

Conservation Areas



University Conservation Area Appraisal

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1. Introduction

The University Conservation Area incorporates the South Tay Street and University Precinct areas, first designated in 1984, and Springfield, designated in 1971. The Conservation Area extends from Hawkhill to the Bank of Scotland building at West Marketgait, and back along the north side of Perth Road from Miller's Wynd. The boundary of the Conservation Area contains the majority of the University of Dundee campus (on both sides of Perth Road up to the Roseangle junction).

The University Conservation Area has dramatically changed over the recent past. This change has resulted 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). Recent additions, like the Library (1986 and 1995) and the Wellcome Trust Building (1997), have kept the architectural vitality of the area alive. Between the buildings the well-landscaped lanes, paths and courtyards contribute significantly to the character of the area. The eastern part is focused on Dundee Rep Theatre and Dundee Contemporary Arts, with the fine series of late 18th century properties on Nethergate, and South Tay Street, laid out in 1792.

Conservation area status is about developing and encouraging a quality environment, and not a means of protecting historic buildings which are protected by listing. The Hawkhill separates this conservation area from the Blackness Conservation Area to the north.

1.1. Definition of a Conservation Area

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 distinctive characters which the Council aim to preserve or enhance.

1.2. The Meaning of a Conservation Area Status

A Conservation Area is an area that holds special architectural or historic interest that are considered worthy of protection. It is the buildings and the spaces between them that are of architectural or historic interest to the individual character of the area.

A conservation area status is not intended to inhibit development, but to rather facilitate and support development that preserves or enhances the special character and appearance of the area. Conservation Area designations limit permitted development rights in order to further protect the character and appearance of the area.

1.3. The Purpose of a Conservation Area Appraisal

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 central to the area's appeal and appearance in order to identify its important characteristics and special features. The character appraisal of the University Conservation Area includes guidance and proposals to protect, enhance and manage change within the Conservation Area. This is the first step in the active management of the University Conservation Area.

Additionally this appraisal will assist the City Council when carrying out statutory planning functions. It will act as a material consideration in the determination of planning applications and help guide the development of Design Guides and Development Briefs, within and adjacent to (in cases where detrimental impacts are present) the Conservation Area .

This appraisal sets out a number of proposals for the enhancement of the Conservation Area; a role highlighted and supported by National Planning Framework 4 (NPF4) in regards to the historic environment. NPF4 states that, 'Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. will impact on its appearance, character or settings, should be appropriate to the character and setting of the Conservation Area.'" (SPP, 2014).

Relevant considerations include the:

- i. architectural and historic character of the area;
- ii. existing density, built form and layout; and
- iii. context and siting, quality of design and suitable materials. Development proposals in conservation areas will ensure that existing natural and built features which contribute to the character of the conservation area and its setting, including structures, boundary walls, railings, trees and hedges, are retained.'

Guidance from the Scottish Government, contained within PAN 71 Conservation Area Management, highlights that "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 Conservation Area Appraisal has been updated 2023 and all information was correct at the time. The information was gathered from historic records, Scottish Government and planning legislation and on-site assessments.

The advice contained within this Conservation Area Appraisal is subject to approval by Dundee City Council prior to consultation with the public. The final University Conservation Area Appraisal document will provide the basis for the development of an action plan as the next stage in the management process for the area.

2. Conservation Area Context

The University Conservation Area covers a topographical space of roughly 280 km² and is situated directly to the west of the city centre. Perth Road is a main arterial route that runs parallel to the south boundary of the Conservation Area where the south side of Perth Road, east of Roseangle is included within this Conservation Area. Part of the City's main ring road provides a physical boundary to the east, with Hawkhill providing the north perimeter. The Conservation Area is terminated in the west by Miller's Wynd. The expanse of the University Conservation Area ultimately consists of educational use, yet there are pockets of other use land within its boundaries.

The University Conservation Area includes a distinctly varied townscape in terms of architecture and building type. This Conservation Area provides a prime example of past growth. With the addition of harmonious recent developments, it is clear that the Conservation Areas ability to adapt and change for the future while considering and enhancing traditional elements remains strong.

2.1. Current Boundary

The boundary of the University Conservation Area is a combination of the old South Tay Street and University Precinct Conservation Areas and is also extended to include all the University of Dundee property to the Hawkhill.

The boundary reflects the attention paid to new development by the University in recent years and the quality environment surrounding good buildings. Conservation area status is about developing and encouraging a quality environment, and not a means of protecting historic buildings. As a result, the boundary acknowledges that the townscape is continuing to evolve, especially in the underdeveloped parts nearest the Hawkhill. The Hawkhill provides an obvious boundary to the area, separating it from the Blackness Conservation Area to the north, and includes the whole area as for future quality development.

3. History



Springfield



West Port

The conservation areas development can be roughly divided into 18th/19th century residential and industrial expansion followed by the 20th century expansion of the university. Historically Dundee had four main streets radiating from a central market square. The Nethergate and Hawkhill extend westwards, effectively containing much of the conservation area. There was a lot of suburban expansion along the Nethergate, particularly after the expansion of the Perth Road in the 18th century.

The name of Hawkhill can be traced back to the late fifteenth century – say about 1490. The West Port (meaning western 'gateway') is a remnant of the medieval settlement and was once one of the main entrances to Dundee. It later developed into the route linking the industrial areas of Hawkhill and Blackness to the city centre via the Overgate. The Nethergate developed from the 18th century, expanding and improving outwards, from east to west. There is not a West Port exactly here but the name survives to show that in the vicinity the western gateway to the burgh once stood when Dundee was walled for defensive purposes.

Springfield, the dead-end street on the southern edge of the conservation area, and South Tay Street were constructed in 1792 using the Edinburgh New Town as a model. It was thanks to 3 ministers and work of an Edinburgh architect. Described by David M. Walker in 'Architects and architecture in Dundee 1770-1914' as 'the finest of the few terrace developments in Dundee.' These two streets exemplify planned residential areas for the wealthy merchant classes who wished to escape the overcrowding of the industrial city centre. This was afforded by the industrial revolution and the success of textile manufacturing in Dundee during this time. The current conservation area was once an exclusive suburb until land reclamation, suburban expansion of the Perth Road lanes and the infiltration of industry led to the loss of prestige.

Balfour Street and Bell Street were opened in 1824 and 1828, and named after Provost Thomas Bell and Provost Alexander Balfour, who were founders of the firm of Bell and Balfour, merchants and flax-spinners in Dundee.

