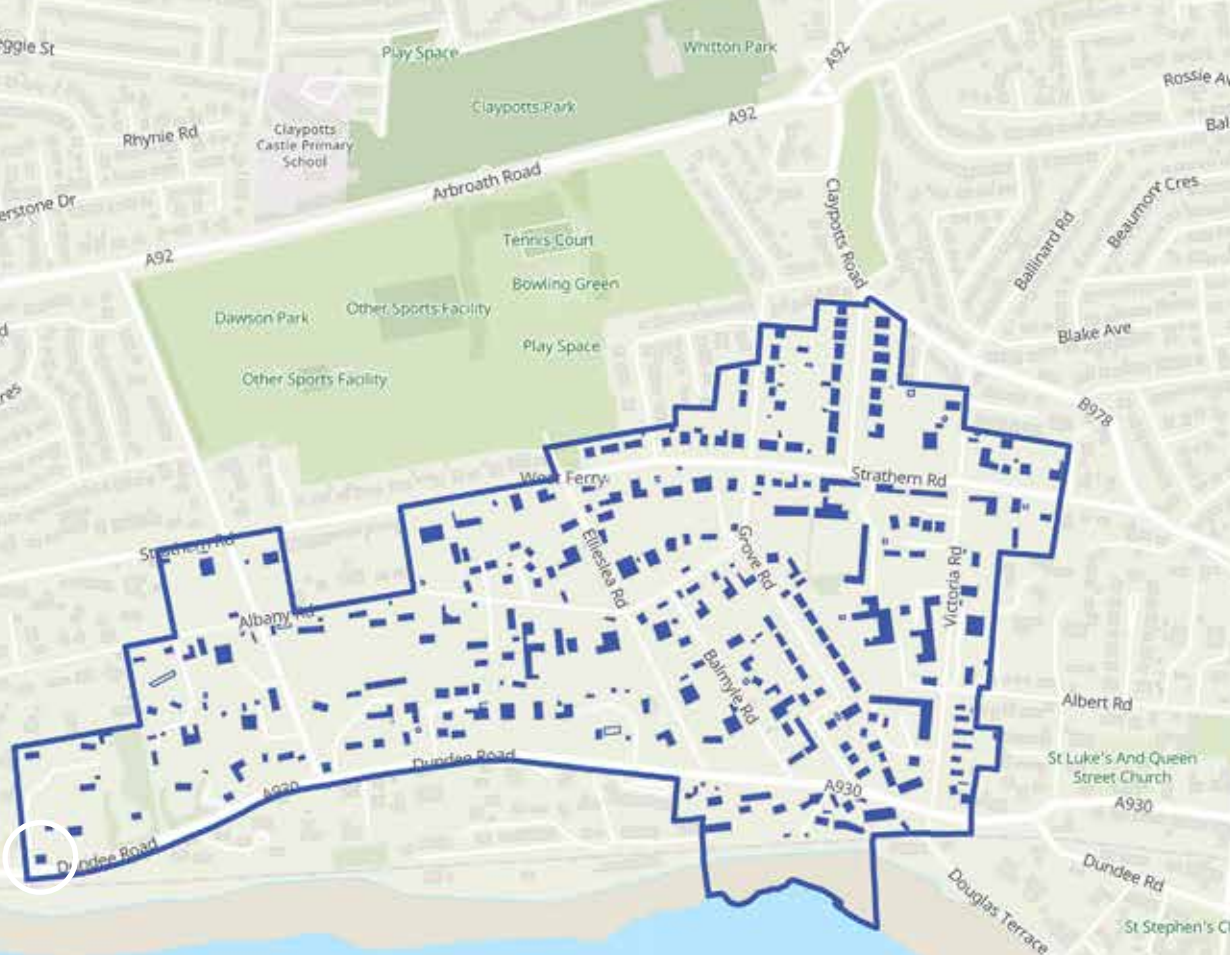


Conservation Area



West Ferry Conservation Area Appraisal

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1 Introduction

West Ferry was one of the richest suburbs in Europe as Dundee's many jute barons and merchants came to build their mansions and villas in the mid to late Victorian era. West Ferry sits high above the coastline, providing magnificent open views and panoramas of the River Tay and over to Fife, not just from many of the individual mansions and villas but also from many of the streets which sit at right angles with the Tay.

1.1 Definition of a Conservation Area

The definition of a Conservation Area is contained within Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as;

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

The Act makes provision for the designation of Conservation Areas and planning authorities are required to determine which parts of their locale merits conservation area status. Dundee currently has 17 Conservation Areas, all of which have their own distinct character which is desirable 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



Mature trees & high stone walls

A Conservation Area is dynamic and constantly evolving and therefore it is essential to review and analyse its character. The purpose of a conservation area appraisal is to define what is important about the areas' character and appearance in order to identify its important characteristics and special features.

