

wardell-armstrong.com

ENERGY AND CLIMATE CHANGE  
ENVIRONMENT AND SUSTAINABILITY  
INFRASTRUCTURE AND UTILITIES  
LAND AND PROPERTY  
MINING AND MINERAL PROCESSING  
MINERAL ESTATES  
WASTE RESOURCE MANAGEMENT



CUNNINGHAME HOUSING ASSOCIATION

**FORMER CARRS BILLINGTON PREMISES,  
23-25 HIGH STREET,  
ANNAN**

**Archaeological Building Survey report**

*your earth our world*






**wardell  
armstrong**

**DATE ISSUED:** February 2018  
**JOB NUMBER:** CL12092  
**OASIS REFERENCE:** wardella2-308485  
**PLANNING APPLICATION REF:** 17/2051/FUL and 17/2052/CAC

**CUNNINGHAME HOUSING ASSOCIATION**

**Former Carrs Billington Premises,  
 23-25 High Street, Annan**

**Archaeological Building Recording**

| <b>PREPARED BY:</b>                                                                 | <b>EDITED BY:</b>                                                                   | <b>APPROVED BY:</b>                                                                   |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Ariane Buschmann                                                                    | David Jackson                                                                       | David Jackson                                                                         |
|  |  |  |
| Building Archaeologist                                                              | Senior Project Officer                                                              | Senior Project Officer                                                                |

*This report has been prepared by Wardell Armstrong LLP with all reasonable skill, care and diligence, within the terms of the Contract with the Client. The report is confidential to the Client and Wardell Armstrong LLP accepts no responsibility of whatever nature to third parties to whom this report may be made known.*

*No part of this document may be reproduced without the prior written approval of Wardell Armstrong LLP.*



Wardell Armstrong is the trading name of Wardell Armstrong LLP, Registered in England No. OC307138.

Registered office: Sir Henry Doulton House, Forge Lane, Etruria, Stoke-on-Trent, ST1 5BD, United Kingdom

UK Offices: Stoke-on-Trent, Birmingham, Cardiff, Carlisle, Edinburgh, Greater Manchester, London, Newcastle upon Tyne, Penryn, Sheffield, Truro, West Bromwich. International Offices: Almaty, Moscow

ENERGY AND CLIMATE CHANGE  
 ENVIRONMENT AND SUSTAINABILITY  
 INFRASTRUCTURE AND UTILITIES  
 LAND AND PROPERTY  
 MINING AND MINERAL PROCESSING  
 MINERAL ESTATES AND QUARRYING  
 WASTE RESOURCE MANAGEMENT

## CONTENTS

|     |                                                     |    |
|-----|-----------------------------------------------------|----|
| 1   | INTRODUCTION AND POLICIES .....                     | 10 |
| 1.1 | Project circumstances and planning background ..... | 10 |
| 1.2 | Location .....                                      | 11 |
| 1.3 | Planning Context .....                              | 11 |
| 1.4 | Local Planning Policies.....                        | 12 |
| 2   | METHODOLOGY .....                                   | 14 |
| 2.1 | Standards and Guidance .....                        | 14 |
| 2.2 | Enhanced Building Survey .....                      | 14 |
| 2.3 | Reporting and Project Archive .....                 | 15 |
| 3   | HISTORICAL BACKGROUND.....                          | 16 |
| 3.1 | Introduction.....                                   | 16 |
| 3.2 | Historic Background .....                           | 16 |
| 4   | ARCHAEOLOGICAL BUILDING RECORDING .....             | 19 |
| 4.1 | Introduction.....                                   | 19 |
| 4.2 | Building exterior .....                             | 19 |
| 4.3 | Building interior.....                              | 40 |
| 4.4 | Boundary walls .....                                | 68 |
| 5   | PHASING OF BUILDING .....                           | 77 |
| 6   | CONCLUSION.....                                     | 79 |
|     | BIBLIOGRAPHY .....                                  | 80 |
|     | Primary Sources.....                                | 80 |
|     | Secondary Sources .....                             | 80 |

## FIGURES

Figure 1: Site Location

Figure 2: Detailed Site Location

Figure 3: John Wood's Plan of Annan, 1826

Figure 4: 1859 First Edition Town Plan, scale 1:500

Figure 5: 1861 First Edition Ordnance Survey Map, 25inch

Figure 6: 1900 Second Edition Ordnance Survey Map, 25inch

Figure 7: 1931 Third Edition Ordnance Survey Map, 25inch

Figure 8: 1964 Ordnance Survey Map, 25inch

Figure 9: Floor Plan of No 23 and 25 High Street

## PLATES

|                                                                                                                                    |    |
|------------------------------------------------------------------------------------------------------------------------------------|----|
| Plate 1: North facing elevation of No 23 and 25                                                                                    | 22 |
| Plate 2: Detail at north facing elevation of No 23                                                                                 | 23 |
| Plate 3: Detail at north facing elevation of No 23                                                                                 | 23 |
| Plate 4: Driveway, west facing elevation                                                                                           | 24 |
| Plate 5: Driveway, east facing elevation                                                                                           | 24 |
| Plate 6: West facing elevation, north section of No 23                                                                             | 25 |
| Plate 7: West facing elevation, north and central section of No 23                                                                 | 25 |
| Plate 8: West facing elevation, northern central section of No 23                                                                  | 26 |
| Plate 9: West facing elevation, southern central section of No 23                                                                  | 26 |
| Plate 10: West facing elevation, southern central section and southern modern addition of No 23                                    | 27 |
| Plate 11: General view of west facing elevation of No 25                                                                           | 27 |
| Plate 12: West facing elevation, 1920's section to the north of No 25                                                              | 28 |
| Plate 13: West facing elevation, blocked off opening at northern section at overbridged driveway                                   | 28 |
| Plate 14: West facing elevation, boarded up window at No 25                                                                        | 29 |
| Plate 15: West facing elevation, boarded up large window front at No 25                                                            | 29 |
| Plate 16: West facing elevation, transition from 1920's building to mid to late 19 <sup>th</sup> century building of No 25         | 30 |
| Plate 17: West facing elevation, half dormer window of mid to late 19 <sup>th</sup> century possibly residential building of No 25 | 30 |
| Plate 18: West facing elevation, doorway with No 9 of mid to late 19 <sup>th</sup> century possibly residential building of No 25  | 31 |

|                                                                                                                                            |    |
|--------------------------------------------------------------------------------------------------------------------------------------------|----|
| Plate 19: West facing elevation, no visible break in fabric between the residential like building and the larger industrial style building | 32 |
| Plate 20: West facing elevation, unpainted section of the possibly industrial building of No 25                                            | 33 |
| Plate 21: West facing elevation, painted section of the possibly industrial building of No 25                                              | 33 |
| Plate 22: South facing elevation of No 23                                                                                                  | 34 |
| Plate 23: South facing elevation of No 25 with roof scarring                                                                               | 34 |
| Plate 24: General view of east elevation of No 23                                                                                          | 35 |
| Plate 25: East facing elevation, transition from modern brick structure to mid to late 19th century structure at No 23                     | 35 |
| Plate 26: East elevation, visible break in fabric and modernised historic lamp at No 23                                                    | 36 |
| Plate 27: East elevation, visible break in fabric and modernised historic lamp at No 23                                                    | 37 |
| Plate 28: East elevation, visible break in fabric at the level of the drainage pipe                                                        | 37 |
| Plate 29: Bridged over driveway                                                                                                            | 38 |
| Plate 30: East facing elevation of No 25 from police car park                                                                              | 38 |
| Plate 31: East facing elevation of No 25 from police car park                                                                              | 39 |
| Plate 32: East facing elevation of No 25 from police car park                                                                              | 39 |
| Plate 33: Southern cellar room of No 23                                                                                                    | 40 |
| Plate 34: replacement of timbers due to rot                                                                                                | 41 |
| Plate 35: Cellar flag stones in southern cellar of No 23                                                                                   | 41 |
| Plate 36: Old staircase towards GF5 in No 23                                                                                               | 42 |
| Plate 37: Northern cellar room of No 23                                                                                                    | 42 |
| Plate 38: No 23, doorway in GF1                                                                                                            | 44 |
| Plate 39: No 23, GF1 blocked off opening                                                                                                   | 45 |
| Plate 40: No 23, GF1 boarded up small window at east elevation                                                                             | 45 |
| Plate 41: No 23, GF2, staircase to FF5                                                                                                     | 46 |
| Plate 42: No 25, GF2 hatch towards the cellar                                                                                              | 46 |
| Plate 43: No 25, GF2 northern glass shop front                                                                                             | 47 |
| Plate 44: No 25, GF2 cast iron fireplace at east elevation                                                                                 | 47 |
| Plate 45: No 25, GF2 blocked doorway                                                                                                       | 48 |
| Plate 46: No 25, GF 2 east elevation with blocked openings towards the current police station                                              | 48 |
| Plate 47: No 25, GF2 modern inserted concrete brick wall and cast iron column                                                              | 49 |
| Plate 48: No 25, GF3 general view to the north                                                                                             | 49 |

|                                                                                           |    |
|-------------------------------------------------------------------------------------------|----|
| Plate 49: No 25, GF3 general view to the north                                            | 50 |
| Plate 50: No 25, GF3 blocked off opening at the east elevation                            | 50 |
| Plate 51: No 25, GF4 general view                                                         | 51 |
| Plate 52: No 25, GF4 doorway and window at west elevation                                 | 51 |
| Plate 53: No 23, GF5 window shop front to the north                                       | 52 |
| Plate 54: No 23, GF5 blocked off fireplace at the west elevation                          | 52 |
| Plate 55: No 23, GF5 blocked up opening and boarded up staircase window at west elevation | 53 |
| Plate 56: No 23, GF5 blocked off fireplace and doorway to GF6                             | 53 |
| Plate 57: No 23, GF6 general view                                                         | 54 |
| Plate 58: No 23, GF6 current state of the flooring                                        | 54 |
| Plate 59: No 23, FF1 blocked off fireplace and inserted staircase space                   | 57 |
| Plate 60: No 23, FF1 decorative plaster ceiling                                           | 57 |
| Plate 61: No 23, FF2 general view                                                         | 58 |
| Plate 62: No 23, FF2, concrete lintel of doorway to FF4                                   | 58 |
| Plate 63: No 23, FF2 staircase towards GF1                                                | 59 |
| Plate 64: No 23, view into not accessible FF3 with blocked off staircase window           | 60 |
| Plate 65: No 23, FF4 view to the south with blocked off doorway and fireplace             | 60 |
| Plate 66: No 23, FF4 sash window with hidden shutters                                     | 61 |
| Plate 67: No 23, FF4 remnants of the decorative coving and picture rail                   | 61 |
| Plate 68: No 23, FF4 blocked off doorway towards FF3                                      | 62 |
| Plate 69: No 23, FF4 partially removed ceiling                                            | 62 |
| Plate 70: No 25, FF5 general view to the north-east                                       | 63 |
| Plate 71: No 25, FF5 roof scarring at the east elevation                                  | 63 |
| Plate 72: No 25, FF5 staircase to the attic room                                          | 64 |
| Plate 73: No 25, FF5 staircase to GF2 at south side                                       | 64 |
| Plate 74: No 25, FF5 loading bay door at overbridging section                             | 65 |
| Plate 75: No 25, FF6 general view to the north                                            | 65 |
| Plate 76: No 25, FF6 wooden partition at south end of room                                | 66 |
| Plate 77: No 25, FF6 doorway with two steps towards FF7                                   | 66 |
| Plate 78: No 25, FF7 general view, not accessible                                         | 67 |
| Plate 79: No 25, attic room, partitioned off section of room                              | 67 |
| Plate 80: No 25, attic room, built in shelving at east elevation                          | 68 |
| Plate 81: Southern boundary wall at smaller yard to the south-east                        | 69 |
| Plate 82: Remains of stone boundary wall to the south of the small yard                   | 70 |

|                                                                 |    |
|-----------------------------------------------------------------|----|
| Plate 83: Red brick boundary wall of the small yard             | 70 |
| Plate 84: boundary walls with access to main site at small yard | 71 |
| Plate 85: Northern section of eastern boundary wall             | 71 |
| Plate 86: Northern section of eastern boundary wall             | 72 |
| Plate 87: Central section of eastern boundary wall              | 72 |
| Plate 88: Southern section of eastern boundary wall             | 73 |
| Plate 89: Eastern section of southern boundary wall             | 73 |
| Plate 90: Western section of southern boundary wall             | 74 |
| Plate 91: Corner of southern and western boundary wall          | 74 |
| Plate 92: Western boundary wall                                 | 75 |
| Plate 93: General view of western boundary wall                 | 75 |
| Plate 94: Northern section of western boundary wall             | 76 |
| Plate 95: Aerial photograph of the site in 1929, Canmore        | 78 |

## **SUMMARY**

Wardell Armstrong (WA) was commissioned by Cunninghame Housing Association to undertake a programme of an enhanced archaeological building recording of the former Carrs Billington Premises at 23-25 High Street, Annan. The work was required as a condition of planning consent. The building recording covered several buildings associated with the site, as well as the area of previously demolished structures at the south of the site.

