

Conservation Areas



Grove Conservation Area Appraisal

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1.0 Introduction



View from Seafield Road

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

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

1.1 Definition of a Conservation Area



St Mary's Church

A Conservation Area is defined by the Scottish Government, within Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as; "An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance."

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

1.2 The Meaning of Conservation Area Status



Braes Cottage

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

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

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

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

1.3 The Purpose of a Conservation Area Appraisal



Traditional Property within the Conservation Area

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. It is a guide for homeowners and also developers.

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

This appraisal sets out a number of proposals for the enhancement of the Conservation Area; a role highlighted and supported by Scottish Planning



Falcon Lodge

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

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

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

2.0 Conservation Area Context



Former cinema, now a car showroom

Firstly designated in 1991, Grove Conservation Area as well as Forthill and Reres Hill, formed the Barnhill Conservation Area. However, it was later subdivided into three separately designated conservation areas in 1997. Grove is the smallest of the three and, besides its small size, stands out as different from the other Conservation Areas in that it was feued to a grid plan, continuing that of the older part of Broughty Ferry. The area is in close proximity to Broughty Ferry's District Centre.

Grove Conservation Area straddles West Queen Street and Queen Street, the main traffic route through Broughty Ferry which runs parallel with the railway line. Queen Street is the focus of the Bull Ring, a small 1930's local authority housing scheme, now itself listed, beside which a theatre and later a cinema is now in use as a car showroom. There are two churches - St Luke's and St Mary's.



View West along Queen Street

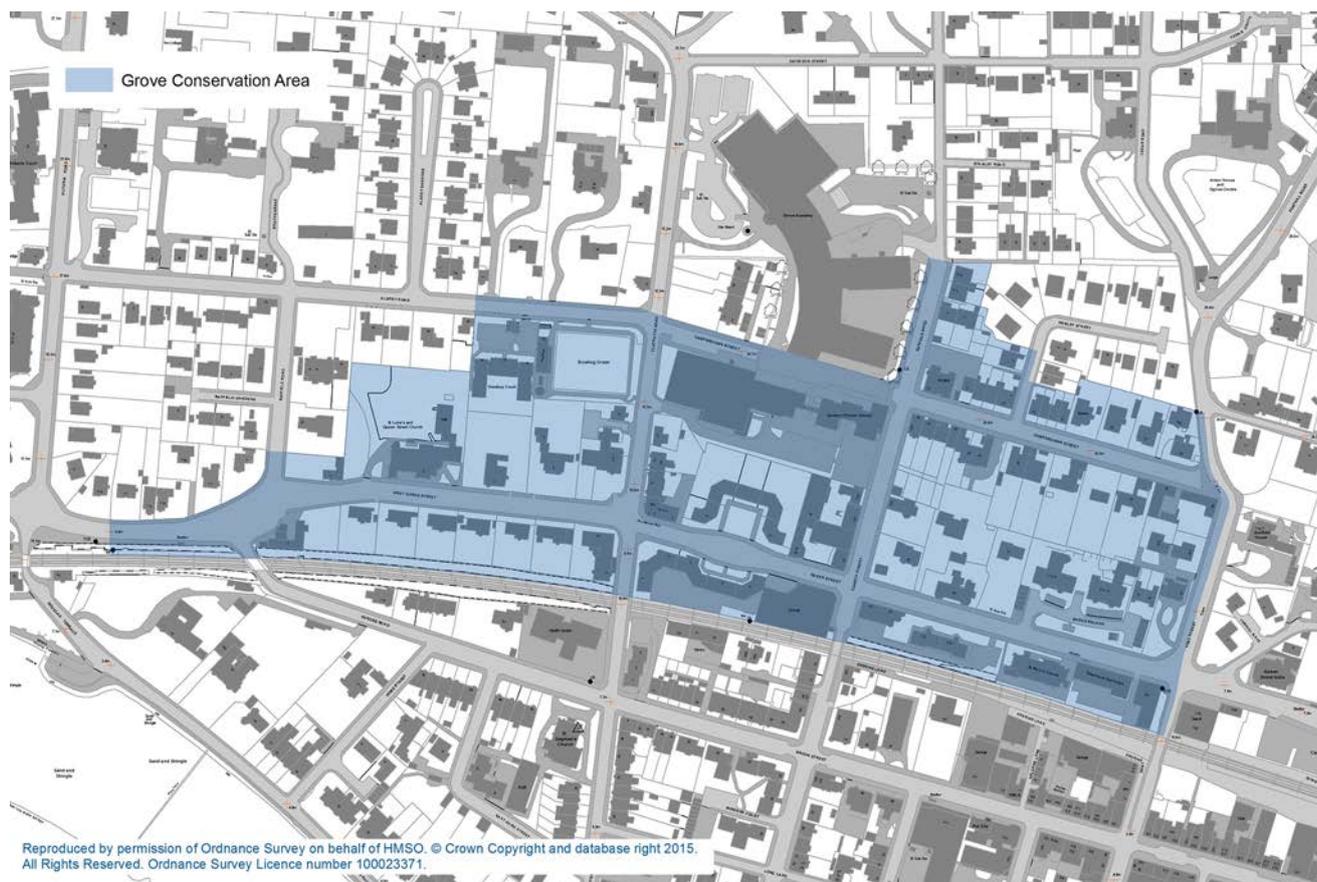
2.1 Current Boundary and Designation

The Southern boundary is the railway line that prompted the expansion of Broughty Ferry from 'fisher town' to wealthy suburb, and the northern boundary includes the old, but not the newer part of the Grove Academy site.

The crossroads at Fort Street is distinguished by the Edwardian post office, now a public house, and the modern, functional telephone exchange. The remainder of the Conservation Area is predominantly residential.

See Figure 1 which shows the current boundary of the Grove Conservation Area.