The over arching aim of this appraisal is to draw out the elements that contribute to the 'character' of the conservation area. This is the first step in the active management of the West Ferry Conservation Area. The character appraisal of the West Ferry Conservation Area includes policies and proposals to protect, enhance and manage change within the conservation area.

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

This appraisal sets out a number of proposals for the enhancement of the Conservation Area, a role highlighted and supported by Historic Scotland's - Scottish Historic Environment Policy and the

The purpose of a conservation area appraisal is to define what is important about the areas' character and appearance in order to identify its important characteristics and special features.



Claremont Lodge



Mature trees offering glimpses of residential properties

consolidated National planning framework (NPF4).

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.

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

The 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

2.1 Introduction

The West Ferry Conservation Area is located in the south east of Dundee overlooking the banks of the River Tay. The West Ferry Conservation Area is a Mid-Late Victorian suburb, which consists of many large mansions with expansive garden grounds originally built for mill owners and merchant traders during the industrial revolution. All of these larger properties take full advantage of the rising topography and have wonderful views of the Tay. This area is in close proximity to the centre of Broughty Ferry in the east, Dawson Park in the north and a primary transport corridor in the south (Dundee Road). The area is predominantly characterised by high walls and large trees and due to this high level of privacy only glimpses of most of the properties can be seen.

2.2. Current Boundary and Designation

The southern boundary of the Conservation Area runs along Dundee Road, with the exception of a small parcel of land which includes the Royal Tay Yacht Club (adjacent to the Broughty Ferry Conservation Area). To the north the variable boundary, pivoting around Strathern Road takes in the best of the historic built fabric and excludes some more modern accretions. The west boundary lies just short of 'Beechtower', one of the many listed mansions, whilst Victoria Road and the properties and grounds at either side of the road provide the eastern most boundary.

The West Ferry Conservation Area was designated in its current form on the 19th of August 1997.

3 West Ferry History

3.1 Introduction



The River Tay

The area is located on a south facing slope overlooking the River Tay to the east of Dundee City Centre and developed its unique character during the Victorian era.

This unique character of the Conservation Area has been created as a result of many wealthy jute barons and rich merchants seeking an area of Dundee in which they could build peaceful and luxurious homes away from the hectic and smoggy life in the city. The area was one of the richest suburbs in Europe and the mansions and garden grounds were situated in an idyllic environment overlooking the River Tay.

The area is characterised by residential properties located within large private gardens. The private gardens are screened by high traditional stone boundary walls and large mature trees.

3.2 Origins

The area of West Ferry originated during the early 1800's due to the emergence of Broughty Ferry as a strong fishing community. In 1838 the construction of the Dundee and Arbroath railway line opened, allowing daily commuting from Broughty Ferry into Dundee. As Broughty Ferry grew in importance, so did its population and served as a popular tourist spot for many due to its beaches and town centre.

During the mid 19th century the area of West Ferry became synonymous with wealth as the rich people of the city identified the area as somewhere peaceful and quiet which lacked the choking smog and terrible poverty of Dundee.

In 1913 Dundee promoted the Dundee Boundaries Bill, which incorporated Broughty Ferry into the boundary of Dundee. It was argued that the growth of the Ferry was as a result of its proximity to Dundee and also that the residents of the Ferry benefited from the services of Dundee including hospitals, parks, tramways, shops, markets and fire brigades. The Bill was passed in 1913, and the Ferry was incorporated into Dundee's boundary.

3.3 Historic Street Pattern and Land Use

As stated previously the historic land use of the area was mainly residential, characterised by large luxurious properties set within expansive garden grounds. From historic maps, it is possible to see that the existing street pattern is much the same as it was in the late 1800's with Dundee Road being the major road in the area, and Strathern Road and Albany Road running parallel to this. Ellieslea Road, Balmyre Road and Grove Road also remain unchanged. At this time the majority of land to the north of the conservation area was agricultural. Most of the houses were very large and widely spaced with large expanses of ground included in their boundaries.

the existing street pattern is much the same as it was in the late 1800's with Dundee Road being the major road in the area

4 Character and Appearance



Aystree seen behind high boundary wall

This section shall analyse the main elements that contribute to the character and appearance of the West Ferry Conservation Area. The boundary of the Conservation Area maintains the historic street pattern as well as the historic residential land use. In order to review and evaluate the importance of the historic and architectural character and appearance of the area, it has been divided into three distinct sections; North, Central and West (see Section 5 - Analysis Zones).

4.1 Street Pattern



Mature trees and high stone walls

The existing street pattern closely resembles the historic pattern of the area. The area is characterised by residential properties located within large private gardens. The private gardens are screened by high traditional stone boundary walls and large mature trees. The boundary screening contributes to the unique character of the area as it offers small glimpses of the wonderful residential properties whilst retaining a high level of privacy.

Stone boundary walls with decorative coping stones are an important element of the character of Strathern Road

4.2 Listed Buildings



The Conservation Area contains numerous buildings which are listed by Historic Scotland for their special architectural or historic interest.