The buildings comprise two range of structures, dating between the mid-19<sup>th</sup> century to the modern period. The northern section of the buildings is located within the Annan Conservation area. They are two storeys high, with cellars below the northern front of the building, and an attic room at No 25. There are currently various access points into the buildings. The main material used for the external and internal walling is red sandstone. In some areas, modern brick alteration and repair works were visible. The buildings are currently interconnected via the first floor, bridging the driveway into the old Pool's Court. All ground floor windows have been boarded up.

On the interior, various changes of the layout were noticeable. All fireplaces appear to have been either bricked up or made redundant. The original staircase of the northern structure of No 23 had been removed, remnants of which are still visible within the cellar and the boarded up staircase window.

There is the possibility of earlier remains below these structures. The buildings are in a fair to mediocre condition, with several areas to the south not accessible due to water damage and associated rot. The already demolished structures covered the once designed gardens of the property. There is however only a low possibility for features to survive the 20<sup>th</sup> century development.



## **ACKNOWLEDGEMENT**

Wardell Armstrong thanks Cunninghame Housing Association for commissioning the project, and for all his assistance during the survey. Wardell Armstrong also thanks Stephen Macaulan of Manning Elliott Partnership for his help during the project.

Thanks are also due to Andrew Nicholson, Planning Archaeologist at Dumfries & Galloway Council for his help and advice.

The archaeological building survey was undertaken by Ariane Buschmann and Holly-Ann Carl. The report was written by Ariane Buschmann, and the figures were produced by Adrian Bailey. The report was edited and the project managed by David Jackson, Senior Project Officer.

## **1 INTRODUCTION AND POLICIES**

### **1.1 Project circumstances and planning background**

1.1.1 Wardell Armstrong was commissioned by Cunninghame Housing Association to undertake a programme of enhanced archaeological building recording of the former Carrs Billington Premises, 23-25 High Street, Annan DG12 6AD (NY 19198 66541), in advance of the partial demolition and redevelopment of the site for residential purposes (17/2051/FUL and 17/2052/CAC).

1.1.2 According to the council archaeologist, the proposal does not raise any significant policy issues which would result in a recommendation for refusal of planning permission in relation to impact on cultural heritage for the section of the buildings outside of the conservation area.

1.1.3 However a standard archaeological condition was raised, in order to ensure that the proposed works are fully mitigated. The condition states as follows:

1.1.4 *'That no development pursuant to this planning permission shall take place until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the planning authority (in consultation with the Council Archaeologist). This shall take the form of an archaeological watching brief during any ground-breaking works, and historic building recording on those standing structures that will be retained. In addition, the developer shall afford access at all reasonable times to the Council Archaeologist and shall allow them to observe work in progress.'*

1.1.5 The northern section of the buildings, facing High Street, is situated within the Annan Conservation Area, and thus falls under the conservation area consent policies. The council archaeologist, Andrew Nicholson, therefore recommended the following condition:

1.1.6 *'C500: Archaeological Investigation: That no development pursuant to this planning permission shall take place unless the developer has secured the implementation of a programme of archaeological work, comprising enhanced historic building recording, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the planning authority (in consultation with the Council Archaeologist). In addition, the developer shall afford access at all reasonable times to the Council Archaeologist or a nominated representative and shall allow them to observe work in progress.'*

1.1.7 The proposed development works will impact on several structures located within a historic burgage plot of probable medieval origin. Furthermore, the northern structures are located within the Annan Conservation Area, first designated in 1970 and extended in 2003. The site had been greatly redeveloped in the 19<sup>th</sup> century, when Annan went through a rise in development and population due to increased industry and trade. High Street is the main street of Annan and also the main defining open space within the town, and is of medieval origin.

1.1.8 The proposed development site was in use as an agricultural suppliers and machine hire business, but has been standing abandoned in 2014. Carrs Billington, the previous owner, carried out demolition works of the industrial warehouse and sheds, which covered the greater part of the site. The current frontage of the structures on site represent a Victorian style, although traces of older structures are visible within the abutting structures to the south.

## 1.2 Location

1.2.1 The site is located at the western end of High Street, Annan, to the east of the River Annan (NGR: NY 19198 66541; Figures 1 and 2). Annan is a town on the north shore of the Solway Firth and is just eight miles from the English border.

## 1.3 Planning Context

1.3.1 Scottish Planning Policy (The Scottish Government 2014) states that “the historic environment is a key cultural and economic asset and a source of inspiration that should be seen as integral to creating successful places”. Consequently, the planning system should:

*“promote the care and protection of the designated and non-designated historic environment (including individual assets, related settings and the wider cultural landscape) and its contribution to sense of place, cultural identity, social well-being, economic growth, civic participation and lifelong learning”; and “enable positive change in the historic environment which is informed by a clear understanding of the importance of the heritage assets affected and ensure their future use. Change should be sensitively managed to avoid or minimise adverse impacts on the fabric and setting of the asset, and ensure that its special characteristics are protected, conserved or enhanced”.*

1.3.2 The mechanisms for the conservation of the historic environment are set out in the *Historic Environment Scotland Policy Statement (HESPS)*, which was published by

Historic Environment Scotland (HES) in June 2016.

- 1.3.3 Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. This establishes that any work which affects the character of a listed building will require listed building consent. In assessing an application for listed building consent, the planning authority is required to have special regard to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses.
- 1.3.4 Section 2.24 of the *HESPS* states that *“any building or man-made structure may be considered for listing. In order to be listed under Section 1 of the 1997 Act any such building or structure must be of special architectural or historic interest”*.
- 1.3.5 Section 2.36 of the *HESPS* explains that *“many buildings are of interest, architecturally or historically, but for the purposes of listing this interest must be special”*.
- 1.3.6 Section 3.38 of the *HESPS* explains that *“once lost listed buildings cannot be replaced. They can be robbed of their special interest either by inappropriate alteration or by demolition. There is, therefore, a presumption against demolition or other works that adversely affect the special interest of a listed building or its setting”*.

#### 1.4 Local Planning Policies

- 1.4.1 The Local Development Plan was adopted by the Dumfries and Galloway Council in September 2014. The relevant policies in regard to the historic environment are Policy HE3 and HE4.
- 1.4.2 Policy HE3: Archaeology states that the council will support proposed developments that protect significant archaeological and historic assets, and the wider historic environment from any negative effects.
- 1.4.3 *‘In considering development proposals the Council will need to be satisfied that:*
- *the development preserves or enhances the appearance, fabric or setting of the site or asset in-situ; and/or*
  - *where there is uncertainty about the location, extent or significance of these assets an agreed scheme of assessment and evaluation to inform the application is included with the proposal; and/or*
  - *due consideration has been given to the significance and value of the site or asset in relation to the long-term benefit and specific need for the development in the location proposed.*

- 1.4.4 *Where, due to exceptional circumstances, development is to proceed and the preservation of historic assets in-situ including buildings is not possible, a scheme of mitigation involving excavation, recording, analysis, publication and archiving and any other measures appropriate to the case has been agreed with the Council’ (Dumfries and Galloway Council 2014a, 54).*
- 1.4.5 Furthermore, in Policy HE4: Archaeologically Sensitive Areas, it is proposed that the council will *‘support development that safeguards the character, archaeological interest and setting of Archaeologically Sensitive Areas (ASAs) as designated by the Council’ (Dumfries and Galloway Council 2014a, 55).*

## **2 METHODOLOGY**

### **2.1 Standards and Guidance**

2.1.1 An enhanced Historic Building Survey, as described by ALGAO: Scotland (2013). This is a record of the structure, placing it in its geographical, architectural and historical context, including information about any visible architectural phasing. All exterior and interior elevations were viewed, described and photographed. The record includes conclusions regarding the building's development and use (ALGAO: Scotland 2013).

### **2.2 Enhanced Building Survey**

2.2.1 The building survey comprised internal and external observation of the buildings and structures to produce a photographic and written record. Photographs were taken with a graduated scale and in digital format, of all external elevations and internal rooms, including structural architectural details, details of fixtures and fittings, and more general views showing the structures in their urban context. Photographs in black and white 35mm print were taken as appropriate. In summary, the photographic survey included:

- General view or views of the exteriors and interiors of the buildings;
- The scaled external appearance of the buildings, typically as a series of oblique views which showed all external elevations and gave an overall impression of size and shape;
- The overall appearance of the internal areas, where accessible, including any evidence for historic fixtures and fittings;
- Photographs of all exterior and interior details, whether structural, functional or decorative, relevant to the design of the buildings, and to their development and use;
- The relationship of the buildings to other buildings, or to a significant viewpoint.

2.2.2 The written record comprised:

- The precise location of all structures subjected to the building and topographic survey, as a National Grid reference and in address form;
- The location of the project archive;
- A historical background to set the structures into their historical context, with

information derived as a result of the desk-based research;

- A description of the form of the structures and their date and construction phases;
- Drawings to illustrate the report, including a scaled floor plan showing the current layout of the buildings.

2.2.3 The purpose of the archaeological building recording was to produce a photographic and written record of the existing structures. The aim was to identify sequences of development and modification within the buildings, to create a detailed record of the current state of the buildings and record any fixtures and fittings of historical significance.

## 2.3 Reporting and Project Archive

2.3.1 Three paper copies of the report will be submitted to the client's agent for submission to Dumfries & Galloway Council within two months of the commencement of on-site.

2.3.2 An archive will be prepared in accordance with the recommendations in *'Archaeological Archives: A Guide to Best Practice in Creation, Compilation, Transfer and Curation'* (Brown 2011).

2.3.3 The project archive will ultimately be deposited will be deposited within the Historic Environment Scotland's National Record for the Historic Environment (NRHE). Furthermore, copies of both reports will be sent to Andrew Nicholson, Planning Archaeologist for Dumfries and Galloway Council.

