model is no longer viable – a new approach to these town centre buildings and spaces is required.

Midsteeples Quarter aspires to:

- Make appropriate sized public facing spaces adjacent to and along the High Street

- Facilitate innovation of use for ground floor former shop units to encourage reuse, footfall generation and support for the evening time economy.

- Use the spaces within the long plots as 'risk spaces' that provide flexible , affordable accommodation for new ventures and third sector activity....activities that can grow and develop into financially viable activity as the prosperity of the town centre improves

- Provide innovative uses within the Midsteeples block to stimulate secondary activity behind the High Street

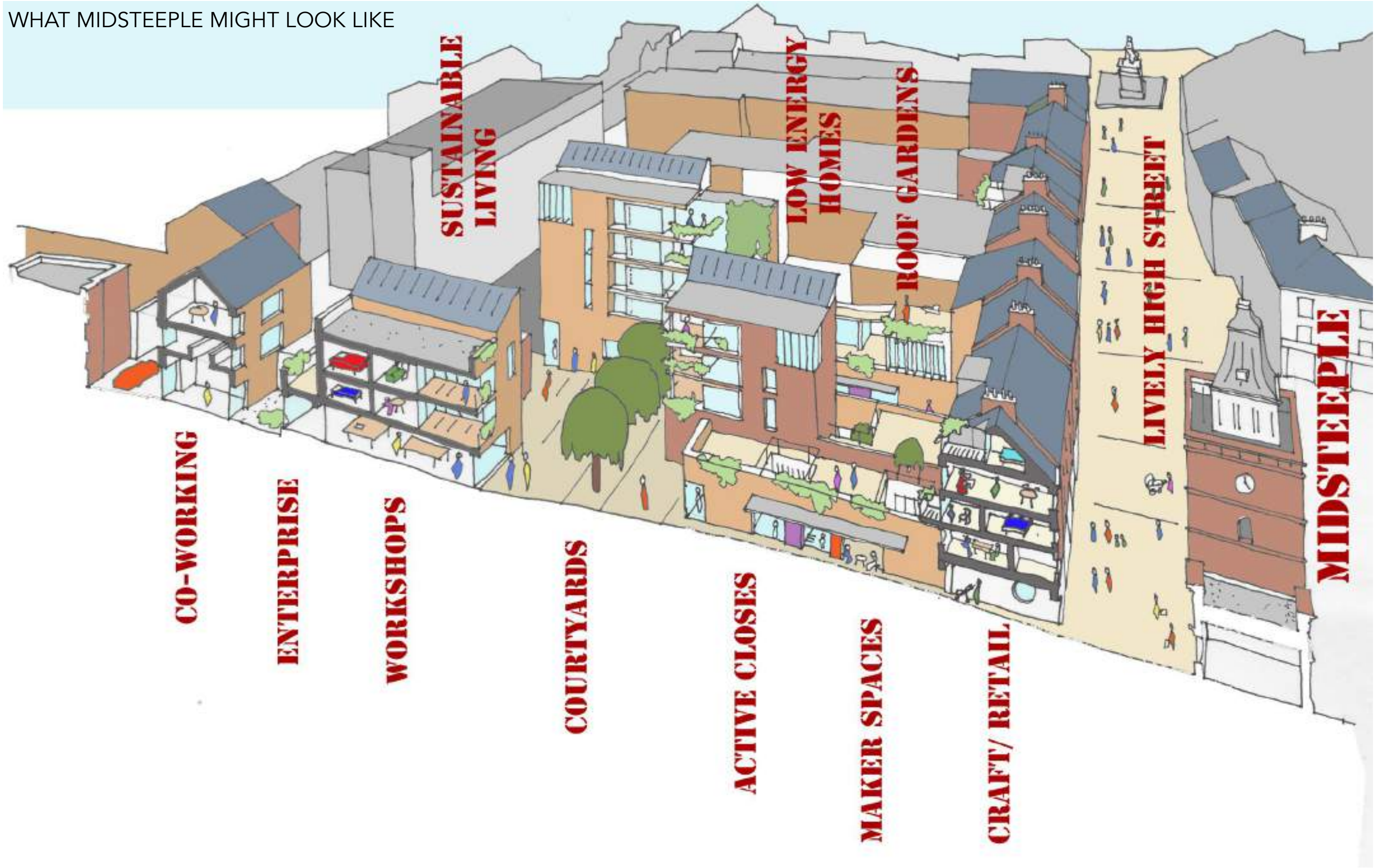
- Bringing life to the Closes through active uses at ground floor level (or potential for this in later stages of the building's life) and windows, balconies, window boxes etc at upper levels.

The Midsteeples Quarter Masterplan will demonstrate that the case for creating a mixed offer in the town centre with housing, enterprise, education, service delivery, social and cultural sectors all represented, is well made and resonates with a cross section of the community.





WHAT MIDSTEEPLE MIGHT LOOK LIKE







WHAT MIDSTEEPLE MIGHT LOOK LIKE



## 2 SITE

The Midsteple Quarter in Dumfries is a key location in Dumfries Town Centre. It lies in the centre of the High Street adjacent to the category A listed Midsteple.

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. These are joined on the site by three modern retail buildings at 127 to 135 High Street. There are further Listed building just outside the defined boundary of Midsteple Quarter and it all lies within Dumfries Conservation Area

The buildings generally comprise formal frontages to the streets with a range of secondary structures in the rear of the block. The High Street and Irish Street buildings are typically three storeys high with occasional four storeys. Turning up Irish Street the buildings step down to two storeys with the single storey former bank building on the corner. The elevations of these street buildings are predominately red sandstone Georgian style frontages.

The hinterland is a more mixed assembly of one and two storey ad hoc extensions. These are laid out in a linear pattern following the original traditional "rigg" land pattern of the medieval town. The original closes lie between the linear buildings with all but one currently closed off such that they no longer link High Street to Irish Street. These rear structures are built from a mix of materials - stone, brickwork and rendered masonry.

The buildings are occupied primarily as retail premises with some food and drink outlets. The upper floors where occupied are primarily related to ground floor uses however a significant percentage of the upper floors are now unused. Alongside the under used upper floor a number of the ground floor retail units have fallen vacant with the change in retail patterns.

The new vision of the masterplan is the transformation of these underused and deteriorating town centre buildings



aerial view from west



OS based site plan



### 3 HISTORY

Dumfries is the regional capital for Dumfries and Galloway. It has a population of just over 37,000 out of a regional population of 152,000.

Medieval Dumfries grew up at a strategically advantageous point commanding higher ground adjacent to the lowest crossing of the Nith some 10 miles inland from the Solway. The river is tidal and navigable to this point and formed an important communication link in early times

#### Development of Dumfries - Medieval

The core street plan with a wide market place on high ground above the river with burgage plots set at right angles, gated entrances and civic buildings such as a tollbooth would have been established early on.

The town developed further along the ridge line between Greyfriars and St. Michaels to create what is now known as the High Street, and Queensberry Square may have been the original location of a market.

Buildings expanded on both sides of the High Street and the extent of the backyards or rigs were marked by passages that are the origins of the various closes which run perpendicular to the High Street today.

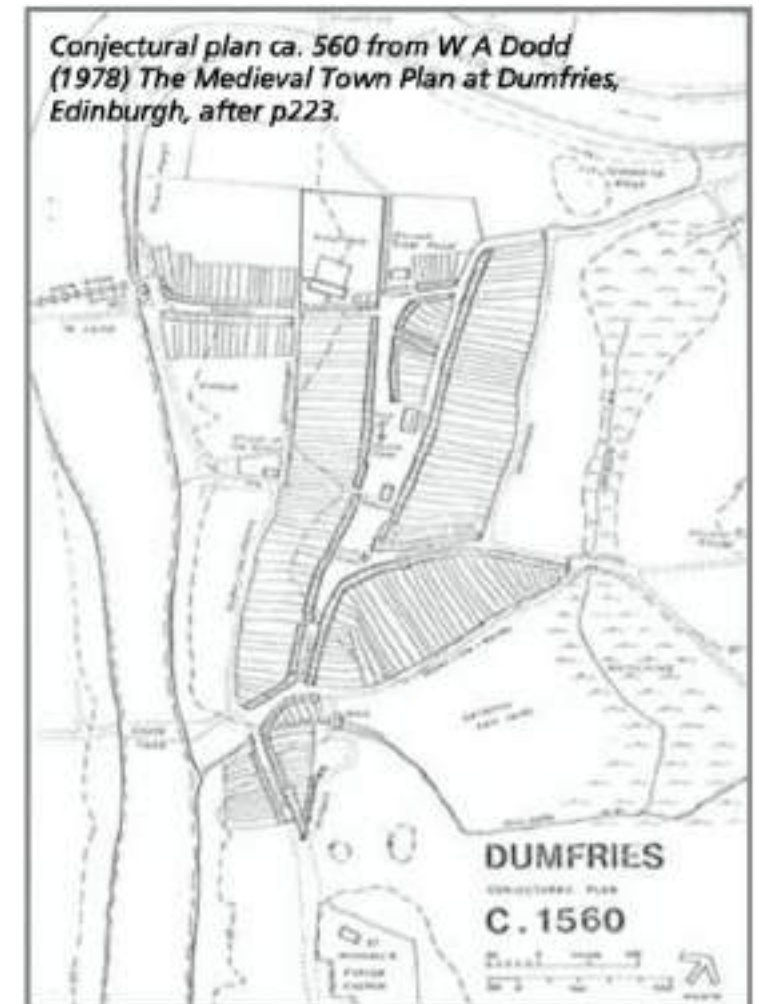
#### Development of Dumfries – Medieval to 19th Century

Best described as of varying fortune the success and development of the town to the sixteenth and seventeenth century was modest.

Dumfries does not appear to have had a port of any consequence until the latter half of the sixteenth century.

By 1806 a town extension had been planned to the north of the town centre. This area was laid out in typical Georgian town planning fashion with a grid of straight broad streets to be lined by grand buildings in a style that we now recognise as typically of the period.

During the remainder of the nineteenth century the town continued to expand with new streets being added and existing country roads being subsumed by development in what appears to have been a largely ad hoc manner.





All through the nineteenth century, and well into the twentieth, the central part of Dumfries was characterised by dense development in the burgage plots running back from the High Street. This resulted in numerous, over-populated closes; many of which have been cleared away. These can be seen on the Ordnance Survey maps of the period.

#### Development of Dumfries - Modern

Apart from the gradual redevelopment of the closes the centre of Dumfries was largely untouched until the middle of the 20th century. In the late 19th century and early 20th century suburbs east of Loreburn Street and across the river Nith in the Rotchell area developed mostly with fine town houses of the local red sandstone.

In the town centre much of the 'organic' nature of the earlier development has been lost with the largerscale and more rigid forms of development such as the Loreburn shopping centre and more modern retail and department store premises.

The midsteeples quarter is in itself a built record of the development of the town centre from its original medieval street pattern through to the 20th century shops.





## 4 CONSERVATION AND DEVELOPMENT

The Midsteeples Quarter lies within the Dumfries town centre conservation area. The Dumfries and Galloway Council Conservation area character appraisal identifies the area around High Street, Irish Street and the closes as of being of significant sensitivity with a gradual degradation of townscape.

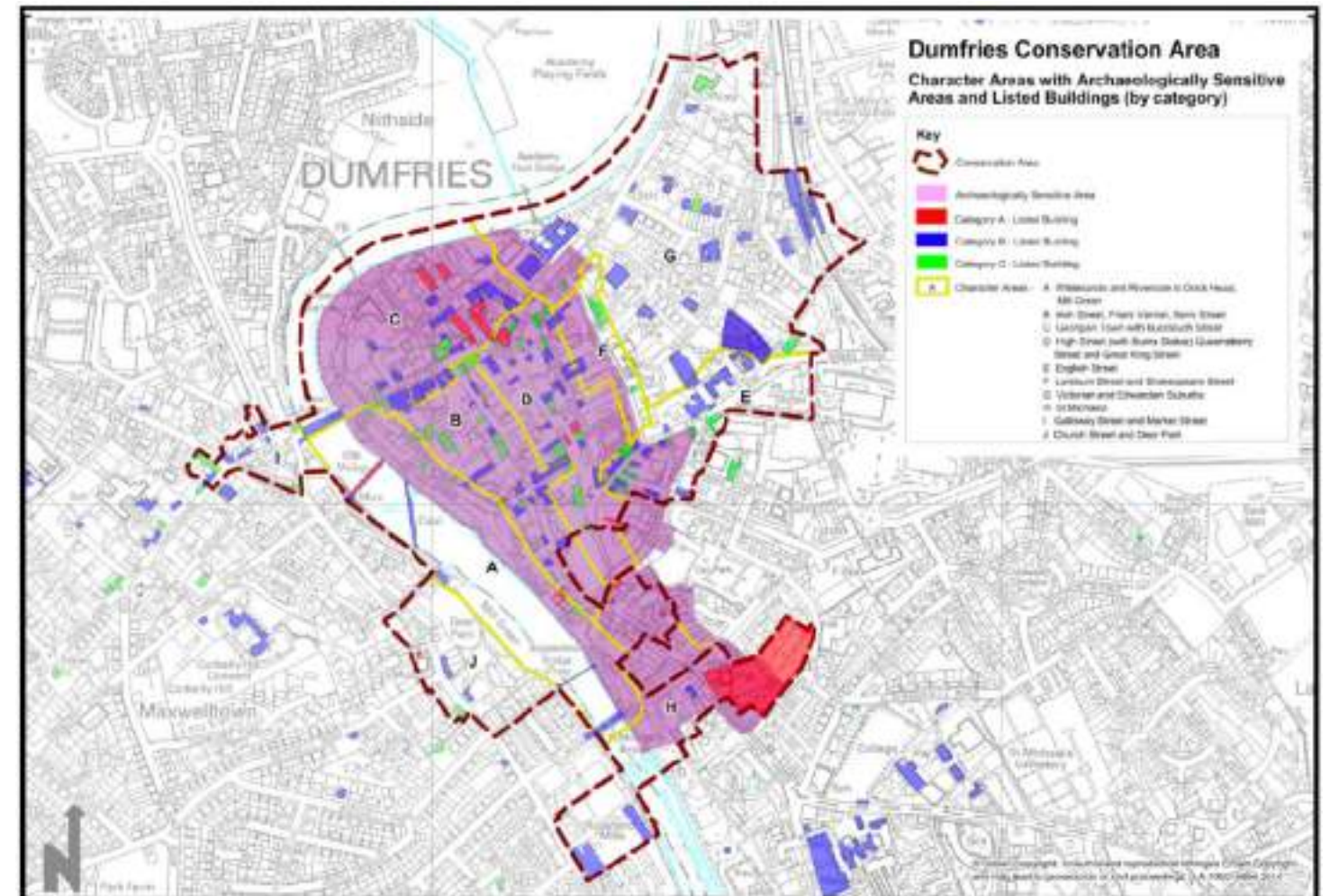
Poor streetscape, mixed often with poorly maintained modern surfacing and the closing off of the traditional closes has resulted in an unattractive unwelcoming quarter immediately off the High Street.

