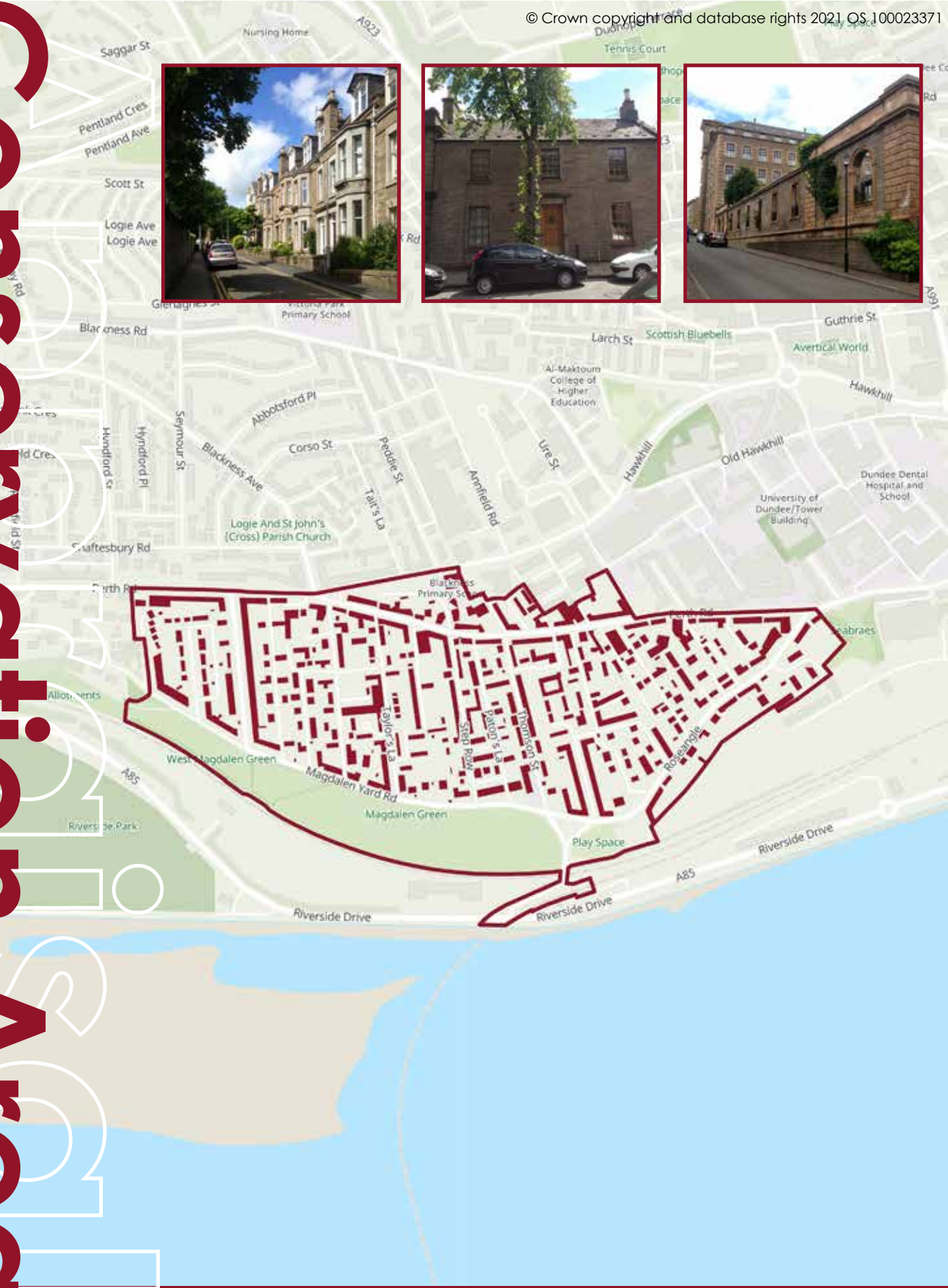


Conservation Area



West End Lanes Conservation Area Appraisal

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1 Introduction



Dundee's West End Lanes Conservation Area is recognisable for the several historic lanes that stem southward from Perth Road, roughly a mile west of the city centre, and provide an integral indicator of Dundee's initial suburban growth. This grouping of narrow lanes originally encased 19th century, villas and industrial units, some of which remain. However, since then the area has evolved into the predominantly residential space that it is today. The Conservation Area offers a positive contribution and distinctive elements to Dundee's dynamic heritage.

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.



"An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance"

1.2 The Meaning of 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



Conservation Area's are dynamic and constantly evolving and therefore it is essential to review and analyses their 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 West End Lanes 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 West End Lanes 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, provide support for Article 4 Directions 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 (NPF4) in regards to the historic environment.

The purpose of a Conservation Area is to ensure that new development/alterations will not negatively impact on the existing character of the area



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. 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." (PAN 71, 2004)

"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"

2 Conservation Area Context



The West End Lanes Conservation Area covers a large topographical space directly to the west of the city centre. Perth Road is a main arterial route that runs parallel to the north boundary of the Conservation Area and is the base of all the characteristic lanes and paths which run southward towards the River Tay and conclude on Magdalen Yard Road. The expanses between the traditional downward sloping lanes are densely developed (although a number of large villas still retain their substantial gardens) and act as a barrier between the high levels of movement and activity of Perth Road and the tranquil feel of Magdalen Green.



The built area between the two prominent roads enfolds a distinctly varied townscape in terms of architecture and building type. The lanes accommodate tenements and villas, remnants and redevelopments of industrial buildings, and pockets of modern housing. Boundary walls and railings defining the spaces, and road surfaces, gardens and street furniture all contribute to the Conservation Areas unique character. The area holds an important tribute to the city's history; its compact and linear nature provides a prime example of past growth and with the addition of harmonious recent developments the Conservation Areas ability to adapt and change for the future while considering and enhancing traditional elements is clear.



The built area between the two prominent roads enfolds a distinctly varied townscape in terms of architecture and building type

2.1. Current Boundary

The current boundary of the West End Lanes Conservation Area is enclosed by the East Coast railway line to the south which forms a physical perimeter. The historic positioning of Perth Road and its tenements concludes the Conservation Area's expansion to the North. The east edge of the Conservation Area runs the length of Roseangle and is terminated in the west by Richmond Terrace (see Fig. 1). The Conservation Area also includes the approaches to the Tay Bridge, one of Scotland's greatest industrial monuments.

A larger map can be found in Appendix A.

The current boundary perimeter for the West End Lanes Conservation Area was designated in February 2002 and is an adaptation of the 1984 Perth Road Lanes and 1971 Magdalen Place Conservation Areas.

3 West End Lanes History



This unique Conservation Area is a prime display of Dundee's early industrial growth and suburbanisation. Initially Crawford's 1777 map shows little urban development and vast agricultural land use in the vicinity. However by 1820 Wood's plans display a considerable expansion of industrial units and accompanying residential buildings. It is clear that the West End Lanes Conservation Area was predominantly born of the late 18th and early 19th centuries' westerly expansion of the city. This Area has always fulfilled a diverse scope of functions that manifested its self in a variety of building types from grand villas and tenements to commercial and industrial units. The historic importance of the area is indicated by the former existence of two railway stations in the vicinity; Esplanade Station, north of the Tay Bridge, and Magdalen Green Station, further west adjacent to the existing pedestrian bridge.



Before the land to the south of the Conservation Area was reclaimed Roseangle once formed the shoreline called South Park of Springfield and was a cliff top cart track that was slightly altered in 1787 to a road layout similar to today's. Blackness Point was found opposite the Vine, at the bottom of Roseangle, and formed the shoreline in this area. Blackness Point was the only place where the railway line crossed dry land, as formerly it ran along a causeway from Yeaman Shore to Invergowrie.



The space was popular for upper class development at the turn of the 19th century, specifically along Roseangle, Magdalen Place and Magdalen Yard Road between Taylors Lane and Bellefield Avenue where large landscaped residential Victorian villas were erected to take advantage of the uninterrupted views of the River Tay. Many of these were believed to be designed by David Neave the second Town Architect. These strings of villas are terminated in the west by well-designed planned terraces at Windsor Street which were built in two stages by architect James MacLaren, between 1851 and 72. The oldest

Before the land to the south of the Conservation Area was reclaimed Roseangle once formed the shoreline called South Park of Springfield



remaining house within the Conservation Area is found on Westfield lane and was built in 1768.

The jute industrial boom engulfed the once suburban area and with it brought about a need for large scale workers' housing, hence the intense development of simpler tenement blocks found behind Magdalen Yard Road. Many of these developments still stand today, from the early dwellings above Perth Road shops to utilitarian examples found in Union Place, and provide a clear indication of the historic variety of residences in the space.



The contrast in building and architectural styles throughout the Conservation Area indicated a difference in wealth distribution as a result of the city's rapid economy boom. However this industrial expansion lead to the wealthier residents relocating outwith the West End Lanes Conservation Area, further from the city centre whilst the poorer classes and manufacturing workers typically were in the smaller tenement blocks close to the mill buildings.



