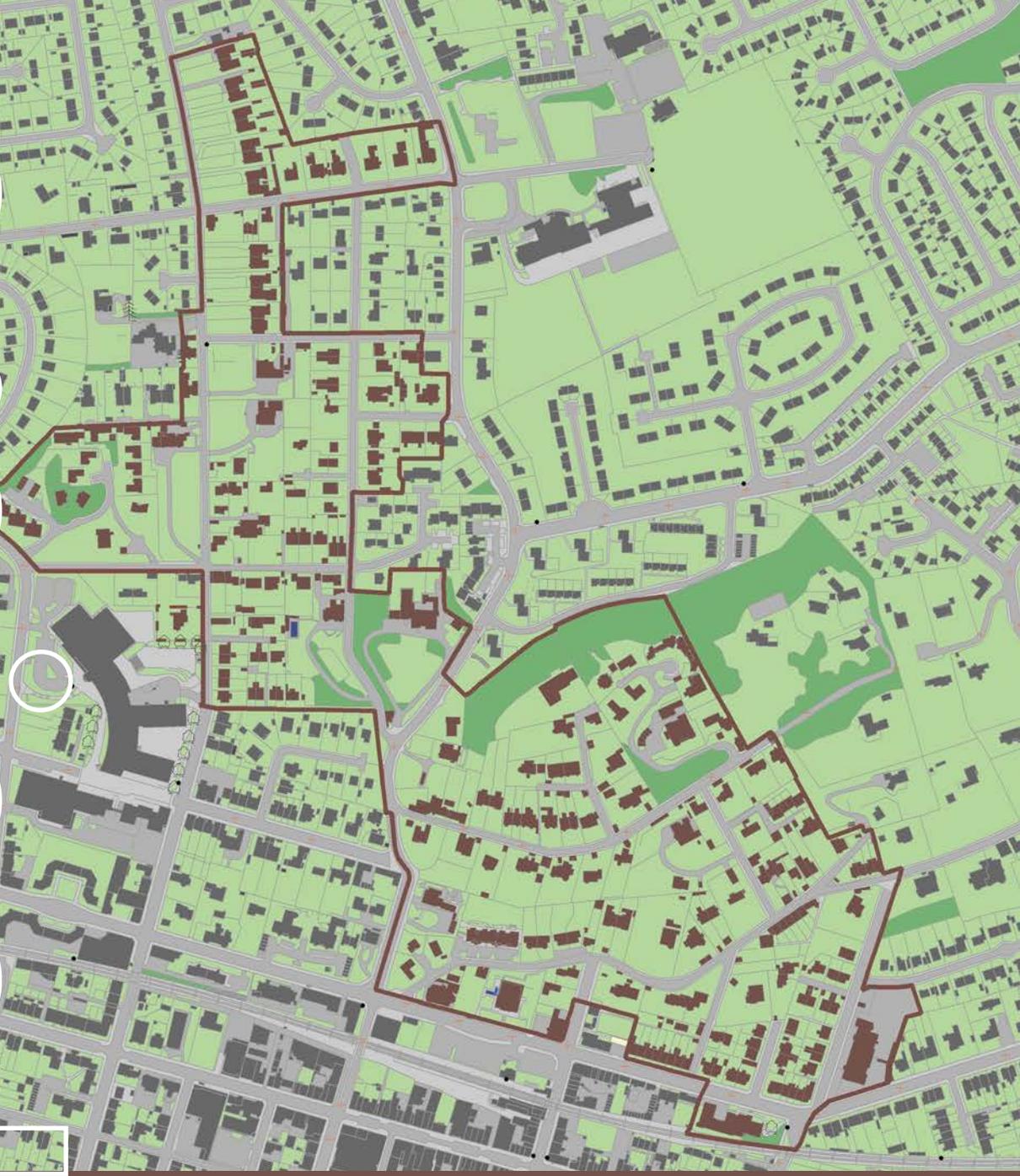


Conservation Areas



Forthill Conservation Area Appraisal



Contents

1 Introduction	1
1.1 Definition of a Conservation Area	1
1.2 The Meaning of Conservation Area Status	2
1.3 The Purpose of a Conservation Area Appraisal	3
2 Conservation Area Context	4
2.1 Current Boundary and Designation	5
2.2 Proposed Boundary Review	6
3 History and Development of Forthill	7
4 Character and Appearance	10
4.1 Topography and Street Pattern	13
4.2 Listed Buildings	14
4.3 Movement & Activity	15
4.4 Focal Buildings	16
4.5 Views & Vistas	17
5 Character Areas	18
5.1 North	19
5.2 South	20

6	Opportunities for Planning Action	21
6.1	Street Pattern and Alterations to Existing Buildings	21
6.2	Surface Materials	22
6.3	Utilities and Amenities	22
6.4	Trees	23
6.5	Stone Boundary Walls	23
6.6	Maintenance of Properties	24
6.7	Building Frontages	25
7	Local Planning Context	26
8	Measures to Protect and Enhance Essential Character	28
8.1	Dundee Historic Environment Trust	28
8.2	Windows and Doors	29
8.3	Maintenance	29
9	Conservation Strategy	30
10	Monitoring And Review	30
Appendices		
A	Current Boundary and Proposed Boundary Review	
B	Focal Buildings	
C	Views and Vistas	
D	North Character Area	
E	South Character Area	

1.0 Introduction



Villa on Cedar Road

Forthill Conservation Area is situated within Broughty Ferry. The area sits above the coastline providing panoramic views of the River Tay and over to Fife. The Conservation Area is located on a south facing slope to the east of Dundee City Centre within Broughty Ferry. It developed much of its unique character during the Victorian era.

This document will analyse the character and appearance of the Forthill Conservation Area, assess any potential boundary changes and aim to provide a means of guidance towards the preservation of the Conservation Area. It will also highlight any opportunities for planning action and address measures for enhancement.

1.1 Definition of a Conservation Area



Lodge to Birchwood Roy

A Conservation Area is defined by the Scottish Government, 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 1997 Act makes provision for planning authorities to determine which parts of their locale merits Conservation Area status. Dundee currently has 17 Conservation Areas, all of which have individual and distinguishing characters which the Council aim to preserve or enhance.

1.2 The Meaning of Conservation Area Status



Whinny Brae

In a Conservation Area it is the buildings and the spaces between them that are of architectural or historic relevance, which along with a number of additional factors; contribute to the individual personality of each designation. The purpose of a Conservation Area is to ensure that new development or alterations will not negatively impact on the existing character of an area.

Conservation Area status does not mean that new development or alterations are not acceptable; in actual fact; the designation is used as a management tool for future developments. This tool can be used to guide the production of high design quality and to ensure the preservation or enhancement of the special character and appearance of the area.

