

ITEM No ...6.....

REPORT TO: CITY DEVELOPMENT COMMITTEE – 26 SEPTEMBER 2016

REPORT ON: DRAFT CONSERVATION AREA APPRAISALS – TROTTICK, BAXTER PARK AND THE UNIVERSITY CONSERVATION AREAS

REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 271-2016

1 PURPOSE OF REPORT

1.1 The purpose of the Report is to seek approval to consult on the Trottick, Baxter Park and University Draft Conservation Area Appraisals.

2 RECOMMENDATION

2.1 It is recommended that the Committee remits the Executive Director of City Development to consult with the local community and interested parties on 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 Trottick Conservation Area was designated on the 5 April 1971. The Baxter Park and University Conservation Areas were designated in February 2002. 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 Area) (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.

4.5 The Trottick Conservation Area is located on the periphery of Dundee, in the Claverhouse area of the city. Trottick is located alongside the Dighty watercourse that runs through much of the city. The traditional settlement comprises of the buildings and associated ponds, lades and dams of the former Claverhouse bleachfield works. The bleachfield works were once the largest bleachfields in Dundee and date from the 1780s when they were founded by Thomas Collier & Company, during a time when Dundee's textile industry was growing. As well as the mill buildings, cottages were built to house the bleachfield workers, and both evidence of the original mill building and cottages remain.

- 4.6 Baxter Park Conservation Area is situated to the north east of Dundee City Centre adjacent to the Maryfield Conservation Area. Baxter Park is a significant historic designed landscape and an integral part of the city's green infrastructure. It was designed in 1863 by Sir Joseph Paxton, considered the most important Victorian park designer, and it is the most complete Paxton park in Scotland. Its boundary walls, gateways and, not least, the views of the central pavilion forming vistas to surrounding streets, all contribute to the dignified suburban character of the wider area.
- 4.7 The boundary of the University Conservation Area contains the majority of the University of Dundee's campus. The University Conservation Area has dramatically changed over the past decade, resulting in large scale re-development of a number of sites and properties. The University campus combines older buildings and the historic street pattern, along with a remarkable range of purpose designed late 19th and 20th century monumental buildings. Most notable are the Geddes Quadrangle (1907), University Tower (1957), Belmont Hall (1963), Fulton Building (1964), Bonar Hall (1975) and Duncan of Jordanstone College (1937 and 1974). There are also recent additions, like the Library (1986 and 1995) and the Wellcome Trust Building (1997).
- 4.8 The Appraisals are the first reviews of the Conservation Areas since their designation and indicate features that contribute to their unique character. As part of the Appraisal the existing boundaries have been reviewed with a number of minor amendments. The proposed boundary alterations are detailed below.
- 4.9 Trottick Conservation Area
- It is proposed that the properties at the southern end of Millburn Gardens and the newsagent and second hand vehicle sales buildings on the western edge be excluded from the revised Trottick Conservation Area boundary. These properties are not in keeping with the Trottick Conservation Area's established character.
- 4.10 Baxter Park Conservation Area
- There are no boundary changes recommended for the Baxter Park Conservation Area. It is a significant historic designed landscape and an integral part of the city's green infrastructure. Its boundary walls, gateways and, not least, the views of the central pavilion forming vistas to surrounding streets, all contribute to the dignified suburban character of the wider area.
- 4.11 University Conservation Area
- There are no boundary changes recommended for the University Conservation Area. It is located on the western edge of Dundee City Centre. The Conservation Area is characterised by a historic grid iron pattern with a variety of historic buildings and later contemporary additions, such as the Dundee Contemporary Arts centre. The Appraisal indicates the important features that contribute to the unique character of the area.
- 4.12 The proposed Conservation Area Appraisals can be obtained at the following web addresses:
- a Trottick Conservation Area Appraisal:
https://www.dundee.gov.uk/sites/default/files/publications/CD_Trottick_CA.pdf
 - b Baxter Park Conservation Area Appraisal:
https://www.dundee.gov.uk/sites/default/files/publications/CD_Baxter_Park_CA.pdf
 - c University Conservation Area Appraisal:

https://www.dundee.gov.uk/sites/default/files/publications/CD_University_CA.pdf

- 4.13 Following public consultation on the Draft Conservation Area Appraisals, including the proposed boundary changes, a further report will be submitted to the City Development Committee informing of the representations received, highlighting any proposed amendments and seeking approval of the document. The proposed boundary changes can be viewed in Appendix 1.