Over the coming decades the nation as a whole experienced industrial decline which saw prevalent jute mills closing all over the city. The West End Lanes Conservation Area was not exempt from this decline and experienced pressure from infill developments as its industrial units began to close. Seafield Works, now located in the centre of the Conservation Area (on Taylors Lane), was a large carpet manufacturing jute mill built in built in 1861 and later closed in the 1980's. In the 1990's the mill was renovated into residential flats and its integrity was preserved by retaining some original features such as the gatehouse, offices and factory clock and former workshops.

Selected structural features remain such as the roof trusses and the site wall which now establishes the garden boundary of modern houses. During this renovation an impressive driveshaft was found under the weaving sheds but due to its size and lack of reuse potential it was unable to be preserved.

The contrast in building and architectural styles throughout the Conservation Area indicated a difference in wealth distribution as a result of the city's rapid economy boom



Seabraes, off Roseangle, is another location within the site that has a redeveloped historic past. This space was formally a ship building and repair yard, railway yard and home to artisan workshops. During the redevelopment of this site industrial railway remains were found in the south along with five tunnel entrances, which were found adjacent to the current Seabraes student accommodation and have subsequently been closed up with breeze blocked.



Since Perth Road first appeared on maps in the late 18th century, it has been one of the longest streets in the Dundee. By the 19th century Perth Road was a main trading route, skirted by traditional ground floor commercial units that included a boot repairer, fish shop and tobacconist and confectioner, to name a few, with residential space above. The commercial and residential use of this space still remains today and it is now classified as the district centre.



The recreational space of Magdalen Green encompasses over 18 acres of land and is situated upon a former stone quarry and low lying land that was reclaimed from the River Tay estuary. At one time it formed part of the Blackness estate held by the Wedderburns then the Hunters. After The Reformation of 1560 the land was redeveloped after its former ecclesiastical use.

The Green was acquired by the Town Council after a lengthy court case and an agreed fee of £1,500 was paid to the Laird of Blackness, Mr David Hunter. The Green and Magdalen Yard Road are believed to take their name from a medieval nunnery, The Cloister of Magdalene, dedicated to St. Mary Magdalen, where the original name was believed to be "Magdalen Gair", meaning the garth or garden-ground of the Chapel. Evidence of the Chapel's existence is presented by a reference in a letter to the Bishop of Brechin in 1491, and several fragments of statues were unearthed in 1860 when the Victorians were excavating a site to install building foundations

Since Perth Road first appeared on maps in the late 18th century, it has been one of the longest streets in the Dundee.



for Bailie Peddie's house at the southerly end of today's Step Row. (A.H. Millar, 1925)

Most Conservation Areas continually evolve and adapt, and The West End Lanes is no different. In recent decades there has been an increasing move towards modern development which reflects changes in lifestyles and attitudes towards architectural design and town planning.

Typical stone tenements of the area have been replaced by two storey brick-faced houses or slightly larger blocks of flats that accommodate parking spaces and individual gardens or landscaped communal blocks. The social atmosphere which previously focussed around Magdalen Green has been replicated on much smaller scales throughout the area with more open space and communal areas.



The most contemporary developments include Pennycook Court, a 1980's housing association development, The White Top Centre, which was a joint university/council building for the training of special needs children designed by Rick Russell in 1999 of timber and glass, and the residential development of McVicars Lane.

By ensuring all modern developments are considerate of their setting and the more traditional neighbouring buildings it is possible for them to have a neutral impact on the character of the Conservation Area and avoid detracting from the quality and sense of space.



Typical stone tenements of the area have been replaced by two storey brick-faced houses or slightly larger blocks of flats

4 Character and Appearance

Character is a key consideration when appraising a Conservation Area. This section will analyse the main elements that contribute to the atmosphere and appearance of the West End Lanes Conservation Area.

The character of the West End Conservation Area is complex therefore in order to complete a more compressive appraisal the area has been divided into five distinct sections and each contribute an uniqueness to the personality of the Conservation Area as a whole. These individual character areas are; Perth Road, Roseangle, Windsor Street, Magdalen Green and the Central Lanes which can be seen in more detail in Section 5.

4.1 Topography and Street Pattern



The area is predominantly characterised by its most unique element; the sweeping narrow historic lanes, of which the Conservation Area takes its name. These lanes connect the hustle of Perth Road to the tranquillity of Magdalen Green to the south and create a grid iron street pattern that conceals secluded cul de sacs. The plots that run along these lanes are typically small in the north and get larger as you head downhill towards the Green, where the divisions begin to open up and become predominantly south facing to take advantage of the views of the River Tay. The traditional and distinctive lanes are bordered by high boundary walls, creating a sense of enclosure and seclusion which is further emphasised by either imposing 3-4 story tenements or large 2 story villas.

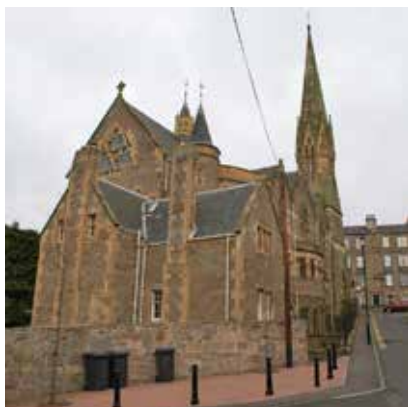
The area is predominantly characterised by its most unique element; the sweeping narrow historic lanes, of which the Conservation Area takes its name

4.2 Movement and Activity



The key movements within the area are along Perth Road, Roseangle and Magdalen Yard Road, all of which are bus routes (see Fig. 2). Additionally the area is highly permeable for pedestrians due to numerous small pathways and lanes, which were not built with cars as a priority, but link the previously mentioned main transport routes. The lanes are also used by vehicles but their narrow nature and popularity with parked cars reduce the traffic flow. Due to only minor changes in the street layout since the 18th century the main movement routes and activities within the space have remained relatively unchanged. The north of the Conservation Area is a thriving district centre and a main route within the city. This is a complete contrast to the south of the Conservation Area which terminates in a large open social space, Magdalen Green.

4.3 Listed Buildings



The West End Lanes Conservation Area contains numerous buildings which are listed by Historic Environment Scotland for their special architectural or historic interest (see Fig. 3). In this case it is important to note that the façade of the former Tay Rope Works is also listed.

A building's listing covers its interior, exterior and "any object or structure fixed to a building" or anything 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 features or fixtures requires listed building consent.

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

4.4 Buildings at Risk



The Buildings at Risk Register for Scotland highlights properties of architectural or historic merit throughout the country that are considered to be at risk or under threat. The Register is maintained by the Royal Commission on the Ancient and Historical Monuments of Scotland on behalf of Historic Environment Scotland.

A building on the Register is usually a listed building or an unlisted building in a Conservation Area, which is either vacant with no identified new use, suffering from neglect and/or poor maintenance, suffering from structural problems, fire damaged, unsecured and open to the elements or threatened with demolition.

This service assesses a building's condition as either being, ruinous, very poor, poor, fair and good. The extent of the risk and threat of the building is also assessed, defined as being critical, high, moderate, low or minimal.

The 3 buildings on the Register within the Conservation Area are; McCheyne Memorial Church on the corner of Shepherd's Loan and Perth road, 2 Roseangle and 28 Roseangle (see Fig. 4)

4.5 Public Realm



The public realm is an important element of the character and appearance of the West End Lanes Conservation Area and is crucial in creating a high quality environment. The public realm components which make the West End Lane Conservation Area an exceptional environment are the unique streetscape, vibrant street materials and the animated public spaces.

Streetscape & Building Frontages

The streetscape is made up of the interaction between building frontages and the spaces in between them. Perth Road is predominantly viewed as a traditional shopping district and backs on to the residential space of the central lanes. The lanes have a more enclosed feel with a vertical emphasis created by walls, hedges and tall/ large buildings.



Building Frontages form an important element in the unique character and appearance of the Conservation Area. The general condition of the space is good and buildings and roofing materials are traditional. The most predominant building material is local sandstone which ranges from grey to brown in colours. The Conservation Area also contains fine examples of red Ayrshire/Dumfriesshire sandstone, which lends itself well to detailing.



The modern buildings in the area are mostly constructed with brick or other modern building materials. Roofing materials in the area range from Scottish and natural slate to examples of modern materials on newer developments such as single ply membrane/metal cladding. Additional detail has been added to traditional buildings in the form of timber dormers and porches with occurrences of lead set stain glass windows. Most of the older villas are lined by high rubble walls or iron work railings. Maintenance of stonework and ironworks within the area is imperative to the character.

Where new developments are present said materials are of a high specification in order to complement

Building Frontages form an important element in the unique character and appearance of the Conservation Area.



the traditional character of the area. In the majority of cases where windows and doors have been replaced they are of similar in-keeping design and are off a relatively high standard.

Towards the Magdalen Green elaborate Victorian architectural styles are dominant where decorative additions on buildings are prominent. Said decorative detailing diminishes as the lanes stretch north towards the functional district of Perth Road and tenements overshadow traditional townhouses. The contrast in historic class distinction is clear between the two areas and is strengthened by the difference in plot size and less pronounced boundary distinction.



The use of inappropriate colours and unsympathetic materials within the space can have a detrimental impact on the character and appearance of the Conservation Area.