During the 19th century the growing population of Dundee significantly increased demand for the establishment of an institution of higher education in the city. Several organisations were established to promote this end, including a University Club in the city. Founded in 1881 the institution was, for most of its early existence, a constituent college of the University of St Andrews alongside United College and St Mary's College located in the town of St Andrews itself. Such an institution reflected of the growing importance of the city; however it did not earn the title of a university until much later. Following significant expansion, in 1967 the University of Dundee became an independent body whilst retaining much of its ancient heritage and governance structure.

During the Dundee University developments in the late 1960s and early 1970s, the majority of tenement buildings on Hawkhill were demolished and were replaced with purpose built, modern structure. However, The Globe public house on Old Hawkhill which has been present since the early 20th century was retained. Today, there is a mixture of historic and modern buildings across campus, all in use as teaching space or other university facilities. In more recent years the University campus has undertaken a dramatic phase of development. New builds include student housing, teaching, research and sports facilities.

The Dalhousie Building on the corner of Hunter Street was labelled 'Best Commercial/Public Building' by the Dundee Institute of Architects at its opening in 2007. This teaching facility was designed to encourage innovation and creativity and is in keeping with the conservation areas high quality aesthetics. Another contemporary addition to the campus is the Queen Mother Building by Balfour Street, opened in 2006. High quality design and aesthetics were again given a high priority for the build. The Matthew Building on Perth Road has also received a facelift, giving it a more welcoming and contemporary feel whilst retaining the overall character of the area.

4. Topography and Street Pattern

The conservation area has naturally developed over an incline in the land. This is most strongly noticed when travelling from the east to west end of the area as progression through the campus towards Hawkhill becomes a task. The east end is on a lower incline with the northern line of institutional buildings marking the brink of the hill.

The area has retained its traditional street pattern, with a number of short lanes and narrow streets. A lot has been crammed into a relatively small space. The area is characterised by tenement buildings, with the campus populated with Georgian sandstone structures and a scattering of new developments using a variety of styles and materials.

The main arteries of Nethergate and Hawkhill radiate westward from the current city centre, two of historic Dundee's four main streets. These streets act effectively as containment boundaries for the conservation area. Old Hawkhill runs east to west along the northern half of the conservation area, with South Tay Street running on a north/south axis at the east end. The remainder of the streets within the area are short lanes leading to dead-ends or foot paths. As the conservation area is mostly owned by the University these streets often restrict public vehicle use, for example on the lower half of Park Place. The central areas are largely pedestrian friendly, with attractive footpaths connecting buildings.

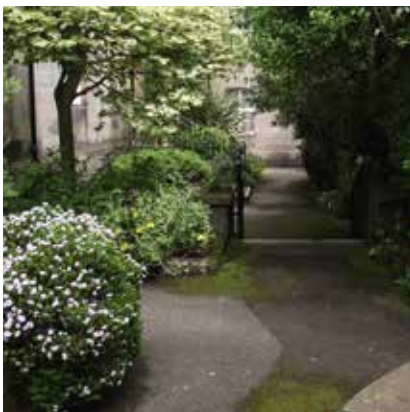
5. Character elements

This area includes some of Dundee's most historic buildings and currently has a rich variety of category A, B and C listed buildings, though there is a category B majority. There is a fine series of late 18th century properties at the west end of the Nethergate and South Tay Street, laid out in 1792. It also contains some of our finest contemporary buildings, such as Nicoll Russell's Dundee Rep Theatre, Richard Murphy's Dundee Contemporary Arts and the new Bank of Scotland building. The University campus offers a remarkable range of 20th century buildings, such as Rowand Anderson's Geddes Quadrangle, Robert Matthew's pioneering University Tower, Gillespie Kidd and Coia's Bonar Hall, the Belmont Halls and Duncan of Jordanstone College. Recent additions, such as the library extension and the Wellcome Building, have continued this trait. Between the buildings a network of streets, lanes, paths and courtyards contributes to the character of the area, offering a variety of attractive, well landscaped spaces, some quiet, some busy, based on the 19th century street pattern.

5.1. Movement & Activity



Entry restriction at the southern end of Park Place



Hidden path between buildings



Secure cycle storage on Small's Wynd

While boundaries of the Conservation Area, Perth Road and Hawkhill, are major traffic corridors, vehicular movement within the University is strictly limited. Traffic management on the campus is centred around pedestrian safety as the streets get extremely busy with students during the academic year. The existing vehicular access and parking is limited to staff members, students with special needs and servicing to discourage commuting by car. For pedestrians on the other hand, the Conservation Area is highly permeable. There are several direct and indirect routes across the Conservation Area, many of them leading through landscaped green areas. Bus stops can be found along the main roads around the Conservation Area and bicycles can be stored on several spots within the University.

The vitality of the Conservation Area hugely depends on the time of the year. In semester times, from September to June the area is usually busy throughout the day. The large student population also means a clientele for businesses on Perth Road and South Tay Street. In the summer month however the campus becomes notably quieter. The small cafes and restaurants of Nethergate and Perth Road remain popular destinations with locals and visitors.

5.2. Materials



Buildings on the corner of Perth Road and Airlie Place



Carnegie Building facing Geddes Court



Modern extension connecting the Old Medical School and Carnelley Building

In the Conservation Area there is an extremely wide range of styles and materials. The University's historic fabric, like the older buildings outside the campus, is predominantly of stone and other traditional materials. Colours and textures vary from grey brown stone to the distinctive deep red Ayshire/ Dumfries sandstone of the Geddes Quadrangle. In many cases materials have changed over time, the grey stone of Airlie Place has blackened with age, and stone repairs have changed the consistency of colours and textures. Some of the oldest buildings in the area are painted in varying colours ranging from cream and brown to pinkish tones in places. Many of the buildings in the Conservation Area have retained their Scottish slate roofs.

The buildings that have been added with the expansion of the campus use a different mixture of materials. Concrete is common in the western part of the Conservation Area with the brutalist structures of DJCAD as well as some of the student accommodations in the centre. Many contemporary buildings include large glass surfaces and it is also common to see lighter or darker coloured wood. The tone and mass of new buildings fit well into the historic fabric and extensions to older structures do not detract from their character and appearance of the Conservation Area.



Belmont Towers and the Queen Mother Building

5.3. Street Views

The views and vistas within the Conservation Area play an important role in influencing the character of the area. The many narrow lanes that run downhill from the University campus create optimal points for uninterrupted views of the River Tay.

