

**Midsteeples Quarter**  
**Phase 3a Feasibility Study and Business Plan**  
113-115 & 117-119 High Street, Dumfries  
December 2019



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Prepared for Dumfries High Street Limited T/A Midsteepie Quarter



Athena Solutions



**OCA**

**RIBA**   
Chartered Practice

**McGowan Miller**  
Construction Consultants  
Incorporating M R Rodger & Partners



## Project Context

This Feasibility Study examines the potential for redevelopment and repurposing of two town centre plots at 113-115 and 117-119 High Street, Dumfries.

The plots lie within the Midsteeples Quarter, covering a wider town centre block which is the focus of a major community-led regeneration initiative. Redevelopment of the plots is identified as Phase 3 of the Midsteeples Quarter project.

The Midsteeples Quarter Blueprint applies the Place Principle to the Town Centre of Dumfries. The key stakeholders include Dumfries and Galloway Council, South of Scotland Enterprise, Scottish Government, Scottish Futures Trust and the Dumfries and Galloway Small Communities Housing Trust.

The Blueprint sets out proposals to reposition the Midsteeples Quarter site as a vibrant and sustainable town centre neighbourhood, supporting a more successful Dumfries High Street.

**The Midsteeples Quarter project will create over 60 new homes and 50 new commercial spaces in a new neighbourhood sheltered within a town block which will become home to in around 200 people. It will be a neighbourhood that is:**

- **diverse, adaptable and driven by community needs, aspiration and enterprise**
- **recognises and respects the environment**
- **promotes and profiles the importance of Scotland's towns and places.**

**Phase 1** of the Midsteeples Quarter project proposes a mixed use development at 135-137 High Street, Dumfries. The proposals are at a detailed design stage and a planning application will shortly be submitted. The development will provide housing, offices, maker workshops and community space. This first phase sets a useful benchmark for consideration of proposals for the Phase 3 study, since the sites in many ways offer similar opportunities.

**Phase 2** of the Midsteeples Quarter project is addressing community ownership and 'meantime' use of a number of properties within the larger site.

**Phase 3** seeks to restore 7 High Street properties and their Backlands, including the properties at 113-115 and 117-119 High Street.

This **Phase 3a Feasibility Study** for 113-115 and 117-119 High Street has included assessment of the condition of the existing buildings on the sites. Valuations of the properties have been undertaken. An Architectural Report has examined the history of the buildings and their surroundings, assessed development constraints and potential, considered options for redevelopment and set out proposal for new and refurbished floorspace. Community engagement has been undertaken to gather local opinion and build awareness. Finally, a Business case has been prepared for the proposed community ownership and redevelopment of the site. Detailed reports for all these topics are attached.

The Feasibility Study finds that a high quality mixed use development can be created on the site. Access and construction constraints will need to be managed in order to create a successful development and there are proportionally higher costs attached to development on tight urban sites of this type.

The business model finds that a creative approach to capital funding will be required, combining a number of public community and private sources to deliver the project. With the right balance of new uses, the project can be viable on an ongoing basis.

## Building Condition Survey

Condition Reports were completed for both buildings by local firm McGowan Miller Construction Consultants in November 2019.

The reports note that building 113-115 is derelict and in very poor condition. The property has been unoccupied for some years and maintenance has been neglected. There is extensive dampness caused mainly by rainwater penetration. Any repair work would need to be considered in conjunction with the treatment of rot, temporary structural supports and the proposed future use of the property.

Building 117-119 High Street is also noted to be in very poor condition. The property has been unoccupied for some years and maintenance has been neglected. There is dampness caused mainly by rainwater penetration. Any repair work would need to be considered in conjunction with the treatment of rot, temporary structural supports and the proposed future use of the property. Access to the upper floors of the property was not available as it appears the stairwell may have been removed to maximise retail space on the ground floor.

## Community Engagement

Extensive relevant community engagement had already been undertaken by The Stove Network for the wider Midsteeple Quarter project and the phase 1 development at The Oven. The Stove Network was appointed to undertake specific engagement in relation to the Phase 3 proposals at 113-119 High Street.

Two engagement events were staged at The Oven building at 135-137 High Street, Dumfries, in October 2019. The widely publicised events took the form of open door discussion sessions. Display material presented draft proposals for the buildings and visitors were asked to comment as fully as possible.

Over 120 people attended the events, mostly resident in Dumfries. The owners of the two properties at 113-115 and 117-119 High Street attended.

The response was overwhelmingly positive. In particular, strong support was expressed for:

- creating a new community within the Midsteeple block
- maintaining the traditional street and close pattern
- community ownership of the project

People reacted positively to the general design principles, taking account of the site constraints, and generally liked the mix of housing and commercial uses and the public spaces created by the scheme.

Few concerns were raised and these related primarily to the detailed layout of the site, building design and ease of use for individuals with different needs. These matters were noted by the design team and reflected in the finalised proposals for the feasibility study.

## Architectural Report and Development Proposals

An architectural report and development proposals have been prepared by OCA architects. The report notes the historic Scottish Burgh town context and explores the history of the building on the site and its surroundings. It highlights that the buildings are Category C Listed and lie within the Dumfries Town Centre Conservation Area. The prevalence of printing works in this part of Dumfries town centre is noted: the Dinwoodie print works occupying the rear building at 117-119 High Street.

Access for vehicles and for building redevelopment is noted as a significant constraint: there is no access right for vehicles immediately around the rear of the building and there are vehicular access restrictions at the High Street frontage. Care will be required with detailed design to ensure Building Regulations relating to fire fighting and fire escape can be met.

Access difficulties will impose constraints on the physical redevelopment of the site. Limitations on the sequencing of works can be expected, as the site is long, narrow, enclosed and has poor access. There are implications for build cost arising from this constraint.

Liaison with Dumfries and Galloway Council suggests the feasibility study development proposals will be compatible with the newly adopted Dumfries and Galloway Local Development Plan, in principle.

A topographical survey was undertaken to assist in creating viable proposals for this sloping site. A services and drainage search has also been completed. Advice has been taken from a structural engineer (David Narro Associates) and the development proposals have been costed by a quantity surveyor with knowledge of the local construction market (McGowan Miller Construction Consultants).

The design principles informing the proposals reflect the Midsteeples Quarter Master Plan, which was formally adopted as Planning Guidance by the Council in November 2019. The principles focus on:

- Creating a town centre for living and embracing change
- Re-introducing mix, scale, adaptability (housing and non-housing uses)
- Better public and private realm
- Exemplar energy standards and sustainable design
- Understanding conservation value
- Creative adaptation / New into old

The proposals consider options for developing both of the building plots together, or for redevelopment of the 117-119 High Street plot on its own. This reflects instructions from Midsteeples Quarter on a preference for development of both plots but a wish to understand the implications of developing a single plot.

Option A is the preferred proposal. It proposes redevelopment of both plots. The older building at the High Street frontage of the the 113-115 plot would be removed. The building at the front of the 117-119 High Street plot and the single storey building to the rear would be retained. Significant new purpose built floorspace would be created. Refurbished and new floorspace would provide:

- 8 two bed new build flats in the rear of the site
- 3 new build flats on upper floors of a new building fronting the High Street at the 113-115 plot
- 2 two bed flats on the upper floors of the refurbished building at the front of the 117-119 plot
- 70m<sup>2</sup> of retail floorspace in the new and refurbished ground floors facing the High Street
- 105m<sup>2</sup> of new build ground floor office space in the rear of the plots
- 175m<sup>2</sup> of maker workshop space in the refurbished single storey printshop

This provides a mixed use development with a range of employment spaces, residential opportunities, improved public realm and accessibility. It meets the ambitions of the wider Midsteeples Quarter to provide a high quality town centre neighbourhood where people can live and work.

Option B relates only to 117-119 High Street. It proposes refurbishment of the single storey printshop with demolition and new build across the remainder of the site, or retention of the building fronting the High Street, should this be technically possible and cost-effective. Floorspace would provide:

- 8 two bed new build flats in the rear of the site
- 3 new build flats on upper floors of a new building fronting the High Street at the 113-115 plot
- 2 two bed flats on the upper floors of the refurbished building at the front of the 117-119 plot
- 165m<sup>2</sup> of retail floorspace in the new and refurbished ground floors facing the High Street
- 145m<sup>2</sup> of new build ground floor office in the rear of the plots

The report notes that there are significant economies of scale and technical advantages in redeveloping both sites simultaneously.

## Business Case

For Town Centre Regeneration to be effective in the long-term, there are three financial sustainability goals:

- The preparation and delivery of realistic investment plans predicting the financial viability of project investments and the inter-relationships with other aspects, areas, ventures and outcomes sought.
- The effectiveness of leveraging-in additional private, public or charitable funding for the development and delivery of town centre regeneration.
- The ability for investments to generate a self-financing return that will help sustain regeneration activity and outcomes to deliver lasting impacts.

This Business Plan sets out the challenges of achieving these goals where properties are in long-term decline in a town centre that has been losing its social and economic purpose for some decades. The revenue streams from the redevelopment and the likely restored value of the assets will not deliver returns to incentivise the private sector investor seeking returns.

The Plan challenges Scottish Government policy on Town Centre Regeneration and identifies the significant investment required to deliver on town centre living in derelict town centre buildings where upper stories have been long neglected by landlords in favour of diminishing retail returns.

### Costs

The costs of the new build and restoration have been provided at £4.7million plus an estimated £0.3m of irrecoverable VAT (depending on expert VAT advice beyond the scope of this Plan, VAT negotiations with HMRC and the detail of final architectural designs), giving a total price of £5.0 million, with an additional £0.3million for project management over the development and delivery period. This has been allocated across the elements of the project as below.

New housing	Converted housing	Office space	Retail space	Workshop space	External spaces
11 units	2 units	145m <sup>2</sup>	100m <sup>2</sup> new 65m <sup>2</sup> converted	175m <sup>2</sup>	
£2.6m	£0.3m	£0.6m	£0.4m £0.2m	£0.5m	£0.4m

Rentals for office, retail, and residential are low in Dumfries compared to Scottish averages. Review of the existing markets indicates the following expectations for rentals:

- Retail: £15.00 per ft<sup>2</sup>
- Office: £7.00 per ft<sup>2</sup>
- Residential: £450 - £475 for a 2 bed apartment, maximum of £7.72per ft<sup>2</sup>

At these rental levels, net annual income (after voids, insurance, sinking fund / repairs, management fees) are estimated to total £70,000 per year.

## Funding

Funding options being pursued are a mix of grant and social capital. Investment from the private sector is unlikely, as the social capital will require the all of the net rental income for repayment of debt until the capital is repaid. Yields are below those which would attract private sector investment, although individuals may contribute through social capital as below.

The recommended position is to seek grant funding of £4m towards the costs, with a maximum of £1m being raised from social capital – either community shares or community bonds, compared below:

	Community Shares	Community bonds
<b>Financed amount</b>	<b>£1.0m</b>	<b>£1.0m</b>
<b>Time to repay</b>	15 years	20 years
<b>Total interest cost</b>	£188k	£208k
<b>Note:</b>		Requires 2 further refinancing rounds of £300k and £200k

Existing grant funding streams including for social housing (£0.45m), the Dumfries and Galloway Town Centre Living Fund (£1m annually for all of Dumfries and Galloway) and the Scottish Government Town Centre Regeneration Fund (£1.5m annually for Dumfries and Galloway) will be insufficient. This demonstrates the significant challenge of investment in town centres where returns are longer term, providing multiple social benefits and outcomes which are delivered across Government funding stream purposes.

The political and funding environment is increasingly supporting the increased recognition of town centres as key to social and economic development. This, together with the community empowerment approach led by the Scottish Government, creates a favourable environment for community-led town centre development to access and catalyse funding opportunities.

## Valuation

Building valuations were carried out by local firm McGowan Miller Construction Consultants on 26th November 2019. The building values are noted as follows:

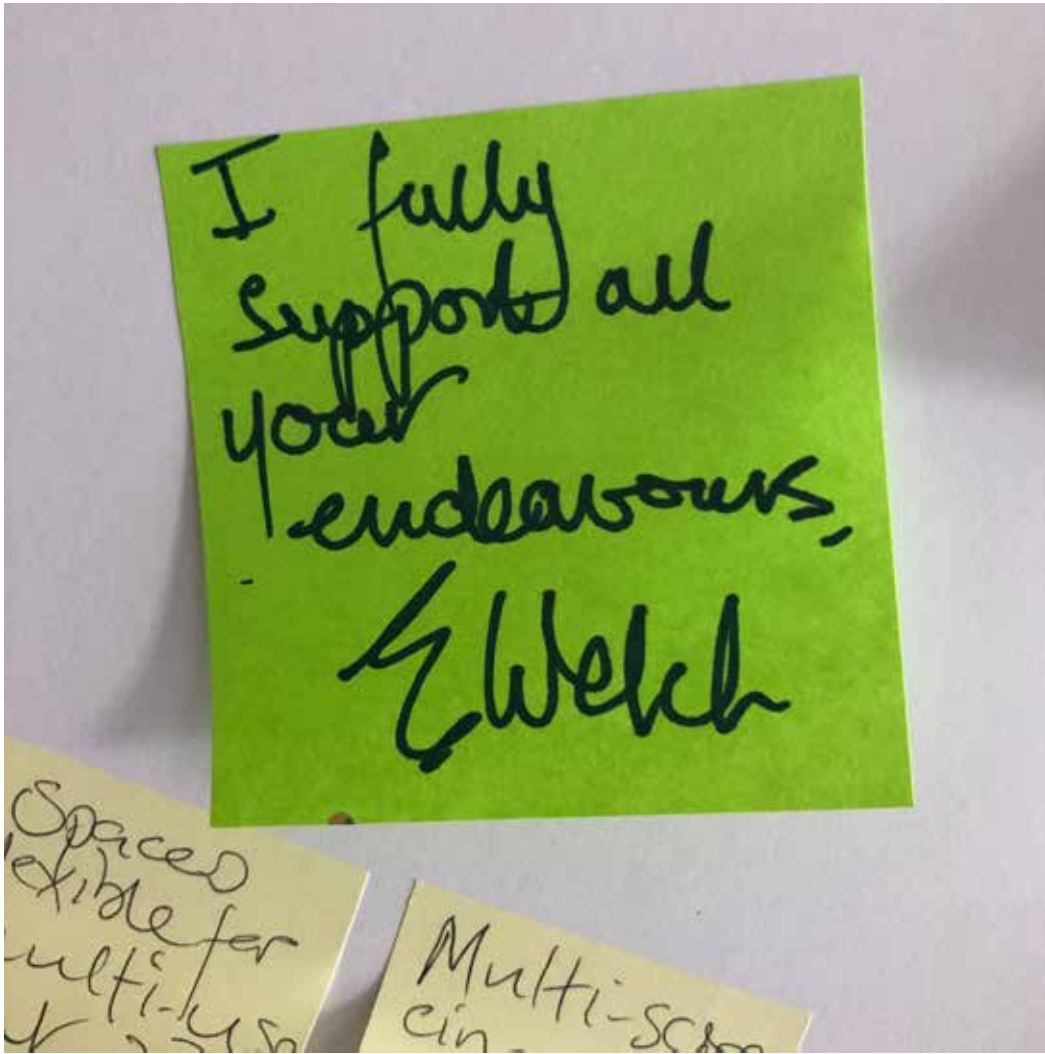
113-115 High Street	- £80,000
117-119 High Street	- £80,000

## Next Steps

Midsteple Quarter will continue to investigate an innovative funding and governance mechanism to deliver both this Phase 3 and the wider project, working with a wide range of stakeholders on behalf of its community to deliver Town Centre repurposing and regeneration in Dumfries.







**MIDSTEEPLE**  
**QUARTER**

Public Consultation Event  
Feasibility 113-115 & 117-119 High Street

10th & 12th October 2019

# Background



On Thursday 10th October and Saturday 12th October open public consultations session were held at 'The Oven' (135-137 High Street, Dumfries). These invited the local community to view plans and research material from the Feasibility Study into the potential development of **113-115 High Street and 117-119 High Street** as part of the Midsteeple Quarter project for Dumfries town centre.

*Midsteeple Quarter is a response to community-led consultation which uncovered a consensus amongst local people, businesses, groups and agencies that a priority for a 'future Dumfries' is a more diverse town centre with people living in the town centre and a mix of new businesses/shops, as well as culture, leisure and services. The project will see the local community to take back control of a group of underused and neglected High Street buildings and refurbish these as a contemporary living, working, socialising, learning and enterprising quarter. A new beating heart for the town that will be a catalyst to grow a new thriving and resilient town.*

The consultation events were organised and delivered by **The Stove Network** - an artist-led Community Development Trust for Dumfries. The exhibition material was prepared by architects for the Feasibility Study: Oliver Chapman Architects and the event co-produced with Urban Animation.

**The Oven** is well established as a town centre community venue that is regularly used for consultation events, pop-up shops and exhibitions by community groups

**Midsteepie Quarter**  
8 October at 21:16 · G

We would love to invite you along to our forthcoming Midsteepie Quarter - Phase Two Exhibition and Information event this week on Thursday 10th October from 6pm until 8pm and Saturday 12th October 11am until 4pm at The Oven, 135-139 High Street, Dumfries.

Its an opportunity for you to view the plans and ideas for the next exciting phase of the Midsteepie Quarter project for the town centre. Midsteepie Quarter are a community led regeneration initiative by people of Dumfries L... See more



Katie Anderson, Scott Mackay and 20 others · 2 comments · 5 shares

Like Comment Share

Most relevant \*

Write a comment...

**Heather Knaggs** Hi is it drop in between those times or do I need to be there at the start?

Like · Reply · 5d

**Midsteepie Quarter** Heather Knaggs yes its drop in so please do pop along if you can anytime between 6 and 8 tomorrow or 11 and 4 on Saturday.

# Marketing + Promotion

The Consulation Event was promoted through the following channels:

- Local BBC Radio - every local news bulletin on Wednesday 9th October
- Mailout to 400 Midsteepie Quarter Members
- Stove monthly printed calendar - available at public venues in Dumfries
- Facebook event, Twitter and Instagram (MSQ social media platforms average 50,000 engagements pcm)
- Local newspapers

www.dng24.co.uk Friday, October 11, 2019

## Chance to give views on high street redesign

**A COMMUNITY wide meeting and exhibition takes place tomorrow to promote the next phase of a revolutionary high street redesign in Dumfries.**

The Midsteepie Quarter is a community led regeneration initiative by the people of Dumfries, to create a new high street, with a mixture of retail, enterprise, social housing and housing.

The project team have been working closely with architects and planners to come up with exciting ideas, but will stay true to the historical character and make a town centre fit for generations to come.

At the exhibition people will see the architect's vision for the high street, with research information gathered about the layout of Dumfries and what their ideas have been inspired by.

Features include high quality housing available at affordable rents, sustainable retail space suited to new local enterprise businesses, spaces for the community and bicycle parking.

The purpose of the exhibition is to show the feasibility study for the next phase of the project and get feedback from local people which will then be used to further refine the ideas and be included as evidence in handing applications to raise the money to implement these plans.

Scott Mackay, chair of The Midsteepie Quarter Board, said: "This is an important opportunity for the community to have their say in the vision for MSQ and the future of the high street. We look forward to presenting our ideas and listening to what the people have to say.

Everyone is welcome. Public ideas and opinions have been at the core of Midsteepie Quarter from the get-go. It's really important that people come out and share their views about this exciting next stage. Midsteepie Quarter are keen to hear people's ideas and opinions. It's important that the community has a voice as there is so much knowledge and experience locally, and this is what the vision needs to be based upon." The exhibition will be open to the public on Saturday, October 12 from 11 am to 4 pm at The Oven, 135-137 High Street, Dumfries.

The newspaper clipping features a large headline and a sub-headline. Below the text is a photograph of the architectural rendering from the Midsteepie Quarter project, showing a mix of building types and green spaces. The photo is captioned with labels: 'SMALL OFFICE/STUDIO', 'COURTYARD LIVING/WORK', 'WORK/COMMUNITY', and 'CRAFT RETAIL'.

# Consultation



The Oven is a former shop unit on Dumfries High Street. Interactive panels, background info and a model were displayed and members of the public were greeted by a team of:

- Midsteeples Quarter Board members and project team
- Oliver Chapman Architects
- Urban Animation
- Athena Solutions

## Living on the High Street ►

One of the most popular interactive panels asked people about living on the High Street, whether this was something they would consider, if so why and if not, why not. There was extensive discussion about the advantages of town centre living - in particular being able to live without a car and proximity to services and shops etc. Also about the security aspect of people overlooking public spaces and how this would make the town feel safer.



# Consultation

## ◀ Other Activity in Midsteeples Quarter

A wide range of ideas were suggested for the ground floor units proposed within MSQ (below the housing) from support spaces for markets to community workshops and creative workshops/shops

## Commercial & Community Uses

A thriving neighbourhood should not rely on new homes alone. Community and commercial uses could help create a site that is active throughout the day. Can Dumfries, as the regional centre, return to the diversity of use that existed in the 19th-century, with a new development built to suit the demands of 21st century life?



## 113-115 & 117-119 High Street



Midsteeples Quarter partners purchasing 113-115 and 117-119 High Street and redeveloping the site. This will help in building partnerships and cooperation with local people, site owners, artists, and private partners.

### The site is...

- ...at the heart of historic Dumfries
- ...a key element of urban movement
- ...in need of good quality development to help preserve the town's character
- ...diverse, with long listed and historic listed buildings
- ...part of the town centre skyline, visible from across the River Tay
- ...Local Community Centre (new) gradual taking

### The site was...

- ...a site of local industry including book binders
- ...home to Dumfriesshire gunpowder
- ...a place for living and the leisure, with Caerlaverock Castle overlooking the south side
- ...linked to the town by three stone causeway bridges



1879  
1958  
1993

Share your memories of the Midsteeples Quarter on social media below

Do you have photographs of the long-gone businesses, including Caerlaverock Castle and other buildings? Do you have other stories of the people who worked and lived in the area?

Photo: 113-115 & 117-119 High Street

## History ▶

The person who noted the old Smithy on Caerlaverock Close has since done additional research and brought this in to the team office. There was also considerable discussion about the number of printing presses that used to operate in MSQ area. Including the Annandale Courier printed at 111 High Street - this was new information for the team





## Community Ownership and MSQ Vision ►

There was universal support for the MSQ vision of the Quarter as a new housing community set behind the main High Street buildings - with commercial/community units at ground level and new flats above.

People were very supportive of the principle of community ownership 'if the Council were leading this project, it would long since have vanished without trace..'. People were interested and intrigued by the process of community ownership and well informed about the attempts by MSQ to buy 113-119 High St at auction. There was clearly an appetite for and belief in the community's ability to deliver this project for the town

### What is Midsteepie Quarter?

Midsteepie Quarter is a response to community-led consultation which uncovered a consensus amongst local people, businesses, groups and agencies that a priority for a future Dumfries is a more diverse town centre with people living in the centre and a mix of new businesses/shops, as well as culture, leisure and services. The project will see the local community take back control of a group of underused and neglected High Street buildings and refurbish these as a contemporary living, working, socialising, learning and enterprising quarter.

"A new beating heart for the town that could be a catalyst to grow a new thriving and resilient Dumfries."

Do you agree with increased community ownership of the town centre? Let us know your thoughts.

Yes, it can only be an improvement as it would be owned by the community and they would be able to make the decisions on what to do with the buildings.

Yes, it can only be an improvement as it would be owned by the community and they would be able to make the decisions on what to do with the buildings.

Masterplan - Key Principles

CO-WORKING, WORKSHOPS, COURTYARDS, ACTIVE COMMONS, MARKET STALLS, CRAFT, COFFEE, SUSTAINABLE LIVING, LOW ENERGY HOMES, HOBBY GARDENS, LIVELY HIGH STREET, MIDSTEEPLE

Masterplan drawings by ARD Architects

Possible layout: upper floors mainly residential

Possible layout: ground floor flexible use



# Participants

Over the two public consultation sessions the following people attended:

Total Attendees - 121

11 under 25

46 over 60

64 between 25 and 60

3 from outwith Dumfries and Galloway

95 from DG1 and DG2

23 from wider Dumfries and Galloway

The event was also attended by:

- Joan McAlpine MSP
- Ferhan Ashiq - owner 117-119 High Street
- Danielle Hutchison - owner 113-115 High Street
- Photographer from Dumfries Standard





# Coverage

**Midsteepie Quarter** @midstquar... · 2d  
Amazing response from our community to latest #MidsteepieQuarter plans at #TheOven today - we're here till 4pm #MakingDumfries



You Retweeted  
**Matt Baker** @\_mattbaker · 2d  
Busy start to the #MidsteepieQuarter consultation on Dumfries High Street - we're here till 4pm..come see the plans and have your say @midstquarter #ReclaimTheHighStreet #MakingDumfries



**Midsteepie Quarter** @midstquar... · 2d  
Come and see the latest plans for #MidsteepieQuarter in Dumfries High Street - have your say in the future! #MakingDumfries 11-4pm 135-137 High St aka 'The Oven'



**Midsteepie Quarter**  
12 October at 12:48 · G  
The Midsteepie Quarter Phase Two plans and ideas are being exhibited at a consultation event at The Oven on the high street in Dumfries. Please do pop along and share your thoughts and ideas. All welcome as we are keen to hear your feedback. We're open until 4pm today.



Jo Ray, Scott Mackay and 5 others · 2 comments · 2 shares



Most relevant

Write a comment...

**Sarah Louise Colbeck** *Pity to miss this. Will be available for a later viewing. Good to feel the momentum building.*  
Like · Reply · 1d

**Midsteepie Quarter** We are hoping to put out a few key questions on social media and to the members and making list for opinion, thoughts and comments. So hopefully you can get involved that was Sarah.  
Like · Reply · 7h

The Consultation Event was well covered and shared on Social Media - one person saw the coverage on Facebook and jumped on a train from Glasgow to attend the event! This significantly widened the profile of the event locally (as well as further afield) and the project team have received additional useful feedback from people who saw the event on social media and were pleased to see the local community participating in the development of this important project for Dumfries.

**Midsteepie Quarter**  
7 hrs · G  
Thank you for coming along on Saturday and showing your support Joan McAlpine



**Joan McAlpine**  
8 hrs · G  
Joan visited an exhibition by Midsteepie Quarter project in Dumfries at the weekend. It was great to speak about the groups newest plans, and about the wonderful benefits the exciting new ideas for the high street will bring!

Jo Ray, Patricia Kirby and 5 others



# Coverage



The recent design work featured in the Consultation Event was also featured in the national 'Urban Land Gathering' held in Edinburgh on 23rd October and hosted by Community Land Scotland.

Midsteeple Quarter board member, Alison Macleod gave a presentation at the event on the MSQ project, including the most recent design development and the Consultation Event on 10th and 12th October.

# Conclusions

The Consultation Event was an important and timely opportunity for the local community to give their opinions and input to a) the overall masterplanning approach, and b) the design approach for 113-119 High Street, within the overall vision.

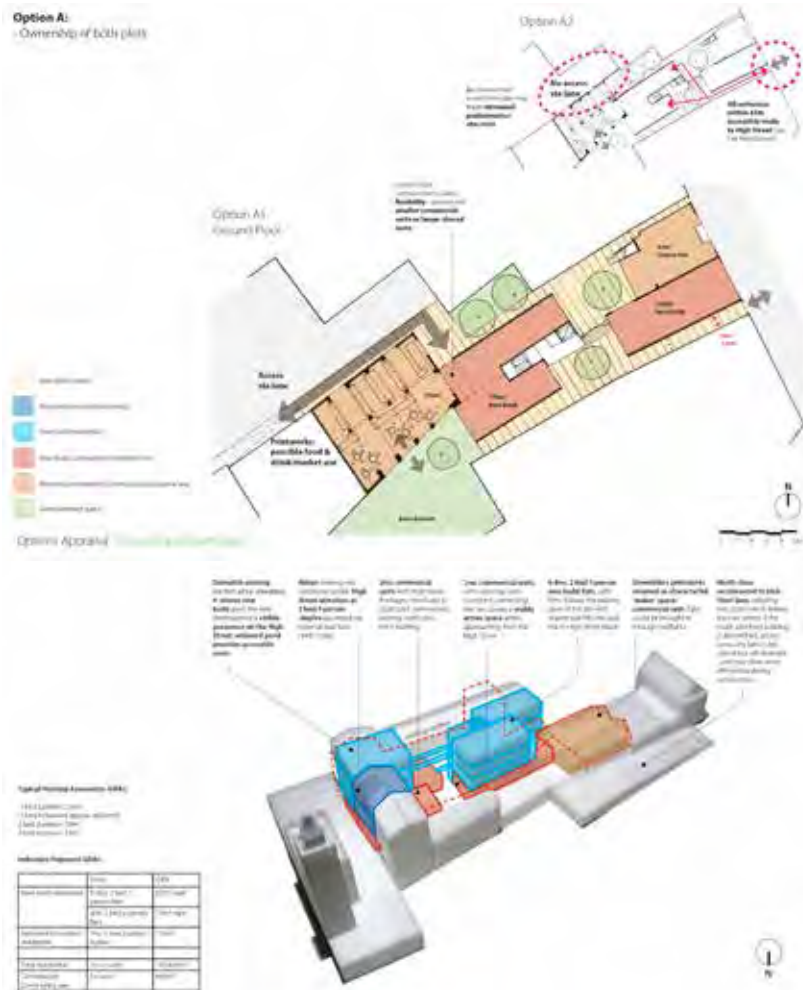
The event was well attended in person and there was good interaction online also.

The overwhelming response was positive to the masterplan approach for a new community within an existing block of the town centre, on the High Street. People responded very positively to the idea of new, high quality housing, mixed with small scale commercial and community uses at ground floor level. They were also very positive about the approach to maintain the existing street pattern and the Closes in particular and the idea of an intergenerational approach to the housing.

There was also an excellent response to the principle that the Midsteeples Quarter development should be delivered by a community-led organisation and retained with community ownership and control.

People reacted positively to the general design principles of the detailed proposals for 113-119 High Street - they understood the constraints of the site and existing buildings and how the proposals fitted with the masterplan approach. People liked the mix of housing and commercial uses and the public spaces created by the scheme.

Critical feedback centred on the details of the architectural proposals with a concern for new buildings to 'fit in' with existing buildings and concern around the provision of lifts and specific detailing for individual needs of different user groups. All of this feedback was noted and taken on board by the project and design teams.



OCA



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## Introduction & strategic summary

Dumfries' town centre has suffered significant economic decline in recent years. In March 2017, the Stove Network and the Glasgow Institute of Architects launched an open competition for architectural concepts for reimagining the urban core of Dumfries, in the area known as the Midsteeples Quarter. The competition was won by ARPL Architects with a scheme that combined affordable retail and craft spaces with residential accommodation. ARPL is currently developing this scheme into a masterplan for the area. The Oven is a project at nearby 135-139 High Street that demonstrates the ability to make change happen, under the Stove's ownership and project leadership. A planning application for redevelopment of this site is imminent.

This report considers the feasibility of developing the two plots at 113-115 High Street (referred to as South plot) and 117-119 High Street (North plot).

It explores the feasibility of redevelopment of the site into mixed commercial, community and residential uses.

It has been prepared to support a bid to the Scottish Land Fund in collaboration with a team of consultants:

**Urban Animation**  
**Oliver Chapman Architects**  
**Athena Solutions**  
**McGowan Miller**  
**David Narro Associates**



### Masterplan for Midsteeples

Midsteeples Quarter is a response to community-led consultation which uncovered a consensus amongst local people, businesses, groups and agencies that a priority for a 'future Dumfries' is a more diverse town centre with people living in the centre and a mix of new businesses/shops, as well as culture, leisure and services. The masterplan project led by ARPL Architects, will see the local community take back control of a group of underused and neglected High Street buildings and refurbish these as a contemporary living, working, socialising, learning and enterprising quarter.



ARPL Architects masterplan for Midsteeples and Stage 3 proposals for 'The Oven'

### Related project - The Oven

The Oven is the first in a group of disused buildings on Dumfries High Street (no's 135-139) which Midsteeples Quarter have identified as a site for a bold initiative which will see local people developing their own High Street as a contemporary living, working, socialising, learning and enterprising hub.

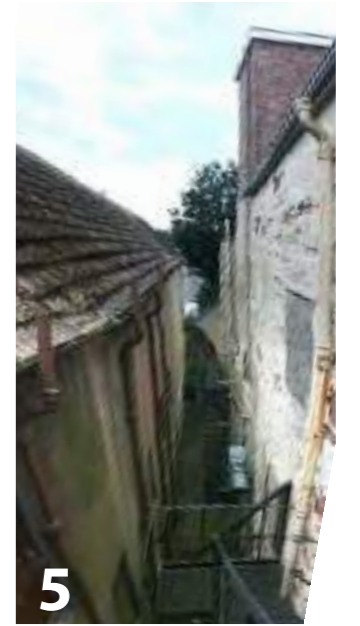
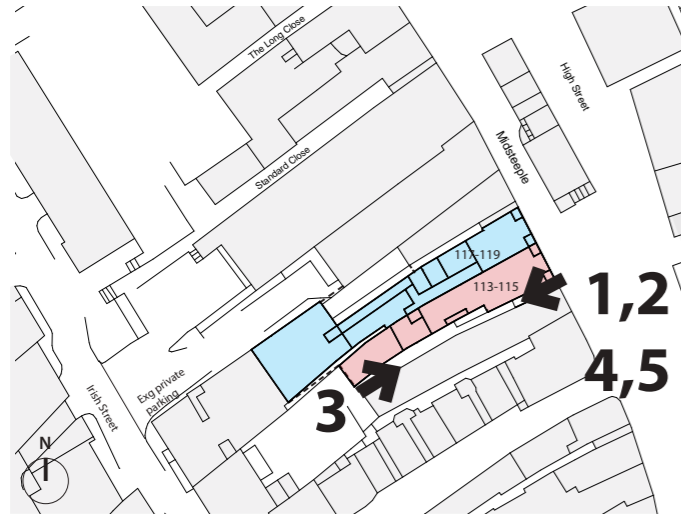
The plans are to develop the building into seven new flats which will be available to rent. The street level will become a flexible enterprise space for start-up businesses and social enterprise, as well as continuing the use of the space for charities and third sector organisations. The Victorian façade of the existing building will be retained as an important element of the character of the Dumfries townscape while the remainder of the building (1980s) will be extensively remodelled to create the first new inhabited Close buildings in Dumfries in living memory. Until the renovations can begin, the ground floor space is being used as a meeting and makers space which has the flexibility to be used for events, exhibitions, music events and much more.

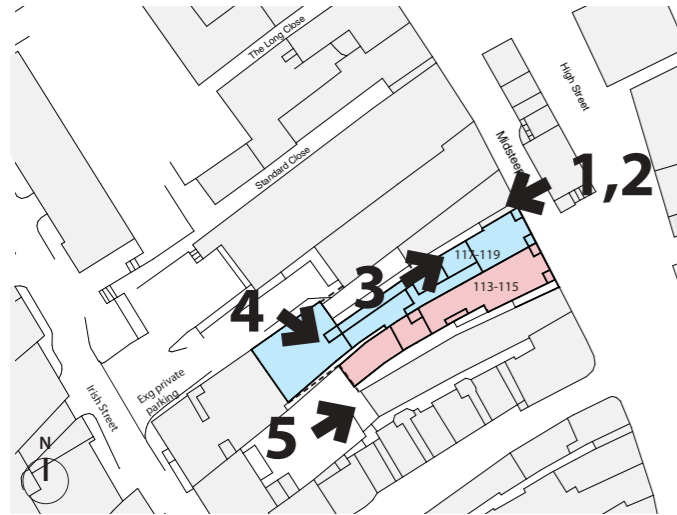


**Site Analysis**











## Site Analysis

### Summary –site context

Dumfries is a former Royal Burgh. The two plots that form the subject of this study are typical of former burghess' plots in a burgh town. They have narrow widths (approx. 6m) and long lengths (approx. 55m and 40m). They are an important link to Scotland's social, cultural, economic and built environment heritage but their physical constraints commonly present significant challenges for redevelopment compared to less urban and sensitive settings.

The buildings on the site, whilst once contributing significantly to the town centre's vitality, have not been occupied for a number of months.

The closes either side of the buildings once gave access to activities and adjoining buildings deeper into the plot. They have been locked for many months and are poorly maintained.

The site consists of two parallel adjoining plots in separate ownership which have been on an off the property market over the last two years.

Both properties are Category C Listed an in the Dumfries Conservation Area

There are buildings with more significant heritage value nearby including the Midsteepie (Category A) and the former Caerlaverock Castle Inn (Category B)

### Physical description

113-115 High Street is three storeys facing the High Street and generally three storeys, with some four storey parts in the central section, a lift tower with overrun and a single storey part at the far west end. It is partly red sandstone (painted stone to High Street) with large scale areas adaptation with brick in the central section, and with natural slate roofs

117-119 High Street is three storeys facing the High Street (only for the first 8m depth) but the majority is single storey. It has an attractive red sandstone façade with all other walls in brickwork and with natural slate roofs. The former print workshops at the far west end have white enamel glazed bricks interiors and exposed truss roofs in a double pitch form.

117-119 upper storeys. Access to the first and second floors no longer appears to exist and is assumed to have been stripped out to increase premium ground floor retail area. Access now is presumably only possible by using a ladder to a window. The inaccessible floor area amounts to approx 135m<sup>2</sup> (65m<sup>2</sup> on each floor).

**Distinctive red sandstone/ashlar elevation** gives site prominence on the High Street

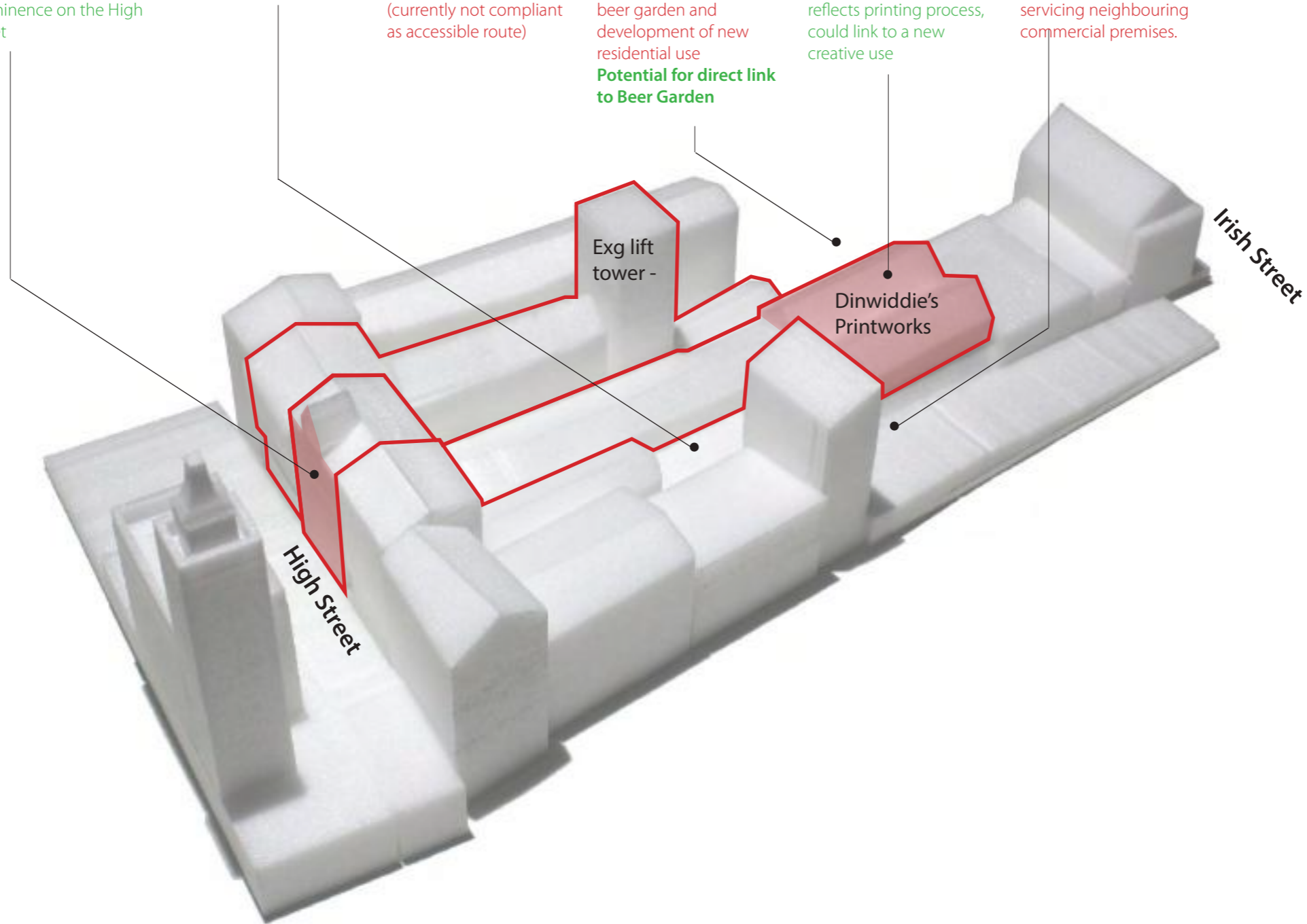
Potential for pockets of **green space** along the closes

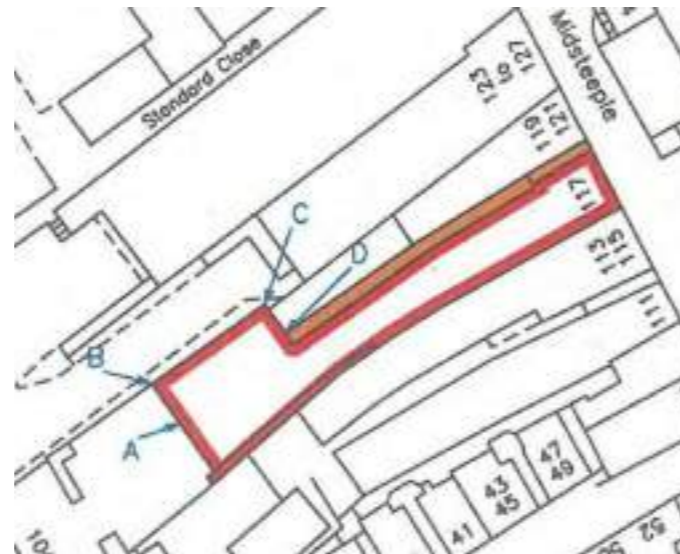
**Town centre location** with direct pedestrian access to High Street (currently not compliant as accessible route)

**Noise** - potential conflict between existing trading hours of adjacent beer garden and development of new residential use  
**Potential for direct link to Beer Garden**

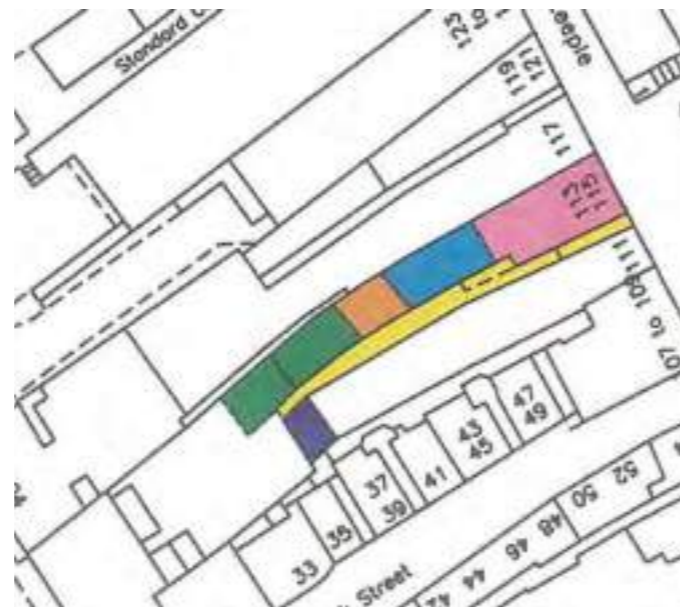
**Heritage interest of former print works** - enamelled brick interior reflects printing process, could link to a new creative use

**Access** - private lane (not adopted public road) currently used for servicing neighbouring commercial premises.





North Plot, Title Plan for 117 & 119 High Street



South Plot, Title Plan for 113 & 115 High Street

## Title

The two plots are described within Land Certificates held by the Land Register of Scotland. These certificates describe the extents of the plots and their rights of access to the two closes. There is no mention of the right to use the land to the west (i.e. the close of Irish Street). As discussed below, arranging access to this close is likely to be a critical variable in the next stages of the project.