The building frontages can be separated into 2 main elements; the ground floor and the upper levels. This is an important distinction in the terms of the traditional shops along the west of Perth Road that support residential dwellings above. It is important to note, the majority of shop frontages within the Conservation Area are varying but are significantly traditional. Shop fronts that are traditional in design include features such as recessed doorways, elegant capitals and plinths, stall risers, string courses, dentil courses and pilasters. All of which contribute to the character and appearance of the area. However over the years number have been replaced/concealed behind modern forms of signage.



When alterations to shop frontages are proposed, careful consideration shall be required, to take into account the existing architectural details of the building and how high quality design and materials are used to complement the character and appearance of a building. Sensitive advertisements

Towards the Magdalen Green elaborate Victorian architectural styles are dominant where decorative additions on buildings are prominent



and signage are also essential in order to avoid causing a negative impact on the Conservation Area and to help create a vibrant shopping environment.

Street Materials

The materials used when designing streets, roads and pavements are varied and mixed in parts of the Conservation Area due to the historic development of the area over time and this adds vibrancy to the West End Lanes Conservation Area. A number of streets within the West End Lanes Conservation Area still retain their original historic granite stone sett surfaces which add an additional dimension of colour and texture that enhances the Conservation Area's character. However there are instances within the Conservation Area where the surfaces have been reinstated in a rather unsympathetic manner. There is also evidence that further stone setts may be present below the modern surface layer along certain roads. The majority of kerbing in the area is constructed from stone and along Perth Road the pavements are constructed using stone flags.



Urban Greenery & Public Spaces

Urban greenery can enhance the aesthetics and popularity of an area. Magdalen Green adds a green and open aspect to the Conservation Area's quality of space. This social ideal has been encouraged in the area from as early as the 19th century and is an important element of the area's character. Despite the vast Green the majority of the remaining of green space within the vicinity is private land, only some of which is visible from public view due to the high walls that confine the large landscaped gardens of the Victorian villas. Some of these villas have circular driveways, which are visible from the main roads, where the central space is used for flowerbeds which add additional level of character to the space. Urban greenery is



This social ideal has been encouraged in the area from as early as the 19th century and is an important element of the area's character



also influenced by large mature trees that are found in the gardens of many of classical villas. There is a simple public space hallway down Union Place that has a neutral effect on the Conservation Area and could harness a lot more potential.

Street Furniture & Public Art

Street furniture refers to the functional objects within the Conservation Area of which people can interact with. Street furniture is minimal but functional throughout the West End Lanes Conservation Area. There are 2 small clusters of benches and hard landscaped zones in the centre and to the West of Perth Road. Rubbish bins are provided throughout the Conservation Area with a focus around Perth Road and Magdalen Green. Magdalen Green is home to a variety of street furniture including varying bench designs, rubbish and dog waste bins, a traditional red telephone box, traditional formed notice boards, picnic tables and a permanent BBQ. Additional street furniture includes information boards and traditional property boundary railings on Perth Road.



A small number of public art installations exist within the Conservation Area and are used to remember the past and heritage of Dundee. The most notable is found in the form of a wall mural that covers the expanse of the side elevation of a tenement off Ryehill.



A small number of public art installations exist within the Conservation Area and are used to remember the past and heritage of Dundee

4.6 Views, Vistas & Focal Points



Views and focal points add an alternative dimension to the personality of a space and are a significant aspect to the West End Conservation Area (see Appendix J for more detail). These impressive vistas consist of long continual views down the narrow lanes to Magdalen Green and the Tay and Tay Bridge which are focal points as all the lanes converge on this space. The historic street pattern has been planned in such a way to take advantage of the topography of the land and the sites riverside location. In some instances these views are framed by high property walls. The main focal point within the Conservation Area is the 1890's bandstand in the centre of Magdalen Green.

5 Character Areas

The West End Lanes Conservation Area has been divided into five distinct character areas (see Fig. 6). Each character area identifies the 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 areas may have similar features.

5.1 Perth Road



This character area ultimately runs the length of Perth Road and the northern perimeter of the Conservation Area. The character area has a slightly varied appearance throughout its length due to the commercial focus to the westerly end of Perth Road. The character of the area is dominated by traditional ground floor commercial properties with residential floors above. There are however an intermittent appearance of 19th century tenements and town houses.

There are a small number of modern developments throughout the character area that have been designed with a consideration towards their traditional surroundings and accentuate lines and heights of neighbouring established buildings.



It is worth noting that this easterly section of Perth Road, between the top of Paton's Lane and Thomson Street, also accommodates an alternative, more unique use of space, a 19th century cemetery. The peaceful historic open space and traditional fencing and headstones add a distinctive contrasting element to the predominantly hectic character of this section of the Conservation Area.

See Appendix C for more detail on this character area.



Street Pattern and Streetscape

The street pattern within the area is very prominent and is primarily the single straight expanse of Perth Road and the short lanes leading towards Hawkhill. On the north side of the area lanes run from the Sinderins "gusset" block to Miller's Wynd, where the townscape changes to University buildings. Blackness Primary School marks the corner of the conservation area at Hawkhill.

There is a varying standard of building type and design throughout the length of the character area, the east end is less uniform in appearance with new developments and 4-2 story town houses next to tenement style blocks and the west end being dominated by traditional tenement units with residential space above.

However it is worth noting a purpose built modern unit was constructed at the top of Union Place to house a supermarket. This highlights one of the unique qualities of the space; the interaction of the Perth Road's commercial and residential nature. Where modernisation has been required to the residential buildings within the character area this has been done, on the whole, sympathetically; the replacement of most windows has been done traditionally or in a style that replicates the traditional sash and case appearance, there are however, some doors that have not been replaced in keeping with the character of the area.

Movement and Activity

Characteristically busy, Perth Road has been a trading district since the early 19th century and is now dominated with specialist retailers and boutiques. The traditional-scale shops and housing-blocks provide a district shopping centre between the West End Suburbs and the University area. The length of the road accommodates a heavy traffic flow but the western hub of pedestrian activity is around the shopping core to the west.

The character area has a slightly varied appearance throughout its length due to the commercial focus to the westerly end of Perth Road



Focal Buildings

There are five late 19th century traditional churches within this character area which can be perceived as an indicator of the areas historic importance. The variety and range of churches within the Conservation Area are extremely valuable to the areas character. St Peter's Church is set off to the north of Perth Road, where as, the other 4 line the main road itself. The contemporary grey and pink Pennycook Lane housing development and Blackness Primary School also provide townscape landmarks. It is worth noting that there is a prominent public art example; a large scale mural of Dundee's history which covers the entire side elevation of a traditional tenement building on Ryehill.



Shop Frontages

The east end commercial use of Perth Road is dominated by public houses, however the westerly shopping hub of the Road sees a number of boutique shops and this impacts the appearance and character of the shop frontages. In the majority of cases shops have retained their traditional frontages especially the section of shop fronts between Step Row and Union Place where they retain attractive timber detailing and geometric windows with elaborate Art Nouveau etched glass, although some of these have been altered to accommodate modern uses. There is a number of modern signage within the area that is not in keeping with the character and appearance of the area and would benefit from being altered to further enhance the area. There is little visible vacant commercial space.



The traditional-scale shops and housing-blocks provide a district shopping centre between the West End Suburbs and the University area



Public Space

To the west of Perth Road there are two instances of small hard landscaped public space, typical of a space close to the city centre. The first public space is located to the east of Perth Road's shopping hub and has development potential to enhance the areas character. The second is located at the most westerly point of the shopping district, directly to the north of Shephard's Loan to take advantages of one of the Perth Road's many view points of the River Tay. This second space is well maintained and accommodates temporary soft planting. It is worth noting that some of the tenements and town houses along Perth Road also accommodate window boxes that add an additional colourful element to the areas character.

It is worth noting that some of the tenements and town houses along Perth Road also accommodate window boxes that add an additional colourful element to the areas character.

5.2 Roseangle



The Roseangle character area ultimately encompasses the buildings and the space that runs along Roseangle, to the east of the Conservation Area. The space is predominately residential, although it is notable that the north end of the road is contains commercial uses. The majority of the space is occupied with the traditional 19th century villas, where some of these large older buildings have been subdivided into flats. The majority of the buildings are well kept, with the exception of 2 and 28 Roseangle which are unoccupied and in a state of disrepair. The villas have been placed on the Buildings at Risk Register and have been the target of vandalism.

See Appendix D for more detail on this character area.

Street Pattern and Streetscape



The space consists of a traditional stone sett road that sweeps down to Magdalen Green and has many small tributary lanes and paths which join to the north side. The traditional road layout, surfaces and settings remain relatively unchanged throughout the last century, however there are a few examples of where unsympathetic repairs have been completed to the stone setting and have been in filled with tarmac. There is a clear sense of space in the character area emphasised by the relatively wide pavements on the north side of the road.

There are a few modern developments nearer the north stretch of the road but predominantly the space is occupied by traditional Victorian villas. The majority of these homes are set back from the road and have south-facing landscaped gardens with high boundary walls, the earlier villas have gardens that stretch to the historic sea wall. The presence of these large villas, so close to the city centre, gives the character area an additional sense of uniqueness.

Movement and Activity

The most prominent activity that takes place within the character area is walking as the space is a main



The space consists of a traditional stone sett road that sweeps down to Magdalen Green and has many small tributary lanes and paths which join to the north side



through route that runs down towards Magdalen Green from the Perth Road and the city centre. The heavy traffic flow and vehicle presence along Roseangle has a slight negative impact on the character of the area as a result of the traffic noise. Traffic speed is limited by the natural traffic management caused by the traditional stone sett road surface.