Conservation Area designation also reduces the limits of Permitted Development rights (i.e. those not requiring planning permission). The reduction in Permitted Development rights allow Dundee City Council to monitor changes within the boundaries of the Conservation Area more closely and ultimately steer a higher level of protection towards the overall appearance of the area.

The restriction of Permitted Development means that minor works such as window and door replacement, external painting and stone cleaning, erection of fences, gates and porches etc., require Planning Permission.

1.3 The Purpose of a Conservation Area Appraisal



East Church



Terraced properties on Queen Street

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 areas' character and appearance in order to identify its important characteristics and special features.

Part of the function of this appraisal is to assist the City Council when carrying out its statutory planning function. It will act as a material consideration in the determination of planning applications, provide support for Article 4 Directions and help guide the development of Design Guides and Development Briefs within the conservation area.

This appraisal sets out a number of proposals for the enhancement of the Conservation Area; a role highlighted and supported by Scottish Planning Policy in regards to the historic environment. The policy states that, "Proposals for development within conservation areas and proposals outwith which will impact on its appearance, character or setting, should preserve or enhance the character and appearance of the conservation area. Proposals that do not harm the character or appearance of the conservation area should be treated as preserving its character or appearance. Where the demolition of an unlisted building is proposed through Conservation Area Consent, consideration should be given to the contribution the building makes to the character and appearance of the conservation area. Where a building makes a positive contribution the presumption should be to retain it" (SPP, 2014).

The guidance from the Scottish Executive, contained within PAN 71 Conservation Area Management, highlights that 'conservation area designation alone will not secure the protection and enhancement of conservation areas. Active management is vital to ensure that change can be accommodated for the better.'

The overarching aim of this appraisal is to draw out the elements that contribute to the 'character' of the conservation area and provide a means of guidance towards its overall protection and enhancement.

2.0 Conservation Area Context



Property on Cedar Road

Firstly designated in 1991, Forthill Conservation Area as well as Grove and Reres Hill, formed the Barnhill Conservation Area. However, it was later subdivided into three separately designated conservation areas in 1997. The area is in close proximity to Broughty Ferry's District Centre.

Forthill Conservation Area is located roughly half a mile to the north of Broughty Ferry castle and is adjacent to the north side of a main transport corridor within the town; Queen Street. The topography of the Conservation Area is slightly declining towards the coastline, where the land is of a slightly steeper slope coming east and south from Forthill. This location provides prime views and panoramas of the River Tay and over to Fife. The estuary views are visible from many of the individual villas and also from many of the streets which sit at right angles to the Estuary.



View Across the Tay

2.1 Current Boundary and Designation

The Conservation Area was influenced and developed greatly during the Victorian era. The western boundary of Forthill runs alongside the central section of Seafield Road and cuts across behind Harley Street where it then follows Cedar Road down to Queen Street. The southern boundary runs along the north side of Queen Street, with the exclusion of numbers 305-317, between Cedar Road and Whinny Brae. The southern boundary also includes the East Church on the south side of Queen Street. The easterly boundary includes the properties on Whinny Brae and runs along the western perimeter of Darkfalls. The northern section of the Conservation Area includes many period properties between Seafield Road and Forthill Road with modern exclusions. The Conservation Area terminates just north of Fintry Place.

Figure 1 – Current Conservation Area Boundary



2.2 Proposed Boundary Review

As part of all the Conservation Area Appraisals, Dundee City Council are tasked with reviewing the boundary of each Conservation Area, and where applicable, suggesting areas for inclusion that are in keeping with the character and appearance of the Conservation Area or have the potential to impact on its unique setting.

On review of the Conservation Area an opportunity has been highlighted to extend the boundary to include a Jaco-bean style property which is in keeping with the established character of Forthill. Figure 2 outlines these proposed changes to the Forthill Conservation Area boundary. See Appendix A for more detailed information about the proposed review.

Figure 2 – Proposed Conservation Area Extension



3.0 History and Development of Forthill



Brook Street



The area of Forthill predominately originated during the mid 19th to mid 20th century's due to the emergence of Broughty Ferry as a strong fishing community. As Broughty Ferry grew in importance, so did its population where it served as a popular tourist spot for many due to its beaches and town centre.

A small port and residential suburb to the East of Dundee, Broughty Ferry is situated on the north bank of the Firth of Tay opposite Tayport in Fife to which it was formerly linked by ferry. Once a fishing village and ferry port, Broughty Ferry developed as a residential and resort town during the 19th Century where many of its fine villas were erected by industrialists from Dundee.

Before 1913 Broughty Ferry was an independent township with its own police force and civic administration. Incorporated with the City of Dundee in 1913, it has a popular seafront, harbour and esplanade. Guarding the mouth of the Tay estuary, the 15th century Broughty Castle overlooks the harbour. Built in 1498, the castle was restored during the 19th century and now houses a museum featuring displays on Dundee's maritime history.

With the opening of the Dundee and Arbroath Railway in 1838 and the introduction of electric trams in 1905, the development of Broughty Ferry became rapid, attracting many wealthy businessmen to relocate from the centre of Dundee. The increased ability to travel allowed the opportunity for people to live further away from the polluted centre of Dundee, to the idyllic location of Broughty Ferry. The wealth of the area can be seen from the building of large stone villas with landscaped curtilages.

In the 1840s and 1850s most of the town of Broughty Ferry was situated south of Queen Street and was laid out according to General Charles Hunter of

Burnside's neat grid iron plan. The expansion of the town can be seen by the mid 19th Century with the building of large villas to the north on the rising land behind the town.

The Forthill Conservation area is located on a south facing slope overlooking the River Tay to the east of Dundee City Centre within Broughty Ferry. It developed its unique character during the Victorian era. Formerly referred to as Brachanhill or Brakehill, the historic land use of the Forthill area is predominately residential; however there is evidence of other building uses such as the Queen Street Public Library and churches; former Queen Street and East Church.

From historic maps, it is possible to see that the majority of the existing street pattern remains much the same as it was in the late 1800's with Camphill Road and Hill Street being the main location for house building. Most of the houses were relatively large and widely spaced with large expanses of ground included within their boundaries. At this time the majority of land to the north of the conservation area was agricultural where the remainder of this land has since been built upon with newer style homes.

One of the larger properties of Forthill Conservation Area, one of several homes of the Gilroy dynasty and located within the former Castleroy site is Dunalistair House in Hill Street. The property is a mid 19th century Italianate villa which became the Black Watch Memorial Home in memory of members of the local regiment who had given their lives in service of their country in the First World War. In 1984 the building was converted into self contained flats. There is also an altered and extended lodge at Hill Street.