It should be noted that the south plot's right of access to the south close is held in common with the adjacent properties. This should be factored in when considering arrangements for access during construction – this may require dialogue with the neighbouring owners.

### 113 & 115 High Street (south plot)

Title description: Subjects 113 and 115 High Street, Dumfries DG1 2QT tinted pink, blue, yellow, brown, mauve and green on the Title Plan; Together with a right in common with the other proprietors abutting the common close entering from High Street to the area tinted mauve on the said plan, and to the said common close: Declaring always that the other proprietors abutting the said common close shall have right of access across the part of the said common close tinted yellow on the Title Plan.

### 117 & 119 High Street (north plot)

Title description: Subjects 117 and 119 High Street, Dumfries DG1 2QT edged red on the Title Plan. Together with a servitude right of access in all time coming over the passageway tinted brown on the said Plan.

## Upper floors

Both buildings are currently unoccupied and derelict. Access to the upper floors of the north unit at 117-119 appears to have been sealed off with any staircases having been removed. This was likely done to maximise floor space in the ground floor commercial unit. There is no evidence of any other means of access to the upper floors other than through upper floor windows via a ladder (not attempted)

## Ownership

As of August 2019, the north plot at 117-119 High Street is advertised as to let/may sell by Shepherd Chartered Surveyors, Dumfries. The south plot at 113-115 is understood to have been sold at auction although it is thought that the new owner may be willing to sell.

The full Land Title Certificates are included in the Appendices.

## Access

### Access from High Street

The site occupies a prime location in the historic centre of Dumfries, with direct pedestrian access to the High Street. However, this access is through narrow pends.

The north pend is 1020mm at the narrowest point and is therefore unsuitable as a compliant accessible route or as a fire escape (minimum 1200mm width required).

The High Street was pedestrianized in the late 1980s with access for service vehicles only. This poses additional constraints on construction access if it must be from this direction. Without construction access negotiated from the west rear lane, there will be abnormal development costs associated with forming a remote site compound and construction programme constraints for delivery of materials and components. The pedestrianised High Street is relatively narrow in this location and notably close to Mid Steeple. No significant development appears to have occurred on either site since pedestrianisation.

### Access from Irish Street

Legal documentation from the recent sale of the north plot, 117-119, does not mention any right of access over the lane off Irish Street to the rear of the site. Blocked up openings in the north elevation of the former Dinwiddie's Printworks suggest that there may have previously been access to this lane. The land currently appears to be used as a service entrance and bin storage for Bob & Bert's cafe and for parking by Brazenall & Orr Solicitors (104 Irish Street). Double yellow lines across the junction with Irish Street suggest that the lane is non-adopted/privately owned. A fence has been erected where the lane meets the north close. While it is not clear that this fence was erected legitimately, it aligns with the title plan and the shaded area (the close) to which the north plot has a servitude right of access.

### Resolving access

Our preliminary understanding of rights of access is taken from the Land Certificates circulated for both properties. Neither appear to mention a right of access along Irish Street which appears to be a private lane (private parking signs and no yellow line road markings). No access along this lane considerably limits key design factors including; access for construction, permanent access for fire escape, fire fighter access and wheelchair users. A key recommendation of this report is that further enquiries are made to establish how rights of access could be negotiated along this lane. Outline strategies for resolving this are noted below:

- 1. Negotiate full rights over lane off Irish Street** - best case scenario – this has the most urban design/conservation benefits. It will allow the most site permeability and partially simplifies construction access to tricky site.
- 2. Right for construction/maintenance access only** - Access and fire escape strategy would instead have to rely on access to/from High Street only. Neither close is presently wide enough for fire escape or wheelchair access nor are they easy to widen without considerable engineering effort. Altering 115-117 looks almost impossible without full demolition as close is underneath the neighbouring property meaning its separating wall is directly above. Widening close at 113 is slightly more realistic but this is the building we would most likely argue for demolition anyway allowing re-construction with a wider close
- 3. No rights at all over lane;** neither for a. permanent building access/ escape/ servicing/fire tender - or b. construction/ maintenance. Access and fire escape strategy - as 2 above. Might drive taking one or both High Street frontages down to form construction access - higher site prelim allowance likely - might determine/ change / reverse sequence of phasing

### Sequencing and phases

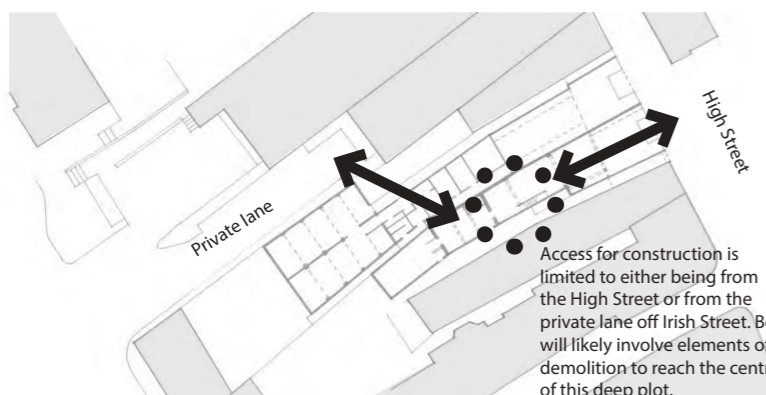
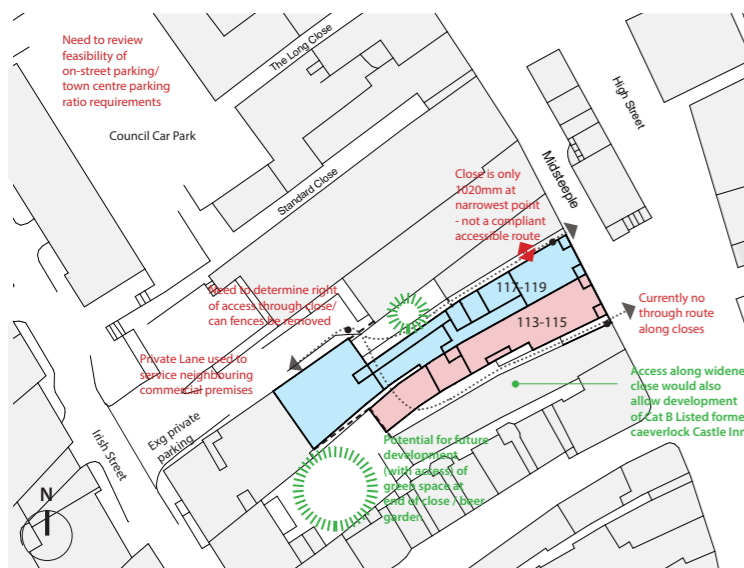
Even with construction access negotiated from the west rear lane, it is likely that the site's complex constraints will strictly determine an optimal construction sequence and possible stage phasing. If construction access is limited to the High Street only, demolition of one of the building frontages is most likely the only way of forming a construction route to reach the inner ends of the deep plots. Consideration will need to be given to the design of temporary works shoring up the gables either site of the gap site that is formed temporarily. The principle of 'working your way out' from the rear/west end of the plots will likely need to be followed, with the High Street frontages formed last.

### Masterplan

The wider masterplan identifies this constraint and proposes the formation of an adopted spur with turning head. This would allow much greater development opportunity if it were to transpire.



Masterplan for Midsteeple recommends former new adopted access from Irish Street



### Road Adoption

The lane from Irish Street at the north west end of the site is private and not included in the record of roads maintained by the local authority. Therefore it will not be used by local authority waste and recycling collection vehicles.

### Parking

The previous business operated without any dedicated parking and neither property has land for parking. Although the proposals will include an element of similar of commercial use, and smaller, there will be other uses mixed into the programme that will trigger a planning change of use application. Although national parking standard now set maximum parking ratios and no minimum, it is common for local authority road departments to request that some parking is provided. Certainly for housing, accessible parking and drop off are required under the Building Regulations.

We recommend that a transport statement is prepared as part of any subsequent design development, that assesses the need for parking. The site's proximity to excellent public transport connections may make parking requirement zero or minimal and could be achieved by allocation on an adjacent site by suitable arrangement.

### Topography

A levels survey was carried out by Malcolm Hughes Chartered Land Surveys with a scope to capture ground, building eaves and some ridge levels around the site's perimeter.

A note was made during site inspection of the internal arrangement of rooms with both buildings, however a full measured survey of the buildings' interior layout was not within the scope of this study.

The buildings' ground floor levels generally follow the external levels in their respective adjacent closes.

There is an approximate level difference of 1m was noted between the two sites' ground floor levels (taken nearest the High Street)

### Building Condition

McGowan Miller Construction Consultants, carried out a Condition Report as part of this team's submission. The buildings are currently unoccupied. Unoccupied buildings are generally unheated, poorly ventilated and less frequently inspected for water ingress etc and therefore at risk of further deterioration and decay.

### Environment

An ecology Stage 1 survey should be carried out in any subsequent stage to identify risks of disturbing protected species. Subsequent Stage 2 surveys may need to be carried out within specific timeframes to suit nesting / migration patterns. Risk areas may include nesting birds and bats.

### Archaeology

An Historic Building Recording is likely to be a condition of any planning consent as the proposals entail demolition of significant parts of C Listed buildings.

A Heritage Statement may be requested by the planning/ conservation officer as part of any Listed Building Consent application.

Further archaeology observation may be required during the works.

### Flood Risk

The site is between 15m and 19m above sea level datum and outwith any risk of flooding of the River Nith as shown on SEPA flood map (searched 2019).

### Site services including drainage

Electricity -SP Energy Networks records show power available in the High Street in front of both sites.

Gas – SGN's records indicate gas mains along the building frontages to High Street

Water – Scottish Water's records indicate –trunk and distribution mains along the building frontages to High Street

Wastewater - Scottish Water's records indicate combined foul and surface wastewater infrastructure along Irish Street only. A full CCTV drainage survey should be carried out to establish the location and condition of all below ground drainage beneath the buildings.

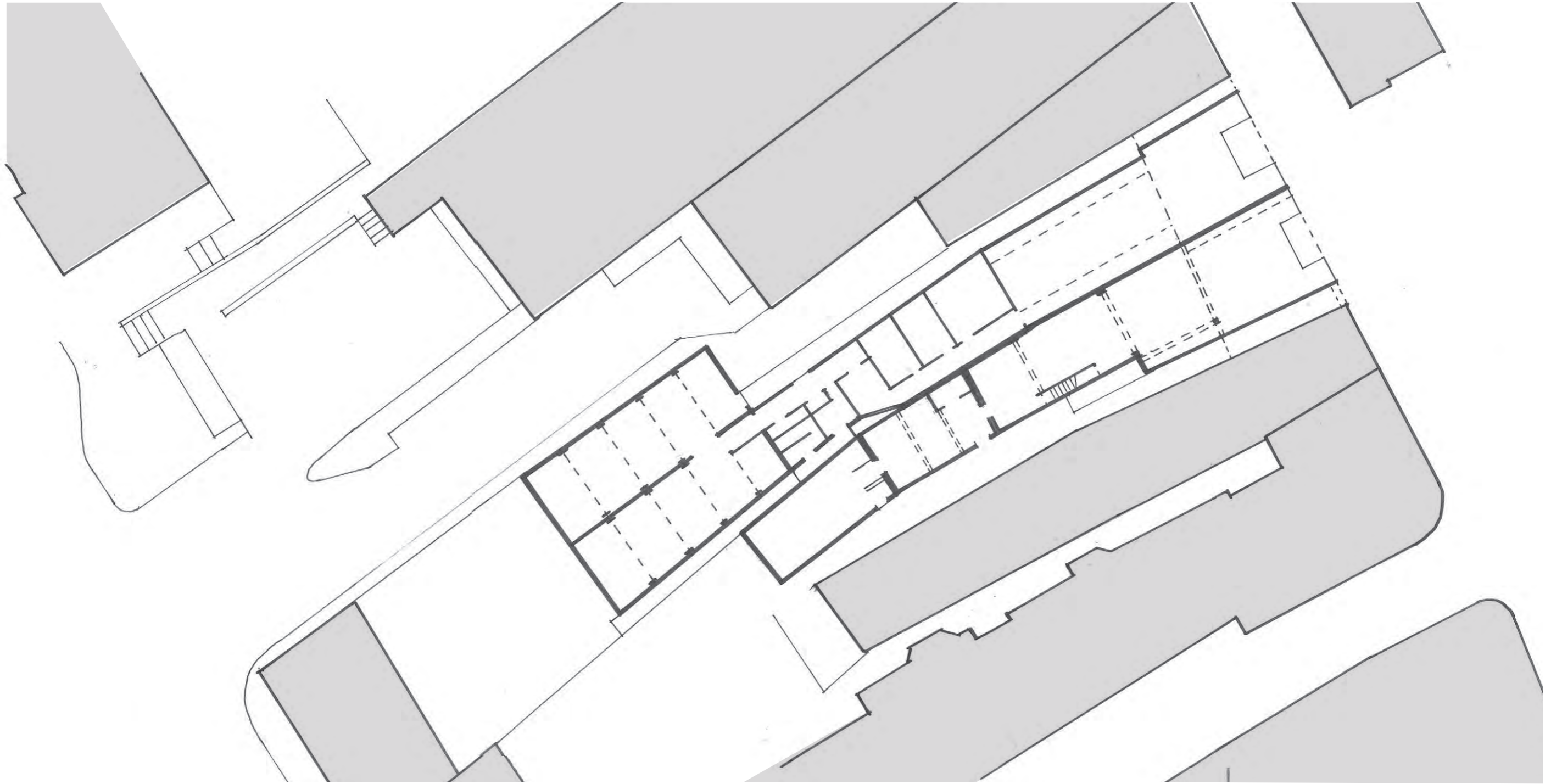
Data – Openreach infrastructure reaches runs directly along the High Street frontage. Vodafone is nearby at the Midsteeple

For the purpose of this study it has been assumed that there is capacity within these networks to accommodate the future demand of the development uses. Scope for a building services engineer to make assessment of changed profile of demand and make enquiries with service providers, should be included in the subsequent design work stage.

Copies of the utility company plans and notes are included in the appendix to this report.

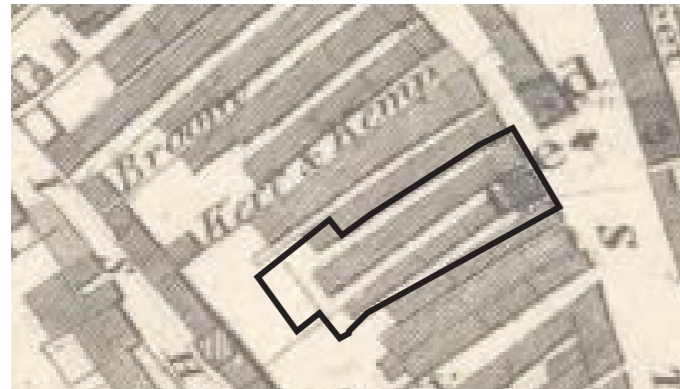
### Site Investigation

Stage 1 and 2 site investigation should be carried out in the next design development stage to determine its geotechnical and geochemical profile. An asbestos Refurbishment and Demolition survey should form part of this investigation.



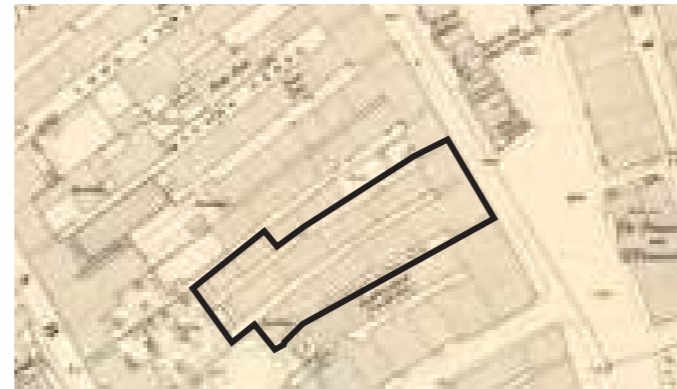






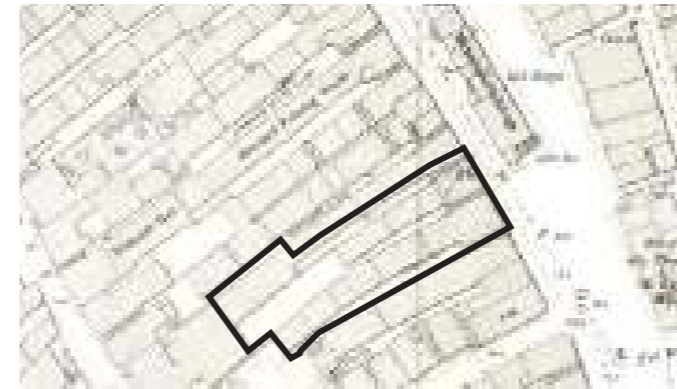
Dumfries 1819

A little unclear how the present title boundary maps over the buildings on this map. Shows two distinct parallel forms with a central close with pend to High Street and two similar closes and pends to north and south.



Dumfries 1893

The stone and brick print workshop appears at the north west end of the north site with a void for the later building of its counterpart to the south. The central pend and close still exist. The sub division along each plot is still indicated.



Dumfries 1850

Central close and pend still exist.

Both plots appear to be subdivided into 4-5 units each presumably accessed individually from the adjoining closes.

Smithy noted at south west end of south building. Other smithys and ruins noted nearby showing a varied history of growth and decline.

South close noted as 'Caerlaverock Castle Close) likely giving access to the Caerlaverock Castle Inn.

The gardens at the rear of the properties fronting Irish Street are clearly indicated. The southern one is now a beer garden.

### Listed Buildings

Both 113-115 and 117 High Street are Category C Listed. There is a separate listing for 119-121 High Street suggesting that 119 may be part of the neighbouring plot to the north of the site. Listed Building Consent will be required for any development work.

Our initial analysis, carried out through both on site visual inspection and desktop research, has established the broad chronological sequence of buildings and an indication of their former uses.

Although both buildings are category C Listed and 113-115 is the older of the two, 117 appears more noteworthy with a more distinctive red sandstone façade giving it greater prominence on the High Street. To the rear of the plot at 117, though not mentioned in the listing, is the former Dinwiddie's printer's workshop. This consists of two connected spaces, one lined with enamelled brick.

Whilst the buildings' Listings are the lowest protected category, significance is likely to be given to the setting of the site so close to the Mid Steeple and its contribution to the High Street as a whole.

For development to progress, it is clear that alteration, and possibly significant demolition, may have to occur to overcome some of the obstacles to development identified in this report (accessible entrances, construction access, fire escape, fire fighter access amongst others)



**South west end** (single storey)  
External - stone, largely altered with brick.  
Internal - mostly brick.  
**Heritage significance - Low**



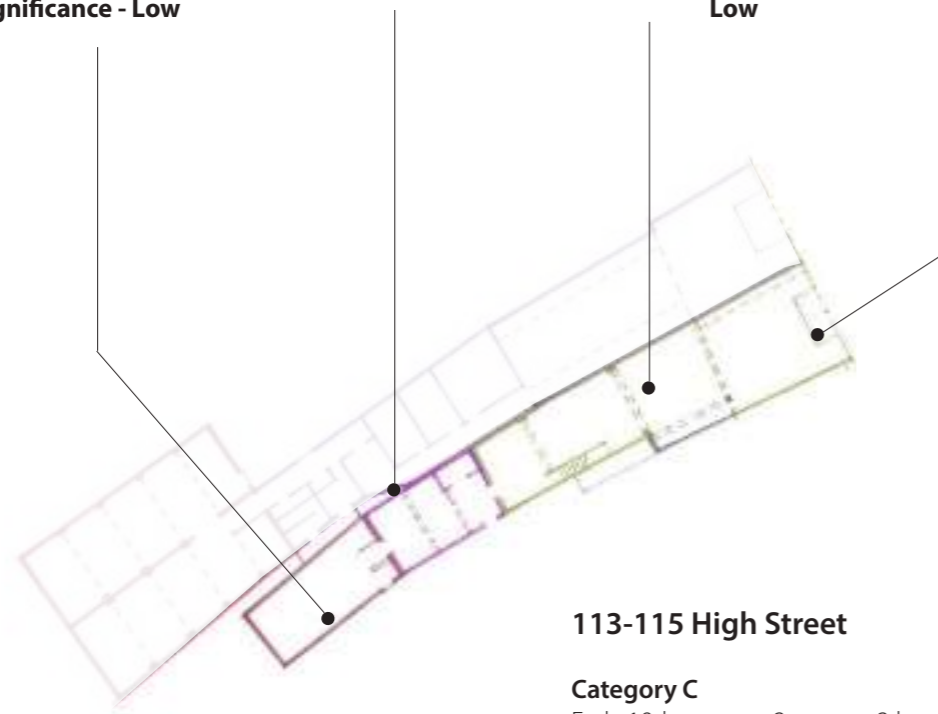
**Brick tower (inc lift)**  
External - brick (painted)  
**Heritage significance - Low**



**Main section** (all storeys)  
External - stone (spalled face and painted)  
**Heritage significance - Low**



**High Street elevation**  
External - ashlar painted  
**Heritage significance - Medium**



**113-115 High Street**

**Category C**

Early 19th century. 3 storeys, 3 bays, with shop at ground with late 19th century flanking pilasters supporting fascia; iron-gated round-arched pend to left. Painted coursed rubble and ashlar margins. Originally single windows throughout, inner 1st floor window now a bipartite; plate glass sashes throughout; eaves/lintel band; cornice; end stacks; slate roof.



**Print workshop**  
External - stone (NW & SW) & brick (SE)  
Internal - glazed brick (NW shed), painted brick (SE shed)  
**Heritage significance - Medium**  
social/cultural significance  
Dinwiddie print studio



**Main section** (all storeys)  
External - brick (imperial)  
Internal - coved ceiling  
**Heritage significance - Low**



**High Street elevation**  
External - red sandstone/ashlar  
**Heritage significance - Medium**



**117-119 High Street**

**Category C**

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.

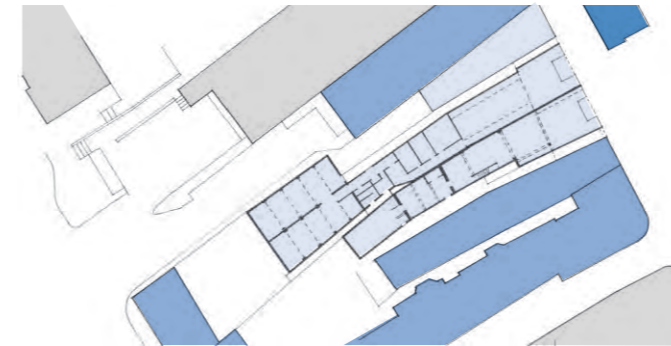
### Social, cultural and economic heritage significance

Aside from architectural significance, we note the cultural significance of the site and understand that Dinwiddie Print Studio operated from 117-119 High Street. Noel Dinwiddie was a printer who in 1941 established the Scottish Norwegian Society, along with one of the Norwegian Officers, Major Olaus Myrseth, who was billeted at the Station Hotel. Its objectives were "to promote friendship, and to further cultural and commercial relations between the Scottish Norwegian peoples." An account of the premises by Mac Creedon, a former apprentice at Dinwiddies, exists on [DGNHAS.org.uk/](http://DGNHAS.org.uk/) / report\_2015\_01\_16.

In 1955 the workshop was one of five printing houses in Dumfries town centre employing around 150 people.

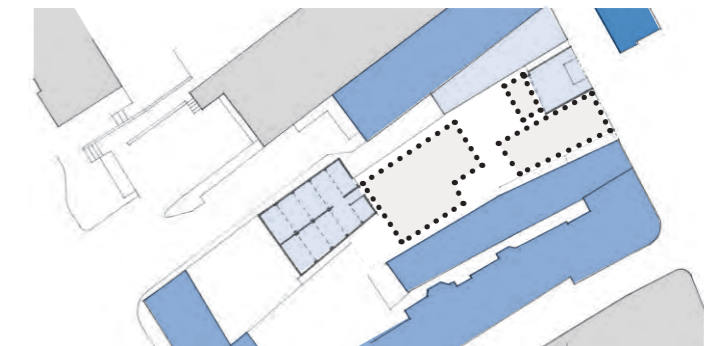
With promotion, this heritage of local artisan commercial activity could give distinctiveness and identity to new development. Through further community engagement, a clearer picture will likely emerge of the buildings' uses and hopefully similar intriguing narratives that may be harnessed.





**Existing heritage significance**

The properties are in a cluster of buildings of significance ranging from C to A Categories



**Proposed change**

Whilst the proposals do require the replacement of some of the C listed buildings, the elements identified as having most architectural and cultural significance are retained.

The particularly long nature of the rig plots (45-55m) from the High Street and narrowness of the closes makes redevelopment of the centre of the sites particularly difficult without selective demolition and re-building.

Whilst 113-115 High Street is older than 117-119 High Street it exhibits fewer extant significant architectural elements, has had considerable 20th Century alteration and is in a particularly poor state of repair.

The ornate red sandstone facade of 115-117 High Street is to be retained along with the rooms directly behind it.

The single storey former print workshops at the west end of the site, formerly operated by Noel Dinwiddie, are to be retained

The former Caerlaverock Castle Inn Close will be widened and connected to the close to north all of which should open up the possibility of access to buildings to the north and south. This includes the Category B Listed former Caerlaverock Castle Inn Close.

- Category A Listed
- Category B Listed
- Category C Listed

### Dumfries Conservation Area

In the conservation area appraisal (2014), Dumfries and Galloway Council notes that the centre has “suffered from under- investment in its built heritage” and that the lack of considered development and increase in underutilised sites will “lead to further decline and loss of historic character.” There is, therefore, a desire to encourage good quality development that will help preserve and enhance the rich heritage of the town.

The character appraisal notes that there is a ‘general absence’ of tall buildings within the conservation area, mainly limited to a few four-storey twentieth century blocks of flats. There are no specific protected or planned views within Dumfries, with existing significant views of key buildings, including the Mid Steeple, being defined by accident, rather than design, by the irregularity of the surrounding buildings. However, the importance of the Mid Steeple within both close and wider views of the town centre is expressly noted. This would likely include the view towards the High Street skyline from across the River Nith. The scale of any proposed development relative to this view is likely to be an important conservation consideration.

### Closes

Many of the original closes within the town centre have been lost to, or compromised by, modern development.

The council’s conservation area appraisal highlights the function of the historic closes “providing [pedestrian] links through long lines of buildings is a useful one and should not be under estimated.”

The two closes at 113-115 and 117-119 High Street are now both gated, and have been cut off such that they no longer link High Street to Irish Street, although in the case of the north close, this access could be reinstated by removing the wire fence that has been installed at the top of the lane. It is not clear whether this fence was erected legitimately (see section on Access). Analysis of 19th century maps show a further close existed between the two properties which was presumably lost when 117-119 was developed at the end of that century.

Design guidance for the Dumfries Town Centre conservation area states that “traditional, vertically proportioned frontages should be maintained and where appropriate any existing plot divisions should be expressed in the division or design of new buildings.” Common features in the conservation area are noted as including relatively steeply pitched slated roofs and good sized chimney stacks.

In mid-2012, approximately 9% of the upper floors along the High Street were vacant, with the council noting this as risking underinvestment in the built fabric of the town centre and a lessening of maintenance. It is likely that this figure has increased since 2012.

## Planning

### Planning Class Uses.

The buildings currently have Planning Use Class **XX** designation. Change of Use permission, as well as Planning, Listed Building and Conservation Area Consent, will be required for redevelopment. Preliminary discussions with the Planning Department should identify room for flexibility for further future changes and areas where change may have an impact on significant spatial planning matters (eg parking, vehicle access, noise)

### Local Development Plan.

The current LDP was adopted by Dumfries and Galloway Council in 2014 (a new LDP is expected to be in place by September 2019).

### Planning Objective 6 (LDP 2014):

Support the pre-eminent role of the town centre in providing a range of retail, leisure, community and other opportunities, and seek further improvements to the town centre historic environment.

**OP1 a. General Amenity** – material considerations include “potential loss of privacy, sunlight and daylight on nearby properties”

**OP2 Design Quality** – where relevant proposals should:

- i. Relate well to the scale, density, massing, character, appearance and use of materials of the surrounding area

- ii. Be designed to create safe, accessible and inclusive places for all people which are well integrated into existing settlements and respect the established historic layout and patterns of development, that are also adaptable to future changes;
- iii. Integrate sustainable energy measures

**OP3 Developer Contributions** – may be required at scale appropriate to development

### ED5 Development in Town Centres

Class 1 retail proposals will be supported in town centres. Other uses will also be supported if it can be demonstrated that they will add to:

- i. The vitality and viability of the town centre; and
- ii. The character and amenity of the immediate area or the town centre in general; and
- iii. The general retail role of the area [...] having regard to the existing balance between retail and non-retail uses;
- iv. [...]
- v. On upper floors, particularly where property is underutilised, the Council will encourage the retention and development of housing and other complementary town centre use

### ED7 Prime Retail Frontages in Dumfries and Stranraer

In order to protect and enhance the core shopping areas in Dumfries and Stranraer town centres, Class 1 retail developments at ground floor level and non-retail uses (including residential) on the upper floors of prime retail frontages will be supported.

The loss of Class 1 retail to alternative uses within prime retail frontages will only be considered favourably by the Council if it

can be demonstrated that the proposal will add to:

- i. the vitality and viability of the town centre;
- ii. the character and amenity of the immediate area or the town centre in general; and
- iii. it has been demonstrated through a marketing report that the property has been marketed unsuccessfully for Class 1 retail use for at least 12 months

### H5 Affordable Housing

In all housing developments which [...] result in the development of 5 or more units a maximum of 20% of those units will need to be affordable.

### HE1 Listed Buildings: Alterations

The Council will need to be satisfied that:

- i. proposals to extent or alter a listed building respect the appearance, character and architectural features which contribute to its listing and do not seek to overwhelm or otherwise damage its original character and appearance; and
- ii. the layout, design, materials, scale, siting and the future use shown in any development proposals are appropriate to the character and appearance of the listed building and its setting; and
- iii. proposals for a change of use will not result in loss of character or special architectural or historical features

### Demolitions or Partial Demolition of Listed Buildings

Proposals that involve the demolition or substantial demolition of a listed building or buildings or structures within its curtilage will only be supported where it is demonstrated that the four key tests for listed building demolition that are set out in the Scottish Historic Environment Policy (SHEP) paragraph 3.46 (or any subsequent revised or amended document) are met. A

historic building recording may be required.

### HE2 Conservation Areas

the Council will need to be satisfied that:

- i. The quality of views within, from and into the conservation area will be maintained or enhanced;
- ii. In the case of the proposed demolition of any building in the conservation area, it can be shown that the demolition will not detract from the character of the conservation area and it can be clearly demonstrated that any redevelopment of the site will preserve or enhance the character of the area;

### CF3 Open Space

In all housing developments [...] of 5 or more units, there will be a requirement to provide or contribute towards good quality publicly usable open space

### IN8 Surface Water Drainage and Sustainable Drainage Systems (SuDS)

Vision that there will be:

- “more businesses and people working from home”  
“a vibrant town centre [in Dumfries] with a range of uses and enhanced public realm”

## Building Regulations (Scotland)

An initial appraisal was carried out as part of this study to identify where further consideration of sections of the Building Regulations will be required to achieve compliance. This appraisal cannot be comprehensive at this early design stage and therefore the notes below are only a guide.

### Section 2.0 Fire

The design needs to take consideration of building regulations regarding the spread of fire to neighbouring buildings (Technical Handbook 2.6). These regulations limit the amount of unprotected areas along external walls up to 1m from the site boundary. Given the constrained width of the site, it is likely that openings (glazing, doors) will generally be kept to those elevations that are perpendicular to the closes and that the elevations parallel to the closes will be largely blank.

Vehicle access for fire-fighting vehicles from the public road will be required not more than 45m from the common entrance or from any door giving direct access to the interior of a dwelling (Technical Handbook 2.12). Riser inlets should be not more than 18m from parking spaces for fire and rescue vehicles.

A paved footpath at least 900mm wide should be provided to the normal entrances of a building for use by firefighting personnel. Both existing pends should be suitable for firefighting access however, would not be suitable as fire escape routes.

The Fire and Rescue Service should be consulted to establish if the existing water supply is sufficient for fire fighting operations.

A building with four or more storeys (with the topmost storey being more than 7.5m above the access level) will require a ventilated fire-fighting stair and fire-fighting lobby (Technical Handbook 2.14).

### Section 4.0 Safety

Each common entrance to a domestic building should be accessible, with an unobstructed entrance plat at least 1.2x1.2m (single dwelling) or 1.5x1.5m (common entrance) (Technical Handbook 4.1.7). Common entrances should have a canopy, recessed entrance or similar.

### Lift

A building of four or fewer storeys does not require a lift (Technical Handbook 4.2.5). However, if the development is to aim for a higher standard of accessibility, the brief could include the provision of a lift to allow all flats to be considered accessible and to meet local housing needs.

## Secured by Design (SBD)

SBD is a police initiative that improves the security of buildings and their immediate surroundings to provide safe places to live, work, shop and visit. It is a scheme commonly adopted by Registered Social Landlords who include it as a requirement of their design briefs for new housing developments. SBD worked with Government to embed crime prevention into the planning process. The role of Designing Out Crime Officers is referenced in the National Planning Policy Framework and the National Planning Practice Guidance. This has led to Designing Out Crime Officers working closely with architects, developers and local authority planners at the design stage to design out crime by improving the physical security of buildings and incorporating crime prevention techniques in the layout and landscaping of the immediate surroundings. All this security advice and guidance is available in a series of SBD Design Guides which provide an authoritative source of reference. They are updated periodically to reflect product innovation, new technology and changing patterns of criminal behaviour.



## Design standards for affordable housing

Housing associations develop their in-house design guidance and apply this to all new build affordable housing briefs. Guidance can range in scope from high level ethos and over-arching objectives of the association to detailed requirements such as the range and model of many fittings in the houses (eg boilers, kitchens, electrical accessories, ironmongery). Standardisation of fittings and components simplifies the management involved in replacing them.

**Space standards** – the floor area of affordable housing (known as its Gross Internal Floor Area, GIFA) is generally optimised by developers including housing associations, towards the minimum possible as this generally correlates quite directly to the capital cost of a dwelling. The publication 'Housing for varying needs' did, until recently, perform a role as a backstop for space standards, with helpful activity room, furniture and activity space layout diagrams, however it has not been updated and the space and accessibility requirements of the Building Regulations tend to serve much of its purpose.

The Scottish Government does not publish minimum or maximum GIFA requirements but baseline targets but Glasgow Housing and Regeneration Services aims to re-introduce and promote minimum standards for affordable housing by defining overall space standards for a range of occupancy levels and breaking these down into suggested standards for individual rooms. The following standards will apply to all new residential developments. Dwellings that exceed these minimum space standards are encouraged. (see table right)

**Environmental standards** - improving energy efficiency reduces CO2 emissions. All new homes should be future-proof, with high sustainability considerations that will protect residents from rising energy costs and help to contribute to carbon emissions reduction targets. Sustainability targets for housing are generally measured against the bronze, silver and gold levels defined in Section 6 of the Building Regulations. The minimum standard for Housing Association Grant funding is 'Silver Active' however increasingly housing associations set higher targets than this. Since September 2018, Glasgow Housing and Regeneration Services has set targets according to the table right top.

**Flexibility** is the potential to use the rooms of a home in a variety of ways; for example, the ability to rearrange furniture in a room, make space for guests, convert a double bedroom into a twin bedroom, or create suitable spaces for work and study. Flexibility is determined by space and room layout, and also by the number of rooms in a home. Homes where the living areas and circulation spaces are entirely open plan might not necessarily create the greatest degree of flexibility when the home is in use.

**Adaptability** is the potential to amend the layout / spaces of a home by modifying the fabric of the building. Designers should aim to provide built-in adaptability by designing the structure to allow new openings to be made in internal walls with relative ease. Proposals should therefore be accessible and offer both adaptability and flexibility of the existing layout, resulting in a more sustainable solution that will simplify future modifications to the design and layout of dwellings; in turn reducing future cost and disruption. This should enable people to remain in their home as their circumstances and needs change.

Alternative Gold level Options: Domestic		
Option 1 Gold Hybrid	Option 2 Nearly Zero Emissions	Option 3 Net-Zero Carbon
Section 7 Aspect Gold Level 1	Passivhaus Energy Performance Requirements	Section 7 Aspect Platinum Level 1
Section 7 Aspect Silver Levels 2- 8 Inclusive	Section 7 Aspect Silver Levels 4- 8 Inclusive	Section 7 Aspect Silver Levels 2- 8 Inclusive
Independent Approved Certifiers of Design	Passivhaus Certified (design and completed Buildings)	Independent Approved Certifiers of Design

**PLUS:** All will be required to include a minimum 20% carbon dioxide emission abatement through the use of low and zero carbon generating technologies, except certified Passivhaus developments which are exempt.

Glasgow Housing and Regeneration Services minimum sustainability standards

Number of bedrooms/people	Minimum Net Floor Area		
	One-storey dwellings (m2)	Two-storey dwellings (m2)	Three-storey dwellings (m2)
1 bedroom (1 person)	33.0		
1 bedroom (2 person)	48.5		
3 person	61.0	68.0	
4 person	73.5	79.0	
5 person	82.5	89.5	98.5
6 person	90.0	97.0	102.5
7 person	111.5	114.5	118.5
8 person	120.5	123.5	127.5
9 person	129.0	132.0	136.0
	Minimum Net Floor Areas for Wheelchair Adaptable		
1 bedroom (1 person)	43.0		
1 bedroom (2 person)	58.5		
3 person	75.0	82.0	
4 person	87.5	93.0	
5 person	100.5	107.5	116.5
6 person	108.0	115.0	120.5
7 person	122.5	136.5	140.5
8 person	133.0	151.0	155.0
9 person	147.5	161.5	165.5

Glasgow Housing and Regeneration Services minimum dwelling space standards



**Design Principles**

The site presents many challenges, especially ones relating to rights of access and ownership requiring further investigation. They are not uncommon. Without a particularly buoyant local economy, these challenges regularly restrict private developers from investing in historic town centres.

This project is an opportunity to harness community action, introduce professional consultant expertise, public investment and coordinate activity to overcome the challenges in the mid to long term.

#### Creating a town centre for living and embracing change.

This development is one part of a wider vision for the Mid Steeple Quarter. It plans to re-introduce housing and small-scale commercial activity to the town centre. On its own, it is likely to be insufficient to change the perception of the town centre as a place for 'living and making', but as part of the wider masterplan it will help build the momentum for change. New development will make a positive architectural contribution to the High Street and housing will visibly occupy the upper levels. The proposals involve alteration and partial demolition of Category C Listed buildings. However, visible change can help change public perception that the town centre is a place for living in.



New build affordable housing making a positive contemporary architectural contribution to the streetscape of the Canongate along Edinburgh's historic Royal Mile

#### Re-introducing mix, scale, adaptability

The development should not rely on well-designed homes alone to create a successful model for town centre living. It should also have community and commercial uses mixed in to make a thriving neighbourhood. Mixed uses to create a site that is active throughout the day. It is important that the town centre does not close up shop after 5pm and also that neighbouring uses don't cause too much nuisance. Equally important that it is a vibrant place to be during the daytime. The existing commercial units are now too large to suit the market's requirements having been knocked through in the mid to late 20th century for retail use. They should now be re-built as smaller units. A flexible approach should be taken to scale and use class that allows smaller businesses to take leases that operate below the small business bonus rates relief threshold including retail, leisure and artisan manufacture/makers. In many ways this will be a return to the diversity of use that existed in the 19th century town centre but re-constructed with the building standards of the 21st.

A successful mix of uses that includes housing requires detailed consideration of many factors including; noise, waste collection and other service access and fire escape and firefighter access. New dwellings should be built to a high standard of detail and specification. For comparison, the sizes of typical apartments (Gross Internal Floor Area GIFA) in the affordable housing sector are noted below:

- 1 bed 2 person = 55m<sup>2</sup>
- 2 bed 3 person = 70m<sup>2</sup>
- 2 bed 4 person = 75m<sup>2</sup>
- 3 bed 5 person = 90m<sup>2</sup>

Note that homes designed to cater for people with greater mobility needs such as wheelchair users are typically built with greater GIFA.