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

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

5.0 Analysis Zones

5.1 North



Hermon Lodge

Strathern Road

Strathern Road is a busy transport corridor which is typically characterised by traditional stone boundary walls, mature trees and large stone buildings.

Stone boundary walls with decorative coping stones are an important element of the character of Strathern Road. It is clearly visible that previous repairs to the traditional walls have been undertaken with inappropriate materials, namely cement based mortars rather than the use of traditional lime mortar. It is evident that the use of cement based mortars has caused damaged and deterioration to the fabric of the boundary walls. The boundary walls are an important feature of the conservation area and positively contribute to its character and appearance. The painted in cream. Although accessed on Victoria Road, Hermon Lodge has a garage built hard onto the boundary, containing interesting metal work.



Claremont Lodge



Duntrune Terrace New Build



Duntrune Terrace New Build

Albany Road

Albany Road is defined by high walls and large properties. The area continues with the dominant characteristic consisting of many large trees and homes with vast garden space which can be seen from numerous locations. Although many of these are set back deep into the grounds the building's large structures dominate the landscape of Albany Road. The street itself is particularly wide considering its use and compared to other streets in the West Ferry area. This only adds to the grandeur of Albany Road.

The numerous gate piers vary in design and structure. Many are simple stone posts which have been painted whereas others are more elaborate large stone piers with painted iron railings decorating the entrance.

Many of the homes are of considerable architectural importance and are significant in the overall character of West Ferry Conservation Area. The majority of the homes in Albany Road are large and within generous garden grounds. These large homes with spacious gardens form the main character of the conservation area.

Balnacraig, 30 Albany Road was built in 1863 and is in the Italianate style with a flat topped tower. Within these grounds is Lazarim which is a 1982 art deco styled property by the Nicoll Russell Studio.

Also on Albany Road, is Claremont, a great mansion which was remodelled for William Boyd of Keillers in 1921 by W B D Keith.

Duntrune Terrace

Duntrune Terrace consists of a line of 2 storey homes on the west side which are continuous in their design and features such as the painted quoins, sash and case windows and stone boundary walls. The homes have large rectangular gardens and are well maintained. They all have a pleasing aesthetic which contributes to the look of the whole street. The public garden grounds in the north have now been developed into new build homes which although modern in materials and design, have generally maintained the proportions and character of the surrounding buildings, thus making a positive contribution to the character of the area.

Many of the homes are of considerable architectural importance and are significant in the overall character of West Ferry Conservation Area

The south east section of the wall which surrounds the C(s) listed Melford house on the corner of Strathern Road and Duntrune Terrace is listed along with the property and gate piers. Melford House was erected in 1927 and is of arts and crafts design. The garden grounds are expansive to the south.

5.2 Central



View north along Victoria Road



Glimpse of Aystree including entrance and Lodge House

Victoria Road

Victoria Road is dominated by a 2 metre high stone wall and tall trees with only the upper floors of the large buildings visible from street level. The road surface is constructed with sets which contributes to the character of the area.

The stone walls are topped with curved stone copes which are flush on the west side but slightly overhang on the east. Parts of the wall have been re-pointed with cement and detract from the area's aesthetic and can be seen to be damaging the historic fabric.

Entrances range from flush stone gate posts to indented grand entrances which consist of decorated railings and large stone posts. The inner edge of the grounds contain very large trees which tower above some of the buildings and bring a unique character to this area making it very private and quiet.

Some of the homes are clearly visible from the road such as the A-listed Aystree House which contains a B-listed stable which has been partly converted into a house.

Regent Place

Regent Place is a cul-de-sac which consists of modern new built homes. Due to their age they differ greatly in appearance from the rest of the West Ferry. The homes are also located very close to one another which significantly contrasts with the rest of the area as most of the houses have large spacious grounds separating them from neighbouring properties. It is considered that the properties have a neutral impact on the character and appearance of the Conservation Area.

As a result of the close proximity of the area it is considered important to retain it within the boundary to mitigate the potential impact of new developments on the character and appearance of the historic environment. Street materials

The colour scheme also matches that of the painted stone quoins on the buildings and makes a significant positive feature of the streetscape



Grove Road

Grove Road

Grove Road is characterised by the large 2 storey semi-detached homes which are consistently designed throughout the majority of the upper street. The homes were built at the beginning of the 20th century and contain metre high stone walls which allow visual access to the well kept garden grounds. One of the most striking characteristics is the cream painted stone obelisk gate posts which are located at every entrance to the garden grounds. The colour scheme also matches that of the painted stone quoins on the buildings and makes a significant positive feature of the streetscape. Although some of the homes have had rooflights added to the public elevations of their homes, they are generally of suitable quality and conservation specification.



Detailed metal work

Balmyle Road

The majority of the buildings on Balmyle Road were built at the turn of the 20th century and although they mainly consist of high stone walls, there are fewer trees allowing clearer views to the buildings.