2.3.4 Wardell Armstrong supports the Online Access to Index of Archaeological Investigations (OASIS) project (<http://www.oasis.ac.uk>). The aim of the OASIS project is to provide an online index to archaeological grey literature that has been produced as a result of developer-funded fieldwork. Details of this project have been included on the OASIS database under the identifier **wardella2-308485**.

### **3 HISTORICAL BACKGROUND**

#### **3.1 Introduction**

3.1.1 This historical background has been compiled from information derived from historical mapping as well as readily-available documentary sources such as local histories.

#### **3.2 Historic Background**

3.2.1 The coastal burgh of Annan is situated on the east bank of the River Annan at the edge of the Solway Firth, in Dumfries and Galloway. Originally, Annan was created as a burgh of barony in the late-twelfth century by the Bruce family. It began its development as a port centre in the 14<sup>th</sup> century. Later, Annan was recognised as a royal burgh by King James V in the 1530s.

3.2.2 Most of the layout of present day Annan was only built within the past two centuries. Traditionally mostly a market town, the installation of a cotton mill in 1785 brought a change in employment and the beginning of a rise in population. The 19<sup>th</sup> century brought an increased expansion of the port and was associated with the growth of shipbuilding. The population of the municipal burgh in 1851 was estimated to be 4,570 (<http://maps.nls.uk/townplans/background/annan.html>).

3.2.3 Annan's old town centre is largely built of sandstone. It still includes a number of notable and historically valuable buildings. Bridge House, which was built in the early-18<sup>th</sup> century and stands on the High Street, is considered a well preserved example of Georgian town house architecture (<https://www.annan.org.uk/history/index.html>).

3.2.4 The 19<sup>th</sup> century brought a further increase in the economic development in Annan. The expansion of the port included the creation of an artificial embankment and two new jetties. In 1830, George Donald opened the Annandale distillery on the outskirts of the town. Other areas of industry included the gas works, cotton and grain mills, weaving, and the curing of ham and bacon for the Liverpool and London markets (<http://maps.nls.uk/townplans/background/annan.html>). Other occupations within the wider area included farming, fishing, industries generated by the port, and sandstone quarrying, which is reflected in the district's buildings.

3.2.5 There were several places of worship within Annan. Annan parish church, built around 1790 and located at the east-end of the town, is a Georgian structure. The Statistical Account of 1845, records the existence of '*two Dissenting meeting-houses in the town*', one of which belonged to the Associate Synod and the other to the Relief



Church (<http://maps.nls.uk/townplans/background/annan.html>). Whilst the former appears to have been long established, the latter was only established in the mid-19<sup>th</sup> century to the east of the site.

- 3.2.6 Shipbuilding, engineering and whisky distilling were key local industries of the 19<sup>th</sup> century, while the 20<sup>th</sup> century saw the growth of pharmaceuticals and knitwear.
- 3.2.7 Today there is no trace of the shipbuilding industry and only a few fishing boats are based at Annan.
- 3.2.8 High Street is the main street of Annan, and also the main defining open space within the town, and is of medieval origin. The buildings along the road represent several periods, such as the Classical Georgian, Scots Baronial and Renaissance (Dumfries & Galloway Council 2014b, 18). In the early 19<sup>th</sup> century, High Street was already greatly developed, while the back of the properties do not appear to have developed beyond their medieval burgage outline at this time.
- 3.2.9 By 1826, the proposed development site comprised a range of buildings, outbuildings and courtyard (Figure 3). The small yard to the south-east was only accessible via a side street referred to as Green Croft Wynd.
- 3.2.10 The buildings of No 23 and 25 fronting onto High Street were not interconnected. The property does not show any utilisation of the southern section of the site as in 1859 (Figure 4). Range No 23 comprised four buildings, while No 25 comprised three buildings. Three structures were located within the small yard to the south-east. The property was enclosed and a small pen abuts it to the south-west.
- 3.2.11 By 1859 (Figure 4), the gateway leading off High Street was bridged, and the ranges of buildings enclosed a space referred to as Pool's Close. There were two staircases leading to the frontage buildings. To the south were three enclosed gardens with interconnected paths and gates. At the south-east corner is an additional range of seven structures in a U-shaped plan. Between 1861 (Figure 5) and 1900 (Figure 6), no significant change seemed to have occurred within the site. There is some variation in the outbuildings to the south of the main complex and the small additional range to the south-east. Pool's Close was renamed to Pool's Court.
- 3.2.12 By 1931 (Figure 7), the fronting northern buildings are annotated as a club. The entire southern part of the site, as well as the garden space of the western neighbouring property, had been taken over by a large L-shaped warehouse. Only six structures remained amongst the south-eastern range of buildings, although they also were

removed and replaced by a larger structure by 1964 (Figure 8). At this point, the large warehouse was referred to as a garage.

3.2.13 The northern structures are located within the Annan Conservation Area, first designated in 1970 and extended in 2003 (Dumfries & Galloway Council 2014b, 18).

3.2.14 The road layout to the west of the site was altered to its current state in the late 20<sup>th</sup> century. In Canmore, the site is referred to as 23-27 High Street, Baird's Garage (<http://canmore.org.uk/site/214570>). It is classified as a 20<sup>th</sup> century garage, and a 19<sup>th</sup> century house.

## **4 ARCHAEOLOGICAL BUILDING RECORDING**

### **4.1 Introduction**

4.1.1 The archaeological building recording was undertaken on the 29<sup>th</sup> January 2017. The site is located at the western end of High Street, Annan, to the east of the River Annan (NGR: NY 19198 66541; Figure 1 and 2). The building is currently boarded up and the property fenced off. Not all sections of the buildings were accessible due to water damage and decay. The site comprised two ranges of buildings (No 23 and 25 High Street), each of which contained several structures. In the following descriptions, the ranges will be referred to as No 23 and No 25. Rooms are referred to by Ground Floor (GF), First Floor (FF) and a room number.

### **4.2 Building exterior**

4.2.1 The buildings are two storeys high, with additional cellar and attic space. They are mainly constructed of ashlar sandstone, with occasional rubble masonry and modern brickwork. There are a mixture of roof styles, although the structures mainly contain slate tiled saddle roofs.

4.2.2 *North Elevation:* The north facing elevation towards High Street comprises two sections, the old shop frontage of No 23 and 25 High Street (Plate 1). Their ground floor levels are partitioned by a narrow driveway (Plate 4 and 5). Both elevations are two storeys high, although only No 25 has an additional attic level.

*No 23:* This elevation is significantly more ornate. The window shopfront has been boarded up, but access was possible via the doorway at the eastern section of the elevation. The doorway is set in a three-centred archway with a pediment (Plate 3). The upper floor contains a large window front of three windows partitioned by stone mullions and transom. This is framed by smaller two light windows on each side. The gable end is ornate with strapwork and a stylised aedicule (Plate 2). Each side of the gable end contains a parapet with a strapwork balustrade.

*No 25:* This elevation does not contain any significant decorative elements. The window shopfront is currently boarded up, and there is no access to the building from this elevation. The first floor contains three windows. Although this is not a gable end elevation, a low, stepped gable has been imitated centrally with ashlar sandstone.

4.2.3 *West Elevation:* The west facing elevation of No 23 comprises four segments of buildings. The northern section is made of roughly coursed rough ashlar sandstone masonry (Plate 6). A water drainage pipe has been imbedded into the masonry in the

- northern section of the elevation. The elevation does not give the same smooth appearance as the northern elevation. A staircase window has been boarded up.
- 4.2.4 The following section is blind (Plate 7 and 8). The ashlar sandstone blocks are more evenly shaped than at the northern section. A horizontal line of narrow sandstones stretches along the second and third section at approximately first floor level.
- 4.2.5 The third section comprised two kinds of masonry (Plate 9). The lower section, below the previously mentioned horizontal line is constructed of a mix of rubble and sandstone masonry, while the upper section is made of roughly coursed ashlar sandstone. The southern part of this section is painted white, with a black section at the bottom.
- 4.2.6 The fourth section is a fairly deteriorated modern red brick structure (Plate 10). There are six windows with concrete lintels at the ground floor level, and two larger window fronts at the second floor level. There is a simple metal balustrade at the first floor, connected with a staircase leading to this level at the south elevation. The roof appears to be mostly deteriorated.
- 4.2.7 The west facing elevation of No 25 comprises two structures facing the old Pool's Court (Plate 11). The northern structure appear to be of later date than the southern structure. The two storeys high northern structure is built of rusticated roughly coursed ashlar sandstone (Plate 12). A built up doorway is situated at the far northern end of the structure (Plate 13), within the driveway between No 23 and 25. There are a further two blocked off doorways and four blocked off windows (Plate 14 and 15). There are a further four windows at the first floor level of the structure. The building is roughly interlocked with the older structure (Plate 16), with part of the elevation sitting on top of the roofline of the other structure.
- 4.2.8 The older structure comprised two sections, although both sections appeared to be contemporary (Plate 19). The first section is two storeys high, although it is located at a lower elevation than the later structure. There are two boarded up windows at the ground floor, framing a boarded doorway with the number 9 above its lintel (Plate 18). There are a further two windows set in half dormer windows (Plate 17). The sandstone window and doorframes have been ornated using various tool marks.
- 4.2.9 The second section is a larger, two storey structure (Plate 20 and 21). There are five windows on ground floor level, four of them with bars installed. There are two large double doors, the southern one with a modern sliding door. There is a further smaller

doorway with a timber door. On the first floor level are seven windows with bars, as well as a loading door. A metal beam has been installed below the third and fourth window. The greater section of the buildings elevation is painted white. Two blocked off windows are visible at the ground floor level. Some sagging within the north to south aligned saddle roof is visible.

- 4.2.10 *South Elevation:* The south elevation of No 23 is that of the modern brick extension to the south of the building (Plate 22). The structure is fronted by a westwards ascending staircase to the first floor level. A vertical, nearly two storey high steel beam is attached centrally to the elevation. Below the staircase, a simple timber door is set at the western end of the elevation. A large window front is situated at first floor level. Additionally, a very small window is set within the cut eastern corner.
- 4.2.11 The south gable end elevation of No 25 consists of a mixture of roughly ashlar sandstone masonry and rubble stone masonry (Plate 23). Clear roof scarring from the already demolished garage buildings is visible along the elevation. A doorway at the ground floor has been blocked off with modern concrete blocks. Two windows with metal bars are located at first floor level. A small window sits within the upper gable end. The Victorian structures of No 23 and 25 to the north are interconnected on first floor level, above the driveway into the old Pool's Court (Plate 29). The building of No 23 appears to abut the range of buildings to its south. A sash window set in a sandstone window frame is located at first floor level. While it appears homogenous on the north facing elevation, there is a clear distinction with the modern yellow brick masonry at the south elevation. A loading door and modern window are situated within this elevation.
- 4.2.12 *East Elevation:* The east facing elevation of No 23 comprises five structures (Plate 24). The modern brick structure to the south, three slightly earlier structures in the middle and the Victorian frontage to the north. The brick structure contains three doorways and one window at the ground floor level (Plate 25). There are two further windows at the first floor level. The southern and central structures appear to be of similar style and masonry and are interlocked in some areas, thus are most likely contemporary builds (Plate 26- 28). Their roughly ashlar sandstone masonry is rusticated with tool marks. Some modern brick repair works are visible within the more southern structure. There are four doorways and six windows at the ground floor level of the three structures. All these openings have been boarded up. There are a further eight sash windows at the first floor level. At the southern end of the centre structure is a

lamp of possible early to mid-modern date, with modern alterations to fit a new style of lightbulb (Plate 26). A doorway underneath the interconnecting first floor gives access to the building.