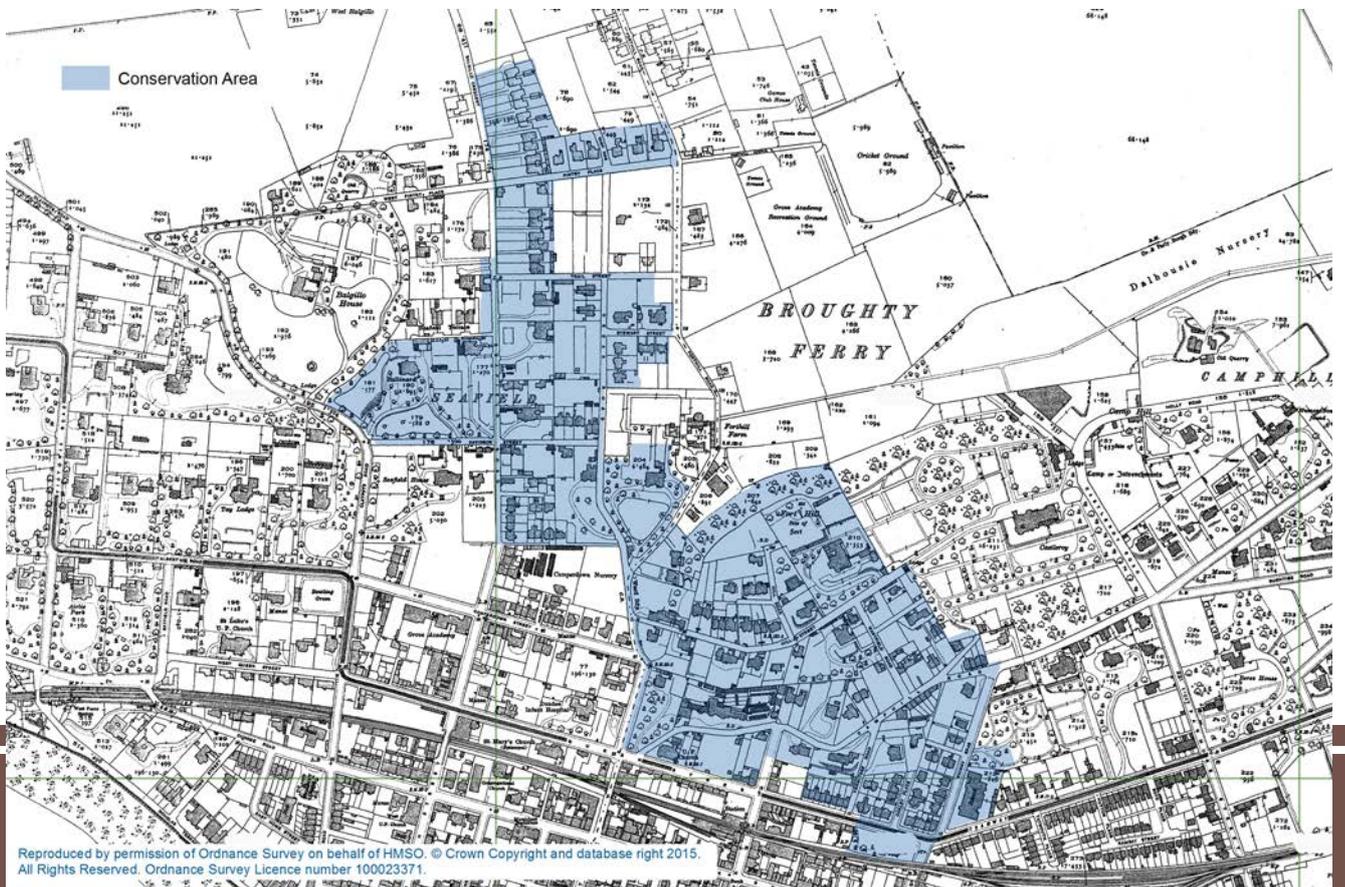
There are many historic properties of architectural importance found within the Forthill Conservation Area including The Hermitage, a Jacobean style villa built in 1850, Carbet Lodge, a Baronial style

lodge built in 1866 occupying a commanding position at the head of Gray Street, and Mount Rosa, an Italianate villa built in 1853. These historically fashionable mansions are a result of the wealthy industrialists from Dundee relocating to Broughty Ferry in the 19th century.

More recently, there has been a change in character seen within the area, mainly the development of more terraced properties and smaller boundaries as well as the introduction of newer housing. The area over the years has also seen the beginning of development within the curtilages of the larger villas; a feature which is consistent throughout many areas of Broughty Ferry.

Former Queen Street Church, now Gulistan House, was sold in 1969 and is now used as a restaurant. The former Eastern School, an art-nouveau style building, built in 1911 has been granted planning permission for the redevelopment of 26 flats. The former facilities of the primary school have been relocated to the former Grove Academy buildings.

figure 3 - 1922 Historic Map



4.0 Character and Appearance



Glimpse of a property



Stone boundary wall and trees



Urban Greenery

The character and appearance are both key elements to be considered when appraising a Conservation Area. Forthill Conservation Area has been identified as having particular aspects of historic or architectural interest which are important to the area's character, and are important to preserve and enhance. This section shall analyse the main elements that contribute to the character and appearance of Forthill Conservation Area whilst establishing its value within the wider context of Broughty Ferry.

The Forthill Conservation Area is characterised by high boundaries consisting of high stone walls or lower walls supporting tall hedges. Many roads within the Conservation Area are narrow and bounded by these tall walls therefore emphasising a sense of enclosure. Screened behind the characteristic walls are relatively substantial Victorian villas set in generous garden ground. A second representative feature of the Conservation Area is the high level of urban greenery. The mature



Traditional gatepiers



Modern development at Ballinard Gardens

greenery within the Forthill Conservation Area is wholly situated within private garden space, either visible through gaps in property boundaries or in instances where the greenery either forms part of or overhangs the periphery. The intermittent views visible from any high vantage points or from private grounds add an additional element to the collective character of the area. The views are greatest along the roads that are formed at right angles to the Tay or where properties are tiered on the hill side, Camphill Road, for example.



Sense of enclosure

The predominately residential buildings are characterised with traditional slate roofs, boundary walls and mature trees. Within the Conservation Area there are many unique villas as well as the existence of traditional terraced properties. These terraces are characterised by their entrances detailed with columns, capitals, iron balustrades and quoins. The painted quoins, windows and doors help to create a sense of unity between the different streets therefore contributing to the overall townscape of the area.