Focal Buildings

On the whole the buildings along Roseangle become more elaborate and decorative the closer the road runs towards the Green. The plot sizes increase and there is a larger sense of grandeur further down the sloping road. Arguably the most exceptional building along the expanse of this character area is The Vine, originally an art gallery house, built in 1836, for MP George Duncan. The building is a substantial single storey villa with a dome cupola, a Neo-Greek pavilion set upon a plinth and set within spacious gardens overlooking the Tay. The inside of the building is just as impressive most notably the large columned hall with ornate detailed plaster work.



Arguably the most exceptional building along the expanse of this character area is The Vine, originally an art gallery house, built in 1836, for MP George Duncan

5.3 Windsor Street



Windsor Street character area forms the westerly boundary of the West End Lanes Conservation Area and has its own individual personality. The character area provides a variety of contrasts within such a small space which makes the area interesting. It is located to the north-west corner of the Green and accommodates grand mid-19th century Classical terraces of Windsor Street and Richmond Terrace which complimented the larger villas and tenements along Magdalen Yard Road, all with river views.

These older terrace on Windsor Street provide prime historic examples of planned building and clearly display the two stage process that was present in their erection. The earlier southern section of the terraces accommodate 2 stories with balustrades rooflines and more ornate detailing, with those facing the Green having pillared doorways and 9 paned sash windows.



The proceeding section is slightly simpler in design, windows are 2 pane sash windows, boundary partitioning walls are replaced with traditional railings and as the slope steepens some houses have basements. This section was succeeded by the development of Richmond Terrace. There are only a few instances of inappropriate changes and the general overall condition of the space is good and there is a subtle regularity in colour along the length of the street.

Street Layout and Movement



The street layout is primarily a single long steep decline from Perth Road to Magdalen Green. The area is a popular through route connecting these two spaces and is a bus route also. Despite this and the bustle of Perth Road that truncated the street to the north the space remains relatively peaceful, the street can often be very busy at times throughout the day with traffic movements. The space accommodates wide pavements allowing full advantage to be taken of the view and provides an impressive sense of space regardless of the high terraces. The west side of Windsor Street provides a complete contrast to the traditional

The character area provides a variety of contrasts within such a small space which makes the area interesting

terraces on the east. The west side is home to 60's 2 story terraces that are relatively simplistic in design and surrounded by hard landscaped gardens in comparison to the orate Victorian terraces with garden greenery. This contrast and balance between traditional and modern gives the space a unique quality.

See Appendix E for more detail on this character area.

5.4 Central Lanes



The Central Lanes character area provides the heart of the West End Lanes Conservation Area. It is epitomised by the long lanes that run from the north to south. The top of the lanes provide spectacular views of the Green and the River Tay, with viewpoints intermittently as you travel down hill nearer the Green. The space is almost entirely residential now although it has a strong industrial heritage. There are some strong examples of traditional villas or tenements but the space is home to a scattering of new housing developments that either shielded from main routes or hidden by high walls that mimic the boundary's of the larger traditional buildings. These high walls coupled with the narrow nature of the lanes create a defined sense of enclosure within the space. The area is densely developed with old mill buildings being turned into residential space. The only green space within the character area is present in the form of private garden space, the majority of which is landscaped.

See Appendix F for more detail on this character area.

Street Pattern

The area is dominated by narrow lanes lined with tall traditional buildings and high walls that encase modern developments. There is a predominant sense of enclosure. The most prevalent feature is multiple lanes are floored with stone setts, however sections have been filled with modern materials which do not compliment the historic street material.

The area is dominated by narrow lanes lined with tall traditional buildings and high walls that encase modern developments



Building Frontages

The length of Magdalen Yard Road is lined with classical villas made commonly from Dundee sandstone. Said villas tend to have symmetrical facades and columned porticos with shallow pitched Scottish slate roofs. Many exteriors of these dwellings have been unaltered, in most cases; the traditional two or four sash windows are still existent. It is worth noting that before the improvements in glass technologies these windows may possibly have been multi paned. The length of Magdalen Yard Road houses a collective of architectural types and contains elements of Dutch architecture in the centre of its expanse and dressed sandstone terraces at Richmond terrace which was a popular with the wealthy middle class of the 19th century.



Tenements are the most prevalent dwelling type within the central lane character area. The more refined tenements are constructed with red Ayrshire/ Dumfriesshire sandstone and include fine architectural details. Seafield Road houses quality tenements that have spiral stair cases with cast iron balustrades and mahogany handrails. Seafield Works itself, despite being redeveloped into residential flats still retains its traditional industrial architectural integrity.



Incidents of new builds are predominantly constructed of brick and are required to have provisions for car parks and garden space. Unless these developments are designed with imagination and historic relevance they will have a neutral impact on the character of the central lanes.

Movement and Activity

The predominant movement throughout the lanes is made by pedestrians where the wider and better lit lanes are most popular. The main vehicle movement throughout the lanes is along Step Row. Traffic calming measures are not needed on most lanes as their narrow layout or stone sett hard standing naturally slow traffic. The wider lanes have coupled

The length of Magdalen Yard Road is lined with classical villas made commonly from Dundee sandstone



this material with traffic calming measures to help slow cars and increase safety.

Focal Buildings

The space has many listed buildings and prime examples of traditional 19th century villas and tenements; this mixed of historic classes defines the character of the area. Bellefield Avenue in particular offers a great example of tenements and most windows and door are original or sympathetically replaced.

5.5 Magdalen Green



Magdalen Green character area is located to the south of the Conservation Area on a lower level where the railway line forms a physical border to the south and planting screens the park from Magdalen Yard Road. Magdalen Green has the distinction of being Dundee's oldest city park having been in use since the reclamation schemes in the 1840's and has long been used for both meeting and recreational purposes. The space had a distinctive rural feel and during summer birds can be seen and heard and the space is filled with the smell of cut grass and flowers. The juxtaposition of this open space in comparison to the nearby high buildings accentuates the attractiveness of the space. In early 2010 Magdalen Green became an integral part of Dundee's flood defences. Four large water tanks were installed by Scottish Water to hold excess rainwater during periods of high tide.

See Appendix G for more detail on this character area.

Area Layout

The layout of the Green encourages social activities and its visitors to take advantage of the spectacular view of the River Tay and Tayport across the water. The space remains tranquil despite its locations a few miles from the airport and adjacent to Riverside Drive one of the main entry points for the city. The space is shielded to the east by willow fencing and tree cover to direct



The layout of the Green encourages social activities and its visitors to take advantage of the spectacular view of the River Tay and Tayport across the water



attention to the Tay and to act as a safety and sound barrier between the park and the busy road. The park hosts a selection of street furniture that includes rubbish bins, dog waste bins, benches, picnic tables and a permanent BBQ. When within the space it is quite easy to become unaware of any change since the Victorian times. As well as the main Green its self there is a smaller play park located to the east, on the east side of riverside approach. This space is surrounded by colourful iron fencing for safety reasons and includes a swing set, climbing frame and round about, providing an alternative play space for younger children.

Movement and Activity

The main movement flow is around the outskirts of the Green with car traffic exclusively to the north. Said traffic can at time create a negative impact on the character of the space when motorists park their car on the grass limits of the Green. The Green itself is a relaxing space that is used by a people from all walks of life who utilise the space for a huge variety of uses. The Green is a popular social place that accommodates a variety of activities that range from joggers, dog walkers, cyclist, sunbathers and cricket and football.

Focal Points

The main focal point within the area is the category A listed bandstand which is a distinct landmark of the area. Built in 1890, in Glasgow, the bandstand has become a Dundee icon and hosts concerts on Sunday afternoons during the summer. Other focal points within the space include the traditional red K6 telephone box at the north end of the Green and two traditional style noticeboards one at the west and one to the east of the Green that are used to display information regarding the space. The railway footbridge located in the south of the Green although it is simple in design it acts as an important historic element of the space.



The Green itself is a relaxing space that is used by a people from all walks of life who utilise the space for a huge variety of uses

6 Current & Development Opportunities



Development opportunities within the space are limited due to the traditional layout of the space and the high density of previous infill developments. A few of the larger villas have significant garden space but it would be detrimental to the character of the area for the properties to lose the historic setting.

There are several student and rental properties within the Conservation Area due to its close proximity to the University and this can lead to a low level of maintenance of communal space, thus causing a detrimental impact on the character of the area.



The most notable vacant buildings in the Conservation Area are those designated as 'Buildings at Risk'. Two of the three buildings that are located within in this Conservation Area and appear on the Buildings Risk Register are in a poor condition and have attracted cases of vandalism which adversely affects the aesthetic of the Conservation Area; however all three of the buildings present an opportunity for appropriate redevelopment and restoration. The re-use of the buildings at risk should aim to enhance the overall character of the surrounding environment.

The restoration of the Buildings at Risk would be a primary objective to enhance the character and appearance of the Conservation Area. Returning the properties to an active use would help ensure they are protected for future generations. Returning the properties to their original use would be the most sympathetic form of redevelopment.