Development which significantly damage the street setting or obstructs these views will be discouraged in order to preserve the historically important vistas. The open area north of Balfour Street allows views across much of eastern Dundee.

The view south from South Tay Street terminates on two buildings, St Andrew's Roman Catholic Cathedral and Dundee Contemporary Arts. The walkway down to the Seabraes area also has several viewing platforms and a number of public benches available. Old Hawkhill terminates at the highest point of the conservation area and allows views down the length of street, overlooking part of the town centre.



View from top of Hawkhill Place to the west

The top floor of the tower block is home to a café with plate glass windows on the east and west walls. This allows for excellent views of a huge proportion of the City, as well as views across the estuary to Fife. The northern end of Hawkhill Place gives the chance to look over the Tay to Fife. Airlie Place has the benefit of being situated north of Seabraes public green space, meaning it has uninterrupted, open views across the Tay and over to Fife. This partial panorama gives the street a greater feeling of openness in opposition to the tightly packed, towering tenements of eastern Nethergate and Perth Road.



View from top of Hawkhill Place to the south



View from top of Airlie Place to the south

5.4. Open Space



Footpath leading from Airlie Place and DUSA



Geddes Quadrangle



Footpath leading from Airlie Place and DUSA

Tay Square off South Tay Street is one of only two public open spaces in the area. It benefits from experiencing little through traffic thus providing a pleasant outlook of historic buildings for those visiting the Repertory Theatre or sitting on the adjacent licensed premises exterior tables and chairs.

Seabreas is an award winning landscaped area consisting of small grassed areas and benches and is partially enclosed by low walls and railings of a contemporary design.

Within the University campus, there is a greater number of green spaces available for staff and students of the institution. Geddes Quadrangle is an enclosed garden with central sundial surrounded by benches and landscaping.

A number of footpaths lead into this space, with access available from Airlie Place, D.U.S.A, Peters Lane, Smalls Wynd and Perth Road.



Tay Square



Frankland and Carnelly green spaces



Frankland and Carnelly green spaces



Green spaces facing Perth Road

There is a slightly more well-known green area outside the Frankland Building with a number of mature trees, detailed landscaping and benches.

The grassy area in front of the Carnelly Building acts more as a buffer zone between Carnelly and the Tower block but also affords staff and students a pleasant place to sit.

There are two grassy areas with mature trees in front of university buildings facing onto the Perth Road.

A long stretch of grass areas start from Park Wynd and end outside the new student accommodation development on Balfour Street. With tennis courts and the Students Union and shop available in this vicinity, these green spaces prove very popular with students.



Provision of green space, sports facilities and street furniture

5.5. Trees

There are a number of tall, mature trees in a variety of species within the area. Trees make up a key component of the character of the University Conservation Area; they contribute to its visual appearance and environmental qualities. It is an offence for any person to cut, lop, top, uproot, wilfully damage or destroy any tree, unless six weeks prior 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 and on-line from the Council's website, or alternatively requests can be made in writing to the Executive 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.

5.6. Public Realm



View from the top of Small's Wynd



Pavement cafe on Perth Road



Wall art on a shop front at West Port

The quality of the public realm in the Conservation Area is notably high. The green areas are landscaped, well maintained and fitted with benches, recycling bins, and lightning. On Perth Road, people often chose to sit on the boundary walls bordering the greens in front of the University buildings and on the grass or benches of the little park at Seabraes. Especially in the summer month some of the cafes offer outdoor seating areas and stretch over to the pavement. The mixture of historic and modern shop fronts is a key feature of the Conservation Area along Perth Road and Westport.

The University campus is a rather unique part of the Conservation Area. Although a large part of it is publicly accessible, its distinctive character and function creates a perceived barrier to those who are not directly connected to the institution. Campus Green especially, is mostly used by students and for events organised by the University.



Outdoor seating area at the rear of Student Union

5.7. Street Furniture

Any new additions to street furniture should make a positive contribution to the character of the Conservation Area, be of high quality material and relevant to the context of the individual area or the City as a whole.

With the growing trend of outdoor eating and coffee shops with pavements tables, particular attention shall be paid to ensure the character and appearance of the Conservation Area is retained and also positively enhanced. Planning Permission may be required for the change of use of the land, alterations to the streetscape or any awning.

This equally applies to the public art. It should be recognised that public art is not limited to the stereotypy of statues but includes decorated additions to buildings, decorative and functional features and multi-functional landscaping.

5.8. Public Art



Geddes Quadrangle Sundial



Lemmings and small bandstand at Seabraes



Advertisement panel

'Lemmings' by Alyson Conway was installed in Seabraes in 2013. The characters celebrate the video games industry in Dundee through the ground breaking global success of a computer game created in the early 1990's by Dundee based DMA Design. The game was conceived and developed in the Nethergate. These three small bronze sculptures can be found at the top of the steps leading to the digital media park. The idea behind their placement is that they have 'wandered out of their birthplace'.

The small bandstand at Seabraes benefits from having recently been re-painted. It is a focal point of the green space and attracts young children and students alike. It is a model of the Magdalen Green bandstand which was built in 1890 and has recently benefitted from a restoration project ensuring its continued public use.

Perth Road also has a number of public advertisement posts. These are tactically placed around the edges of the university campus, one can be found at the meeting of Park Place with Perth Road while the other is situated in front of the School of Architecture. The majority of advertisements relate to events at the Students Union although they still regularly advertise public events. These posts are irregularly shaped and have a presence on the street without becoming overbearing, being situated at wider sections of the pavement.

There are also examples of art that is available to the student population. The sundial situated within the garden of Geddes Quadrangle is available for public enjoyment though is not easily found unless familiar with the campus. It is the focal point of the greenspace, named after Patrick Geddes, a polymath who taught at the university in the late 19th to early 20th century. It is listed under the Royal Commission of the Ancient and Historical Monuments of Scotland (RCAHMS) as the only historically relevant sundial in Dundee.

5.9 Community

The significance of the Conservation Area in the life of the community is dominated by the University and the surrounding cultural and recreational possibilities. Dundee University is not only important for students but provides a number of work places for the wider region. The achievements in scientific research contribute to building a positive image of the city and attract investment. Some of the facilities it provides such as the Institute of Sports & Exercise are open for all, not only for students and staff members.

The Dundee Rep Theatre is Scotland's largest theatre based Creative Learning department that engages people of all ages and abilities. It has a skills and training programme as well as two therapeutically services. Dundee Contemporary Arts also offers a range of lectures and practical classes to people who are interested in arts and crafts and film making.