The streetscape is not as uniform as some other streets in the vicinity and consists of different sized and detailed walls. Some of the columns have decorative signs and decorative capitals which bring individual characteristics to the area.

The east side of the pavement is modern tarmac and concrete kerb which contrasts with the west side as it has maintained the original large stone kerbs. The north west homes are of modern design and materials but have maintained the original boundary walls which contribute further to the character. There is also some interesting ironwork throughout the conservation area, some examples of this can be found on Balmyle Road.



Milton Bank

Ellieslea Road

As with the other streets in the area, Ellieslea Road is characterised by its high walls and mature trees. The walls are of varying heights and materials;

The majority of the east side of Ellieslea Road is taken up by the grounds of Inveravon, which is category C(s) listed. This was once the home of D C Thomson and is another Italianate style house by George Shaw Aitken in 1877.

Where parts of the boundary wall have been removed, some gates have been put in place to continue the hard line which maintains the original character of the streetscape

5.3 West



Red Court



Decorative entrance



Dundee Road

Fairfield Road

Fairfield Road has lots of character which include high stone walls and mature trees. Behind these sit the large gardens and homes which epitomise the former wealth of West Ferry.

The A-listed Red Court (1885 by Hippolyte Blanc, completed by G.G MacLaren) is a French-Renaissance styled villa is set deep into the garden grounds and contains 3 separate listed buildings which are hard on the boundary wall and can be seen from Albany Road and Strathern Road. Opposite Red Court on the east side of Fairfield Road is Invergarry (1903 by Holt and Glover of Liverpool) which is a large B-listed property in the Arts and Crafts style. Towards Dundee Road on the west side is Fairfield (1868, the only survivor of Perth architect Andrew Heiton's houses), which is a U plan building and like Invergarry has been subdivided into multiple units.

Where parts of the boundary wall have been removed, some gates have been put in place to continue the hard line which maintains the original character of the streetscape. This has either been done with decorative railings or solid wood structures which have been painted.

Dundee Road

The Dundee Road is the primary transport corridor in the West Ferry Conservation Area and links Dundee City Centre with Broughty Ferry. The road is characterised by the long stone wall flanking the sides and high trees located throughout. The homes on the north side are situated deep into the grounds and have trees or hedges beside the wall.

Dundee Road has two very important buildings that contain many individual characteristics which significantly contribute to the appearance of this area. The B listed gothic styled Lodge in the west is a single storey, L-plan building with an entrance tower and 3 advanced gable bays with stop-chamfered arrow-slit windows at the attic. The building is made from snecked rubble masonry and is characterised by the painted quoins present throughout the West Ferry. The building's windows and doors are also painted white and are surrounded by black painted outlines. This particular building is a very

The homes on the north side are situated deep into the grounds and have trees or hedges beside the wall.



The Lodge



Decorative stone wall and gate piers

prominent and positive element of the built environment. The property at 75 Dundee Road is a tooled pink sandstone building from 1863 and includes a historic cast-iron lamp and bracket. This property was the former Lodge House for Balnacraig.

Towards the southern area of the Dundee Road is the Royal Tay Yacht Club 'Fort William', number 34 Dundee Road which is a B-listed building in the Italianate style and was built in 1839. It has been used by the Yacht Club for over 100 years.

There are various points of the site where boundary walls are of architectural importance, for example at the Lodge (69 Dundee Road) which has carved circular sections on the coping. As the road travels over a hill the wall ranges in height and in some parts is stepped.

The corner of Dundee Road and Victoria Road consists of a stone wall which contains a plaque which was created in memory of Princess Charlotte Augusta who died in 1817.

Where possible replacing of more contemporary styles with more traditional designed windows and doors would be advised

6 Opportunities for Planning Action

6.1 Street Pattern and Alterations

The street pattern of the West Ferry is a key contributor to the overall character of the area. The look of each street should also be protected and alterations to properties should not detract from the area's aesthetic. Damage should be repaired in the most respectful way possible considering the surroundings and existing materials. Before alterations begin, guidance should be sought from Dundee City Council's Conservation Officer to check that planning permission is not required. Extensions to properties should be sympathetic to the look of the conservation area and not be detrimental to the character of each individual property.

6.2 Surface Materials



Stone sets

The present street surfaces are in good condition and their replacement is not expected soon. Where possible, reinstatement of historic materials would be encouraged within the conservation area and removal of any historic materials would be unacceptable as these are also an important feature of the conservation area.

The Conservation area contains various examples of traditional surface materials including historic stone kerbs, sets and gravel footpaths

The photographs and map in appendix 5 illustrate the various types of material found within the conservation area.

6.3 Street Furniture

The design of new additions to the street furniture in the conservation area should make a positive contribution to the character of the conservation area and be of a high quality material.

The repair of the existing historic street furniture shall be encouraged and supported.

