

# CONSERVATION AREAS



Law Terraces Conservation Area Appraisal



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## 1.0 Introduction

The Law Terraces Conservation Area nestles on the steep slopes of Dundee Law. Imposing neo-classical villas are sited on the lower slopes while terraces of smaller houses from the late 19th century predominate towards the summit.

This document will analyse the character and appearance of the Law Terraces 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



*Dudhope Terrace looking west*

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



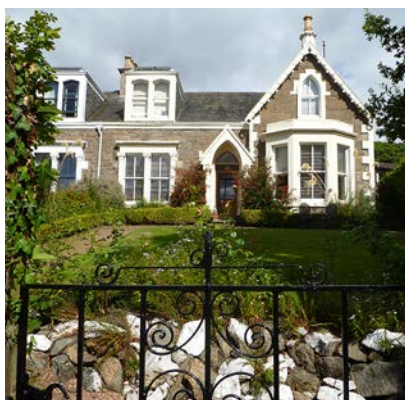
*Semi-detached villas*

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



*Property within private garden*



*Former Dundee Royal Infirmary building*

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.

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 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



*Looking up Constitution Street*

The Law Terraces Conservation Area is located close to the centre of Dundee on the steep slopes of the Law, an extinct volcano on and around which, Dundee is centred. The area is characterised by a strong sense of enclosure, created in part by the steep narrow roads and high stone walls which link the terraces together.