Town centre revival relies on a mixture of small scale commercial activity interspersed with housing that's connected to local amenities

### Better public and private realm

The closes are currently gated. Lack of access and use has meant they have become unattractive and derelict places. However, there are many examples of public access to closes being re-instated, in Dumfries and elsewhere, by giving them new purpose and with investment. Passive surveillance (being overlooked by housing in particular), use of quality materials, lighting and art installation (see recent 'Open Close Edinburgh' initiative) are all fundamental to their success. Rather than simply routes between places, they should link a series of connected small pocket courtyards that form mini destinations, ideally at changes in direction.

With more publicly accessible uses at ground floor, clear secure separation is needed for access to the private uses of at upper levels.



From top left clockwise  
1. An Edinburgh close with courtyard garden beyond  
2. A painting of Greengate Close, Kirkcubright, Dorothy Johnstone.  
3. 'Resonant Memory' Niall Webb. Light art installation in a close - part of Open Close Edinburgh initiative.  
4. 'The Space Between', Eileen Hall. Art installation - part of Open Close Edinburgh initiative.

### Exemplar energy standards and sustainable design.

An energy standard should be set at an early design stage for this development.

Building Regulation Statement of Sustainability Scheme - This bronze, silver, gold system offers a recognisable and measurable method for setting higher targets. Affordable housing is currently generally built to a minimum 'Silver Active' status which is also considered achievable by the mainstream market. Silver Active requires the dwelling to include the use of a low and zero carbon generating technology (LZCGT). Higher levels set higher targets for energy for carbon dioxide emissions, energy for space heating, energy for water heating, water use efficiency, optimising performance, flexibility and adaptability, well-being and security, material use and waste. Passive house standard - This is a sustainability assessment methodology developed in Sweden and Germany in 1998 and now used around the world that focuses a building's ecological footprint, primarily its use, and increasingly its generation, of energy. It is used increasingly but not extensively in Scotland with Housing Associations leading the field.



### Understanding conservation value

It is important that this feasibility study demonstrates an understanding of the heritage significance and carefully manages the balance of gains and losses in favour of this necessary change.

A Conservation Appraisal is likely to be required for Listed Building Consent as the proposals are likely to include major alteration and partial demolition of Listed Buildings.

### Creative adaptation / New into old

Contemporary architecture can simultaneously express a sympathy for both the heritage value of old structures as well as the excitement of the new. Increasingly, buildings are retained as part of new development



**New housing in Scottish burgh towns**  
Clockwise from top right

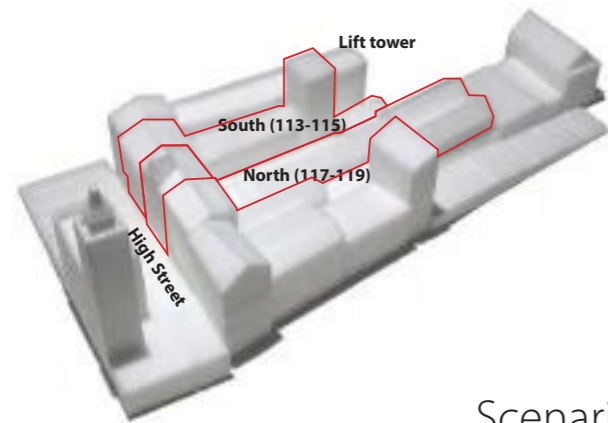
1. West Burn Lane, St Andrews
2. Fishmarket Close, Edinburgh
3. Canongate, Edinburgh
4. Advocate's Close, Edinburgh
5. Raining's Stairs, Inverness





**Design Proposals**

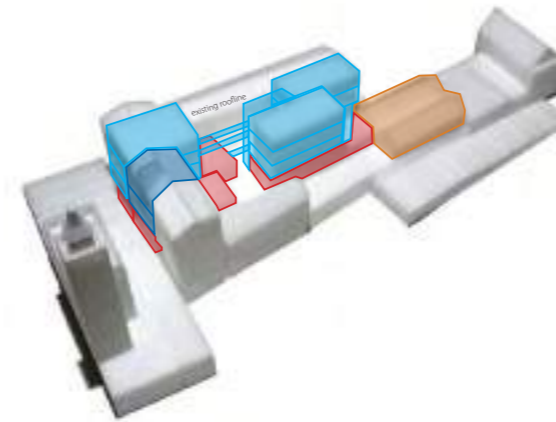
As Existing



Scenario matrix

	Access from lane agreed	Access not agreed
<b>North site acquired only</b>	Relatively simple buildability allowing re-use of elements of the existing building.	Most complex buildability – possible large scale demolition including frontage to High St required for construction access
<b>South site acquired only</b>	No significant benefit – v complex buildability - possible large scale demolition including frontage to High St required for construction access	No further impact – v complex buildability - possible large scale demolition including frontage to High St required for construction access
<b>North and site acquired and/or coordinated</b>	Most opportunity for re-use of existing building elements as development can be phased and close widths amended to suit fire escape and accessibility requirements.	Complex buildability but, with selective demolition, both sites could be redeveloped if south site building is selectively demolished, giving access deep into site, and development is built out from 'back' to 'front'

Option A - Both plots developed



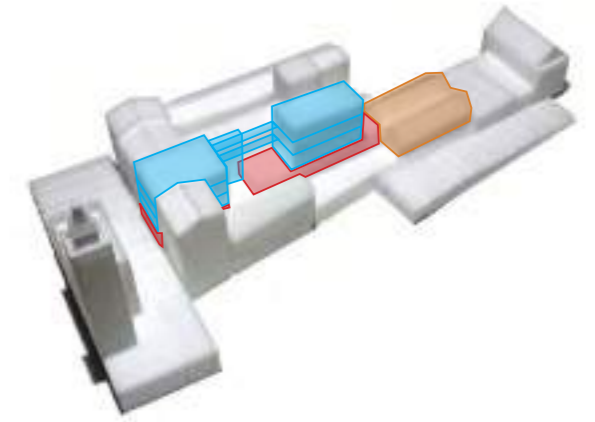
**Assumes that both plots can be acquired**

**A1:** Assumes access via the private lane **can** be agreed, both during construction and afterwards as a permanent route to the new development from High Street. It is also assumed that an accessible route from the High Street would be desirable, even if this is not the primary approach to the development.

**A2:** Assumes access via the private lane **cannot** be agreed, primary access during and after construction would be from High Street

If the south plot cannot be acquired, then development opportunities will be limited to the north plot. As a smaller scheme, this development would involve a of loss of efficiency and of economy of scale.

Option B - North plot only developed



**Assumes that the south plot cannot be acquired and that development is limited to the north plot.** As a smaller scheme, this development would involve a loss of efficiency and of economy of scale.

**B1:** Assumes access via the private lane **can** be agreed, both during construction and afterwards as a permanent route to the new development from High Street. It is also assumed that an accessible route from the High Street would be desirable, even if this is not the primary approach to the development.

**B2:** Assumes access via the private lane **cannot** be agreed, primary access during and after construction would be from High Street. As the north pend is currently too narrow, this would require all buildings on the north plot to be demolished to widen the pend. The existing red facade could be rebuilt if desired.

**South Plot (113-115)**  
To achieve compliant width for access and escape, and to assist construction access, the building on the south plot would be replaced with a 4-storey new build giving the new development an identity of positive change directly on the High Street

**North Plot (117-119)**  
Retain existing red sandstone/ashlar High Street elevation as 2no. 2 bed 3 person flats (accessed via external stair from north close and from external walkways)

2no. commercial units with High Street frontages, new build to south plot, extension to existing north plot front building

2no. commercial units, with openings onto courtyard connecting the two closes; a visibly active space when approaching from the High Street

6-8no. 2 bed 3 person new build flats, split form follows the existing grain of the site with shared stair/lift core and link to High Street block

Dinwiddie's printworks retained as characterful 'maker' space/ commercial unit, light could be brought in through rooflights

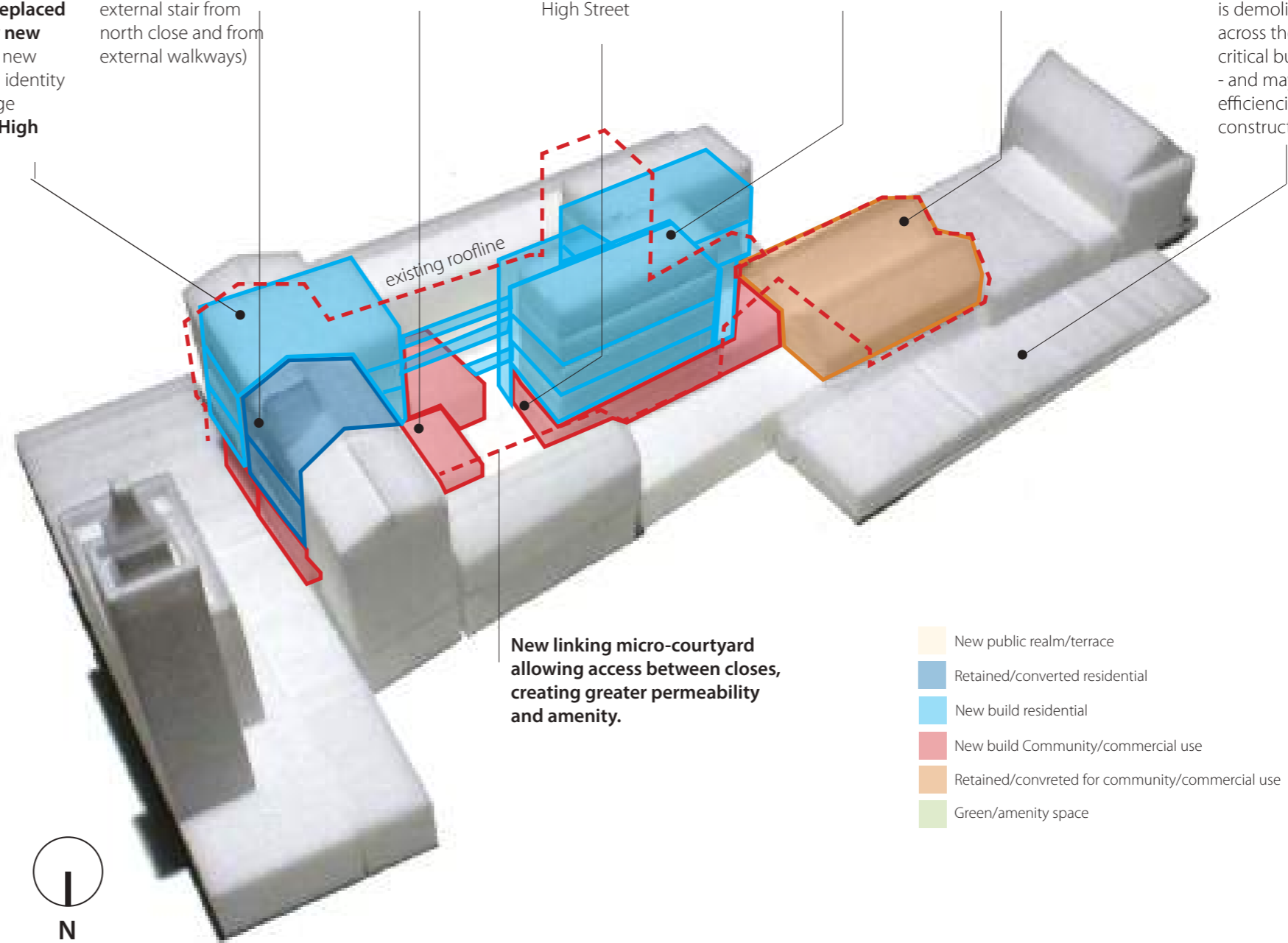
North close reconnected to Irish Steet lane, restoring the closes' role in linking the two streets. If the south plot front building is demolished, access across the lane is less critical but still desirable - and may allow more efficiencies during construction

**Typical Housing Association GIFAs:**

- 1 bed 2 person: 55m<sup>2</sup>  
(1 bed enhanced approx. 60-65m<sup>2</sup>)
- 2 bed 3 person: 70m<sup>2</sup>
- 2 bed 4 person: 75m<sup>2</sup>

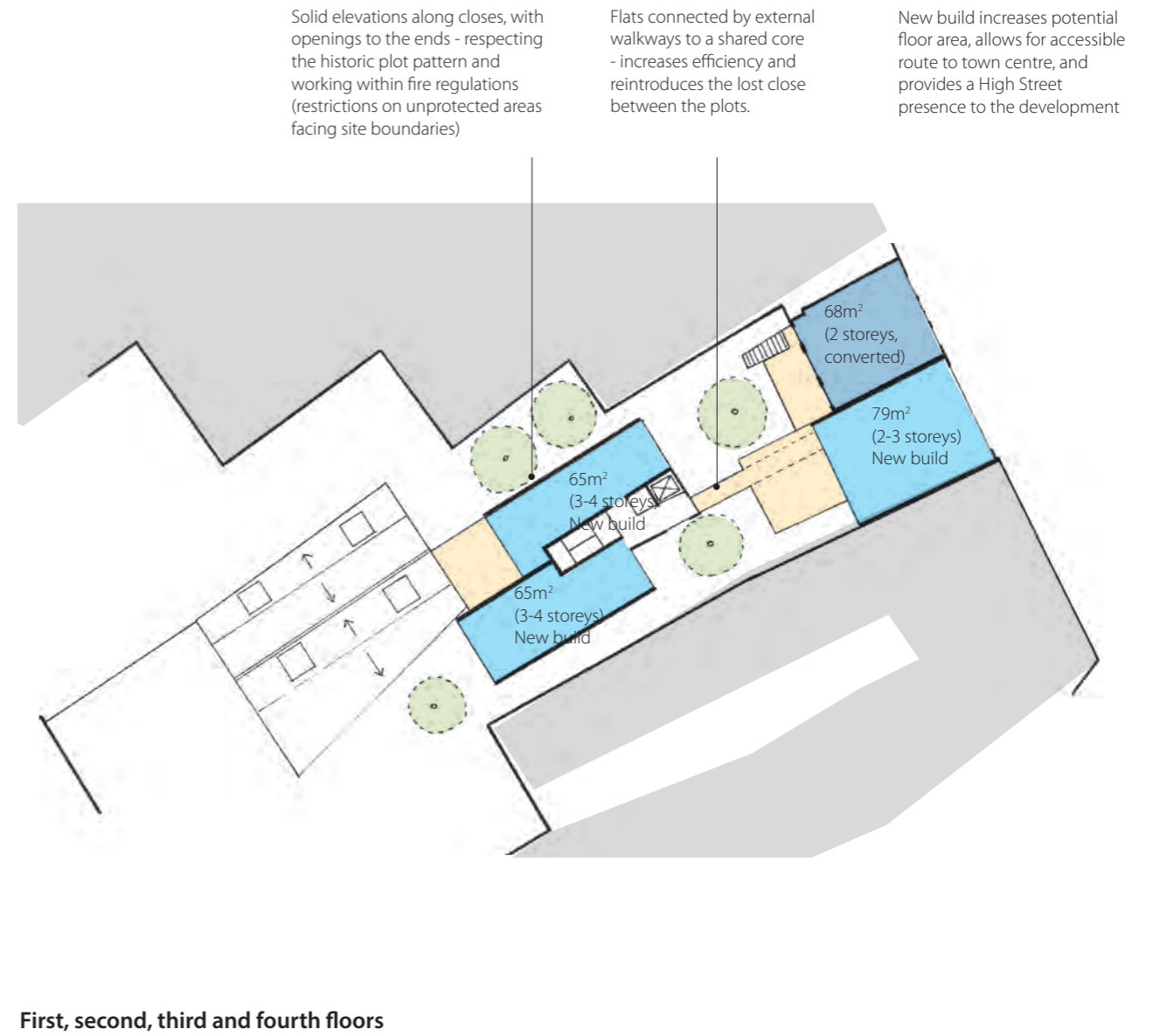
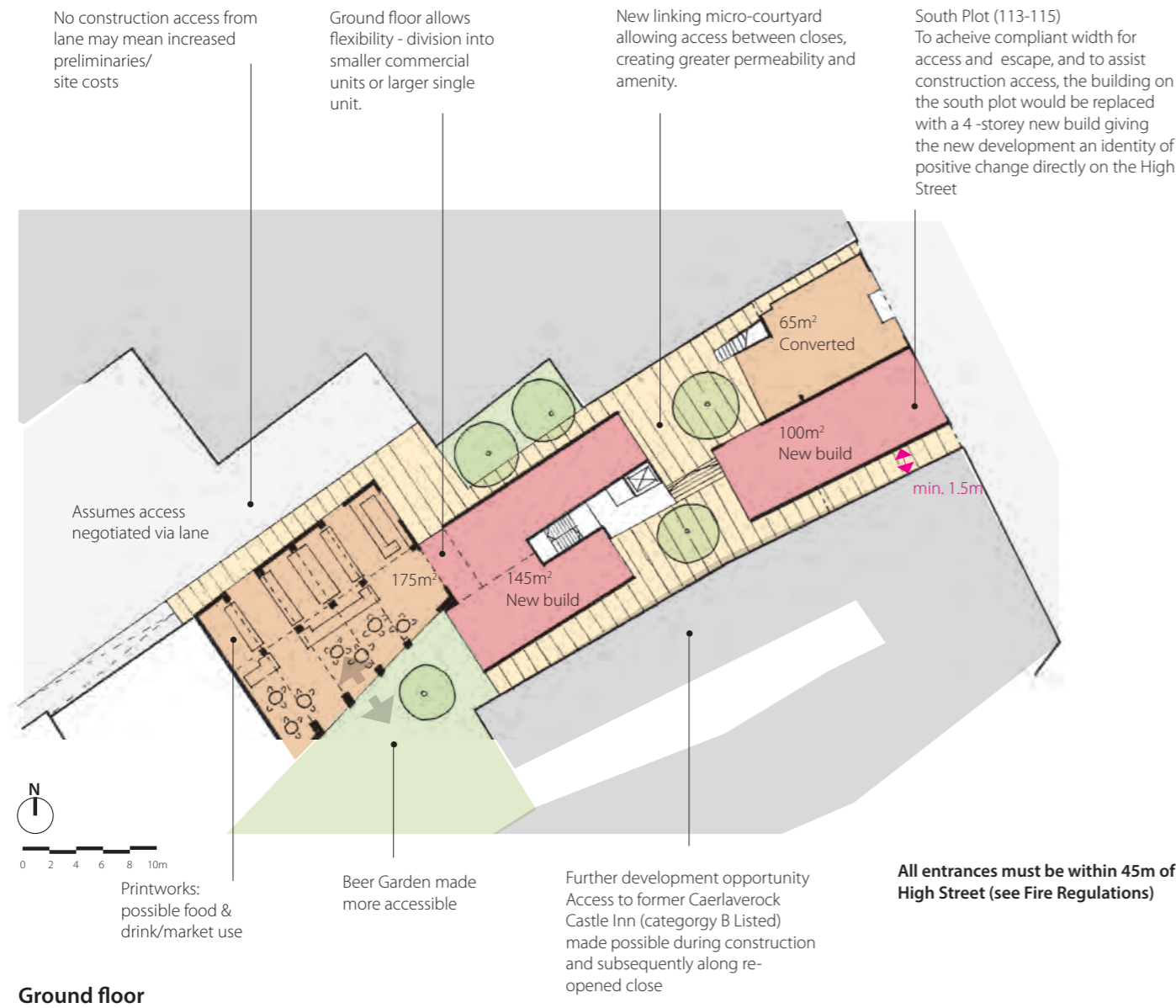
**Indicative Proposed GIFAs:**

	Units	GIFA
New build residential	6-8no. 2 bed 3 person flats	65m <sup>2</sup> each
	3no. 2 bed 4 person flats	79m <sup>2</sup> each
Retained/converted residential	2no. 2 bed 3 person duplex	68m <sup>2</sup> each
Total residential	11-13 units	763-893m <sup>2</sup>
Commercial/Community use	5+ units	485m <sup>2</sup>



- New public realm/terrace
- Retained/converted residential
- New build residential
- New build Community/commercial use
- Retained/converted for community/commercial use
- Green/amenity space



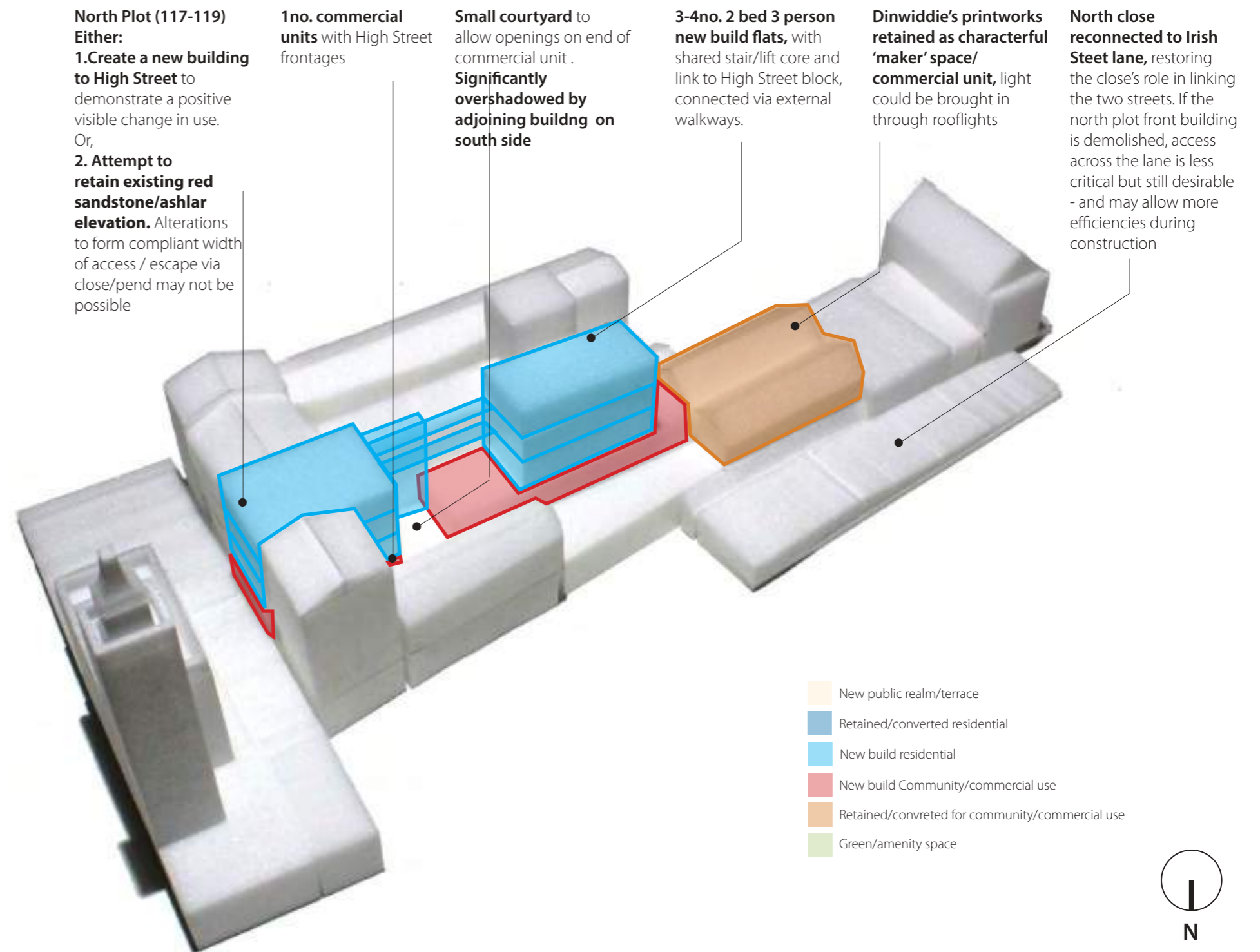


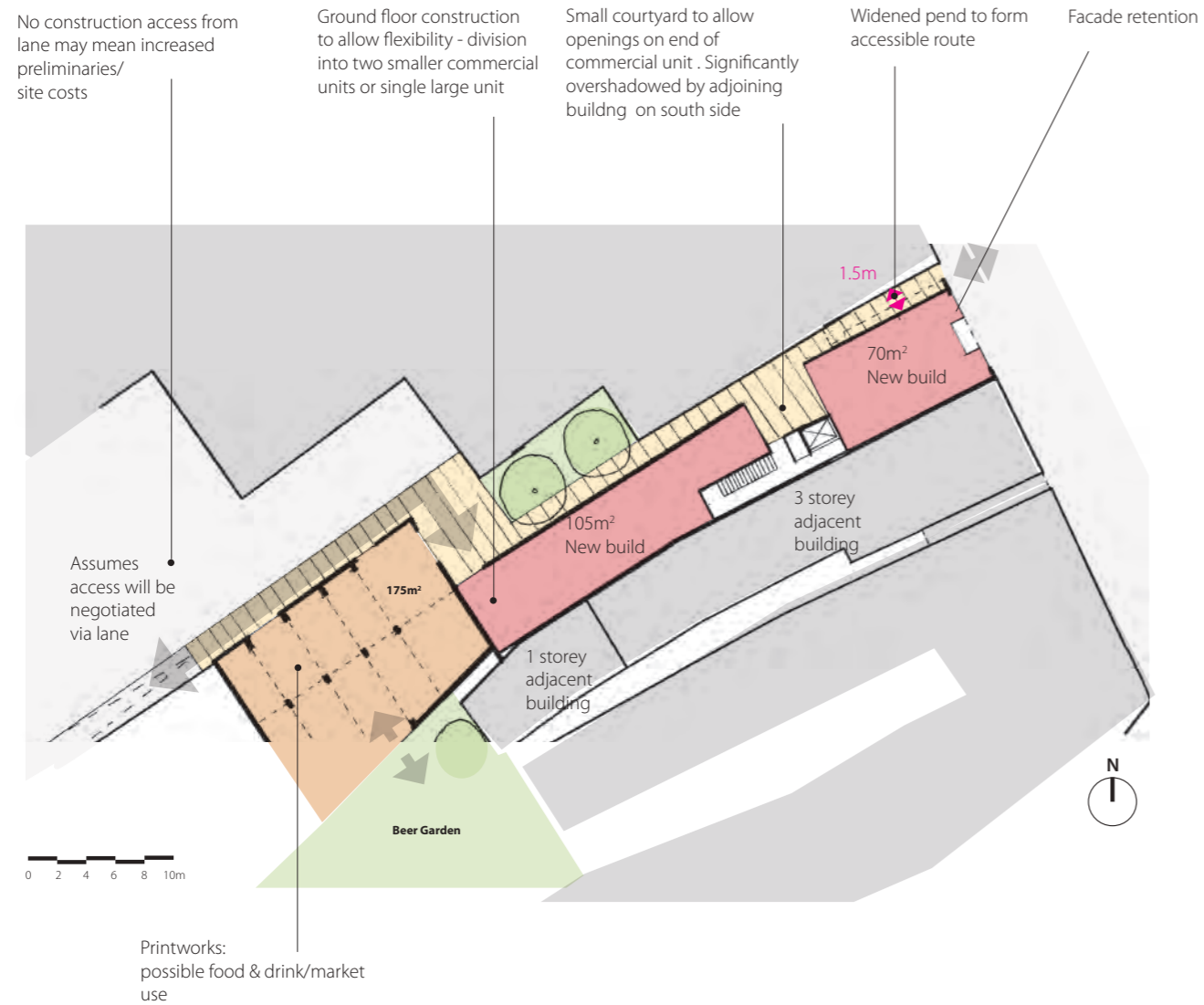
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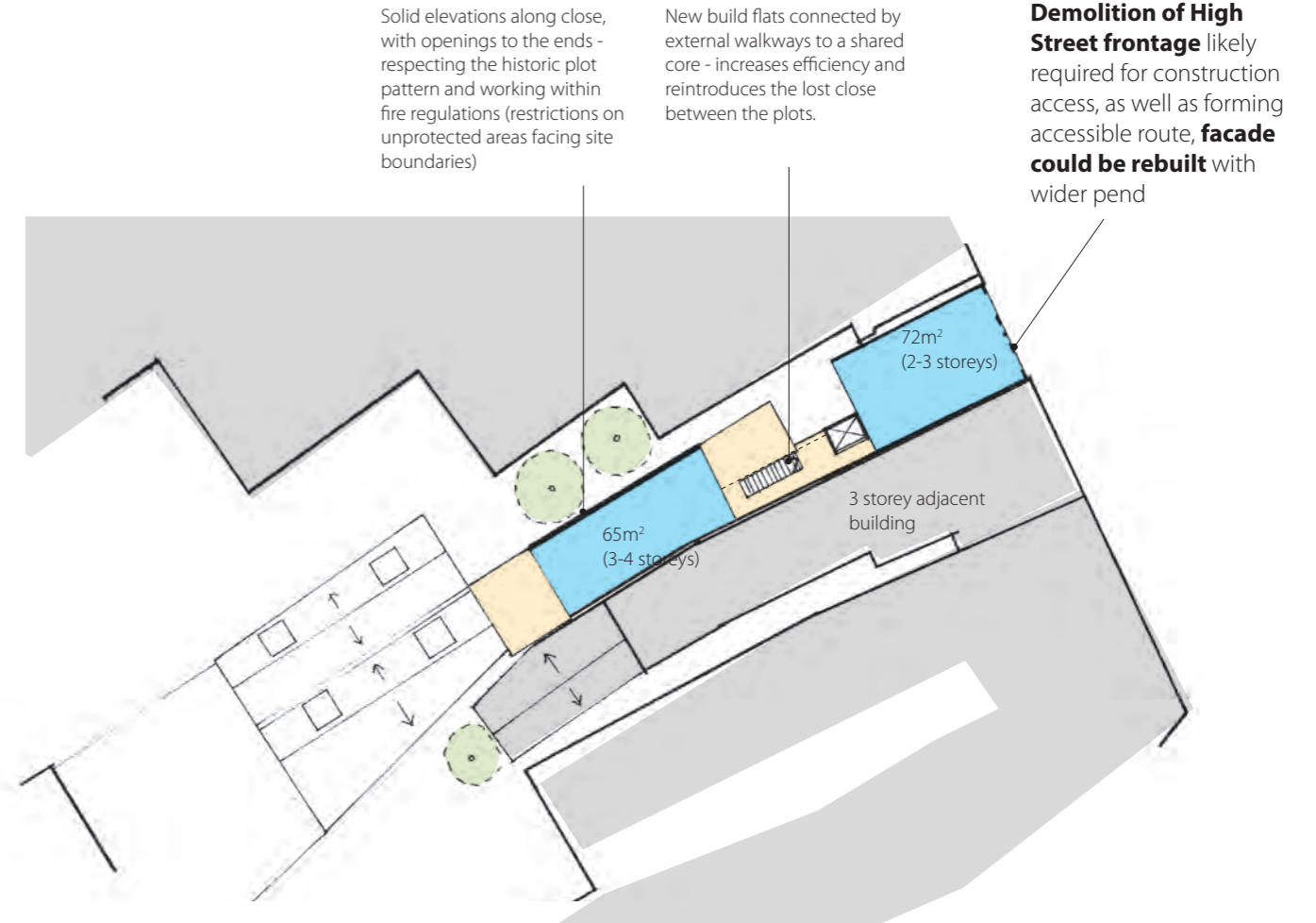
**Indicative Proposed GIFAs:**

	Units	GIFA
New build residential	3-4no. 2 bed 3 person flats	65m <sup>2</sup> each
	2-3no. 2 bed 4 person flats	72m <sup>2</sup> each
Total residential	5-7 units	339-476m <sup>2</sup>
Commercial/Community use	3+ units	350m <sup>2</sup>





Ground floor



First, second, third and fourth floors



### A revitalised High Street

The development will contribute significantly to the vitality of the High Street through the activities it will support. It should be more like a 'civic' framework that supports multiple types of use, accepting change and adaptation.

A taller and more accessible entry to the former Caerlaverock Castle Inn Close invites people towards small commercial uses, micro courtyards, links to Irish Street and apartments on upper stories, deep into the site. These areas are lined in light coloured glazed brick, reminiscent of the surfaces found in the print workshops on the site where ink was regularly washed away.

The replacement building for 113-115 High Street has a balanced east facing facade, with similar elements of order and symmetry as its neighbours. The red sandstone projecting bay and central wall head gable of 117-119 High Street, is translated into a rectilinear contemporary equivalent articulated with projecting frame and recessing panels.

Design & visualisation created in collaboration with Michael Collins Architect



# Structural Report

## Introduction

David Narro Associates were appointed by Urban Animation (UA), to provide civil and structural engineering advice in connection with the proposed development of 113-119 High Street in Dumfries. Oliver Chapman Architects (OCA) are acting as Architect for the proposals.

This note summarises our current understanding of the building from a civil and structural point of view and identifies in general terms the structural implications of the proposed development. The note is to form part of an overall RIBA Stage 2 report on the proposals being co-ordinated by OCA. Further investigations and design work are necessary in the next stage to confirm the structural proposals identified in this note. These include, but are not limited to:

- Preparing details to gain Scottish Water acceptance of drainage proposals
- Preparing details to gain SEPA acceptance of soakaway design
- Ground investigation
- Structural surveys on retained buildings

## The Site

### Topography and Geology

A topographic survey commissioned by OCA, undertaken by Malcolm Hughes, indicates a general slope from the High street (circa +18.5m) in the North East to Irish Road (circa +13.5m) in the South West of the site, with an approximate gradient of 1:16.

As the site is brownfield, there is expected to be a substantial volume of made ground below ground surface. The local British Geological Survey (BGS) map of the area shows that the site is underlain by a variable thickness of sands and gravels, over conglomerate and sandstone of the Doweel Breccia Formation, interbedded.

BGS records show three existing boreholes at 129/133 High Street in 1976. The boreholes were taken to a depth of 3m and recorded a medium dense, brown coarse to fine gravel and coarse to fine sand becoming clayey and silty with depth to circa 1.5m BGL and a dense, greyish brown, coarse to fine gravel with clayey silty coarse to fine sand down to 3m.

Three other existing boreholes were undertaken at the same time for a proposed development in Queensferry street 55m to the North East of the site showing dense gravel mixed with slightly clayey very silty mix sand to circa 12.5m where the borehole terminated.

### Contamination

Due to the nature of the site, contamination may be present in the ground and should be investigated in the next phase of works.

### Flooding

Although close to the river Nith, the site appears to be outwith any area of concern as indicated by the SEPA flood risk maps.

### Mining

There is no coal mining reported in the area as stated on the Coal Authority mining maps.

### Radon

The UK Radon Maps show a maximum radon potential of 1-3%. A radon study should be carried out as part of the ground investigation and used to inform the design.

## Superstructure

It is anticipated that the new development will be 4 or 5 storeys in height with grid spacing yet to be defined. Several options could be considered depending on architectural layouts and access.

For a structure requiring long spans, steel is typically the most efficient option. Steel columns and beams will support a lightweight steel decking with concrete infill. Braced frames will transfer lateral loadings down to foundations. Longer structural elements could be broken down into smaller lengths which are easier to deliver and install in a restricted space then spliced together in place. Concrete floors will provide good sound and fire separation between floors

A masonry structure could also be considered with timber joists and floorboards. This would benefit the restricted access on site but would be restrictive if long spans and large open spaces are required. Sound proofing could be installed for effective sound separation.

An insitu reinforced concrete frame could be considered. This benefits a restricted space provided a concrete delivery vehicle can effectively gain access. The structure typically would be heavier than the steel option and impart a higher load on the foundations. Concrete frame would provide good sound separation between floors. However, in-situ concrete frames require considerable site skilled labour and are weather dependent to construct. This form of construction is not often the most economical solution.

Depending on the building loads, the existing close to the North could be widened by temporarily supporting the upper floors and installing a new support system. This support system would consist of a transfer beam/truss which would transfer existing loads to new foundations. Mini piles could be installed in the ground, ideal for low, restricted access to support the transfer structure. This proposal would require further investigation in the next phase to confirm method and suitability.

Construction materials and options can be explored in more detail and finalised once Architectural proposals for internal layouts have been developed.

### Façade Retention

Facade retention would be required if the North plot only is obtained. The façade retention system could be located in the inside of the plot to maintain pedestrian access along the high street. During piling, the façade would have to be closely maintained and an allowable vibration/movement limit set before piling works commence. The façade retention system would be a steel framed structure with bracing to replicate the stiffness of the existing supporting structure.

## Substructure

### Foundations

Due to the nature of the site, the proposed height of the buildings and the ground conditions it is assumed that piled foundations with RC pile caps and ground beams will be adopted. Small diameter, low impact driven piles could be adopted as these are commonly used in urban environments where strict allowable vibration limits are required.

### Access & Buildability

Having access from the rear of the site will be beneficial to the buildability of the structure regardless of which plot is developed. A self-supporting static tower crane could be placed, depending on permissions, in the middle of the site to move materials from a delivery vehicle from the lane to the buildings on the High Street, over Dinwiddles Printworks. The crane can then be removed and reinstalled in the lane if required for the structure in the middle of the site.

## Drainage

### Surface Water Drainage

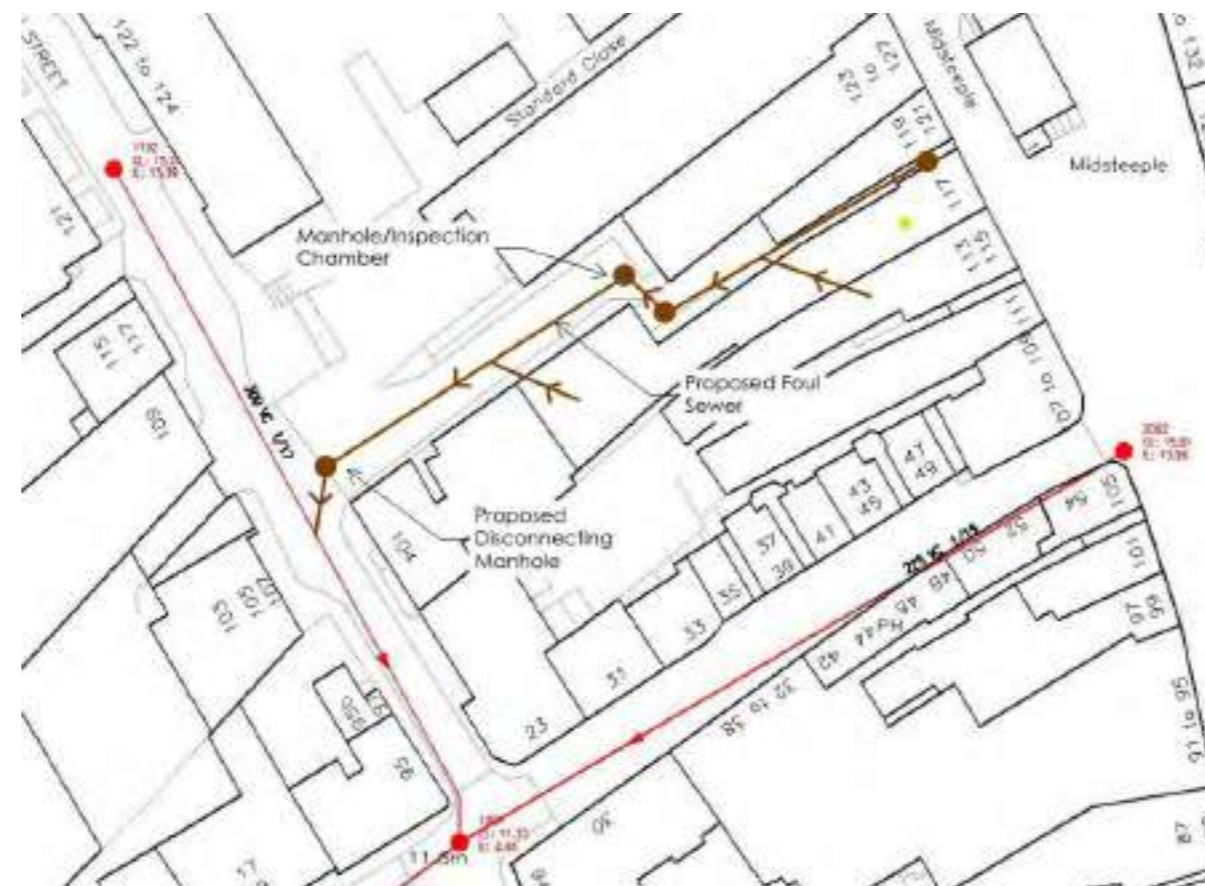
It is unlikely that permission would be granted to discharge surface water to the combined sewer on Irish Street. The preferred solution would be to install an attenuation system which would discharge at an agreed rate to the combined sewer. However, if this is not permitted then a soakaway in the same location could be considered subject to soil testing.

It is therefore prudent to allow for a soakaway which will slowly discharge surface water into the ground. As much permeable landscaping should be employed to cut down on the size of this soakaway.

Building Regulations require a soakaway to be located 5m from a site boundary and 5m from a structure. Finding a suitable location for the soakaway could be challenging on a narrow site such as this.

### Foul Drainage

It is assumed that the foul wastewater system will be connected to a combined public sewer located on Irish Street. Typically the minimum distance between manholes is 45m, this, together with the twists and turns of the drainage route will result in new manholes being located in the site boundary. The exact location and number of associated items is to be confirmed, an indicative layout is shown in the image to the right. Acceptance on this scheme from Scottish water is required and consultation will form part of the next phase of work.



Proposed wastewater drainage layout, David Narro Associates





**Access Considerations**

## Access Strategies

### Purpose:

To consider site access strategies.

The site's physical constraints will directly affect the buildability and cost of the project. Robert Richmond invited Les Shearer of Ashleigh (locally based contractor of appropriate scale) to attend and informally review strategies together.

### Outcomes:

1. Site investigation – there is limited open area around the site that could accommodate a bore hole rig, however investigation might be possible on adjoining land with land owner agreement; the small courtyard to the north of 117-119 High Street, and directly in front of the shop fronts to the High Street.
2. Ground condition - there is a basement storey under part of 113-115. It is possible that the west end of 117-119 are on made ground as there appears to be no basement here and the ground floor level relatively consistent 30m or so back from the High Street. This may be built up from arisings from previous demolitions on the High Street.
3. Enabling works – in order that comprehensive site investigation is carried out and that its outcomes can inform the technical design of the development, it is advisable that an enabling works contract to demolish the structure is carried out prior to finalising the design and starting construction of the re-development contract.
4. Demolition – this is likely to be resource intensive, taken down by hand due to the site's constraining neighbouring buildings with materials manually separated to reduce land fill costs.
5. Site compound and access
  - a. West – from Irish Street – two strategies were discussed both of which require negotiation with neighbouring proprietors regarding loading timings and permissions;
    - i. Investigate the feasibility of erecting a crane in the beer garden of the adjoining premises
    - ii. Demolition of the double pitched former print studio at the westernmost end of 117-119 to form an open plat/slab for site compound and crane. Regrettable loss of further part of existing building which has been identified as having some heritage significance in the feasibility report
  - b. East – from High Street – likely only minimal 2m wide zone in front of shopfronts for scaffold access and façade retention
  - c. Adjoining shop premises – consider contractor taking a short lease of adjoining premises (120 High Street has been to let for many months) as site office with potential access directly to site.
  - d. The Midsteeple masterplan indicates upgrading the lane from Irish Street, and forming with adopted 'hammerhead' turning adjacent to the site for waste & recycling collection and fire engine access. This would be very beneficial, if not necessary, to enable development of 113-115 and 117-119. We note that the hammerhead would require substantial alteration to the length of the existing WH Smith premises.