6.4 Utilities and Amenities

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

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

The 19th century residents of these dwellings would often state their address as residences of the more affluent Perth Road

6.5 Trees



Mature trees

Trees make up a key component of the character of the West Ferry Conservation Area, it is an offence for any person to cut, lop, top, uproot, willfully damage or destroy any tree, unless six weeks' notice has been given to the Council's City Development Department. The owner of the tree must submit a Tree Work Notice Application and await written consent from the Council prior to undertaking such works. Application forms are available to complete on-line from the Council's website, or alternatively requests can be made in writing to the Director of Planning and Transportation.

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 Planning and Transportation Department.

'Trees: A Guide to Planning Legislation and Best Practice' is available to view on-line, or from the Planning Duty Officer at Tayside House.

6.6 Stone Boundary Walls



High stone wall

West Ferry retains a very private feel, characterised by high stone boundary walls and mature trees. Many of the significant original mansion houses are hidden from public view, as are some of the more modern properties built within original garden ground. Alterations shall be required to be in accordance with the guidance established by Historic Scotland and Dundee City Council's 'BREACHES IN BOUNDARY WALLS Policy and Guidance for Dundee's Listed Buildings and Conservation Areas'.

Trees make up a key component of the character of the West Ferry Conservation Area

6.7 Maintenance of Properties

Walls

It is the policy that where any maintenance needs to be carried out to the property that it be subject to prior approval by the Conservation Officer of the City Council. The use of inappropriate material poses a long term threat to the integrity and condition of the buildings, and to the character of the conservation area as a whole.

The re-pointing of walls must be carried out using an appropriate lime based mortar which shall closely match the characteristics of the original.

Where new stone work needs to be indented, it will match as closely as possible the original stone.

Stone cleaning is not desirable due to the damaging effects that it can have on stonework and will be actively discouraged

Any removal of boundary walls for the provision of parking spaces or any other use will not be acceptable. According to Dundee City Council's Policy Guidance on breaches in boundary walls, openings will not be permitted which adversely affect the amenity or character of a conservation area or listed building and openings should not create traffic hazards. This is to protect the overall look of the street and preserve the character and appearance of the conservation area as a whole.

Roofs

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

Rainwater Goods

There will be a presumption that the traditional historic rainwater goods be retained and repaired before the principle of replacement is acceptable.

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

The re-pointing of walls must be carried out using an appropriate lime based mortar which shall closely match the characteristics of the original.

7.0 Measures to Protect and Enhance Essential Character

7.1 Introduction

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

7.2 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
DUNDEE
DD1 3DJ
TEL: 01382 902244 | 07540 724444
EMAIL: INFO@DHET.ORG

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

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

7.3 Windows and Doors

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

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

7.4 Maintenance

Maintaining the character of the West Ferry Conservation Area is essential in preserving the character and appearance of the area. Maintenance could include the preservation or enhancement of walls, windows, doors, structure, roof, guttering and systems such as ventilation, gas or water. Such building necessities must be kept in good condition for the property to continue to be productive in its functioning. For information on methods of maintenance which can affect the character or fabric of a building's exterior within the West Ferry Conservation Area, consult the Conservation Officer of Dundee City Council.

8.0 Conservation Strategy

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

The City Council will use the Conservation Area status as a management tool to help produce a high design quality to ensure the preservation or enhancement of the special character and appearance of the area.

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.