Quoined terrace



High stone walls and trees



Traditional materials

The properties within Forthill have many familiar characteristics which are found throughout the Conservation Area such as sash and case windows, cast-iron rainwater goods and balustrades. In terms of building frontage colour and texture, the general appearance and colour palette of the area ranges from a brown to grey brick with painted quoins and columns, a distinguishing feature of the overall area.

Forthill Conservation Area retains a private feel, characterised by its stone boundary walls and mature trees. Many of the properties are relatively hidden from public view. There are also a few modern developments throughout the area in particular the residential properties within Ballinard Gardens.

Most of the traditional stone kerbing has been retained throughout the Conservation Area which adds distinct character to the Forthill streetscape. The historic layout with the existence of narrow streets, sharp corners and traditional surfaces again adds character to the area.



Traditional entranceway

The character of Forthill Conservation Area varies so therefore in order to complete a more comprehensive appraisal it is concluded that Forthill be analysed in terms of its distinct character zones, hence the creation of character areas. See Part 5.0 Character Areas.

4.1 Topography and Street Pattern



Narrow winding road

The existing street pattern closely resembles the historic pattern of the area where residential property is situated along the established roads of Hill Street and Camphill Road. This section of the Conservation Area has a very steep topography with winding narrow roads. However, in contrast, the northerly section of Forthill takes on the grid-iron street pattern characteristic of Broughty Ferry in general where the roads also become wider and the land becomes more flat.

The rising topography of the overall area allows properties to take advantage of the views of the River Tay and over to Fife.



View along Hermitage Road

4.2 Listed Buildings



Forthill Conservation Area contains a number of buildings which are listed by Historic Scotland for their special architectural or historic interest.

A building's listing covers its interior, exterior and 'any object or structure fixed to a building' or which falls within the curtilage of such a building, forming part of the land since before 1 July 1948. The alteration or removal of any feature or fixtures requires listed building consent.



Buildings are listed by Historic Scotland in 3 categories- A, B and C. Category A listed buildings are of a national or international importance. Category B listed buildings are of a regional importance. Category C listed buildings are of local importance.

See Figure 4 which indicates the location of Listed Buildings within the Forthill Conservation Area.

Photographs: Top - Carbet Lodge, Bottom - Gulistan House

figure.4 Listed Buildings



4.3 Movement and Activity



Queen Street is a busy transport corridor. Most pedestrian and vehicular activity within the Conservation Area happens along this main road where there are also a number of bus stops. The main buzz of activity exists outside the Conservation Area within the shopping district of Brook Street and northern section of Gray Street. As the Conservation Area consists of mainly residential properties the remainder of the area is relatively quiet. The Conservation Area becomes increasingly quieter as you move northwards.



Photographs: Top - Queen Street, Bottom - Fintry Place

Figure 5 Movement and Activity



Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and database right 2015. All Rights Reserved. Ordnance Survey Licence number 100023371.

4.4 Focal Buildings



The predominant land use of the Forthill Conservation Area is residential; however, there are a few focal buildings situated around Queen Street which contribute greatly to the character of the overall area. These buildings are generally constructed of traditional materials namely stone and slate and include the East and former Queen Street churches, the Queen Street Public Library and the former Eastern Primary School. There are also a number of residential properties which boast distinctive architectural character creating smaller points of focus throughout the area, in particular Dunalistair House. Figure 6 shows the location of the main focal buildings within the conservation area boundary. See Appendix B for a larger map and more information.

Photographs: Top - Former Eastern School, Bottom - East Church

figure 6 Focal Buildings



4.5 Views and Vistas



View down Gray Street

The suburb of the Forthill Conservation Area is predominately characterised by the scenic views down to the River Tay and, in more open areas, views up to Reres Hill. The steep slopes present at particular points throughout the Conservation Area allow panoramic views of the area.

See Appendix C for more information on views and vistas within the Forthill Conservation Area.



View from Dunalistair Gardens



View from Maryfield Road



View from Hill Street towards Broughty Castle

5.0 Character Areas

The Forthill Conservation Area has been divided into two distinct character areas. Both areas identify particular aspects of interest that form the Conservation Area. It should be noted that each character area is not limited within a rigid boundary and the areas may have similar features.

The two areas are the northerly residential section, the North, and the South section which incorporates Hill Street, Camphill Road and Queen Street. See Figure 7 which outlines these particular areas.

figure 7 Character Areas



5.1 North



High stone boundary walls



Typical secluded property



Cedar Road

The North character area takes into account everything to the west and north of Cedar Road. It includes Davidson Street, Seafield Road, Ballinard Gardens, Traill Street and Fintry Place. This particular area of Forthill carries on the traditional grid iron pattern of the rest of Broughty Ferry. The roads also become wider and the land levels out in comparison to the rest of the Conservation Area.

The area is characterised by large impressive villas within private secluded gardens which are often reached by long driveways. The properties are mainly hidden from public view or obscured by mature trees and high stone boundary walls. This establishes a high level of privacy. The presence of boundary walls on either side of the road also creates a sense of enclosure, a characteristic consistent throughout the character area. In comparison to the rest of Forthill the North is considerably quieter with less traffic.

Ballinard Gardens is the location of modern housing development. The properties are situated within a cul-de-sac and the area is home to many mature trees. Although modern, the properties maintain the colour and proportion of the rest of the character area.

Seafield Road runs from the very top of the Conservation Area to the new Grove Academy building. Opposite this modern development are traditional terraced properties and smaller scale cottages. As you move north along Seafield Road the properties become larger and more private with secluded gardens, boundary walls and mature trees. Fintry Place and Traill Street continue this character.

Cedar Road contains a mixture of both traditional stone villas and more modern housing. Stone boundary walls and mature trees are present continuing the sense of enclosure and privacy.

See Appendix D for more information about the North character area.

5.2 South



Camphill Road



Steep Roads



Whinny Brae

The South character area takes in the rest of the Conservation Area and includes Hill Street, Camphill Road, Queen Street and the roads which connect them, Hermitage Road and Whinny Brae.

This South section of the Conservation Area has a very steep topography with winding narrow roads often with sharp corners.

The area is characterised by the presence of large villas with the inclusion of terraced properties and smaller cottages. The properties are arranged around a very steep terraced topography allowing panoramic views over the River Tay and further over to Fife. There is no grid street pattern present like in the North; instead roads wind upwards following the direction of the nature slope. The narrow roads and lanes of the character area are intensified through the use of high stone boundary walls and mature trees which create a sense of enclosure.

Queen Street is a main transport corridor running to the very south of the character area. It is busy with both vehicular and pedestrian activity where it maintains a flat wide streetscape in order to accommodate its uses. Focal buildings previously identified within this appraisal are situated here and contribute to establishing Queen Street as a main contributing factor of the Conservation Area overall.