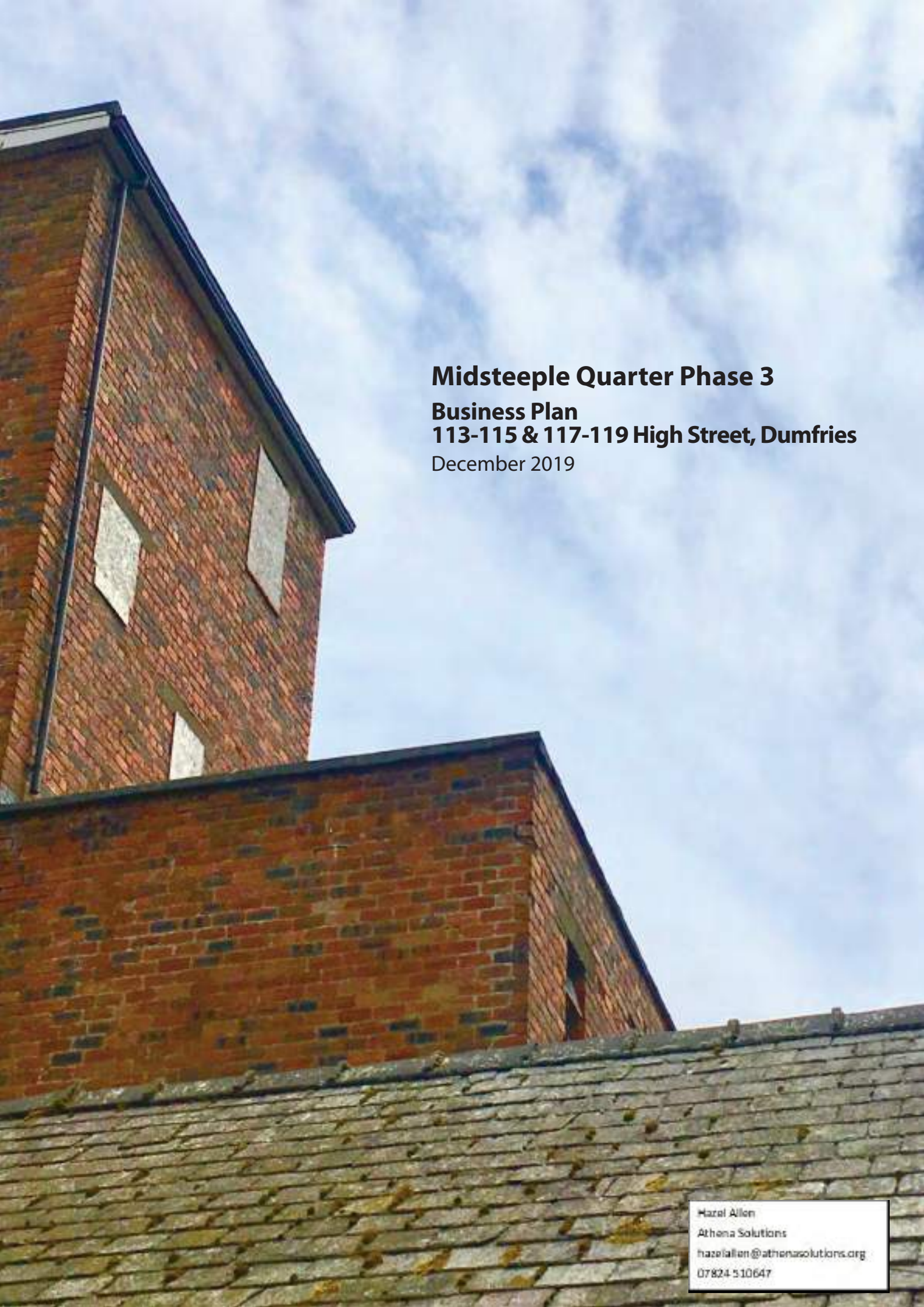
## Access Strategies

### 6. Buidability/ownership issues to be considered

- a. The access to the rear close, (shown in the masterplan as the adopted road to hammerhead) is not in ownership and is used as rear access for the Bob and Bert's café. There are a number of large commercial waste bins that are stored on this hardstanding.
- b. Forming the hammerhead as shown on the masterplan would involve the demolition of much or all of the brick rear projection of the W H Smith building
- c. The access from Irish Street rises steeply and might be too steep to be considered for adoption. Les considered that with careful management access to the rear of Bob and Bert's could be provided for bin collection and planned deliveries and would provide a workable construction access and tower crane site once the former print building has been demolished.
- d. There are very old walls at the boundary with the rear access and these are retaining much lower ground levels at the rear of W H Smith
- e. A crane could be located in the beer garden site but construction would still likely not be feasible without the print works footprint being available to the contractor, in which case the tower crane would be as well located on the print works footprint
- f. Demolition would not require a tower crane but would require access and sole use of the rear area for periods of time when Bob and Bert's would need to be denied access
- g. The boundary wall of the print works is against the rear extension of Brazenall and Orr's office. This has a flat roof and lantern lights. Consultation will be needed over the demolition and access proposals with them.
  - a. Contractor's site offices could be formed either in the front shop of 115 or by renting the casino 121.

### 7. Implications

- a. MSQ should consider the strategy and open a dialogue with Ben and Bert's. W H Smith, Brazenall and Orr and the owners of the casino building and the unit to the south.
- b. The High St neighbours are both empty at present and will be even more difficult to let or sell with demolition and later construction works going on. Selling agents and owners are likely to be aware of their power to disrupt the development.
- c. Noted that Ben and Berts have a commercial kitchen extract blowing chip fat over the rear of the site. This would have to addressed as part of the design proposals to prevent smell being a factor for flat residents
- d. Ownership issues will limit options and compensating neighbours may be needed in concert with a charm offensive to prevent planning objections which might be strong enough to prevent a consent



**Midsteeples Quarter Phase 3**  
**Business Plan**  
**113-115 & 117-119 High Street, Dumfries**  
December 2019

Hazel Allen  
Athena Solutions  
hazelallen@athenasolutions.org  
07824 510647

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## 1 Executive Summary

This Business Plan tests a proposal for delivering the Vision for the Midsteeple Quarter as a keystone project for the regeneration of Dumfries Town Centre. It sets out the plan for the community-led purchase and repurposing of 113-119 High Street, Dumfries, as a mixed-use housing, retail, and office space, regenerating underutilised and decaying assets as a part of the Midsteeple Quarter at the very centre of the High Street.

The Midsteeple Quarter Vision, and this project as a delivery vehicle for an area of that Vision, are applications of the Place Principle to the Town Centre of Dumfries. The key stakeholders, who include Dumfries and Galloway Council, South of Scotland Enterprise, Scottish Government, Scottish Futures Trust and the Dumfries and Galloway Small Communities Housing Trust, support the Midsteeple Quarter Vision and its plan to improve the lives of people supporting sustainable growth, and create a more successful Dumfries High Street:

**The Midsteeple Quarter project will create over 60 new homes and 50 new commercial spaces in a new neighbourhood sheltered within a town block which will become home to in the region of 200 people. This will be a vibrant and sustainable quarter with a new and resilient approach to town centre development that:**

- **Is diverse, adaptable and driven by community needs, aspiration and enterprise;**
- **recognises and respects the environment;**
- **profiles the importance of Scotland's towns and places.**

The Midsteeple Quarter Vision proposes a set of comprehensive key performance indicators to measure success in a range of social and economic outcomes. This Phase 3a of the project will deliver, towards that Vision:

- 13 new residential flatted units, of which 11 are new build and 2 are converted from upper floors of existing buildings;
- Restoration of 165m<sup>2</sup> (2 units) of retail frontage on the High Street;
- Creation of 145 m<sup>2</sup> of new build ground floor office / mixed use space in the "backlands"; and
- 175m<sup>2</sup> of workshop / makerspace in an historic converted printshop.

These outputs will help deliver a wide range of economic, social, and regeneration outcomes,

For Town Centre Regeneration to be effective in the long-term, there are three financial sustainability goals:

- The preparation and delivery of realistic investment plans predicting the financial viability of project investments and the inter-relationships with other aspects, areas, ventures and outcomes sought.
- The effectiveness of leveraging-in additional private, public or charitable funding for the development and delivery of town centre regeneration.
- The ability for investments to generate a self-financing return that will help sustain regeneration activity and outcomes to deliver lasting impacts.

This Business Plan sets out the challenges of achieving these goals where properties are in long-term decline in a town centre that has been losing its social and economic purpose for some decades. The revenue streams from the redevelopment and the likely restored value of the assets will not deliver returns to incentivise the private sector investor seeking returns.

The Plan challenges Scottish Government policy on Town Centre Regeneration and identifies the significant investment required to deliver on town centre living in derelict town centre buildings where upper stories have been long neglected by landlords in favour of diminishing retail returns.

## Costs

The costs of the new build and restoration have been provided at £4.68 million plus an estimated £0.36m of irrecoverable VAT (depending on expert VAT advice beyond the scope of this Plan, VAT negotiations with HMRC and the detail of final architectural designs), giving a total price of £5.04 million, with an additional £0.3million for project management over the development and delivery period. This has been allocated across the works as below.

	New housing 11 units	Converted housing 2 units	Office space 145m <sup>2</sup>	Retail space 100m <sup>2</sup> new 65m <sup>2</sup> converted	Workshop space 175m <sup>2</sup>	External spaces
Cost estimate	£2.6m	£0.3m	£0.6m	£0.4m £0.2m	£0.5m	£0.4m

Rentals for office, retail, and residential are low in Dumfries compared to Scottish averages. Review of the existing markets indicates the following expectations for rentals:

- Retail: £15.00 per ft<sup>2</sup>
- Office: £7.00 per ft<sup>2</sup>
- Residential: £450 - £475 for a 2-bed apartment, maximum of £7.72 per ft<sup>2</sup>

At these rental levels, net annual income (after voids, insurance, sinking fund / repairs, management fees) are estimated to total £71,000 per year.

## Funding

Funding options being pursued are a mix of grant and social capital. Investment from the private sector is unlikely, as the social capital will require all of the net rental income for repayment of debt until the capital is repaid.

The recommended position is to seek grant funding of £4m towards the costs, with a maximum of £1m being raised from social capital – either community shares or community bonds, compared below:

	Community Shares	Community bonds
Financed amount	£1.0m	£1.0m *
Time to repay	15 years	19 years
Total interest cost	£185k	£206k *
Note:		Requires 2 further refinancing rounds of £292k and £191k

Existing grant funding streams including for social housing (£0.45m), the Dumfries and Galloway Town Centre Living Fund (£1m annually for all of Dumfries and Galloway) and the Scottish Government Regeneration Capital Grant Fund will likely be insufficient. This demonstrates the significant challenge of investment in town centres where returns are longer term, providing multiple social benefits and outcomes which are delivered across Government funding stream purposes.

The political and funding environment is increasingly supporting the increased recognition of town centres as key to social and economic development. This, together with the community empowerment approach led by the Scottish Government, creates a favourable environment for community-led town centre development to access and catalyse funding opportunities.

## 2 Community-led development in Dumfries High Street

### 2.1 Defining the place and its challenges

Dumfries is located in the Dumfries Housing Market Area and is the largest town within the region with approximately 40,000 residents. It is the focus for commercial interest and cultural activity in the area and serves as the main administrative, shopping and health care centre for the region's population of 150,000 providing amongst other things, a range of employment and education opportunities, leisure facilities and housing options. It is an attractive market town with an original medieval core forming part of the conservation area, attracting many visitors and acts as a base for many to explore the region.

The 2016 Dumfries and Galloway Council Retail Study assessed the impact of national trends on the region. The Study noted the impact of competition from Glasgow, Carlisle, Braehead and Gretna Gateway Outlet Village. It also highlighted online retailing as a significant challenge to town centres, noting higher than average rates of online spend for Dumfries and Galloway.

Despite this, shopping was the main reason for visiting Dumfries, with respondents noting non-food retail 44%, generally shopping 23% and food retail 22%. However, people more often visited Carlisle or Glasgow than Dumfries.

Dumfries has seen a familiar pattern of reduced footfall, shop vacancies, unused upper floors, lack of investment in physical fabric by building owners and tenants, competition from larger centres (Carlisle and Glasgow) and local issues such as flooding at Whitesands. Yet it remains a popular place for residents and visitors, with historic buildings and with a core of retail, leisure, public services, cultural, community and business uses.

Over a period of several decades, mainstream market retail and related commercial property market dynamics have led to vacant ground floor units and unused upper floors. There have been some obvious negative impacts on the town centre through empty shop units and declining buildings. A Retail Study commissioned by Dumfries and Galloway Council in 2016 noted that, "The retail market analysis indicates a surplus of retail unit supply over take-up and demand is at a low level compared to the past, which is likely to continue in view of trends in retailing (see section 5). So, there is a risk of increased vacancy levels."

Other information commissioned by Dumfries and Galloway Council indicates the potential for growth and development in the Town Centre. The 2013 EKOS report, 'Developing the Cultural Offer in Dumfries', noted "much is positive in Dumfries" and noted that it has a comparative lack of evening leisure facilities. The 2013 EKOS report and the D&G Retail Report provide evidence that Dumfries is not fulfilling its potential, particularly with respect to visitors as it not attracting as many visitors as a base for exploring the region as it could. With shoppers redirected to other retail centres, and with a low level of leisure provision, there is much that can be done to increase visitor numbers in the Town Centre.

The 2017 Ryden report, 'Employment and Property Land' found that employment property stock in Dumfries and Galloway is ageing, with a lack of serviced office space in Dumfries Town Centre. While there is a focus on increasing office space in the Crichton Quarter, the Town Centre provides a more convenient transport hub for B2C businesses. Dumfries and Galloway suffers from a Gross Value Added that is only 82% of the Scottish average, with a low wage economy. A high number of micro-businesses provide a base for potential growth: 89% of registered businesses in Dumfries and Galloway are micro firms with less than 10 staff. Self-employment is significantly higher than the national average.

As with many high streets in the UK, the previous economics of retail meant that landlords focussed on income from retail lettings in on the ground floor for return. With historic retail returns at least



four or five times higher than housing returns, and with less regulation around this type of letting than housing letting, and with structural constraints such as access to upper floors “though the shop”, commercial landlords – particularly absentee landlords – have not sought to invest in upper floor use.

As a result, Dumfries High Street has one of the lowest residential rates of any High Street in the UK, according to data from the Office of National Statistics. That data identified just 11 residential addresses (and only 4 people known to MSQ) living on the High Street despite most buildings having upper floors or backland development. Further, the output area which includes the High Street is one of the 10% most multiply-deprived in Scotland, one of nine such areas in the whole of Dumfries and Galloway.

## 2.2 Community-led development - the Vision for Midsteeple Quarter

In March 2016, The Stove Network held a public consultation event in Dumfries square titled “Square Go”. The aim of this public workshop was to obtain answers to the question “What would bring more people to Dumfries?”. The event was led by a group of artists, designers, architects and planners from the local area and from this the following key themes emerged; enterprise, creative spaces, accommodation, environmental, education. A block of 8 buildings on the High Street (which would come to be known as the Midsteeple Quarter) were identified as the focus, and the Dumfries High Street Limited Community Benefit Society (trading as Midsteeple Quarter) set up.

Midsteeple Quarter seeks to provide a solution to some of the issues raised in the consultation process. The Midsteeple Quarter Vision sets out the innovative, community-led initiative intended to breathe new life into Dumfries Town Centre through the development of a strategically placed section of the High Street into a coherent, vibrant live/work quarter.

This Vision sets out five Phases for the development of the Midsteeple Quarter:

Phase 1: The Oven Project

Phase 2: Purchase and ‘meanwhile use’ of other High Street Frontages and Backland

Phase 3: Development of High Street Frontages and Backland

Phase 4: Bank Street/Corner of Irish Street

Phase 5: Irish Street

Phase 1, The Oven Project proposes 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. The development funding model brings together £2.85m of investment from a number of public sources and grant bodies, including (depending on grants) around £300,000 to £500,000 of funding from community bonds. The project plans to complete in 2022-23.

Phase 2 anticipates funding primarily from £1m of community bonds to purchase and put back into use, the Midsteeple Quarter. This will be done on an opportunistic basis as units become available.

Phase 3 is the redevelopment of 7 High Street properties and their backlands, and includes this Phase 3a for units 113-115 and 117-119 High Street, which develops 2 of the 10 plots of the Midsteeple Quarter into 13 housing units and 5+ office / workshop units.

Phase 4 and Phase 5 – the properties fronting Bank Street and Irish Street - are of lower priority as many of these buildings are in use or may be developed by current owners.

### 2.3 Partnership and shared vision

The Midsteeple Quarter Vision has brought together a range of partners with a common interest in economic and social development of Dumfries and its Town Centre, delivering the Scottish Government's Place Principle. The key stakeholders include Dumfries and Galloway Council, South of Scotland Enterprise, Scottish Government, Scottish Futures Trust and the Dumfries and Galloway Small Communities Housing Trust. The key stakeholder strategies delivered by the Midsteeple Vision are set out in detail in the Vision document and include:

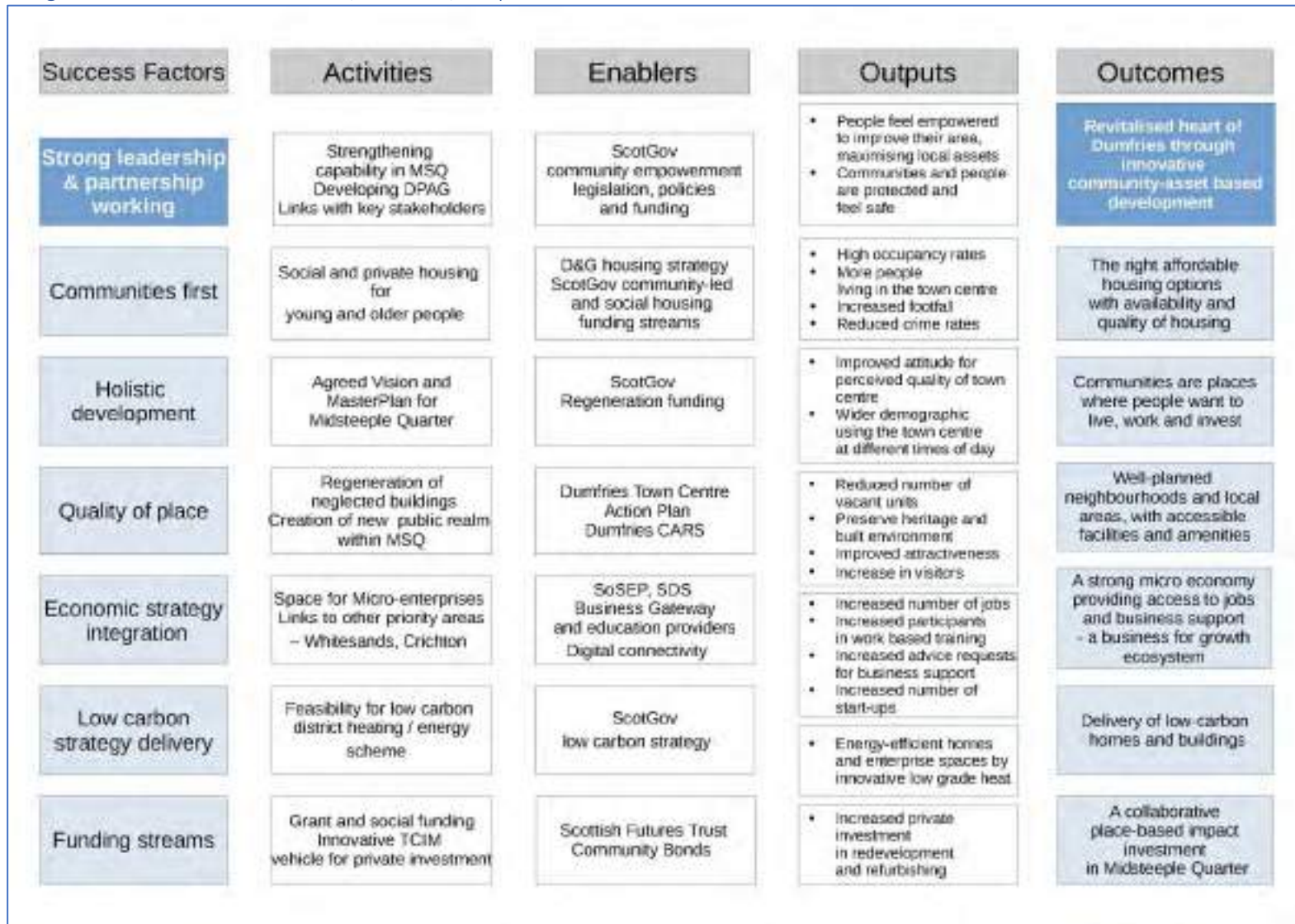
- Scottish Government's Strategic Objectives and National Outcomes, which support community empowerment to deliver sustainable communities, and also includes the Town Centre First policy and which supports the Town Centre Living Fund. Most recently, the Scottish Government has published a consultation document on its strategy "Housing to 2040". Three of the challenges it recognises are the aging population, an increasing demand for smaller (one-person) homes, and the need to mitigate the impacts of climate change through energy efficient housing. It proposes 15 Principles for housing, including:
  - New housing and the required community resources, should only be provided where they help to create safer, stronger, attractive, sustainable and integrated communities; and
  - Local communities should be empowered to respond to housing need in their area, as part of a coherent regional economic approach (creating and maintaining jobs) and supported by provision of the right infrastructure.
- The Dumfries and Galloway Town Centre Action Plan and its Local Development Plan, including its Housing Strategy which supports both Town Centre Living, development of brownfield sites, and reduction in empty homes;
- SoSE's key Themes for Action, including "Communities: SoSE will empower communities to become resilient through capacity building, asset ownership and through the development of social enterprises";
- Scottish Futures Trust: SFT is increasingly focused on The Place Principle, adopted by COSLA and the SG, requiring those responsible for providing services and managing assets in a place to work and plan together. They work with local communities to improve the lives of people, support inclusive growth and create successful place, aiming also to ensure better value for money and ultimately improved public services through collaborative working across sectors;
- Dumfries and Galloway Small Communities Housing Trust, which enables innovative funding and shared ownership models for community-led housing.

There are also a number of key local stakeholders. Midsteeple Quarter was a founding member of Dumfries Partnership Action Group (DPAG) set up in July 2019. DPAG brings together town centre businesses, community bodies and social enterprises, including Dumfries and Galloway Chamber of Commerce, the Crichton Trust, Visit Scotland, The Stove Network and Midsteeple Quarter to promote regeneration and sustainability of the Town Centre. It aims to support existing business and community assets and attract high value inward investment.

2.4 Outcomes

The Midsteeple Quarter Vision sets out its Activities, Outputs and Outcomes, below.

Figure i. MSQ Success Factors, Activities, Outputs and Outcomes



The Measurable Outputs from delivering the Midsteple Quarter Vision, and the impact of this Phase 3a project on those deliverables, are set out below.

Figure ii. Measurable Outputs

	Current	Phase 3a	Completion of MSQ
People feel empowered to improve their area <sup>1</sup> - no of members of MSQ	350	450	500
Communities and people are protected and feel safe <sup>2</sup>	39%		60%
More people living in the town centre <sup>3</sup>			
Total addresses on the High Street	134	151	244
Retail addresses	72	72	92
Office addresses	49	54	79
Community bodies	1	1	6
Residential addresses	11	23	71
Number of residents	4	50	146
Increased footfall <sup>4</sup>	TBC		25% increase
Reduced crime rates <sup>5</sup>	TBC		TBC
Improved attitude for perceived quality of town centre – percentage perceiving as "poor" <sup>6</sup>	51%		25%
Reduced number of vacant units <sup>7</sup>	5,000m <sup>2</sup>	Reduce by 450m <sup>2</sup>	500m <sup>2</sup>
Preserve heritage and built environment	0	2	8
Creation of new and refurbished space	0m <sup>2</sup>	1,400 m <sup>2</sup>	8,800m <sup>2</sup>
Improved attractiveness of town centre <sup>8</sup>	TBC		50% increase
Visitors into town centre <sup>9</sup>	TBC		25% increase
Increased number of FTE jobs <sup>9</sup>	0		37.5
Increased number of start ups <sup>11</sup>	0		25
Increased advice requests for business support <sup>11</sup>	0		25
Increased participants in work based training <sup>11</sup>	0		60
Gross Value Added per FTE job <sup>10</sup>			£37,000
Carbon reduction targets <sup>11</sup> - low carbon housing and units in Town Centre	0	13 & 5 24 t y <sup>-1</sup>	18 36 t y <sup>-1</sup>

<sup>1</sup> D&GC Outcome Agreement Outcome 8

<sup>2</sup> D&GC Outcome Agreement Outcome 6. Feel safe" => would consider living on the High Street". Source: 2017 Community consultation.

<sup>3</sup> D&GC Outcome Agreement Outcome 4. Source <https://www.ordnancesurvey.co.uk/business-government/sectors/public-sector/high-streets>

<sup>4</sup> TBC

<sup>5</sup> TBC

<sup>6</sup> 2015 DGC Retail study

<sup>7</sup> Dumfries Partnership Action Group 2019

<sup>8</sup> Town centre surveys: respondents who say the centre is an "attractive place to visit"

<sup>9</sup> The Oven Business Plan

<sup>10</sup> <https://www.centreforcities.org/reader/cities-outlook-2018/city-monitor/>: Note: Approx twice the regional GVA £18,604

<https://www.ons.gov.uk/economy/grossvalueaddedgva/bulletins/regionalgrossvalueaddedbalanceduk/1998to2017#interactive-map-gross-value-added-gva-per-head-for-nuts3-local-areas-1998-to-2017>

<sup>11</sup> Low Carbon Heat Options Assessment Report 2019

## 3 Resources: Legal and governance structure

### 3.1 Current Structure

Dumfries High Street Limited (trading as 'Midsteeple Quarter') is a company limited by shares but as a Community Benefit Society ("CBS") it is regulated by the Financial Conduct Authority rather than Companies House. It is legislated through the Co-operative and Community Benefit Societies Act 2014. This states that the purpose of a community benefit society is *entirely* to serve the broader interests of the community, in contrast to co-operative societies that serve the interests of members. The 2014 Act requires a community benefit society to "carry on a business, industry or trade" that is "being, or intended to be, conducted for the benefit of the community". Assets are "locked" and must continue to be used for the benefit of the community and must not be distributed to members. Profits must be used for the benefit of the community. However, interest may be paid on shares although as an operating expense rather than as a dividend.

Dumfries High Street Limited is controlled by its shareholders who are referred to as "members" in a CBS. The society offers three different levels of membership to the local community and beyond. These are as follows:

**Category A** - Residents within the DG1 and DG2 postcodes.

**Category B** - Business owners with businesses based and working within the DG1 and DG2 postcodes.

**Category C** - Members who do not qualify as either Category A or Category B. These are referred as Associate Members.

Only Category A and B members have voting rights. One notable feature of a Community Benefit Society is that it is truly democratic, with "one member, one vote"; voting power does not depend on the number or value of shares held.

As a Community Benefit Society, Dumfries High Street Limited is able to issue community shares in order to raise funds and this is a potential future revenue source for the MSQ project

The Community Benefit Society 'Dumfries High Street Limited' was developed initially by a membership of 20 people before being given an open and inclusive public launch on 7<sup>th</sup> April 2018. This launch was publicised widely, was very well attended and around 250 people signed up as members over the week of the launch. Membership continues to grow and currently stands at around 400.

Use of the Community Benefit Society has the following benefits to enable the development of Midsteeple Quarter and of Phase 3a:

- A limited liability company, which is a legal body in its own right
- A Board of Directors which is voted in by its members
- Unlike charities, is able to trade outside any "primary purpose" limitations
- Allows a range of funding options, including grants (including many grants for charities, due to its community benefits status and asset lock), loans, and includes community shares.
- Community shares can be raised with much less cost and regulation than standard limited company shares.

The use of community shares allows investment up to £100,000 per investor who is eligible to be a member. Other community benefit societies have used this mechanism to raise substantial funds for a distillery, a harbour, hydro schemes, and on a smaller scale, pubs and village shops.

Community shares, unlike standard limited company shares, do not appreciate in value as the value of the underlying assets increases – because the members cannot benefit directly from the company by such an increase. Shares are usually non-transferrable, which means that they can only be sold back to the company.

For these reasons, community shares do not appeal to investors who are focussed primarily on a capital return or on a short-term investment. Community shares provide patient and potentially cheap capital and enable a community to invest in activities that deliver wider community purpose.

### 3.2 Operational structures

MSQ recognises that its areas of expertise in community-led development and innovative funding models do not match with the skills and experience required to managing housing properties.

MSQ plan to enter into management agreements with a housing agency – potentially although not necessary a Registered Housing Association to manage the housing units for rental.

MSQ plan to enter into a similar agreement with e.g. The Stove to manage the office and workshop rentals.

### 3.3 Developing structures

The Midsteeples Quarter Board are considering other options for taking forward the larger Vision which may also pertain to this Phase 3a.

Should the Midsteeples Quarter CBS also register as a Charity, it would be able to have corporation tax relief on any profits, under the charity's exemption. It would also allow zero-rated VAT on any new build that is used for charitable purposes. As a charity, MSQ would be permitted to lease out property but not to "trade" otherwise, and any trading would have to be done by a subsidiary company. A charitable company must pass OSCR's scrutiny and is subject to additional rules on paying interest on share capital.

Many CBS manage the issue of taxable profits by the three means allowable: by carrying out community benefit activities themselves, by paying interest to members, and by donating surpluses to other charities. MSQ could achieve the benefits of a charity by setting up a small "sister" charity to apply for grants, to hold donations, and to make grants to MSQ or for wider community benefit.

More widely, MSQ is consulting on structures that may enable levering-in private investment into its plans. Private investment will require less risk and more return, often secured on the assets itself.

This is in the context of:

- An overarching strategic body, to ensure coordination and alignment across the various individual projects and to take a proactive role in relation to delivery
- A vehicle (MSQ) for the community-led elements of the overall initiative
- Delivery vehicles for individual development projects with the ability to access private sector commercial loans and (in the case of joint ventures) equity capital.

The forecast rental returns for this development do not provide an attractive revenue return for mainstream private investment. Private investment that looks for capital gains on sales would be possible in a situation where the overarching body, having developed the assets, then sells it on with some form of Burden to ensure that it is kept in use. The strategic body could then use its share to re-invest in another property. This is a well-tested model for both the private sector and for Preservation Trusts, but does not meet MSQ's vision for long-term community control and ownership of assets and would conflict with e.g. the SLF's requirements for community ownership.

## 4 Delivering the project: Best practice in Regeneration

The Midsteeples Quarter Project draws on evidence and best practice, putting into place key success factors for designing and delivering regeneration. Delivering the Midsteeples Quarter vision requires an integrated, collaborative and participative approach across the third, public, and private sectors and demonstrates a clear example of the Place Principle, where:

**“people, location and resources combine to create a sense of identity and purpose, and is at the heart of addressing the needs and realising the full potential of communities; and that a more joined-up, collaborative, and participative approach to services, land and buildings, across all sectors within a place, enables better outcomes for everyone and increased opportunities for people and communities to shape their own lives.”**

Delivering this Principle in Midsteeples Quarter requires key success factors to be in place, as identified by the Scottish Government’s “Achieving a Sustainable Future: Regeneration Strategy”. These are being delivered through the Midsteeples Quarter Community Benefit Society.

Regeneration requires **strong leadership**. The driver for this project is a community-led group, based in the Dumfries Town Centre, which has developed the Vision and this Phase 3a through effective **partnership working** across the private, public and third sectors, pulling together a range of stakeholders and desired outcomes;

This Vision puts **communities first**. The evidence of community needs and benefits from a regenerated Midsteeples Quarter are based on extensive community engagement and the proposals are community led;

Successful regeneration is **holistic**, bringing together people, place and prosperity. The Vision proposed increased housing in town centre living, enhanced public realm, and economic activity and jobs.

**Safety and quality of place** were clear issues for consultees. The Midsteeples Quarter Vision’s focus on town centre living will produce a sense of safety and reduce crime; town centre living and activity creates “passive surveillance” through people’s presence;

Economic strategy and development are central to the Vision, which links to **wider economic strategies** by providing much-needed quality micro-enterprise space into the heart of Dumfries, partnering with SoSE and Dumfries and Galloway Council to create jobs and economy in the centre of an accessible regional hub;

The Midsteeples Quarter Community Benefit Society is a founder member of the Dumfries Partnership Action Group developing a shared vision and **economic masterplan** for the sustainable and long-term regeneration of the town centre, creating opportunities for one of the most deprived populations in Scotland;

The Midsteeples Quarter Vision challenges current public **funding streams** which struggle to deliver across multiple objectives. It seeks innovative solutions to address market failure, accessing and targeting social and private funding into regeneration of neglected and under-used assets. A phased approach is required, first through public sector funding and social loans, with increased private sector investment as regeneration succeeds in reducing risk. The Midsteeples Quarter will require a funding approach similar to a “Town Centre Investment Management” model to overcome fragmented ownership and enable adaptation through asset management.

## 5 Resources – the site and building

Dumfries is a former Royal Burgh. The two plots that form the subject of this study are typical of former burgesses' plots in a burgh town. They have narrow widths (approx. 6m) and long lengths (approx. 55m and 40m). They are an important link to Scotland's social, cultural, economic and built environment heritage but their physical constraints commonly present significant challenges for redevelopment compared to less urban and sensitive settings.

The site consists of two parallel adjoining plots in separate ownership which have been on an off the property market over the last two years. Most recently, both properties were sold at auction to small local landowners, understood to be in the region of £100,000 per plot. One landowner has recently had a survey carried out which revealed extensive dry rot. The other landowner is in discussion with MSQ about uses and potential development of the site. Neither landowner has a track record of property development.

The site occupies a prime location in the historic centre of Dumfries, with direct pedestrian access to the High Street. However, this access is through narrow pends. These once gave access to activities and adjoining buildings deeper into the plot but have been locked for many months and are poorly maintained. The buildings on the site, whilst once contributing significantly to the town centre's vitality, have not been occupied for a number of months. Both properties are Category C Listed and in the Dumfries Conservation Area.

The site presents many challenges, especially relating to rights of access and ownership requiring further investigation. They are not uncommon. Without a particularly buoyant local economy, these challenges regularly restrict private developers from investing in historic town centres.

This project is an opportunity to harness community action, introduce professional consultant expertise, public investment and coordinate activity to overcome the challenges in the mid to long term.

The redevelopment proposals by Oliver Chapman Architects re-introduce housing and small-scale commercial activity to the town centre. As part of the wider masterplan these will help build the momentum for change. New development will make a positive architectural contribution to the High Street and housing will visibly occupy the upper levels. The proposals involve alteration and partial demolition of Category C Listed buildings, helping to change public perception that the town centre is a place for living in.

The development does not rely on well-designed homes alone to create a successful model for town centre living. It also includes community and commercial uses mixed in to make a thriving neighbourhood and create a site that is active throughout the day. It is important that the town centre does not close up shop after 5pm and also that neighbouring uses don't cause too much nuisance. Equally important that it is a vibrant place to be during the daytime.

The existing commercial units are now too large to suit the market's requirements having been knocked through in the mid to late 20th century for retail use. They should now be re-built as smaller units. A flexible approach should be taken to scale and use class that allows smaller businesses to take leases that operate below the small business bonus rates relief threshold including retail, leisure and artisan manufacture/makers.

The proposal assumes that access via the private lane to the rear of 117-119 can be agreed, both during construction and afterwards as a permanent route to the new development from High Street. It is also assumed that an accessible route from the High Street would be desirable, even if this is not the primary approach to the development.

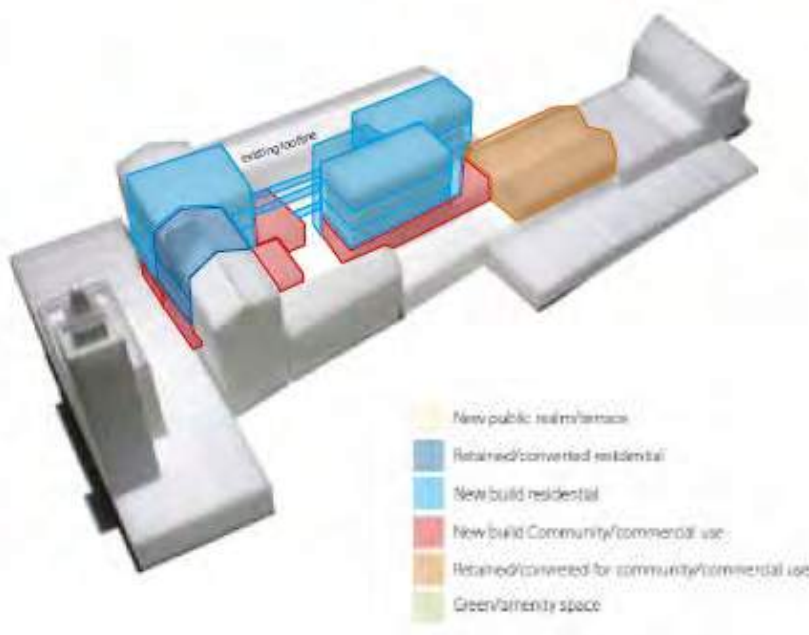
The proposal is for a mix of new build and redevelopment as Figure iii below:



Figure iii. Summary of redeveloped accommodation

	Units	Gross Internal Floor Area
New build residential	8no. 2 bed 3 person flats	65m <sup>2</sup> each
	3no. 2 bed 4 person flats	79m <sup>2</sup> each
Retained/converted residential	2no. 2 bed 3 person flats	68m <sup>2</sup> each
<b>Total residential</b>	<b>13 units</b>	<b>892m<sup>2</sup></b>
Commercial/Community use	5+ units	485m <sup>2</sup>

Figure iv. Schematic of proposal



Midsteple Quarter

Business Plan: Redevelopment of 113-119 High Street (Phase 3a)

Figure v. Redevelopment: ground floor layout and use

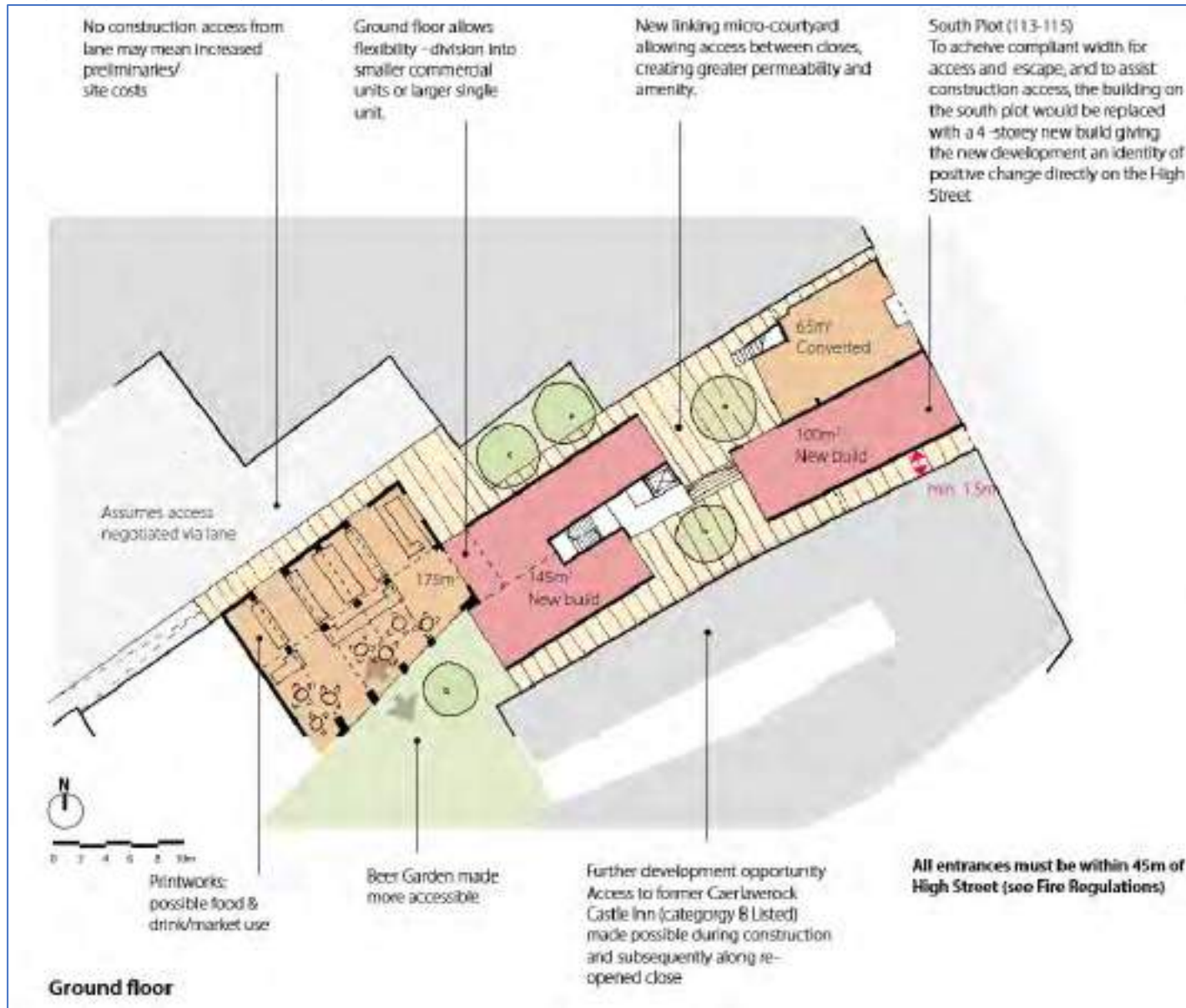


Figure vi. Floors 2 – 4 layout and use



## 6 Purchase / Transfer and Development Costs

### 6.1 Purchase costs

Both 113-115 and 117-119 were sold during 2019 at auction for £100,000.