The potential for the streets, spaces and buildings to be developed and enhanced to further contribute to the quality of the town centre is of prime importance.

Overall the rear of the Midsteeples quarter lacks coherence and in parts is a poor setting for its remaining historic buildings. The overlarge office block as well as some of the back sections of the larger High Street shops have changed the relationship and setting for the many attractive historic buildings that remain. Underused and vacant buildings are a result of wider economic circumstance and decline in traditional retail. Redevelopment of some of the out-of-character and under used structures could provide an opportunity to create a stronger streetscape and more attractive buildings at an appropriate scale. The area can be developed encouraging new uses for presently vacant or underused properties.

The proposal to develop the Midsteeples Quarter has the potential to regenerate and enhance an important site at the heart of Dumfries Conservation Area. The character and historical importance of this part of the conservation area comes from the combination of architectural styles, traditional building materials, the use of the buildings and the persistent mediaeval layout of the buildings along with the architectural details of individually Listed buildings and known and as yet undiscovered archaeology.

Dumfries and Galloway Conservation Area plan





## HERITAGE SENSITIVITY

Within the Midsteeple quarter there are a number of grade B and C listed buildings primarily around the southern half of the block. A number also lie within close proximity of the proposed development area including the grade A listed Midsteeple.

In developing a masterplan for the area the initial step involves assessment of the existing built fabric to identify key areas of heritage sensitivity. A successful approach to the town centre future must rely on a careful integration of new development with the best of the existing historic structures.



Heritage Sensitivity gradient



The underlying structure of the masterplan involves knitting new development through the townscape structure of the existing closes and buildings. The significance of these have been mapped to identify the opportunities for creating a new vibrant inhabited quarter.

The street fronting portion of the listed buildings are all identified in the listing descriptions and their importance is well established. The areas within the blocks occupied by the adhoc rear structures is less defined and requires a qualitative judgement to be made as each individual project is developed.

The former Dinwiddie Print studio building is not mentioned on the listed building description of 117 High Street however it is the last of the print buildings which existed in this quarter. It is therefore a significant element in the history of Midsteeple and should be considered as an integral part of the masterplan.

The other structures to the rear of 111 - 121 are of varying ages and of limited quality. These will be assessed within the detail development of each plot.

The northern area of the site is primarily occupied by larger modern retail buildings, W.H Smith being the largest. These areas are of minimal historic interest and a rethink of the midsteeple quarter will likely involve substantial re development of these areas.

The strategy for any future development will therefore be based around reinstatement of the close structure to public circulation and close integration of new buildings of appropriate scale in and around the historic buildings.



## MASSING AND HERITAGE SENSITIVITY

The proposal consists of a mixture of ground level development with higher residential blocks sitting within the Midsteeple block.

The massing of these higher blocks carefully responds to the existing historic building profiles. A higher block to the north corresponds to the height of the existing office building with the blocks stepping down the slope to leave the silhouette undisturbed.



Highest block corresponds to existing stair tower

Midsteeple profile

High Street roovescape

new blocks step down hill

Foreground buildings



## 5 CONTEXT

The existing buildings in the Midsteep area comprises predominately three storey stone buildings of various styles and character. These range from simple Georgian townhouse elevations to the more elaborate later Victorian buildings on the High Street.

The overall arrangement on the High Street is not a unified composition but a more informal pleasant grouping of styles and detail to create a strong streetscape. The elevations of Bank Street and Irish Street have a more cohesive quality with the Georgian townhouse style predominating.

The hinterland is a mix of old and new buildings some of which have spoiled the original mediaeval layout and have changed the urban grain by being wide fronted and of large scale. Some of the buildings have been poorly maintained or altered with little regard to historic sensitivity. However, there are also some buildings of interest of varying heights and scales. On Irish Street there is a dominance of car parking with low quality streetscape materials. The uniformly poor maintenance and ad hoc nature of street furniture does little to enhance the interest. Greenery is also noticeable by its absence.





The High Street building suffer from serious under occupancy with a number of empty shops. The upper floors are largely un-used providing mainly storage space for the existing shops.

A principle aim of the project must be to develop the Midsteeple Quarter to help ensure the street frontage is active and occupied and that the upper floors contribute valuable new uses to the town centre.

The closes which cross the block are mostly closed off and gated. These are underused and in extremely poor condition. Where there is still public access through Standard Close the quality of space is poor with blank unwelcoming walls bounding the close.

The paving, lighting , materials and lack of activity all add to the overall impression of abandoned inaccessible poor quality public realm.





## 6 STRATEGY- A CITY WITHIN A CITY

Dumfries town centre, in common with many former county market towns, is in a state of gradual decline. The centre has moved from being a major retail focus for the region to a struggling and increasingly hollow core. As out of town shopping has expanded and internet shopping has arrived the functions which have kept the town vibrant for decades are disappearing.

THE AGE OF BIG RETAIL IS OVER.

This proposal brings forward ideas of small scale, flexible and intensive uses which can bring life and inhabitants back to the Midsteeples Quarter. The intensification of uses will create a town centre which is a new type of place, one which people will want to visit as a social and human alternative to the sterile worlds of chain store, digital and business park landscapes.

The proposal integrates a range of key ideas into an overall conceptual framework. The key aims are to provide

AFFORDABLE RETAIL AND CRAFT SPACES FOR INDEPENDENT BUSINESSES

FLEXIBLE AND ACCESSIBLE WORKING, LEARNING AND COMMUNITY SPACES

MAJOR INCREASE IN ATTRACTIVE VIABLE RESIDENTIAL ACCOMMODATION

Achieving these aims would begin to bring Dumfries town centre back to being a viable lively and sustainable environment in the region.

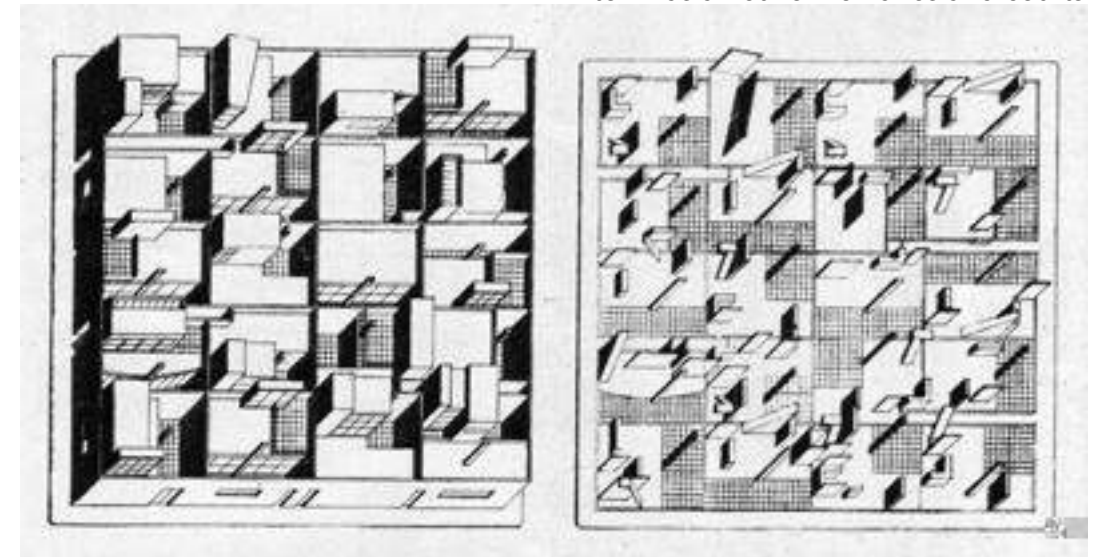
In order to achieve these aims this proposal develops ideas for the perimeter buildings to the Midsteeples Quarter and a re-forming of its hinterland to provide all the necessary spaces to bring a new range of users to Dumfries town centre. The scale and inherent flexibility of the smaller scale spaces proposed offers the chance for a new type of town centre to emerge. The density and intensification of uses provides a unique chance to create an urban framework with the flexibility to provide long term viability and sustainability.





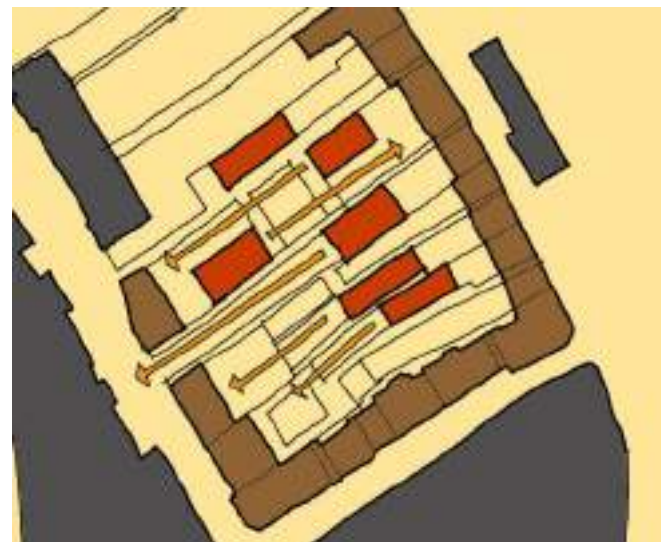
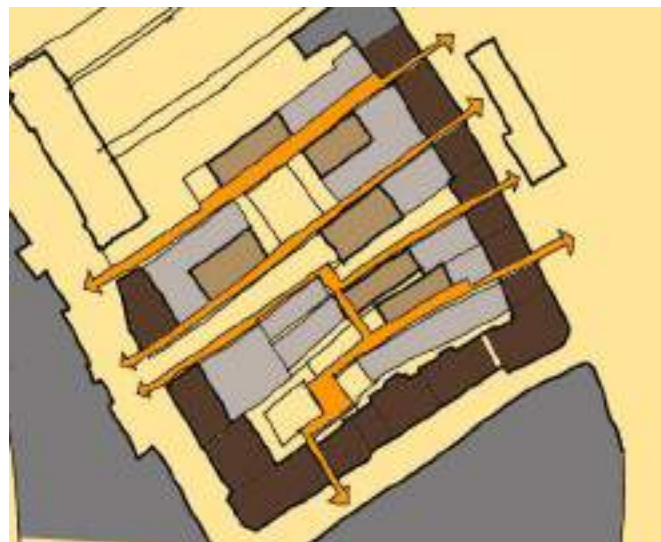
The townscape concept for the Midsteeple Quarter is based around using the linear layout of the closes as the organising structure for any new development. The creation of new streets and small courtyard squares allows the quarter to take the form of a small city block housing a wide range of new uses.

This street pattern allows these new uses to be laid out in a coherent pattern of buildings and spaces bringing life to the quarter. It allows the varying requirements of pedestrian circulation, open space, servicing and land use to be ordered and integrated in a strong urban character. This proposal expands and intensifies the density of town centre functions in the Midsteeple quarter. The overall development of a new concept for retail and craft alongside the creation of new community/ learning/ working and residential uses offers the chance for a new approach to town centre development.



linear pattern of closes

open relationship between blocks



linear buildings on closes

open green spaces



Linear patterns as organising structure  
-Louise Nevelson

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The linear nature of the street pattern also offers a highly flexible structure which would not be undermined by changes in use and occupation across the detailed development of the plan and in future adaptations.

The aim of making the Midsteeple quarter an active lively lived in area of Dumfries town centre is supported through the physical built environment.



## 7 MOVEMENT

### BETTER PUBLIC REALM

The historic closes are one of the unique features of the Midsteeple Quarter. They represent a significant part in the narrative of the town centre development and originally provided permeability and public access through to a range of building uses.

The closes are however currently gated and blocked to public access with the buildings largely un-used. This lack of access and use has meant they have become unattractive and derelict places.

One of the key aims of the Midsteeple quarter projects involves using the existing street pattern to bring life and activity back to the town centre. A series of linked routes with multiple uses of workspaces, community space, residential and public art are aimed at transforming the key quarter of the town centre.

new public routes    blocked off close



Lanes can be active public spaces



The existing single storey retail support structures which lie in the inner hinterland of the perimeter blocks will be altered/ adapted/ extended to create an internal world of courtyards and vennels. These existing structures can be integrated into a new language of courtyard building. Some roofs would be retained, some removed to form new ground level spaces.

Public lighting will be transformed to ensure the night time experience of the closes is safe and welcoming. The possible introduction of public art into the closes will add to the texture and interest within the public realm

The newly created matrix of spaces provide accessible flexible accommodation which can house a range of small scale activities including learning, working and living.

The closes at 111 and 119 Main Street would be re-opened and connected through to Irish Street. Further connections through the rear courtyards would be explored to create a vibrant and safe inhabited hinterland.