Hill Street and Camphill Road are predominately residential. Due to the road width and historic layout the winding streets have a very distinctive character.

Hermitage Road, Hill Road and in particular, Whinny Brae, are all very steeply sloped. At right angles to the Tay they also allow long views down towards the waterfront. Whinny Brae, due to issues of safety, has now been closed off to cars and remains solely a pedestrian route.

See Appendix E for more information about the South character area.

6.0 Opportunities for Planning Action

The principle focus of planning action within the Forthill Conservation Area is to preserve and enhance the character and appearance of the area. Applications for inappropriate developments or alterations that will negatively impact on the character and appearance of the Conservation Area shall be recommended for refusal. Best practice guidance by Historic Scotland and other bodies shall be taken into consideration as part of the preservation of the character of the Forthill Conservation Area.

With the aid of planning action the Conservation Area has adapted well to change where this can be seen through the sympathetic restoration and upgrading of most buildings and the considerate design and detailing of new developments.

6.1 Street Pattern and Alterations to Existing Buildings

The street pattern of the Forthill Conservation Area is a key contributor to its overall character. It is therefore essential that any development which involves any alteration to this layout is strongly discouraged to help retain the original streetscape.

The appearance of the Conservation Area will be protected and alterations to properties shall not detract from the aesthetics of the area or the individual building. Extensions to properties should be sympathetic towards the conservation area and not be detrimental to the character of each individual property. Before works commence, guidance should be sought from Dundee City Council's Development Management section to seek advice on whether the works would require planning permission.

It is envisaged that views towards the River Tay and further Fife, which can be seen by looking down many of the streets within the conservation area, are to be maintained.

6.2 Surface Materials



Original stone sets

The street surfaces, at present, are in relatively good condition and their replacement is not expected soon. Evidence of original stone kerbing and some examples of stone setts can be seen throughout the Conservation Area; however, there is also evidence of insensitive repair works. Where possible, reinstatement of historic materials would be encouraged within the conservation area and removal of any historic materials would be deemed unacceptable.

6.3 Utilities and Amenities

Works carried out by utility companies and by statutory bodies must have regard for the character of the conservation area. Cables and pipes which run over the outside of walls detract from both the appearance of the wall and overall conservation area. The installation of pipes and cables should be hidden from view, and in accordance with guidance set by Historic Scotland.

The location of television aerials and satellite television dishes should be placed discretely to minimise their impact on the building and character of the conservation area. Detailed advice on best practice on the location of satellite dishes can be obtained from Dundee City Council's City Development Department. The advice set out for satellite dishes can be applied equally to television aerials.

6.4 Trees



Mature trees

Trees make up a key component of the character of the Forthill Conservation Area where mature trees collectively make a significant contribution to the overall look of the area.

It is an offence for any person to cut, lop, top, uproot, wilfully damage or destroy any tree, unless six weeks notice has been given to the Council's City Development Department. The owner of the tree must submit a Tree Work Notice Application and await written consent from the Council prior to undertaking such works. Application forms are available to complete online from the Council's website, or alternatively requests can be made in writing to the Director of City Development. This gives the Council time to consider making a Tree Preservation Order. These exist for individual or groups of trees which are seen as giving amenity value to the community. The felling or lopping of trees which are subject to a Tree Preservation Order also requires consent from the City Development Department.

For further information regarding trees please visit; <http://www.dundee.gov.uk/citydevelopment/trees>

6.5 Stone Boundary Walls



Insensitive repair work

Forthill retains a private feel, characterised by high stone boundary walls and mature trees. Many of the properties are hidden from public view. Boundary walls are an important feature of the Conservation Area; however there is evidence of poor repair work. The repointing of boundary walls must be carried out using an appropriate lime based mortar which shall closely match the characteristics of the original. Alterations shall be required to be in accordance with the guidance established by Historic Scotland and Dundee City's Council's 'BREACHES IN BOUNDARY WALLS Policy and Guidance for Dundee's Listed Buildings and Conservation Areas.'

6.6 Maintenance of Properties

Walls

The use of inappropriate material poses a long term threat to the integrity and condition of the buildings, and to the character of the conservation area as a whole.

The repointing of walls must be carried out using an appropriate lime based mortar which shall closely match the characteristics of the original. Where new stone work needs to be indented, it will match as closely as possible the original stone. Stone cleaning is not desirable due to the damaging effects that it can have on stonework and will be actively discouraged.

Any removal of boundary walls for provision of parking spaces or any other use will not be acceptable. According to Dundee City Council's Policy Guidance on breaches in boundary walls, openings will not be permitted which adversely affect the amenity or character of a conservation area.

Roofs

Any repair or replacement should be carried out in original materials, such as Scottish slate and lead, in order to preserve the contribution that these materials make to the character of the conservation area.

Ironwork

There are many good examples of historic ironwork within the conservation area. Preservation of existing ironwork will be favoured where it is vital to the overall character and appearance of the area. Any removal of historic ironwork will be actively discouraged.



Ironwork

Rainwater Goods

There will be a presumption that the traditional historic rainwater goods be retained and repaired before the principle of replacement is acceptable. There is also a presumption that any replacement rainwater goods should be in a traditional material and this should match the design of the original detailing and colour scheme of the relevant property.

6.7 Building Frontages

The character and appearance of conservation areas are made up of the individual buildings and the spaces between them. A building's frontage is made up from a number of components e.g. construction materials, architectural style, individual detailing, windows and doors.

Alterations to the building frontages within the Conservation Area shall require careful consideration towards character, where minor changes to windows and doors can have a detrimental impact on its appearance.

It is of particular importance that any traditional sash and case windows be repaired rather than replaced in order to retain the original character of the building frontage. If replacement is the only option then it is favourable that a like for like window replaces the damaged window. This principle can also be applied when repairing or replacing doors.

Where there is an apparent state of neglect or disrepair to any element of a building's frontage, sympathetic treatment to restore the original character of the building is to be encouraged.

7.0 Local Planning Context

The main policies contained within the Dundee Local Development Plan 2014 relating to the historic environment are:

Policy 48: Listed Buildings

a) Alternative Uses

Suitable alternative uses will be considered for listed buildings where this is necessary to secure their future. Any adaptation of the fabric must be undertaken carefully and sensitively and have minimum impact on the architectural and historic interest, character and setting of the building. A detailed justification statement shall be required to be submitted to support an application proposing an alternative use.

b) Alterations to Listed Buildings

The alteration of a listed building will only be acceptable where the proposals have regard to the preservation or enhancement of its architectural or historic character. Alterations will not be permitted where the works would diminish the architectural integrity of the building or its historic interest. A detailed justification statement shall be required to accompany an application for alterations to a listed building.