There are three sites within the Conservation Area that are highlighted within the Proposed Local Development Plan as recommended brownfield Housing Sites, Peterson House off Roseangle, Greenfield Place adjacent to Peterson House and 19-21 Roseangle which have a collective capacity for 20 dwellings.

The restoration of the Buildings at Risk would be a primary objective to enhance the character and appearance of the Conservation Area

7 Opportunities for Planning Action



The principal focus of planning action within the West End Lanes 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 West End Lanes 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 and Developments



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 building 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.

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 doors shall be recommended for refusal. The replacement of doors and windows with non-traditional materials will be discouraged and should the opportunity arises steps should be taken to reinstate alternatives that are of appropriate traditional design, materials and colours.

The character and appearance of the Conservation Area is made up of the individual buildings and the spaces in between them



As well as this other building necessities such as; walls, roofing, rain water goods 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.

The uniform character of each individual street, in term of architectural detailing, style of windows and doors and 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, as this would be detrimental to the over all public real character.

Where there has been previous alterations to the frontage for a building, sympathetic treatment to restore the original character to the building shall be encouraged.

Before any improvement works or repairs can begin, guidance should be sought from the Dundee City Councils Conservation Officer.

7.2 Shop Frontages



Shop frontages are an important element of the Perth Road 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.

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 deep fascia panels shall be encouraged.

Shop frontages are an important element of the Perth Road shopping environment and contribute to the appearance of this zone within the Conservation Area



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 the 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.



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 trough 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. The applicant shall be required to justify the need for the additional signage if a fascia sign is present and is highly visible.

Dundee City Council's aim is to allow well designed signage constructed of high quality materials to create a vibrant streetscape.



Dundee City Council's aim is to allow well designed signage constructed of high quality materials to create a vibrant streetscape

7.3 Surface Material



The traditional surface materials found throughout the Conservation Area shall be protected and enhanced. The traditional stone setts and non-historic additions of tarmac and concrete all contribute to the character of the West End Lanes 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 the Dundee City Council's Conservation Officer. Where repairs are not possible, reinstatement of any historic materials would be encouraged.

Where parking areas have been constructed, whether as part of a new development provision or on public land to reduce lane congestion it is encouraged that every effort is made to integrate the parking land with the character of its surrounding's. Incidents where sections of traditional boundary walls would be required to be removed or altered shall require significant justification and must be in accordance with Dundee City Council's Policy for breaches in boundary walls.



The traditional stone setts and non-historic additions of tarmac and concrete all contribute to the character of the West End Lanes Conservation Area

7.4 Street Views



The views and vistas within the Conservation Area, which have previously been highlighted (see section 4.6), play an important role in influencing the character of the area. The many narrow lanes that run downhill from Perth Road create optimal points for uninterrupted views of the River Tay. In the instances of lanes like Strawberry Bank these views are framed by the high boundary walls of the adjoining plots. Development which significantly impacts on the street setting or obstructs these views will be discouraged in order to preserve the important vistas.

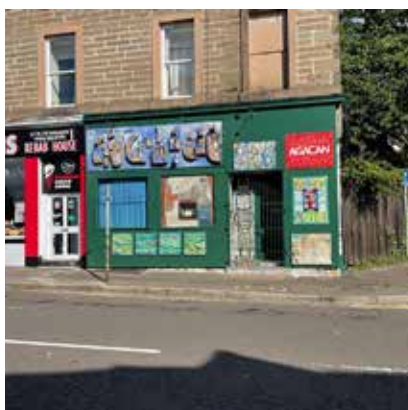
7.5 Street Furniture & Public Art



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 stereotype of statues but includes decorated additions to buildings, decorative and functional features and multi-functional landscaping.



The many narrow lanes that run downhill from Perth Road create optimal points for uninterrupted views of the River Tay

7.6 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 pipes 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.

7.7 Works to Trees



The special character of Dundee's West End Suburbs Conservation Area is heavily influenced by singular and clusters of trees on both private and public land. Within a Conservation Area, such as this, it is an offence to cut, lop, top, uproot, wilfully damage or destroy any tree, unless six weeks notice has been given to the Council's Planning and Transportation 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.

This gives the Council time to consider making a Tree Preservation Order. These can 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.

Tree Work Notice application forms are available to complete on-line from the Council's website, or alternatively requests can be made in writing to the Director of City Development.

All works carried out by amenity companies and by statutory bodies must have regard for the character of the Conservation Area

8 Opportunities for Enhancement

The West End Lanes Conservation Area is recognized as containing distinct character areas and in order to maintain the quality of Conservation Area it is important to outline necessary measures that will protect and enhance its essential appeal.

The joint collaboration between Dundee City Council and the Dundee Historic Environment Trust (DHET) aims to protect, enhance and repair the character of the historic environment within the West End Lanes Conservation Area.

DHET provides grant assistance for the repair of historic buildings located in Dundee's Conservation Areas. Other potential sources of funding for historic building repair in Dundee are Historic Environment Scotland and Heritage Lottery Fund.

For more information regarding eligible buildings and works which DHET can assist in please visit: <https://dhet.org/>

9 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 and to ensure the preservation or enhancement of the special character and appearance of the area. 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 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.

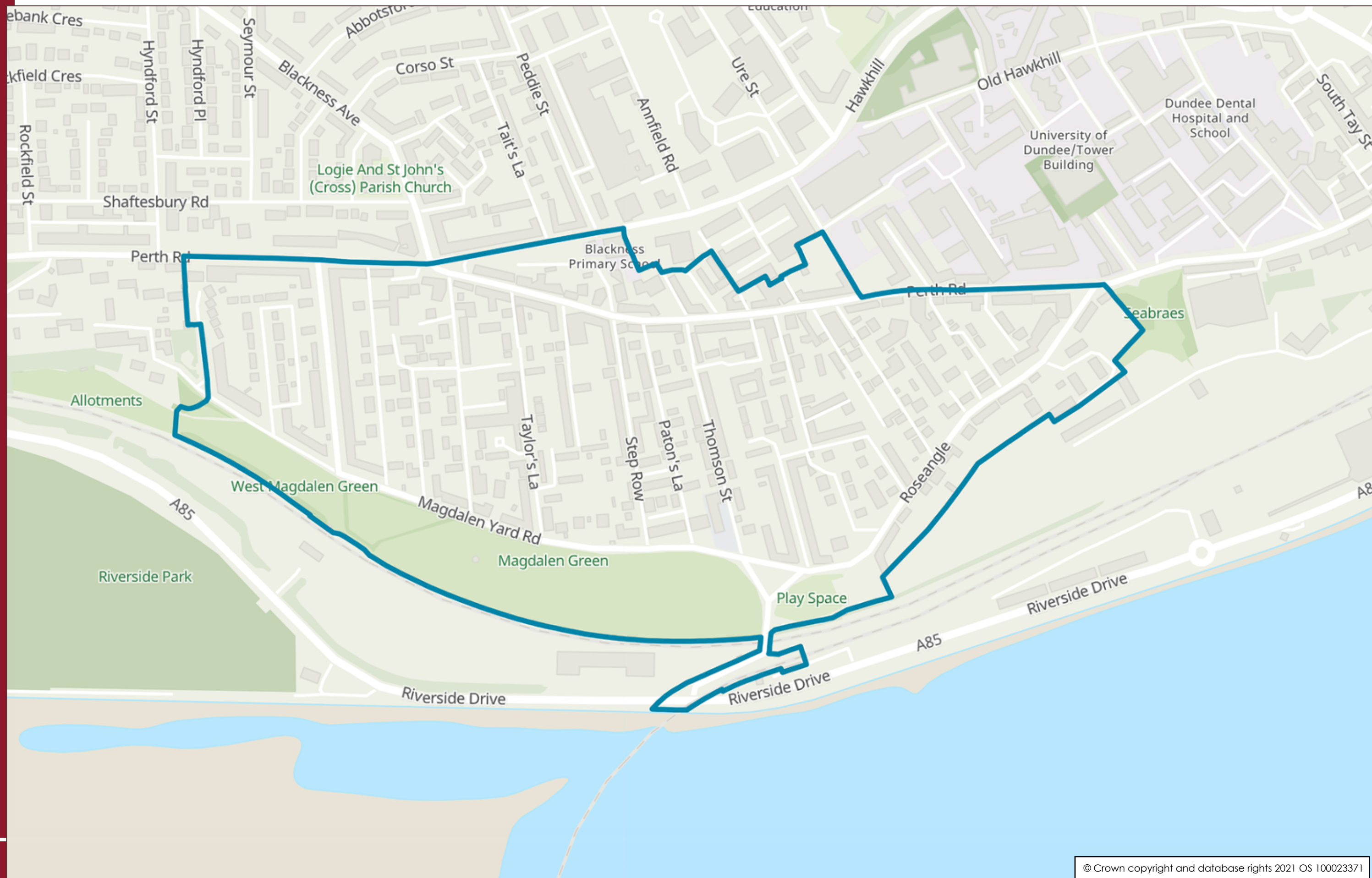
The City Council will use the Conservation Area status as a management tool to help produce a high design quality