4.2.13 The east facing elevation of No 25 is mostly blocked by the neighbouring police station. However, some parts were visible along the police car park (Plate 30-32). It shows the east facing elevation of the in 4.2.8 mentioned older southern structure. There is a visible disturbance where the lower structure meets the taller structure to the south, and around the two windows at the ground floor level. Two buttresses are located at the southern structure. There is noticeable roof scarring from a demolished structure along the elevation. There is a possible break in the fabric, which could not be seen on the west facing elevation. A further four windows with metal bars are situated at the first floor level.



Plate 1: North facing elevation of No 23 and 25



Plate 2: Detail at north facing elevation of No 23



Plate 3: Detail at north facing elevation of No 23



Plate 4: Driveway, west facing elevation



Plate 5: Driveway, east facing elevation





Plate 6: West facing elevation, north section of No 23



Plate 7: West facing elevation, north and central section of No 23



Plate 8: West facing elevation, northern central section of No 23



Plate 9: West facing elevation, southern central section of No 23



Plate 10: West facing elevation, southern central section and southern modern addition of No 23



Plate 11: General view of west facing elevation of No 25



Plate 12: West facing elevation, 1920's section to the north of No 25



Plate 13: West facing elevation, blocked off opening at northern section at overbridged driveway



Plate 14: West facing elevation, boarded up window at No 25



Plate 15: West facing elevation, boarded up large window front at No 25



Plate 16: West facing elevation, transition from 1920's building to mid to late 19<sup>th</sup> century building of No 25



Plate 17: West facing elevation, half dormer window of mid to late 19<sup>th</sup> century possibly residential building of No 25

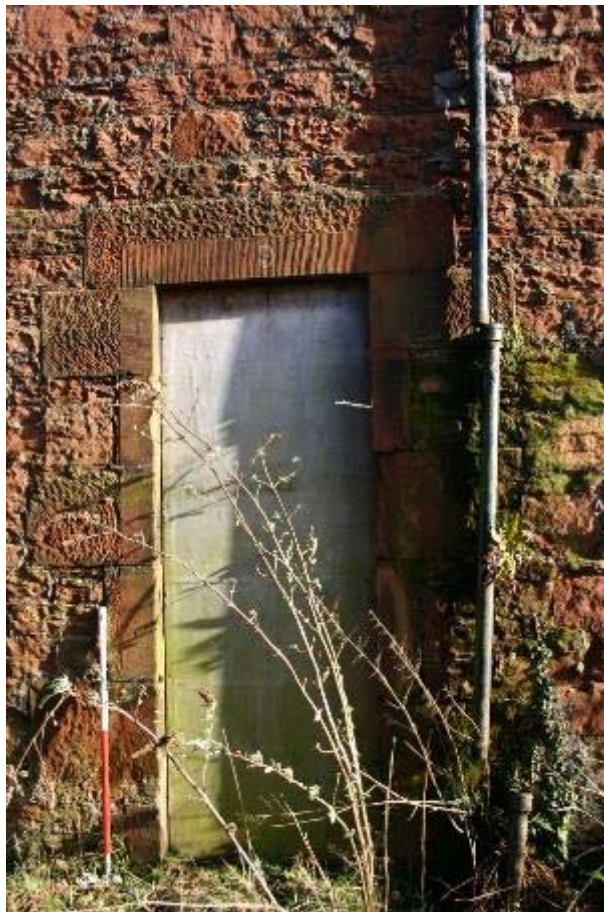


Plate 18: West facing elevation, doorway with No 9 of mid to late 19<sup>th</sup> century possibly residential building of No 25



Plate 19: West facing elevation, no visible break in fabric between the residential like building and the larger industrial style building



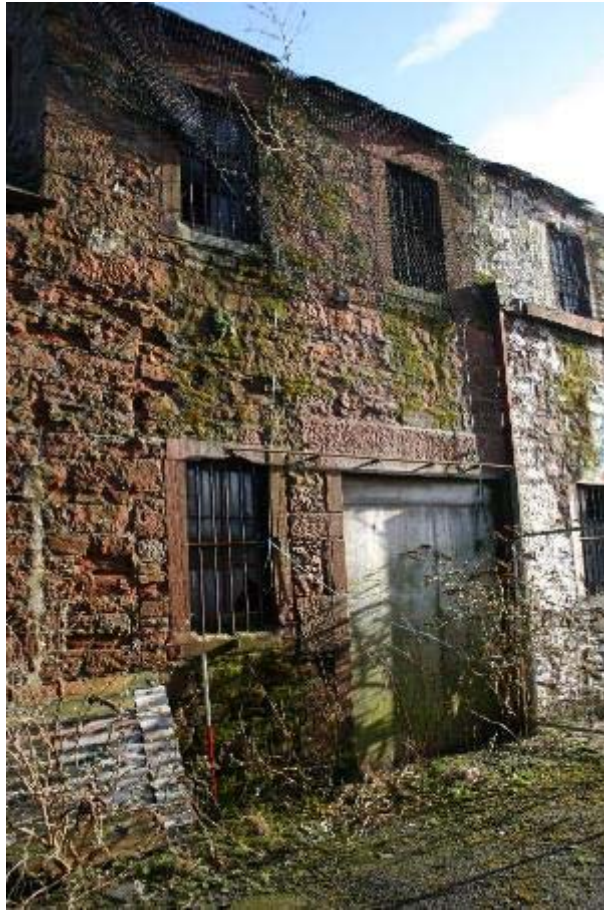


Plate 20: West facing elevation, unpainted section of the possibly industrial building of No 25



Plate 21: West facing elevation, painted section of the possibly industrial building of No 25



Plate 22: South facing elevation of No 23



Plate 23: South facing elevation of No 25 with roof scarring



Plate 24: General view of east elevation of No 23



Plate 25: East facing elevation, transition from modern brick structure to mid to late 19th century structure at No 23



Plate 26: East elevation, visible break in fabric and modernised historic lamp at No 23



Plate 27: East elevation, visible break in fabric and modernised historic lamp at No 23



Plate 28: East elevation, visible break in fabric at the level of the drainage pipe



Plate 29: Bridged over driveway



Plate 30: East facing elevation of No 25 from police car park



Plate 31: East facing elevation of No 25 from police car park



Plate 32: East facing elevation of No 25 from police car park

### 4.3 Building interior

- 4.3.1 Not all structures could be viewed on the interior. There were several areas of rot and water damage that made access unsafe. The ground floors and cellar of both structures are accessible via a doorway at the east elevation of No 23. The first floors and attic of both structures are accessible via a door at the north elevation of No 23. The greater part of the southern structures was not accessible. The main materials used within the building are timber floors and sandstone masonry with clearly visible tool marks. The greater parts of the room have been stripped of their wall plaster, which allows a clear view of various alterations and repair works within the building.
- 4.3.2 *Cellars:* Below the northern structures of both No 23 and No 25 are cellars. The cellars of No 23 were accessible via an inserted timber staircase at GF5. The cellar comprised two rooms interconnected with a hallway (Plate 33 and 37). The cellar is paved with flagstones (Plate 35), while the elevations show remnants of several layers of paint. Within the hallway are the remnants of the original staircase into the cellar (Plate 36). Only one and a half flights of stairs are still present. Parts of the ceiling (flooring of GF5) were replaced due to moulding and decay of the timber (Plate 34).
- 4.3.3 The cellars below No 25 were accessible via a small hatch and ladder (Plate 42). They were not accessed during the course of the survey.



Plate 33: Southern cellar room of No 23





Plate 34: replacement of timbers due to rot



Plate 35: Cellar flag stones in southern cellar of No 23



Plate 36: Old staircase towards GF5 in No 23



Plate 37: Northern cellar room of No 23

4.3.4 *Ground floor:* The rooms on the ground floor of both ranges of buildings were accessible via various ways. Modern partition and blocking of doorways caused a disruption of the actual floorplans. There was no access to the southern range of No 23 and 25. Six rooms, stretching across both No 23 and 25 could be viewed during the

survey.

- 4.3.5 *GF1*: This room has been partitioned off from GF5 with modern brickwork to the west. The room is accessible via the doorway at the north elevation of No 23 (Plate 38). It contains a modern timber staircase, leading to FF2. A possible blocked off doorway could be seen at the northern end of the eastern elevation (Plate 39). Furthermore a small boarded up window was present at the southern end of the eastern elevation (Plate 40).
- 4.3.6 *GF2*: The old shop front room of No 25. It is currently only accessible via the staircase at the southern end of FF5 (Plate 41). The staircase is possibly contemporary with the Victorian shopfront (Plate 43). The walls and flooring have been stripped. A small hatch within the flooring leads to the cellars (Plate 42). Above the simple large glass panels of the northern shop frontage are lead glazed fanlights. A simple, cast-iron fireplace sits at the northern end of the eastern elevation (Plate 44). This elevation shows various alterations and repairs, possibly indicating to several doorways towards the area now in use as a police station (Plates 45 and 46). The south elevation is modern, created with concrete bricks and abutting possible remnants of an original wall to the south-east. A cast-iron column is partially encased by these bricks (Plate 47). A small doorway leads to GF3.
- 4.3.7 *GF3*: An elongated room with three steps located centrally, ascending southwards, creating two sections within the room (Plates 48 and 49). The elevations and ceiling contain simple panelling throughout. This panelling had been removed in the north-eastern corner, revealing an approximately 1m high bricked up opening (Plate 50). No other features of archaeological interest could be seen. A staircase at the south-eastern corner leads towards FF6.
- 4.3.8 *GF4*: This small room could be accessed via a doorway at the south elevation of GF3. It is also panelled with simple vertical timber panels (Plate 51). An external doorway and boarded up window with metal bars are situated at the western elevation (Plate 52). Furthermore, a closed off doorway, towards the inaccessible earlier structure abutting the building to the south, is situated at the south elevation.
- 4.3.9 *GF5*: The shop front room of No 23. This room could be accessed via an external doorway at the far north section of the east facing elevation of No 23. Some areas of damp and possible rot are present on the timber flooring, especially along the west elevation. It is an elongated room, stripped of all wall plaster, revealing the sandstone masonry. There are several areas of alteration visible. A large bricked up fireplace is

located on the south elevation, and a bricked up doorway is visible at the south-west corner (Plate 56). A window above the staircase descending towards the cellars at the east elevation is also bricked up. The modern brick wall of the inserted staircase at the north-eastern corner is also noticeable. To the west, a bricked up opening is located within the area of the old staircase. It is possible that this was a staircase window (Plate 55). Slightly offset to the north above it is the boarded up staircase window towards the first floor. To the north of this is a built up fireplace (Plate 54). The north elevation comprises the glass panel shop front with a central doorway (Plate 53).

- 4.3.10 *GF6*: This room was accessible via a doorway at the south elevation of GF5 (Plate 57). Due to the bad condition of the interior structures, the room was not entered during the survey. Parts of the floorboards were missing (Plate 58), as was a section of the ceiling. It is an elongated room, with a modern partition wall at the southern end.