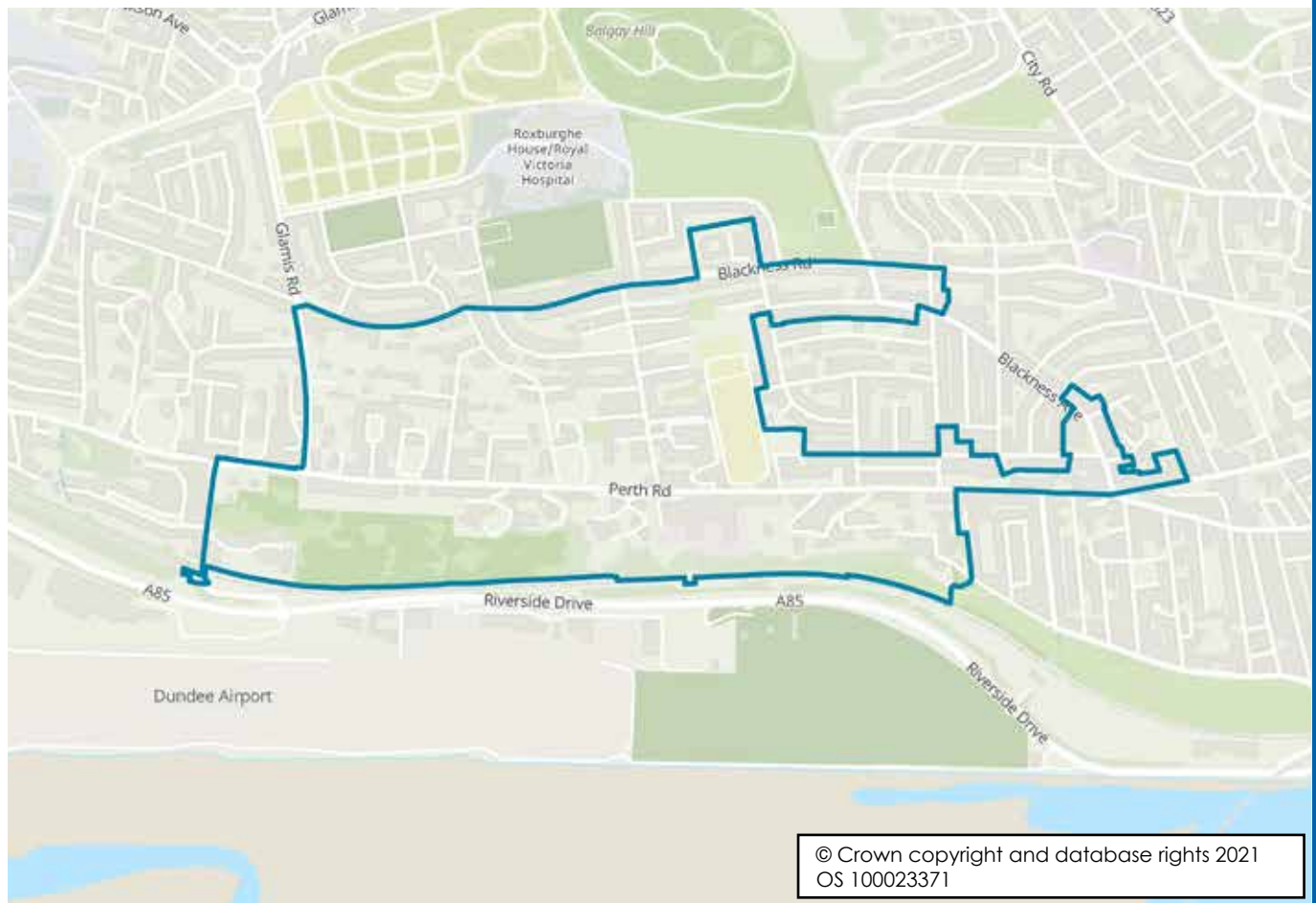
9.0 Monitoring and Review

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.

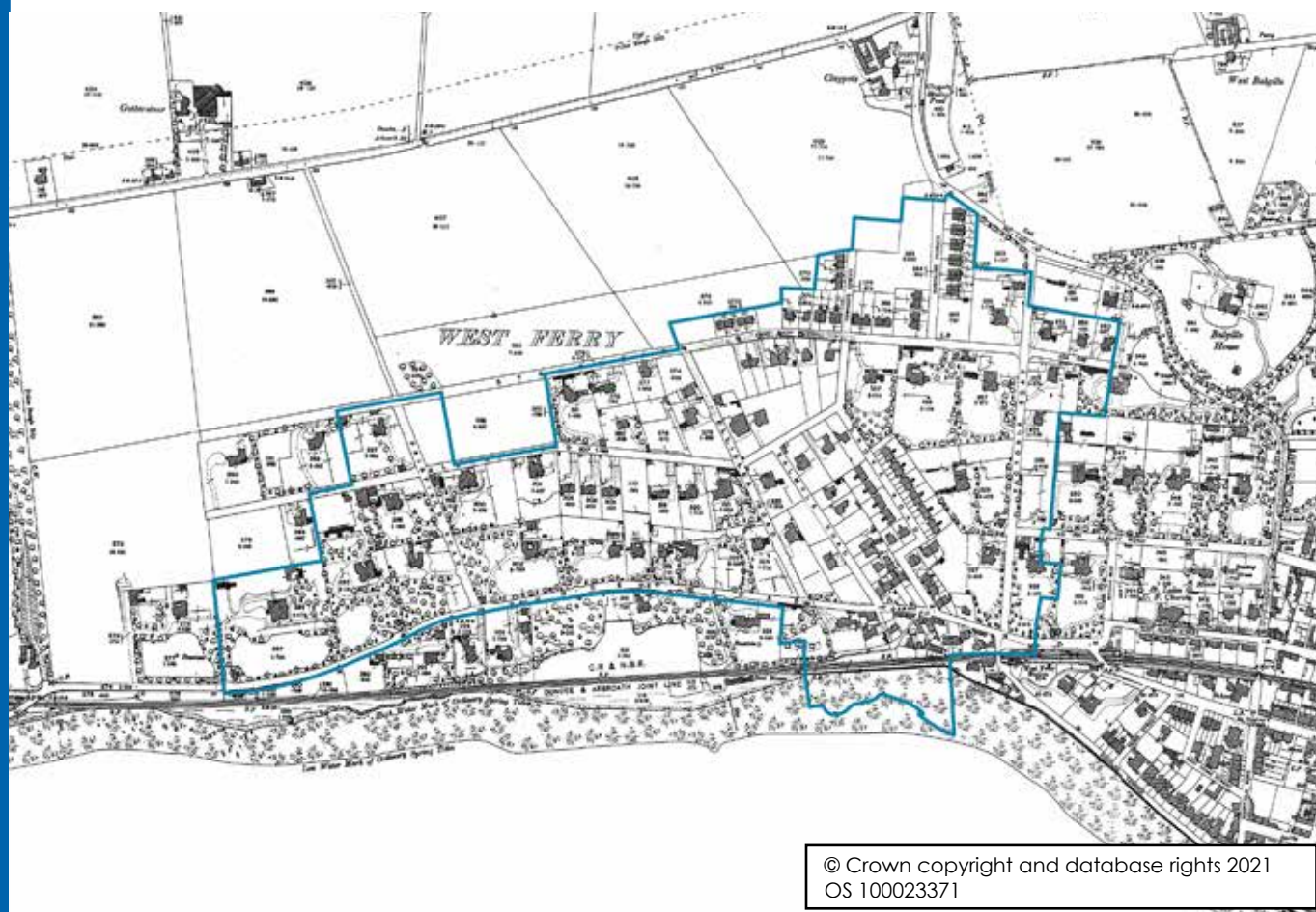
For further information concerning the contents of this document, contributions for its improvement, or any matters concerning conservation areas or listed buildings, contact the Dundee City Council via the Planning Duty Officer at planning@dundeecity.gov.uk.