10 Monitoring and Review

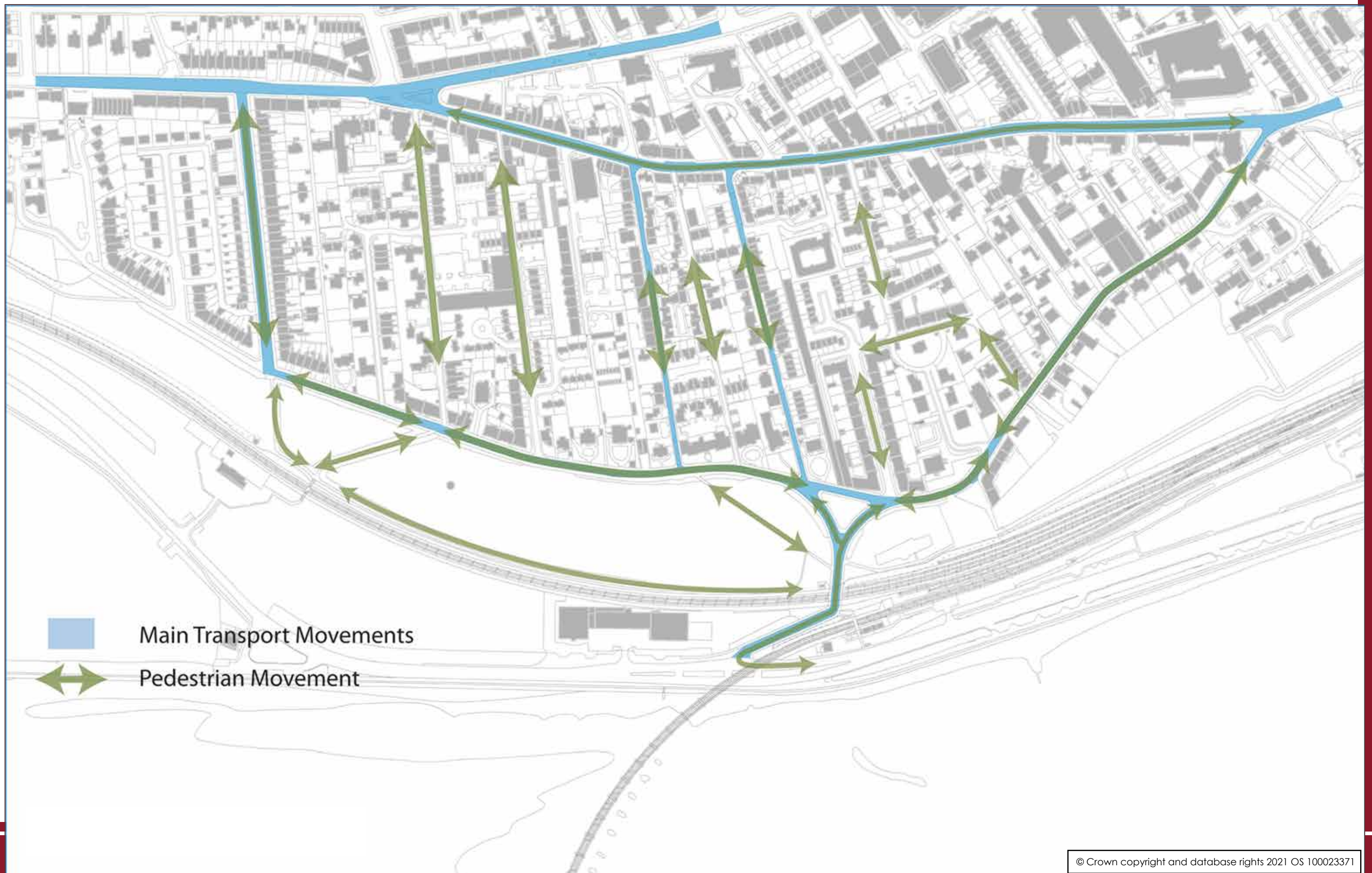
This Conservation Area Appraisal will be reviewed approximately every five years, to ensure that it remains effective and responds adequately to the requirements of the Conservation Area.

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.

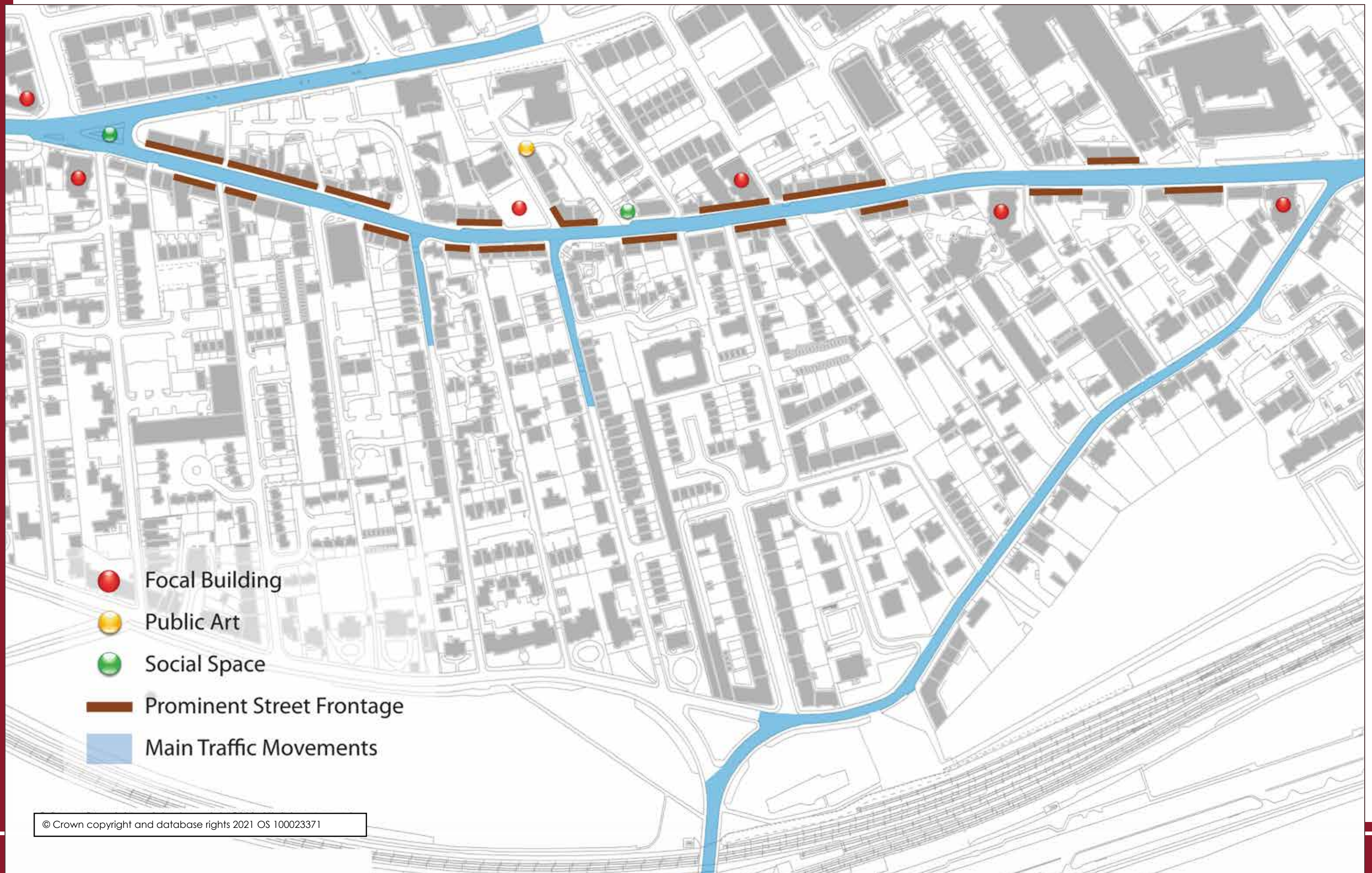
City Development Department
Dundee City Council
Floor 6, Dundee House
50 North Lindsay Street
Dundee DD1 1LS
Tel: 01382 434000
E: planning@dundeecity.gov.uk