*Traditional stone properties and urban greenery*

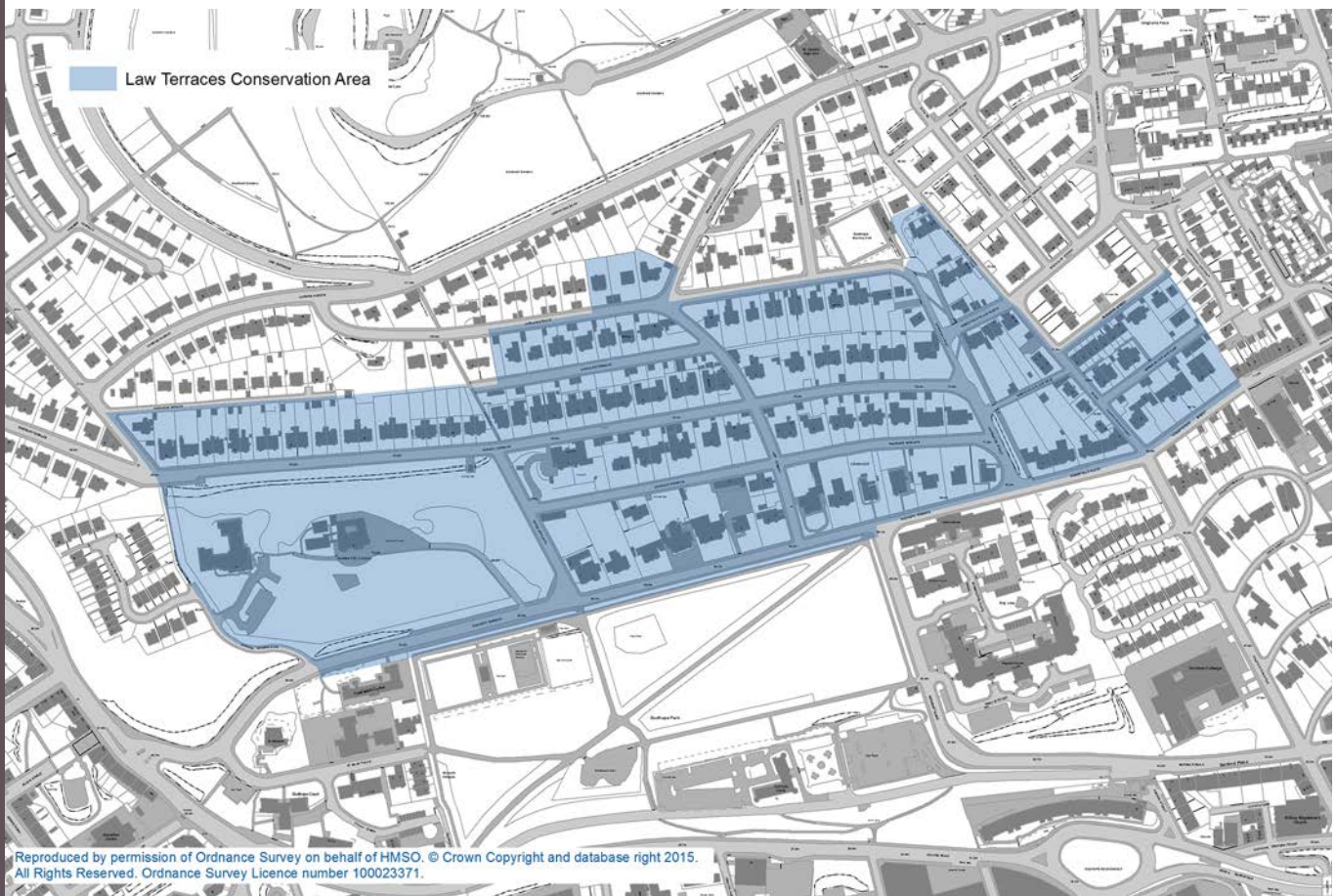


## 2.1 Current Boundary and Designation

The boundary of the Conservation Area is located north of Dudhope Terrace encompassing the original Dudhope House in the west and the properties of Albany and Adelaide Terrace and south of Adelaide Place. The Law Terraces Conservation Area was designated on the 8th of July 1991.

See Fig.1 which shows the current boundary of the Law Terraces Conservation Area.

*figure 1 - Law Terraces Conservation Area Boundary*



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## 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.

At present the perimeter of the Conservation Area is fitting and appropriate to purpose, however there are minor adjustments to the current boundary which have been identified and suggested for review.

See Appendix A for more detail on these changes to the Law Terraces Conservation Area boundary.

### 3.0 History and Development of Law Terraces

The Law Terraces Conservation Area is situated in Dundee, terraced upon the steep slopes of The Law. Dundee has grown from a fishing and trading port to a world leader in the textile industry during the industrial revolution. It is now the modern vibrant city that we see today.

The Law Terraces Conservation Area is located on an area that was originally part of the Dudhope Castle Estate, home of the hereditary Constables of Dundee, the Scrymgeours. It later passed into the hands of the Jacobite leader John Grahame of Claverhouse, the famous 'Bonnie Dundee' who was killed at the Battle of Killiecrankie in 1689. Dudhope Castle, situated outwith the conservation area boundary to the south, was built in the early 17th century. Prior to its present use, Dudhope Park and Castle had been used as a military base. In 1795 a lease was taken by the Ordnance Office for the Castle and the Park of Dudhope for a period of 95 years. The Castle was used as a barracks from 1796 to 1879 where it ceased being used by the army in 1881. The Castle is now used as office accommodation by Dundee City Council.



View from the Dudhope Castle



Dudhope Castle

The 1840s were years of depression in Dundee where few buildings of note were built until the end of the decade. Set in substantial grounds, Dudhope House was built in 1849 and reflected the start of a promising economic recovery. The house, 2 storey and in 17th Century Scots style, was built for Richard Gardiner of Dudhope on the site of and partly incorporating the late 18th century house that supplanted Dudhope Castle.

When an economic upturn came along, attention was focused towards the slopes of the Law. Several schemes were produced to cover the hill in neo-classical villas however only a small portion of these grand schemes were constructed. The development of the slopes of the Law was originally due to the movement of the wealthier middle-classes away from the medieval core of Dundee in the early part of the 19th century where the city was experiencing overcrowding and fear of disease. Development also benefited from the introduction of the Dundee to Newtyle Railway, which cut through the area.