Figure 1 Grove Conservation Area

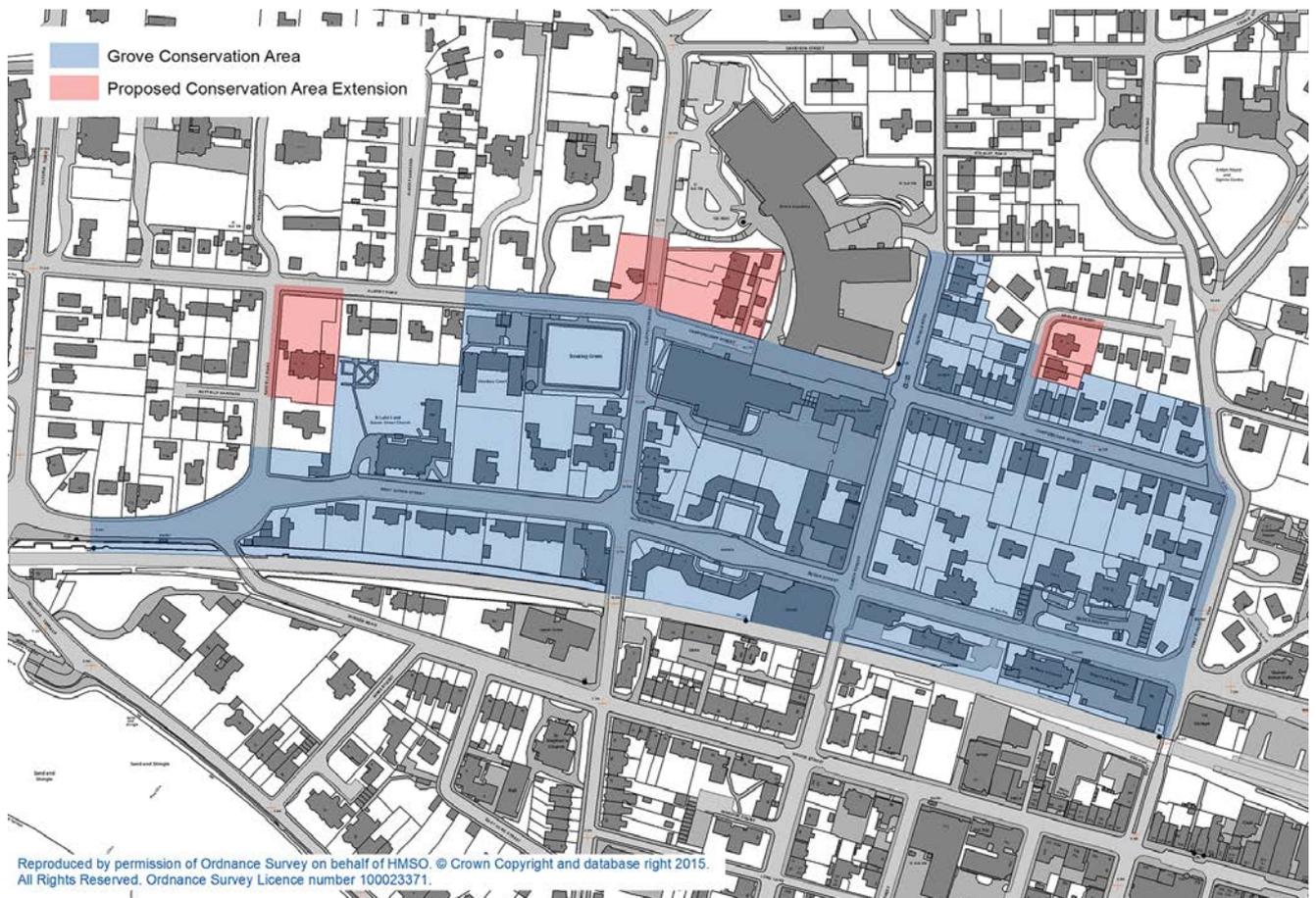


2.2 Proposed Boundary Review

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

On review of the Conservation Area an opportunity has been highlighted to extend the boundary to include some residential properties. Figure 2 outlines these proposed changes to the Grove Conservation Area boundary. See Appendix A for more detailed information about the proposed review.

Figure 2 Proposed Boundary Review



3.0 History and Development of Grove



Brook Street

The area of Grove originated during the early 1800's due to the emergence of Broughty Ferry as a strong fishing community. As Broughty Ferry grew in importance, so did its population where it served as a popular tourist spot for many due to its beaches and town centre.

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



Broughty Castle

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

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

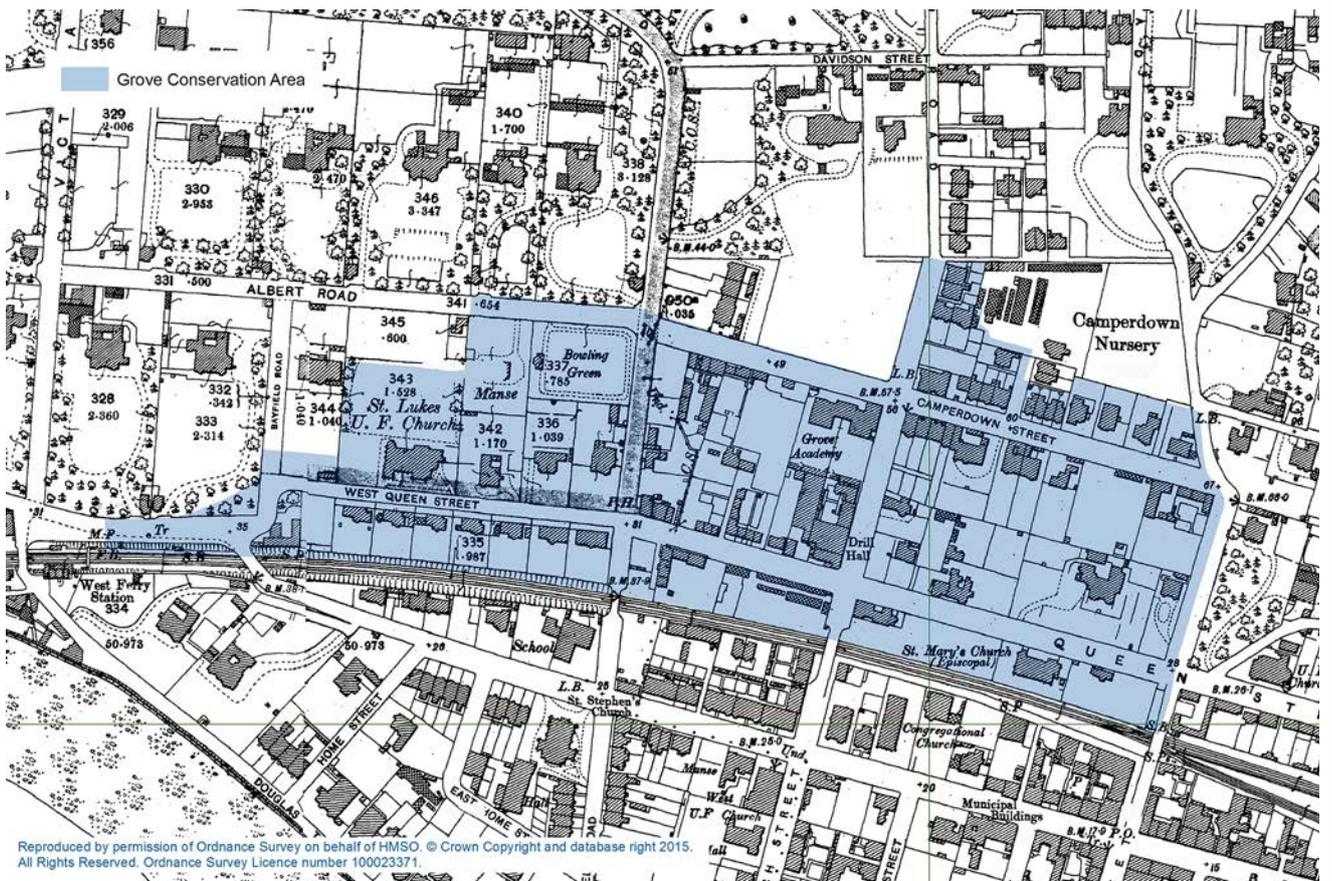
In the 1840s and 1850s most of the town of Broughty Ferry was situated south of Queen Street and was laid out according to General Charles Hunter of Burnside's neat grid iron plan. The expansion of the town can be seen by the mid 19th Century with the building of large villas to the north on the rising land behind the town.