The courtyards allow the high density network of spaces to have a pleasant, well lit arrangement across the urban block. The existing closes would be transformed with new entrances opening off each space. Passive supervision and interaction from the adjoining spaces and courtyards would ensure a lively and safe interior to the urban block.





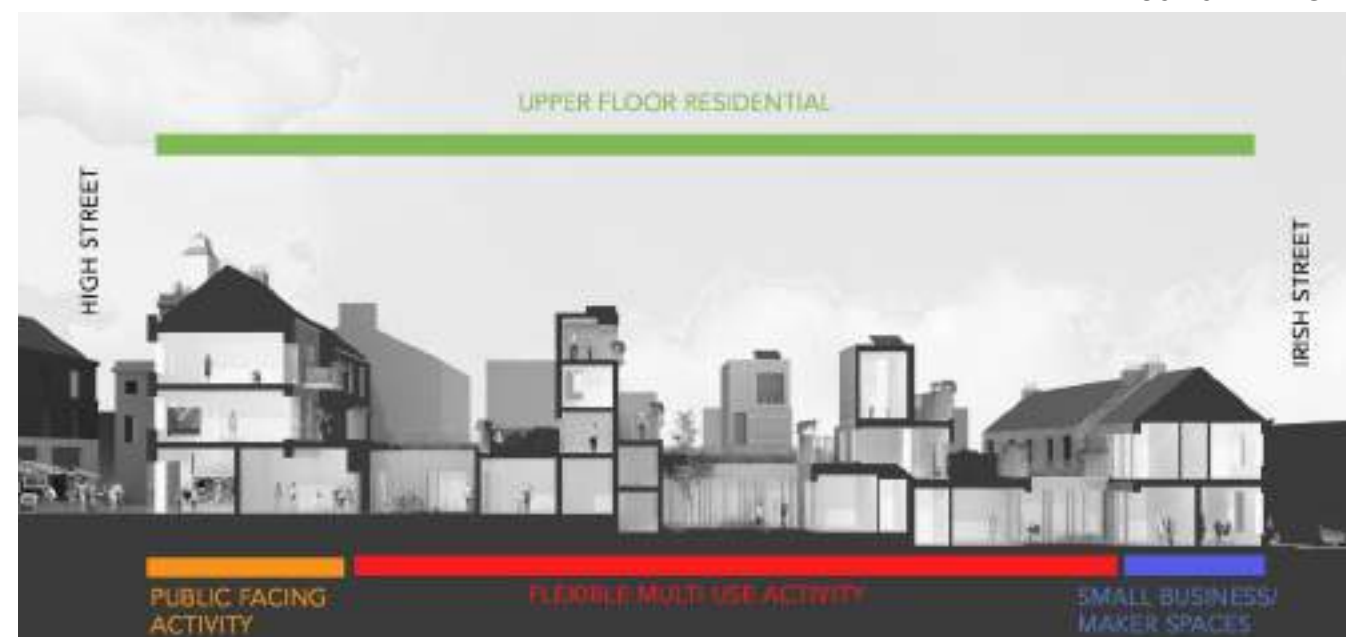
## 8 LAND USE AND MIXED COMMUNITIES

A range of new mixed uses are proposed across the newly opened closes

This will be a move away from the retail, financial services, and food related uses in the High Street area to provide small scale community, business and maker spaces bringing life to the Midsteple Quarter. The spaces created will offer flexibility in the actual users who come to occupy the Quarter with potential for change over time.

Rising over this will be a new opportunity for town centre living with apartments occupying the underused upper floor of the buildings.

### GROUND FLOOR - A RANGE OF POSSIBLE NEW USES



The linear layout of the closes allows a flexible land use strategy.

- the High Street facing activities will concentrate on public facing uses - retail, leisure, Class 3, arts and community
- the inner hinterland will be a flexible multi use zone with the potential for a variety of non-residential activities , maker spaces, small business, craft

The key area will be the central flexible closes. There must be the opportunity for small scale users who provide life and public interaction along the newly opened closes. The courtyards allow the high density network of spaces to have a pleasant, well lit arrangement across the urban block. The existing closes would be transformed with new entrances opening off each space. Passive supervision and interaction from the adjoining spaces and courtyards would ensure a lively and safe interior to the urban block.





Alongside the flexible ground floor activities a strategy for upper floor living spaces would be carefully developed within the existing structures. These would offer small apartments benefitting from daylight and open balconies. The placing of the apartments and their careful arrangement of windows allows open outlooks with controls on overlooking and privacy.

This would be combined with the careful arrangement of access and outdoor space to encourage the development of a true small scale community within the boundaries of midsteeples. The design will ensure that residents are not isolated or distant from their neighbours. There will be a carefully considered response to the site to allow full positive interaction between residents.

UPPER FLOORS PREDOMINATELY NEW SPACES FOR LIVING



All the residential spaces would be of highly insulated low energy construction to offer low energy consumption to all residents. Each apartment block would be provided with solar panels to provide enhanced energy generation for residents and communal power needs.



The living environment would be enhanced with the greening of the roofscape and terraces.

A mix of accessible terraces, balconies and green roofs will provide a unique outlook for this dense urban living arrangement. Each balcony and terrace would be carefully orientated and screened to maintain privacy and shelter for each resident.

The Midsteeples Quarter is intended to be an exemplar for town centre living with accommodation provided which meets the aspiration of residents for a comfortable low cost special place to live.





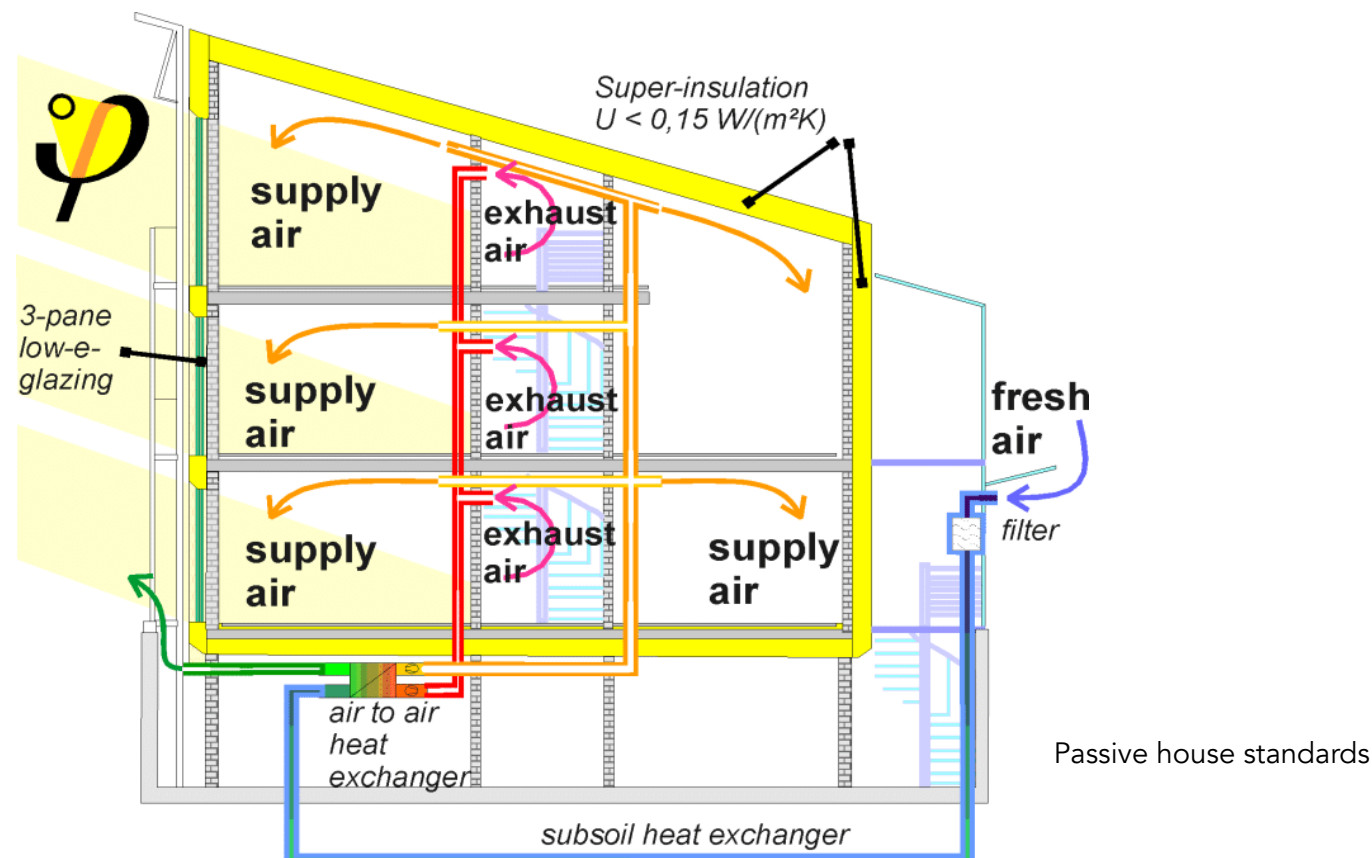
## 9 SUSTAINABLE DEVELOPMENT

Any development at Midsteeple will aim to be an exemplar in sustainable development.

The principle aim of the Midsteeple development is intrinsically sustainable. The intensified town centre uses and increase in living accommodation aims to reduce the reliance on transport and high energy activities.

The detail of each building will also extend to all aspects of sustainability from energy to flooding. Each component of the development is required to meet a high standard for sustainability. This will require each building to

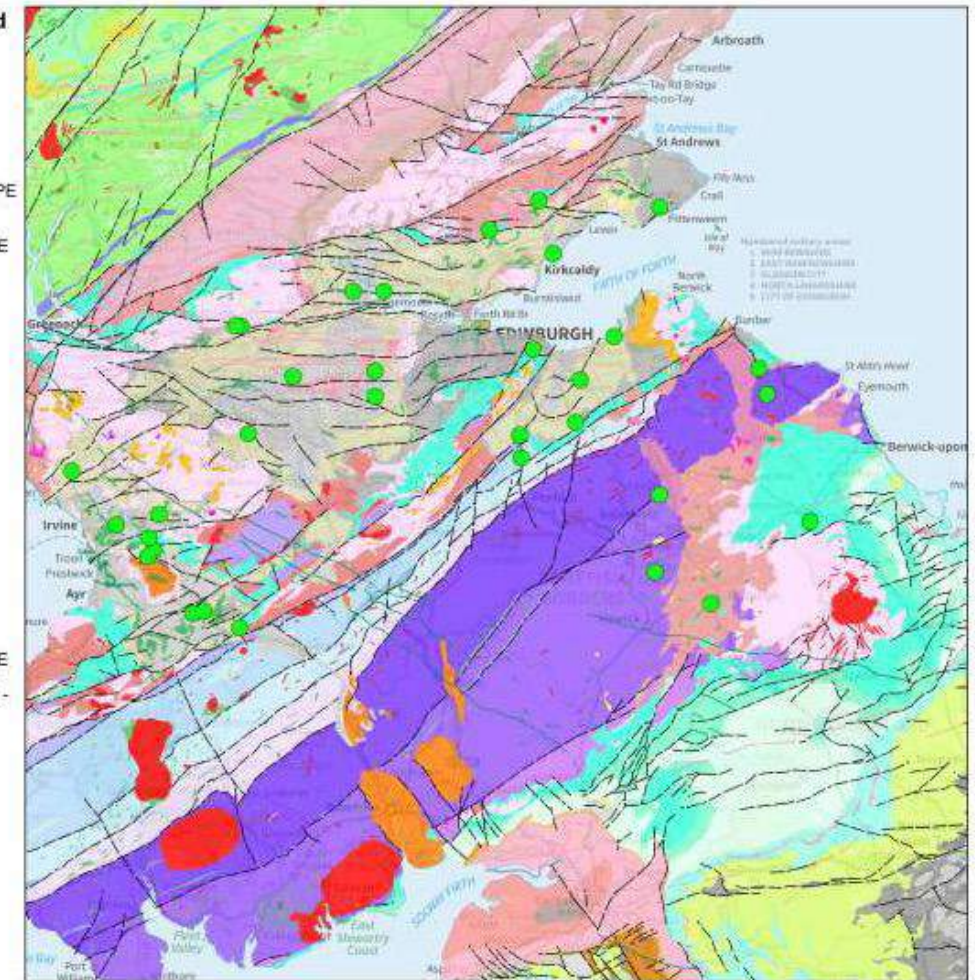
- minimise energy requirements
- minimise water usage
- minimise waste
- reduce impact of surface water on flooding
- ensure a healthy internal environment for users and residents
- contain low embodied energy materials
- aim for low carbon standards
- respond to the ecology of the site



### Geology of central and southern Scotland

- Survey Samples
- SCOTTISH COAL MEASURES GROUP - MUDSTONE, SILTSTONE, SANDSTONE, COAL, IRONSTONE AND FERRICRETE
- CLACKMANNAN GROUP - SEDIMENTARY ROCK CYCLES, CLACKMANNAN GROUP TYPE
- STRATHCLYDE GROUP - SEDIMENTARY ROCK CYCLES, STRATHCLYDE GROUP TYPE
- INVERCLYDE GROUP - SANDSTONE, SILTSTONE AND MUDSTONE
- STRATHEDEN GROUP - SANDSTONE AND CONGLOMERATE, INTERBEDDED
- GALA GROUP - WACKE
- HAWICK GROUP - WACKE
- LANARK GROUP - SANDSTONE AND CONGLOMERATE, INTERBEDDED
- KIRKCOLM FORMATION - WACKE
- TAPPINS GROUP - WACKE
- PORTPATRICK FORMATION AND GLENWHARGEN FORMATION (UNDIFFERENTIATED) - WACKE
- SHINNEL FORMATION AND GLENLEE FORMATION (UNDIFFERENTIATED) - WACKE
- UNNAMED EXTRUSIVE ROCKS, DINANTIAN - MAFIC LAVA AND MAFIC TUFF

0 5 10 20 30 40 Miles



These aims are readily achievable with a design framework for the overall site development.