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 Executive 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 Environment Scotland - Scottish Historic Environment Policy Statement June 2016.
- 7.3 Scottish Government - Conservation Area Management PAN 71 2004.

Mike Galloway
Executive Director of City Development

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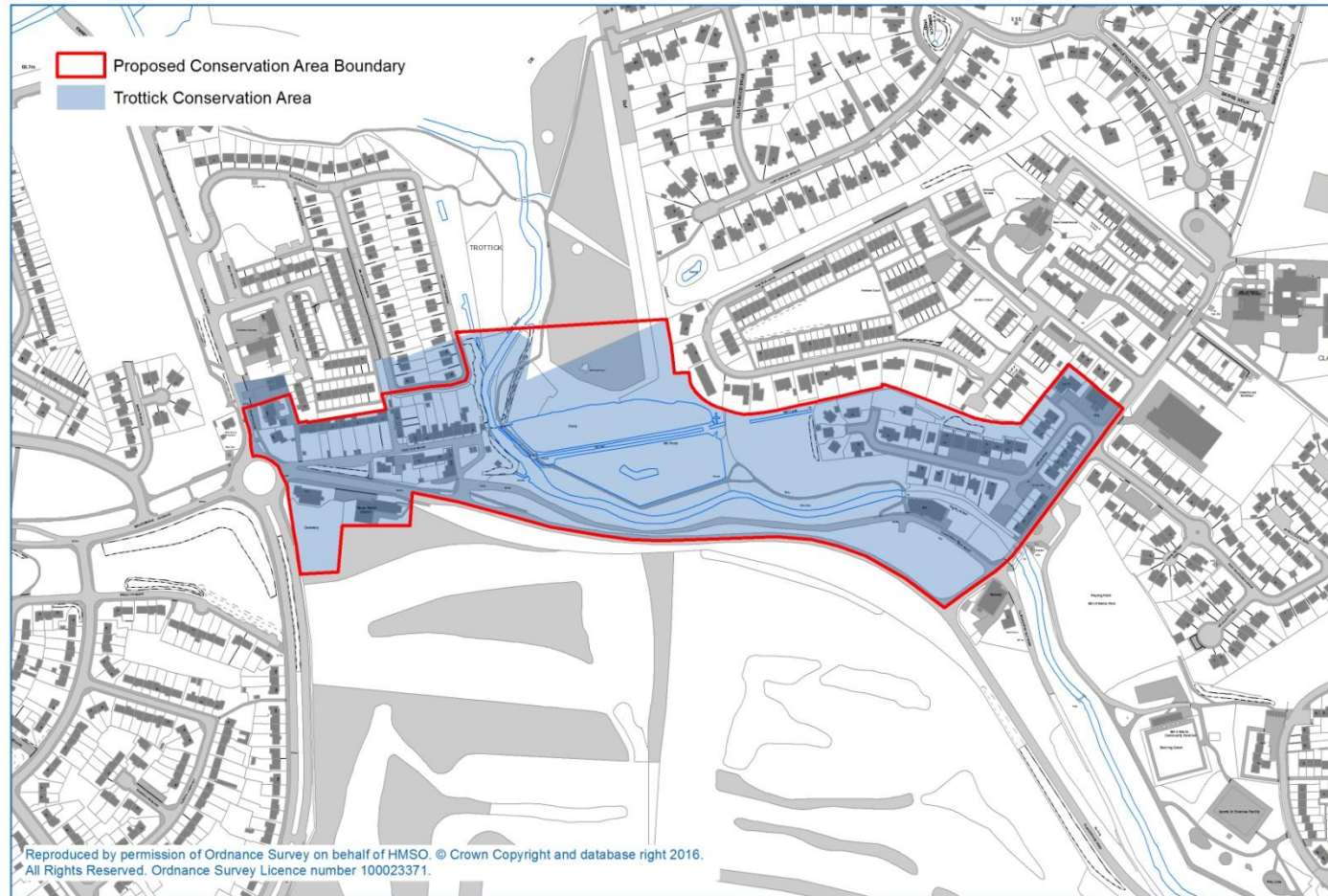
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14 September 2016