Phase 3a, of 113-115 and 117-119 High Street have been valued at £80,000 for each property in November 2019 by McGowan Miller Ltd of Dumfries. The valuation states that the properties are “derelict”. It also states that, “The current owners will likely resist selling at a significant loss despite the apparent unwisdom of their investment in this property.”

The price difference, of £20,000 per property, is a small proportion of the total costs required to purchase and redevelop the site, with redevelopment costs estimated at £4.7million plus VAT (see below).

### 6.2 Redevelopment Costs

The costs of the new build and restoration have been provided at £4.7million, also by McGowan Miller plus an estimated £0.4m of irrecoverable VAT (depending on VAT negotiations with HMRC and the detail of final architectural designs) (see Appendix 10.1 below) , giving a total price of £5.0 million. <sup>12</sup> This is estimated to be split as below, noting that this can only be a very wide approximation at this stage of design:

Figure vii. Redevelopment costs by element

	New housing 11 units	Converted housing 2 units	Office space 145m <sup>2</sup>	Retail space 100m <sup>2</sup> new 65m <sup>2</sup> converted	Workshop space converted 175m <sup>2</sup>	External spaces
Cost estimate	£2.6m	£0.3m	£0.6m	£0.4m £0.2m	£0.5m	£0.4m

New housing units, based on the information above, are over twice the allowable costs for affordable housing units set by Scottish Government, with the converted housing units at considerably more. Retail space at £4,000 per square meter and redeveloped workshop space at £2,800 per square meter are equally high compared to new build greenspace benchmarks. These prices reflect the difficulties in accessing the site, and the costs of site demolition and clearance.

<sup>12</sup> Note that the RSL development at the former Scottish Power site on Brooms Road, which was reported to cost £4.9 million for 14 apartments with commercial meeting/study/educational space to ground floor.

## 7 Resources – the Funding Strategy

As noted above, net annual income (after voids, insurance, sinking fund / repairs, management fees) are estimated to total £70,000 per year.

Funding options being pursued are a mix of grant and social capital. Investment from the private sector is unlikely, as the social capital will require the net rental income for repayment of debt.

Affordable funding at this level of income have been considered as below:

- A. Community shares – £1.5m issued at 2% interest per year, repaid “as and when” with full repayment after 25 years
- B. Community shares – £1.0m issued at 2% interest per year, repaid “as and when” with full repayment after 15 years
- C. Community bonds - £1m issued at 2% interest per year, repaid 50% after 5 years, 20% after 7 years, 30% after 10 years. This would require 2 re-issues of £230,000 in Year 5 and £200,000 in Year 10 to enable the cash flow to repay earlier investors. Full repayment of all debts after 20 years. A higher amount of borrowing (e.g. £1.5m would require 4 re-financing rounds and is unlikely to be acceptable to investors)
- D. Social loan (e.g. Triodos) – £750,000 term loan / mortgage at 4.5% over a maximum term of 15 years;
- E. Mortgage (available to RSLs and other established mortgagees) - a £1m mortgage at 4.5% over 25 years.

At these rates and amounts, MSQ would generate no free cash for investment until the loan was fully repaid.

Figure viii. Summary of potential funding, costs and repayment length

	A. Community Shares	B. Community Shares	C. Community Bonds	D. Social loan	E. Mortgage
Financed amount	£1.5m	£1.0m	£1.0m *	£0.75m	£1m
Time to repay	25 years	15 years	19 years	15 years	25 years
Total interest cost	£410k	£185k	£206k *	£304k	£700k
Cash balances after 25 years	£0.4m	£1.1m	£1.1m *	£0.6m	£0.6m

\* Requires 2 further financing rounds of £292,000 in Year 5 and £191,000 in Year 10 to allow existing bondholders to withdraw capital.

**The recommended position is to seek grant funding of £4m towards the costs, with £1m being raised from social capital – either community shares or community bonds.**

A grant funding requirement of £4m exceeds the housing grant available for affordable housing (£0.5m for this number of units), the Town Centre Living funds available to Dumfries and Galloway Council from council tax on second homes of £1m per year, and the Scottish Government Town Centre Fund Capital Grant of £1.5m to Dumfries and Galloway for 2019/20.

Existing grant funding streams are unable to deliver the substantial renovation and new build required to provide this level of town centre redevelopment.

Private investment is not attracted to such developments when retail, office, and housing rentals remain low.

The wider social regeneration benefits of this project are significant but do not result in a direct financial return to the body undertaking the regeneration costs.

Phase 1 of the Midsteeple Quarter project, The Oven, is planned to be funded from a mixture of grants available to communities and loan funding – the latter from established social lenders such as Triodos and from more innovative models including Community Bonds

As a community-led project, Midsteeple Quarter can access Scottish Land Fund (SLF) monies for land and asset purchase; a critical stage where whole-site development is proposed. SLF have strict criteria where assets are purchased by communities for housing, including that the site must remain in community ownership with sale permitted only in a limited range of circumstances.

Communities in rural areas can access the Rural Housing Fund; this is not available to communities in urban areas such as Dumfries. Mainstream Social Housing Funds are available to the Council and its partner Housing Associations through a three-year application to the Scottish Government but are not usually available to community bodies. Midsteeple Quarter and Dumfries & Galloway Small Communities Housing Trust are seeking a more flexible approach to mainstream housing funding through discussions with the Scottish Government. This funding would total £0.4m on this project, which is 10% of the required grant funding.

Councils in other areas of Scotland have used joint investment vehicles such as Town Centre Investment Models to bring partnerships together including private investors, and this type of model is being considered by Midsteeple Quarter as noted in section 3.2 above.

This may be further enabled by the proposals for the Scottish National Investment Bank and its forerunner, the Building Scotland Fund. These institutions are set up to deliver mission-orientated lending. The Building Scotland Fund is open to application and includes in its objectives, unlocking housing development across all tenures, although at commercial rates. Building Scotland Fund partners include the Scottish Government, Scottish Enterprise, the Scottish Funding Council and the Scottish Futures Trust and this funding is already being used to support housing developments and urban centre regeneration in large urban centres in Scotland.

The Borderlands Growth Deal may also open a possibility for investment. In other regions the additional social and economic benefits from town centre regeneration assisted by town centre living have allowed Councils to invest in higher-cost redevelopment sites in town centres. The Borderlands Growth Deal will require investment allocation and agreement across 5 local authority areas, and each will have local priorities for investment. “Quality of Place” is one of the key themes of the Growth Deal:

**“There is a need to repurpose town centres in order that they provide significant economic, social and environmental benefits for their local areas, the Borderlands Region and national economy and that they have a sustainable future and are adaptable to change”.**

## 8 Markets and Revenue

### 8.1 The market: housing

#### 8.1.1 The national strategy

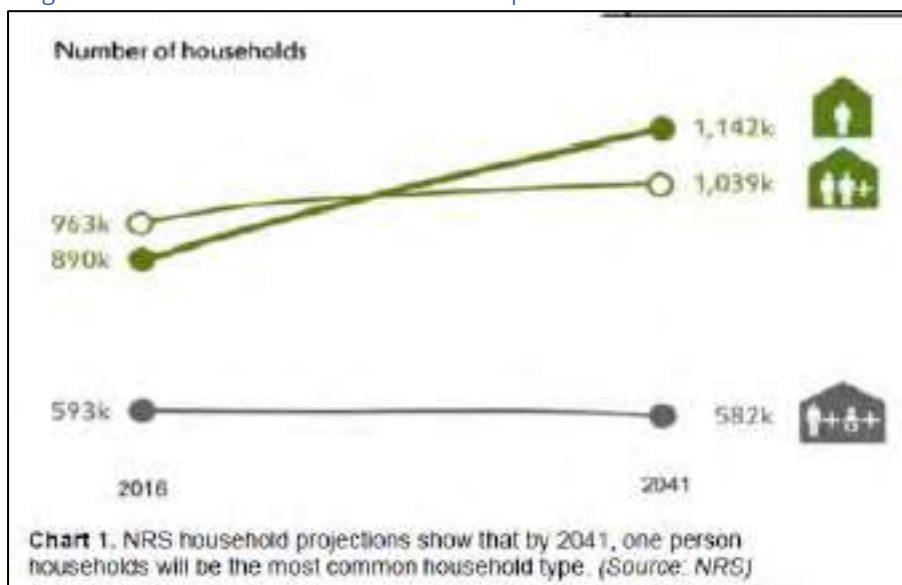
Following the 2016 Scottish general election, the SNP-led Scottish Government rolled out a housing policy framework, More Homes Scotland, that aims to increase the social housing stock across Scotland. The government seeks to produce 50,000 additional affordable homes by 2021, corresponding to a 67% increase in affordable housing supply. 70% percent of the total is to be for social rent. In order to achieve this goal, an estimated £3 billion of public funds has been identified for the five-year programme as a whole.

The social rented sector continues to deliver more affordable housing, but this is only a small part of the housing market and even of the rental market. Since 1998, social rentals have fallen from 38% to 25% of the rental market, and private rentals have increased from 7% to 15%. Rentals account for 42% overall of the Scottish housing market, with home ownership at 58% - a split that has remained largely steady since 1993.

Housing needs in Scotland are changing. The Scottish Government's Housing Market Review 2018 noted that the composition of households in Scotland is set to change over the next two decades to 2041. It is projected that there will be an additional 12,700 households per annum up to, and these households will, on average, be smaller with one person households set to become the most common household type.

**While social housing focusses on delivering housing based on tenant "scores" with a strong priority for families, the fastest growing demand overall is for smaller households, particularly single person households who are not well-served either by the private or the social housing markets.** Smaller household builds are least profitable for builders; families remain a priority for social housing.

Figure ix. Scottish household demand predictions to 2041



#### 8.1.2 Dumfries and Galloway Housing Demand

Dumfries town falls within the scope of Dumfries Housing Market Area (HMA). In addition to Dumfries itself, Dumfries HMA includes Kirkconnel/Kelloholm, Lochmaben, Lockerbie, Moffat, Moniaive, Sanquhar and Thornhill.

In its Local Housing Strategy 2018 – 2023, Dumfries and Galloway Council allocated 3,358 (53%) of the projected requirement for 6,337 new housing units in the region to the Dumfries HMA. It stated that the Development Plan targets new housing development at the region's larger settlements where there are concentrations of facilities, employment opportunities and transport options.

Of these 3,358 housing units, around 1,100 will be social housing part-funded through the Strategic Housing Investment Plan by Scottish Government, with 2,200 to be provided by other markets. This reflects the national pattern, with 5,000 social new build completions and 13,000 private new build completions in 2018.

As noted above, housing needs are changing to meet the ageing demographic, and Dumfries and Galloway's population is one of the faster aging populations in Scotland. Dumfries & Galloway has a higher proportion of older inhabitants than the national average with almost a quarter of all Dumfries & Galloway residents aged 65 or over; by 2035 this is predicted to increase to one-third.

According to Dumfries & Galloway Council's HDNA, between 2016 and 2029 the number of lone adult households was projected to increase by 13.5% (3,235 households), the number of households with 3 or more adults with no children is projected to fall by 23.6% (1,217 households) and the number of households of 2 or more adults with children is projected to decrease by 8.4% (1,001 households).

**Demand for smaller units which are convenient to services and facilities will continue to increase to meet this changing population; town centre living is a solution to this if the housing quality and sense of community meets needs.**

#### 8.1.3 Demand for town centre living

Town Centre living plays a key role in Dumfries and Galloway Councils Housing Strategy, with an annual commitment through the Council Plan to invest £1million a year in a Town Centre Living Fund, and to increase the availability of affordable residential accommodation in these locations by bringing empty properties back into use. This will also increase local spend figures obtained from the Office for National Statistics show the average amount spent by a household in their community is £13,000.

Currently, out of nearly 40,000 inhabitants in Dumfries fewer than 1,000 now live in the town centre.

Dumfries High Street is one of the least populated High Streets in Great Britain. In Scotland, on average, almost 60% of Town Centre<sup>13</sup> addresses are residential; in Dumfries and Galloway, the average is 42%: Dumfries Town Centre overall is 43%. However, Dumfries High Street has just 11 residential addresses and very few permanent residents compared to its neighbouring streets.

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<sup>13</sup> Note that the ONS classification of "High Street" corresponds to what may normally be regarded as a Town Centre, which may include several streets. The Term "town centre" is used here to distinguish from the singular High Street in Dumfries



Figure x. Dumfries Town Centre addresses by category

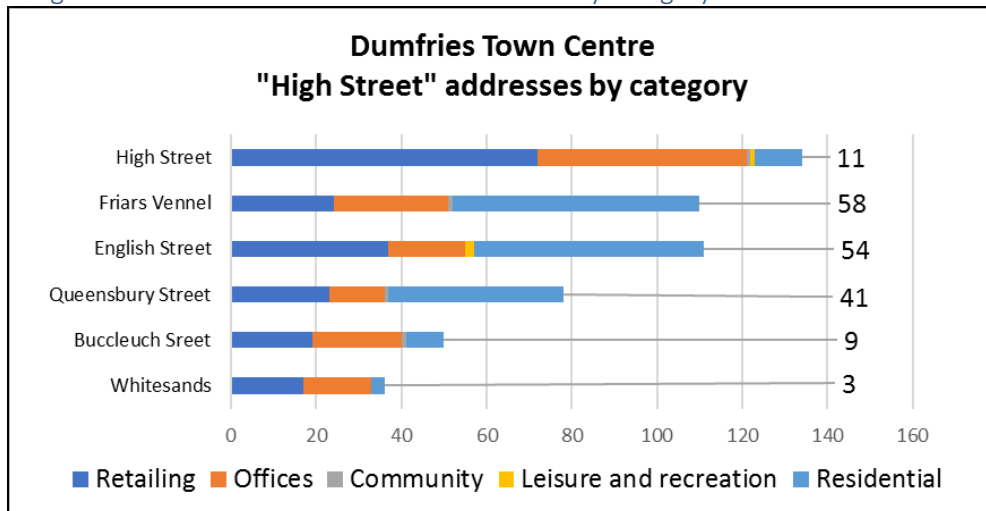
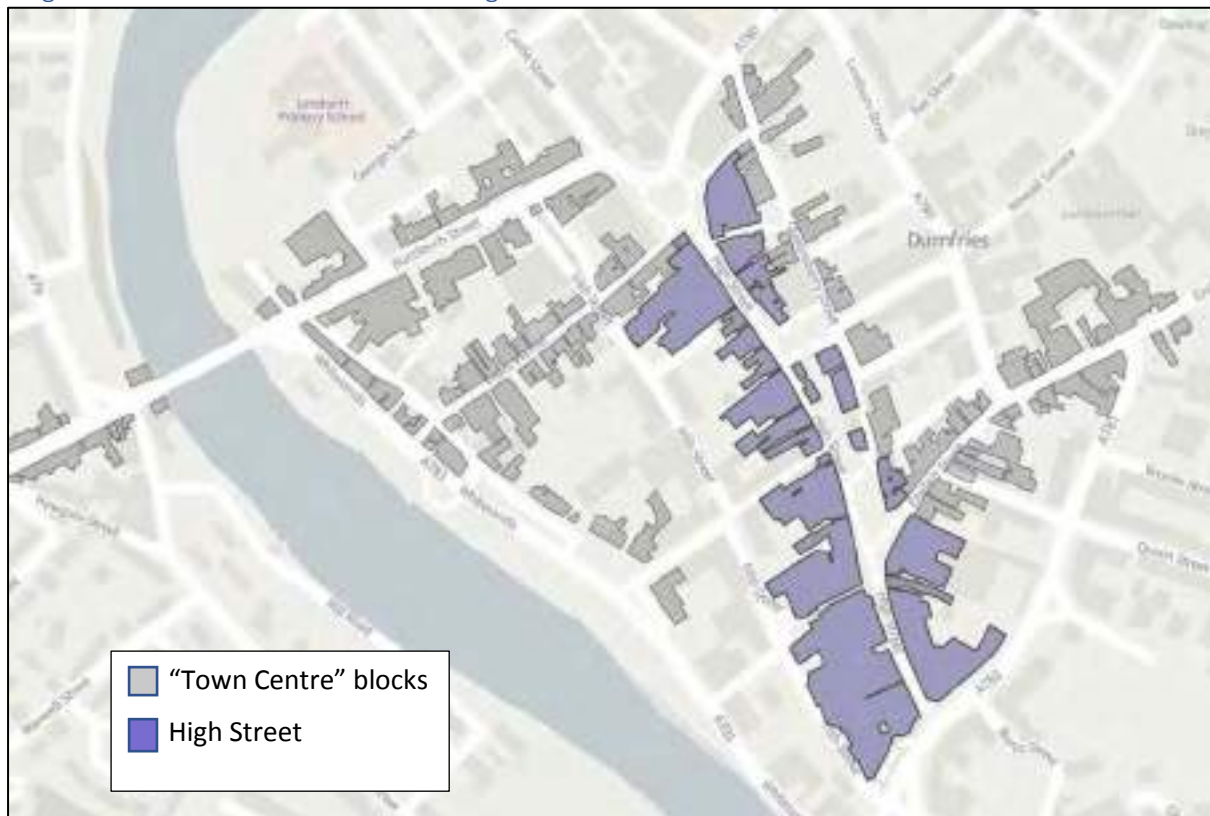


Figure xi. Dumfries Town Centre "High Streets" – Office for National Statistics



The distribution of the population in the Town Centre of Dumfries indicates that it is not town centre living that is causing this depopulation of the High Street itself, but the quality and availability of accommodation.

ONS data also shows that nationally, High Streets can be either regarded as a desirable or an undesirable place to live, with comparable market rents reflecting the status of local High Streets. Data is only available for England and Wales but shows some interesting regional differences and patterns in property values for High Street properties. There is no clear pattern for High Street and non-High Street areas. This confirms the proposition that it is quality of housing and quality of community that determine the desirability of town centre living, rather than the location itself.

Figure xii. Comparable prices for town centre and non-town centre housing, ONS 2017



Midsteeples Quarter is identified by Dumfries and Galloway Council’s Housing Strategy as a key initiative to help deliver Town Centre living.

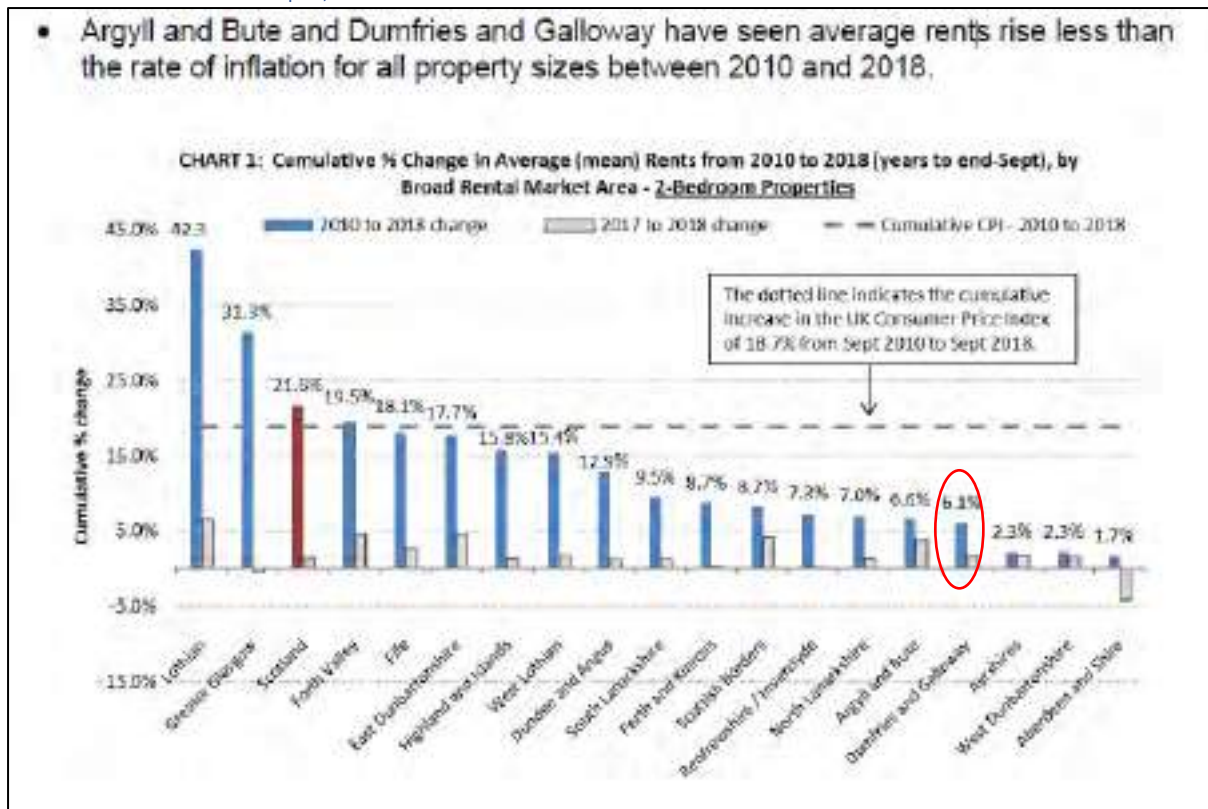
**The proposals for development of the Quarter, and for this project, reflect the anticipated need for smaller units – for couples and singles – built to a high standard and combining access to services and facilities with green space and privacy.**

#### 8.1.4 The rental market

Housing revenue assumptions are based on market analysis of current property rentals in Dumfries and Galloway.

The rental market in Dumfries and Galloway has two characteristic – a lack of availability but a low rate of rental growth. Private rental growth in the region over the years 2010 – 2018 has been consistently below both the Scottish average and the Consumer Price Indices, according to Scottish Government statistics, over:

Figure xiii. Rental price increases 2010 – 2018:  
From ScotGov OSS “People, Communities and Places”



Rental rates remain low in Dumfries and Galloway, with 2-bed properties renting for an average of £455 per month<sup>14</sup>. At the time of that report, there were just 97 properties for rent in the whole of Dumfries and Galloway.

In terms of affordability, the Dumfries and Galloway Housing Needs and Demand Assessment compared affordability with the relatively low levels of earnings in the region. It stated that the ratio of lower quartile house prices to lower quartile earnings enables analysis of whether households with the lowest incomes can afford the cheapest housing. In Dumfries & Galloway, a typical first time buyer purchasing a house in the lower quartile price range would need to afford nearly 7 times their annual income, suggesting that it is likely that there will be an increased demand in the region for social rented and private rented housing.

The HDNA report provides the ratio of private sector rents for various property sizes compared with income levels within Dumfries & Galloway. Those on the lowest 25% of incomes will have to pay just under half of their monthly income to rent the cheapest 2- or 3-bedroom property and almost 60% of their monthly income to rent a 4-bedroom property. For those on the lowest 25% of incomes, the private sector may not be an affordable option within Dumfries & Galloway and they might have to look to the social rented sector. For those on median incomes within Dumfries & Galloway, entering the private rented sector appears to be a more affordable option.

For a two-bedroom property, a single person on a median income would pay one-quarter of their income in monthly rent (see Figure v below).

<sup>14</sup> [https://www.home.co.uk/for\\_rent/dumfries\\_and\\_galloway/current\\_rents?county=dumfries](https://www.home.co.uk/for_rent/dumfries_and_galloway/current_rents?county=dumfries)

Figure xiv. Rental affordability in Dumfries and Galloway

Property Size	Monthly Private Sector Rent 2014		Monthly Income		Housing Affordability Ratio	
	Lower Quartile	Median	Lower Quartile	Median	Lower Quartile	Median
1 bedroom	£350	£375	£961	£1,798	0.36	0.21
<b>2 bedroom</b>	£410	<b>£450</b>	£961	<b>£1,798</b>	0.43	<b>0.25</b>
3 bedroom	£450	£500	£961	£1,798	0.47	0.28
4 bedroom	£550	£650	£961	£1,798	0.57	0.36

#### 8.1.5 Rental rates, voids and costs.

Given the above information, the rental rates assumed for the properties in Phase 3a are at £450 per month. This is just £10 above the maximum Local Housing Allowance Rate set by Scottish Government for housing allowances.

Void rates are set at 10%, reflecting a time to market in Dumfries and Galloway of 97 days.

Costs are set at 15% for a management fee to the managing agent, and a repairs allowance of 10% per annum. Insurance is set at 5% per annum.

It is assumed that these properties will beat the trend in rental price increases as the surrounding community improves due to the impact of the project. This assumes a 9% cumulative increase in the first 5 years, with rentals rising to £490 pcm, and tracking an assumed RPI of between 1.5 and 2% thereafter.

Figure xv. Residential Net Annual Income, Years 1 and 5

No. Units	Residential	m <sup>2</sup>	£ rent pcm	£ annual	
				Year 1	Year 5
8	2 bed 3 person	520	450	43,200	47,040
3	2 bed 4 person	237	475	17,100	18,720
2	2 bed 3 person	138	450	10,800	11,760
	<b>Total rental</b>	<b>895</b>		<b>71,100</b>	<b>77,520</b>
	Voids at		10%	7,110	7,752
	Repairs and renewals		10%	7,110	7,752
	Management fee		15%	10,665	11,628
	Insurance		5%	3,555	3,876
	<b>Total costs</b>			<b>28,440</b>	<b>31,008</b>
	<b>Net rental income</b>			<b>42,660</b>	<b>46,512</b>

Note that at these levels, a private investor seeking a return of 8% per year on property would only be prepared to invest £418,000 to redevelop the flats rather than the approximated £2.6 million.

## 8.2 The market: Retail, Office and workshop


### 8.2.1 Retail

As discussed above, the market for retail space is weak in Dumfries, and this project does not propose to add to that retail space but to refurbish existing, albeit vacant, property. These refurbished properties will occupy a space on the High Street, which remains the prime retail space in Dumfries which contains (as of writing) major chain stores and therefore continues to attract footfall.

These will be small retail spaces that attract independent traders. Dumfries has a good proportion of independent traders. Dumfries and Galloway Council's commissioned Retail Report found that Independent operators are likely to remain as the backbone of the retailing in Dumfries and Stranraer, and most of these are small, with a long presence in the town centres. That Report also found from its business occupiers survey that most customers are local to Dumfries & Galloway, but visitors are an important contribution, indicating a potential for growth from an untapped wider visitor market.

The Report found that rents in Dumfries were shown in 2016 to have been at a 5-year average of £15 per square foot. Reviews of the current market indicate a wide variation depending on location and condition of the property, as below.

Figure xvi. Current retail rentals in Dumfries Town Centre

increasing distance from High Street	Rental properties, Dumfries Town Centre	ft <sup>2</sup>	Use	Annual rent £	£ Per ft <sup>2</sup>
		87 High Street (Clarks)	2,067	Retail	55,000
		1,399	Above 1 floor		
141-143 High Street (Simpsons)		1,352	Retail	63,000	£46.60
		2,053	Above 2 floors		
4 Queensbury Street		428	Retail	9,500	£22.20
10 Queensberry Street		920	Retail	12,500	£13.59
5 English Street	294	Retail	8,500	£28.91	
	<b>Average</b>				<b>£15.63</b>

Retail rentals for the two spaces are assumed to be at £15 per square foot, a total rental of **£26,641** per year (plus any VAT).

As with property rentals, retail rentals are anticipated to increase as the impact of the project increases attractiveness and footfall, to reach £17.50 per share foot at the 5-year review.

### 8.2.2 Office space

As discussed above, there is a lack of office space in the town centre of Dumfries. The Crichton Quarter developments and regeneration include a focus on enterprise and the potential creation of a business park on a greenfield site, linked to the existing business and academic community with over 75 businesses and 5 academic partners currently located here. The Dumfries and Galloway Council aims to strengthen the links between the Crichton and the Town Centre. The Trust's Masterplan aims to 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". It develops the concept of the "Crichton Quarter" linked to Dumfries and its Town Centre.

The Trust is a member of DPAG and one of the DHSL's Trustees is the former Chair of the Crichton Trust.

The provision in this Phase 3a project consists of ground-floor spaces, here assumed to be office space, that will link to the enterprise spaces and new-growth businesses being created through the work at The Oven. This will allow micro-enterprises to expand in shared office space, or small businesses to locate to accessible town centre premises. As noted elsewhere, the limited available office space in Dumfries Town Centre is largely limited to upper floors, with accessibility issues for an increasing ageing population.

A review of currently available office space in Dumfries shows that average rentals vary considerably depending on the location and the condition of the space. The average for the three office areas totalling 4,700 ft<sup>2</sup> currently vacant is £5.51 per square foot, weighted towards the large upper floor spaces above the Royal Bank of Scotland on the High Street. A proposed rental of £7 per square foot for the 1,561 additional square feet is proposed, giving an income of £10,925 per year, with an increase to £8.50 (£13,267) at the 5-year review.

### 8.2.3 Workshop

The Workshop space arises from the repair and retention of Dinwiddie's printworks retained as characterful 'maker' space/ commercial unit, at the rear of the site. Again, this concept use is linked to The Oven proposal for Makerspaces, allowing established and growing Makers a workshop space in the centre of town and continuing to benefit from a close association with the enterprises and support at The Oven. This space would be accessible by vehicle from the rear of the site.

There is currently no equivalent makerspace in the town centre, and evidence from elsewhere in the town such as The Crichton demonstrates that there is a need for smaller (20 – 40 m<sup>2</sup>) studio space.

This space would be characterised by the levels of rental for artenesal workspace, linked for example to the levels of rent charged through the WASPS artists' studios concept. This is a substantial space at 175m<sup>2</sup> or 1,884 ft<sup>2</sup> and could easily accommodate 6 – 8 artists spaces. The average WASPS rent is around £150 per month according to their website, or £1,800 per year including utilities. The rental income for the Dumfries space is based on this, at £9,400 per year not including utilities.

### 8.2.4 Net income

Net income is calculated after voids, management fees, repairs allowance and insurance. Void rates are set at 10%, costs are set at 15% for a management fee to the managing agent, with a repairs allowance of 10% per annum. Insurance is set at 5% per annum.

Figure xvii. Commercial Net Annual Income, Years 1 and 5

Commercial	m <sup>2</sup>	Ft <sup>2</sup>	£ rate / ft <sup>2</sup> annual	£ annual Year 1	£ annual Year 5
Workshop (converted)	175	1,884	5.00	9,418	13,186
Office new build	145	1,561	7.00	10,925	13,267
Retail new build	100	1,076	15.00	16,146	18,837
Retail converted	65	700	15.00	10,495	12,244
<b>Total rental</b>	<b>485</b>	<b>5,221</b>		<b>46,984</b>	<b>57,533</b>
<b>Voids at</b>			10%	4,698	5,753
<b>Repairs and renewals</b>			10%	4,698	5,753
<b>Management fee</b>			15%	7,048	8,630
<b>Insurance</b>			5%	2,349	2,877
<b>Total costs</b>				<b>18,794</b>	<b>23,013</b>

Net rental income			28,191	34,520
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### 8.3 Total net income and sensitivities

Based on the assumptions set out in sections 8.1 and 8.2 above, the projected net income at Year 1 and Year 5 is as below.

Figure xviii. Total rental income and costs

Total	m <sup>2</sup>	Ft <sup>2</sup>	£ annual Year 1	£ annual Year 5
Residential	893	9,611	71,100	77,520
Commercial	485	5,221	46,984	57,533
<b>Total rental</b>	<b>1,377</b>	<b>14,822</b>	<b>118,084</b>	<b>135,053</b>
Voids		10%	11,808	13,505
Repairs and renewals		10%	11,808	13,505
Management fee		15%	17,713	20,258
Insurance		5%	5,904	6,753
<b>Total costs</b>			<b>47,234</b>	<b>54,021</b>
<b>Net rental income</b>			<b>70,851</b>	<b>81,032</b>

These assumptions of net income determine the affordability of loans and social capital in Section 7 above. Variations in net income will impact on that affordability.

A reduction of 10% in gross rental income over the 25-year period would reduce net rental income from £2,272,000 to £2,045,000. It would have the following impact on the potential lending:

Figure xix. Impact of income reduction on capital affordability

	A. Community Shares	B. Community Shares	C. Community bonds*	D. Social loan	E. Mortgage
Financed amount	<b>£1.5m</b>	<b>£1.0m</b>	<b>£1.0m*</b>	<b>£0.75m</b>	<b>£1m</b>
<i>Financed amount – 10% rent reduction</i>	<b>£1.5m</b>	<b>£1.0m</b>	<b>£1.0m*</b>	<b>£0.68m</b>	<b>£0.9m</b>
Time to repay	22 years	15 years	19 years	15 years	25 years
Total interest cost	£410k	£185k	£206k *	£304k	£700k
<i>Total interest cost 10% rent reduction</i>	25 years £463k	17 years £202k	20 years £220k	15 years £304k	25 years £700k
Cash balances after 25 years	<b>£0.3m</b>	<b>£1.1m</b>	<b>£1.0m</b>	<b>£0.6m</b>	<b>£0.6m</b>

\* Requires re-financing of £292,000 and £195,000 (£348,000 and £239,000 if rents are reduced by 10%) at years 5 and 10 to allow current bondholders to withdraw capital.

Essentially, the “patient” capital from community shares or community bonds would still be available – but it would have to be even more patient in terms of repayment, and would therefore have a higher interest cost, reducing the cash holdings after 25 years.

It is worth recalling that community shares do not guarantee interest payments, unlike community bonds; it is also worth recalling that bondholders may donate their interest if they so wish.

The social loan capital availability would be reduced due to the reduced interest cover from the rental income, increasing the need for grants.

#### 8.4 Yields

Elements of the build will have different yield rates.

Note that these calculations of yield are based on cost estimates, approximately allocated to elements of the build based on GIFA. These are provided to demonstrate that the yields are below those required by private capital, with the exception of the retail renovation.

Overall., due to the difficult nature of the site, even the new build residential developments do not deliver a market rate yield that compares with city centre returns in other areas.

Figure xx. Annual gross yields by function

		Cost including irrecoverable VAT	m2	Units	Rental	Gross Yield
<b>Residential</b>	New build	2,640,472	757	11	60,300	2.3%
	Conversion	319,788	136	2	10,800	23.4%
	<b>Total</b>	<b>2,960,260</b>	<b>893</b>		<b>69,660</b>	
<b>Commercial</b>	Office	606,925	145		10,925	1.8%
	Retail new build	418,569	100		16,146	3.9%
	Retail conversion	175,968	65		10,495	6.0%
	Workshop	473,760	175		9,418	2.0%
	<b>Total</b>	<b>1,675,222</b>	<b>485</b>		<b>46,984</b>	
<b>Externals and landscaping</b>		411,300				
<b>Total</b>		<b>5,046,782</b>	<b>1,378</b>		<b>118,084</b>	<b>2.3%</b>



## 9 Key Risks and their Management

The following strategic risks have been identified for this project. Mitigations are shown and these mitigations are either planned activities or already underway.

Risk	Issue	Level	Mitigation
<b>Cannot acquire assets</b>	Landowners unwilling to sell / to sell at funded costs	High	For derelict sites / assets, consider potential community powers of community purchase of abandoned, neglected or detrimental land; consider also local government powers to apply for Compulsory Purchase Orders to the Minister  Consider use of CRTB to ensure that community has first refusal on sale
<b>Partnership funding cannot be obtained</b>	Site / building / purpose not perceived by funders as delivering sufficient benefit / financial viability:  Project does not readily fit into sectoral funding streams	High	MSQ are already engaged in discussions and applications with major funders for The Oven project  Clarify “urgent”, “necessary” and “desirable” in build programme to reduce costs if necessary: e.g. Print Studio conversion  Obtain expert VAT advice to ensure minimum possible VAT impact  Site build-out in phased “zones” which can be delivered as funding becomes available, with useable space after the completion of each phase
<b>Partnership funding cannot be obtained</b>	High level of Governance and Board Skills for complex restoration project – must be “investment-ready”	Low - Medium	Track record of strong partnership support from key government, housing and development agencies  Continue to review of legal structures to ensure “fit for purpose”  Ensure Board skills strengthened by inclusion of members with construction and property management experience  Demonstrable track record in delivering support and training projects supports organisation’s credibility for major project
<b>Construction / refurbishment does not complete in projected timescale – costs increase</b>	Delay in construction / refurbishment due to procurement, site access issues, “difficult site” affecting availability of construction experts	Medium – High	Commence discussions to help ensure full access to site  Appoint experienced project manager to oversee Design and Construction  Robust procurement processes  Contingency budget to allow for cost increases
<b>Income / margin / surplus targets are not met</b>	Dumfries Town Centre rents are static and residential rents are untested	Medium – High	Use of “patient” social capital and grant funding to minimise risks of low rent or higher voids than forecast
<b>Social outcomes and benefits not achieved</b>	Developments remain substantially vacant – “white elephants”	Low – Medium	Evidence shows that residential and office use in town centres is dependent on quality of the experience and cost. Rents are benchmarked at a conservative market level. Case studies in other Scottish towns and cities has demonstrated the success of this approach.

## 10 Appendices

## 10.1 Summary of redevelopment costs

Item	(for comparison)			New build	Renovation	Shared	non-attributable		
	All elements	All elements	Vat rate					Area %	Irrecoverable VAT
	The Oven	113-119 High Street		73%	27%				
Build Costs (inc. contingency)									
Facilitating Works	£129,900	£170,940				£170,940			
Substructure	£66,500	£75,630				£75,630			
Superstructure	£643,250	£1,363,220		£1,363,220					
Internal Finishes	£189,370	£368,370				£368,370			
Fittings, Furnishings & Equipment	£40,500	£108,000				£108,000			
Services	£328,010	£704,980				£704,980			
Work to Existing Building	£22,280	£48,160			£48,160				
External Works	£122,280	£342,750					£342,750		
Main Contractor's Preliminaries	£154,210	£316,200				£316,200			
Main Contractor's Overheads & Profit	£169,630	£347,820				£347,820			
Project/Design Team Fees	£186,590	£382,610				£382,610			
Surveys						£0			
Other Development/Project Costs									
Incl. Planning /Building Warrant	£21,640	£31,140				£31,140			
Risks	£207,410	£423,980				£423,980			
Inflation	£0								
	<b>£2,281,570</b>	<b>£4,683,800</b>							
		£936,760							
				£1,363,220	£48,160	£2,929,670	£342,750		
		Allocate shared costs by area:		£2,130,283	£799,387	-£2,929,670			
		<b>Total</b>		<b>£3,493,503</b>	<b>£847,547</b>		<b>£342,750</b>		
<b>VAT estimate</b>									
		Housing new build	0%	76%	2,639,303			-	2,639,303
		Housing converted*	5%	36%		306,560		15,328	321,888
		Office new build	20%	14%	505,547			101,109	606,656
		Retail new build	20%	10%	348,653			69,731	418,384
		Retail converted	20%	17%		146,518		29,304	175,821
		Workshop converted	20%	47%		394,470		78,894	473,364
		Non-attributable	20%					£342,750	68550
		<b>Total</b>			<b>3,493,503</b>	<b>847,547</b>		<b>342,750</b>	<b>362,915</b>
									<b>5,046,715</b>

**Midsteple Quarter Business Plan: Redevelopment of 113-119 High Street (Phase 3a)**

**10.2 Cash flows: Community shares**

£1,000,000 of community shares, repaid on an “as and when” basis but leaving organisation with working capital

2% interest annually paid on community shares

Shares repaid by Year 15

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25
Operating profit	71	71	74	77	81	81	83	84	86	87	89	90	91	93	94	95	97	98	100	101	103	104	106	108	109
Interest payable	(20)	(20)	(20)	(20)	(20)	(15)	(13)	(12)	(11)	(10)	(8)	(7)	(5)	(3)	(1)	-	-	-	-	-	-	-	-	-	-
Cash in after interest	51	51	54	57	61	66	69	72	75	78	80	83	86	89	93	95	97	98	100	101	103	104	106	108	109
Opening cash		51	102	155	212	-	6	16	28	33	41	41	45	41	40	66	162	258	357	457	558	661	765	871	978
Operating cash	51	51	54	57	61	66	69	72	75	78	80	83	86	89	93	95	97	98	100	101	103	104	106	108	109
Repayments					(273)	(60)	(60)	(60)	(70)	(70)	(80)	(80)	(90)	(90)	(67)	-									
Refinance																									
Closing cash	51	102	155	212	-	6	16	28	33	41	41	45	41	40	66	162	258	357	457	558	661	765	871	978	1088
Community share balance	1,000	1,000	1,000	1,000	727	667	607	547	477	407	327	247	157	67	-	-	-	-	-	-	-	-	-	-	-

**10.3 Cash flows: Community bonds**

£1,000,000 of community bonds, 2% interest

Repaid assumed 50% Year 5, 20% year 7, 30% Year 10

Refinancing required at Year 5 £300k and year 10 £200k to allow bondholders to withdraw capital

Bonds fully repaid by Year 19

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Year 21	Year 22	Year 23	Year 24	Year 25
Operating profit	71	71	74	77	81	81	83	84	86	87	89	90	91	93	94	95	97	98	100	101	103	104	106	108	109
Interest payable	(20)	(20)	(20)	(20)	(20)	(15)	(15)	(12)	(12)	(12)	(7)	(7)	(6)	(6)	(6)	(2)	(2)	(2)	(1)	(1)	-	-	-	-	-
Cash in after interest	51	51	54	57	61	66	68	72	74	75	81	83	85	87	88	93	95	96	99	100	103	104	106	108	109
Opening cash		51	102	155	212	-	66	-	72	147	-	81	86	171	245	169	263	337	396	494	537	640	744	850	958
Operating cash	51	51	54	57	61	66	68	72	74	75	81	83	85	87	88	93	95	96	99	100	103	104	106	108	109
Repayments					(500)		(200)			(413)		(78)		(13)	(164)		(20)	(38)		(57)	-	-	-	-	-
Refinance					227		65			191															
Closing cash	51	102	155	212	-	66	-	72	147	-	81	86	171	245	169	263	337	396	494	537	640	744	850	958	1067
Community bond balance	1,000	1,000	1,000	1,000	727	727	592	592	592	370	370	292	292	279	115	115	96	57	57	-	-	-	-	-	-

**DHSL 113-119 High St development option A**

Project Code: DV156CP1

Client  
Reference

Project Title: DHSL 113-119 High St development option A

Site Location: 113-119 High Street, Dumfries

Scope of work: Option A - based on ownership of both sites and demolition and replacement of the frontage of 113-115 High Street and refurbishment and conversion of the front 3 storey building 117 - 119 High Street and of the single storey print works to the rear of the site

demolition and new build to provide commercial premises on the ground floor with 12 flats on first to fourth floors above parts of the ground floor commercial accommodation.

OCA option A concept drawings of ground and upper floors based on estimated prices updated to fourth quarter 2019.