The Grove Conservation Area is located on a south facing slope overlooking the River Tay to the east of Dundee City Centre within Broughty Ferry where it continues the grid iron street pattern of previous years. It developed its unique character during the Victorian era. The historic land use of the area was mainly residential; however there is evidence of other building uses such as the Edwardian Post Office now a public house and the theatre now forming part of the car showroom. 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 Queen Street and Camperdown Street as the main roads within the area. At this time the majority

of land to the north of the conservation area was agricultural. Most of the houses were relatively large and widely spaced with large expanses of ground included within their boundaries.

More recently, there has been a change in character seen within the area, mainly the development of more terraced properties, smaller boundaries and the beginning of development within the curtilages of the larger villas; a feature which is consistent throughout many areas of Broughty Ferry. The new Grove Academy site has also now been developed. This is located to the North of the Conservation Area outside its boundary where the older buildings, now Eastern Primary School, still remain an important feature of the Grove Conservation Area.

Figure 3 1902 Historic Map



4.0 Character and Appearance



Painted quoins and boundary walls



Bay windows and boundary walls



Hedges lining property boundary

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

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

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

Grove Conservation Area retains a private feel, characterised by its stone boundary walls and mature trees. Many of the properties are relatively hidden from public view. There are a few modern developments within the Conservation Area particularly the housing found within Bader Square. The properties are new build but have generally maintained the characteristics of the Conservation Area through the use of materials, proportion and detailing.



Sash and case windows



Private properties

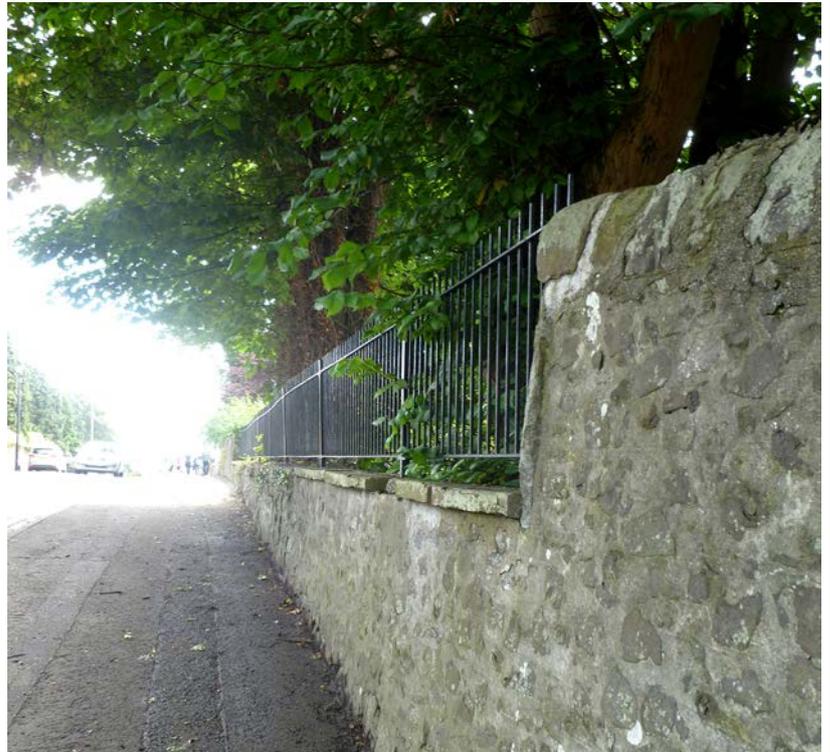


New housing at Bader Square

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

Although the character and appearance is mainly consistent throughout the Conservation Area, some of its streets possess different qualities.

Queen Street is considered the main road running through Broughty Ferry. It contains a number of listed buildings such as the gothic style St Luke's and St Mary's churches, the Edwardian Post Office as well as a number of properties with architectural significance. This is the busiest area of Grove and maintains a fairly wide streetscape in order to accommodate vehicular and bus travel. In the centre of Queen Street lies the 'Bull Ring' housing scheme with terraced properties to the West and more commercially based properties to the East.