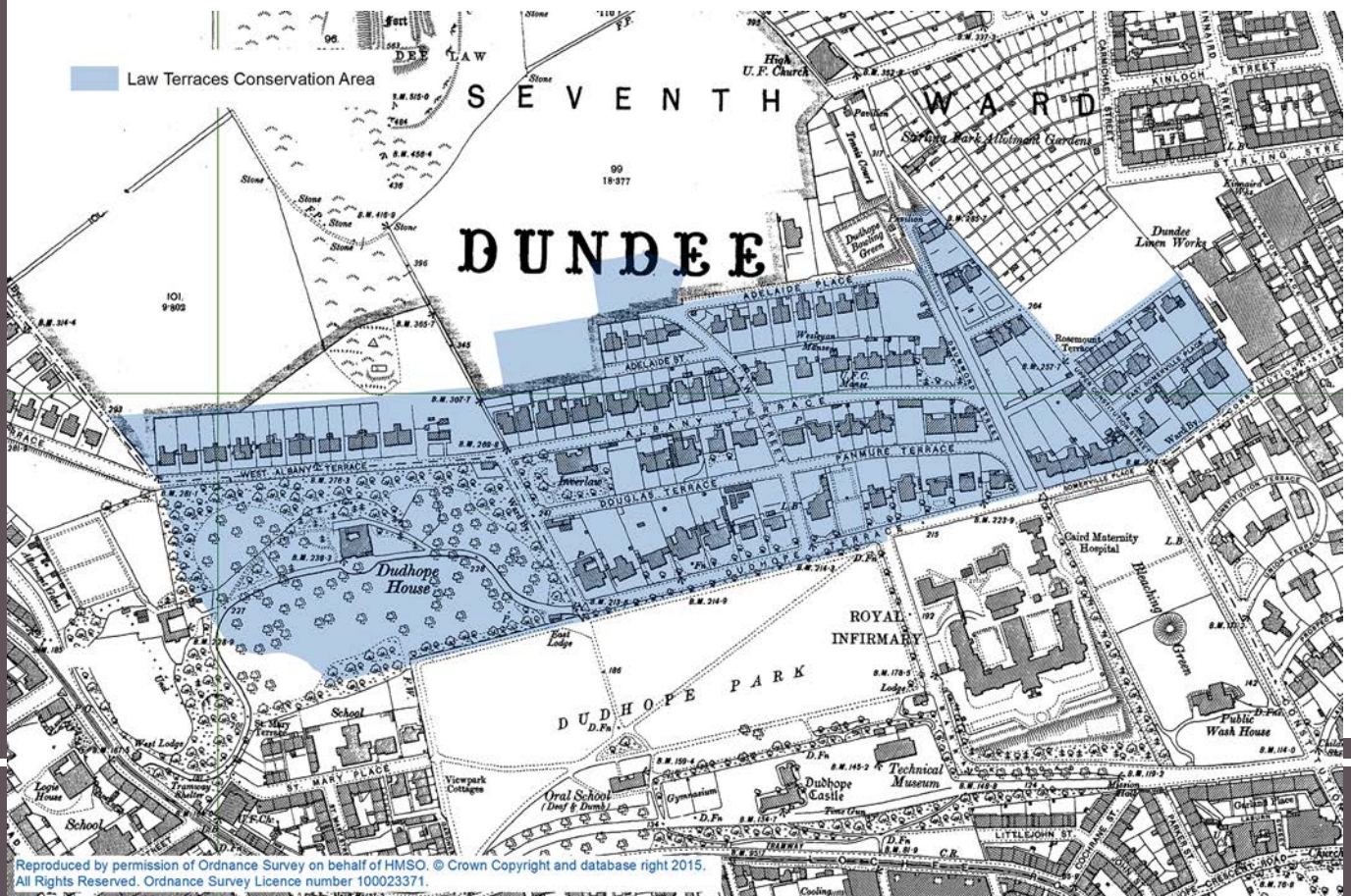
Unlike many other Scottish Cities this movement away from the medieval core did not take the form of a new town, but instead remained within the confines of the city as a suburb. The Conservation Area has been set out in a grid-iron pattern similar to other new town developments within this period. The area has a unified feel but it has evolved over the period of a century.

The Law Terraces Conservation Area in its present form developed during the Victorian era. There were many aborted schemes during this time to develop the slopes of the Law. Evidence of this can be seen in numbers 2 and 3 Dudhope Terrace, two near identical neo-classical villas designed by George Angus. The famous Dundee engineers James and Charles Carmichael also built their homes at No's 10 and 11 Dudhope Terrace. They were responsible for building the first locomotives to run on the Dundee and Newtyle Railway and

the engines for the early steam driven Tay Ferries. Another Dundee engineering duo, the Thompson brothers, owned properties at No's 3 and 4 Somerville Place. The majority of the development on the slopes of the Law took place from the 1850's onwards until the early part of the 20th century.

Although the majority of the Law Terraces Conservation Area has remained the same throughout the years it has also seen the introduction of new development, particularly newer style housing and larger scale medical institutions surrounding Dudhope House and gardens. There has also been a change of use from some of the large residential villas to form businesses such as accountancies, dental practices and other NHS related uses. These examples are mainly contained within the area of Dudhope Terrace.

figure 2 - 1902 Historic Map



## 4.0 Character and Appearance



Long rows of large scale villas



Residential to business change of use



Large impressive villas

The character and appearance are both key elements to be considered when appraising a Conservation Area. Law Terraces 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 Law Terraces Conservation Area whilst establishing its value within the wider context of Dundee.