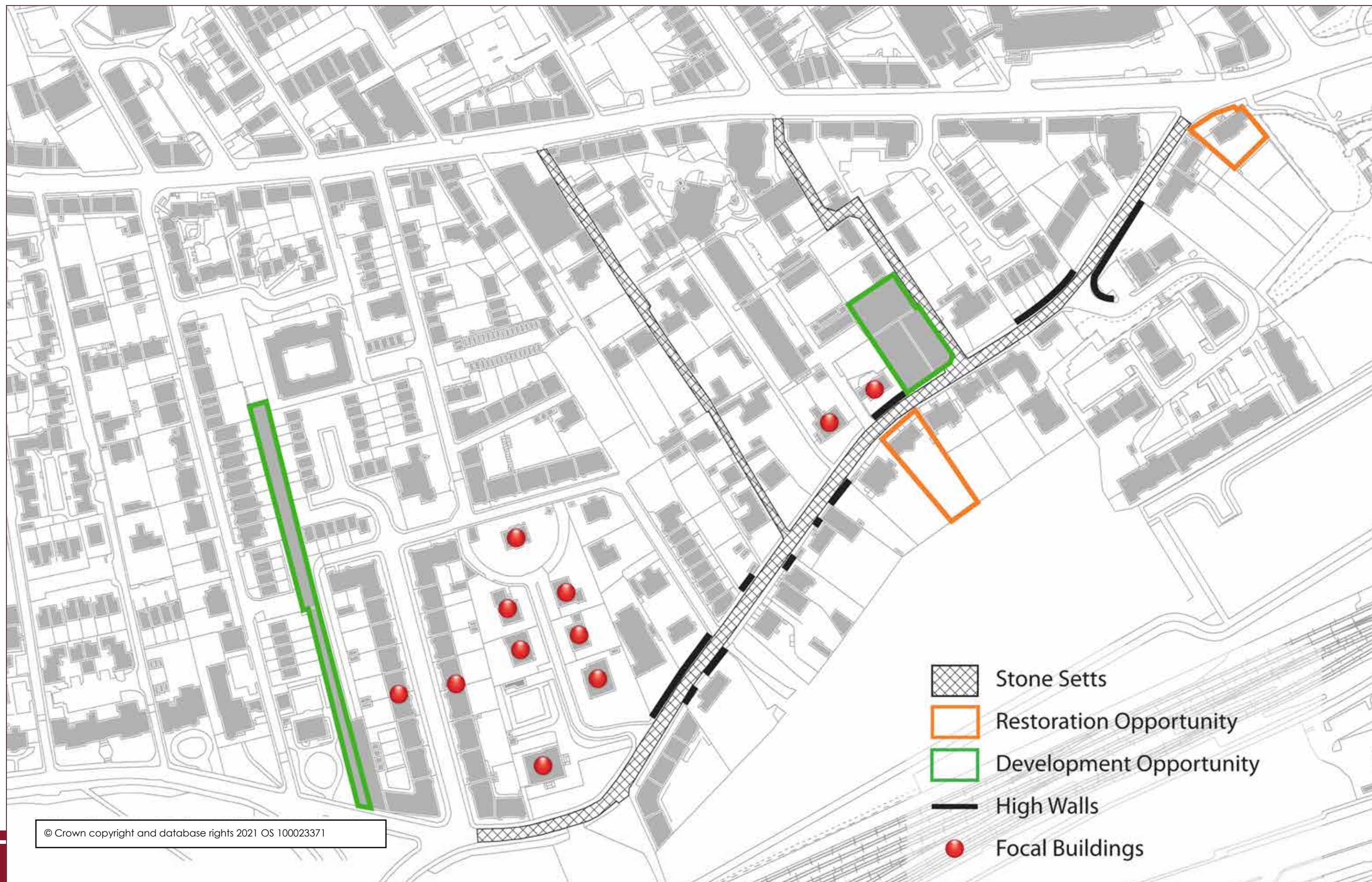
Appendix A - Conservation Area Boundary



Appendix B - Movement Patterns



Appendix C - Perth Road



Appendix D - Roseangle



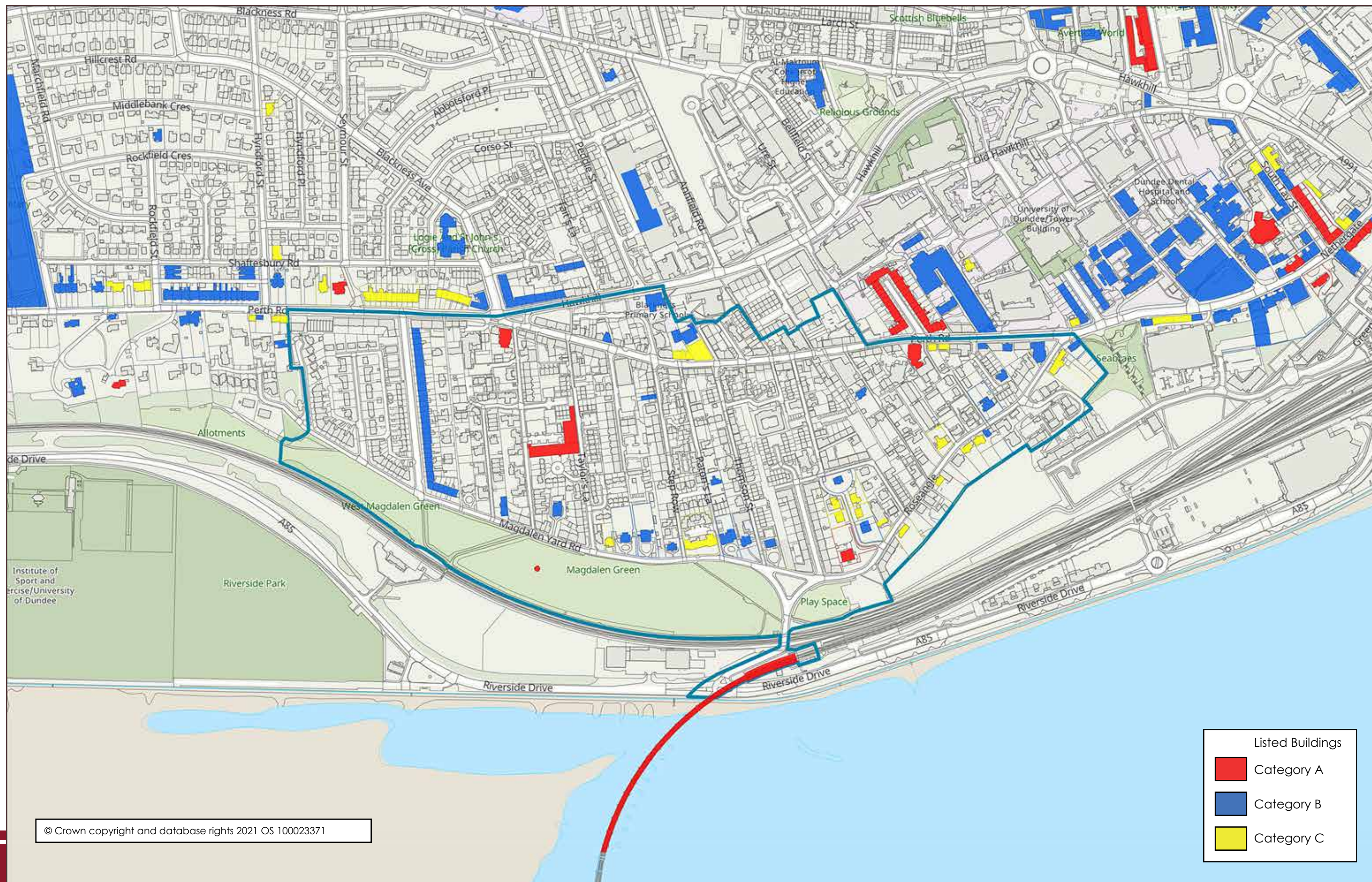
Appendice E - Windsor Street



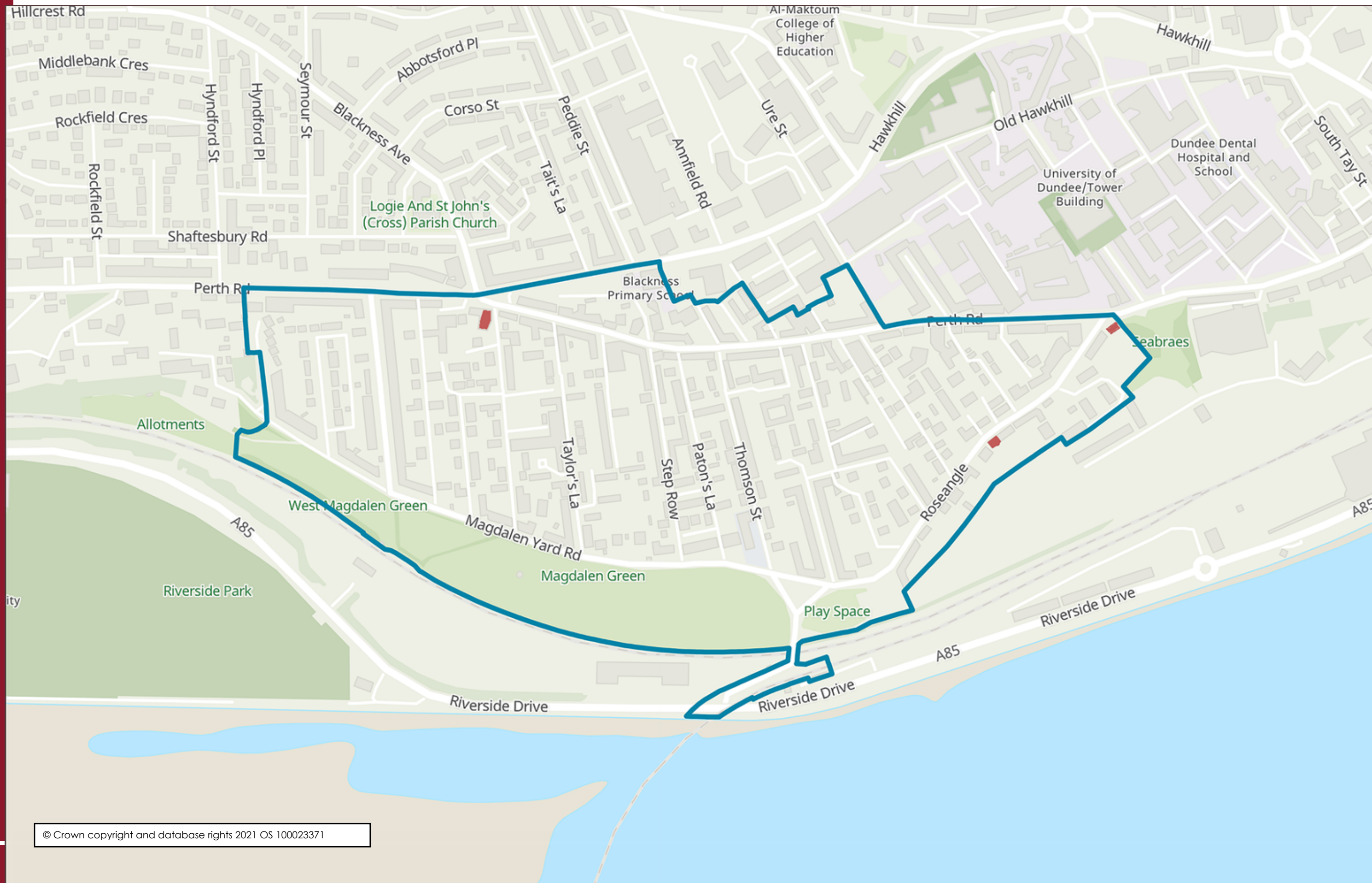