A longer term aspiration for the project is to examine the potential for geothermal energy in the supply of district heating.

The geology of Dumfries is unusual in that it is located on a hot aquifer. This takes the form of high temperature deep rock formations. The potential for this to provide an energy source for the town is an initiative which deserves further exploration.

The principle of accessing geothermal energy through deep boreholes is an established approach with examples of this around the country. Initial studies suggest this is possible however this requires extensive detailed research to establish the viability of the proposal both technically and financially.

This does however offer potential for a significant energy solution for the town both for Midsteeples and the town centre.

#### DETAILED BUILDING DEVELOPMENT AND SUSTAINABILITY

The detailed standard for each portion of the development will be confirmed as each is brought to fruition. The aims of the project will be met by each building being designed to have

- highly insulated building elements
- design for orientation and solar gain
- low water usage appliances and fittings
- materials to be natural and not artificial chemical based
- use of recycled materials where possible
- good internal air quality
- heat recovery ventilation
- on site energy generation principally through solar/ photovoltaic panels
- management of surface water through the use of planting and water storage
- waste management during construction

Different aspects of this design approach will add elements of expression on the buildings of the quarter.



A roofscape based around energy generation



The extensive use of balconies and roof gardens will bring life and activity to the external spaces while controlling surface water and allowing plant growth. The use of photovoltaic panels on the roof offer the opportunity to have a sculpted considered roofscape set in relation to the view of the Midsteeples on the skyline.

The Midsteeples development will set specific design standards to be met in the development in order to achieve the aspirations of the community for a low impact town centre.

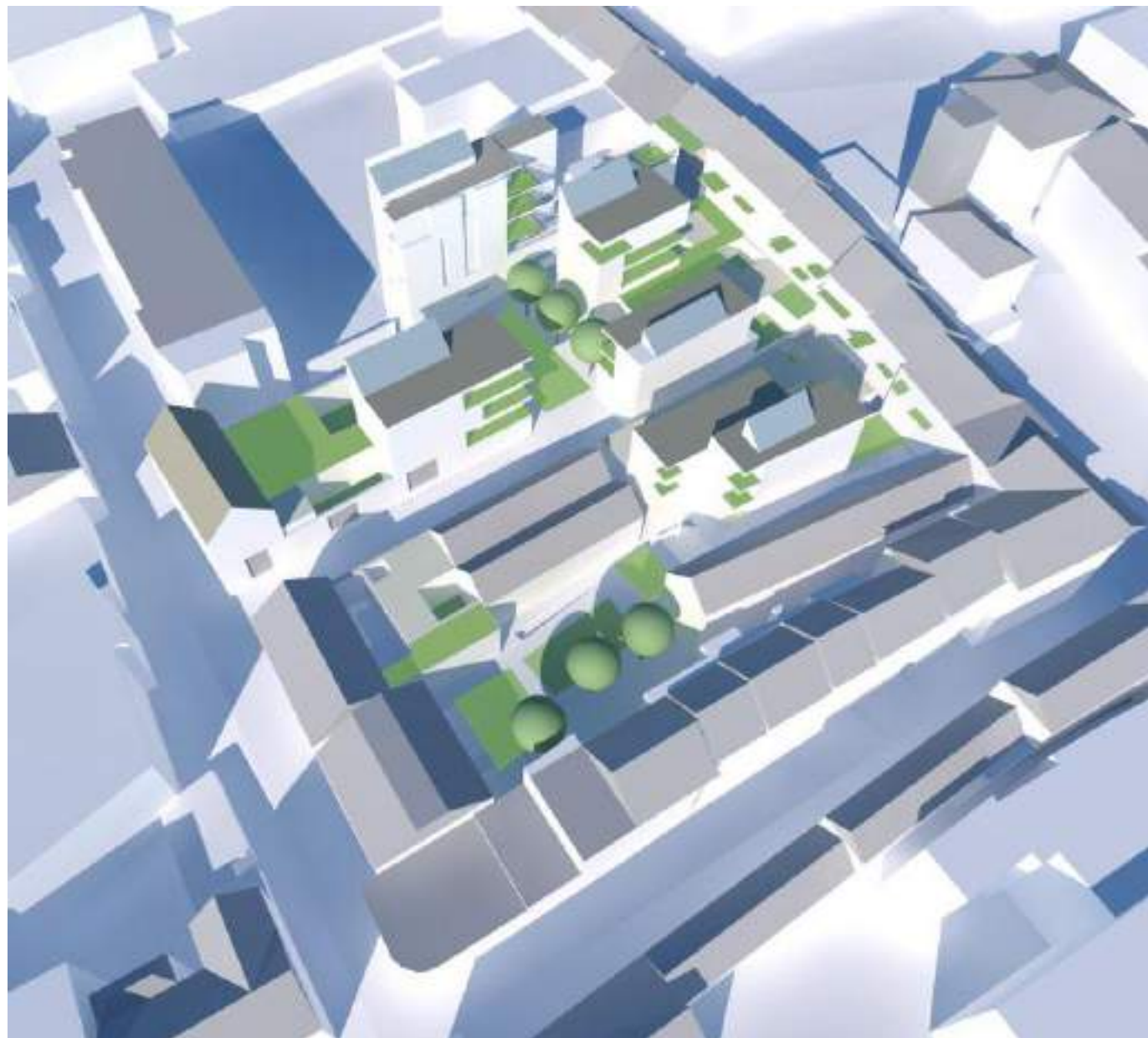


## 10 GREEN SPACE AND PRIVATE AMENITY

Fundamental to providing a pleasant positive space in which to live and work will be the provision of outdoor space and landscape both as a private amenity and for public benefit.

The circulation routes through the quarter will be enhanced by an approach to landscape. The journey from the High Street through to the closes and up to the private apartment will be treated as an green urban experience.

The living environment would be enhanced with the greening of the roofscape and terraces. A mix of accessible terraces, balconies and green roofs will provide a unique outlook for this dense urban living arrangement. Each balcony and terrace would be carefully orientated and screened to maintain privacy and shelter for each resident.



A new intensive planted landscape would begin to grow between the open courts and residential apartment adding to the quality and personal space of the residents.



A JOURNEY FROM STREET TO HOME

Green closes and courtyards



Greenery and planted facades



Private balcony space and roof gardens



## 11 INFRASTRUCTURE

The layout of the closes in the Midsteeple Quarter offers a regular ordered grid of public space around which the support infrastructure of the block can be organised.

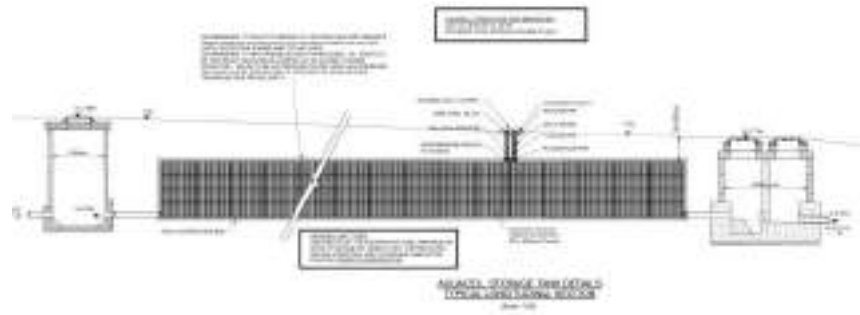
Where simple connections can be made into the existing High Street infrastructure these will be used to serve any new development. The bulk of the western portion of the site will be served by main connections down to Irish Street making use of the new proposed alleyways.

Sewers will primarily gather into the existing systems on Irish Street. Surface water will feed into in a new attenuation tank system set within the main courtyard in the centre of the site and from there discharge into the sewer outlets.

Power, gas and telecoms will follow a matching pattern with services zones within the footpaths of the alleyways feeding into the existing mains on Irish Street and High Street.

Fresh water is based around a similar system of water mains in Irish Street and High Street. The water pressure however may not be sufficient to supply the upper levels of any residential development. Where the water pressure is limited a pressurisation system will be required to serve the new development.

Refuse collection will be based around shared waste collection. Vehicle access will be provided via the large alleyway to the centre courtyard.



Surface water collection



foul water discharge



refuse collection layout





## 12 TRANSPORT INFRASTRUCTURE

The Midsteple quarter will be a sustainable town centre development based around a car free environment.

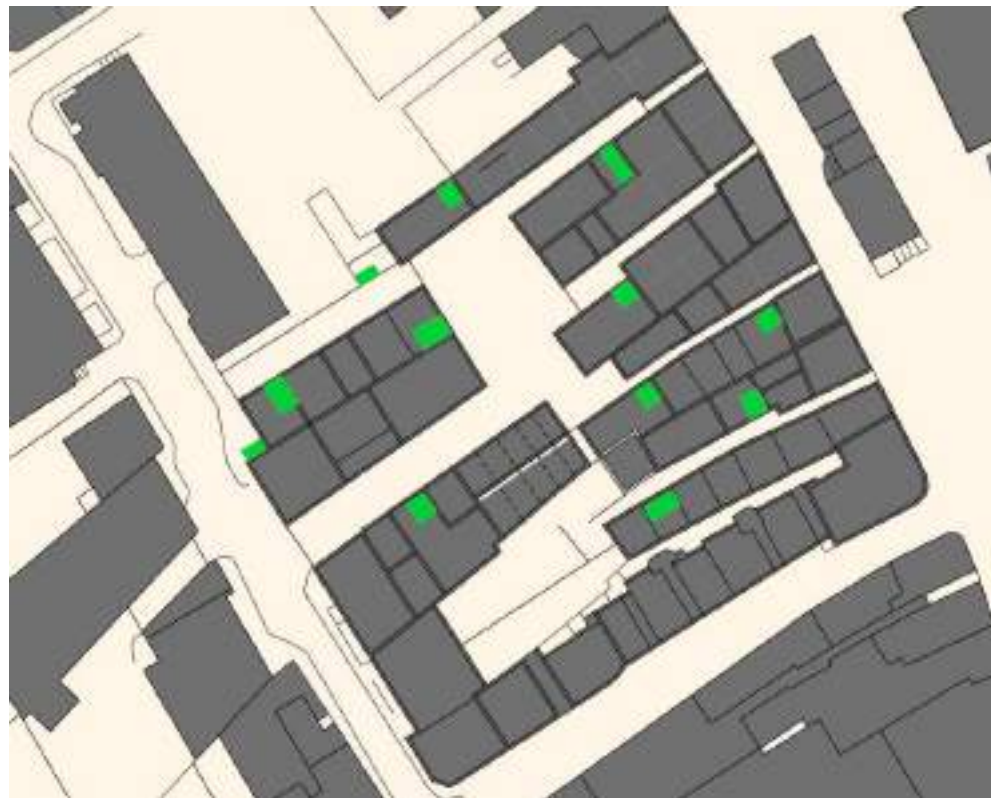
Council policy allows that development proposals should minimise the need for travel by car and encourage active and other more sustainable forms of travel whilst avoiding or mitigating any adverse impact on the transport network or road safety.

The Midsteple Quarter is well served by access to bus routes and the railway station is within 10 minutes walk. Facilities for cycle storage will be provided for residents within the buildings and cycle parking provided in the courtyard areas for visitors to the town centre.

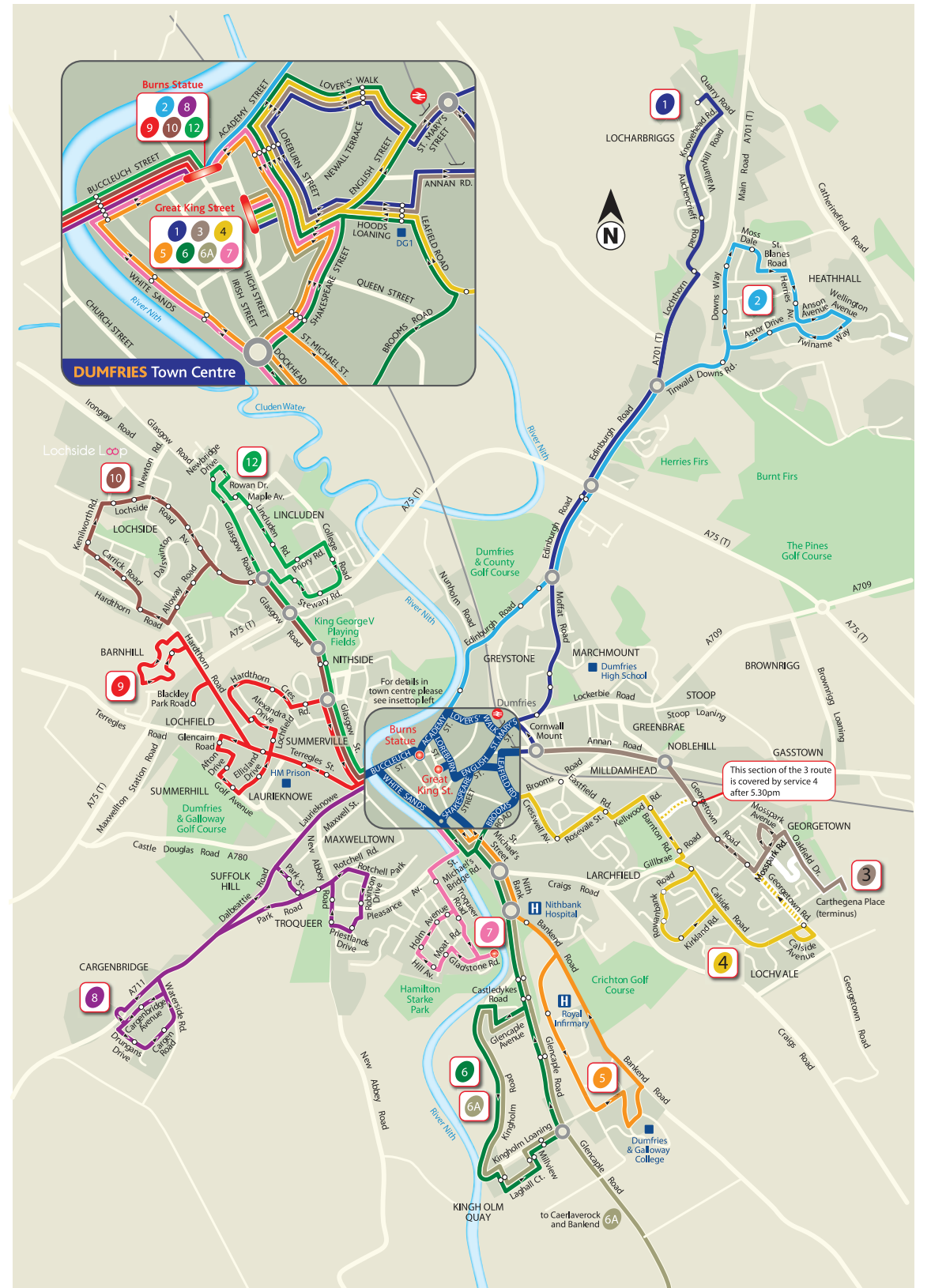
Consideration will be given within the overall masterplan for provision of a pool car system with electric charging point.