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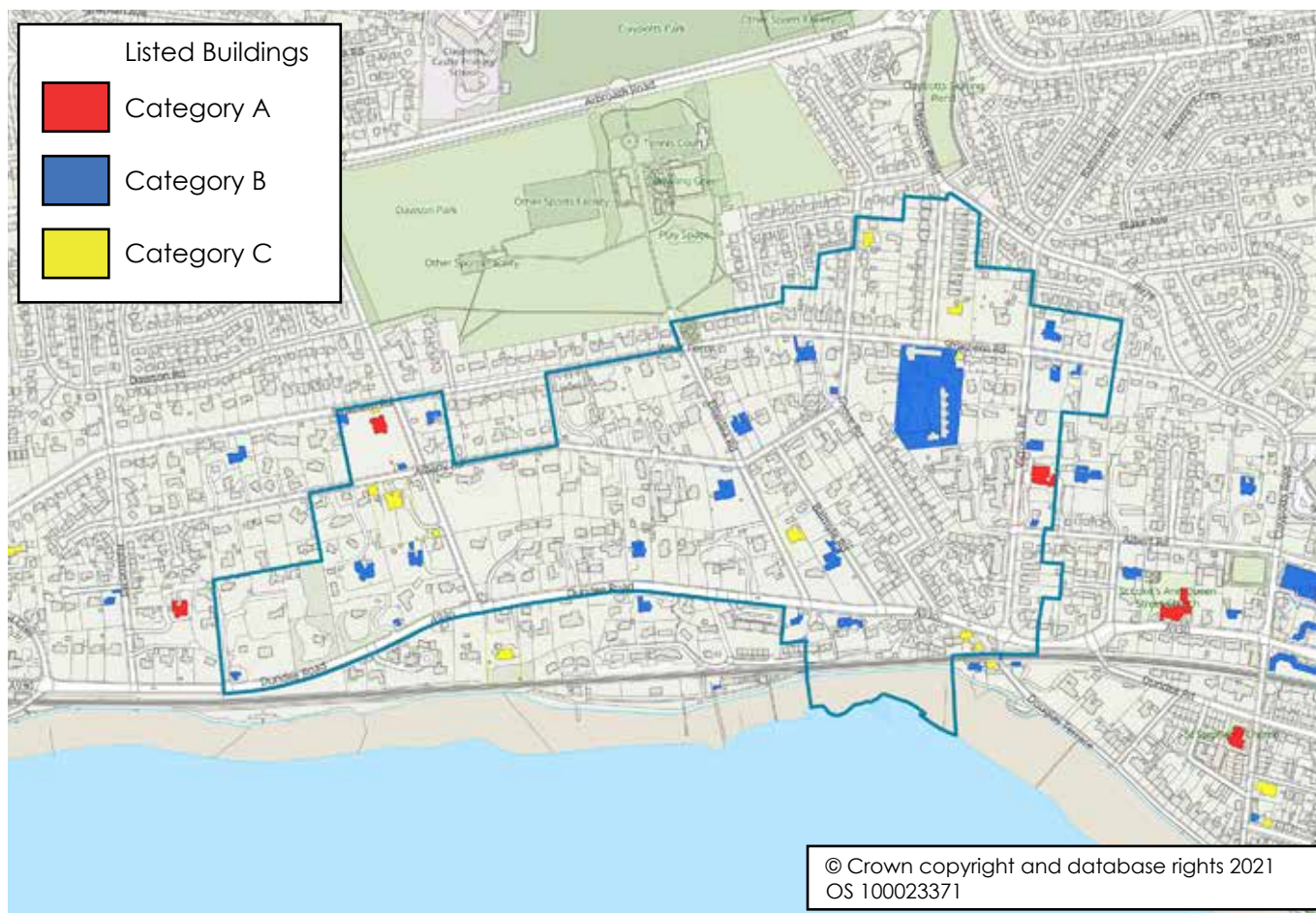
Appendix 1 - Current Boundary