Appendix F - Central Lanes



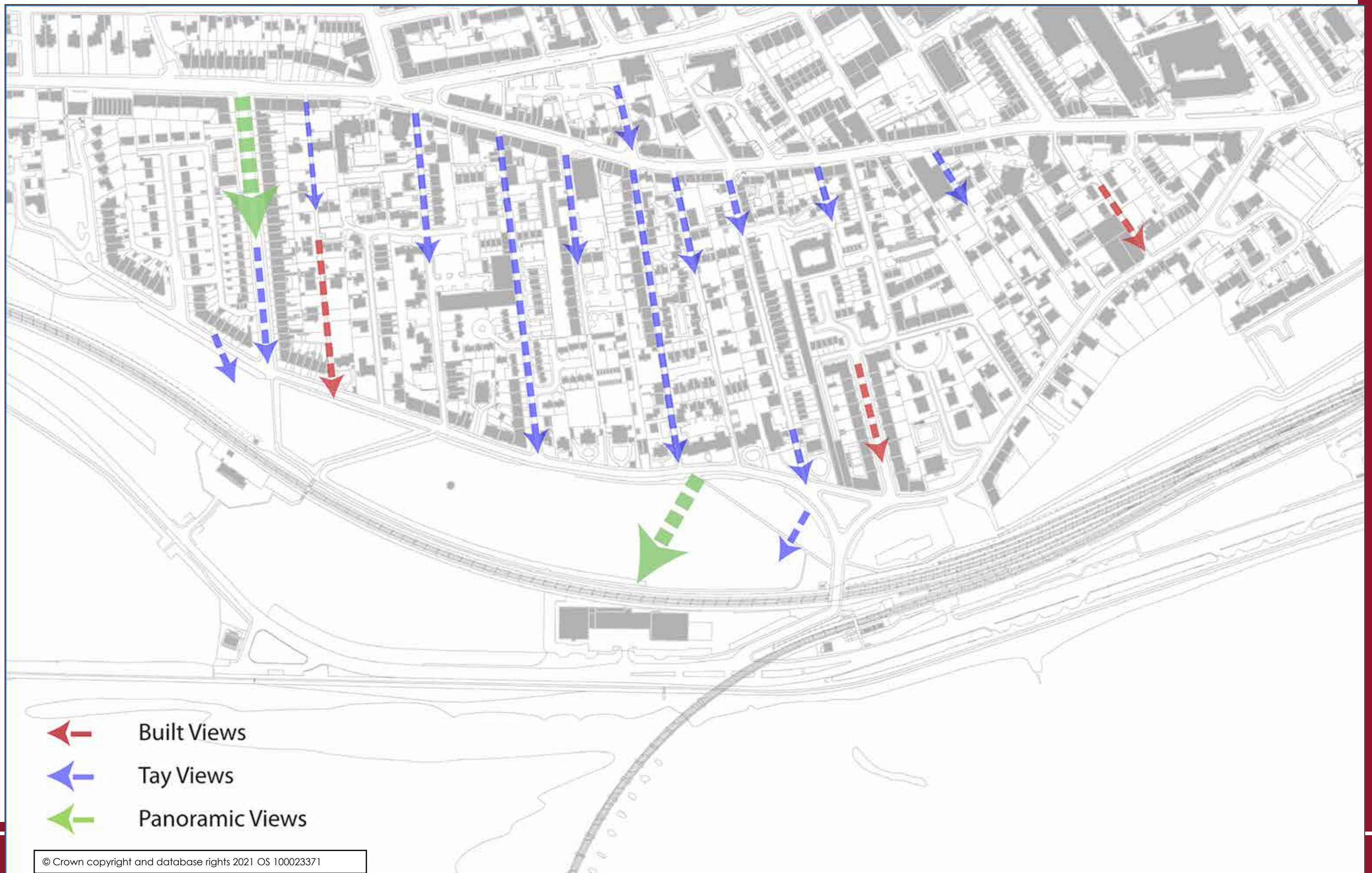
Appendice G - Magdalen Green



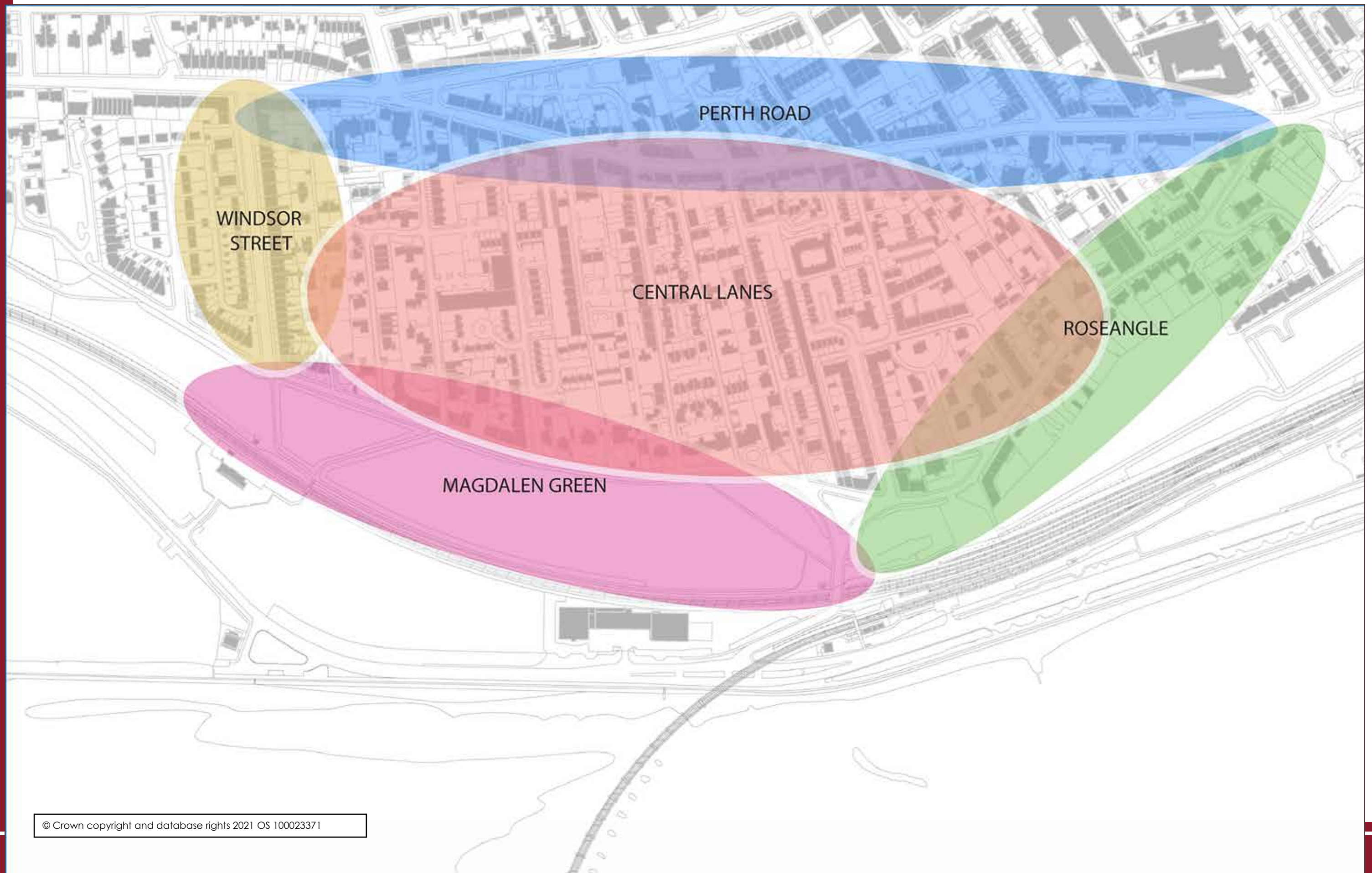
Appendice H - Listed Buildings



Appendice I - Buildings at Risk



Appendix J - Views, Vistas and Focal Points



Appendix K - Character Areas