6. Character Areas

6.1. Centre



Beaux-Arts style Scrymgeour Building

The central part of the Conservation Area is also the heart of Dundee University. It includes those sites that University College occupied before its designation as a university as well as some of the new additions to the campus in the last decades. Several iconic listed buildings such as the Tower Building, the Scrymgeour Building, Bonar Hall and the Geddes Quadrangle are located here. The Main Library and the Student Union are two contemporary structures that play a key role in the life of the campus.

The central area includes a large part of the University's lecture theatres and staff offices. Besides, several smaller courts and gardens can be found here which offer a quiet spot for relaxation. On the south, the University buildings are separated from Perth Road by landscaped green areas of different sizes which reflect the layout of the historic townscape.



Main Library Modern Frontage



Bonar Hall entrance from Park Place



Tower Building

Bonar Hall

The Bonar Hall was designed as a multi-purpose gathering space by Isi Metzstein and Andy Macmillan. It was built in a progressive modernist style in 1977 as part of the large-scale post-war building programme of the University. It is characterized by its stepped profile with large uninterrupted expanses of yellow brick and modular glazed infills of dark-stained timber. The layout and orientation makes use of the restricted space sloping towards Perth Road and lets plenty of light penetrate the interior of the building. Bonar Hall is among the final works of the architects for Gillespie, Kidd and Coia, an internationally acknowledged Scottish architectural practice of the post-war period.

Tower building

The Tower Building is a notable example of the first multi-storey structures of Scottish Modernism. It is built on a raised ground with a landscaped garden separating it from the street. The design combines the vernacular elements of rubble and timber cladding, a technique introduced by Robert Matthew, one of the architects working on the building. The Tower was opened in 1961 while the west wing extension was added in later on. Baxter Suit and Baxter Lecture Room were named after the influential Baxter Family, who owned mills in the city and were major benefactors of the University.



Tower building entrance from Perth Road



Geddes Quadrangle



Geddes Quadrangle



Geddes Quadrangle

Geddes Quadrangle

Geddes Quadrangle includes a small square-shaped court surrounded by four storey buildings from all sides. It was named after Patrick Geddes, biologist, sociologist, educationalist and town planner who taught botany at University College Dundee.

The Carnegie and Harris Buildings on the west and the north were designed in Scottish Renaissance style and are now used as the physics and engineering laboratory while the Carnegie Building houses the Social Sciences. From the east, the court is bound by the building of the former Fleming Gymnasium. It is a good example of an early purpose built gymnasium in Scotland, showing that Dundee was a pioneer in promoting regular physical activity. Ellenbank and Union Mound on the south are one of the earliest built-in sites of the Conservation Area. The 2 storey villas were designed in a classical style with Ionic columns, corniced door cases and pedimented centre bays on the front elevation.

The level of enclosure on the central court is adjusted to human scale, creating an intimate but not intrusive space. It is a designed landscape with a variety of plants, seating accommodation and a hemispherical metal sundial in the middle.



Geddes Quadrangle



Airlie Place

Airlie Place

The classical residential blocks of Airlie Place date back to 1840's. Similarly to Springfield further along to the west of the Conservation Area, it was laid out as a cul-de-sac, opening from Perth Road with symmetrical terraces, stepped with the fall of the ground. On Airlie Place the original end pavilion is missing, instead the current building of the Student Association closes the view on the north. The mixture of classical and modern style and materials within the historic fabric is a good example of sympathetic change in the Conservation Area.

6.2. East



South Tay Street

The east end of the area incorporates small sections of West Port and Nethergate with South Tay Street linking these together. The buildings in this area are a mixture of residential and retail. There is a predominant use of sandstone rubble with ashlar dressing and slate roofs.

South Tay Street was constructed in 1792 using the Edinburgh New Town as a foundation. The street is a planned, classical terrace and its importance lies in its uniformed structure. The west facing side features ionic pilasters, columned porticoes, cast iron balconettes, timber fanlights and railed stone stairs leading to impressive timber panelled front doors. Some of the panelled front doors on the opposite side are almost as tall as the first storey.



132-134 Nethergate

Traditional tenements can be seen on the Nethergate, Perth Road and the West Port area, all three areas have busy commercial premises on their ground floors while upper floors have varying degrees of detail. The most decorative is the 1876 Venetian style tenement, by Young and Meldrum at 132-134 Nethergate. The building features different window surrounds on each of its five storeys. Tenements can also be seen in Tay Square and South Tay Street.



Rep Theatre

The Repertory Theatre found in Tay Square, although unlisted, is an important building. Built in 1982 and designed by the Nicoll Russel Studio, the theatre is constructed in breeze block with a glazed central façade opening, allowing visual access to the interior.



Bank of Scotland, West Marketgait

The Bank of Scotland building (1996) on the corner of Nethergate and Marketgait is another important unlisted building. The bank uses red sandstone from the Locharbriggs quarry, dark tinted glass, metal window frames and classical detailing, which helps promote the desired impression of reliability and stability. The atrium on the Nethergate elevation incorporates an impressive blue stained glass feature reminiscent of a fast flowing river. The landmark qualities of the building are emphasised by its bold design and prominent location at the eastern entrance to the conservation area.

Alliance Trust PLC is a recent addition and houses Dundee's investment company. It is a surprisingly unassuming black glass and gloss structure on the very edge of the east end of the conservation area. Opened in June 2009, its electronic band of blue share prices running across the front of the building is an eye-catching addition.



Morgan Tower

Morgan Tower 133-139 Nethergate– Designated 1965, constructed late 18th century, restored in 1990. Bow-fronted building incorporating parts of an earlier structure. Morgan Tower was designed and built as a speculation by Samuel Bell in 1794 and sits directly across from the Queens Hotel. The five storey tower features a slated onion dome roof and Venetian windows. The interior of the pharmacy on the ground floor features some good Victorian shop fittings.

31 South Tay Street – Formerly the Palais de Danse, constructed circa 1820 with extensive remodelling mid 19th century. Designated 1981.

6.3. South



View from Nethergate looking east



St Andrew's RC Cathedral



Dundee Contemporary Arts

The area south of the Nethergate is again comprised of a mixture of residential, retail and commercial premises. It was built at a slightly later date, after an intensive land reclamation project. Part of the original sea boundary wall is still in existence and is used by several buildings to form part of their southern boundary. Many of the tenements in this area were constructed with the river much closer, allowing for views across the Tay estuary. One popular and recent addition to this area is the Dundee Contemporary Arts centre, a modern build fitted between two listed buildings. Materials in this area are primarily sandstone rubble with ashlar dressing and slate roofs though the DCA introduces a number of contemporary materials and techniques into the area.