VAT excluded

Professional fees included. Parts of the proposed works may attract VAT and this will require to be investigated.  
contingencies at 20%

Client: Dumfries High Street Ltd

Architect: Oliver Chapman Architects

Project Type: Housing with shops, offices, workshops or the like, (where housing is the major facility provided)

Cost Plan Date: 01 October 2019

Cost Index: 341.00

Site Start Date:

Completion  
Date:



Description	Unit Qty	Unit Rate	Cost	Elem Rate	%	Specification Notes
Major demolition works	1,430.00	110.00	157,300		3.37	demolition of existing buildings to rear, single storey rear shop and sandstone store building
Temporary support to adjacent structures			13,640		.29	Allowance for structural support and alterations to existing steel frame for facade
<b>Facilitating Works</b>			<b>170,940</b>		<b>3.66</b>	
Substructure	296.60	255.00	75,630		1.62	new build areas only. assume existing buildings are stable
<b>Substructure</b>			<b>75,630</b>		<b>1.62</b>	
Frame			368,360		7.89	
Upper floors	1,114.94	48.00	53,520		1.14	
Roof	598.34	160.00	95,730		2.05	
Stairs and ramps	10.00	3,750.00	37,500		.80	
External walls			479,720		10.28	
Windows and external doors			128,500		2.75	
Internal walls and partitions			85,660		1.83	
Internal doors			94,230		2.02	
<b>Superstructure</b>			<b>1,343,220</b>		<b>28.80</b>	
Wall finishes			183,320		3.93	
Floor finishes			65,110		1.39	
Ceiling finishes			65,110		1.39	



Description	Unit Qty	Unit Rate	Cost	Elem Rate	%	Specification Notes
Decoration			54,830		1.17	
<b>Internal finishes</b>			<b>368,370</b>		<b>7.89</b>	
General fittings, furnishings and equipment	12.00	9,000.00	108,000		2.31	higher spec than affordable housing
<b>Fittings, furnishings and equipment</b>			<b>108,000</b>		<b>2.31</b>	
Sanitary Installations			65,110		1.39	
Disposal installations			22,270		.47	
Water installations			22,270		.47	
Heat source		.00	0			included in m2 allowance for the floor area
Space heating and air conditioning			137,060		2.93	
Ventilation			30,840		.66	
Electrical Installations			205,590		4.40	
Fuel installations			22,270		.47	
Lift and conveyor installations	1.00	37,500.00	37,500		.80	
Fire and lightning protection			94,230		2.02	
Communication, security and control systems			13,710		.29	
Builders' work in connection with services	5.00		33,570		.71	
Testing and commissioning of services			20,560		.44	
<b>Services</b>			<b>704,980</b>		<b>15.11</b>	



**COST PLAN**

**McGowan Miller**  
**DHSL 113-119 High St development option A**  
**ELEMENTAL COST PLAN**  
**Gross Floor Area: 1,713.28 m2**

Description	Unit Qty	Unit Rate	Cost	Elem Rate	%	Specification Notes
Minor demolition works and alteration works			24,160		.51	
Renovation works			24,000		.51	repairs to existing facade
<b>Work to existing buildings</b>			<b>48,160</b>		<b>1.03</b>	
Site preparation works			40,000		.85	allowance for works to car park and access ways to rear over council land and access arrangements with W H Smith
Roads, paths and pavings			25,000		.53	allowance for works to paths and closes
Soft landscaping, planting and irrigation systems	266.66	110.00	29,330		.62	paving, planters and soft landscaping to courtyards
Fencing, railings and walls	1,295.00	28.00	36,260		.77	allowance for some works to walls facing into the closes to north and south
External fixtures	156.00	550.00	85,800		1.83	walkways at each floor for access from lift and stair tower to front flats
External drainage			68,530		1.46	
External services			42,830		.91	
Minor building works and ancillary buildings			15,000		.32	allowance for art works in civic spaces
<b>External works</b>			<b>342,750</b>		<b>7.34</b>	
Main contractor's preliminaries	10.00		316,200		6.77	
Main contractor's overheads and profit	10.00		347,820		7.45	
Project/design team fees	10.00		382,610		8.20	
Land acquisition costs			0			
Employer finance costs			0			



**COST PLAN**

**McGowan Miller**  
**DHSL 113-119 High St development option A**  
**ELEMENTAL COST PLAN**  
**Gross Floor Area: 1,713.28 m2**

Description	Unit Qty	Unit Rate	Cost	Elem Rate	%	Specification Notes
Fees			13,140		.28	
Charges			0			
Planning contributions	12.00	1,500.00	18,000		.38	play area contribution at £1500 per flat; assumed no education contribution
Insurances			0			
Tenant's costs/contributions			0			
Marketing costs			0			
Other employer costs			0			
Other development/project costs			31,140		.66	
<b>Other development/project costs</b>			<b>31,140</b>		<b>.66</b>	
Risks	10.00		423,980		9.09	
Inflation			0			
<b>ELEMENTAL COST PLAN</b>	<b>1,713.00</b>		<b>4,663,800</b>		<b>100.00</b>	





**DHSL 117-119 High St development option B**

Project Code: DV156CP2

Client  
Reference

Project Title: DHSL 117-119 High St development option B

Site Location: 117-119 High Street, Dumfries

Scope of work: Option B - based on ownership of the north site only (117-119) and facade retention of -117-119 High Street, retaining and refurbishing the print building, demolition of the other structures and new build for commercial units on the ground floor and multi storey flats above disposed in two distinct blocks

the maximum density of new build flat units is assumed at 4 in the rear block and 3 in the front building behind the retained facade

Construction access to be resolved, facade retention feasibility to be assessed (note that the midsteeples are close by, has had structural stability remedial works and would restrict the room available for kentledge). Also facade retention would further restrict construction access

OCA option B concept drawings of ground and upper floors

based on estimated prices updated to fourth quarter 2019.

VAT excluded

Professional fees included. Parts of the proposed works may attract VAT and this will require to be investigated.

contingencies at 20%

Client: Dumfries High Street Ltd

Architect: Oliver Chapman Architects

Project Type: Housing with shops, offices, workshops or the like, (where housing is the major facility provided)

Cost Plan Date: 01 October 2019

Cost Index: 341.00

Site Start Date:

Completion  
Date:

DHSL 117-119 High St development option B

ELEMENTAL COST PLAN

Gross Floor Area: 1,003.83 m2

Description	Unit Qty	Unit Rate	Cost	Elem Rate	%	Specification Notes
Major demolition works	399.47	110.00	43,940	43.76	1.36	demolition of existing buildings to rear; single storey rear shop and sandstone store building
Temporary support to adjacent structures			63,640	63.39	1.97	Allowance for structural support and alterations to existing steel frame for facade
<b>Facilitating Works</b>			<b>107,580</b>	<b>107.15</b>	<b>3.33</b>	
Substructure	189.76	255.00	48,390	48.20	1.49	new build areas only. assume existing buildings are stable
<b>Substructure</b>			<b>48,390</b>	<b>48.20</b>	<b>1.49</b>	
Frame			215,820	214.96	6.68	
Upper floors	609.72	48.00	29,270	29.15	.90	
Roof	394.11	160.00	63,060	62.81	1.95	
Stairs and ramps	10.00	3,750.00	37,500	37.35	1.16	
External walls			281,070	279.95	8.70	
Windows and external doors			75,290	74.99	2.33	
Internal walls and partitions			50,190	49.99	1.55	
Internal doors			55,210	54.99	1.70	
<b>Superstructure</b>			<b>807,410</b>	<b>804.19</b>	<b>25.00</b>	
Wall finishes			107,410	106.98	3.32	
Floor finishes			38,150	38.00	1.18	
Ceiling finishes			38,150	38.00	1.18	

DHSL 117-119 High St development option B

ELEMENTAL COST PLAN

Gross Floor Area: 1,003.83 m2

Description	Unit Qty	Unit Rate	Cost	Elem Rate	%	Specification Notes
Decoration			32,120	31.99	.99	
<b>Internal finishes</b>			<b>215,830</b>	<b>214.97</b>	<b>6.68</b>	
General fittings, furnishings and equipment	12.00	9,000.00	108,000	107.57	3.34	higher spec than affordable housing
<b>Fittings, furnishings and equipment</b>			<b>108,000</b>	<b>107.57</b>	<b>3.34</b>	
Sanitary Installations			38,150	38.00	1.18	
Disposal installations			13,050	13.00	.40	
Water installations			13,050	13.00	.40	
Heat source		.00	0	.00		included in m2 allowance for the floor area
Space heating and air conditioning			80,310	79.99	2.48	
Ventilation			18,070	18.00	.55	
Electrical Installations			120,460	119.98	3.73	
Fuel installations			13,050	13.00	.40	
Lift and conveyor installations	1.00	37,500.00	37,500	37.35	1.16	
Fire and lightning protection			55,210	54.99	1.70	
Communication, security and control systems			8,030	8.00	.24	
Builders' work in connection with services	5.00		20,450	20.37	.63	
Testing and commissioning of services			12,050	12.00	.37	
<b>Services</b>			<b>429,380</b>	<b>427.67</b>	<b>13.29</b>	

DHSL 117-119 High St development option B

ELEMENTAL COST PLAN

Gross Floor Area: 1,003.83 m2

Description	Unit Qty	Unit Rate	Cost	Elem Rate	%	Specification Notes
Minor demolition works and alteration works			16,320	16.26	.50	
Renovation works			24,000	23.90	.74	allowance for repairs to surrounding abutting walls
<b>Work to existing buildings</b>			<b>40,320</b>	<b>40.16</b>	<b>1.24</b>	
Site preparation works			25,100	25.00	.77	allowance for works to car park and access ways to rear over council land and access arrangements with W H Snmith
Roads, paths and pavings			15,060	15.00	.46	allowance for works to paths and closes
Soft landscaping, planting and irrigation systems	89.40	110.00	9,830	9.79	.30	paving, planters and soft landscaping to courtyards
Fencing, railings and walls	595.00	28.00	16,660	16.59	.51	allowance for some works to walls facing into the closes to north and south
External fixtures	148.50	550.00	81,680	81.35	2.52	walkways at each floor for access from lift and stair tower to front flats
External drainage			50,190	49.99	1.55	
External services			35,130	34.99	1.08	
Minor building works and ancillary buildings			15,000	14.94	.46	allowance for art works in civic spaces
<b>External works</b>			<b>248,650</b>	<b>247.66</b>	<b>7.69</b>	
Main contractor's preliminaries	20.00		401,110	399.51	12.42	
Main contractor's overheads and profit	10.00		240,660	239.70	7.45	
Project/design team fees	10.00		264,730	263.68	8.19	
Land acquisition costs			0	.00		
Employer finance costs			0	.00		

DHSL 117-119 High St development option B

ELEMENTAL COST PLAN

Gross Floor Area: 1,003.83 m2

Description	Unit Qty	Unit Rate	Cost	Elem Rate	%	Specification Notes
Fees			13,140	13.09	.40	
Charges			0	.00		
Planning contributions	7.00	1,500.00	10,500	10.46	.32	play area contribution at £1500 per flat; assumed no education contribution
Insurances			0	.00		
Tenant's costs/contributions			0	.00		
Marketing costs			0	.00		
Other employer costs			0	.00		
Other development/project costs			23,640		.73	
<b>Other development/project costs</b>			<b>23,640</b>	<b>23.55</b>	<b>.73</b>	
Risks	10.00		293,570	292.40	9.09	
Inflation			0	.00		
<b>ELEMENTAL COST PLAN</b>	<b>1,004.00</b>		<b>3,229,270</b>	<b>3,216.40</b>	<b>100.00</b>	

## Market Valuation Report

**113 High Street Dumfries DG1 2QT**

**Client – Dumfries High Street Ltd**



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**McGowan Miller Construction Consultants Incorporating M.R. Rodger & Partners  
36 George Street, Dumfries, DG1 1EH**

**Tel: 01387 254283**

**Email: [info@mcgowanmiller.co.uk](mailto:info@mcgowanmiller.co.uk)**

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## Contents

### Report

This valuation has been prepared in accordance with the minimum content required by the RICS Valuation – Global Standards (the Red Book) 2017 edition. The minimum reporting standard headings in VPS 3 Valuation Reports are:-

- (a) Identification and status of the valuer
- (b) Identification of the client and any other intended users
- (c) Purpose of the valuation
- (d) Identification of the asset or liability to be valued
- (e) Basis(es) of value adopted
- (f) Valuation date
- (g) Extent of investigation
- (h) Nature and source of the information relied upon
- (i) Assumptions and special assumptions
- (j) Restrictions on use, distribution and publication of the report
- (k) Confirmation that the valuation has been undertaken in accordance with the IVS
- (l) Valuation approach and reasoning
- (m) Amount of the valuation or valuations
- (n) Date of the valuation report
- (o) Commentary on any material uncertainty in relation to the valuation where it is essential to ensure clarity on the part of the valuation user
- (p) A statement setting out any limitations on liability that have been agreed.

### Appendices

- 1 Extract from Registers of Scotland showing location and extent
- 2 Energy Performance Certificate

## **113 High Street Dumfries DG1 2QT**

### **(a) Identification and status of the valuer**

The Valuer is Robert D Richmond, BSc FRICS (member number 0057398) an external valuer registered under the RICS valuer registration scheme who is a Director in the firm of McGowan Miller Ltd, 36 George Street Dumfries

The valuer has no material connection or involvement with the subject of the valuation assignment or the party commissioning the assignment;

Robert Richmond is in a position to provide an objective and unbiased valuation and is competent to undertake the valuation assignment.

### **(b) Identification of the client and any other intended users**

The client is Dumfries High Street Ltd, company reg. No RS007545 and is prepared to support their application to the Scottish Land Fund for grant funding.

### **(c) Purpose of the valuation**

This report is prepared to support a funding application the Scottish Land Fund

We have been instructed to provide our opinion of the market value of the subjects to be acquired for redevelopment along with 117-119 High Street which is the neighbouring property to the North side.

### **(d) Identification of the asset or liability to be valued**

A former retail unit known as numbers 113 and 115 High Street. The property is derelict but was formerly a shop. The property has a rateable value in the current rating roll of £28,900.

#### Detailed description

The building is a typical town centre retail unit in a high street terrace. It was probably originally constructed as a ground floor shop with residential accommodation above and workshops and the like to the rear. With the boom in high street retail in the post war period, further extensions were added and alterations made to maximise retail space at the expense of the original layout and character of the property.

The property consist of 4 distinct sections of varying age and construction

Building 1 – the High Street frontage – This building is a 3 storey mid terraced Victorian structure. Stone and slate traditional construction. There is a cellar under part of this building

Building 2 – a 3 storey projection from the rear of building 1. Stone and slate traditional construction. The cellar extends under part of this building



## 113 High Street Dumfries DG1 2QT

Building 3 – a 4 storey extension to the rear of building 2 incorporating a goods lift. Brick and flat roof construction.

Building 4 – a high single storey open ceiling building which is connected to building 3. Stone and slate traditional construction.

The building is within the Dumfries town centre conservation area and has been given a grade C in the list of buildings of historic or architectural interest by Historic Environment Scotland. The following is extracted from the building description in the listing

*“Early 19th century. 3 storeys, 3 bays, with shop at ground with late 19th century flanking pilasters supporting fascia; iron-gated round-arched pend to left. Painted coursed rubble and ashlar margins.*

*Originally single windows throughout, inner 1st floor window now a bipartite; plate glass sashes throughout; eaves/lintel band; cornice; end stacks; slate roof.”*

### Year Built

The original building on the High Street is from the late 19th Century. Building 2 may be contemporary with building 1, building 3 looks to be later, possibly between 1930 and 1950, while building 4 looks to be 19<sup>th</sup> century.

### Accommodation

The building 1 and 2 are open plan retail space with stock rooms and staff areas on the upper floors, building 3 is storage and goods inward with toilets and building 4 may have been workshop space or storage.

The Scottish Assessors rating calculation states the lettable floor area at 535m<sup>2</sup> of which 126.9m<sup>2</sup> is ground floor sales area.

### Mains Services

Mains electricity, water and drainage

There was no heating installation. It is presumed that heating was by freestanding electric heaters. There are over door electric fan heaters at the main entrance door.

### Grounds and Outbuildings

The frontage is directly onto the pedestrianised High Street. The street is narrowed at the frontage by the Midsteeple building and “Plain Stanes” performance area.

There is a gated passageway to the south side of the High Street façade which leads to the beer garden at the rear of a public house. Fire escape stairs lead from upper floors of building 3 to this passageway. To the North the outer walls abut those of the buildings on the 115-117 site.

## **113 High Street Dumfries DG1 2QT**

### **(e) Basis of value**

Market value as defined in IVS 104 paragraph 30.1 is:

the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

### **(f) Valuation date**

For the purposes of this valuation the valuation date is 26<sup>th</sup> November, 2019

### **(g) Extent of investigation**

The property was inspected on 30<sup>th</sup> January 2019. The premises were sold at auction after our inspection and we have not been afforded access since.

The shop unit was not trading and empty at the time of the inspection. Services were switched off.

The roof voids were not inspected and windows and rear doors were boarded up. Underfloor voids were not inspected and services were not tested.

No opening up was carried out and the inspection was superficial.

The building is in derelict condition and requires major repairs and upgrading. We refer to our reports on condition issued separately.

### **(h) Nature and source of the information relied upon**

The condition report which was prepared by this firm and issued separately.

We have no information on previous trading from the premises. The property is in a prime retail location but the surrounding area has suffered sharp decline in recent years and several of the other retail premises nearby are closed and in poor condition.

### **(i) Assumptions and special assumptions**

Control of Asbestos Regulations

These Regulations require every 'duty holder' of non-domestic premises to assess whether asbestos is, or is liable to be, present; to prepare and implement a plan for managing any risks arising; and to review and revise the plan as necessary. A 'duty holder' is any person with any extent of responsibility for the maintenance or control of the whole or part of the premises.

## **113 High Street Dumfries DG1 2QT**

We have not been provided with a copy of the Asbestos Report or similar document. We recommend that the legal requirement to commission such a report in accordance with the Regulations from a suitably qualified and insured professional individual or company and the implementation of its recommendations, should be noted by the purchaser.

For the purposes of our report we have assumed that the level of asbestos present, if any, will not materially affect the valuation of the premises.

### **Contamination**

We have not been made aware of any environmental issues affecting the subject property nor did our inspection reveal any visible signs of contamination or environmental issues affecting the property or neighbouring properties which would adversely affect our valuation.

### **Flooding**

The property is outside the flood risk zone on the SEPA flood map. We are not aware of any previous floods affecting the premises.

### **Coal Mining**

To the best of our knowledge the subjects are not located in a coal mining area.

### **Equality Act**

In our opinion some minor adaptations/alterations may be required to the subjects to be fully compliant with the terms of this legislation.

### **Energy Performance Certificate**

As from 4th January 2009 when commercial buildings over 50 m<sup>2</sup> are sold, rented or constructed, an Energy Performance Certificate must be made available by the owner/landlord to the prospective purchaser/tenant. The EPC for this property provides a rating of F.

### **Special Assumptions**

On the basis that trade has ceased and no trading records are available to prospective purchasers or tenants and the property is in derelict condition. Redevelopment is assumed to be necessary and this will be subject to planning consents and influenced by the masterplan for the Midsteeple Quarter which has been included in planning guidance.

## 113 High Street Dumfries DG1 2QT

### (j) Restrictions on use, distribution or publication

No liability is accepted to third parties

### (k) Confirmation that the assignment has been undertaken in accordance with the IVS

This valuation has been prepared in accordance with the minimum content required by the RICS Valuation – Global Standards (the Red Book) 2017 edition.

### (l) Valuation approach and reasoning


Comparable sales of retail premises in the High Street are listed below. These premises are occupied and trading with tenants on lease terms with some years to run and the expectation that the leases will be renewed. Even so these sales are between 48 and 66% lower than sales of the same premises in the peak trading before the 2008 recession.

The subject property is in very poor condition and will require considerable expenditure to be suitable for a tenancy and the number of empty properties in retail centres reflect that retail tenants are declining and the rents for those that remain are falling.

The property has sold at auction and again by private treaty in recent months. This reflects that there is some demand, although this has proved to be highly speculative and has not been followed up by investment to repair and upgrade the property. The indications are that the purchasers are now better informed of the extent of repair and refurbishment that is required and would consider an option to sell.

Address	Rateable value	Area (m2) lettable	Sale price	Sale date	Comment
subjects	£28,900	535	£100,000	2/4/19	Bought speculatively from the purchaser at auction
117 High Street	£28,100	344	£100,000	25/7/19	Bought speculatively from the purchaser at auction; purchaser runs town centre convenience stores

## 113 High Street Dumfries DG1 2QT

89 High St Dumfries	£40,200	348	£525,000	4/4/18	Auction sale; guide price was £1.1m; air conditioned; Bodycare outlet
87 High St, Dumfries	£40,515	334	£585,000	10/11/16	Tenant Clarks shoe 
141-143 High St, Dumfries	£35,500	343	£480,000	19/12/17	Tenant H Samuel

### (m) Amount of the valuation or valuations

Market values

In our opinion the market value of 113-115 High Street is £80,000.

### (n) Date of the valuation report

26<sup>th</sup> November, 2019

### (o) Commentary on any material uncertainty in relation to the valuation where it is essential to ensure clarity on the part of the valuation user

The approach to the valuation is described in section (m) above.

The uncertainty of valuation is that

- the cost of repair and refurbishment will be high but without detailed proposals they cannot be accurately predicted.
- that the lack of demand for retail premises should serve to discourage investor speculation in such properties and retail companies tend to prefer to rent than undertake investment and development of owner occupied retail premises.
- The current owners will likely resist selling at a significant loss despite the apparent unwisdom of their investment in this property.
- It would be more feasible to develop this building at the same time as 117-119 but the buildings are in different ownership. We have assumed that both vendors sell simultaneously at the same price and do not attempt to manoeuvre to seek a stronger negotiating position and a higher sale price.

## **113 High Street Dumfries DG1 2QT**

### **p) A statement setting out any limitations on liability that have been agreed**

The following statement is included in our terms of engagement

McGowan Miller Construction Consultants Incorporating M.R. Rodger & Partners owes to the client a duty to act with reasonable skill and care in providing the service and complying with the client's instructions where those instructions do not conflict with these terms or applicable law and professional rules.

We have no liability for the consequences, including delay in or failure to provide the services, of any failure by the client or any agent of the client: promptly to provide information or other material reasonably requested, or where that material is inaccurate or incomplete, or to follow our advice or recommendations.

The contents of the report are intended to be confidential to the party to whom it is addressed. Unless provided otherwise by law or regulation, we owe no duty of care and have no liability to any third party for the whole or any part of our report.

We confirm that McGowan Miller Construction Consultants Incorporating M.R. Rodger & Partners holds professional indemnity insurance in respect of the service to be provided.

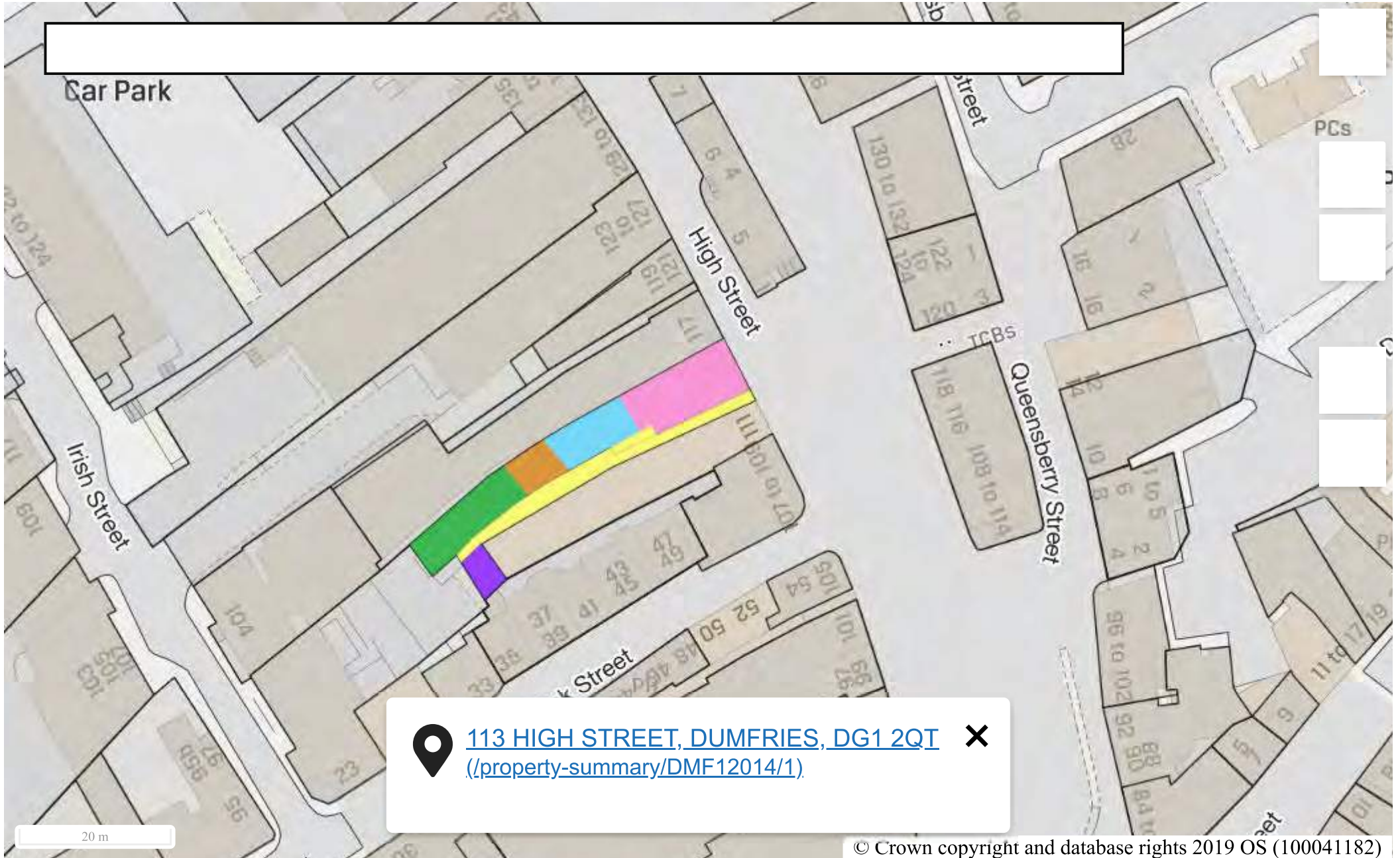
Robert D Richmond, BSc, F.R.I.C.S

McGowan Miller Ltd

36 George Street

Dumfries, DG1 1EH

Date :- 26<sup>th</sup> November 2019



# Energy Performance Certificate

# Scotland

Non-Domestic buildings and buildings other than dwellings

115 HIGH STREET, TOWN CENTRE, DUMFRIES DG1 2QT

Date of assessment:	07 April 2017	Reference Number:	0048-1948-6333-4300-2024
Date of certificate:	11 April 2017	Building type:	Retail/Financial
Total conditioned area:	321.56m <sup>2</sup>	Assessment Software:	EPCgen, v5.3.a.0
Primary energy indicator:	549 kWh/m <sup>2</sup> /yr	Approved Organisation:	Sterling Accreditation Ltd

## Building Energy Performance Rating

Excellent



Net Zero Carbon or better

(0-15)

A

(16-30)

B

(31-45)

C

(46-60)

D

(61-80)

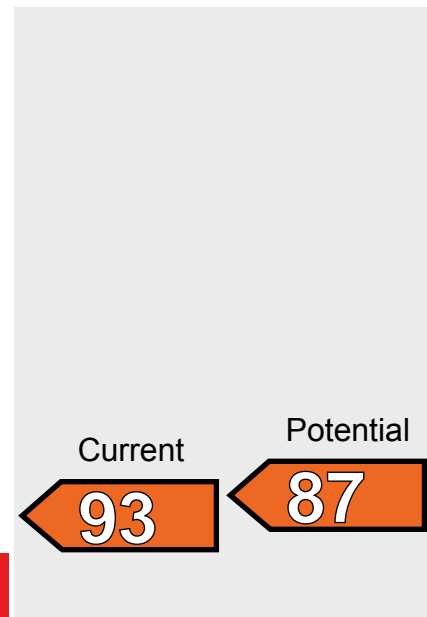
E

(81-100)

F

(100+)

G



Very Poor

Approximate Energy Use:

179 kWh per m<sup>2</sup> per year

Approximate Carbon Dioxide Emissions:

92.8 kgCO<sub>2</sub> per m<sup>2</sup> per year

The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The better the rating, the less impact on the environment. The current rating is based upon an assessor's survey of the building. The potential rating shows the effect of undertaking all of the recommended measures listed below. The Recommendations Report which accompanies this certificate explains how this rating is calculated and gives further information on the performance of this building and how to improve it.

## Benchmark

A building of this type built to current building regulations at the date of issue of this certificate would have a building energy performance rating of:



## Recommendations for the cost-effective improvement of energy performance

1. Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.
  2. Consider replacing T8 lamps with retrofit T5 conversion kit.
  3. Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.
- There are additional improvement measures applicable to this building. Refer to the Recommendations Report.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE BUILDING AND NOT BE REMOVED UNLESS REPLACED WITH AN UPDATED CERTIFICATE.



## Background

This section provides additional information regarding the building and your energy assessment.

Building type:	Retail/Financial and Professional services
Total useful floor area:	322m <sup>2</sup>
Main heating fuel:	GridSuppliedElectricity
Building Environment:	HeatingandNaturalVentilation
Renewable energy source:	None
Electricity:	Grid supplied

The Recommendations Report provides additional information in support of your Energy Performance Certificate. It was produced in line with the Government's approved calculation methodology and is based upon output from CLG, iSBEM, v5.3.a, SBEM, v5.3.a.0.

This calculates energy used in the heating, hot water provision, lighting and ventilation of your building. Different fuels produce different amounts of carbon dioxide for every kilowatt hour (kWh) of energy used. The calculation methodology therefore applies fuel emission factors to energy use for each fuel used to give an overall rating for your building. This assessment covers all fixed building services but excludes energy used in portable appliances, office equipment and for industrial processes.

As buildings can be used in different ways, energy use is calculated using standard occupancy assumptions which may be different from the way you use your building. The rating also uses national weather information to allow comparison between the performance of similar buildings in different parts of Scotland.

Further information on the assessment process and approved software tools can be found online at: [www.scotland.gov.uk/epc](http://www.scotland.gov.uk/epc).

## Recommendations for improvement

This section lists the improvement measures recommended on your Energy Performance Certificate and further action you can take to improve the performance of your building. These measures have been checked by your assessor as being appropriate for your building and are listed under four headings: short payback period, medium payback period, long payback period and other improvement measures.

The calculation tool has automatically produced a set of recommendations which are reviewed by your assessor to ensure that they are relevant to the building and its use. The assessor may add or remove recommendations and may also have commented on the recommendations based upon their professional knowledge and expertise. This may include inserting additional recommendations or measures under 'other recommendations' (see below).

Note that these recommendations do not include advice on matters relating to the operation and maintenance of your building as such cannot be identified or represented within the calculation process.

### Implementing improvements - legal disclaimer.

The advice provided in this Recommendations Report is intended to be for information only. Recipients of this report are advised to seek further professional advice before making any decision on how to improve the energy performance of the building.

**Recommended measures with a short payback period (less than 3 years)**

Recommendations (short payback)	Potential Impact
Replace 38mm diameter (T12) fluorescent tubes on failure with 26mm (T8) tubes.	LOW
Consider replacing T8 lamps with retrofit T5 conversion kit.	LOW
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	LOW
Add time control to heating system.	LOW

**Recommended measures with a medium payback period (3 to 7 years)**

Recommendations (medium payback)	Potential Impact
Add optimum start/stop to the heating system.	MEDIUM
Some walls have uninsulated cavities - introduce cavity wall insulation.	MEDIUM

**Recommended measures with a long payback period (more than 7 years)**

Recommendations (long payback)	Potential Impact
Some windows have high U-values - consider installing secondary glazing.	MEDIUM
Add weather compensation controls to heating system.	MEDIUM
Add local time control to heating system.	LOW
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	MEDIUM
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	MEDIUM

## Other measures

This section lists other measures selected by your assessor based upon an understanding of the building and/or a valid existing Recommendations Report.

**Your assessor has not identified other measures for this building.**

## Payback period:

Payback periods are based upon data provided by Good Practice Guides and Carbon Trust energy survey reports and are average figures calculated using a simple payback method. It is assumed that the source data is correct and accurate, using up to date information.

They should be considered indicative. The figures have been calculated as an average across a range of buildings and may therefore differ from the actual payback period for the building being assessed. It is recommended that the cost effectiveness and payback of each suggested measure be further investigated before making any decision on how to improve the energy efficiency of your building.

## Carbon Impact:

Each measure is assigned a low, medium or high potential impact on the energy efficiency of your building. This relates to their potential to reduce carbon dioxide emissions arising from energy used in your building. For automatically generated recommendations, the carbon impact is determined by the approved software but may be adjusted by your assessor based upon their knowledge of the building. The impact of 'other recommendations' is determined by the assessor.

## Comparative assessment - Feed-in Tariff

Eligibility for standard tariff for solar PV under the DECC Feed-in Tariff initiative is contingent on a minimum energy efficiency requirement being met. This requires a building to have an EPC band of D or better. Further information can be found at: [www.decc.gov.uk/fits](http://www.decc.gov.uk/fits) This requirement is based upon the means of determining EPC band which is used in England & Wales.

**If calculated using this process, but using Scottish climate data, your building would currently have an EPC band of F (and a rating of 126).**

## Requirements under section 63 of the Climate Change (Scotland) Act

From 1 September 2016, regulations require the assessment and improvement of existing non-domestic buildings with an area of more than 1,000 m<sup>2</sup>. See [www.gov.scot/section63](http://www.gov.scot/section63) for information.

As this building does not exceed 1,000 m<sup>2</sup> in area, it is not currently subject to these regulations.

## About this document

This report and the accompanying Energy Performance Certificate are valid for a maximum of ten years. These documents cease to be valid where superseded by a more recent assessment of the same building carried out by a member of an Approved Organisation.

Your Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Sterling Accreditation Ltd (<http://www.po.org.uk>), an Approved Organisation Appointed by Scottish Ministers. The certificate has been produced under the Energy Performance of Buildings (Scotland) Regulations 2008 from data lodged to the Scottish EPC register. You can verify the validity of this document by visiting [www.scottishepcregister.org.uk](http://www.scottishepcregister.org.uk) and entering the report reference number (RRN) printed at the top of this page.

**Assessor's name:** James Penrose  
**Assessor membership number:** STER000520  
**Company name/trading name:** Carbon Profile Ltd  
**Address:** Unit 2 Long Leys Farm, Leys Road,  
Oxford, OX2 9QG  
**Phone number:** 07944337337  
**E-mail address:** james@carbonprofile.co.uk

If you have any concerns regarding the content of this report or the service provided by your assessor you should in the first instance raise these matters with your assessor and with the Approved Organisation to which they belong. All Approved Organisations are required to publish their complaints and disciplinary procedures and details can be found online at the web address given above.

### Use of this energy performance information

Once lodged by your EPC assessor, this Energy Performance Certificate and Recommendations Report are available to view online at [www.scottishepcregister.org.uk](http://www.scottishepcregister.org.uk), with the facility to search for any single record by entering the property address. This gives everyone access to any current, valid EPC except where a property has a Green Deal Plan, in which case the report reference number (RRN) must first be provided. The energy performance data in these documents, together with other building information gathered during the assessment is held on the Scottish EPC Register and is available to authorised recipients, including organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK governments. A range of data from all assessments undertaken in Scotland is also published periodically by the Scottish Government. Further information on these matters and on Energy Performance Certificates in general, can be found at [www.gov.scot/epc](http://www.gov.scot/epc).

## **Market Valuation Report**

**117 High Street Dumfries DG1 2QT**

**Client – Dumfries High Street Ltd**



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**McGowan Miller Construction Consultants Incorporating M.R. Rodger & Partners**  
**36 George Street, Dumfries, DG1 1EH**

**Tel: 01387 254283**

**Email: [info@mcgowanmiller.co.uk](mailto:info@mcgowanmiller.co.uk)**

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## Contents

### Report

This valuation has been prepared in accordance with the minimum content required by the RICS Valuation – Global Standards (the Red Book) 2017 edition. The minimum reporting standard headings in VPS 3 Valuation Reports are:-

- (a) Identification and status of the valuer
- (b) Identification of the client and any other intended users
- (c) Purpose of the valuation
- (d) Identification of the asset or liability to be valued
- (e) Basis(es) of value adopted
- (f) Valuation date
- (g) Extent of investigation
- (h) Nature and source of the information relied upon
- (i) Assumptions and special assumptions
- (j) Restrictions on use, distribution and publication of the report
- (k) Confirmation that the valuation has been undertaken in accordance with the IVS
- (l) Valuation approach and reasoning
- (m) Amount of the valuation or valuations
- (n) Date of the valuation report
- (o) Commentary on any material uncertainty in relation to the valuation where it is essential to ensure clarity on the part of the valuation user
- (p) A statement setting out any limitations on liability that have been agreed.

### Appendices

- 1 Extract from Registers of Scotland showing location and extent
- 2 Energy Performance Certificate

## **117 High Street Dumfries DG1 2QT**

### **(a) Identification and status of the valuer**

The Valuer is Robert D Richmond, BSc FRICS (member number 0057398) an external valuer registered under the RICS valuer registration scheme who is a Director in the firm of McGowan Miller Ltd, 36 George Street Dumfries

The valuer has no material connection or involvement with the subject of the valuation assignment or the party commissioning the assignment;

Robert Richmond is in a position to provide an objective and unbiased valuation and is competent to undertake the valuation assignment.

### **(b) Identification of the client and any other intended users**

The client is Dumfries High Street Ltd, company reg. No RS007545 and is prepared to support their application to the Scottish Land Fund for grant funding.

### **(c) Purpose of the valuation**

This report is prepared to support a funding application the Scottish Land Fund

We have been instructed to provide our opinion of the market value of the subjects to be acquired for redevelopment along with 113-115 High Street which is the neighbouring property to the South side.

### **(d) Identification of the asset or liability to be valued**

A former retail unit known as numbers 117 and 119 High Street. The property is derelict but was formerly a shop. The property has a rateable value in the current rating roll of £28,100.

#### Detailed description

The building is a typical town centre retail unit in a high street terrace. It was originally constructed as a printers shop with print works in single storey buildings to the rear. With the boom in high street retail in the post war period, further extensions were added and alterations made to maximise retail space at the expense of the original layout and character of the property.

The property can be regarded as 4 distinct parts

Building 1 – the High Street frontage – This building is a 3 storey mid terraced Victorian structure

Building 2 – a high single storey projection from the rear of building 1

Building 3 – a lower single storey extension to the rear of building 2

## 117 High Street Dumfries DG1 2QT

Building 4 – a high single storey open ceiling two bay building which is connected to building 3 but also shares walls with the office building at 104 Irish Street

The building is within the Dumfries town centre conservation area and has been given a grade C in the list of buildings of historic or architectural interest by Historic Environment Scotland. The following is extracted from the building description in the listing

*“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.”*

### Year Built

The original building on the High Street is from the late 19<sup>th</sup> Century. Building 2 may be contemporary with building 1, building 3 looks to be later possibly between 1930 and 1950 while building 4 looks to be 19<sup>th</sup> century.

### Accommodation

The building 1 and 2 are open plan retail space, building 2 is divided into small rooms, presumably staff accommodation and store rooms with toilets and building 4 is the former print works which would have provided retail storage spaces.

The ground floor footprint measured from the block plan is approximately 411m<sup>2</sup>

Building 1 has two upper storeys. We could not find an access to this accommodation and the upper floors were not inspected. It is assumed that they are in ownership and that the stair access has been removed to maximise prime ground floor retail space.

### Mains Services

Mains electricity, water and drainage

There was no heating installation. It is presumed that heating was by freestanding electric heaters. There are over door electric fan heaters at the main entrance door.

### Grounds and Outbuildings

The frontage is directly onto the pedestrianised High Street. The street is narrowed at the frontage by the Midsteeple building and “Plain Stanes” performance area.

To the rear building 4 abuts 104 Irish Street and there is a fenced area to the north side of building 3 which leads to a footpath wide alley, gated at both ends which via a pend gives pedestrian access to the High Street



## **117 High Street Dumfries DG1 2QT**

### **(e) Basis of value**

Market value as defined in IVS 104 paragraph 30.1 is:

the estimated amount for which an asset or liability should exchange on the valuation date between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.

### **(f) Valuation date**

For the purposes of this valuation the valuation date is 26<sup>th</sup> November, 2019

### **(g) Extent of investigation**

The property was inspected on 2nd July 2019.

The shop unit was not trading and empty at the time of the inspection. Services were switched off.

The roof voids were not inspected and windows and rear doors were boarded up. Underfloor voids were not inspected and services were not tested.

No opening up was carried out and the inspection was superficial.

The building is in derelict condition and requires major repairs and upgrading. We refer to our reports on condition issued separately.

### **(h) Nature and source of the information relied upon**

The condition report which was prepared by this firm and issued separately.

We have no information on previous trading from the premises. The property is in a prime retail location but the surrounding area has suffered sharp decline in recent years and several of the other retail premises nearby are closed and in poor condition.

### **(i) Assumptions and special assumptions**

#### **Control of Asbestos Regulations**

These Regulations require every 'duty holder' of non-domestic premises to assess whether asbestos is, or is liable to be, present; to prepare and implement a plan for managing any risks arising; and to review and revise the plan as necessary. A 'duty holder' is any person with any extent of responsibility for the maintenance or control of the whole or part of the premises.

We have not been provided with a copy of the Asbestos Report or similar document. We recommend that the legal requirement to commission such a report in accordance

## **117 High Street Dumfries DG1 2QT**

with the Regulations from a suitably qualified and insured professional individual or company and the implementation of its recommendations, should be noted by the purchaser.

For the purposes of our report we have assumed that the level of asbestos present, if any, will not materially affect the valuation of the premises.

### **Contamination**

We have not been made aware of any environmental issues affecting the subject property nor did our inspection reveal any visible signs of contamination or environmental issues affecting the property or neighbouring properties which would adversely affect our valuation.

### **Flooding**

The property is outside the flood risk zone on the SEPA flood map. We are not aware of any previous floods affecting the premises.

### **Coal Mining**

To the best of our knowledge the subjects are not located in a coal mining area.

### **Equality Act**

In our opinion some minor adaptations/alterations may be required to the subjects to be fully compliant with the terms of this legislation.

