

REPORT TO: CITY DEVELOPMENT COMMITTEE – 28 OCTOBER 2013

REPORT ON: REPORT ON: PUBLIC CONSULTATION – DRAFT BROUGHTY FERRY CONSERVATION AREA APPRAISAL

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 415-2013

1 PURPOSE OF REPORT

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

2 RECOMMENDATION

- 2.1 It is recommended that the Committee approves the proposed Broughty Ferry Conservation Area Appraisal and remits the Director of City Development to consult with the local community and interested parties and 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 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.
- 4.2 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 Appraisal is to ensure that new development/alterations will not have a negative impact on the existing character of the area.
- 4.3 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.
- 4.4 The Broughty Ferry Conservation Area was originally designated in August 1997 and currently has Article 4 Directions in place to limit permitted development rights.
- 4.5 Broughty Ferry. is akin to a typical seaside village. The presence and activity associated with Broughty Ferry Castle and the beach further emphasise the area's seaside character. Broughty Ferry Conservation Area contains the historic heart of the fishing village and the area later developed due to the affluence of the 19th century jute barons of Dundee who resided in Broughty Ferry.

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- 4.6 Developed from a distinctive grid iron layout, Broughty Ferry's historic street pattern has remained largely unchanged. The suburb's original setting provides extended views and vistas down to the River Tay, up Reres Hill and along the streets such as Brook Street, King Street and the aptly named Long Lane.
- 4.7 The Conservation Area Appraisal highlights the special quality and unique character of the Broughty Ferry conservation area that has been created as a result of the prosperity of the small fishing village, maritime trade and wealth of the Dundee jute barons.
- 4.8 The Conservation Area itself is predominantly characterised by a wide range of residential properties, including traditional fishing cottages, Victorian townhouses and large villas within landscaped gardens. The grid iron street pattern is also an important element to the Conservation Area. Gray Street and Brook Street breaks the residential feel of the Conservation Area by being dominated by ground floor uses including shops, restaurants and bars.
- 4.9 Covering a stretched geographical area, there are a number of buildings of historic importance. The area is rich in architectural character and therefore, when moving throughout Broughty Ferry, there is a fascination to look at every element, building and structure. Most focal buildings within the area are churches. Broughty Castle and surrounding area present a distinct character in terms of the open space, Castle Green, and special historic interest.
- 4.10 The beach front properties vary in appearance but all are rich in character and design. These are enhanced by traditional fixtures and traces of traditional stone sets that run parallel along certain streets which provide that extra degree of heritage character to the Conservation Area. Additionally, residences running along the beach front benefit from being located at scenic locations which overlook the Tay, across to Tayport, view both the Tay Rail and Road Bridge as well as Dundee in the distance. The Castle and stretching beach, undoubtedly, are also important assets to Broughty Ferry's character.
- 4.11 The Conservation Area Appraisal has highlighted an opportunity to extend the boundary of the Conservation Area. The proposed boundary amendments include; Brook Street and Gray Street and also the land to the railway line to the north. Appendix 1 contains a map displaying the proposed boundary amendments as a result of the review of the conservation area.
- 4.12 The proposed extensions contains a mixture of attractive properties that would positively contribute to the character and appearance of the Broughty Ferry 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.
- 4.13 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 Broughty Ferry 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.

- 4.14 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
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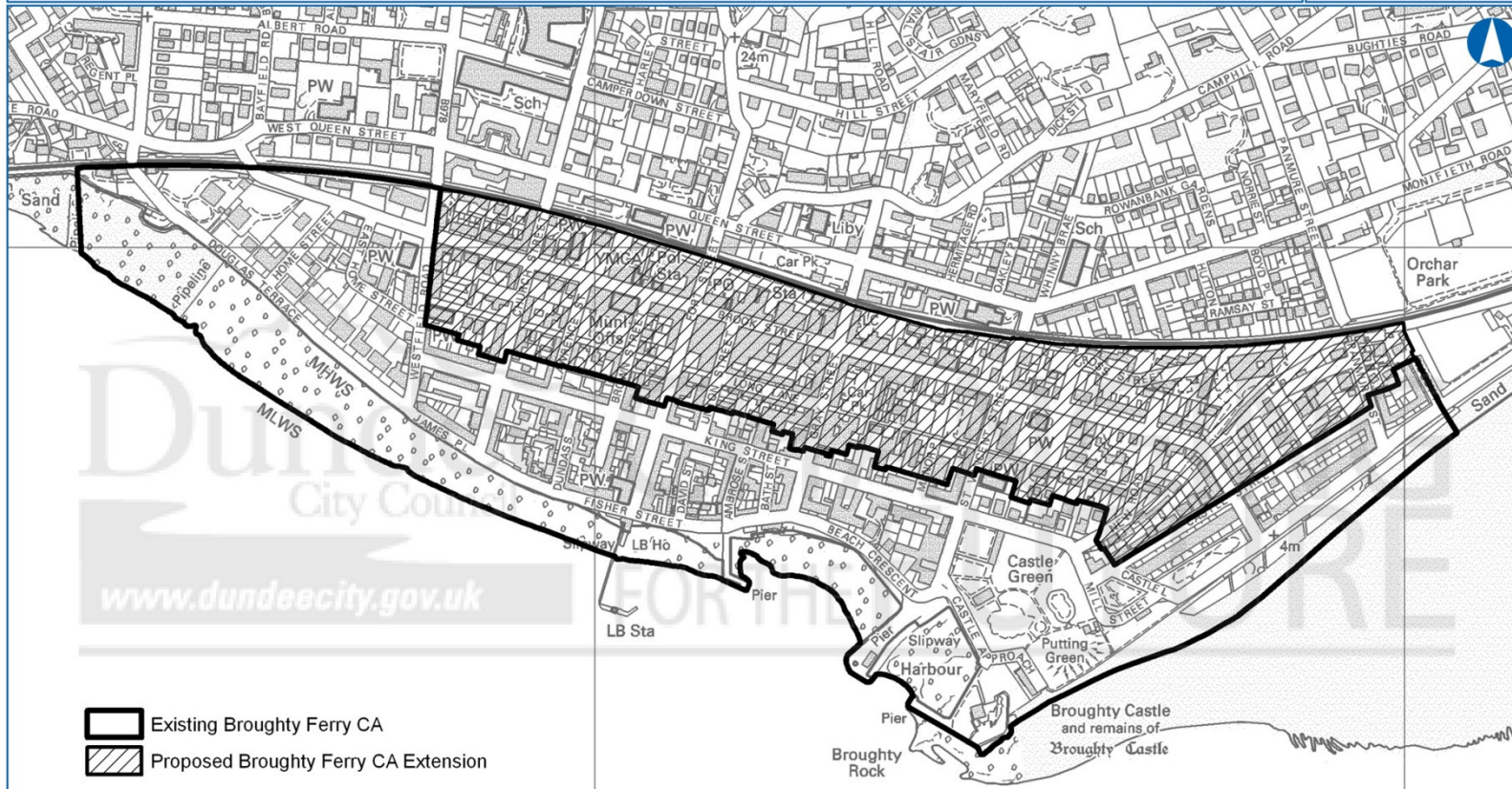
GH/GK/EC

1 October 2013

Dundee City Council
Dundee House
Dundee

Proposed Broughty Ferry Conservation Area

Dundee CHANGING FOR THE FUTURE
Dundee House, 50 North Lindsay Street
Dundee, DD1 1LS



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