Plate 38: No 23, doorway in GF1



Plate 39: No 23, GF1 blocked off opening



Plate 40: No 23, GF1 boarded up small window at east elevation



Plate 41: No 23, GF2, staircase to FF5



Plate 42: No 25, GF2 hatch towards the cellar



Plate 43: No 25, GF2 northern glass shop front



Plate 44: No 25, GF2 cast iron fireplace at east elevation



Plate 45: No 25, GF2 blocked doorway



Plate 46: No 25, GF 2 east elevation with blocked openings towards the current police station





Plate 47: No 25, GF2 modern inserted concrete brick wall and cast iron column



Plate 48: No 25, GF3 general view to the north



Plate 49: No 25, GF3 general view to the north



Plate 50: No 25, GF3 blocked off opening at the east elevation



Plate 51: No 25, GF4 general view



Plate 52: No 25, GF4 doorway and window at west elevation



Plate 53: No 23, GF5 window shop front to the north



Plate 54: No 23, GF5 blocked off fireplace at the west elevation



Plate 55: No 23, GF5 blocked up opening and boarded up staircase window at west elevation



Plate 56: No 23, GF5 blocked off fireplace and doorway to GF6



Plate 57: No 23, GF6 general view



Plate 58: No 23, GF6 current state of the flooring

4.3.11 *First Floor*: The first floors of both No 23 and 25 are accessible from various access points. The northern sections could be accessed via the modern staircase at the north front of No 23 in GF1. The middle range of No 25 could be accessed via a staircase at GF3. There was no access to the southern range of No 23 and No 25. Seven rooms

could be viewed across both ranges of buildings.

- 4.3.12 *FF1*: A representative room at the north front of No 23 with a decorative ceiling and large window front. It is accessible via a doorway at its south elevation towards *FF2*. There are some traces of water damage and mould. Part of the wall plaster of the east elevation has been removed. The south-eastern corner has been taken over by the modern inserted staircase (Plate 59). A picture rail stretches along all elevations. The ceiling is framed by dentil coving, and there are two circular plasterworks within the ceiling (Plate 60). A blocked up fireplace is located at the east elevation and most likely also on the west elevation. A large, splayed reveal sash window front with mullion and transept is situated at the north elevation. This is framed by two smaller sash windows.
- 4.3.13 *FF2*: A small hallway room within No 23 with timber flooring (Plate 61). The entire wall plaster and ceiling has been removed. Some classic coving remained along the ceiling. There are visible repair works above the sash window at the south elevation. A doorway with a modern concrete lintel at the south elevation leads to *FF4* (Plate 62). A doorway at the east elevation leads towards *FF5*, which bridges the driveway below. To the west, *FF3* can be accessed.
- 4.3.14 *FF3*: This small room was not accessible due to water damage. On the west elevation, the upper level of the boarded up staircase window noted in *GF5* can be seen (Plate 64).
- 4.3.15 *FF4*: A medium sized room within No 23. The wall and ceiling plaster has been partially removed (Plate 69). Some remnants of the classical coving and picture rail are visible at the west elevation (Plate 67). Parts of the timber floor have been replaced, with older timber flooring remaining within the southern section of the room (Plate 65). A boarded up fireplace is located at the south elevation. Also blocked up at this elevation is a doorway in the eastern section towards the now inaccessible southern range of No 23 (Plate 65). A splayed reveal sash window with six over six panels and hidden timber shutters is located at the east elevation (Plate 66). A possible large double doorway with modern brick repair works is located at the north elevation (Plate 68). This would have led into the inaccessible *FF3*.
- 4.3.16 *FF5*: This is the only room at first floor level within the northern section of No 25. It is a large room with mostly modern wall and ceiling panelling and timber flooring (Plate 70). The floor drops one step towards the south. Some replacement work of the timber flooring is visible at the north-eastern corner. Within this area, the wall

panelling has been removed at the east elevation, revealing the possible outline of an earlier roof line (Plate 71). This would indicate a one storey building. A timber staircase with modern installed cladding is located at the southern section of the east elevation (Plate 72). This leads towards the attic room. A further timber staircase, located at the southern end of the room (Plate 73), leads towards the ground floor (GF2). There are several bricked up openings at this elevation. To the south-west, a loading bay doorway is located above the driveway, facing Pool's Court (Plate 74). A north to south aligned steel beam, used for loading, runs through the door. The north elevation is dominated by three large 20<sup>th</sup> century windows.

- 4.3.17 *FF6*: This elongated room can currently only be accessed via a staircase from GF3. A closed off doorway towards FF5 is located at the north elevation (Plate 75). All walls and the ceiling are simple panelled, with classical coving running along the east and west elevation. A timber grid partition is situated at the southern section of the room (Plate 76). There are eight ceiling windows along the east and west section of the roof. There are a further three windows along the west elevation. A narrow doorway and two steps lead towards the inaccessible FF7 (Plate 77).
- 4.3.18 *FF7*: This room was not accessible, due to water damage and rot. There is visible mould along the ceiling and elevations (Plate 78). This room is set within the 1860's to 1900 building, earmarked for demolition.
- 4.3.19 *Attic room*: The attic room of No 25 is accessible via a timber staircase in FF5. With the exception of one skylight, all windows have been boarded up. The elevation are simple panelled. A north to south aligned partition wall has been inserted to the west, creating a small side room (Plate 79). Some water damage is visible along the ceiling. Several built in shelves are still present within the room (Plate 80).





Plate 59: No 23, FF1 blocked off fireplace and inserted staircase space



Plate 60: No 23, FF1 decorative plaster ceiling



Plate 61: No 23, FF2 general view



Plate 62: No 23, FF2, concrete lintel of doorway to FF4



Plate 63: No 23, FF2 staircase towards GF1



Plate 64: No 23, view into not accessible FF3 with blocked off staircase window



Plate 65: No 23, FF4 view to the south with blocked off doorway and fireplace



Plate 66: No 23, FF4 sash window with hidden shutters



Plate 67: No 23, FF4 remnants of the decorative coving and picture rail



Plate 68: No 23, FF4 blocked off doorway towards FF3



Plate 69: No 23, FF4 partially removed ceiling



Plate 70: No 25, FF5 general view to the north-east



Plate 71: No 25, FF5 roof scarring at the east elevation



Plate 72: No 25, FF5 staircase to the attic room



Plate 73: No 25, FF5 staircase to GF2 at south side





Plate 74: No 25, FF5 loading bay door at overbridging section



Plate 75: No 25, FF6 general view to the north



Plate 76: No 25, FF6 wooden partition at south end of room



Plate 77: No 25, FF6 doorway with two steps towards FF7



Plate 78: No 25, FF7 general view, not accessible



Plate 79: No 25, attic room, partitioned off section of room



Plate 80: No 25, attic room, built in shelving at east elevation

#### 4.4 Boundary walls

- 4.4.1 The property is enclosed by boundary walls to the south, east and west. They comprise a mixture of brick and stonework of various age.
- 4.4.2 The small courtyard to the south-east of the site is encased by several buildings (Plate 81). Some remains of an earlier stone wall, sitting in front of a modern brick wall, are visible at the south elevation (Plate 82). A brick wall in English garden bond frames the small courtyard to the west (Plate 83). Some modern repair works are visible at the south-western corner. A rubble stone wall partitions this site from the main property to the north (Plate 84).
- 4.4.3 The eastern boundary wall of the main site presents a mixture of styles. While the northern end consists of a red brick wall in English garden bond (Plate 85), with some remnants of an earlier stone wall (Plate 86), the slightly lower central section is of modern concrete (Plate 87). The southern end of the boundary wall comprises a roughly coursed rough ashlar sandstone wall (Plate 88).
- 4.4.4 This eastern boundary wall interlocks with the eastern section of the southern boundary wall, the upper level of which curves downwards to the west (Plate 89). The entire southern boundary wall comprises roughly coursed sandstone masonry, which in recent times had been painted black and white (Plate 90).

- 4.4.5 This wall is interconnected with the southern end of the western boundary wall (Plate 91), which is of a contemporary style as the south elevation (Plates 92 and 93). Some brick repair works are visible at various places of the boundary wall. The northern end comprises a modern concrete and brick wall (Plate 94).



Plate 81: Southern boundary wall at smaller yard to the south-east



Plate 82: Remains of stone boundary wall to the south of the small yard



Plate 83: Red brick boundary wall of the small yard



Plate 84: boundary walls with access to main site at small yard



Plate 85: Northern section of eastern boundary wall



Plate 86: Northern section of eastern boundary wall



Plate 87: Central section of eastern boundary wall





Plate 88: Southern section of eastern boundary wall



Plate 89: Eastern section of southern boundary wall



Plate 90: Western section of southern boundary wall



Plate 91: Corner of southern and western boundary wall



Plate 92: Western boundary wall



Plate 93: General view of western boundary wall



Plate 94: Northern section of western boundary wall

## **5 PHASING OF BUILDING**

- 5.1.1 The buildings comprise several phases of structures. Different stages of phasing could be seen on all elevations. The cartographic evidence already shows various alterations within the site in the years between 1859 and 1961.
- 5.1.2 The outline of the site follows an old burgage plot. The buildings of No 23 and 25, and associated ranges of buildings to the south were already in existence by 1826 (Figure 3). They were separated by a driveway, which was bridged by 1859 (Figure 4). Also already present at this time was a structure abutting the site to the west. It is unclear if this is the same structure as later seen on 1900 plan, as there is a slight change in its layout. However, the roof scarring visible on the east elevation of No 25 definitely originates from the structure of 1900. The southern section of the No 25 range, which the previously mentioned structure abuts, came into existence between 1861 and 1900. At this point, the range comprised six buildings abutting the north frontage of No 25. It is possible that the two smaller structures abutting the still present house (marked with No 9) to the north, were in a similar style, with half dormer windows. The northern three and the southernmost structure were demolished and replaced by 1929. Visible on an historic photograph is the current structure to the north of the small house (Plate 95), as well as the large warehouse complex to the south of the site.
- 5.1.3 Changes also occurred through the northern structures of No 23 and 25, between 1861 and 1900. Both buildings expand in their layout to the north, which is consistent with its current floorplan. The roof scarring in FF5 (Plate 71) of No 25, may indicate that an earlier, one storey structure has been integrated within this building. Altogether, the structures used to have three chimneys. Only one is now still visible to the exterior. The staircases noted on the 1859 plan have been removed. It can be assumed that the houses have been redesigned as shop fronts at this point and possibly even interconnected with each other on the first floor.
- 5.1.4 Between 1900 and 1929 (Plate 95), the middle section of the No 23 range was built. At this point, there was a clear separation of the roof into at least three sections with four chimneys. Only the southernmost chimney remains today.
- 5.1.5 Overall, several fireplaces and chimneys have been removed and blocked in the 20<sup>th</sup> century. Fireplaces in GF2, GF5, FF1 and FF4 were clearly blocked or made redundant.
- 5.1.6 From this cartographic and photographic analysis, it is unlikely that any of the

upstanding structures currently on site pre-date the mid-19<sup>th</sup> century. It is, however, entirely possible that parts of earlier buildings have been retained within the structures. The cellars are one of these possible remnants. It is more likely that they are associated with the original structures, noted on the 1859 plan, than with the late Victorian shop.

5.1.7 Parts of the boundary walls may also be associated with the enclosed gardens, which took over the entire southern part of the site and are shown on the First Edition Town Plan of 1859 (Figure 4). The sandstone walling of the south, west and end of the east boundary wall may be contemporary with this development.

5.1.8 Some areas, however, are associated with the 20<sup>th</sup> century redevelopment of the site into a garage. These comprise concrete and brick structures of the northern section of the eastern boundary wall and the northern section of the western boundary wall.