### **Energy Performance Certificate**

As from 4th January 2009 when commercial buildings over 50 m<sup>2</sup> are sold, rented or constructed, an Energy Performance Certificate must be made available by the owner/landlord to the prospective purchaser/tenant. The EPC for this property provides a rating of G.

### **Special Assumptions**

On the basis that trade has ceased and no trading records are available to prospective purchasers or tenants and the property is in derelict condition. Redevelopment is assumed to be necessary and this will be subject to planning consents and influenced by the masterplan for the Midsteeple Quarter which has been included in planning guidance.

### **(j) Restrictions on use, distribution or publication**

## 117 High Street Dumfries DG1 2QT

No liability is accepted to third parties

### (k) Confirmation that the assignment has been undertaken in accordance with the IVS

This valuation has been prepared in accordance with the minimum content required by the RICS Valuation – Global Standards (the Red Book) 2017 edition.

### (l) Valuation approach and reasoning

Comparable sales of retail premises in the High Street are listed below. These premises are occupied and trading with tenants on lease terms with some years to run and the expectation that the leases will be renewed. Even so these sales are between 48 and 66% lower than sales of the same premises in the peak trading before the 2008 recession.

The subject property is in very poor condition and will require considerable expenditure to be suitable for a tenancy and the number of empty properties in retail centres reflect that retail tenants are declining and the rents for those that remain are falling.

The property has sold at auction and again by private treaty in recent months. This reflects that there is some demand, although this has proved to be highly speculative and has not been followed up by investment to repair and upgrade the property. The indications are that the purchasers are now better informed of the extent of repair and refurbishment that is required and would consider an option to sell.

Address	Rateable value	Area (m2) lettable	Sale price	Sale date	Comment
Subjects	£28,100	344	£100,000	25/7/19	Bought speculatively from the purchaser at auction; purchaser runs town centre convenience stores
113 High Street	£28,900	535	£100,000	2/4/19	Bought speculatively from the purchaser at auction
89 High St Dumfries	£40,200	348	£525,000	4/4/18	Auction sale; guide price was £1.1m; air conditioned; Bodycare outlet

## 117 High Street Dumfries DG1 2QT

87 High St, Dumfries	£40,515	334	£585,000	10/11/16	Tenant Clarks shoe
141-143 High St, Dumfries	£35,500	343	£480,000	19/12/17	Tenant H Samuel

### (m) Amount of the valuation or valuations

Market values

In our opinion the market value of 117-119 High Street is £80,000.

### (n) Date of the valuation report

26<sup>th</sup> November, 2019

### o) Commentary on any material uncertainty in relation to the valuation where it is essential to ensure clarity on the part of the valuation user

The approach to the valuation is described in section (m) above.

The uncertainty of valuation is that

- the cost of repair and refurbishment will be high but without detailed proposals they cannot be accurately predicted.
- that the lack of demand for retail premises should serve to discourage investor speculation in such properties and retail companies tend to prefer to rent than undertake investment and development of owner occupied retail premises.
- The current owners will likely resist selling at a significant loss despite the apparent unwisdom of their investment in this property.
- It would be more feasible to develop this building at the same time as 113-115 but the buildings are in different ownership. We have assumed that both vendors sell simultaneously at the same price and do not attempt to manoeuvre to seek a stronger negotiating position and a higher sale price.

### p) A statement setting out any limitations on liability that have been agreed

The following statement is included in our terms of engagement

McGowan Miller Construction Consultants Incorporating M.R. Rodger & Partners owes to the client a duty to act with reasonable skill and care in providing the service and complying with the client's instructions where those instructions do not conflict with these terms or applicable law and professional rules.

## **117 High Street Dumfries DG1 2QT**

We have no liability for the consequences, including delay in or failure to provide the services, of any failure by the client or any agent of the client: promptly to provide information or other material reasonably requested, or where that material is inaccurate or incomplete, or to follow our advice or recommendations.

The contents of the report are intended to be confidential to the party to whom it is addressed. Unless provided otherwise by law or regulation, we owe no duty of care and have no liability to any third party for the whole or any part of our report.

We confirm that McGowan Miller Construction Consultants Incorporating M.R. Rodger & Partners holds professional indemnity insurance in respect of the service to be provided.

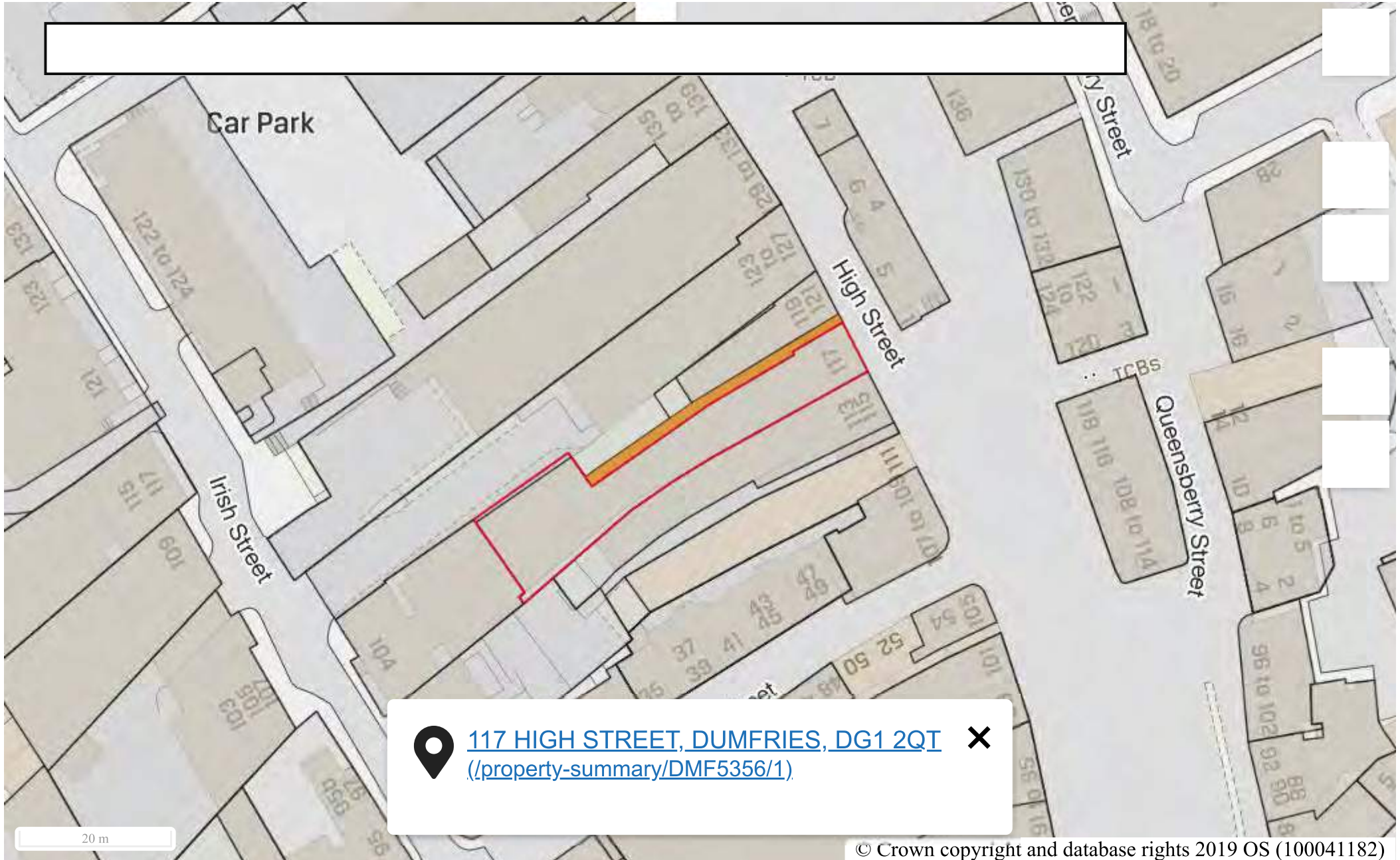
Robert D Richmond, BSc, F.R.I.C.S

McGowan Miller Ltd

36 George Street

Dumfries, DG1 1EH

Date :- 26<sup>th</sup> November 2019



[Redacted search bar]

Car Park

Irish Street

High Street

Queensberry Street



[117 HIGH STREET, DUMFRIES, DG1 2QT](#)  
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# Energy Performance Certificate

# Scotland

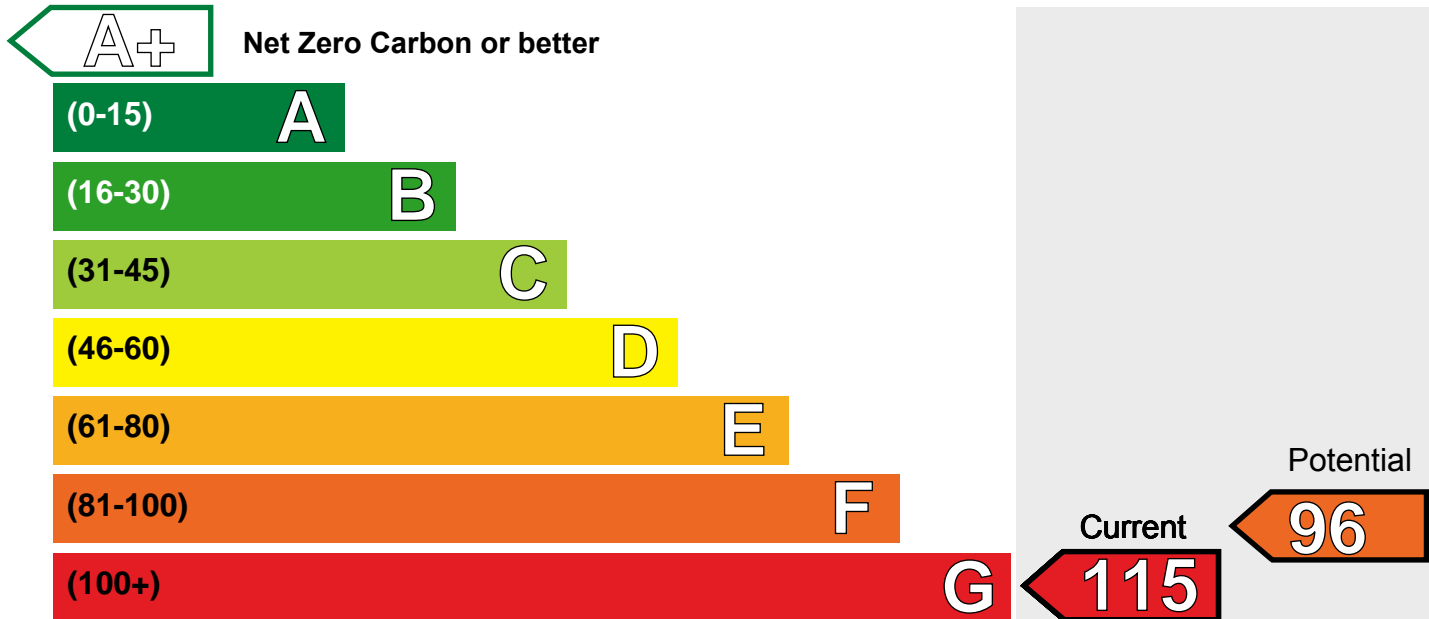
Non-Domestic buildings and buildings other than dwellings

117 HIGH STREET, TOWN CENTRE, DUMFRIES DG1 2QT

Date of assessment:	05 May 2017	Reference Number:	8510-5233-4439-2005-8006
Date of certificate:	07 May 2017	Building type:	Retail/Financial
Total conditioned area:	385.93m <sup>2</sup>	Assessment Software:	EPCgen, v5.3.a.0
Primary energy indicator:	678 kWh/m <sup>2</sup> /yr	Approved Organisation:	Sterling Accreditation Ltd

## Building Energy Performance Rating

Excellent



Very Poor

Approximate Energy Use:

221 kWh per m<sup>2</sup> per year

Approximate Carbon Dioxide Emissions:

114.7 kgCO<sub>2</sub> per m<sup>2</sup> per year

The building energy performance rating is a measure of the effect of a building on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The better the rating, the less impact on the environment. The current rating is based upon an assessor's survey of the building. The potential rating shows the effect of undertaking all of the recommended measures listed below. The Recommendations Report which accompanies this certificate explains how this rating is calculated and gives further information on the performance of this building and how to improve it.

## Benchmark

A building of this type built to current building regulations at the date of issue of this certificate would have a building energy performance rating of:

23 B

## Recommendations for the cost-effective improvement of energy performance

1. Consider replacing T8 lamps with retrofit T5 conversion kit.
2. Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.
3. Add optimum start/stop to the heating system.

There are additional improvement measures applicable to this building. Refer to the Recommendations Report.

THIS PAGE IS THE ENERGY PERFORMANCE CERTIFICATE WHICH MUST BE AFFIXED TO THE BUILDING AND NOT BE REMOVED UNLESS REPLACED WITH AN UPDATED CERTIFICATE.

## Background

This section provides additional information regarding the building and your energy assessment.

Building type:	Retail/Financial and Professional services
Total useful floor area:	386m <sup>2</sup>
Main heating fuel:	GridSuppliedElectricity
Building Environment:	HeatingandNaturalVentilation
Renewable energy source:	None
Electricity:	Grid supplied

The Recommendations Report provides additional information in support of your Energy Performance Certificate. It was produced in line with the Government's approved calculation methodology and is based upon output from CLG, iSBEM, v5.3.a, SBEM, v5.3.a.0.

This calculates energy used in the heating, hot water provision, lighting and ventilation of your building. Different fuels produce different amounts of carbon dioxide for every kilowatt hour (kWh) of energy used. The calculation methodology therefore applies fuel emission factors to energy use for each fuel used to give an overall rating for your building. This assessment covers all fixed building services but excludes energy used in portable appliances, office equipment and for industrial processes.

As buildings can be used in different ways, energy use is calculated using standard occupancy assumptions which may be different from the way you use your building. The rating also uses national weather information to allow comparison between the performance of similar buildings in different parts of Scotland.

Further information on the assessment process and approved software tools can be found online at: [www.scotland.gov.uk/epc](http://www.scotland.gov.uk/epc).

## Recommendations for improvement

This section lists the improvement measures recommended on your Energy Performance Certificate and further action you can take to improve the performance of your building. These measures have been checked by your assessor as being appropriate for your building and are listed under four headings: short payback period, medium payback period, long payback period and other improvement measures.

The calculation tool has automatically produced a set of recommendations which are reviewed by your assessor to ensure that they are relevant to the building and its use. The assessor may add or remove recommendations and may also have commented on the recommendations based upon their professional knowledge and expertise. This may include inserting additional recommendations or measures under 'other recommendations' (see below).

Note that these recommendations do not include advice on matters relating to the operation and maintenance of your building as such cannot be identified or represented within the calculation process.

### Implementing improvements - legal disclaimer.

The advice provided in this Recommendations Report is intended to be for information only. Recipients of this report are advised to seek further professional advice before making any decision on how to improve the energy performance of the building.



**Recommended measures with a short payback period (less than 3 years)**

Recommendations (short payback)	Potential Impact
Consider replacing T8 lamps with retrofit T5 conversion kit.	MEDIUM
Introduce HF (high frequency) ballasts for fluorescent tubes: Reduced number of fittings required.	LOW
In some spaces, the solar gain limit defined in the NCM is exceeded, which might cause overheating. Consider solar control measures such as the application of reflective coating or shading devices to windows.	MEDIUM
Add optimum start/stop to the heating system.	MEDIUM

**Recommended measures with a medium payback period (3 to 7 years)**

Recommendations (medium payback)	Potential Impact
Some walls have uninsulated cavities - introduce cavity wall insulation.	MEDIUM
Some windows have high U-values - consider installing secondary glazing.	MEDIUM
Some loft spaces are poorly insulated - install/improve insulation.	MEDIUM

**Recommended measures with a long payback period (more than 7 years)**

Recommendations (long payback)	Potential Impact
Carry out a pressure test, identify and treat identified air leakage. Enter result in EPC calculation.	MEDIUM
Some glazing is poorly insulated. Replace/improve glazing and/or frames.	MEDIUM
Consider installing an air source heat pump.	HIGH
Consider installing a ground source heat pump.	HIGH

**Other measures**

This section lists other measures selected by your assessor based upon an understanding of the building and/or a valid existing Recommendations Report.

**Your assessor has not identified other measures for this building.**

## Payback period:

Payback periods are based upon data provided by Good Practice Guides and Carbon Trust energy survey reports and are average figures calculated using a simple payback method. It is assumed that the source data is correct and accurate, using up to date information.

They should be considered indicative. The figures have been calculated as an average across a range of buildings and may therefore differ from the actual payback period for the building being assessed. It is recommended that the cost effectiveness and payback of each suggested measure be further investigated before making any decision on how to improve the energy efficiency of your building.

## Carbon Impact:

Each measure is assigned a low, medium or high potential impact on the energy efficiency of your building. This relates to their potential to reduce carbon dioxide emissions arising from energy used in your building. For automatically generated recommendations, the carbon impact is determined by the approved software but may be adjusted by your assessor based upon their knowledge of the building. The impact of 'other recommendations' is determined by the assessor.

## Comparative assessment - Feed-in Tariff

Eligibility for standard tariff for solar PV under the DECC Feed-in Tariff initiative is contingent on a minimum energy efficiency requirement being met. This requires a building to have an EPC band of D or better. Further information can be found at: [www.decc.gov.uk/fits](http://www.decc.gov.uk/fits) This requirement is based upon the means of determining EPC band which is used in England & Wales.

**If calculated using this process, but using Scottish climate data, your building would currently have an EPC band of F (and a rating of 135).**

## Requirements under section 63 of the Climate Change (Scotland) Act

From 1 September 2016, regulations require the assessment and improvement of existing non-domestic buildings with an area of more than 1,000 m<sup>2</sup>. See [www.gov.scot/section63](http://www.gov.scot/section63) for information.

As this building does not exceed 1,000 m<sup>2</sup> in area, it is not currently subject to these regulations.

## About this document

This report and the accompanying Energy Performance Certificate are valid for a maximum of ten years. These documents cease to be valid where superseded by a more recent assessment of the same building carried out by a member of an Approved Organisation.

Your Energy Performance Certificate and this Recommendations Report for this building were produced following an energy assessment undertaken by an assessor accredited by Sterling Accreditation Ltd (<http://www.po.org.uk>), an Approved Organisation Appointed by Scottish Ministers. The certificate has been produced under the Energy Performance of Buildings (Scotland) Regulations 2008 from data lodged to the Scottish EPC register. You can verify the validity of this document by visiting [www.scottishepcregister.org.uk](http://www.scottishepcregister.org.uk) and entering the report reference number (RRN) printed at the top of this page.

**Assessor's name:** James Penrose  
**Assessor membership number:** STER000520  
**Company name/trading name:** Carbon Profile Ltd  
**Address:** Unit 2 Long Leys Farm, Leys Road,  
Oxford, OX2 9QG  
**Phone number:** 07944337337  
**E-mail address:** james@carbonprofile.co.uk

If you have any concerns regarding the content of this report or the service provided by your assessor you should in the first instance raise these matters with your assessor and with the Approved Organisation to which they belong. All Approved Organisations are required to publish their complaints and disciplinary procedures and details can be found online at the web address given above.

### Use of this energy performance information

Once lodged by your EPC assessor, this Energy Performance Certificate and Recommendations Report are available to view online at [www.scottishepcregister.org.uk](http://www.scottishepcregister.org.uk), with the facility to search for any single record by entering the property address. This gives everyone access to any current, valid EPC except where a property has a Green Deal Plan, in which case the report reference number (RRN) must first be provided. The energy performance data in these documents, together with other building information gathered during the assessment is held on the Scottish EPC Register and is available to authorised recipients, including organisations delivering energy efficiency and carbon reduction initiatives on behalf of the Scottish and UK governments. A range of data from all assessments undertaken in Scotland is also published periodically by the Scottish Government. Further information on these matters and on Energy Performance Certificates in general, can be found at [www.gov.scot/epc](http://www.gov.scot/epc).

## CONDITION REPORT

**113 High Street Dumfries DG1 2QT**

**Client – Dumfries High Street Ltd**



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**McGowan Miller Construction Consultants Incorporating M.R. Rodger & Partners  
36 George Street, Dumfries, DG1 1EH**

**Tel: 01387 254283**

**Email: [info@mcgowanmiller.co.uk](mailto:info@mcgowanmiller.co.uk)**

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1. Introduction to the report
2. About the inspection
3. Summary of the condition ratings
4. About the property
5. Outside the property
6. Inside the property
7. Services
8. Grounds
9. Issues for your legal advisers
10. Estimated costs
11. Surveyor's declaration

Appendices

- A Location Plan
- B Extract of the listed building designation
- C Terms of Engagement

## 113 High Street, Dumfries– Condition Report

### 1 Introduction to the Report

This Condition Report is produced by an RICS surveyor who provides an objective opinion about the condition of the property at the time of inspection.

The Condition Report aims to tell you about:

- The construction and condition of the property on the date it was inspected;
- Any defects that need urgent attention or are serious;
- Things that need further investigation to prevent serious damage to the fabric of the building; and
- Defects or issues which may be hazardous to safety and where further enquiries are needed.

A copy of the agreed Terms of Engagement is at Appendix C.

### 2 Inspection

Surveyor's name: - *Robert Richmond*

Surveyor's RICS number: - *0057398*

Company name:- *McGowan Miller Construction Consultants, incorporating M R Rodger & Partners*

Dates of the inspection:- *30<sup>th</sup> January, 2019 which was carried out for preliminary valuation purposes. We have also referred to notes of an earlier report on external condition carried out on 16<sup>th</sup> December 2018. The building has not been recently inspected. It is understood however that no significant repair or refurbishment has been carried out and it has been assumed that the defects noted during these inspections are still present and that further deterioration will have occurred since.*

Related party disclosure:- *No Related party*

Full address and postcode of the property:- *113 High Street Dumfries DG1 2QT*

Weather conditions when the inspections took place:- *Dry on both days*

The status of the property when the inspection took place:-*The property was unoccupied and unfurnished during the inspection. Electrical, heating and water services were turned off.*

#### Important note:

We carry out only a visual inspection. This means that we do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards.

Also, we do not remove secured panels or undo electrical fittings. We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.

We inspect the roof structure from inside the roof space if there is safe access (although we do not move or lift insulation material, stored goods or other contents).

## 113 High Street, Dumfries– Condition Report

We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents).

We are not able to assess the condition of the inside of any chimney, boiler or other flues.

We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.

We also inspect parts of the electricity, gas/oil, water heating and drainage services that can be seen, but we do not test them.

### 3 Summary of Condition

#### Overview

The property is derelict and in very poor condition. The property has been unoccupied for some years and maintenance has been neglected. There is extensive dampness caused mainly by rainwater penetration.

The maintenance of the property is difficult owing to the lack of access to maintain the roof and rainwater gutters.

Any repair work will need to be considered in conjunction with the treatment of rot, temporary structural supports and the proposed future use of the property.

The following table summarises the condition ratings of the different elements of the property.

Condition Rating are Categorised as follows:

- 3 - Defects that are serious and/or need to be repaired, replaced or investigated urgently.
- 2 - Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- 1 - No repair is currently needed. The property must be maintained in the normal way.

Ref	Element	Condition Rating
5	Outside the property	
	Chimneys	3
	Roof	3
	Rainwater Installations	3
	External Walls	3
	External Doors & Windows and Joinery	3
	External decoration	3
6	Inside the property	
	Dampness and timber disease	3
	Attic Voids	2
	Floors	3
	Ceilings	3

## 113 High Street, Dumfries– Condition Report

	Walls & Partitions	3
	Fireplaces, chimneys etc.	2
	Built in Fitments	3
	Joinery	3
	Internal decoration	3
	Sanitary ware	3
7	Services	
	Electricity	3
	Gas/heating fuel	1
	Water	3
	Heating	3
	Hot Water	3
	Drainage	3
8	Grounds	
	Site access	3
	Soft landscaped areas	NA
	Boundary walls	NA
	Trees	NA
	Outbuildings	NA



### 4 About the Property

#### 4.01 Type of Property

The building is a typical town centre retail unit in a high street terrace. It was presumably originally constructed as a ground floor shop with residential accommodation above and workshops and the like to the rear. With the boom in high street retail in the post war period, further extensions were added and alterations made to maximise retail space at the expense of the original layout and character of the property.

For the purposes of this report the building is described as

Building 1 – the High Street frontage – This building is a 3 storey mid terraced Victorian structure. Stone and slate traditional construction. There is a cellar under part of this building

Building 2 – a 3 storey projection from the rear of building 1. Stone and slate traditional construction. The cellar extends under part of this building

Building 3 – a 4 storey extension to the rear of building 2 incorporating a goods lift. Brick and flat roof construction.

Building 4 – a high single storey open ceiling building which is connected to building 3. Stone and slate traditional construction.

The building is within the Dumfries town centre conservation area and has been given a grade C in the list of buildings of historic or architectural interest by Historic Environment Scotland. The following is extracted from the building description in the listing

*“Early 19th century. 3 storeys, 3 bays, with shop at ground with late 19th century flanking pilasters supporting fascia; iron-gated round-arched pend to left. Painted coursed rubble and ashlar margins. Originally single windows throughout, inner 1st floor window now a bipartite; plate glass sashes throughout; eaves/lintel band; cornice; end stacks; slate roof.”*

It is relevant to note that only the High Street façade features are described in the listing.

#### 4.02 Year Built

The original building on the High Street is from the late 19<sup>th</sup> Century. Building 2 may be contemporary with building 1, building 3 looks to be later possibly between 1930 and 1950 while building 4 looks to be 19<sup>th</sup> century.

#### 4.03 Accommodation

The building 1 and 2 are open plan retail space with stock rooms and staff areas on the upper floors, building 3 is storage and goods inward with toilets and building 4 may have been workshop space or storage.

The Scottish Assessors rating calculation states the lettable floor area at 535m<sup>2</sup> of which 126.9m<sup>2</sup> is ground floor sales area.

## **113 High Street, Dumfries– Condition Report**

### **4.04 Mains Services**

Mains electricity, water and drainage



There was no heating installation. It is presumed that heating was by freestanding electric heaters. There are over door electric fan heaters at the main entrance door.

### **4.05 Grounds and Outbuildings**



The frontage is directly onto the pedestrianised High Street. The street is narrowed at the frontage by the Midsteeple building and “Plain Stanes” performance area.

There is a gated passageway to the south side of the High Street façade which leads to the beer garden at the rear of a public house. Fire escape stairs lead from upper floors of building 3 to this passageway. To the North the outer walls abut those of the buildings on the 115-117 site.



113 High Street, Dumfries– Condition Report

5	Outside the property	Commentary – condition and recommended works	
5.1	<b>Chimneys</b>	Very limited inspection from the ground	
	<p>Building 1 Left hand gable – Painted brick built stack; Some flues may be shared with neighbouring properties; pc concrete copings</p> <p>TV aerial on metal bracket</p>	<p>Staining and discolouration of paint finish; vegetation growing in mortar joints and from chimney capping; no lead safe visible; stepped lead cover flashings ageworn; only one visible chimney pot, redundant flues likely to be unventilated; surviving chimney pot is not fitted with a vented stopper; no major cracking or structural movement but view from ground very limited</p>	
	<p>Building 1 Right hand gable</p> <p>Brick built stack; Some flues may be shared with neighbouring properties; pc concrete copings</p>	<p>Staining and discolouration of brickwork; vegetation growing in mortar joints and from chimney capping; no lead safe visible; stepped lead cover flashings ageworn; only one visible chimney pot (to rear), flues likely to be unventilated; surviving chimney pot is not fitted with a vented stopper; sandstone capping is not bonded to the brickwork and is displaced</p>	
	<p>Recommendation</p>	<p>The displaced capping of the left chimney requires urgent repair.</p> <p>Both chimney stacks require maintenance to leadwork, pointing, chimney heads, cappings, chimney pots and ventilation of flues</p> <p>There is extensive ingress from chimney defects. It is would be prudent</p>	<p>Condition rating 3</p>



113 High Street, Dumfries– Condition Report

5	Outside the property	Commentary – condition and recommended works	
		to make provision for rebuilding the chimney heads to ensure their stability and install lead safes to prevent water ingress.	
5.2	<b>Roof coverings</b>	Very limited inspection of the three storey roofs from the ground. No inspection of the south side roofs. No inspection of flat roofs	
	<p><b>Buildings 1 &amp; 2 – three storey roofs</b></p> <p>Slate roof coverings</p> <p>Slating appears to be original ungraded slate.</p>	<p>Roof slating is old. There are many slipped, broken or missing slates. Significant ingress of water is occurring through roof defects</p>	
	<p><b>Building 3</b></p> <p>Flat roof</p> <p>No inspection</p>	<p>There is ingress of water from roofs and visible edges are in poor condition.</p>	




113 High Street, Dumfries– Condition Report

5	Outside the property	Commentary – condition and recommended works	
	<p>Building 4</p> <p>Slate roof – no external inspection</p>	<p>This building is derelict and there is widespread ingress of water, rot in sarking boards and structural timbers</p>	
	<p>Roof void</p> <p>Very limited inspection where ceiling lining has failed</p>	<p>It is to be expected that rot will have affected roof timbers and boarding where water ingress is occurring</p>	
	<p>Recommendation</p>	<p>The roof coverings to all the buildings require a full overhaul including renewal of roof leadwork, slates, ridge cappings and flat roofing. Some of the original slates will be reusable but most are small and unsuitable for re-use.</p> <p>The extent of rot to sarking and structural timber will only be known when opening up but significant repairs and replacement of rotted timbers will be required.</p>	<p>Condition rating 3</p>


113 High Street, Dumfries– Condition Report

5	Outside the property	Commentary – condition and recommended works	
5.3	<b>Rainwater Installations</b>		
	<p>Building 1 front elevation</p> <p>Original gutter has been replaced with an aluminium profile gutter to the front</p> <p>Drop pipes are cast iron</p>	<p>Inspected from ground level.</p> <p>Gutters are blocked with weed growth visible from the ground.</p>	
	<p>Building 2, 3 and 4</p> <p>Cast iron gutters to the rear</p>	<p>Very limited inspection.</p> <p>Gutters are corroded with failed paint finishes. Gutters are generally blocked and overflowing</p>	
	<p>Recommendation</p>	<p>Replace all gutters and fascia boards in cast iron. Install additional drop pipes to improve capacity and provide easy and safe access for maintenance</p>	<p>Condition rating 3</p>

113 High Street, Dumfries– Condition Report


5	Outside the property	Commentary – condition and recommended works	
5.4	<b>External Walls</b>		
	<p>Building 1 front elevation</p> <p>Ashlar sandstone walls and dressed stone to doors and windows; painted on front elevation</p> <p>Shop front with inset front entrance and full width sign board</p>	<p>Stone in ageworn condition. There is cracking and some movement of stone which may be due to rot affecting structural timbers and placing additional loads on the wall.</p> <p>Paint finish is ageworn, heavily stained and with some areas flaking off the stone surface. Some weathered and missing areas of pointing and staining and weed growth due to failed rainwater goods.</p> <p>Shop front is dated and ageworn with timber framed single glazed windows.</p>	
	<p>Rear of Building 1 and buildings 2, and 4</p> <p>Rubble sandstone walls</p>	<p>Limited inspection</p> <p>To the extent that stone could be seen from vantage points some distance away the stone is in generally good condition. No significant cracks or distortion could be seen.</p>	
	<p>Rear of Building 2</p> <p>Facing brick walls, local clay facing bricks</p>	<p>The facing brick external walls</p> <p>Limited inspection</p> <p>The walls are free from evidence of significant structural movement where seen.</p> <p>Walls are generally stained and dirty, there are area of failed mortar</p>	

113 High Street, Dumfries– Condition Report


5	Outside the property	Commentary – condition and recommended works	
		pointing, and frost damage to brickwork. Flat roof coping stones are pre cast concrete and their stability could not be assessed.	
	Building 4 Sandstone rubble walling	Part stone and part brick. These walls are saturated and blackened with moss and mould growth	
	Recommendation	<p>Sandstone façade - Specialist cleaning required to remove staining to walls; pointing repairs in lime mortar; assess the extent and cause of movement cracks in façade.</p> <p>Check all walls for evidence of structural movement and built in structural timbers such as lintels, roof timbers or floor joists.</p> <p>Brick walls to rear require cleaning and repointing and some local repairs to damaged areas. The south elevation walls should be checked for condition and appropriate repairs carried out</p> <p>Building 4 walls should be assessed for structural integrity and stability</p>	Condition rating 3



113 High Street, Dumfries– Condition Report

5	Outside the property	Commentary – condition and recommended works	
5.5	<b>External doors and windows</b>		
	External doors		
	<p>Shop front</p> <p>Timber framed single glazed shop front with inset entrance door</p>	<p>The shop entrance is dated and ageworn.</p> <p>Rot in timber framing</p>	



113 High Street, Dumfries– Condition Report

5	Outside the property	Commentary – condition and recommended works	
	<p>Rear doors</p> <p>Fire escape doors, steel lined secure doors fitted with panic bolts and slip bolts</p>	<p>All rear doors were nailed closed.</p> <p>They were in poor condition.</p>	
	Windows		
	<p>Building 1 has single glazed timber framed sash and case windows to the first and second floors</p> <p>There are no windows in Buildings 2, 3 and 4</p>	<p>Front elevation windows have painted glass.</p> <p>There is rot in timber frames and sashes and failed paint finishes generally</p> <p>Rear windows are boarded up with missing glass and rot in frames and sashes</p>	
	Recommendation – doors	<p>The shop front could be repaired but is dated and out of character so replacement should be considered</p> <p>Fire doors should be replaced</p>	Condition rating 3
	Recommendation – windows	<p>Timber sash and case</p> <p>A specialist joiner should be asked to inspect the windows, prepare a schedule of repairs and carry out the necessary repairs. Where repairs</p>	Condition rating 3



113 High Street, Dumfries– Condition Report

5	<b>Outside the property</b>	<b>Commentary – condition and recommended works</b>	
		are not practicable replacement windows should match the appearance of the existing windows.	
5.6	<b>External Decoration</b>		
	External walls	No painted walls	
	External doors	Failed paint finishes	
	Windows	Failed paint finishes	
	Fascia boards an timber linings	Failed paint finishes	
	<b>Recommendation</b>	All external timbers require full redecoration after repair	Condition rating 3


113 High Street, Dumfries– Condition Report

6	Inside the property	Commentary – condition and recommended works	
6.1	<b>Dampness and timber disease</b>		
	<p>Penetrating damp</p> <p>All areas</p>	<p>There is extensive evidence of damp on walls, ceilings and floors with staining, evidence of fungal attack and moulds. Timber disease is affecting timbers.</p>	
	<p>Rising damp</p>	<p>There are high damp readings on walls generally. It is likely that dampness is rising from the lack of damp membranes in the original construction as well as penetrating damp.</p> <p>There are area of damage to plaster finishes at low levels and damp areas on floor slabs.</p> <p>A full assessment of the effect of rising damp defects may not be possible until the roof is overhauled and water ingress from roof defects has had a chance to dry out.</p>	
	<p>Damp generally</p>	<p>High damp readings were obtained over many areas of the walls and floors. The building is unheated and high damp readings are common in the fabric of empty buildings. However there are general failures in the roof coverings and blocked rainwater conductors and water</p>	



113 High Street, Dumfries– Condition Report

6	Inside the property	Commentary – condition and recommended works	
		ingress is occurring.	
	<p>Timber disease</p> <p>Wet rot and woodworm</p>	<p>Inspection of roof and floor timbers was very limited.</p> <p>There are large damp patches on walls and ceilings and roof timbers in these areas are very likely to be affected by damp and infestation by wood boring insects and/or timber disease.</p> <p>Inner lintels to windows and doors are usually of timber in property of this age and joist and rafter ends have been built into or are in contact with stone and brickwork.</p> <p>A representative sample of timber has been inspected and the possibility of concealed defects being present to inaccessible timbers cannot be ruled out.</p> <p>Widespread wet rot was noted to visible roof timbers and sarking.</p>	
	<p>Timber disease</p> <p>Dry rot</p>	<p>There is evidence of dry rot.</p> <p>The full extent was not investigated but this is an aggressive fungus and the only restriction on the spread of the fungus at present is that many areas of the building are too wet to provide ideal conditions for dry rot.</p>	
	<p>Recommendation</p>	<p>A specialist in the treatment of rising damp and timber disease should be asked to inspect the property and prepare a report and quotation for the necessary remedial works which should be carried out with the benefit of a long term insurance backed guarantee.</p> <p>Timbers affected by rot should be replaced or spliced</p>	<p>Condition rating 3</p>



113 High Street, Dumfries– Condition Report

6	Inside the property	Commentary – condition and recommended works	
6.2	<b>Attic Voids</b>		
	The roof voids were only inspected where ceilings had fallen	<p>No obvious evidence of bat or mice infestation was found in the roof void.</p> <p>No obvious evidence of wasp nests or bird nesting materials in the roof space.</p>	
	Insulation of roof spaces	There is no insulation in roof voids where inspected.	
	recommendation	<p>Access hatches should be formed into all roof voids and inspections carried out. The condition of the roofs suggests that timber disease and infestation are likely and these should be repaired and treated as part of the roof overhaul</p> <p>Roof insulation to modern standard should be installed as part of a roof overhaul with measures to ensure adequate ventilation of cold voids and to protect against access by pests</p>	Condition rating 2

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6	Inside the property	Commentary – condition and recommended works	
6.3	<b>Floors</b>		
	<p>Floor generally</p> <p>Solid floors Concrete slabs floors</p> <p>There are vinyl floor coverings in some areas</p>	<p>These floors are generally level and sound.</p> <p>Floor slabs will be uninsulated at this date of construction</p> <p>There is extensive staining and dampness on floor slabs Existing vinyl floor coverings may contain asbestos fibres</p>	
	Building 4 floor slab	<p>There is some cracking in the floor slab which may be due to settlement. It is likely that the settlement is of longstanding and unlikely to be progressive</p>	
	Recommendation	<p>Existing vinyl tiles will require to be checked and tested for asbestos content and appropriate measures taken for removal</p> <p>A renovation of the property should include providing insulation to floors. The general level of dampness makes it likely that other repairs to floors may be required.</p> <p>Before laying new floor coverings, repairs and probably a levelling screed will be required throughout.</p>	Condition rating 3

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6	Inside the property	Commentary – condition and recommended works	
6.4	<b>Ceilings</b>		
	<p>Plasterboard ceilings generally</p> <p>No ceilings in building 4</p>	<p>Ceiling finishes have been affected by dampness and are in very poor condition.</p> <p>Water ingress has caused some ceiling linings to collapse</p>	
	Recommendation	The refurbishment works should include replacement of all ceiling finishes	Condition rating 3
6.5	<b>Walls and Partitions</b>		
	Original lath and plaster to the external walls has been replaced or covered over by plasterboard or shop linings	All wall finishes have been affected by dampness and mould staining	
	Recommendation	As part of a refurbishment wall finishes should be repaired or replaced. Ideally a refurbishment might include installing insulated linings to reduce heat loss	Condition rating 3
6.6	<b>Fireplaces and chimneys</b>		
	There are no fire places to		



113 High Street, Dumfries– Condition Report

6	Inside the property	Commentary – condition and recommended works	
	the ground floor spaces. There are flues to the gable chimneys of building 1 but no fireplaces remain		
	Recommendations	As part of the chimney works the old flues should be investigated and those in ownership should be repaired and ventilated	Condition rating 2
6.7	<b>Built in fittings</b>		
	There are some shelves and work tops but in general the building has no fittings remaining		
	Stairs Stair access to the upper floors	<p>There are several stair cases. They are generally narrow and not compliant with current regulations</p> <p>The external fire escape stair is of steel construction and has suffered corrosion to the extent that it is no longer safe for use</p>	


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6	Inside the property	Commentary – condition and recommended works	
	<p>Goods lift</p> <p>There is a goods lift between ground and second floors of building 3.</p>	<p>The lift looks to be 40 or more years old and is unlikely to be in safe condition. The lift was not tested</p>	
	<p>Recommendations</p>	<p>As part of a refurbishment stair cases and fire escapes should be formed. These will require to comply with building regulations with respect to fire escape distances and protection and may involve extension to the building envelope.</p> <p>Dependent on the future use of upper floors there is likely to be a requirement to provide a lift to comply with Disability Discrimination Act</p>	<p>Condition rating 3</p>
6.8	<p><b>Joinery finishes</b></p>		
	<p>Internal doors and frames Generally flush ply painted doors.</p>	<p>Internal doors are of poor quality, none appear to be fire rated and ironmongery is ageworn.</p>	


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6	Inside the property	Commentary – condition and recommended works	
	Door frames and skirtings plain profile with paint finish	All timber affected by damp. Drying may cause warping, splitting and distortion.	
	Recommendation	Repairs and renewals as part of refurbishment	Condition rating 2
6.9	<b>Internal decoration</b>		
	Painted finish to walls, ceilings, skirtings, doors, frames and windows	Decoration is in poor condition and has been affected by damp	
	Recommendation	The building will require full redecoration once dried and refurbished	Condition rating 3
6.10	<b>Sanitary ware</b>		
	Staff toilet  Wash basin with over sink hot water heater  WC suite	The sanitary ware is ageworn and the provision does not meet modern standards.  There is no accessible toilet	
	Recommendation	The provision of sanitary facilities should be considered in the design of refurbishment works	Condition rating 3


113 High Street, Dumfries– Condition Report

7.1	Services	Commentary – condition and recommended works	
	Generally	Services have been visually inspected but not tested. All services were turned off at the time of the inspection	
7.1	<b>Electricity</b>		
	<p>Electrical installation</p> <p>Oncoming mains supply to cellar; lighting and power installation</p> <p>Lift installation</p>	<p>There is a lighting and power installation but it is basic and outdated. Fittings and accessories are old and are likely to have been affected by damp.</p> <p>There are loose/disconnected cables at the main board</p>	
	Recommendation	A full replacement of the electrical installation to modern standards should form part of a refurbishment of the property.	Condition rating 3
7.2	<b>Gas/heating fuel</b>		

113 High Street, Dumfries– Condition Report

7.1	Services	Commentary – condition and recommended works	
	No gas supply	There is no gas meter or live supply but there may have been a gas supply to the cellar in the past	
7.3	<b>Water</b>		
	Mains cold water	The mains supply is limited and inadequate.	
	Recommendation	<p>The hot and cold water installation will need to be provided as part of a refurbishment.</p> <p>It is possible that the supply to the property is by a lead pipe and this should be checked. If the supply is in a lead pipe it should be replaced. The water main supply may require upgrading dependent on the extent of services required</p>	Condition rating 3
7.4	<b>Heating</b>		

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7.1	Services	Commentary – condition and recommended works	
	<p>Generally</p> <p>There is working heating system. A redundant gas boiler is located in the cellar</p>		
	<p>Recommendation</p>	<p>A new heating and ventilation system should be installed as part of a full refurbishment of the property</p>	<p>Condition rating 3</p>
7.5	<p><b>Hot Water</b></p>		
	<p>Sanitary installation not inspected</p>		
	<p>Recommendation</p>	<p>A new hot water system should be installed as part of a full refurbishment of the property</p>	<p>Condition rating 3</p>
7.6	<p><b>Drainage</b></p>		
	<p>Mains drainage is assumed</p>	<p>No manholes were found within the building. The provision is likely to be poor and inadequate for the future use of the building. It is assumed that drainage connections to the rear may be shared with</p>	

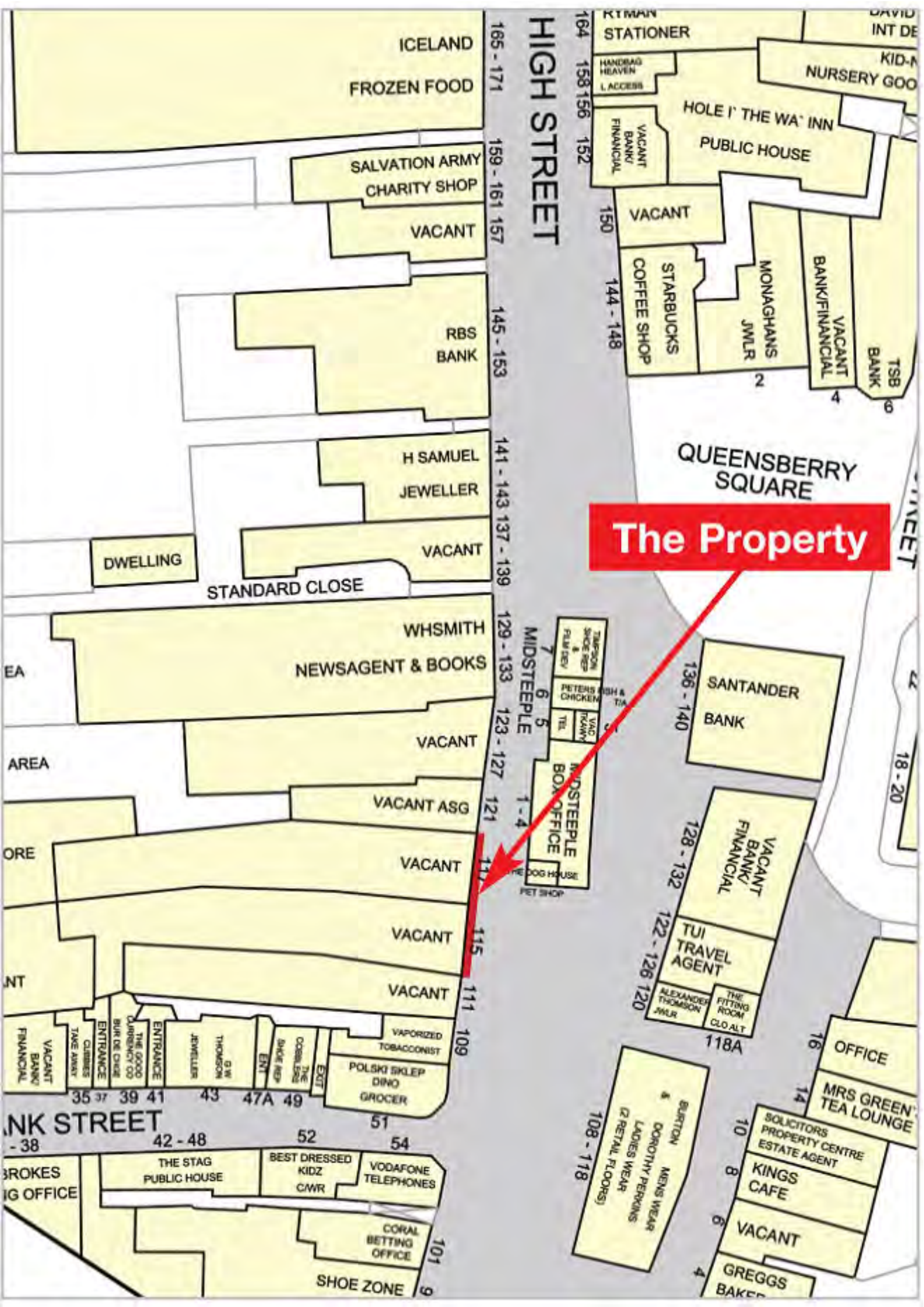
## 113 High Street, Dumfries– Condition Report

7.1	Services	<b>Commentary – condition and recommended works</b>	
		other buildings before reaching a sewer	
	Recommendation	As part of a refurbishment of the buildings a new drainage system will be required to support the surface water and foul drainage requirements	Condition rating 3

### 113 High Street, Dumfries– Condition Report

8	Grounds	Commentary – condition and recommended works	
	Generally	The site is almost entirely covered by building structures. Only the closes to the north and south provide external spaces	
8.1	Site access	Access is only available from the High Street main entrance.	
	Recommendation	Consideration of access will be essential to enable construction works for refurbishment or alterations to take place	Condition rating 3
8.2	Soft landscaped areas none		
8.3	Boundary walls  Boundary walls are formed by buildings		
8.4	Trees  None		
8.5	Outbuildings  none		





**The Property**

## 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.

# 113, 115 HIGH STREET

## LB26223

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 97219 76085
<b>Date Added</b> 06/03/1981	<b>Planning Authority</b> Dumfries And Galloway	<b>Coordinates</b> 297219, 576085
	<b>Burgh</b> Dumfries	

## Description

Early 19th century. 3 storeys, 3 bays, with shop at ground with late 19th century flanking pilasters supporting fascia; iron-gated round-arched pend to left. Painted coursed rubble and ashlar margins. Originally single windows throughout, inner 1st floor window now a bipartite; plate glass sashes throughout; eaves/lintel band; cornice; end stacks; slate roof.