The combination of sustainable transport with good access to public transport will provide an accessible environmentally based development.

Bicycle storage and parking within the development



Town Centre public transport routes





## 13 FIRE STRATEGY

The aim of the Midsteep development is to intensify the ground floor uses within the midsteep block and to bring living spaces back to the town centre. This brings a need for a positive approach to be taken to safety in relation to fire.

There is limited access within the site as currently configured with access primarily only through the closes. The building regulations require vehicle access to within 45 m of the building entrances and access within 18m of dry risers within the block. Beyond this fire personnel access is required through minimum of 900mm access paths to each property.

In order to provide a safe development which meets these requirements for fire safety it is proposed to provide a vehicle access to the centre of the proposed block. A vehicle route off Irish Street would be created with the central open courtyard as the vehicle arrival point.

This provides good access to all properties within the block within the requirements of the regulations. It also allow good appliance access to the critical dry riser points for any potential development

### INDIVIDUAL BLOCKS

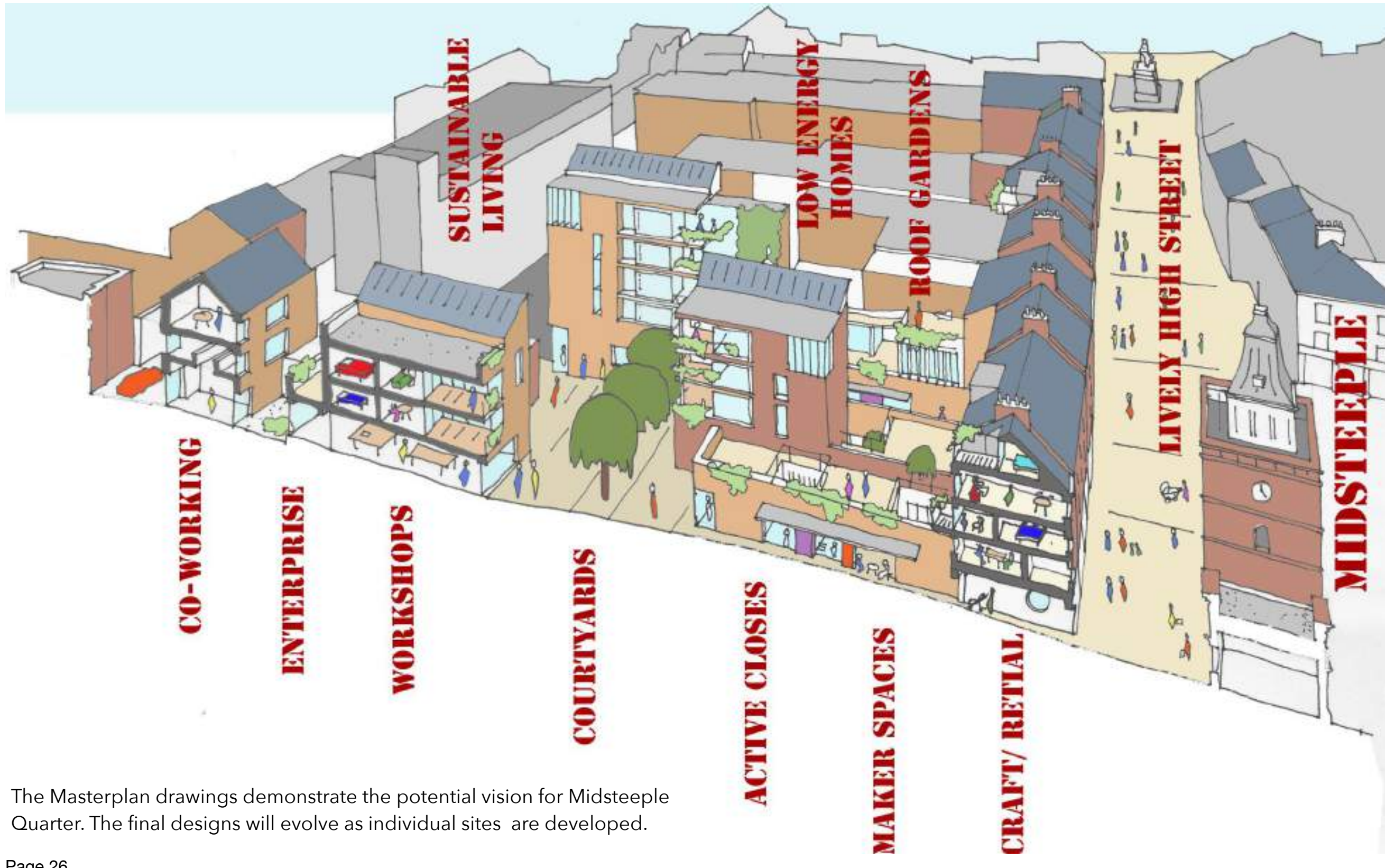
The proposals for the buildings almost certainly involve mixed use properties with residential over non residential spaces. This mix of activity increases the risk for residents with different patterns of use and occupancy potentially giving rise to issues of escape, detection and fire fighting.

Each development will be assessed on its own requirements however it is likely that additional standards will be required. Fire detection systems covering the buildings will be required complying with current standards. It is likely that in the mixed use building a form of fire suppression will be required with sprinklers employed to ensure safe occupancy .





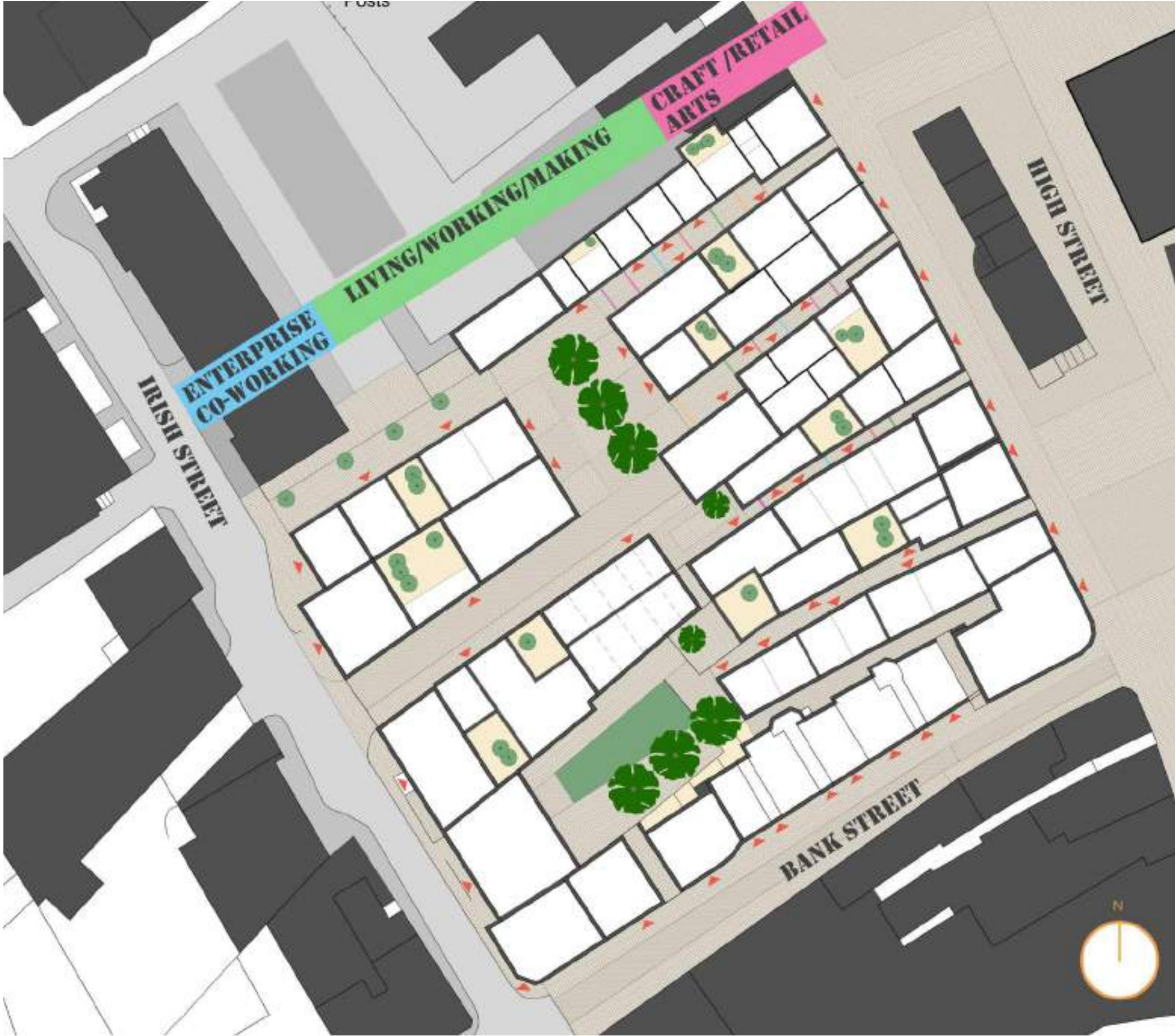
Each aspect of the masterplan is brought together to create physical framework and vision for the Midsteeple quarter.



The Masterplan drawings demonstrate the potential vision for Midsteeple Quarter. The final designs will evolve as individual sites are developed.



PLAN LAYOUT SHOWING POSSIBLE NEW PUBLIC REALM WITH ACTIVE FRONTAGES AND CLOSURES







Midsteeple Quarter could become a vibrant lively part of Dumfries Town Centre



LAND USE CROSS SECTION THROUGH SITE

Key areas of the site are identified for varied uses. The final proposals will develop over time as each site is considered for development

The High Street offer public facing activity at ground level with living spaces above

Irish Street offer opportunities for smaller scale business uses

The middle of the block offers flexible varied uses. The key requirement is for active engagement with the closes





## INDICATIVE LAND USE LAYOUTS



The aim of the Masterplan is to offer a framework within which different ideas for uses can be developed bringing lively and active life to the area.

The plan layouts give an indicative idea of what the Midsteple Quarter might become. The linear plan form of the closes provides a flexible layout within which uses of different types and sizes can be accommodated both now and in the future.

Proposals for each building will be prepared as the sites become available with the final design evolving from the detailed design development



## POTENTIAL DELIVERY PHASING

The Project Vision is based upon community ownership, to gain control over the Midsteeples Quarter in order to achieve the widest potential community and town centre benefits. The Project will therefore progress through community purchase of sites and buildings within the Midsteeples Quarter. A preliminary Phasing Plan has been developed, showing five separate phases. The actual development timeframe will be subject to the availability and purchase of individual buildings as opportunities arise, e.g. via Community Right to Buy, Compulsory Purchase or separate negotiation.:

### Phase 1 - The Oven

The Oven is at an advanced stage of design and planning for Phase 1 of the project, known as The Oven. Feasibility work has taken development proposals through architectural design, community engagement and business planning. Detailed design is proceeding for submission of a planning application by the end of 2019, with completion early in 2022.

This phase is a prototype development to show the potential for the rest of the 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 facade is retained.

### Phase 2 - "Meanwhile" uses of High Street frontage

The remaining High Street frontage buildings and backland areas form a broad Phase 2 area. Midsteeples Quarter will bring building back to immediate life on the High Street through innovative meanwhile uses, working in partnership with local businesses, third sector groups and community initiatives. This 'meanwhile' phase will allow the necessary planning, design and partnership stages for full redevelopment of the other High Street buildings and their Backlands in Phase 3.

### Phase 3 - Development of High Street Frontages and Backland

Phase 3 has to retain significant flexibility to develop Phase 2/3 area of High Street frontages and Backland areas. Pace of development will be shaped by the availability of finance and planning is underway that will accommodate both wholesale and piecemeal re-development.

A more detailed programme for development will be shaped in due course.