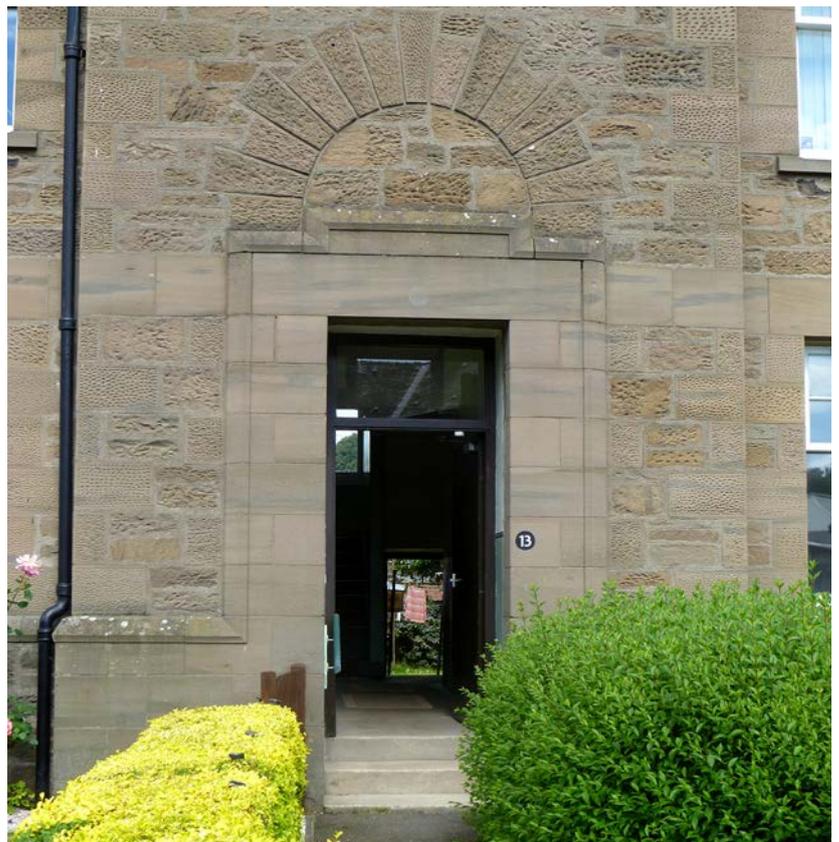
Boundary walls and mature trees



Existing Boundary Wall

Camperdown Street is also particularly wide considering its residential use and compared to other streets within the Conservation area. Once a main transport route, Camperdown Street is now closed off to form a cul-de-sac. This adds to its grandeur where many of the residential properties are of considerable architectural importance and are therefore significant in the overall character of the area. The street is noticeably quieter than Queen Street, but with the Eastern Primary School to the East, the atmosphere is likely to vary throughout the day due to the presence of school pupils.

Claypotts Road, Church Street and Fort Street are the side streets which lead down to the busier Queen Street. They are quieter and therefore display a different character to that of the busy transport route. When looking south, the streets create long vistas down to the Tay; a feature which links Grove Conservation Area to the further context of Broughty Ferry.



Door Detail of 'Bull Ring'

4.1 Topography and Street Pattern



Frontage detail

The existing street pattern closely resembles the historic pattern of the area and mainly consists of a traditional grid-iron layout which has remained the same since the 19th century. This particular layout provides easy access and emphasises a sense of openness and continuity while certain North-South streets capitalise on the scenic views up Reres Hill, down to the River as well as across to Fife.

The area is characterised by mainly residential properties situated around Queen Street and Camperdown Street where Claypotts Road, Church Street and Fort Street link these two areas. Queen Street is a major road which runs through Broughty Ferry parallel to the railway line. As well as residential properties, there are also other building types situated along this street including the area's two churches, a hotel, car garage and public house. The old Grove Academy buildings are situated to the north of the Conservation area.

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



Houses along Camperdown Street

4.2 Listed Buildings



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

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

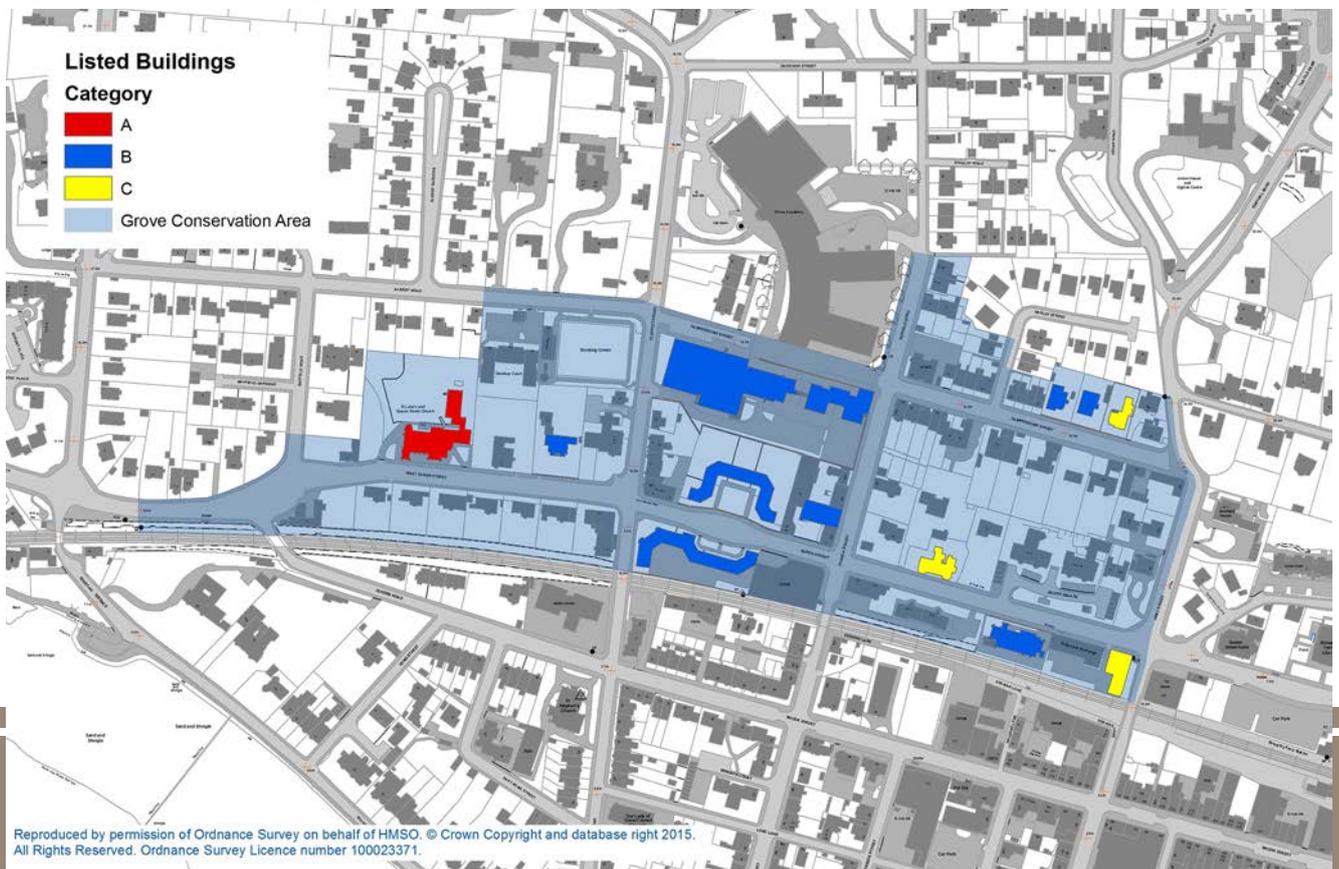


Buildings are listed by Historic Scotland in 3 categories- A, B and C. Category A listed buildings are of a national or international importance. Category B listed buildings are of regional importance. Category C listed buildings are of local importance.