Policy 49: Demolition of Listed Buildings and Buildings in Conservation Areas

Applications for the demolition of a listed building or an unlisted building that is worthy of retention in a conservation area must be fully supported by reports on the condition and marketing history of the building along with a feasibility study which explores the viability of retaining the building in active use. Applications for demolition shall be required to be in accordance with Historic Scotland's 'Scottish Historic Environment Policy'.

Where the demolition of a building is acceptable, applications must be supported by acceptable proposals for the redevelopment or treatment of the cleared site.

Policy 50: Development in Conservation Areas

Within conservation areas all development proposals will be expected to preserve or enhance the character of the surrounding area. This will require the retention of all features that contribute to the character and appearance of the conservation area.

These policies are aimed specifically at the historic environment, but there are a number of other policies within the local plan which may also be relevant depending on the specific proposal.

8.0 Measures to Protect and Enhance Essential Character

In order to maintain the quality of the Forthill Conservation Area it is important to outline necessary measures that will protect and enhance its essential character. Maintenance of the historic fabric and character of the Conservation Area is a primary concern of the council and any proposed developments will need to follow the policies and guidelines set out by Historic Scotland and Dundee City Council.

8.1 Dundee Historic Environment Trust (DHET)

DHET is an organisation which is set up to encourage the conservation, protection and enhancement of historic architecture and the physical environment within Dundee. The Historic Environment Grant Scheme aims to financially support the repair of historic buildings within Conservation Areas. For further information contact:

Adam Swan
Director
Dundee Historic Environment Trust
19 Dock Street, Dundee
DD1 3DP

Tel: 01382 902244

E: info@dheth.org.uk

Other potential sources of funding for historic building repair in Dundee are Historic Scotland and Heritage Lottery Fund.

8.2 Windows and Doors

Replacement of windows within a Conservation Area will require compliance with the Council's policy on replacement windows and doors, and also the advice and guidance set by Historic Scotland. Applications for inappropriate replacement windows and doors shall be recommended for refusal.

When the opportunity arises it would be in the interest of the Conservation Area to have the reinstatement of a more appropriate design and style of window and door which fits the character of the property. This shall help further enhance the character and appearance of the area.

8.3 Maintenance

Preservation of the Forthill Conservation Area is essential in ensuring its character and appearance is protected. The repair and reuse of traditional fabric and features of the Conservation Area is a role strongly supported by Dundee Council. This work could include the preservation or enhancement of walls, windows, doors, structure, roof, guttering and systems such as ventilation, gas or water. Such building necessities should be kept in good condition for the property to continue to be productive in its functioning. The character and appearance of the area can be dramatically impacted upon as a result of building disrepair. For information on methods of upkeep and repair which can affect the character or fabric of a building's exterior within Conservation Areas, consult the Conservation Officer of Dundee City Council.

9.0 Conservation Strategy

The Conservation Strategy of the City Council is to ensure that new development or alterations to existing buildings will not have a negative impact on the existing character of the area.

The City Council will use the Conservation Area status as a management tool to help produce a high design quality to ensure the preservation or enhancement of the special character and appearance of the area. Maintenance of this historic fabric and character is a primary concern of the council and any proposed developments will need to follow the policies and guidelines set out by Historic Scotland and Dundee City Council.

The City Council takes the view that this does not mean that new developments or alterations are unacceptable but that rehabilitation, restoration, new build or contemporary architecture is of a suitably high standard.

10.0 Monitoring and Review

It is envisaged that this Conservation Area Appraisal will be reviewed approximately every five years, to ensure that it remains current, its effectiveness is gauged and it responds adequately to the pressures encountered within the Conservation Area.

As part of the mechanism for review and monitoring, a photographic survey will be undertaken as a means to record change. This will create an important tool in the management of the Conservation Area by providing an indicator of the impact of development and form the basis of future reviews.

It is only through the continual co-operation of the public, can the aims and objectives of this appraisal be met.

For further information concerning the contents of this document, contributions for its improvement, or any matters concerning conservation areas or listed buildings, contact the Dundee City Council, City Development Department, Conservation Officer:

Gary Knox
Conservation Officer
City Development Department
Dundee City Council
Dundee House
50 North Lindsay Street, Dundee
DD1 1QE
Tel: 01382 433414
E: gary.knox@dundeecity.gov.uk

Appendix A Current Boundary and Proposed Boundary



It is proposed that the property at 23 Seafield Road, including its walls and entrance gate, be included within the revised boundary designation. The property is a B listed Jacobean-style house built around 1850. The house as it exists appears on the 1857-58 OS Map 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.



Appendix B Focal Buildings



1



Queen Street Public Library 1928 is single storey and rectangular in plan with modern additions at it's rear. It is a classical style library sited on terraced ground with terraced steps.

