

REPORT TO: CITY DEVELOPMENT COMMITTEE – 28 JANUARY 2013

REPORT ON: PUBLIC CONSULTATION – DRAFT CENTRAL CONSERVATION AREA APPRAISAL

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 14-2013

1 PURPOSE OF REPORT

1.1 The purpose of the Report is to seek approval to consult on the Draft Central Conservation Area Appraisal.

2 RECOMMENDATION

2.1 It is recommended that the Committee approves the proposed Central Conservation Area Appraisal and remits the Director of City Development to consult with the local community and interested parties on the terms of the Draft Conservation Area Appraisal and to report back with the results of the consultation process.

3 FINANCIAL IMPLICATIONS

3.1 There are no financial implications for the Council in terms of this report.

4 BACKGROUND

4.1 The Central Conservation Area was originally designated on 10 October 1983 and currently has Article 4 Directions in place to limit permitted development rights.

4.2 The Central Conservation Area contains the historic heart of the city, with origins dating back to the 11th century. The Conservation Area is enclosed by the inner ring road, created in the 1960s, which physically severs the area from, in particular, the adjacent University Conservation Area and Dundee's waterfront area.

4.3 The definition of a Conservation Area is contained within Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as, "An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance". The Act makes provision for the designation of Conservation Areas and planning authorities are required to determine which parts of their locale merits conservation area status. Dundee currently has 17 Conservation Areas, all of which have their own distinct character.

4.4 In a Conservation Area it is the buildings and the spaces between them that are of architectural or historic interest, contributing along with a number of factors to the individual character of the entire area. The purpose of a Conservation Area is to ensure that new development/alterations will not have a negative impact on the existing character of the area.

4.5 A Conservation Area is dynamic and constantly evolving and therefore it is essential to review and analyse its character. The purpose of a Conservation Area Appraisal is to define what is important about the area's character and appearance in order to identify its important characteristics and special features.

- 4.6 The Central Conservation Area contains remnants of medieval Dundee that exist in the street pattern of the Murraygate, Seagate, High Street and Nethergate, along with the Howff Cemetery, the “Old Steeple” and Gardyne's Land (off the High Street). There are many important historic closes and pends surviving in the city centre, many of which may be medieval, or contain fragments of medieval fabric within them.
- 4.7 The Central Conservation Area contains a wide range of architectural styles, everything from Georgian to Art Deco. Many buildings are architectural set pieces such as the City Churches, McManus Galleries, Dundee High School and St Pauls Cathedral etc. Significant examples of planned streets also exist such as the neoclassical Reform Street (1832) and Commercial Street (1871), both formed as part of a drive to “improve” the city at that time. Open space is provided in the environs of City Square, McManus Galleries and the Howff Cemetery.
- 4.8 To the east, the Conservation Area leaps the ring road to incorporate the Customs House providing a tangible link between the city centre and the docks area.
- 4.9 The Conservation Area Appraisal has highlighted an opportunity to extend the boundary of the Conservation Area. The proposed boundary amendments include; North Lindsay Street, extensions to Ward Road, West Bell Street, King Street and realignments to include the Southern Elevation of the Overgate Centre, the site of the Podium Block and curtilage of the Customs House on Dock Street. Appendix 1 contains a map displaying the proposed boundary amendments as a result of the review of the conservation area
- 4.10 The proposed boundary contains a mixture of attractive properties that would positively contribute to the character and appearance of the Central Conservation Area, including historic buildings and also a number of well designed modern buildings. The properties within the proposed extensions also share many of the design features, materials and characteristics of properties within the wider Conservation Area.
- 4.11 The boundary amendments also contain a number of properties that individually would not be of significant historic or architectural merit. However, when viewing the streetscape the importance of the area as a whole can be seen. The inclusion within the Central Conservation Area would also potentially allow for future enhancement and regeneration as can be seen in other Conservation Areas. The proposed boundary amendments are in keeping with Historic Scotland's Scottish Historic Environment Policy – December 2011.
- 4.12 Following public consultation on the Draft Conservation Area Appraisal, including the proposed boundary extension, a further report will be submitted to the City Development Committee seeking approval.

5 POLICY IMPLICATIONS

- 5.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. There are no major issues.

6 CONSULTATIONS

- 6.1 The Chief Executive, the Director of Corporate Services and Head of Democratic and Legal Services have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

- 7.1 Scottish Government - Scottish Planning Policy (SPP) 2010.
- 7.2 Historic Scotland – Scottish Historic Environment Policy – December 2011.
- 7.3 Scottish Government - Conservation Area Management PAN 71 2004.

Mike Galloway
Director of City Development

Gregor Hamilton
Head of Planning

GH/GK/KM

17 January 2013

Dundee City Council
Dundee House
Dundee

APPENDIX 1