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

Photographs: Top - Villa on Camperdown Street, Bottom - St Mary's Church, Queen Street

Figure 4 Listed Buildings



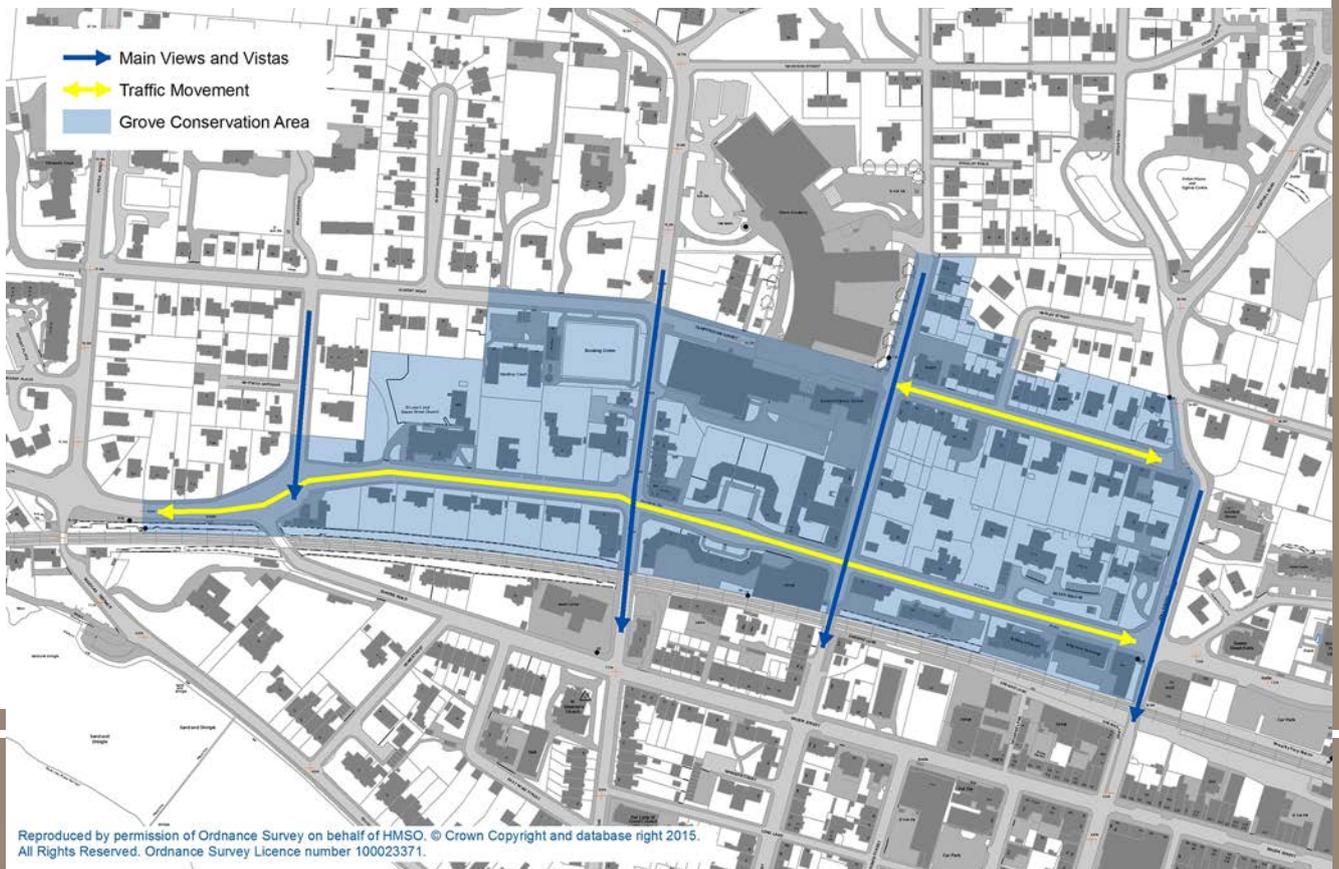
4.3 Movement and Activity



Queen Street is a busy transport corridor. Most pedestrian and vehicular activity within the Conservation Area happens along this main road where there are also a number of bus stops. The main buzz of activity exists outside the Conservation Area within the shopping district of Brook Street and northern section of Gray Street. As the Conservation Area consists of mainly residential properties the remainder of the area is relatively quiet, with the exception of Grove Academy and Eastern Primary School. It is acknowledged that the streets become busier as you move from North to South (see Figure 5).

Photographs: Top - Terraced housing along Seafield Road, Bottom - Old Grove Academy

Figure 5 Movement and Activity



4.4 Focal Buildings



The predominant land use of the Grove Conservation Area is residential; however, there are many focal buildings which contribute greatly to the character of the overall area. These buildings are generally constructed of traditional materials namely stone and slate and include both St Luke's and St Mary's churches, the Bull Ring housing scheme, former Grove Academy, the Regal Cinema and the Edwardian Post Office. There are also a number of residential properties which boast distinctive architectural character creating smaller points of focus throughout the area.

Figure 6 shows the location of the main focal buildings within the conservation area boundary. See Appendix B for a larger map and more information.

*Photographs: Top - St Luke's Church,
Bottom - 'Bull Ring' shared outdoor space*

Figure 6 Focal Buildings



4.5 Views and Vistas

The suburb of the Grove Conservation Area is predominantly characterised by the scenic views down to the River Tay and, in more open areas, views up to Reres Hill. Views along the typical long streets of the gridiron layout and down narrow lanes are important features of Grove and Broughty Ferry in general.

