

REPORT TO: CITY DEVELOPMENT COMMITTEE – 23 FEBRUARY 2015

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

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 34-2015

1 PURPOSE OF REPORT

- 1.1 The purpose of the Report is to seek approval to consult on the Draft Forthill, Reres Hill, Grove and Blackness Conservation Area Appraisals.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee approves the proposed Conservation Area Appraisals and remits 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.

3 FINANCIAL IMPLICATIONS

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

4 BACKGROUND

- 4.1 The Blackness Conservation Area was designated on 7 November 1997 and the Forthill, Reres Hill and Grove Conservation Areas were designated on 19 August 1997. The Conservation Areas currently have Article 4 Directions in place to limit permitted development rights.
- 4.2 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.
- 4.3 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.
- 4.4 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.
- 4.5 **Forthill, Reres Hill and Grove Conservation Areas** are situated within Broughty Ferry. The areas sit above the coastline providing panoramic views of the River Tay and over to Fife. The Conservation Areas are located on a south facing slope to the east of Dundee City Centre. The area developed much of its unique character during the Victorian era. The Appraisal documents are the first review of the Conservation Areas from their designation and indicate the important features that contribute to their unique character.

- 4.6 **Forthill Conservation Area** - It is proposed that the property at 23 Seafield Road, including its walls and entrance gate, be included within the revised Forthill Conservation Area boundary. The property is a B listed Jacobean-style house built around 1850. The house as it exists appears on the 1859-94 Town Plan as Ida Bank. The property is in keeping with Forthill Conservation Area's established character and there are many other properties similar to this proposed addition within the current boundary.
- 4.7 It is also proposed to include the properties along the east of Gray Street and to the south of Queen Street within the Forthill Conservation Area. The properties share many of the design features and materials that are prevalent of the wider area.
- 4.8 **Reres Hill Conservation Area** - It is proposed that the Reres Hill Conservation Area be extended to include a section of residential properties towards the south west of the current designated boundary. The proposed addition lies south of Monifieth Road and is bounded by the railway line.
- 4.9 The area includes the properties which face onto Monifieth Road as well as properties within Boyd Place, Ramsay Street, Hutton Place and Taymouth Place. There are also two category C listed buildings within this proposed review area. It is considered that the properties within the proposed extension are in keeping with the character and appearance of the Conservation Area and therefore meet the criteria established by Historic Scotland's Scottish Historic Environment Policy – December 2011.
- 4.10 It is also proposed that the Reres Hill Conservation Area be extended to include a residential property at Roycroft, 31 Yewbank Avenue. The proposed addition lies to the east of the cul-de-sac of Yewbank Avenue and south of Monifieth Road. The property is category B listed and was built in 1906. It is an Arts and Crafts style and is considered to be in keeping with the special character of the Reres Hill Conservation Area.
- 4.11 **Grove Conservation Area** - It is proposed that the Grove Conservation Area be extended to include the property know as 'Lynfield' located off Bayfield Road and Albert Road. It is also proposed to include the terraced properties to the west of Grove Academy (north of Camperdown Street) within the amended Conservation Area boundary. The terraced properties are in keeping with the identified character of the conservation area. The designation as a Conservation Area would assist in retaining the existing traditional character and appearance of the properties.
- 4.12 **The Blackness Conservation Area** is located to the north west of Dundee City Centre. The Conservation Area is characterised by a historic grid iron street pattern with numerous historic mills that operated during Dundee's industrial era in the 19th century when the city monopolised the world's jute industry. The area, between Lochee Road and Hawkhill, had the greatest single concentration of mills and industrial buildings in Dundee, until the 20th century. The Appraisal indicates the important features that contribute to the unique character of the area and is the first review of the area since its designation.
- 4.13 The Blackness Conservation Area Appraisal has highlighted an opportunity to extend the boundary of the Conservation Area. The proposed boundary amendment includes rationalising the southern boundary. Appendix 1 contains a map displaying the proposed boundary amendments as a result of the review of the conservation area.
- 4.14 It is considered that all of the proposed boundary alterations are in keeping with Historic Scotland's Scottish Historic Environment Policy – December 2011. The proposed Conservation Area Appraisals can be obtained on the following web addresses:
- a Forthill Conservation Area Appraisal:
- http://www.dundee.gov.uk/sites/default/files/publications/CD_Forthill_CA.pdf

- b Reres Hill Conservation Area Appraisal:

http://www.dundee.gov.uk/sites/default/files/publications/CD_Reres_Hill_CA.pdf

- c Grove Conservation Areas Appraisal:

http://www.dundee.gov.uk/sites/default/files/publications/CD_Grove_CA.pdf

- d Blackness Conservation Area Appraisal:

http://www.dundee.gov.uk/sites/default/files/publications/CD_Blackness_CA.pdf

- 4.15 Following public consultation on the Draft Conservation Area Appraisals, including the proposed boundary extensions, a further report will be submitted to the City Development Committee informing of the representations received, highlighting the proposed amendments and seeking approval of the document.

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) 2014.
7.2 Historic Scotland – Scottish Historic Environment Policy – December 2011.
7.3 Scottish Government - Conservation Area Management PAN 71 2004.

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