

REPORT TO: CITY DEVELOPMENT COMMITTEE – 22 JUNE 2015

REPORT ON: CONSERVATION AREA APPRAISALS - FORTHILL, RERES HILL, GROVE AND BLACKNESS CONSERVATION AREAS

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 200-2015

1 PURPOSE OF REPORT

1.1 The City Development Committee at its meeting on 23 February 2015 (Article XIII, Report 34-2015 refers) remitted the Director of City Development to consult with the local community and interested parties on the terms of the Draft Conservation Area Appraisals and to report back with the results of the consultation process. The purpose of this report is to present the findings of the consultation process.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee:
- a approves the Conservation Area Appraisals as planning guidance;
 - b remits the Director of City Development to cancel the existing Conservation Area Boundaries;
 - c remits the Director of City Development to give notice to the Scottish Government of the designation of the new Conservation Area boundaries;
 - d remits the Director of City Development to advertise the designation in the Edinburgh Gazette and Evening Telegraph newspapers; and
 - e remits the Director of City Development to apply to the Scottish Government to replace the Article 4 Directions.

3 FINANCIAL IMPLICATIONS

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

4 BACKGROUND

4.1 The City Development Committee on 23 February 2015 (Article XIII refers) remitted the Director of City Development to consult with the local community and interested parties on the terms of the Draft Conservation Area Appraisals and to report back with the results of the consultation process.

4.2 The Consultation process commenced on Wednesday 11 March 2015 and was concluded on Friday 24 April 2015. A total of 4 formal responses were received as a result of the consultation process, including Historic Scotland, Broughty Ferry Community Council and 2 local residents. A number of informal positive comments on the appraisal documents were also received verbally from local residents. Appendix 1 contains a summary table of comments received on the draft appraisals and the Council's response to these.

4.3 A number of positive comments were received in relation to the Appraisals. It was evident from the responses received that having a structured Appraisal document would help highlight

the special character and appearance of each Conservation Area and form a sound basis for its preservation. Historic Scotland commented that "Overall we think the appraisals offer a good understanding and analysis of the areas and will be very useful in planning decision making".

- 4.4 The Broughty Ferry Community Council suggested the inclusion of additional properties within the identified Conservation Areas. The properties were reviewed and a second consultation period commenced, providing the owners/occupiers an opportunity to comment on the proposal. As a result of the second targeted consultation period no additional comments were received.
- 4.5 The Appraisal documents have been updated in response to the comments outlined in Appendix 1 and can be obtained on the following web links:
- <http://www.dundeecity.gov.uk/publication/forthill-conservation-area-appraisal>;
- <http://www.dundeecity.gov.uk/publication/reres-hill-conservation-area-appraisal>;
- <http://www.dundeecity.gov.uk/publication/grove-conservation-area-appraisal>; and
- <http://www.dundeecity.gov.uk/publication/blackness-conservation-area-appraisal>.
- 4.6 Appendix 2 highlights the new proposed boundaries for the Conservation Areas, taking into account the additions suggested by the Broughty Ferry Community Council and Historic Scotland.

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.

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2 June 2015

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APPENDIX 1

SUMMARY OF COMMENTS RECEIVED FROM DRAFT FORTHILL, RERES HILL, GROVE AND BLACKNESS CONSERVATION AREAS APPRAISALS

Comment Received	DCC Response	Action
General Comments – Historic Scotland		
The phrase “guidance from Historic Scotland” is used on a couple of occasions. We assume this in reference to Managing Change in the Historic Environment Guidance Notes and it would be good to make this clear.	The “Managing Change in the Historic Environment Guidance Notes” series does provide a large amount of information on a wide subject matters, however, other guidance exists outwith these documents. There a generic form of wording was thought to be appropriate.	No change within the documents
Blackness Conservation Area Appraisal – Historic Scotland		
Having reviewed the analysis of the conservation area, we can say the appraisal shows an excellent understanding of the development of Blackness, along with the components and features that make it a place of great interest today. We like the attention given to the street pattern and boundary treatment as we feel this is a particularly distinguishing characteristic of the area – being an industrial area where activates within the individual sites are closed off from the street.	The comment reflects the information within the Appraisal document.	Noted.
The proposed minor amendment to the boundary, extending to Hawkhill between Horsewater Wynd and Session Street, does appear a rational change to make. The street line is almost always a logical boundary and avoids either running through a building or its curtilage. We wonder if the same argument can apply to extending northwest to Brewery Lane and Ash Street. The current boundary appears focused on the buildings fronting Douglas Street, we can see why they were	On consideration of the boundary alteration Historic Scotland’s suggested(north western extension to Brewery Lane and Ash Street), this would be a positive step for the protection of the character and appearance of the Conservation Area.	This amendment has been reflected within the Appraisal document.

Comment Received	DCC Response	Action
<p>included for this reason, but excludes part of the yard areas and inclusion we feel will provide a more comprehensive coverage. Any future re-development proposal is likely to have a slightly awkward situation where part of the site is within the conservation area and part without.</p>		
<p>The main comment we have focuses on section 6.2, Building Frontages. We consider the statements made in terms of quality of design, retention of traditional frontages and complementary new frontages might be too broad. In industrial areas like Blackness we think a degree of flexibility is required. The appraisal goes mention important views, buildings and features and we wonder if scope exists to provide a very brief analysis of each block within the street pattern. This could provide the opportunity to identify important features and attributes that contribute to the character of the area, as well as identifying the opportunities where flexibility exists for more radical change.</p>	<p>The purpose of the Appraisal is to highlight the unique character and appearance of the Conservation Area.</p> <p>Site Planning Briefs have been utilised to identified specific features. The identification of features shall be completed on a site by site basis.</p>	<p>The comments are noted and shall be utilised within Site Planning Briefs.</p>
<p>Queen Victoria Works is B-listed, not A-listed as mentioned on page 21.</p>	<p>The error has been corrected.</p>	<p>The document has been updated.</p>
<p>Forthill Conservation Area Appraisal – Broughty Ferry Community Council</p>		
<p>We support the inclusion of the villa on Seafield Road, in the corner of the new Grove Academy site. Following on from this we consider the wonderful sense of enclosure from both sides of the stone walling on the remainder of Davidson Street would be worth including – the south side is currently outwith the CA - as could the harled</p>	<p>The suggested properties would be in keeping with the character and appearance of the Conservation Area. Therefore it has been proposed to include within the proposed boundary.</p>	<p>The boundary has been amended to reflect the suggested changes.</p>

Comment Received	DCC Response	Action
<p>building on the corner of Davidson Street and Seafield Road.</p> <p>The Community Council went on to detail a number of additional properties for consideration within the Conservation Area.</p>		
Reres Hill Lanes Conservation Area Appraisal		
<p>J Cooper - support the proposed extensions to the conservation Reres Hill Conservation area, particularly the housing at the south of Monifieth Road.</p> <p>The use of individual areas to explain the character was welcomed.</p>	Comments noted.	Comments noted.
<p>A Lawton - an area identified within the proposed extension was confirmed to be in different ownership.</p>	2 additional consultation letters were sent to the respective owner/occupiers.	No further action.
Grove Conservation Area Appraisal – Broughty Ferry Community Council		
<p>It is sensible to include the attractive terrace of Victorian houses west of Grove Academy (north of Camperdown Street).</p> <p>The Community Council went on to detail a number of additional properties for consideration within the Conservation Area.</p>	The suggested properties would be in keeping with the character and appearance of the Conservation Area. Therefore it has been proposed to include within the proposed boundary.	The boundary has been amended to reflect the suggested changes.

APPENDIX 2