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



View down Seafield Road

5.0 Opportunities for Planning Action

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

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

5.1 Street Pattern and Alterations to Existing Buildings



Camperdown Street

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

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

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

5.2 Surface materials

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

5.3 Utilities and amenities

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

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

5.4 Trees



Boundary walls and mature trees creating privacy

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

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

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

5.5 Stone Boundary Walls



Stone gatepiers and gates

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

5.6 Maintenance of Properties



Boundary wall and railings

Walls

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

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

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

Roofs

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



Decorative iron bracket

Ironwork

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

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.

5.7 Building Frontages



Existing stone gatepier and walls

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

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

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

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

6.0 Local Planning Context

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

Policy 48: Listed Buildings

a) Alternative Uses

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

b) Alterations to Listed Buildings

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

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

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

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

Policy 50: Development in Conservation Areas

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

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

7.0 Measures to Protect and Enhance Essential Character

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

7.1 Dundee Historic Environment Trust (DHET)

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

Adam Swan
Director
Dundee Historic Environment Trust
19 Dock Street, Dundee
DD1 3DP
Tel: 01382 902244
E: info@dhet.org.uk

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

7.2 Windows and Doors

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

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

7.3 Maintenance

Preservation of the Grove Conservation Area is essential in ensuring its character and appearance is protected. The repair and reuse of traditional fabric and features of the Conservation Area is a role strongly supported by Dundee Council. This work could include the preservation or enhancement of walls, windows, doors, structure, roof, guttering and systems such as ventilation, gas or water. The character and appearance of the area can be dramatically impacted upon as a result of building disrepair. For information on methods of repair which can affect the character or fabric of a building's exterior within a 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. Maintenance of this historic fabric and character is a primary concern of the council and any proposed developments will need to follow the policies and guidelines set out by Historic Scotland and Dundee City Council.

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

9.0 Monitoring and Review

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

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

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

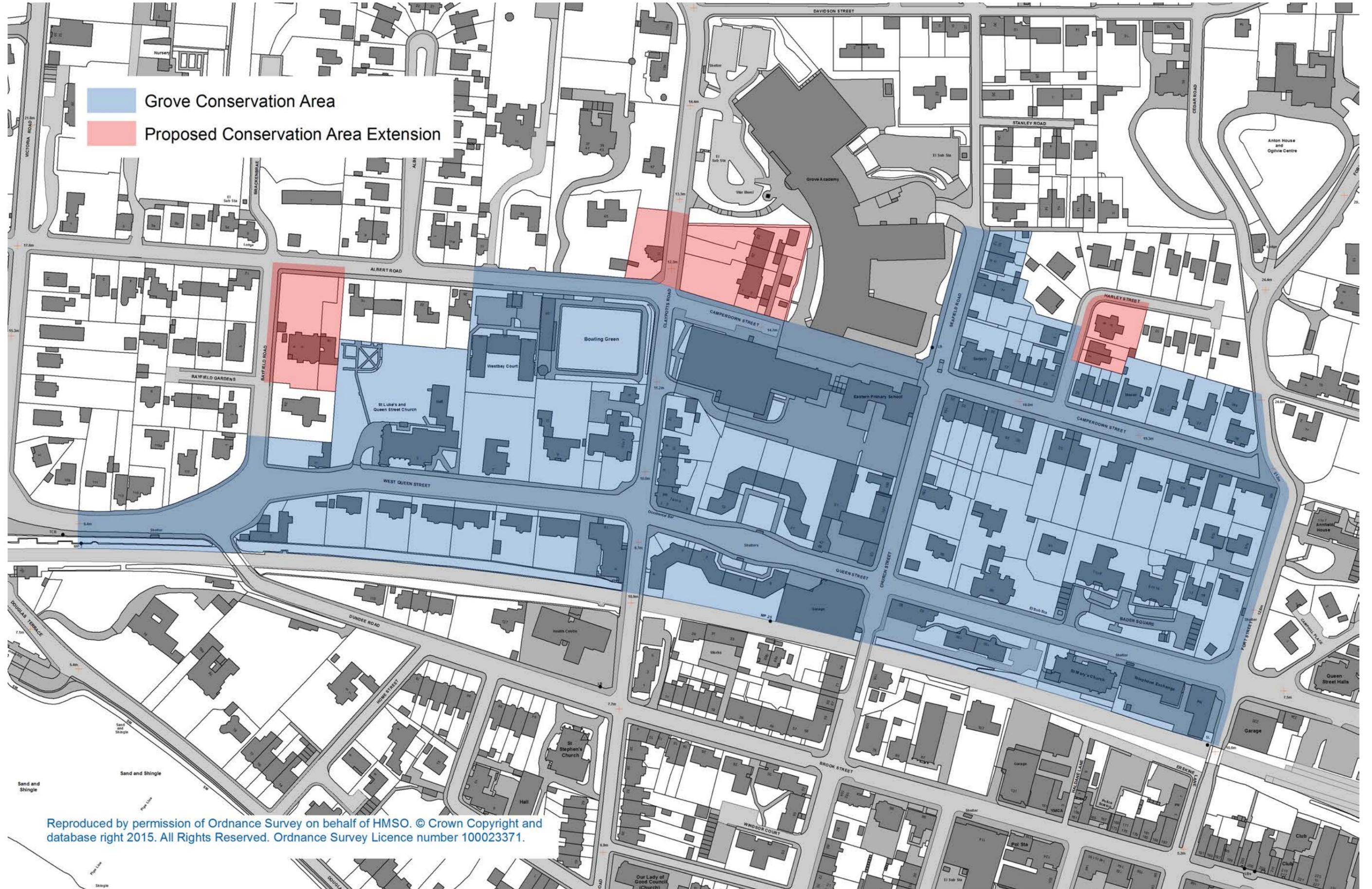
For further information concerning the contents of this document, contributions for its improvement, or any matters concerning conservation areas or listed buildings, contact the Dundee City Council, City Development Department, Conservation Officer:

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Appendix A Current Boundary and Proposed Boundary