Plate 95: Aerial photograph of the site in 1929, Canmore

## **6 CONCLUSION**

- 6.1.1 The buildings of 23-25 High Street, Annan, present a mixture of phases of building development within that area. The cartographic evidence from 1826 already shows a fully developed range of buildings in this location. With all the later redevelopments, however, it is unlikely that any of the current structures date to this period. The general outline of the building has not changed greatly in the last 200 years. Therefore, there is the possibility that the foundations and cellars are probably remnants of the earlier structures.
- 6.1.2 The greater part of the buildings most likely date between 1861 to 1900. With the extensive development of the garage in the first half of the 20<sup>th</sup> century, it is unlikely that archaeological remains of the designed garden are still present.
- 6.1.3 The buildings are currently in a fair to mediocre condition. Various areas were not accessible due to water damage and associated rot of the timber flooring. Otherwise the buildings appear to be structurally sound.
- 6.1.4 The oldest standing structures on site, the southern section of No 25, were not accessible due to the internal damage. These buildings are to be demolished in the course of the redevelopment. It is of some historic value, but its condition negatively affects its value.
- 6.1.5 Although possibly of a similar age, with a 20<sup>th</sup> century replacement roof, the central range of No 23 is in slightly better condition. It was, however, also not accessible. The internal structural damage appears to be lesser than for the other building, probably aided by a newer roof.
- 6.1.6 The ruinous modern structure to the back of No 23 is of no value, and its demolition would bring a positive effect to the site.
- 6.1.7 The late Victorian purpose built northern shop frontage of the site is of some aesthetic value. The redevelopment of the structure would mean the removal of the shop frontage on the ground floor, removing this part of its history. However, this would restore the building to its first use as a residential building prior to the late Victorian redevelopment.

## **BIBLIOGRAPHY**

### **Primary Sources**

John Wood's Plan of Annan, 1826

1859 First Edition Town Plan, scale 1:500

1861 First Edition Ordnance Survey Map, 25inch

1900 Second Edition Ordnance Survey Map, 25inch

1931 Third Edition Ordnance Survey Map, 25inch

1964 Ordnance Survey Map, 25inch

### **Secondary Sources**

Annan, <http://maps.nls.uk/townplans/background/annan.html>, accessed 31<sup>st</sup> January 2018

Annan History, <https://www.annan.org.uk/history/index.html>, accessed 31<sup>st</sup> January 2018

Association of Local Government Archaeological Officers (ALGAO) (2013) *Scotland Historic Building Recording Guidance*

Brown D 2011, *Archaeological Archives: A Guide to Best Practice in Creation, Compilation, Transfer and Curation*,

CIfA, 2014, *Standards and Guidance for the Archaeological Investigation and Recording of Standing Buildings or Structures*, Reading: Chartered Institute for Archaeologists

Dumfries & Galloway Council 2014a, *Local Development Plan*, Dumfries & Galloway Council

Dumfries & Galloway Council 2014b, *Annan Conservation Area Character Appraisal*, Dumfries & Galloway Council

English Heritage 2011, *Environmental Archaeology: A guide to the theory and practice of methods, from sampling and recovery to post-excavation*, English Heritage, London

Historic Environment Scotland 2016, *Policy Statement June 2016*, Historic Environment Scotland

The Scottish Government 2014, *Scottish Planning Policy*, Scottish Government

The Scottish Government 1997, *Listed Buildings and Conservation Areas) (Scotland) Act 1997*





## FIGURES






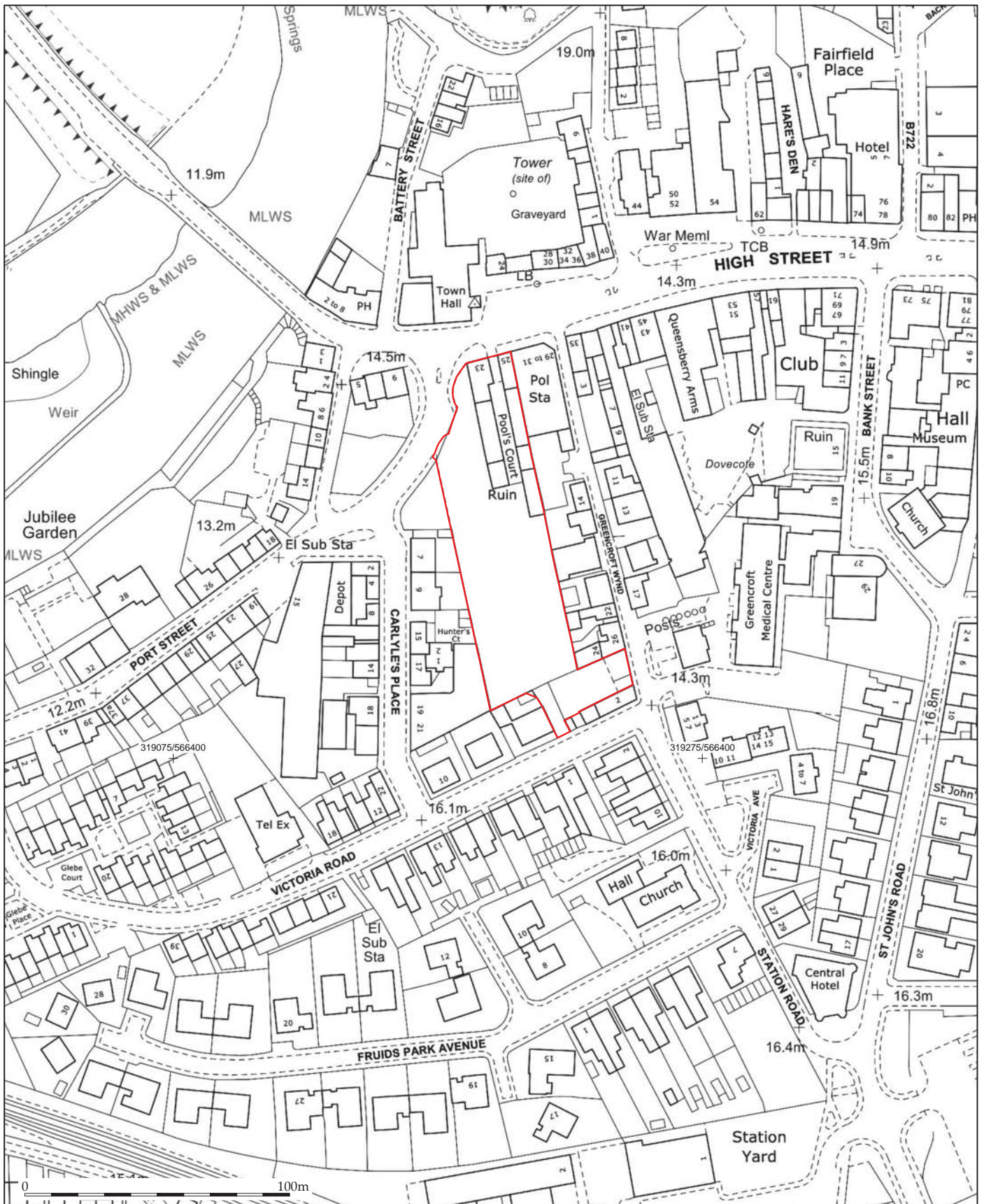
|                                                                                                                       |                                                                                                                                                                                                                                                                                                                                 |                                                                                                                              |                                                                                                                                                                                                                                                                            |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p>Wardell Armstrong<br/>2018</p> | <p><b>PROJECT:</b> Former Carrs Billington Premises, 23-25 High Street, Annan, Dumfries &amp; Galloway</p> <p><b>CLIENT:</b> Cunninghame Housing Association</p> <p><b>SCALE:</b> 1:25,000 at A4</p> <p><b>DRAWN BY:</b> AB</p> <p><b>CHECKED BY:</b> AB</p> <p><b>DATE:</b> February 2018</p> <p><b>REPORT No:</b> CL12092</p> | <p><b>KEY:</b></p> <p> Site location</p> |  <p>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100058076.</p> |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Figure 1: Site location.






|                                                                                                                       |             |                                                                                                                                                                                              |                                                                                                                   |                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------|-------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  <p>Wardell Armstrong<br/>2018</p> | PROJECT:    | Former Carrs Billington Premises,<br>23-25 High Street, Annan,<br>Dumfries & Galloway                                                                                                        | <b>KEY:</b><br> Site boundary |  |
|                                                                                                                       | CLIENT:     | Cunninghame Housing Association                                                                                                                                                              |                                                                                                                   |                                                                                       |
|                                                                                                                       | SCALE:      | 1:2,000 at A4                                                                                                                                                                                |                                                                                                                   |                                                                                       |
|                                                                                                                       | DRAWN BY:   | AB                                                                                                                                                                                           |                                                                                                                   |                                                                                       |
|                                                                                                                       | CHECKED BY: | AB                                                                                                                                                                                           |                                                                                                                   |                                                                                       |
|                                                                                                                       | DATE:       | February 2018                                                                                                                                                                                |                                                                                                                   |                                                                                       |
| REPORT No:                                                                                                            | CL12092     | <small>Reproduced by permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office. © Crown copyright. All rights reserved. Licence number 100058076.</small> |                                                                                                                   |                                                                                       |

Figure 2: Detailed site location.



Wardell Armstrong  
2018

PROJECT:  
Former Carrs Billington Premises,  
23-25 High Street, Annan,  
Dumfries & Galloway

CLIENT:  
Cunninghame Housing Association

SCALE: 1:2,500 at A4

DRAWN BY: AB

CHECKED BY: AB

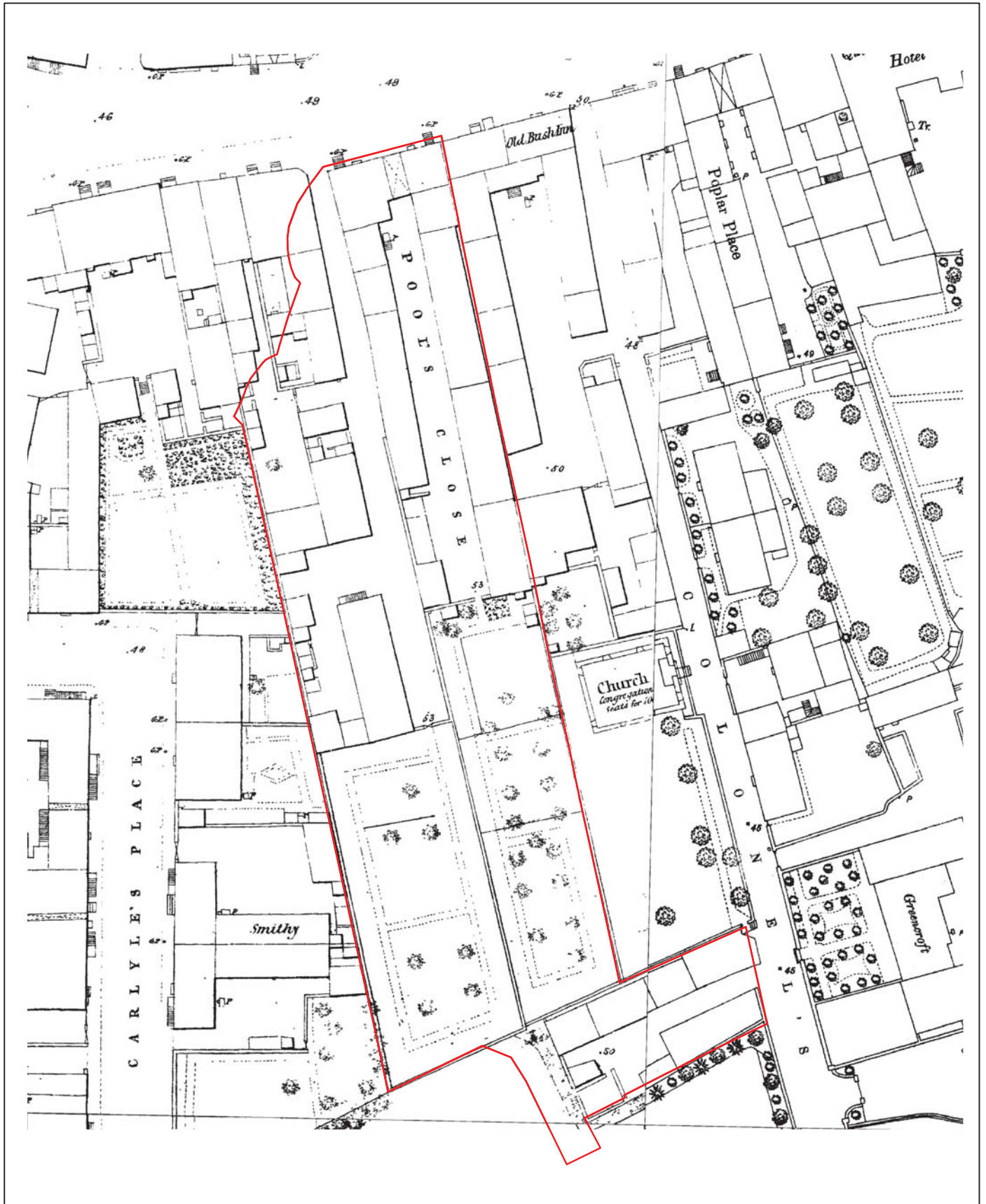
DATE: February 2018

KEY:  
 Site boundary



REPORT No:  
CL12092

Figure 3: John Wood's Plan of Annan, 1826.