St Andrew's Roman Catholic Cathedral was built in 1835 by George Mathewson. It uses lightly coloured sandstone and features an unusual perpendicular form to announce its presence at a time when Catholicism was still considered an inappropriate faith – especially for those in public life. The perpendicular style is evidenced by four Gothic pinnacles jutting skywards, two framing the central bay and two framing that bay against the rest of the façade. Former sea wall forms part of the boundary wall to the south, originally the sea wall of the town hospital. St Andrews was Dundee's first post-Reformation Roman Catholic church, given cathedral status in 1924. Built on the site of old Town Hospital.

Dundee Contemporary Arts centre is a post-modern building by Richard Murphy completed in 1999 and it situated next to St Andrews. It incorporates a variety of materials into its design, including the remnants of a red brick garage that previously stood on the site. Glass, concrete and copper panelling have been employed on the unusual façade of this landmark within the conservation area.



Nethergate House

Nethergate House neighbours the DCA on its left and is attributed to Samuel Bell. Built in 1790, the architectural contrast between these three buildings is very interesting. The two-storey, three bay building was built for Alexander Riddoch, Lord Provost for 30 years. It features an ionic doorway and bowed sash and case windows, framed by railed walls, cast iron gates and gate piers. It's boundary is also partially inclusive of the former sea wall to the south.



Alliance Trust building

The Queens Hotel, by Young and Meldrum in 1878, is a large extensively detailed Gothic building dwarfing those around it. It was constructed with the intention of becoming a hotel for the railway station. The station was built later at a more eastern site, stranding the hotel and leading the architects to financial ruin. The building was described as 'financially and aesthetically disastrous' in David. M. Walker's 'Architects and Architecture in Dundee 1770-1914'. This example can be used to show the speculative nature of development at this time and also goes someway to explaining the lack of continuity between neighbouring buildings.



Nethergate c1900



Queen's Hotel, Nethergate

136-148 Nethergate – includes remains of former sea wall to the south. Designated 1965, designed by Samuel Bell and built by James Miln circa 1790. Terrace based on Edinburgh New Town Model with provincial details. Views over the Tay to Fife, rear boundary wall formerly backed onto the river.

134A, 134B Nethergate – Designed and built by James Hutton in 1893, Arts and Crafts style photographers studio. The building is also of cultural importance, as it is where the internationally known `Lemmings` video game was created.

162 Nethergate – Built for merchant Robert Jobson circa 1790. Linked to 164 Nethergate by at first flood by slate-hung passage.

By 40 Perth Road, Seabaes Gentlemen's Lavatories – Designated 1989, Designed by William Mackeson circa 1900, Basement public convenience with original fittings.

18-38 Perth Road - Circa 1855, designated 1981. Built for J&J Gray, joiners, cabinet-makers and upholsterers, furniture movers and restores, funeral directors.

6.4. West



Duncan of Jordanston College of Art



Rear of Matthew building



Matthew building

The west of the Conservation Area includes the buildings of the Duncan of Jordanston College of Arts, the University's Science and Research Centre as well as some of the last domestic properties of the Conservation Area. The most striking characteristic of the western section is the surprising mixture of brutalist and classical architecture that results from the changing function of the area.

The design of the key buildings is highly functional, adapting to the special needs of the art and architecture departments. The location of Duncan of Jordanston College also influences premises on this section of Perth Road. There are several smaller cafes and bars that got their theme after fine arts and exhibit some art work as part of their interior design.

The western section also includes some of the oldest structures in the Conservation Area; namely Springfield Terrace, Well Road Terrace and Hawkhill House. They all date back to the 19th century creating an interesting mixture of styles and scales in the area.

Matthew Building

Matthew Building is an imposing brutalist structure that makes good use of the limited size and shape of the site. It was designed by James Paul in 1969-74 for the former Dundee Institute of Art & Technology. The projecting planes and cut-away recesses exposing the structural concrete frame illustrate internal space and volume through controlled yet expressive use of concrete and glass. The south elevation of the building was re-designed in 2011, creating a more inviting, modern glass entrance to the Art College. The interior layout maximises available light and space in key areas of the interior. Matthew Building is considered among the finest examples of brutalist architecture in Scotland.



Hawkhill House

Hawkhill House

Hawkhill House is a good example of the large, freestanding villas which characterised the area of the West End of Dundee in the late 18th and 19th centuries. The building largely retains its classical profile with symmetrical principal elevation, fenestration pattern and steeply pitched roof. Hawkhill House is currently home to the University Museum Services collections and offices



View of the Well Road Terrace villas with the modern building of the Research Centre in the background

Well Road Terrace

The 3-bay terraced villas of Well Road are other significant survivors of domestic buildings in the area. They are characterised by canted windows, painted doors and window seals and grey slate roofs. Their listing includes the boundary wall and gate piers as well as the buildings themselves. Currently some of them are used as private houses, others are vacant.

Springfield

Similarly to Airlie Place, Springfield is a neo-classical cul-de-sac lined with two storey terraces. It is recognised by Historic Environment Scotland for its outstanding architectural and historic qualities. Some of the key features are the balustrade parapets, detailed architraves and fluted Tuscan column.



Springfield



Springfield

6.5. North



Shop fronts on West Port



Molly Malones



Dalhousie Building

The northern section of the Conservation Area stretches from the west -end of Old Hawkhill Street to West Port roundabout. It is the newest part of the university campus that was added to the Conservation Area at a later date. Its designation highlights the fact that Conservation area status is about developing and encouraging a quality environment, and not a means of protecting historic buildings (which are anyway protected by listing).

As opposed to the other parts of the Conservation Area that hold significant historic heritage, the northern section represents the contemporary development of the University Campus. It was developed as a response to growing demands for teaching and living space within the campus. Besides the modern appearance, sustainability was a key consideration in the design of the buildings. As a reminder of the industrial past of the area, there are still several settled roads all around the campus.

West Port, on the north-east corner of the Conservation Area has a similar style and ambiance to Perth Road. It is a short but busy street with small commercial units. It features several historic pub buildings such the B listed Globe Pub dating back to 1823. The pyramid on West Port Triangle is the first piece of the public art movement that started in the city in 1980`s.

Dalhousie Building was added to the University campus in 2007. It has a number of seminar rooms and larger lecture theatres which can also be used for meetings and conferences. The double height glazed foyer functions as an exhibition and hospitality space. It is a good example of integrating functionality and state-of-the-art design into historic surroundings.