2



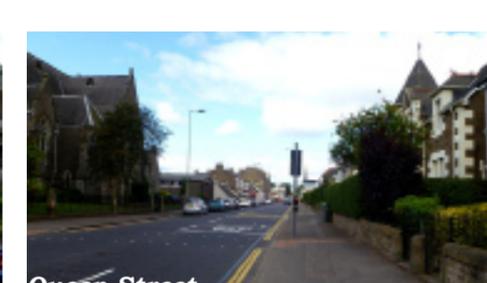
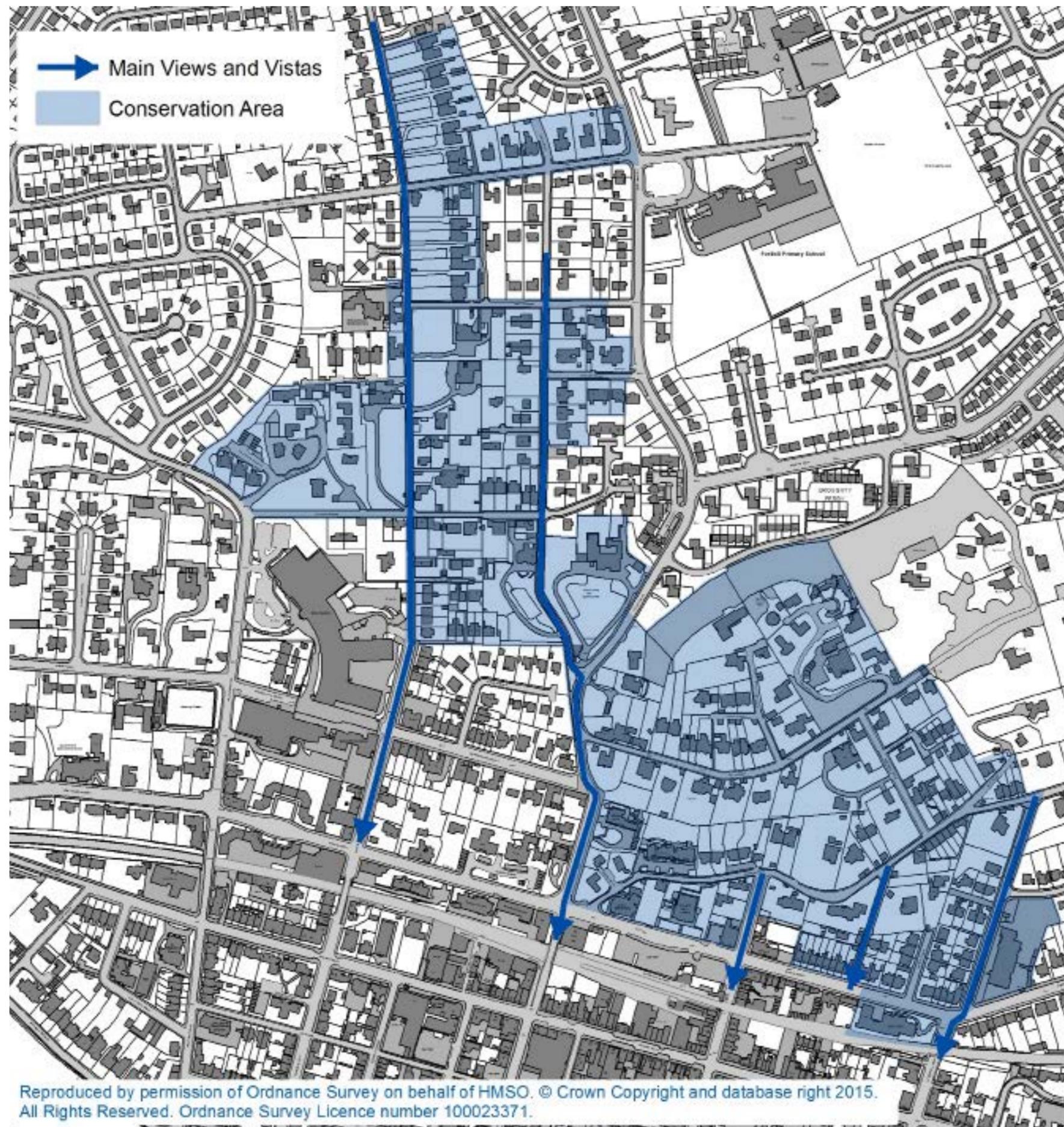
East Church 1865 has a cruciform plan and is gothic in style.

3

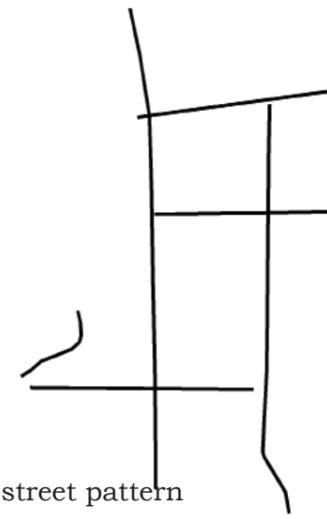
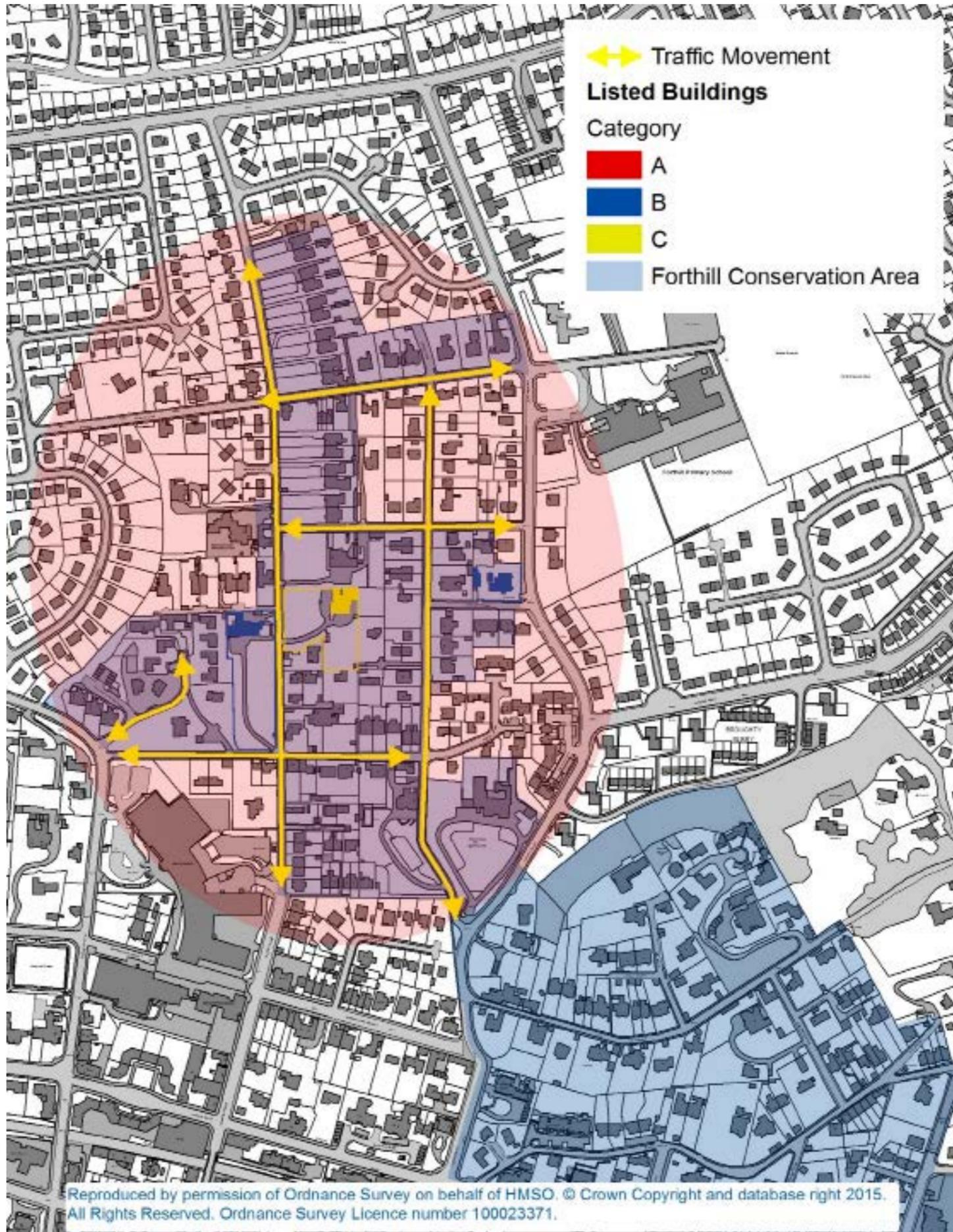


Former Eastern School 1911 is category A listed and includes the wall, entrance gates, play sheds and lavatories at it's rear. It is Art-nouveau in style with a slate roof, terracotta ridge tiles and cast iron rainwater goods.