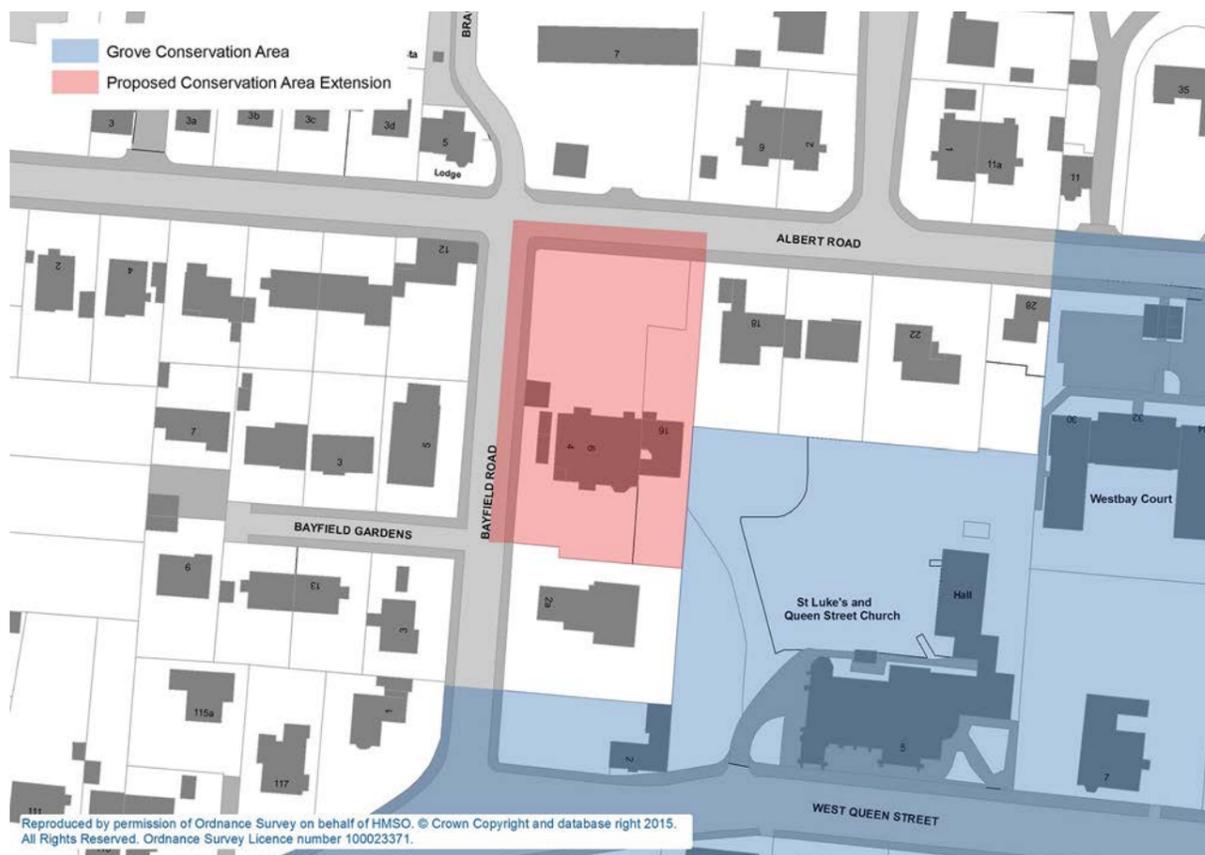
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1. Albert and Bayfield Road

At the west side of the Grove Conservation Area boundary, it is proposed that an additional corner, which takes in Albert Road and Bayfield Road, be included within the boundary review. This would allow a B listed property to become part of the conservation area. It is concluded that this particular building reflects the character identified within the conservation area and should be included within its boundary.

This amendment would allow for the protection of the B listed property which is a good-sized traditional two-storey mansion, finished in stone and grey slate. It has been sub-divided into apartments. There is private garden ground to the south, west and north of the property, bounded by a high-level stone boundary wall to the north, east and west, and high-level hedging to the south.