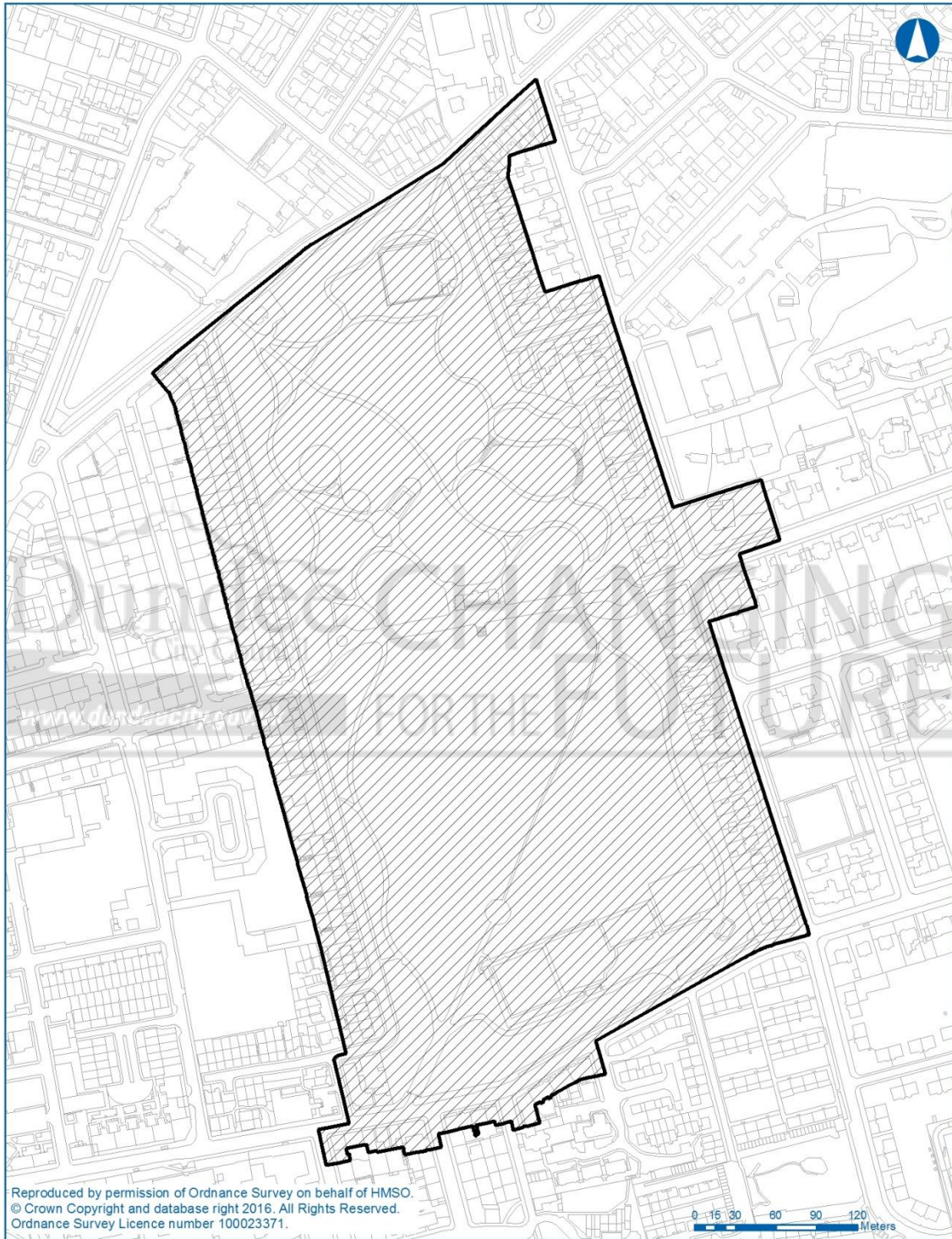
Dundee City Council
Dundee House
Dundee

APPENDIX 1 – CONSERVATION AREA BOUNDARY CHANGE MAPS

TROTTICK CONSERVATION AREA



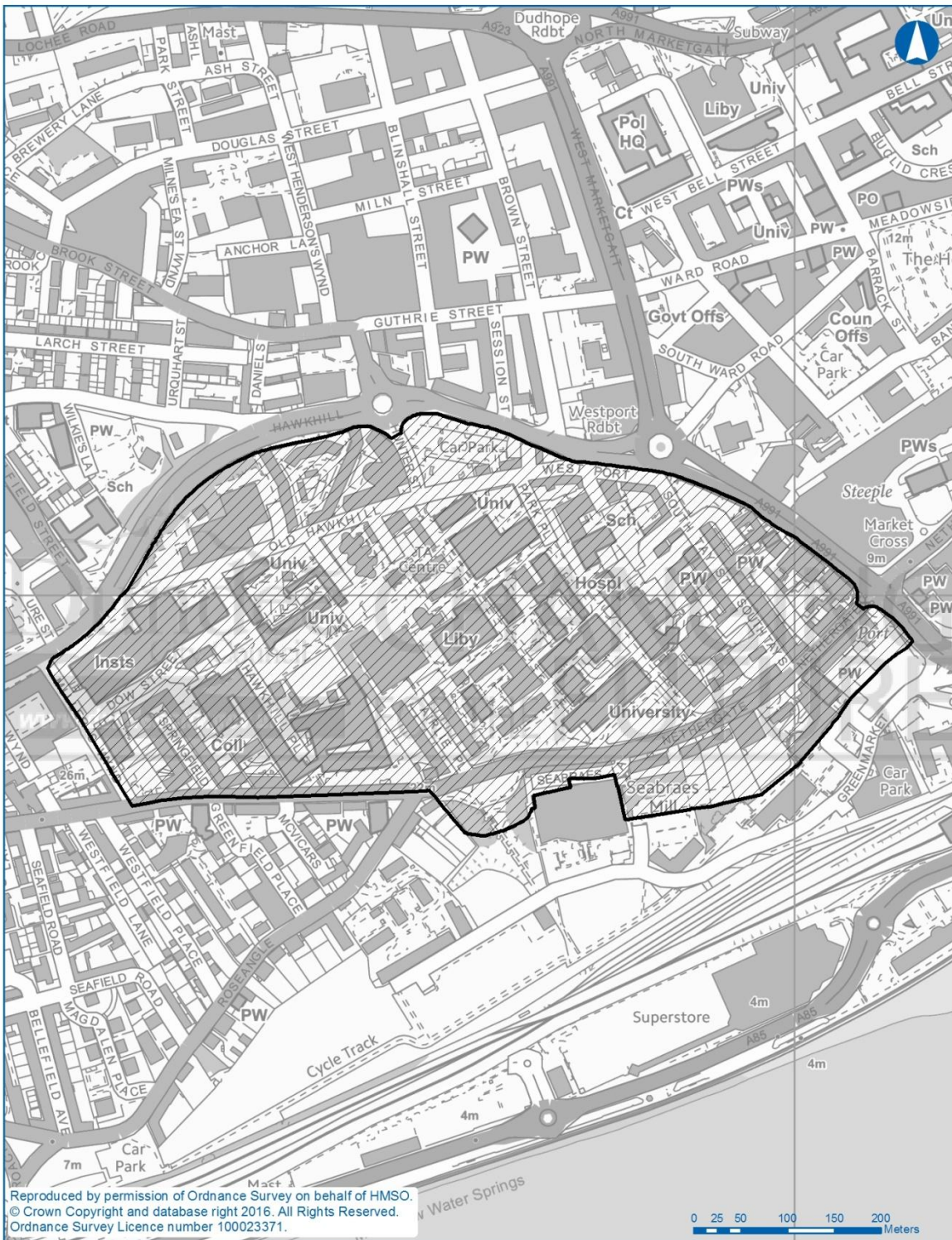
BAXTER PARK CONSERVATION AREA



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UNIVERSITY CONSERVATION AREA



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University Conservation Area Proposed Boundary