Similarly Dalhousie, the Queen Mother Building was opened in 2006. It is positioned in the center of the



Queen Mother Building

University, facing campus green. It was designed to suit the needs of the Department of Applied Computing and reflect the creative as well as technical nature of the discipline. The building is heated by waste heat from the University's combined heat and power system and is naturally cooled.

The north of the Conservation Area also allocates two new-built student residences, Heathfield and Belmont flats. Their style and layout is similar, the narrow, angled residential units form a courtyard in the center.



Student flats

7. Opportunities for Enhancement

Development opportunities within the area are limited due to the traditional layout of the space. Under the Local Plan Review the majority of the Conservation Area is designated as Higher Education Development land.

The University Conservation Area is recognised as containing distinct character areas and in order to maintain the quality of the Conservation Area it is important to outline necessary measures that will protect and enhance its essential appeal. It is important that potential new development promotes the high quality of design that is prevalent in the Conservation Area and policy 1 of the Dundee Local Development Plan 2019.

The principle focus of planning action within the University Conservation Area is to preserve and enhance the appearance of the area. Applications for inappropriate developments that will negatively impact on the character and appearance of the Conservation Area shall be recommended for refusal. Best practice guidance by Historic Environment Scotland and other bodies shall be taken into consideration as part of retaining and preserving the unique character of the University Conservation Area. With the aid of planning action the Conservation Area has adapted relatively well to change and this can be seen in the sympathetic restoration and upgrading of most buildings and the considerate designs of new developments.

7.1. Building Frontages

The character and appearance of the Conservation Area is made up of the individual buildings and the spaces in between them. The character of a buildings frontage is made up of a number of components e.g. construction material, architectural style, individual detailing and the

windows and doors. Alterations to the frontages of buildings within the Conservation area shall require careful consideration. Minor changes to windows and doors can have a detrimental impact on its character and appearance.

Windows & Doors

Replacement of windows within a Conservation Area will require compliance with the advice and guidance set by Historic Environment Scotland and with Dundee City Council's policy – "Replacement Windows and Doors". Applications for inappropriate replacement windows and door shall be recommended for refusal. The replacement of doors with non-traditional materials will be discouraged and should the opportunity arise steps should be taken to reinstate doors in appropriate traditional design, materials and colours. As well as this other building necessities such as; walls, structure, roofs, guttering and systems such as ventilation, gas or water must be kept in good condition for the building to continue to be productive and functioning thus in turn preserving the character of the Conservation Area.

New Development

Non-traditional new developments will be encouraged to be sympathetic and accentuate lines or prominent features of their surroundings or otherwise encased within the centre of the Conservation Area hidden from plain sight. Any new development should be able to demonstrate high quality design and materials that enhance the character of the historic fabric.

Architectural detailing & Texture and Colour

The uniform character of each individual street, in terms of architectural detailing, surface texture and colour should be reinstated and enhanced when appropriate. Any unsympathetic additions, painting or stone cleaning to the public elevations of buildings will be discouraged, more so in terraces, as this would be detrimental to the over-all public realm character.

7.2 Surface Material



Stone and dark glass, Airlie Place



Geddes Court



Carnelly extension

The traditional surface materials found throughout the Conservation Area should be protected and enhanced wherever possible. The traditional stone setts and non-historic additions of tarmac and concrete all contribute to the character of the University Conservation Area.

There are instances of temporary patches of repairs that have been made to the surface materials that are not in keeping with its character, namely tarmac patches into areas surrounded by stone setts. Damages should be repaired in the most respectful way considering the surroundings and existing materials. The removal of any historic material would be discouraged in a bid to preserve the original character.

Before repairs begin, guidance should be sought from Dundee City Council's Development Management Department. Where repairs are not possible, reinstatement of any historic materials would be encouraged.

Where car parks have been constructed, whether as part of a new development provision or on public land to reduce lane congestion it is encouraged that an effort is made to integrate the parking land with the character of its surrounding's. Significant justification would be required for incidents where sections of traditional boundary walls demand demolition.

7.3 Road surfaces & Pavements

The condition of road surfaces and pavements in the Conservation Area is an aesthetic as well as a practical consideration. The cobbled streets on the north of the Conservation Area are an element of the historic fabric therefore they should be preserved. At the same time it should be ensured that their condition does not restrict mobility in the area.

The need for improvement of road surfaces has been identified in the south-east corner of the Conservation Area, at Nethergate. This section of the road receives a high volume of vehicular traffic and it is also the main access route to Dundee University from the eastern half of the city. Road surface improvement would especially benefit cyclists who need to travel alongside motor vehicles on this busy section.

7.4 Shop Frontages, cafes and public houses



Shop front, Nethergate



Shop front, West Port



Shop front, West Port

Shop frontages are an important element of the Perth Road and Hawkhill shopping environment and contribute to the appearance of this zone within the Conservation Area. Whether, due to rebranding or moving of premises, alterations to shop fronts and replacement signage are constantly required to evolve.

Alterations and replacement signage shall be required to be in accordance with Historic Environment Scotland's guidance and have respect for the existing scale, proportions and features of the shop front.

Overall, shop frontages in the University Conservation Area are in keeping with the character of the area though improvements could be made. When replacing an existing modern, inappropriately designed shop front or signage there is a requirement to reinstate a more appropriate form in terms of the buildings architectural style and features. The reduction in excessively cheap fascia panels shall be encouraged.

If it is not possible to reinstate the shop front, a detailed explanation shall be required to be submitted along with the required planning application/listed building consent to form a justification. Where this is the case design techniques shall be used to give the appearance of a reduced fascia depth.

Shop front colours and corporate advertising can have the potential to negatively impact on the character and appearance of the Conservation Area and its individual buildings. In general terms, corporate colour schemes shall be restricted to fascia signage. The current colour scheme is predominantly traditional dark colours such as red, green and blue with a range of sandy colours.



Shop front, Nethergate

Illuminated signs can have a major impact on the character of the Conservation Area. The preference is to have non-illuminated signage, however if it can be demonstrated that a need for illumination exists, this shall be undertaken as discretely as possible. Planted lettering with concealed halo lighting is the preferred method of illumination. Large through lighting or a large number of projecting lighting shall not be permitted. The removal of redundant lighting shall also be actively encouraged.