The Law Terraces Conservation Area is characterised by the long rows of large 2 and a half storey stone buildings which are enclosed by high stone boundary walls or lower walls supported by tall hedges and/or railings. Many roads within the Conservation Area are narrow and bounded by these tall walls therefore emphasising a sense of enclosure. The land use of the Conservation Area is mainly residential; however there are a number of office and business related uses located along Dudhope Terrace. These are generally NHS or other health care related practices. The impact of this change of use has been minimal in terms of the effect on the buildings' exterior.

The plot size and density of buildings within the area is mainly very low. The villas, some detached and others semi-detached are generous in proportion and are set out in fairly substantial grounds giving the area a suburban feel. The properties are characterised by their high stone boundary walls and mature greenery where some of the villas can only be seen through gaps in their boundaries. The gardens of the properties in the Conservation Area are generally quite large.



High stone boundary walls and greenery



Traditional dormer windows and modern balcony



Painted quoins, windows and doors

The buildings have been set out centrally in large plots, which afford them a large garden area to the front and rear of the property. The gardens to the front tend to be very steep sloping which is a main characteristic of the area.

The properties occupy elevated positions upon the Law giving them a sense of grandeur whilst also adding character to the area. The storey height of the buildings rarely rises above two storeys and only a few of the buildings are three storeys. A main characteristic of the area is the way the villas are terraced upon the hill where some of them look like small cottages towards the rear yet looking from the front they are large impressive villas. This is due to the southwardly slope of the land which therefore adds a unique element of character to the Law Terraces Conservation Area. The views overlooking the city centre and towards the Tay and further Fife are a unique feature of the area as well as having great access to the Law.

The architecture of the Law Terraces Conservation Area reflects that of the time it was developed. The earliest architectural styles range from the neo-classical style of architecture of the 1840's to the Arts and Crafts style from the turn of the last century.



Boundary railings replaced with timber



Elevated level of urban greenery



Garages built into boundary walls



Roof detail and traditional windows

The predominately residential buildings are characterised with traditional slate roofs, boundary walls and mature trees. Within the Conservation Area there are many unique villas where the properties are characterised by their entrances detailed with columns, capitals, iron balustrades and quoins. The existence of 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 Law Terraces have many familiar characteristics which are found throughout the Conservation Area such as sash and case windows, cast-iron rainwater goods and balustrades where many of the buildings possess fine neo-classical detailing around openings and at roof level. 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.

The boundary walls of the properties within the conservation area make a significant contribution to its overall character. The walls to the front of the buildings tend to be low and to the rear they are taller. This gives the area distinct character.

Another representative feature of the Conservation Area is the high level of urban greenery. The mature greenery within the Law Terraces Conservation Area is wholly situated within private garden space, either visible through gaps in property boundaries or in instances where the greenery either forms part of or overhangs the periphery. The grounds surrounding Dudhope house are located on the eastern edge of the Conservation Area and make a significant contribution in terms of open space and presence of mature trees. However, the grounds are private and therefore cannot be accessed by the public. Dudhope Park is a





Albany Terrace

Victorian Park and whilst it does not fall within the boundary of the Law Terraces Conservation Area, it does make a significant contribution in terms of its amenity value, open space and its mature planting.

Most of the traditional stone kerbing has been retained throughout the Conservation Area where there is also evidence of stone setts. This adds distinct character to the Law Terraces streetscape. The historic layout with the existence of narrow streets, sharp corners and traditional surfaces again adds character to the area.

Dudhope Terrace is bounded by Dudhope Park to the south and Dudhope House and gardens to the west. Lining the street, large impressive villas stand in substantial garden space where the majority of the properties have seen a change of use from residential to office space. The road is wide and has mature greenery on either side which adds to its grandeur. The Old Infirmary is situated south of Dudhope Terrace outwith the conservation area boundary.



Traditional gate piers



Screened by urban greenery and boundary walls

Albany Terrace is a long road lined with large scale villas. The properties are situated closer together than that of Dudhope Terrace but remain equally impressive. To the south west lies Dudhope House and gardens where a high boundary wall is situated. To the east, the south side of the road is bounded by walls with garages and back doors for the properties situated within Douglas and Panmure Terraces.

Adelaide Terrace, Douglas Terrace and Panmure Terrace are all lined with large villas. The roads here are narrower yet still retain high boundary walls to the south.

Constitution Street is a steep road with narrow residential lanes to either side. The road leads into Constitution Road which acts as one of the main gateways to the Law Terraces Conservation Area.