Appendix C Views and Vistas



Appendix D North Character Area



Grid like street pattern



Cedar Road



Fintry Place



Boundary walls and urban greenery at Seafield Road

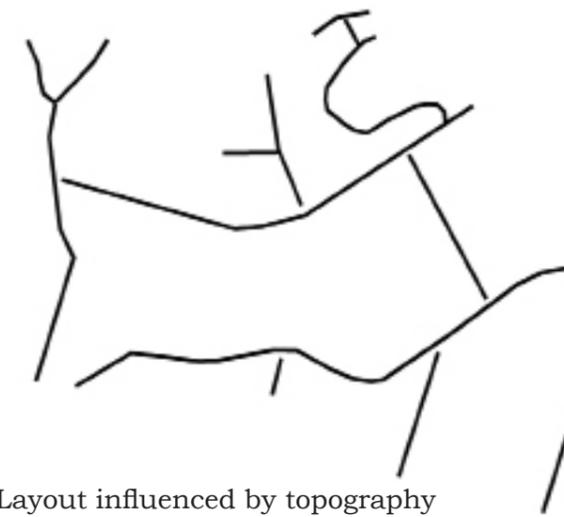
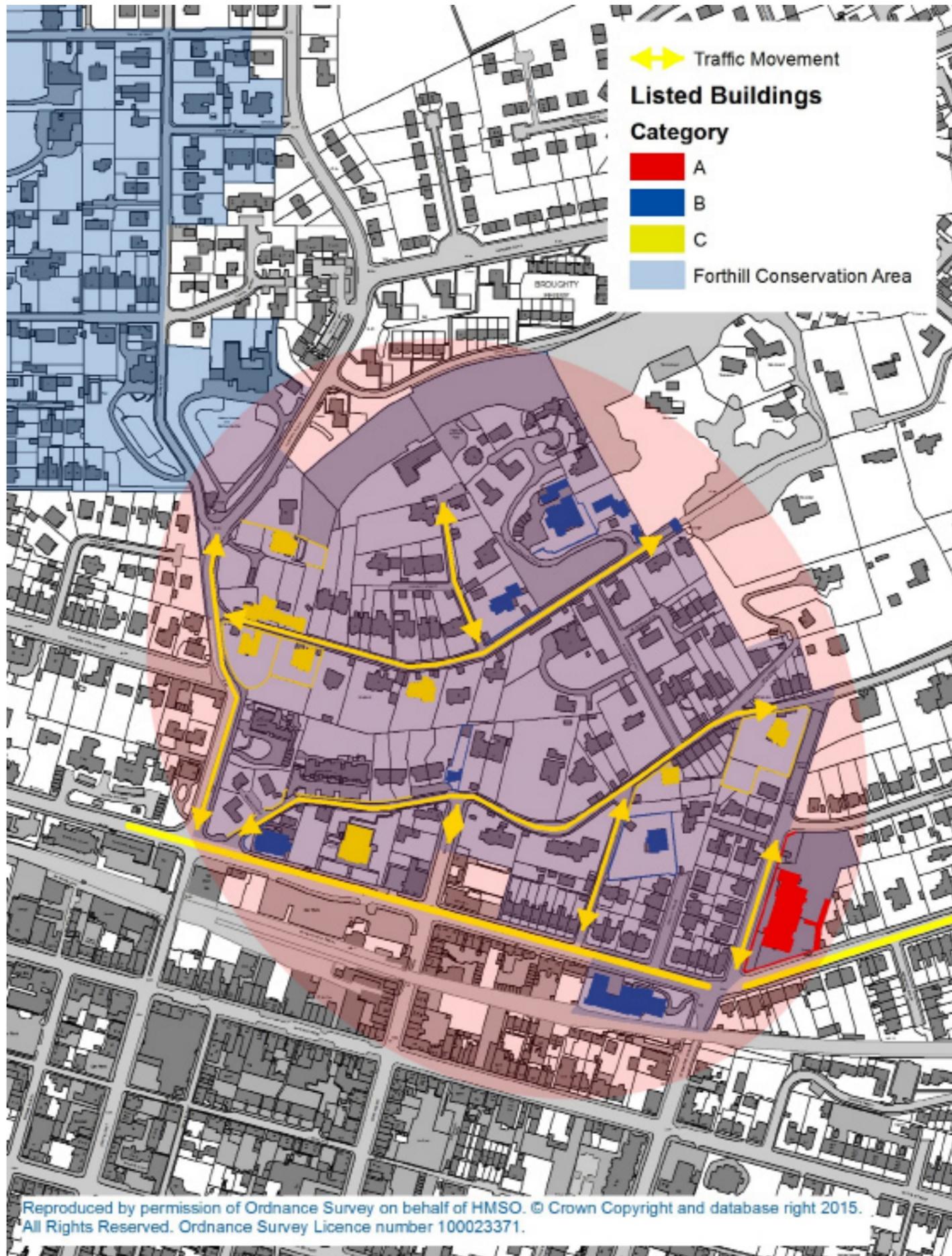


Long private driveways



Cedar Road

Appendix E South Character Area



Layout influenced by topography



Camphill Road



Terraced properties behind boundary walls



Dick Street



Hill Street



Property with high boundary walls

If you require a large print version of this booklet please
phone Gary Knox on 01382 433414

This information is made available in large print or in an alternative format that meets your needs.	
Chinese	欲知詳情，請致電：01382 435825
Russian	Более подробную информацию можно получить позвонив по телефону: 01382 435825
Urdu	مزید معلومات کے لئے برائے مہربانی 01382 435825 پرفون کریں۔
Polish	po dalszą informację zadzwoń pod numer 01382 435825
Alternative Formats	For further information please contact the issuer of this publication

If you have difficulties with English contact Dundee Translation &
Interpretation Service, Central Library, Wellgate Centre, Dundee
DD1 1DB Tel: 01382 431563

If you have any queries, comments or suggestions feel free to contact the

**City Development Department,
Dundee City Council, Floor 6 Dundee House,
50 North Lindsay Street, Dundee DD1 1LS**

Telephone: 01382 433105 Fax: 01382 433013

e-mail conservationareas@dundeecity.gov.uk