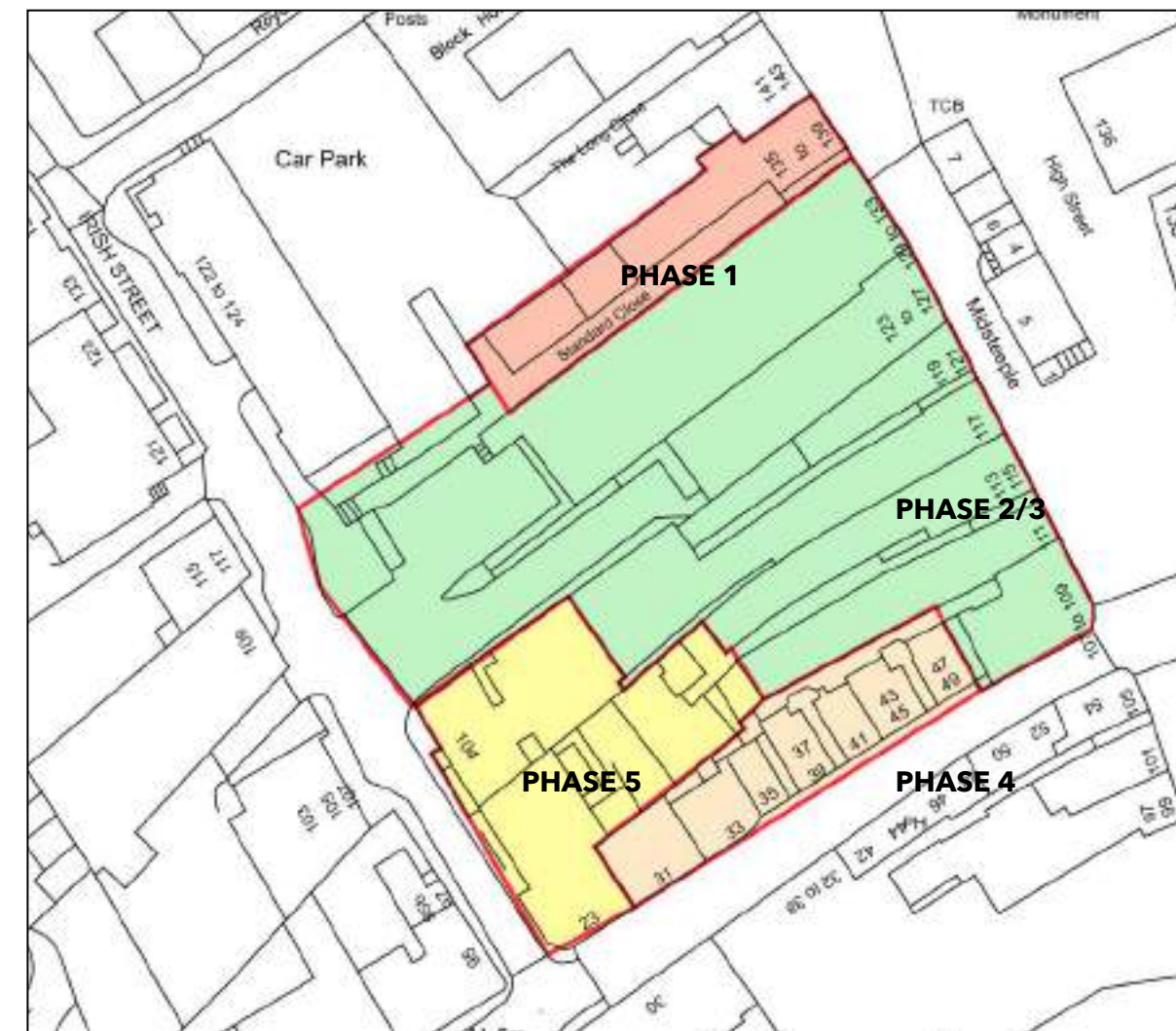
### Phase 4 - Bank Street/Corner of Irish Street

The properties fronting Bank Street and the corner of Irish Street form an identifiable group of smaller buildings within the area. Many of these buildings are in use, at least on the ground floor. They are mainly separately owned. In some cases, owners may bring forward improvements over the early period of the Project - they will be encouraged to do so by Midsteeples Quarter. In particular, there may be opportunities to return upper floors to housing use. As the Project progresses, Midsteeples Quarter will seek to bring these buildings into community ownership where appropriate opportunities arise.

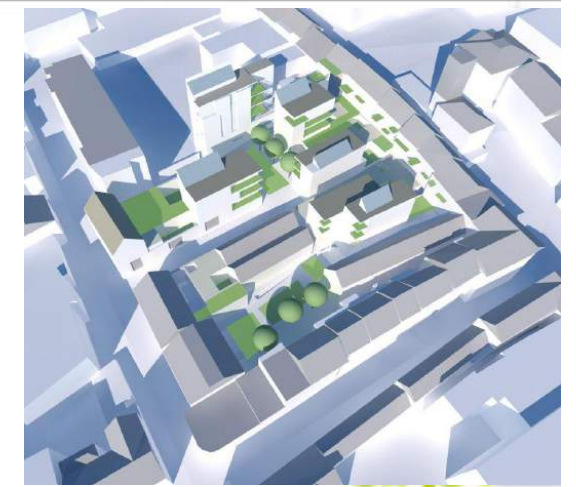
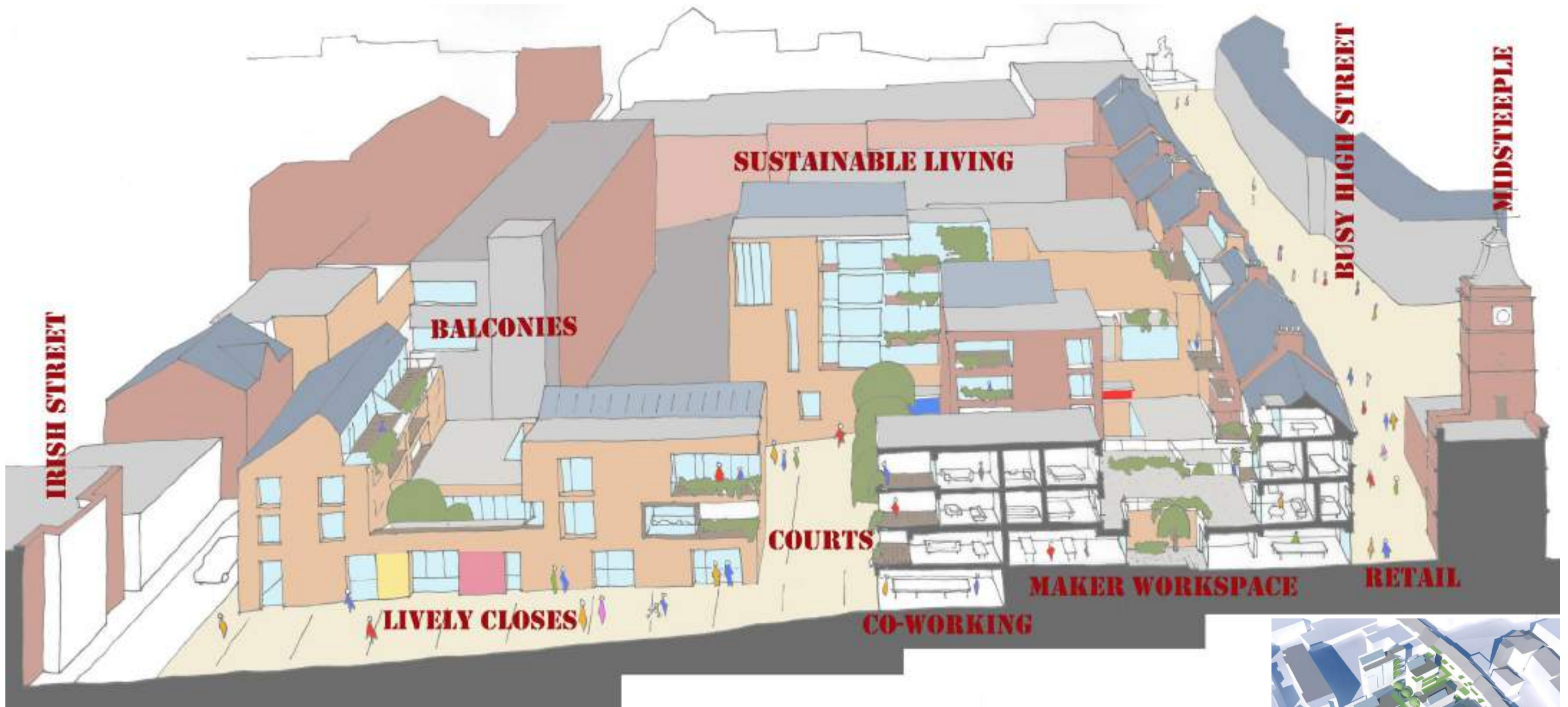
### Phase 5 - Irish Street

The buildings fronting Irish Street form a Phase 4 area for the Project. This zone has a public frontage with lower footfall. It is not the priority for action at present but opportunities will be considered as they arise

It is envisaged that the Project may take up to 15 years to achieve full delivery.









## Contacts

### Architects

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tel 01292 289777

contact Gordon Fleming  
email [gflaming@arpl.co.uk](mailto:gflaming@arpl.co.uk)





MIDSTEEPLE QUARTER, DUMFRIES

MASTERPLAN

for

Dumfries High Street Ltd.

APPENDICES

A Listed Building Descriptions

B Utilities record layouts

ARPL Architects

September 2019



A Listed Building Descriptions



## Listed Building

The only legal part of the listing is the address/name of site. Addresses and building names may have changed since the date of listing – see ‘About Listed Buildings’ below for more information.

## 107, 109 HIGH STREET AND 51 BANK STREET

LB26221

## Status: Designated

## Documents

There are no additional online documents for this record.

## Summary

<b>Category</b> B	<b>Local Authority</b> Dumfries And Galloway	<b>NGR</b> NX 97238 76073
<b>Date Added</b> 06/03/1981	<b>Planning Authority</b> Dumfries And Galloway	<b>Coordinates</b> 297238, 576073
	<b>Burgh</b> Dumfries	

## Description

Walter Newall, architect, 1827-8. Neo-Tudor. 3-storey tenement with attics and with basement on slope to Bank Street, left bay open at basement and supported on chamfered monolith, close entry behind; shops to High Street; single bay in curved corner. Painted ashlar and hood-moulds; mostly single windows (sashes, some small-paned). 3 bays to High Street, 2nd and 3rd under wall-head gable with shaped

skews with flanking octagonal flues; outer wall-head gables

to Bank Street, that to right also with flanking flues.

Cill bands. Slate roofs,

## Statement of Special Interest

Built on site of "The Pillars" which were demolished 1827;

present buildings shown on 1828 view held in Dumfries

Museum (information from David Lockwood, curator).

## References

### Bibliography

SRO - Newall's Will.

## About Listed Buildings

Historic Environment Scotland is responsible for designating sites and places at the national level. These designations are Scheduled monuments, Listed buildings, Inventory of gardens and designed landscapes and Inventory of historic battlefields.

We make recommendations to the Scottish Government about historic marine protected areas, and the Scottish Ministers decide whether to designate.

Listing is the process that identifies, designates and provides statutory protection for buildings of special architectural or historic interest as set out in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

We list buildings which are found to be of special architectural or historic interest using the selection guidance published in [Designation Policy and Selection Guidance \(2019\)](#)

Listed building records provide an indication of the special architectural or historic interest of the listed building which has been identified by its statutory address. The description and additional information provided are supplementary and have no legal weight.



## Listed Building

The only legal part of the listing is the address/name of site. Addresses and building names may have changed since the date of listing – see ‘About Listed Buildings’ below for more information.

# 111 HIGH STREET

LB26222

Status: Designated

## Documents

There are no additional online documents for this record.

## Summary

<b>Category</b> B	<b>Local Authority</b> Dumfries And Galloway	<b>NGR</b> NX 97236 76085
<b>Date Added</b> 06/03/1981	<b>Planning Authority</b> Dumfries And Galloway	<b>Coordinates</b> 297236, 576085
	<b>Burgh</b> Dumfries	

## Description

Mid/late 19th century. Free Italianate. 3 storeys, 3 narrow bays divided by pilasters at upper floors; modern shop at ground. Red ashlar, with sculptured details. Arcaded 1st floor, sculptured heads in tympana over windows, 2nd floor windows with decorative cill course; casement windows; decorative eaves; cornice; low parapet; piended roof with concrete tiles.

## Listed Building

The only legal part of the listing is the address/name of site. Addresses and building names may have changed since the date of listing – see ‘About Listed Buildings’ below for more information.

# 143 HIGH STREET

LB26227

Status: Designated

## Documents

There are no additional online documents for this record.

## Summary

<b>Category</b> B	<b>Local Authority</b> Dumfries And Galloway	<b>NGR</b> NX 97205 76139
<b>Date Added</b> 06/03/1981	<b>Planning Authority</b> Dumfries And Galloway	<b>Coordinates</b> 297205, 576139
	<b>Burgh</b> Dumfries	

## Description

Late 18th century. 3 storeys with modern shop at ground; 4 bays. Brick, with relieving arches; raised long-and-short worked ashlar quoins and dressings; all painted. Moulded 1st floor lintels and 2nd floor reveals. Sash windows. Eaves course. End stacks; slate roof. Some window shutters with raised and fielded panelling.

## References



## Listed Building

The only legal part of the listing is the address/name of site. Addresses and building names may have changed since the date of listing – see ‘About Listed Buildings’ below for more information.

# 117 HIGH STREET

LB26224

## Status: Designated

## Documents

There are no additional online documents for this record.

## Summary

<b>Category</b> C	<b>Local Authority</b> Dumfries And Galloway	<b>NGR</b> NX 97229 76098
<b>Date Added</b> 06/03/1981	<b>Planning Authority</b> Dumfries And Galloway	<b>Coordinates</b> 297229, 576098
	<b>Burgh</b> Dumfries	

## Description

Later 19th century. 3 storeys, 3 narrow bays; inner bay is advanced at 1st floor, gabled above wall-head with attic oculus, and rises from corbelled shafts flanking inner 1st floor window. Red ashlar with gothic hood-moulds, basket-arched single outer and bipartite inner windows all plate glass sashes; modern shop fills ground floor. Aproned 1st floor windows; strings at cill levels; decorative

eaves; skews; end stacks; slate roof.