The installation and replacement of hanging signs should ensure that signage is small and discrete and preferably hung from traditional style brackets. Dundee City Council's aim is to allow well designed signage constructed of high quality materials to create a vibrant streetscape.

7.5 Utilities & Amenities

Works carried out by amenity companies and by statutory bodies must have regard for the character of the Conservation Area. The location of television aerials and satellite television dishes should be discreetly placed to minimise their impact on the building and the character of the Conservation Area. Detailing advice on the best practice regarding the location of satellite dishes can be obtained from Dundee City Council's Development Management department. The advice set out for satellite dishes can be applied equally to television aerials. Planning Permission is required for the installation of a satellite dish within the conservation area.

Cables and piped which run over the outside of walls and buildings also detracts from the appearance of the structure and from the overall appearance of the Conservation Area. The installation of pipes and cables should be hidden from view.

7.6 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:

THE DIRECTOR
DUNDEE HISTORIC ENVIRONMENT TRUST
29 EXCHANGE STREET
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TEL: 01382 902244 | 07540 724444
EMAIL: INFO@DHET.ORG

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

8. 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 the historic fabric and character of the University 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 Environment 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.

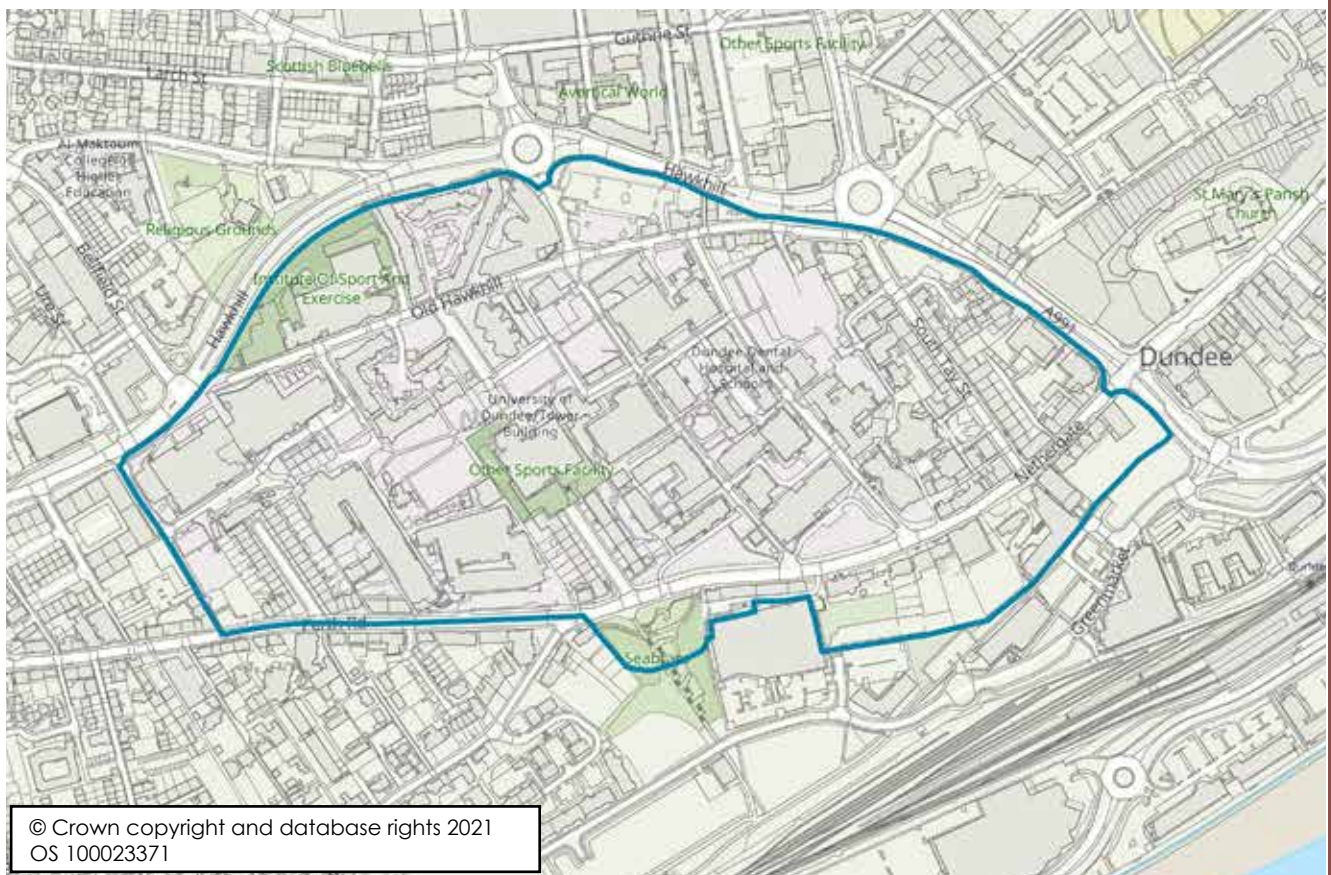
9. Monitoring and Review

This Conservation Area Appraisal will be reviewed approximately every five years, to ensure that it remains effective and responds adequately to the requirements of the Conservation Area.

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 via the Planning Duty Officer at planning@dundeecity.gov.uk.