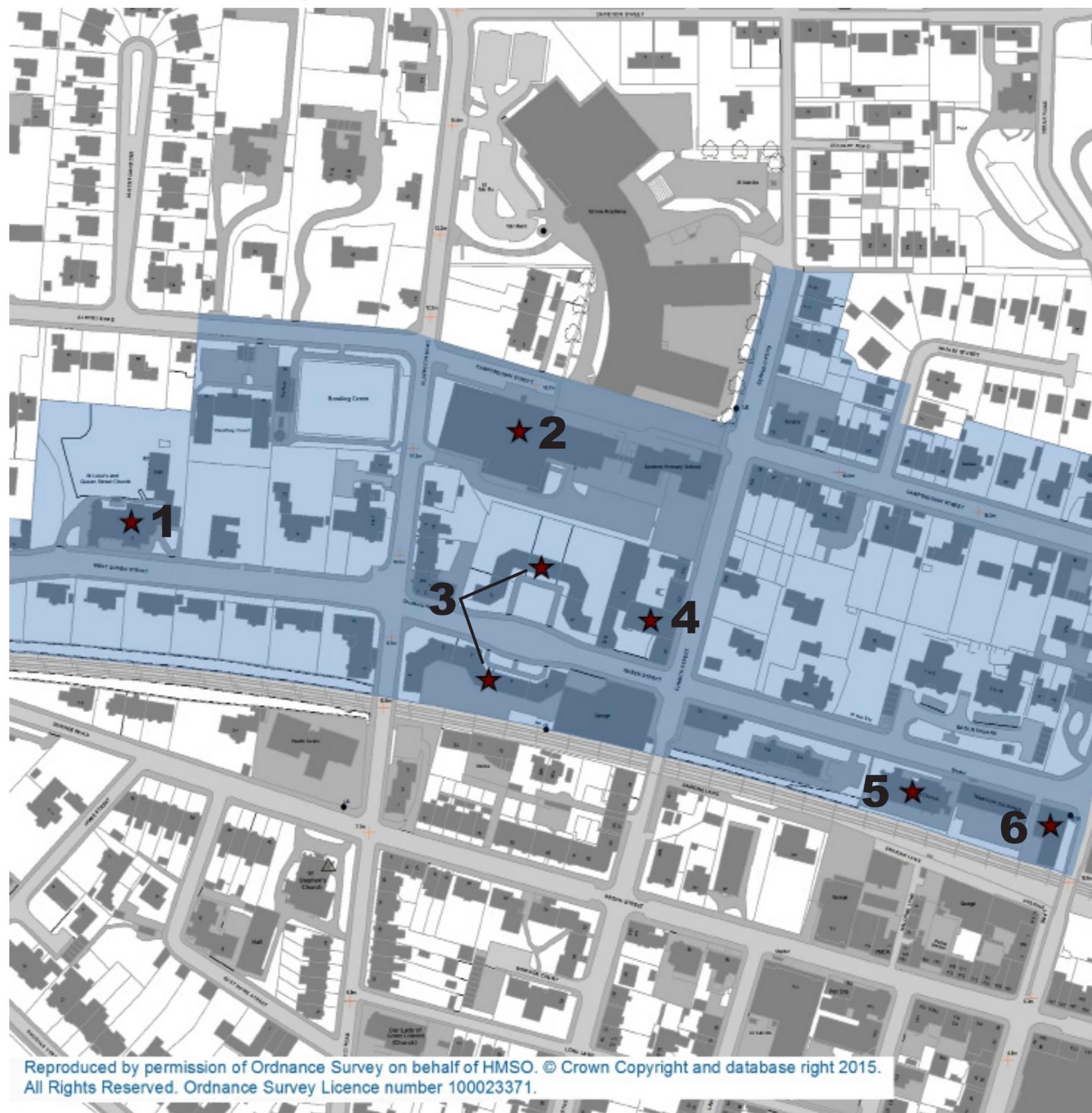
2. New Grove Academy Site

It is proposed that a section of the new Grove Academy Site be included within the boundary review of the Grove Conservation Area.

The site contains a row of terraced properties consistent with the identified character of the conservation area. A new boundary designation at this point would allow the existing traditional character and appearance to be protected. The properties are located amongst the development of the new Grove Academy site, where there is clear evidence of where old meets new. This is important so as to retain the overall character of the conservation area yet also to realise the significance of the newer school building and its future impact within the area.



Appendix B Focal Buildings



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1. St Luke's Church, 1884 is a category A listed building. It is a cruciform-plan, aisled Gothic style church with an arched entrance and two-leaf panelled door.



2. The Former Grove Academy, 1890, now Eastern Primary School, is a large and impressive building which occupies the whole of the south side of the west end of Camperdown Street. The buildings are stone built with slate pitched roofs.



3. The tenement block built as part of Dundee Town Council's Housing Scheme, known colloquially as '**the Bull Ring**', is category B listed and is located centrally along Queen Street.



4. The Old Regal Cinema building, now part of the car garage, has a complex history and is quite a remarkable survivor even in its current heavily modified form



5. St Mary's, 1858, the second church within the conservation area, is rectangular in plan and also Gothic in style.



6. The Edwardian Post Office on the edge of the boundary is classically detailed and is now a public house.

Appendix C Views and Vistas



View down Church Street



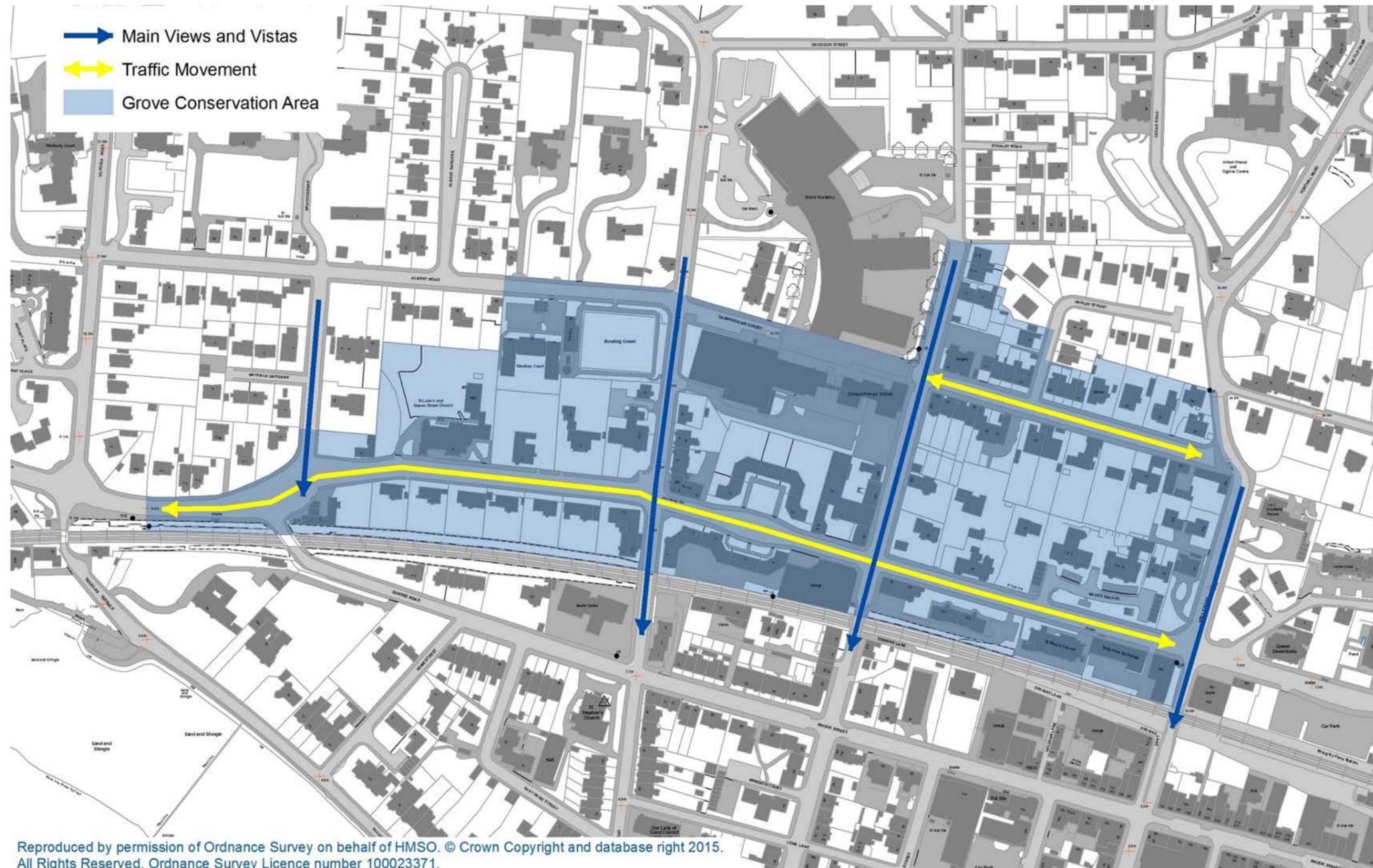
View down Seafield Road



East along Camperdown



West along Queen Street



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View down Claypotts Road



View up Church Street

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