## References

### Bibliography

No Bibliography entries for this designation

## About Listed Buildings

Historic Environment Scotland is responsible for designating sites and places at the national level. These designations are Scheduled monuments, Listed buildings, Inventory of gardens and designed landscapes and Inventory of historic battlefields.

We make recommendations to the Scottish Government about historic marine protected areas, and the Scottish Ministers decide whether to designate.

Listing is the process that identifies, designates and provides statutory protection for buildings of special architectural or historic interest as set out in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

We list buildings which are found to be of special architectural or historic interest using the selection guidance published in [Designation Policy and Selection Guidance \(2019\)](#)

Listed building records provide an indication of the special architectural or historic interest of the listed building which has been identified by its statutory address. The description and additional information provided are supplementary and have no legal weight.

These records are not definitive historical accounts or a complete description of the building(s). If part of a building is not described it does not mean it is not listed. The format of the listed building record has changed over time. Earlier records may be brief and some information will not have been recorded.

The legal part of the listing is the address/name of site which is known as the statutory address. Addresses and building names may have changed since the date of listing. Even if a number or name is missing from a listing address it will still be listed. Listing covers both the exterior and the interior and any



## Listed Building

The only legal part of the listing is the address/name of site. Addresses and building names may have changed since the date of listing – see ‘About Listed Buildings’ below for more information.

## 119, 121 HIGH STREET

LB26225

Status: Designated

## Documents

There are no additional online documents for this record.

## Summary

<b>Category</b> C	<b>Local Authority</b> Dumfries And Galloway	<b>NGR</b> NX 97225 76104
<b>Date Added</b> 06/03/1981	<b>Planning Authority</b> Dumfries And Galloway	<b>Coordinates</b> 297225, 576104
	<b>Burgh</b> Dumfries	

## Description

Late 18th/early 19th century. 3 storeys, 3 narrow bays with modern shop at ground; pend at left has brick interior and incorporates some earlier rubble walling. Rendered as ashlar (built of brick) with ashlar margins all painted. 2nd floor window cills built up. Plate glass sashes. End stacks; slate roof. Altered, long 3-storey range to rear built of red rubble.

## Listed Building

The only legal part of the listing is the address/name of site. Addresses and building names may have changed since the date of listing – see ‘About Listed Buildings’ below for more information.

## 123, 125, 127 HIGH STREET

LB26226

Status: Designated

## Documents

There are no additional online documents for this record.

## Summary

<b>Category</b> B	<b>Local Authority</b> Dumfries And Galloway	<b>NGR</b> NX 97210 76103
<b>Date Added</b> 06/03/1981	<b>Planning Authority</b> Dumfries And Galloway	<b>Coordinates</b> 297210, 576103
	<b>Burgh</b> Dumfries	

## Description

Later 18th century. 4 storeys with shops at ground reaching up to 1st floor cills; 4 bays. Rendered as ashlar with ashlar margins, all painted. 3-paned double casements throughout. Eaves/lintel band; cornice; slate roof. Long irregularly fenestrated 3-storey rear wing in red sandstone rubble.

## References



## Listed Building

The only legal part of the listing is the address/name of site. Addresses and building names may have changed since the date of listing – see ‘About Listed Buildings’ below for more information.

## 43-49 BANK STREET (ODD NUMBERS)

LB26087

Status: Designated

## Documents

There are no additional online documents for this record.

## Summary

<b>Category</b> B	<b>Local Authority</b> Dumfries And Galloway	<b>NGR</b> NX 97219 76066
<b>Date Added</b> 06/03/1981	<b>Planning Authority</b> Dumfries And Galloway	<b>Coordinates</b> 297219, 576066
	<b>Burgh</b> Dumfries	

## Description

Probably Walter Newall, circa 1830. Symmetrical 3-storey 3-bay tenement with Tudor details. Polished red ashlar and hoodmoulds; shops at ground and central close door; inner bay with half blind bipartites, wall-head gable flanked by tall octagonal flues. Modern glazing at 1st floor, sash windows with 12-pane glazing pattern retained at 2nd floor. Shaped skews; end stacks; slate roof.

## Listed Building

The only legal part of the listing is the address/name of site. Addresses and building names may have changed since the date of listing – see ‘About Listed Buildings’ below for more information.

## 98 IRISH STREET

LB26251

Status: Designated

## Documents

There are no additional online documents for this record.

## Summary

<b>Category</b> B	<b>Local Authority</b> Dumfries And Galloway	<b>NGR</b> NX 97178 76045
<b>Date Added</b> 06/03/1981	<b>Planning Authority</b> Dumfries And Galloway	<b>Coordinates</b> 297178, 576045
	<b>Burgh</b> Dumfries	

## Description

Early 19th century, late Georgian. 2-storeys, symmetrical, 5 bays, central doorpiece with engaged Roman Doric columns. Painted droved ashlar. Small plinth, 1st floor band course integrated with blocking course of doorpiece; main cornice and blocking course. Top sashes 1st floor 6-pane, otherwise reglazed with single-pane sashes. End stacks; slate roof.

## References



## Listed Building

The only legal part of the listing is the address/name of site. Addresses and building names may have changed since the date of listing – see ‘About Listed Buildings’ below for more information.

**23 BANK STREET 96 IRISH STREET CLYDESDALE  
BANK**  
LB26085

Status: Designated

## Documents

There are no additional online documents for this record.

## Summary

<b>Category</b> B	<b>Local Authority</b> Dumfries And Galloway	<b>NGR</b> NX 97183 76041
<b>Date Added</b> 06/03/1981	<b>Planning Authority</b> Dumfries And Galloway	<b>Coordinates</b> 297183, 576041
	<b>Burgh</b> Dumfries	

## Description

Circa 1914. Edwardian baroque single storey bank with entrance in canted angle. Polished red ashlar with channelled outer pilaster strips, continuous entablature with pulvinated frieze and plain parapet. Ornate aedicular doorpiece (Ionic) with broken pediment and cartouche set in cavetto arch, swags above draped from consoled keyblock.

Round-arched windows with cavetto reveals, 3 bays to Bank Street, 2 to Irish Street. Concealed roof.

## References

## Listed Building

The only legal part of the listing is the address/name of site. Addresses and building names may have changed since the date of listing – see ‘About Listed Buildings’ below for more information.

**33-41 BANK STREET (ODD NUMBERS)**  
LB26086

Status: Designated

## Documents

There are no additional online documents for this record.

## Summary

<b>Category</b> B	<b>Local Authority</b> Dumfries And Galloway	<b>NGR</b> NX 97196 76052
<b>Date Added</b> 06/03/1981	<b>Planning Authority</b> Dumfries And Galloway	<b>Coordinates</b> 297196, 576052
	<b>Burgh</b> Dumfries	

## Description

Circa 1840. Classical. 3-storey tenement stepped to slope, and with shops at ground; 8 bays (arranged 2-2-4), the 2 westmost (nos 33,37) set forward and with curved angle. Polished red ashlar and architraves. Shops beneath fascia and cornice. 2nd floor cill bands (nos 39, 41 also with 1st floor cill band). Main cornice. Sash windows with original 12-pane glazing pattern at nos 33, 37;

B Utilities record layouts





**Contact Us**  
**Mapping Enquiries:** All areas  
**General Enquiries:** All areas

Date Requested: 04/07/2019  
 Job Reference: 15813345  
 Site Location: 297194 576094  
 Requested by:  
 Mr Greig Williams  
 Your Scheme/Reference:  
 Midsteeple  
 Exact Scales:  
 1:1000 Area or Circle dig site  
 1:1000 Line dig site

This plan shows the location of those pipes owned by Scotia Gas Networks (SGN) by virtue of being a licensed Gas Transporter (GT). Gas pipes owned by other GTs or third parties may also be present in this area but are not shown on this plan. Information with regard to such pipes should be obtained from the relevant owners. No warranties are given with regard to the accuracy of the information shown on this plan. Service pipes, valves, siphons, sub-connections etc. are not shown but their presence should be anticipated. You should be aware that a small percentage of our pipes/assets may be undergoing review and will temporarily be highlighted in yellow. If your proposed works are close to one of these pipes, you should contact the SGN Safety Admin Team on 0800 912 1722 for advice. No liability of any kind whatsoever is accepted by SGN or its agents, servants or sub-contractors for any error or omission contained herein. Safe digging practices, in accordance with HS (G)47, must be used to verify and establish the actual position of mains, pipes, services and other apparatus on site before any mechanical plant is used. It is your responsibility to ensure that plant location information is provided to all persons (whether direct labour or sub-contractors) working for you on or near gas apparatus. Information included on this plan should not be referred to beyond a period of 28 days from the date of issue.

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 0800 111 999

Low Pressure Mains ———  
 Medium Pressure Mains - - - - -  
 Intermediate Pressure Mains - · - · -  
 High Pressure Mains - · - · -  
 LAs   
 GTs  SSSIs

Some Examples Of Plant Items

Valve Syphon Depth of Cover Diameter Change Material Change

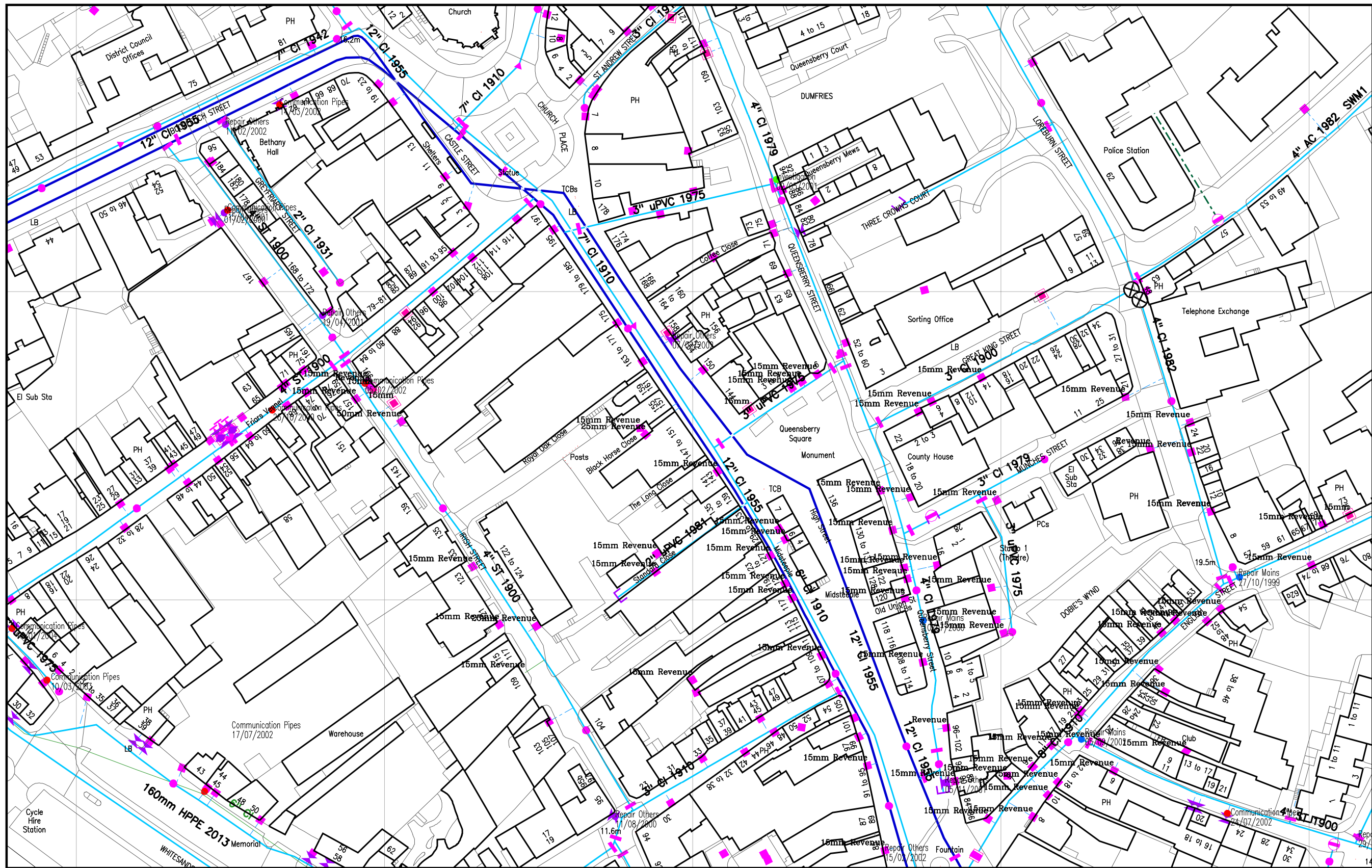
Digsite: Line: - - - - - Area: - - - - -



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The representation of physical assets and the boundaries of areas in which Scottish Water and others have an interest does not necessarily imply their true positions. For further details contact the appropriate District Office.