## References

## **CONDITION REPORT**

**117 High Street Dumfries DG1 2QT**

**Client – Dumfries High Street Ltd**



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**McGowan Miller Construction Consultants Incorporating M.R. Rodger & Partners**  
**36 George Street, Dumfries, DG1 1EH**

**Tel: 01387 254283**

**Email: [info@mcgowanmiller.co.uk](mailto:info@mcgowanmiller.co.uk)**

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8. Grounds
9. Issues for your legal advisers
10. Estimated costs
11. Surveyor's declaration

Appendices

- A Location Plan
- B Extract of the listed building designation
- C Terms of Engagement

## 117 High Street, Dumfries– Condition Report

### 1 Introduction to the Report

This Condition Report is produced by an RICS surveyor who provides an objective opinion about the condition of the property at the time of inspection.

The Condition Report aims to tell you about:

- The construction and condition of the property on the date it was inspected;
- Any defects that need urgent attention or are serious;
- Things that need further investigation to prevent serious damage to the fabric of the building; and
- Defects or issues which may be hazardous to safety and where further enquiries are needed.

A copy of the agreed Terms of Engagement is at Appendix D.

### 2 Inspection

Surveyor's name: - *Robert Richmond*

Surveyor's RICS number: - *0057398*

Company name:- *McGowan Miller Construction Consultants, incorporating M R Rodger & Partners*

Dates of the inspection:- *30<sup>th</sup> January and 2<sup>nd</sup> July, 2019; first inspection was preliminary valuation purposes.*

Related party disclosure:- *No Related party*

Full address and postcode of the property:- *117 High Street Dumfries DG1 2QT*

Weather conditions when the inspections took place:- *Dry on both days*

The status of the property when the inspection took place:-*The property was unoccupied and unfurnished during the inspection. Electrical, heating and water services were turned off.*

#### Important note:

We carry out only a visual inspection. This means that we do not take up carpets, floor coverings or floorboards, move furniture or remove the contents of cupboards.

Also, we do not remove secured panels or undo electrical fittings. We inspect roofs, chimneys and other surfaces on the outside of the building from ground level and, if necessary, from neighbouring public property and with the help of binoculars.

We inspect the roof structure from inside the roof space if there is safe access (although we do not move or lift insulation material, stored goods or other contents).

We examine floor surfaces and under-floor spaces so far as there is safe access to these (although we do not move or lift furniture, floor coverings or other contents).

## 117 High Street, Dumfries– Condition Report

We are not able to assess the condition of the inside of any chimney, boiler or other flues.

We note in our report if we are not able to check any parts of the property that the inspection would normally cover. If we are concerned about these parts, the report will tell you about any further investigations that are needed.

We also inspect parts of the electricity, gas/oil, water heating and drainage services that can be seen, but we do not test them.

### 3 Summary of Condition

#### Overview

The property is in very poor condition. The property has been unoccupied for some years and maintenance has been neglected. There is dampness caused mainly by rainwater penetration.

The maintenance of the property is difficult owing to the lack of access to maintain the roof and rainwater gutters.

Any repair work will need to be considered in conjunction with the treatment of rot, temporary structural supports and the proposed future use of the property.

The following table summarises the condition ratings of the different elements of the property.

Condition Rating are Categorized as follows:

- 3 - Defects that are serious and/or need to be repaired, replaced or investigated urgently.
- 2 - Defects that need repairing or replacing but are not considered to be either serious or urgent. The property must be maintained in the normal way.
- 1 - No repair is currently needed. The property must be maintained in the normal way.

Ref	Element	Condition Rating
5	Outside the property	
	Chimneys	3
	Roof	3
	Rainwater Installations	3
	External Walls	2
	External Doors & Windows and Joinery	3
	External decoration	3
6	Inside the property	
	Dampness and timber disease	3
	Attic Voids	2
	Floors	2
	Ceilings	3
	Walls & Partitions	3
	Fireplaces, chimneys etc.	2
	Built in Fitments	3
	Joinery	2
	Internal decoration	3

## 117 High Street, Dumfries– Condition Report

	Sanitary ware	3
7	Services	
	Electricity	3
	Gas/heating fuel	1
	Water	3
	Heating	3
	Hot Water	3
	Drainage	3
8	Grounds	
	Site access	3
	Soft landscaped areas	2
	Boundary walls	1
	Trees	2
	Outbuildings	1

### 4 About the Property

#### 4.01 Type of Property

The building is a typical town centre retail unit in a high street terrace. It was originally constructed as a printers shop with print works in single storey buildings to the rear. With the boom in high street retail in the post war period, further extensions were added and alterations made to maximise retail space at the expense of the original layout and character of the property.

For the purposes of this report the building is described as

Building 1 – the High Street frontage – This building is a 3 storey mid terraced Victorian structure

Building 2 – a high single storey projection from the rear of building 1

Building 3 – a lower single storey extension to the rear of building 2

Building 4 – a high single storey open ceiling two bay building which is connected to building 3 but also shares walls with the office building at 104 Irish Street

The building is within the Dumfries town centre conservation area and has been given a grade C in the list of buildings of historic or architectural interest by Historic Environment Scotland. The following is extracted from the building description in the listing

*“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.”*

It is relevant to note that only the High Street façade features are described in the listing.

#### 4.02 Year Built

The original building on the High Street is from the late 19<sup>th</sup> Century. Building 2 may be contemporary with building 1, building 3 looks to be later possibly between 1930 and 1950 while building 4 looks to be 19<sup>th</sup> century.

#### 4.03 Accommodation

The building 1 and 2 are open plan retail space, building 2 is divided into small rooms, presumably staff accommodation and store rooms with toilets and building 4 is the former print works which would have provided retail storage spaces.

The ground floor footprint measured from the block plan is approximately 411m<sup>2</sup>

Building 1 has two upper storeys. We could not find an access to this accommodation and the upper floors were not inspected. It is assumed that they are in ownership and that the stair access has been removed to maximise prime ground floor retail space.



## **117 High Street, Dumfries– Condition Report**

### **4.04 Mains Services**

Mains electricity, water and drainage



There was no heating installation. It is presumed that heating was by freestanding electric heaters. There are over door electric fan heaters at the main entrance door.

### **4.05 Grounds and Outbuildings**



The frontage is directly onto the pedestrianised High Street. The street is narrowed at the frontage by the Midsteeple building.

To the rear building 4 abuts 104 Irish Street and there is a fenced area to the north side of building 3 which leads to a footpath wide alley, gated at both ends which via a pend gives pedestrian access to the High Street




117 High Street, Dumfries– Condition Report

5	Outside the property	Commentary – condition and recommended works	
5.1	<b>Chimneys</b>	Very limited inspection from the ground	
	Building 1 Left hand gable - Brick built stack; Some flues may be shared with neighbouring properties; pc concrete copings	Staining and discolouration of brickwork; vegetation growing in mortar joints and from chimney capping; no lead safe visible; stepped lead cover flashings ageworn; only one visible chimney pot (to rear), flues likely to be unventilated; surviving chimney pot is not fitted with a vented stopper; sandstone capping is not bonded to the brickwork and is displaced	
	Building 1 Right hand gable  sandstone chimney; stone capping  TV aerial on metal bracket	Stone work is in generally good condition with no notable frost damage. There is some minor frost displacement of stone and cracked and missing pointing but the stack appears plumb and square. capping There is still a fireclay chimney pot visible at the front but others are missing and the flues are likely to be unventilated; surviving chimney pot is not fitted with a vented stopper. Leadwork – there is no lead safe and abutment flashings are ageworn and short. There have been untidy repairs and some mastic repairs where the lead is turned into raggles in the stone. No soakers could be seen	
	Recommendation	The displaced capping of the left chimney requires urgent repair.  Both chimney stacks require maintenance to leadwork, pointing, chimney heads, cappings, chimney pots and ventilation of flues There was no access to the upper floors of building 1 and the extent of ingress from chimney defects cannot be assessed. However it is would be prudent to make provision for rebuilding the chimney heads to ensure	Condition rating 3




117 High Street, Dumfries– Condition Report

5	Outside the property	Commentary – condition and recommended works	
		<p><a href="#">their stability and install lead safes to prevent water ingress.</a></p>	
5.2	<b>Roof coverings</b>	<p>Very limited inspection of the three storey roofs from the ground. No inspection of the south side single storey roofs.</p> <p>To the rear north side the inspection was carried out from the ground and from a ladder at the eaves of the rear single storey building 3</p>	
	<p><b>Building 1 – three storey roof</b></p> <p>Slate roof coverings</p> <p>Slating appears to be original ungraded slate.</p> <p>Fireclay ridge tiles</p> <p>Stepped lead flashings at abutments to gable walls</p>	<p>Roof slating is old. There are many slipped, broken or missing slates. Dampness on the ground floor suggests that significant ingress of water is occurring through roof defects</p> <p>Lead flashings are age worn and short; soakers were not visible at abutments</p> <p>There was no access to the upper floors or roof void so the presence of sarking or roofing felt is not confirmed.</p>	
	<p><b>Building 2 single storey roof</b></p> <p>Slate roof coverings</p> <p>Slating appears to be original ungraded slate.</p> <p>Concrete ridge tiles</p>	<p>Roof slating is old. There are many slipped, broken or missing slates. Dampness on the ground floor suggests that significant ingress of water is occurring through roof defects</p>	




117 High Street, Dumfries– Condition Report

5	Outside the property	Commentary – condition and recommended works	
	Stepped lead flashings at abutments.	Lead flashings are ageworn and short; soakers were not visible at abutments	
	Roof void	The roof void was only open for inspection where the original roof glazing had been removed. The presence of roofing felt is not confirmed.	
	<p><b>Building 3 single storey roof</b></p> <p>Slate roof coverings</p> <p>Slating appears to be original ungraded slate.</p> <p>Concrete ridge tiles</p>	Roof slating is old. There are many slipped, broken or missing slates.	



117 High Street, Dumfries– Condition Report

5	Outside the property	Commentary – condition and recommended works	
	Stepped lead flashings at abutments.	Lead flashings are loose, age worn and short; soakers were not visible at abutments	
	<p>Roof void</p> <p>The roof is supported on king post trusses with purlins and jack rafters</p> <p>Sarking is close boarded with tongued and grooved joints</p>	<p>The roof void was only open for inspection where the ceiling had failed due to water ingress.</p> <p>Timbers have been affected by water ingress and there is staining and evidence of wet rot.</p> <p>A purlin was seen to be supported from the wall head on a loose stone.</p> <p>There is damp staining of timbers.</p> <p>There have been large areas of roof glazing which have been boarded over.</p> <p>The presence of roofing felt is not confirmed.</p>	
		<p>There is evidence that there has been a fire in the past with some of the sarking boards having scorch marks. It is likely that timbers that suffered significant damage have been replaced such as the spliced rafter in the photo but there is a chance that further damage may be found during the roof overhaul.</p>	



117 High Street, Dumfries– Condition Report

5	Outside the property	Commentary – condition and recommended works	
	<p><b>Building 4 pair of duo pitch single storey roofs</b></p> <p>Slate roof coverings</p> <p>Slating appears to be original ungraded slate. Concrete ridge tiles</p>	<p>Roof slating is old. There are many slipped, broken or missing slates. Dampness on the floor suggests that significant ingress of water is occurring through roof defects</p>	
	<p>Lead lined flat valley gutter</p>	<p>Ageworn leadwork. There is water penetration at various points in these roofs and it is difficult to tell whether the lead gutter lining is leaking.</p>	
	<p>Roof void</p> <p>The roof is supported on king post trusses with purlins and jack rafters</p> <p>Sarking is close boarded with tongued and grooved joints</p>	<p>The roof void was only open for inspection where the ceiling had failed due to water ingress.</p> <p>There is damp staining of timbers.</p> <p>Additional timbers have been installed, the purpose of these is unclear but may be to support (rather than replace) original sarking which has been affected by rot</p> <p>The presence of roofing felt is not confirmed.</p>	
	<p>Recommendation</p>	<p>The roof coverings to all the buildings require a full overhaul including renewal of roof leadwork, slates and ridge cappings. Some of the original slates will be reusable but most are small and unsuitable for re-use.</p> <p>The extent of rot to sarking and structural timber will only be known</p>	<p>Condition rating 3</p>

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5	Outside the property	Commentary – condition and recommended works	
		when opening up but significant repairs and replacement of rotted timbers may be required.	
5.3	<b>Rainwater Installations</b>		
	<p>Building 1 front elevation</p> <p>Parapet gutter not inspected, presumed to be a lead lined gutter.</p> <p>Cast iron decorative hopper heads and circular drop pipes</p>	<p>Inspected from ground level.</p> <p>Staining of walls and weed growth show that water is leaking from down pipes due to corrosion in downpipes and blockage of hopper heads. Water ingress at the eaves cannot be assessed due to lack of access to upper floors and roof voids but it is likely that lack of maintenance will have led to water ingress and affected timber wall plates, rafter ends and sarking boards are likely to be affected by timber disease.</p>	
	<p>Building 2, 3 and 4</p> <p>PVC gutters and timber fascia boards</p>	<p>The original cast iron has been replaced with modern PVC gutters. These are misaligned, dirty and blocked.</p> <p>There is evidence of rot affecting the fascia boards and the wall plates, rafter ends and sarking boards have been affected by water ingress and have been affected by timber disease. Some wall plates and rafter feet are missing due to the effect of rot.</p> <p>The south elevation of buildings 2,3 and 4 were not accessible for inspection but are assumed to be in similar condition to the north elevation</p>	
	Recommendation	Replace all gutters and fascia boards in cast iron. Install additional drop pipes to improve capacity	Condition rating 3

117 High Street, Dumfries– Condition Report



5	Outside the property	Commentary – condition and recommended works	
5.4	<b>External Walls</b>		
	<p>Building 1 front elevation</p> <p>Ashlar sandstone with features</p> <p>Shop front with inset front entrance and full width sign board</p>	<p>Stone in generally good condition. No significant cracks or distortion.</p> <p>Some weathered and missing areas of pointing and staining and weed growth due to failed rainwater goods.</p> <p>There are some poor repairs of former fixing holes and the face of two decorative panels has been damaged.</p> <p>Shop front is dated and ageworn with timber framed single glazed windows and a stone upstand which does not match the sandstone</p>	
	<p>Rear of Building 1 and buildings 2, and 3</p> <p>Facing brick walls, local clay facing bricks</p>	<p>The facing brick external walls are of stretcher bond which suggests they are of cavity construction.</p> <p>The walls are free from evidence of significant structural movement to the north elevation. We did not gain access to inspect the south elevations.</p> <p>Walls are generally stained and dirty, there are area of failed mortar pointing, graffiti and poor infill to former openings</p>	





117 High Street, Dumfries– Condition Report

5	Outside the property	Commentary – condition and recommended works	
	<p>Building 4</p> <p>Sandstone rubble walls</p>	<p>There is evidence of past structural movement. This has been repaired but hairline cracks have reappeared. These may be due to mortar shrinkage rather than to further movement.</p> <p>Pointing has been replaced, with evidence of cementitious mortars which will cause damage to the sandstone. Some of the pointing is untidy and miss-matching and there are render areas to former doors openings on the north elevation which are unsightly.</p> <p>There are some weathered and eroded areas of sandstone.</p>	
		<p>The east gable walls have been rendered with a smooth cement render which is stained with graffiti and some weed growth from water run-off. There is a buttress on this wall which may have been a boiler chimney. The buttress has weed growth at the capping and staining from water run-off. No significant evidence of structural movement.</p>	
	<p>Recommendation</p>	<p>Sandstone façade - Specialist cleaning required to remove staining to walls; pointing repairs in lime mortar; removing poor filling to former fixing holes and renewal with an appropriate repair material.</p> <p>Brick walls to rear require cleaning and repointing and some local repairs to damaged areas. The south elevation walls should be checked for condition and appropriate repairs carried out</p> <p>The render to the east elevation should be repaired or replaced. The purpose of the buttress should be investigated and repairs or removal considered</p>	<p>Condition rating 2</p>

117 High Street, Dumfries– Condition Report

5	Outside the property	Commentary – condition and recommended works	
5.5	<b>External doors and windows</b>		
	External doors		
	<p>Shop front</p> <p>Aluminium framed single glazed shop front with inset entrance door and roller shutter security screen and internal grilles</p>	<p>The shop entrance is dated and ageworn with over painting of powder coated frames, a broken pane and displaced glazing seals and beads.</p> <p>The roller shutter is ageworn and stiff in operation with ageworn locks.</p> <p>The entrance area is stained and light fittings in the soffit ling are broken</p>	
	<p>Rear doors</p> <p>Fire escape doors, steel lined secure doors fitted with panic bolts and slip bolts</p>	<p>Doors and ironmongery are ageworn with poor paint finishes</p> <p>The ironmongery is not compliant for fire escape doors</p>	



117 High Street, Dumfries– Condition Report

5	Outside the property	Commentary – condition and recommended works	
	Windows		
	<p>Building 1 has single glazed timber framed sash and case windows to the first and second floors</p> <p>There are no windows in Buildings 2, and 3 original gable windows</p>	<p>There is failed paint to all frames with denatured timber and some rot especially to sills. Putty is cracked and hardened. The windows are in poor condition</p>	
	<p>Building 4 has one of its original gable windows</p>	<p>The one remaining window is in very poor condition with the lower sash hanging open. There is a roof beneath the window but when the sash falls it could cause damage and debris may fall to the roadway.</p>	
	<p>Recommendation – doors</p>	<p>The shop front could be repaired but is dated and out of character so replacement should be considered</p> <p>Fire doors could be repaired or replaced</p>	<p>Condition rating 2</p>
	<p>Recommendation – windows</p>	<p>Timber sash and case A specialist joiner should be asked to inspect the windows, prepare a schedule of repairs and carry out the necessary repairs. Where repairs are not practicable replacement windows should match the appearance of the existing windows.</p>	<p>Condition rating 3</p>




117 High Street, Dumfries– Condition Report

5	<b>Outside the property</b>	<b>Commentary – condition and recommended works</b>	
5.6	<b>External Decoration</b>		
	External walls	No painted walls	
	External doors	Failed paint finishes	
	Windows	Failed paint finishes	
	Fascia boards an timber linings	Failed paint finishes	
	Recommendation	All external timbers require full redecoration after repair	Condition rating 3


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6	Inside the property	Commentary – condition and recommended works	
6.1	<b>Dampness and timber disease</b>		
	Penetrating damp  Building 1	As noted in the section on roof there was no access to the upper floors but there is extensive evidence of damp on walls at ground floor level with staining and moulds. There is likely to be timber disease affecting timbers in the roof upper floors and walls	
	Penetrating damp Building 2	A suspended ceiling has been installed under the original vaulted ceiling. There is damage and missing panels to the suspended ceiling and some of this damage may be due to water ingress from the roof. The supporting walls of this building have high damp readings with areas of staining and mould growth. There is likely to be timber disease affecting timbers in the roof	

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6	Inside the property	Commentary – condition and recommended works	
	Penetrating damp Building 3	Dampness is general on walls and much of this is from roof and gutter defects and probably from rising damp. Dampness has caused timber disease to affect structural timbers in the roof.	
	Penetrating damp Building 4	There is damp staining and damage to roof timbers as a result of water penetration of the roof covering and gutters	
	Rising damp	<p>There are high damp readings on walls generally. It is likely that dampness is rising from the lack of damp membranes in the original construction as well as penetrating damp.</p> <p>There are area of damage to plaster finishes at low levels and damp areas on floor slabs.</p> <p>A full assessment of the effect of rising damp defects may not be possible until the roof is overhauled and water ingress from roof defects has had a chance to dry out.</p>	

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6	Inside the property	Commentary – condition and recommended works	
	Damp generally	<p>High damp readings were obtained over many areas of the walls and floors. The building is unheated and high damp readings are common in the fabric of empty buildings. However there are general failures in the roof coverings and blocked rainwater conductors and water ingress is occurring.</p>	
	<p>Timber disease</p> <p>Wet rot and woodworm</p>	<p>Inspection of roof and floor timbers was very limited generally with no inspection of the upper floors and roof void of Building 1 in particular. There are large damp patches on walls and ceilings and roof timbers in these areas are very likely to be affected by damp and infestation by wood boring insects and/or timber disease.</p> <p>Inner lintels to windows and doors are usually of timber in property of this age and joist and rafter ends have been built into or are in contact with stone and brickwork.</p> <p>A representative sample of timber has been inspected and the possibility of concealed defects being present to inaccessible timbers cannot be ruled out.</p> <p>Widespread wet rot was noted to visible roof timbers and sarking.</p>	
	<p>Timber disease</p> <p>Dry rot</p>	<p>No evidence of dry rot was found in the timbers that could be seen.</p> <p>However the upper floors and roof space of building 1 was not inspected. The evidence of dampness on the ground floor makes it highly likely that severe rot will be affecting timbers in the roof and upper floors of these areas.</p>	

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6	Inside the property	Commentary – condition and recommended works	
	Recommendation	<p>A specialist in the treatment of rising damp and timber disease should be asked to inspect the property and prepare a report and quotation for the necessary remedial works which should be carried out with the benefit of a long term insurance backed guarantee.</p> <p>Timbers affected by rot should be replaced or spliced</p>	Condition rating 3
6.2	<b>Attic Voids</b>		
	<p>The roof void of Building 1 was not inspected</p> <p>Building 2 and 3 had vaulted ceilings originally with large roof lights. These have been boarded over and a grid suspended ceiling installed to Building 2 and a plasterboard ceiling to building 3</p>	<p>No obvious evidence of bat or mice infestation was found in the roof void.</p> <p>No obvious evidence of wasp nests or bird nesting materials in the roof space.</p>	
	Insulation of roof spaces	There is no insulation in roof voids where inspected.	
	recommendation	<p>Access hatches should be formed into all roof voids and inspections carried out. The condition of the roofs suggests that timber disease and infestation are likely and these should be repaired and treated as part of the roof overhaul</p> <p>Roof insulation to modern standard should be installed as part of a roof overhaul with measures to ensure adequate ventilation of cold voids and to protect against access by pests</p>	Condition rating 2





117 High Street, Dumfries– Condition Report

6	Inside the property	Commentary – condition and recommended works	
6.3	<b>Floors</b>		
	<p>Ground floors</p> <p>Solid floors</p> <p>Concrete slabs floors</p> <p>Floor coverings remain in the front shop area</p>	<p>These floors are generally level and sound.</p> <p>Floor slabs will be uninsulated at this date of construction</p> <p>There is extensive staining and dampness on floor slabs</p> <p>Before laying new floor coverings, repairs and probably a levelling screed will be required throughout.</p>	
	Building 4 floor slab	<p>There is some cracking in the floor slab which may be due to settlement. It is likely that the settlement is of longstanding and unlikely to be progressive</p>	
	Recommendation	<p>A renovation of the property should include providing insulation to floors. The general level of dampness makes it likely that other repairs to floors may be required.</p> <p>Before laying new floor coverings, repairs and probably a levelling screed will be required throughout.</p>	Condition rating 2


117 High Street, Dumfries– Condition Report

6	Inside the property	Commentary – condition and recommended works	
6.4	<b>Ceilings</b>		
	Building 1 and 2 Suspended ceiling tiles in a lay in grid below and original vaulted ceiling (building 2).	Ceiling finishes have been affected by dampness. The ceiling is stained by dampness and mould growth, many tiles are missing or broken	
	Plaster ceiling to building 3	Damp and mould staining and some damaged areas. Plasterboard is supported on a metal channel support system	
	Recommendation	The refurbishment works should include replacement of all ceiling finishes	Condition rating 3



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6	Inside the property	Commentary – condition and recommended works	
6.5	<b>Walls and Partitions</b>		
	Original lath and plaster to the external walls has been replaced or covered over by plasterboard or shop linings	All wall finishes have been affected by dampness and mould staining	
	Building 4  Former print works has a wall lining of white ceramic bricks	There are areas of damage, staining and infill of former openings in fair faced blockwork.  There is historic interest in this feature	
	Recommendation	As part of a refurbishment wall finishes should be repaired or replaced. Ideally a refurbishment might include installing insulated linings to reduce heat loss	Condition rating 3
6.6	<b>Fireplaces and chimneys</b>		
	There are no fire places to the ground floor spaces. There are flues to the gable chimneys of building 1 and it is possible that fire places remain in the upper floors		


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6	Inside the property	Commentary – condition and recommended works	
	Recommendations	As part of the chimney works the old flues should be investigated and those in ownership should be repaired and ventilated	Condition rating 2
6.7	<b>Built in fitments</b>		
	There are some shelves and work tops but in general the building has no fittings remaining		
	Stairs  No stair case was found in building 1 to provide access to the upper floors. We understand that there is no access from neighbouring property either		
	Recommendations	<p>As part of a refurbishment an access stair should be formed. This will require to comply with building regulations with respect to fire escape distances and protection and may involve extension to the building envelope.</p> <p>Dependent on the future use of upper floors there may also be a requirement to provide a lift to comply with Disability Discrimination Act</p>	Condition rating 3



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6	Inside the property	Commentary – condition and recommended works	
6.8	<b>Joinery finishes</b>		
	Internal doors and frames Generally flush ply painted doors.	Internal doors are of poor quality, none appear to be fire rated and ironmongery is ageworn.	
	Door frames and skirtings plain profile with paint finish	All timber affected by damp. Drying may cause warping, splitting and distortion.	
	Recommendation	Repairs and renewals as part of refurbishment	Condition rating 2
6.9	<b>Internal decoration</b>		
	Painted finish to walls, ceilings, skirtings, doors, frames and windows	Decoration is in poor condition and has been affected by damp	
	Recommendation	The building will require full redecoration once dried and refurbished	Condition rating 3

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6	Inside the property	Commentary – condition and recommended works	
6.10	<b>Sanitary ware</b>		
	<p>Staff toilet</p> <p>Wash basin with over sink hot water heater</p> <p>WC suite</p>	<p>The sanitary ware is ageworn and the provision does not meet modern standards.</p> <p>There is no accessible toilet</p>	
	Recommendation	The provision of sanitary facilities should be considered in the design of refurbishment works	Condition rating 3

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7.1	Services	Commentary – condition and recommended works	
	Generally	Services have been visually inspected but not tested. All services were turned off at the time of the inspection	
7.1	<b>Electricity</b>		
	Electrical installation	<p>There is a lighting and power installation but it is basic and outdated. Fittings and accessories are old and are likely to have been affected by damp.</p>	
	Incoming electrical supply	<p>The electrical supply cable runs along the outside wall of buildings 2 and 3 in the north close.</p> <p>There are loose and disconnected cables on the outer walls</p>	

117 High Street, Dumfries– Condition Report

7.1	Services	Commentary – condition and recommended works	
	Recommendation	<p>A full replacement of the electrical installation to modern standards should form part of a refurbishment of the property.</p> <p>The electrical mains supply should be investigated. A refurbishment may require separate mains supplies and alteration to the position of the incomer</p>	Condition rating 3
7.2	<b>Gas/heating fuel</b>		
	No gas supply		
7.3	<b>Water</b>		
	Mains cold water	The mains supply is limited and inadequate.	
	Recommendation	<p>The hot and cold water installation will need to be provided as part of a refurbishment.</p> <p>It is possible that the supply to the property is by a lead pipe and this should be checked. If the supply is in a lead pipe it should be replaced. The water main supply may require upgrading dependent on the extent of services required</p>	Condition rating 3
7.4	<b>Heating</b>		
	Generally		
	There is no installed heating system		
	Recommendation	A new heating and ventilation system should be installed as part of a full refurbishment of the property	Condition rating 3





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7.1	Services	Commentary – condition and recommended works	
7.5	<b>Hot Water</b>		
	Wash basin  Over sink water heater	Ageworn	
	Recommendation	A new hot water system should be installed as part of a full refurbishment of the property	Condition rating 3
7.6	<b>Drainage</b>		
	Mains drainage is assumed	No manholes were found within the building or in the north close. The provision is likely to be poor and inadequate for the future use of the building. It is assumed that drainage connections to the rear will be shared with other buildings before reaching a sewer	

117 High Street, Dumfries– Condition Report

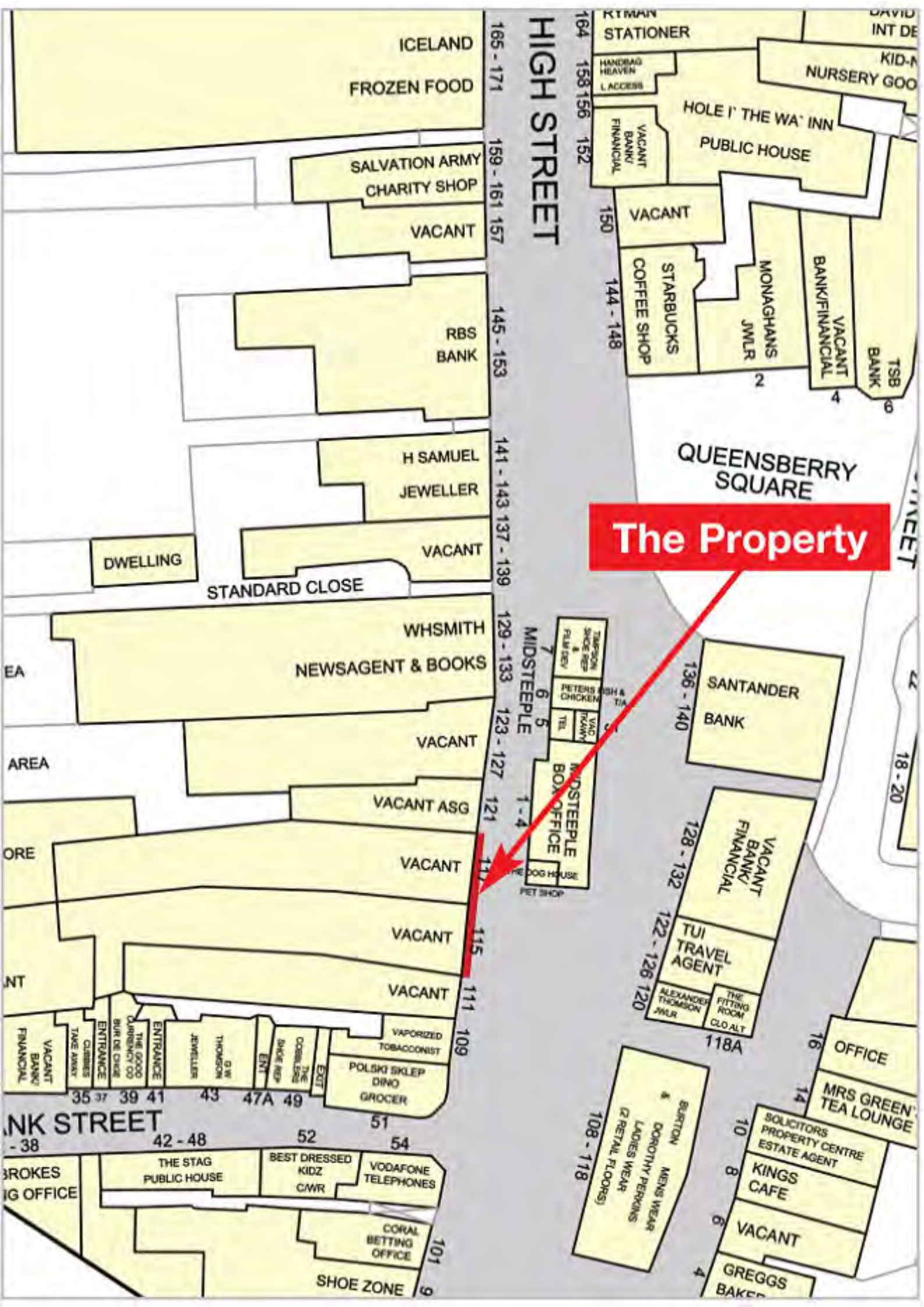
7.1	Services	Commentary – condition and recommended works	
	Recommendation	As part of a refurbishment of the buildings a new drainage system will be required to support the surface water and foul drainage requirements	Condition rating 3

117 High Street, Dumfries– Condition Report

8	Grounds	Commentary – condition and recommended works	
	Generally	The site is almost entirely covered by building structures. Only the closes to the north and south provide external spaces	
8.1	Site access	Access is only available at present from the High Street main entrance. The rear access has been blocked to the rear of WH Smiths by the construction of a fence along the boundary	
	Recommendation	Consideration of access will be essential to enable construction works for refurbishment or alterations to take place	Condition rating 3
8.2	Soft landscaped areas  There an enclosed grass area at the north side of building 3	The gardens are overgrown. Before the fence was erected by WH Smith the area was misused by the public	
	Recommendation	Garden ground and soft landscaping will require to be design and built to suit the development proposals for the site	Condition rating 2
8.3	Boundary walls  Boundary walls are formed by buildings		

117 High Street, Dumfries– Condition Report

8	<b>Grounds</b>	<b>Commentary – condition and recommended works</b>	
8.4	Trees	There are no substantial trees within influencing distance of the building but trees and shrubs are growing in the grassed area and on the neglected close	
	Recommendation	Landscaping and repairs to the closes will form a necessary part of a refurbishment	Condition rating 2
8.5	Outbuildings  none		



HIGH STREET

The Property

ICELAND  
FROZEN FOOD

SALVATION ARMY  
CHARITY SHOP

VACANT

RBS  
BANK

H SAMUEL  
JEWELLER

VACANT

WHSMITH  
NEWSAGENT & BOOKS

VACANT

VACANT ASG

VACANT

VACANT

VACANT

VACANT

VAPORIZED  
TOBACCONIST

POLSKI SKLEP  
DIPO  
GROCER

THE STAG  
PUBLIC HOUSE

BEST DRESSED  
KIDZ  
CWR

VODAFONE  
TELEPHONES

CORAL  
BETTING  
OFFICE

SHOE ZONE

STATIONER

HANDBAG  
HEAVEN  
L ACCESS

VACANT  
BANK/  
FINANCIAL

HOLE I' THE WA' INN  
PUBLIC HOUSE

VACANT

STARBUCKS  
COFFEE SHOP

MONAGHANS  
JMLR

VACANT  
BANK/FINANCIAL

TSB  
BANK

QUEENSBERRY  
SQUARE

SANTANDER  
BANK

VACANT  
BANK/  
FINANCIAL

TUI  
TRAVEL  
AGENT

ALEXANDER  
THOMSON  
JMLR

THE FITTING  
ROOM  
CLO ALT

OFFICE

MRS GREEN'S  
TEA LOUNGE

SOLICITORS  
PROPERTY CENTRE  
ESTATE AGENT

KINGS  
CAFE

VACANT

GREGGS  
BAKERS

BURTON  
&  
DOROTHY PERKINS  
LADIES WEAR  
(2 RETAIL FLOORS)

BANK STREET

BROKES  
OFFICE

VACANT  
BANK/  
FINANCIAL

VACANT  
BANK/  
FINANCIAL

165 - 171  
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141 - 143 137 - 139  
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## Listed Building

The legal part of the listing is the address/name of site only. All other information in the record is not statutory.

# 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

Listing is the way that a building or structure of special architectural or historic interest is recognised by law through the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

We list buildings of special architectural or historic interest using the criteria published in the Historic Environment Scotland Policy Statement.

The statutory listing address is the legal part of the listing. The information in the listed building record gives an indication of the special architectural or historic interest of the listed building(s). It is not a definitive historical account or a complete description of the building(s). The format of the listed building record has changed over time. Earlier records may be brief and some information will not have been recorded.

Listing covers both the exterior and the interior. Listing can cover structures not mentioned which are part of the curtilage of the building, such as boundary walls, gates, gatepiers, ancillary buildings etc. The planning authority is responsible for advising on what is covered by the listing including the curtilage of a listed building. For information about curtilage see [www.historicenvironment.scot](http://www.historicenvironment.scot). Since 1 October 2015 we have been able to exclude items from a listing. If part of a building is not listed, it will say that it is excluded in the statutory address and in the statement of special interest in the listed building record. The statement will use the word 'excluding' and quote the relevant section of the Historic Environment Scotland Act 2014. Some earlier listed building records may use the word 'excluding', but if the Act is not quoted, the record has not been revised to reflect current legislation.

If you want to alter, extend or demolish a listed building you need to contact your planning authority to see if you need listed building consent. The planning authority is the main point of contact for all applications for listed building consent.

Find out more about listing and our other designations at [www.historicenvironment.scot](http://www.historicenvironment.scot). You can contact us on 0131 668 8716 or at [designations@hes.scot](mailto:designations@hes.scot).

## Images

There are no images available for this record.

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