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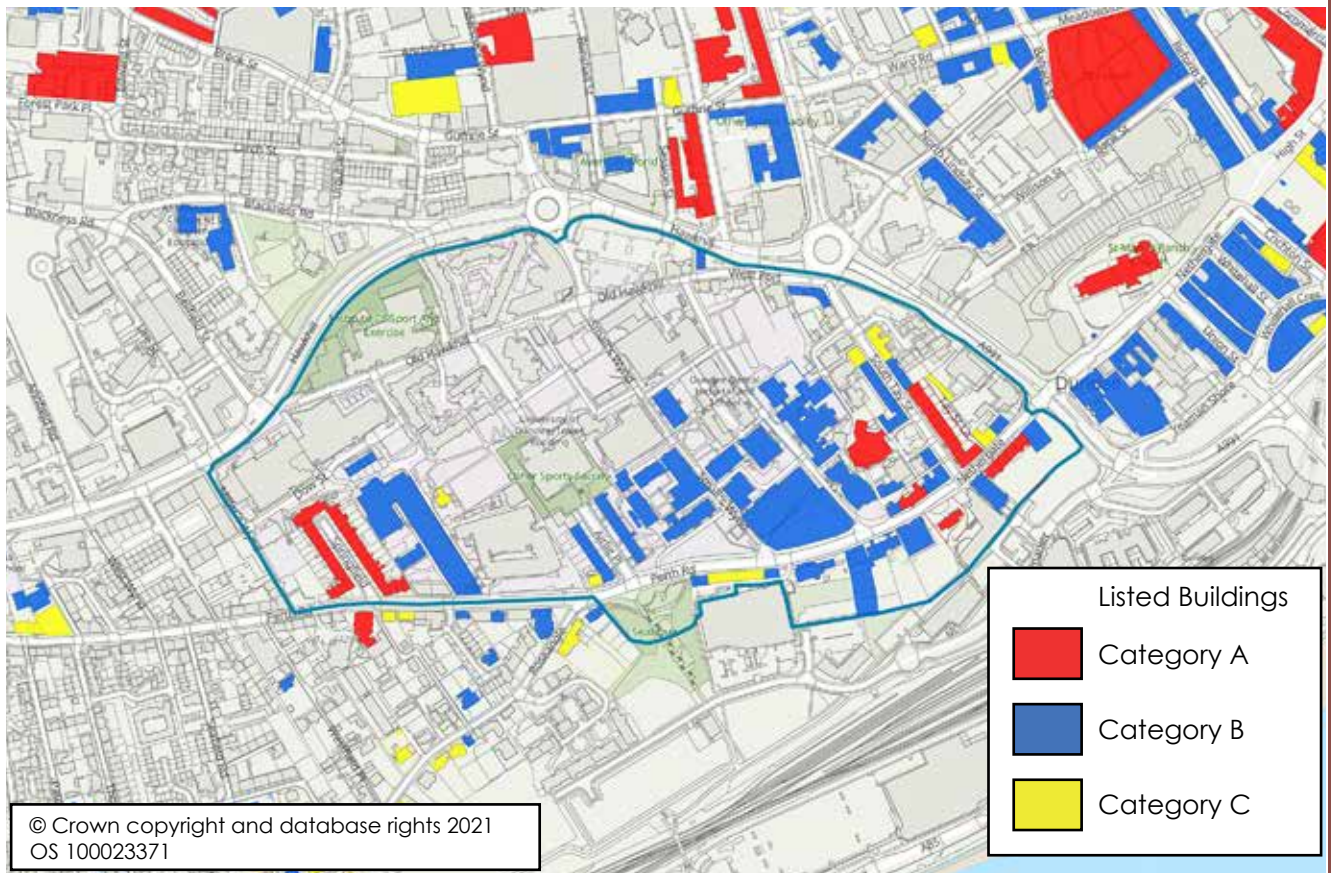
Appendix A. Conservation Area Boundary Map



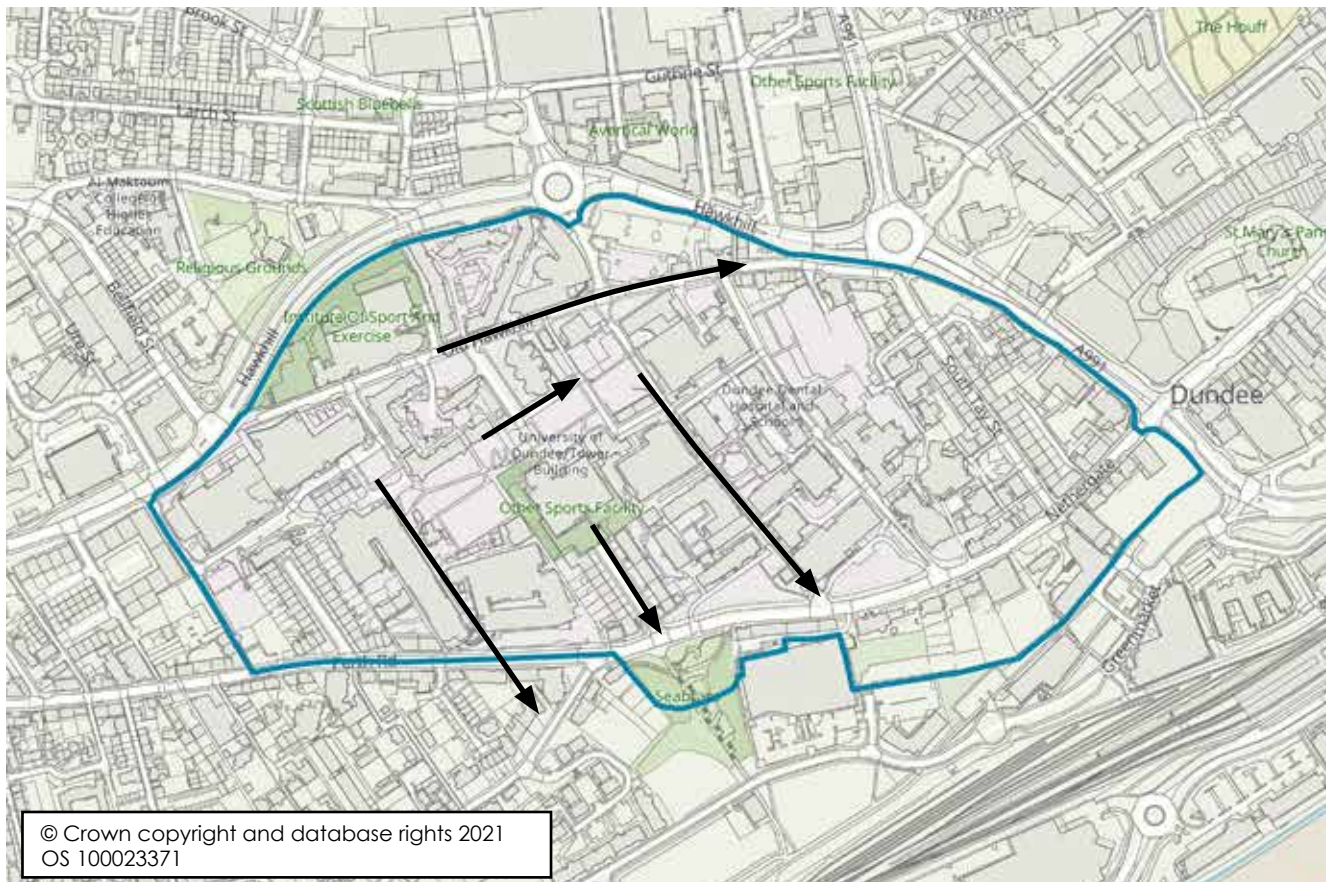
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Appendix C. Listed Buildings



Appendix D. Street Views



Appendix E. Character Areas