Date Plotted: 16/07/2019

### 135-139 High Street Dumfries

Fresh Water

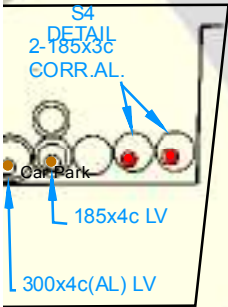
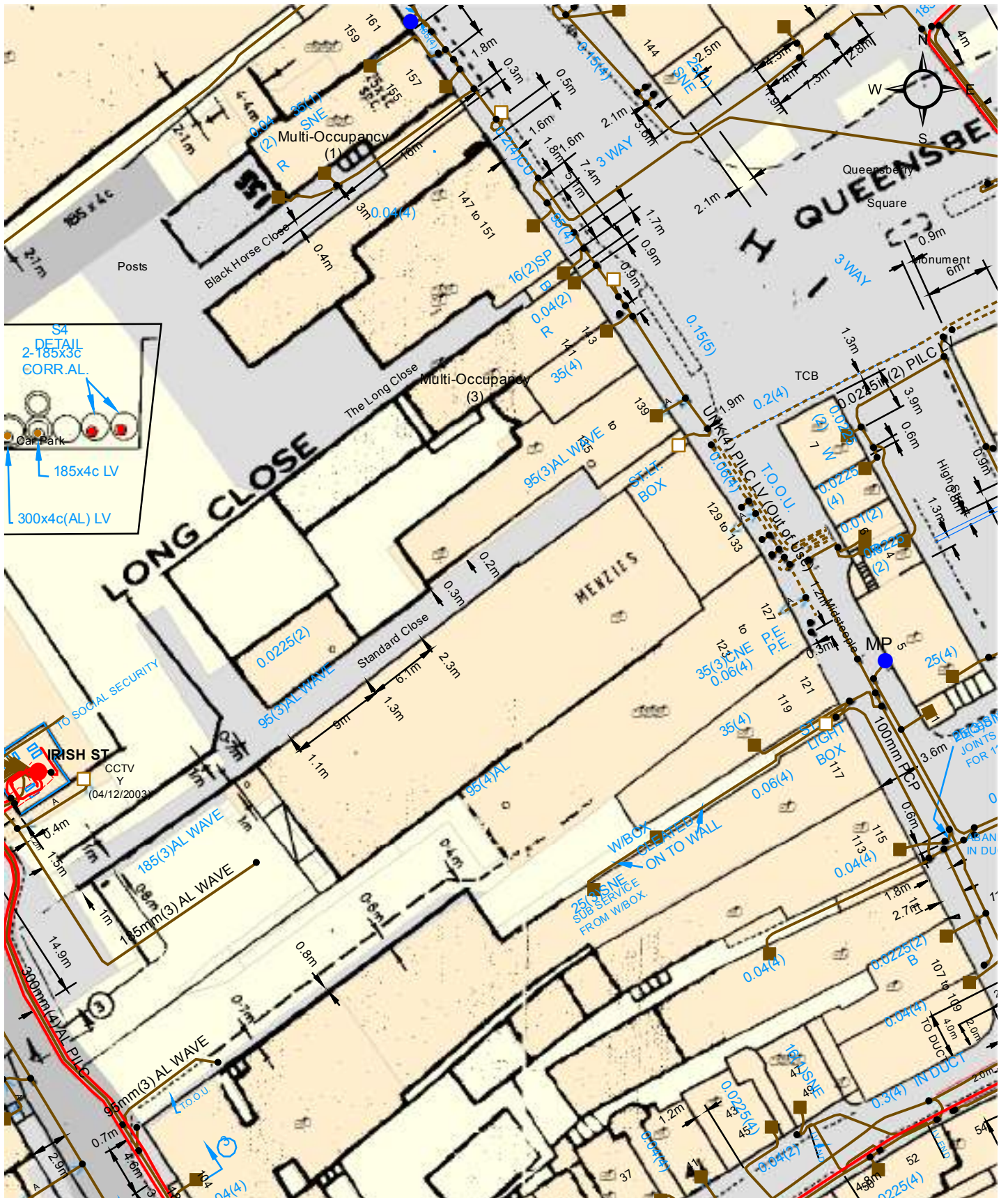



Scale: 1:1250

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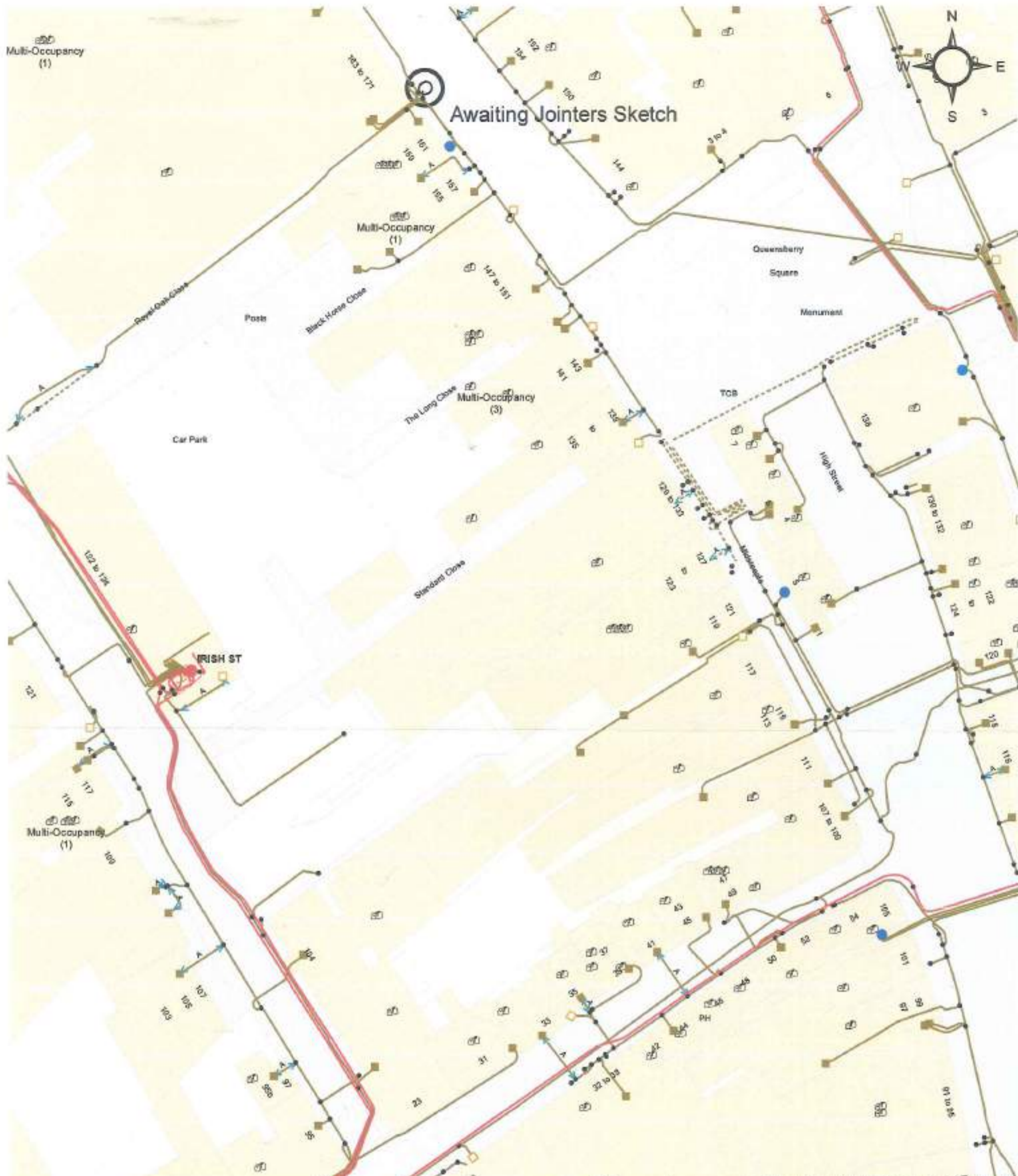





 <p>Information about apparatus given on this drawing is indicative only as the original depths and lines of cables and pipes may have been changed by persons unknown. Normally electricity cables are laid in trenches between 450mm and 1m deep, but cellars or structures such as bridges may prevent cables and pipes being laid at these standard depths. Also, the depth may be above or below the standard due to regrading of the surface or other work after the cables are laid. Where known, non-standard depths are indicated. Any interference with, or damage to, ScottishPower apparatus may result in serious accident. Health and Safety Executive booklet HSG47 provides information on the avoidance of danger from underground services. Authorities and contractors will be held liable both for the full cost of repairs to ScottishPower apparatus and all claims made against ScottishPower by Third parties as a result of interference or damage. In the event of an emergency or should you require further assistance contact 0800-092-9290 (ScottishPower area) or 0800-001-5400 (SP Manweb area). Reproduced from (or based upon) Ordnance Survey maps by Power Systems with the permission of Ordnance Survey on behalf of the controller of HMSO.</p>	<p><b>Warning</b> High Voltage Cables in Vicinity</p>	<p>Scale: 1 : 500</p>
	<p>Date: 11/07/2019</p> <p>Produced by: E. McCarroll</p> <p>Produced for: ARPL</p> <p>X Coord: 297,198 Y Coord: 576,102</p>	



Awaiting Jointers Sketch



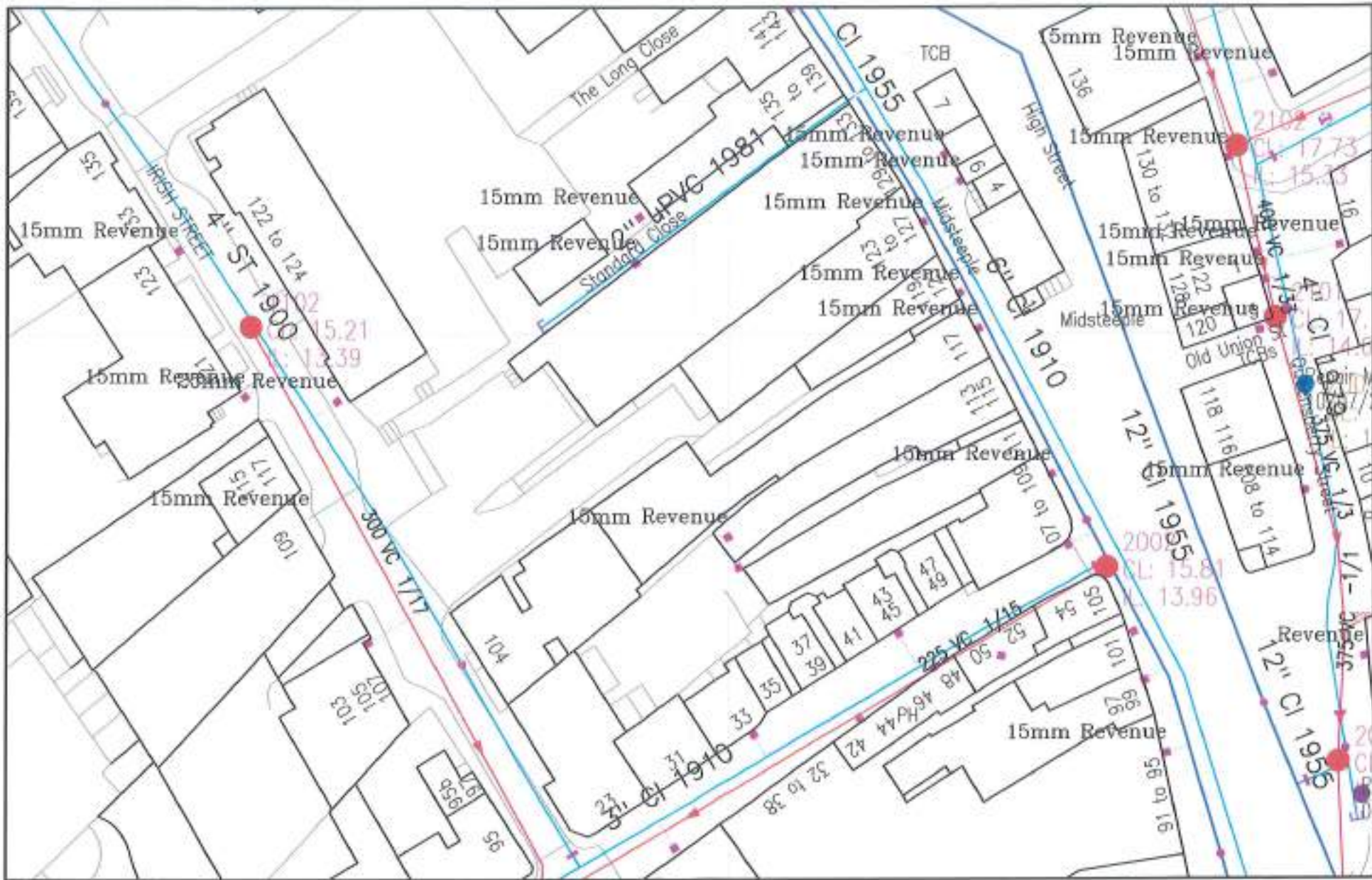
This map image may not be used for planning application use

 <p>On behalf of SP Distribution plc &amp; SP Transmission plc</p> <p>Information about apparatus given on this drawing is indicative only as the original depths and lines of cables and pipes may have been changed by persons unknown. Normally electricity cables are laid in trenches between 450mm and 1m deep, but cellars or structures such as bridges may prevent cables and pipes being laid at these standard depths. Also, the depth may be above or below the standard due to regrading of the surface or other work after the cables are laid. Where known, non-standard depths are indicated. Any interference with, or damage to, ScottishPower apparatus may result in serious accident. Health and Safety Executive booklet HSG47 provides information on the avoidance of danger from underground services. Authorities and contractors will be held liable both for the full cost of repairs to ScottishPower apparatus and all claims made against ScottishPower by Third parties as a result of interference or damage. In the event of an emergency or should you require further assistance contact 0800-092-9290 (ScottishPower area) or 0800-001-5400 (SP Manweb area).</p> <p>© Crown copyright and database rights 2019 OS 100019036</p>	<p>Scale: 1 : 505</p>
	<p>Date: 24/06/2019</p>
	<p>Produced by: National One Call</p>
	<p>Produced for: Oliver Chapman Architects</p>
	<p>X Coord: 297,198 Y Coord: 576,089</p>







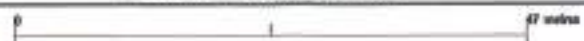


The representation of physical assets and the boundaries of areas in which Scottish Water and others have an interest does not necessarily imply their true positions. For further details contact the appropriate District Office.

Date Plotted: 25/06/2019

Water and Wastewater

EQ/IRRB0064



Scale: 1:500

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