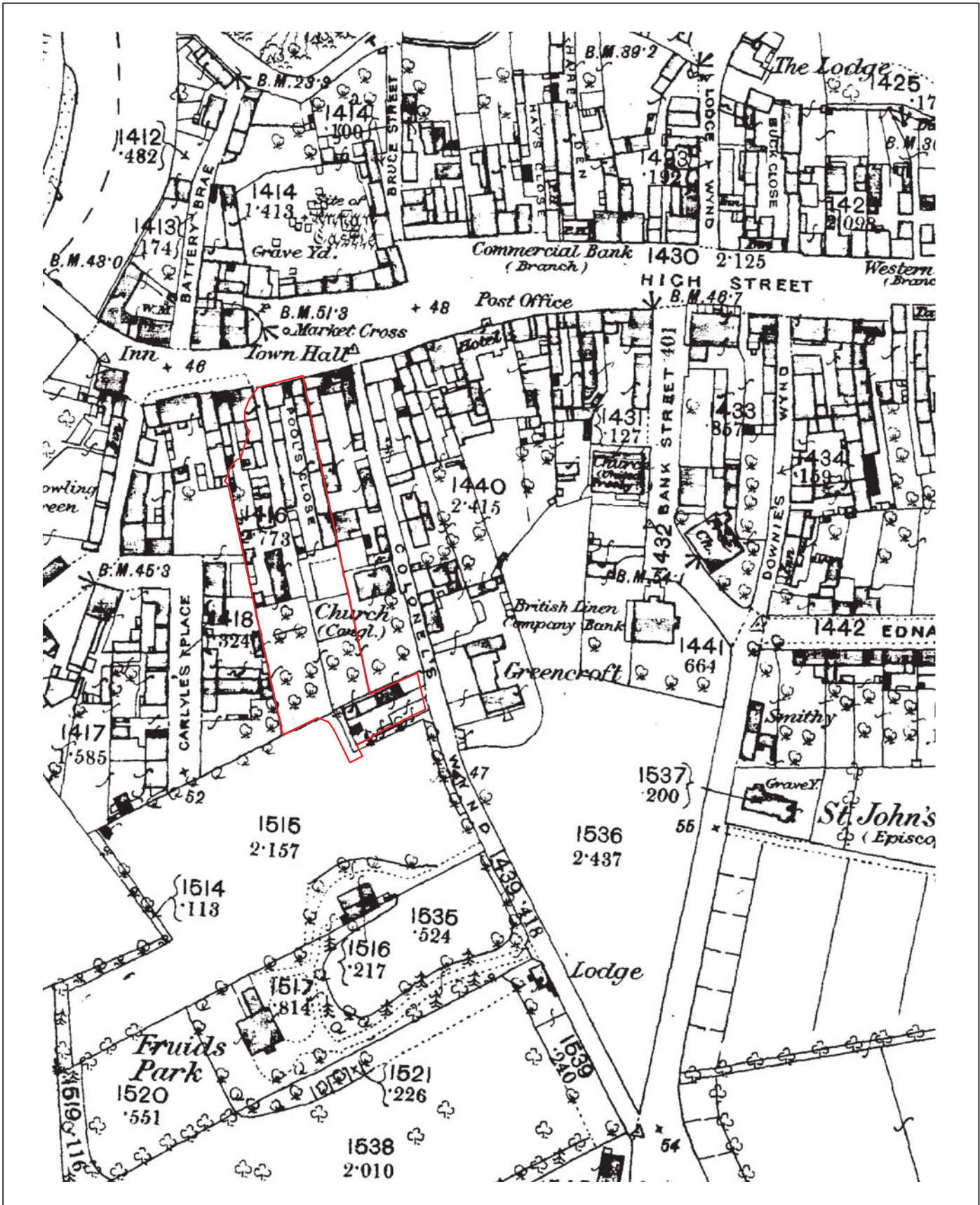
|                                                                                                                       |                                                                                                                                                                                                                                                                                       |                                                                                                                       |                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  <p>Wardell Armstrong<br/>2018</p> | <p>PROJECT: Former Carrs Billington Premises,<br/>23-25 High Street, Annan,<br/>Dumfries &amp; Galloway</p> <p>CLIENT: Cunninghame Housing Association</p> <p>SCALE: 1:2,000 at A4</p> <p>DRAWN BY: AB</p> <p>CHECKED BY: AB</p> <p>DATE: February 2018</p> <p>REPORT No: CL12092</p> | <p>KEY:</p>  <p>Site boundary</p> |  |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|

Figure 4: First Edition Town Plan, 1859 (1:500 scale).




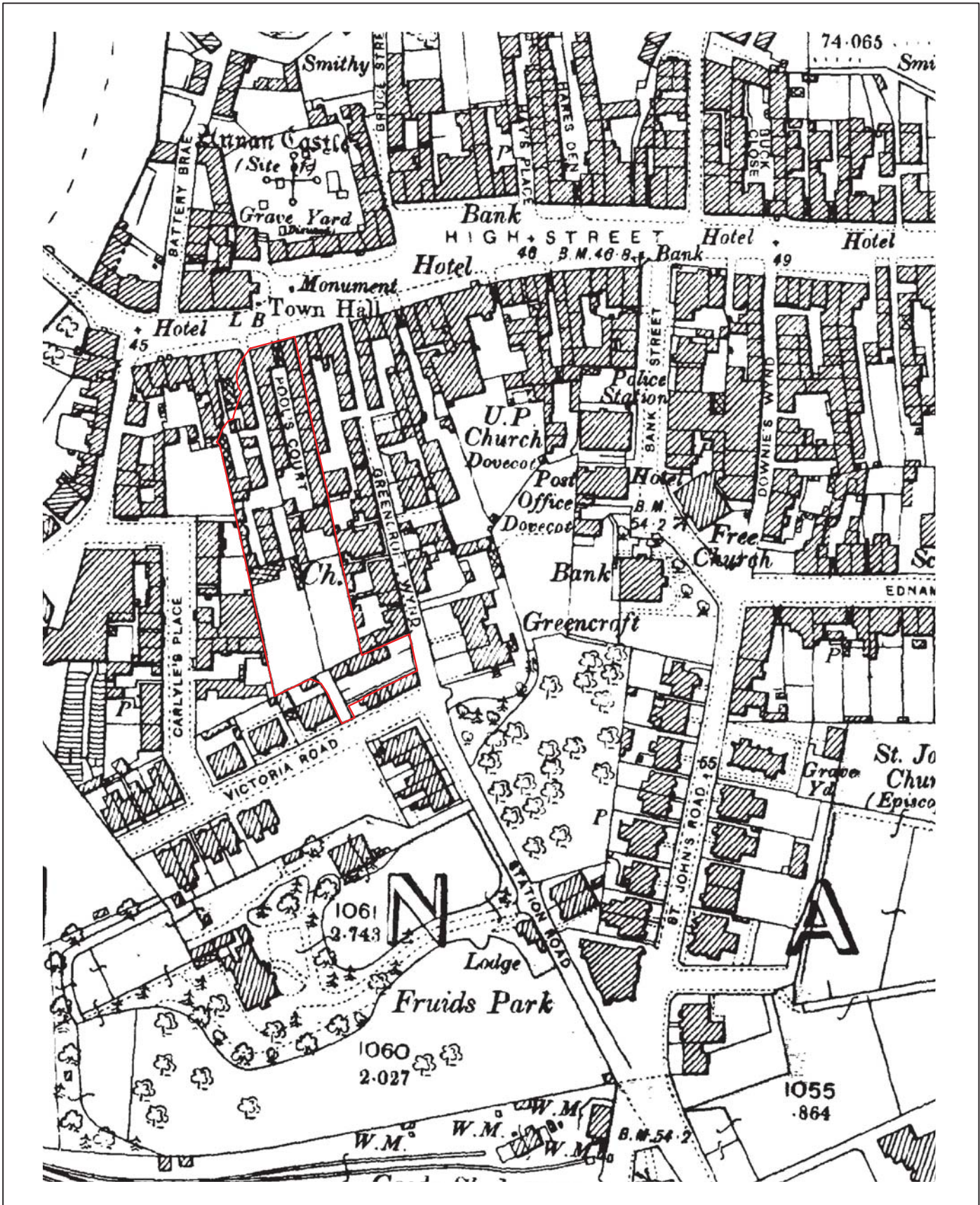
|                                   |                                                                                                                                                                                                                                                                               |                                                                                                                |  |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|--|
|                                   | <p>PROJECT: Former Carrs Billington Premises, 23-25 High Street, Annan, Dumfries &amp; Galloway</p> <p>CLIENT: Cunninghame Housing Association</p> <p>SCALE: 1:2,000 at A4</p> <p>DRAWN BY: AB</p> <p>CHECKED BY: AB</p> <p>DATE: February 2018</p> <p>REPORT No: CL12092</p> | <p>KEY:</p>  Site boundary |  |
| <p>Wardell Armstrong<br/>2018</p> |                                                                                                                                                                                                                                                                               |                                                                                                                |  |

Figure 5: First Edition Ordnance Survey Map, 1861 (25 inches to 1 mile scale).