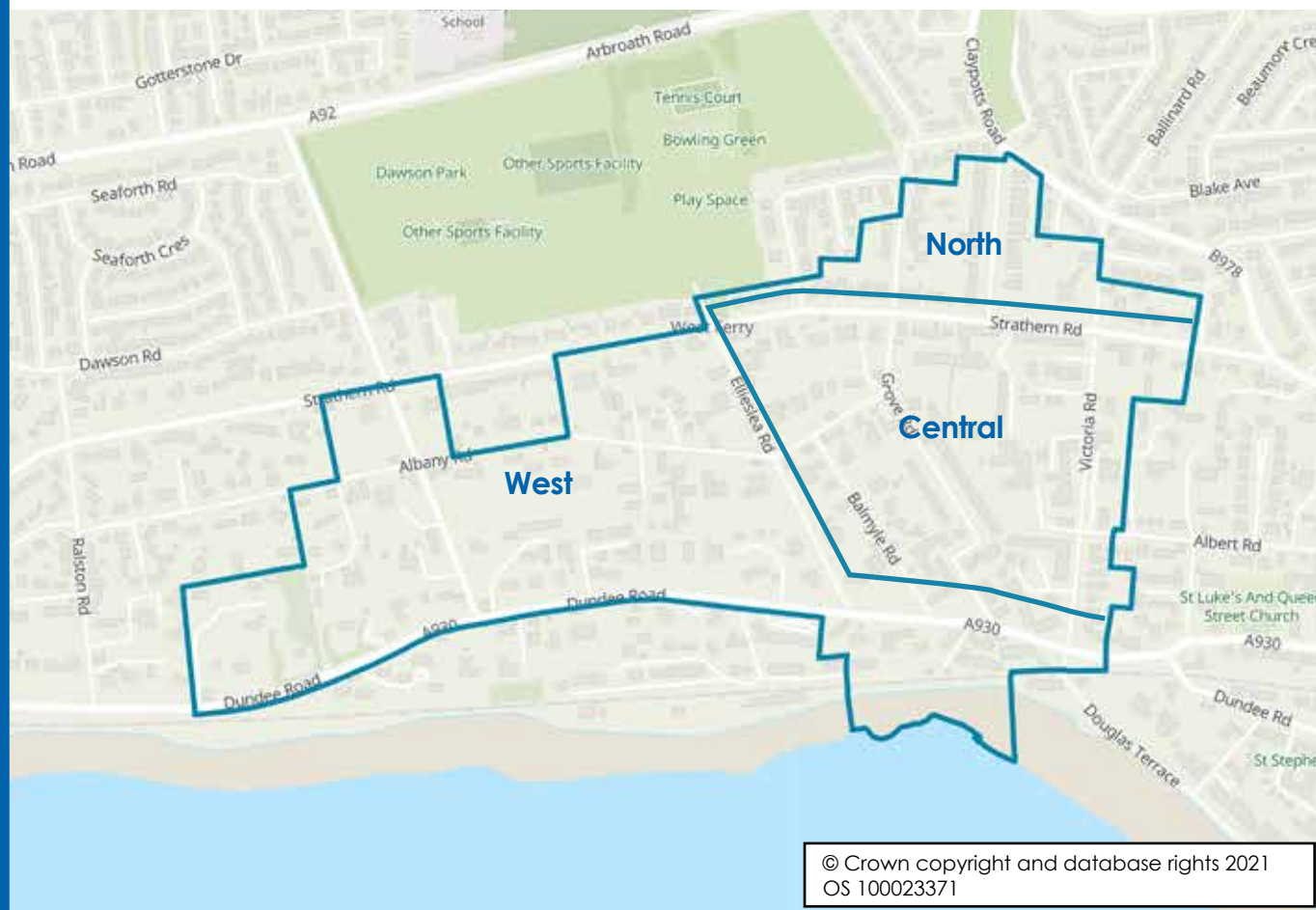
Appendix 2 - Historic 1902 Map



Appendix 3 - Listed Buildings



Appendix 4 - Analysis Zones



Appendix 5 - Surface Materials



Wide stone kerb with stone drainage channel



Stone Set Entrance



Narrow Stone Kerb



Sets and Kerbing

Historic Street Surfaces