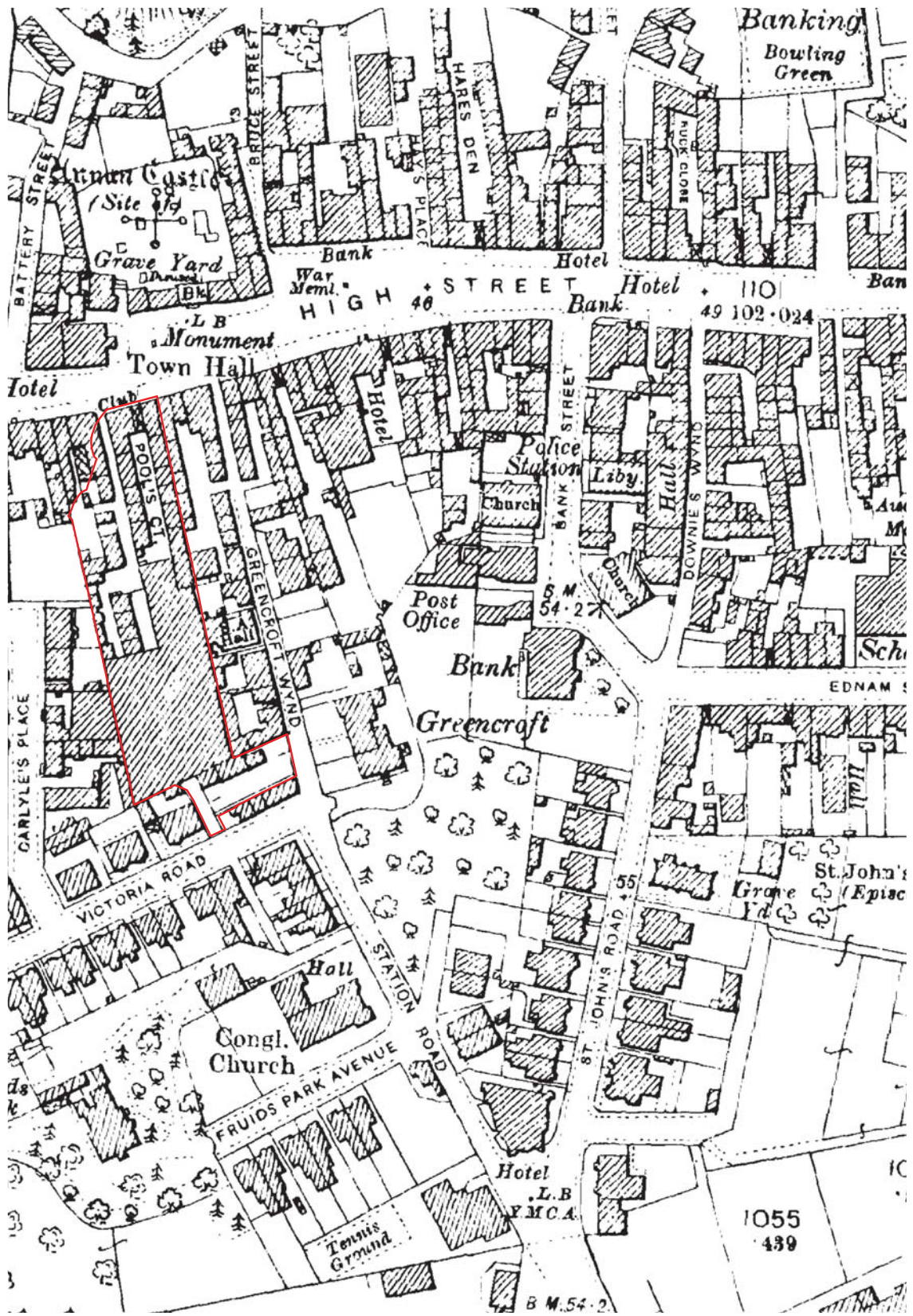
|                                                                                                                       |                                                                                                                                                                                                                                                                                       |                                                                                                                       |                                                                                       |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  <p>Wardell Armstrong<br/>2018</p> | <p>PROJECT: Former Carrs Billington Premises,<br/>23-25 High Street, Annan,<br/>Dumfries &amp; Galloway</p> <p>CLIENT: Cunninghame Housing Association</p> <p>SCALE: 1:2,000 at A4</p> <p>DRAWN BY: AB</p> <p>CHECKED BY: AB</p> <p>DATE: February 2018</p> <p>REPORT No: CL12092</p> | <p>KEY:</p>  <p>Site boundary</p> |  |
|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|

Figure 6: Second Edition Ordnance Survey Map, 1900 (25 inches to 1 mile scale).





Wardell Armstrong  
2018

PROJECT: Former Carrs Billington Premises,  
23-25 High Street, Annan,  
Dumfries & Galloway

CLIENT: Cunninghame Housing Association

SCALE: 1:2,000 at A4

DRAWN BY: AB

CHECKED BY: AB

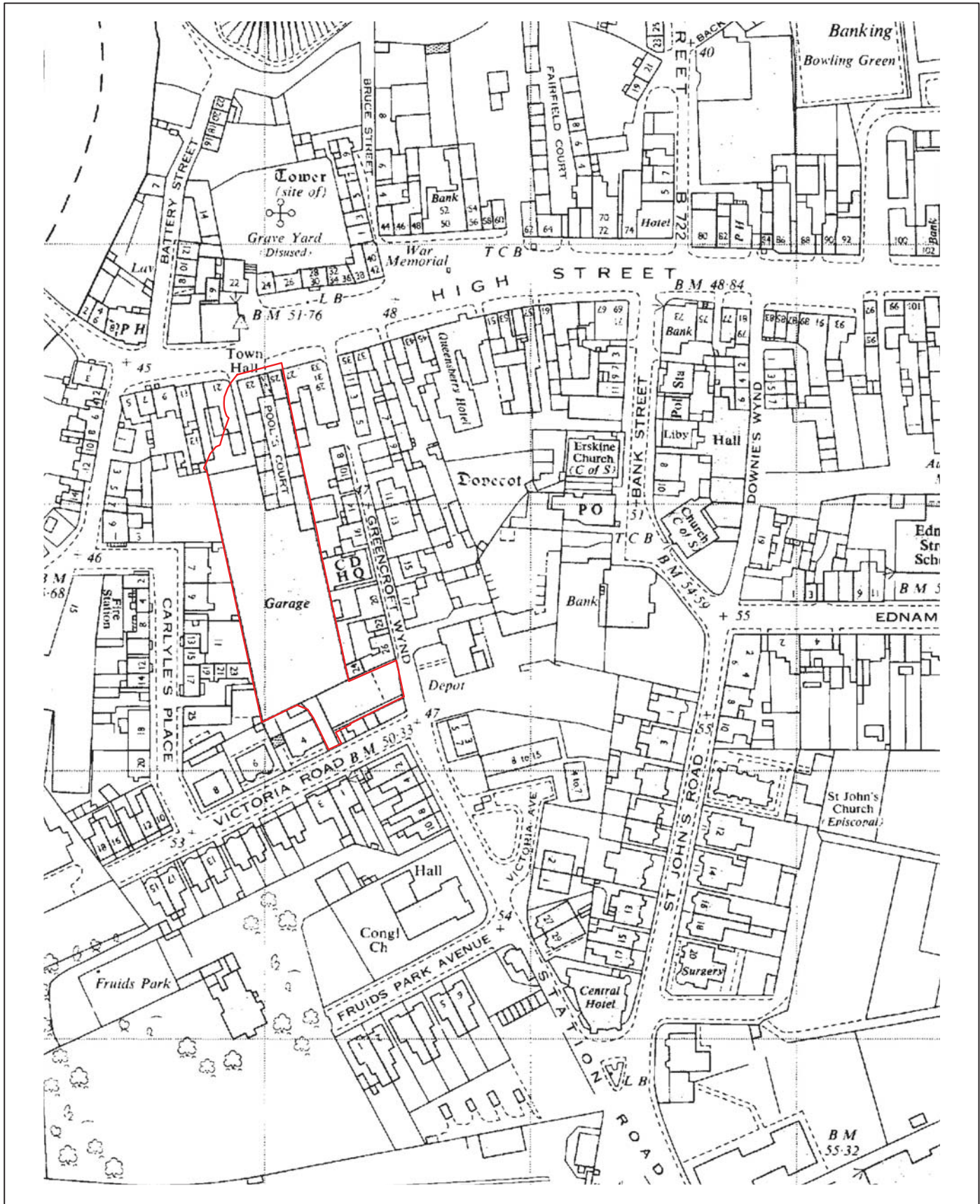
DATE: February 2018

REPORT No: CL12092

KEY:



Figure 7: Third Edition Ordnance Survey Map, 1931 (25 inches to 1 mile scale).




|                                   |                                                                                                                                                                                                                                                                               |                                                                                                                |  |
|-----------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|--|
|                                   | <p>PROJECT: Former Carrs Billington Premises, 23-25 High Street, Annan, Dumfries &amp; Galloway</p> <p>CLIENT: Cunninghame Housing Association</p> <p>SCALE: 1:2,000 at A4</p> <p>DRAWN BY: AB</p> <p>CHECKED BY: AB</p> <p>DATE: February 2018</p> <p>REPORT No: CL12092</p> | <p>KEY:</p>  Site boundary |  |
| <p>Wardell Armstrong<br/>2018</p> |                                                                                                                                                                                                                                                                               |                                                                                                                |  |

Figure 8: Ordnance Survey Map, 1964 (1:2,500 scale).

PROJECT:  
Former Carrs Billington Premises,  
23-25 High Street, Annan,  
Dumfries & Galloway

CLIENT:  
Cunninghame Housing Association






SCALE: 1:400 at A3

DRAWN BY: AB

CHECKED BY: AB

DATE: February 2018

KEY:

- GF1 Room numbers referred to in report
-  Late Victorian
-  1861 - 1900 with new roof
-  1861 - 1900
-  1900 - 1929
-  Modern



REPORT No:  
CL12092



Figure 9: Floor plans; 23-25 High Street.

STOKE-ON-TRENT  
Sir Henry Doulton House  
Forge Lane  
Etruria  
Stoke-on-Trent  
ST1 5BD  
Tel: +44 (0)845 111 7777

CARDIFF  
22 Windsor Place  
Cardiff  
CF10 3BY  
Tel: +44 (0)29 2072 9191

EDINBURGH  
Suite 2/3, Great Michael House  
14 Links Place  
Edinburgh  
EH6 7EZ  
Tel: +44 (0)131 555 3311

GREATER MANCHESTER  
2 The Avenue  
Leigh  
Greater Manchester  
WN7 1ES  
Tel: +44 (0)1942 260101

LONDON  
Third Floor  
46 Chancery Lane  
London  
WC2A 1JE  
Tel: +44 (0)20 7242 3243

NEWCASTLE UPON TYNE  
City Quadrant  
11 Waterloo Square  
Newcastle upon Tyne  
NE1 4DP  
Tel: +44 (0)191 232 0943

PENRYN  
Tremough Innovation Centre  
Tremough Campus  
Penryn  
Cornwall  
TR10 9TA  
Tel: +44 (0)1872 560738

SHEFFIELD  
Unit 5  
Newton Business Centre  
Newton Chambers Road  
Thorncliffe Park  
Chapelton  
Sheffield  
S35 2PH  
Tel: +44 (0)114 245 6244

TRURO  
Wheal Jane  
Baldhu  
Truro  
Cornwall  
TR3 6EH  
Tel: +44 (0)1872 560738

WEST BROMWICH  
Thynne Court  
Thynne Street  
West Bromwich  
West Midlands  
B70 6PH  
Tel: +44 (0)121 580 0909

International offices:

ALMATY  
29/6 Satpaev Avenue  
Rakhat Palace Hotel  
Office Tower, 7th Floor  
Almaty  
050040  
Kazakhstan  
Tel : +7-727-3341310

MOSCOW  
Suite 2, Block 10,  
Letnikovskaya St.  
Moscow, Russia  
115114  
Tel: +7(495) 980 07 67

Wardell Armstrong Archaeology:

CUMBRIA  
Marconi Road  
Burgh Road Industrial Estate  
Carlisle  
CA2 7NA  
Tel: +44(0)1228 550 575