## 4.1 Topography and Street Pattern



Typical grid iron layout

The street pattern of the Law Terraces Conservation Area is dominated by the existence of a grid iron layout of the main streets. These streets are then connected via steep narrow lanes due to the steep topography of the area. The villas have been laid out to maximise views towards the Tay and further Fife yet also to remain south facing.

## 4.2 Listed Buildings



Dudhope House and gardens

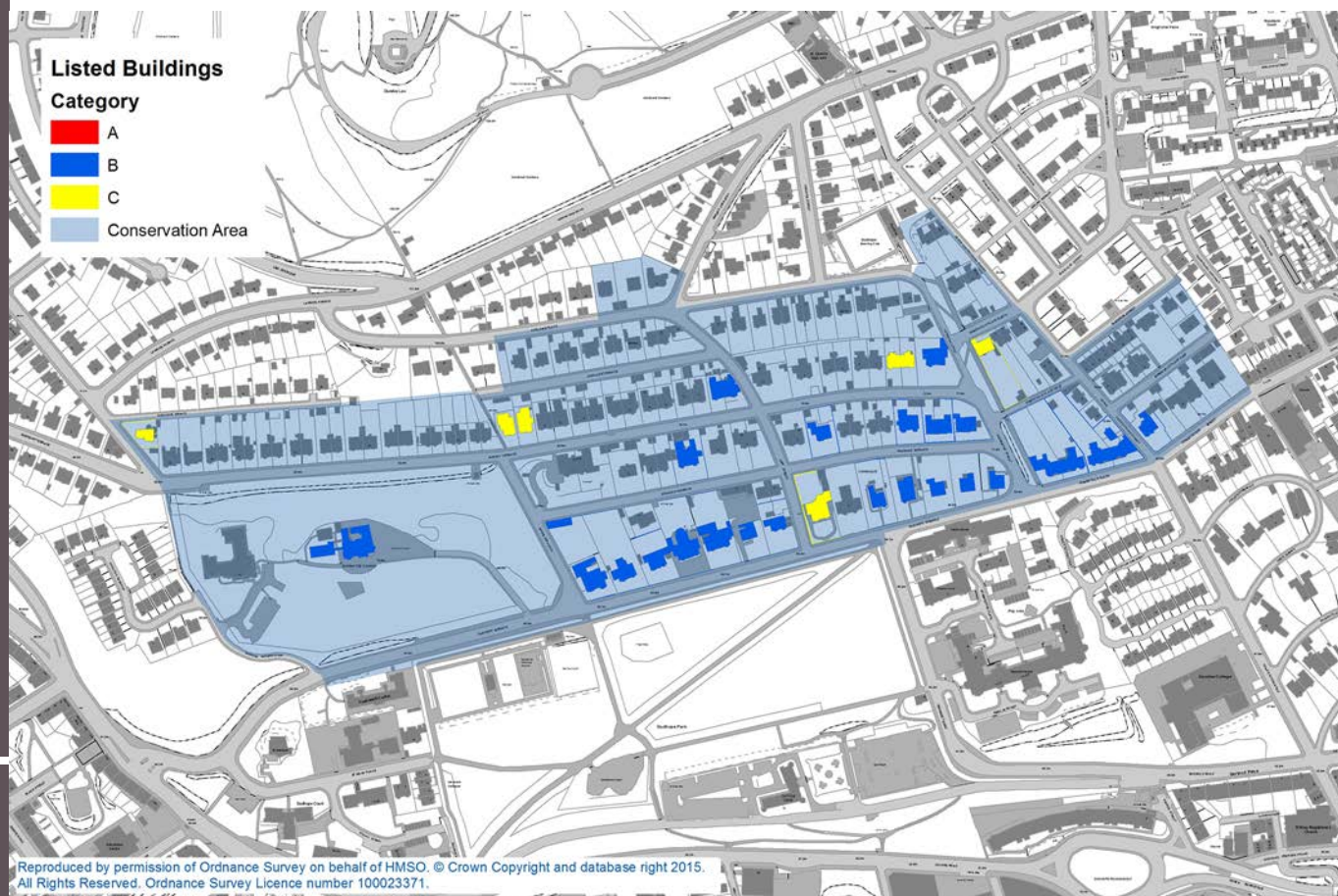
Law Terraces Conservation Area contains a number of buildings which are listed by Historic Scotland for their special architectural or historic interest.

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 feature 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 a regional importance. Category C buildings are of local importance.

See Figure 3 which indicates the location of Listed Buildings within the Law Terraces Conservation Area.

*figure 3 - Listed Buildings*



### 4.3 Movement and Activity

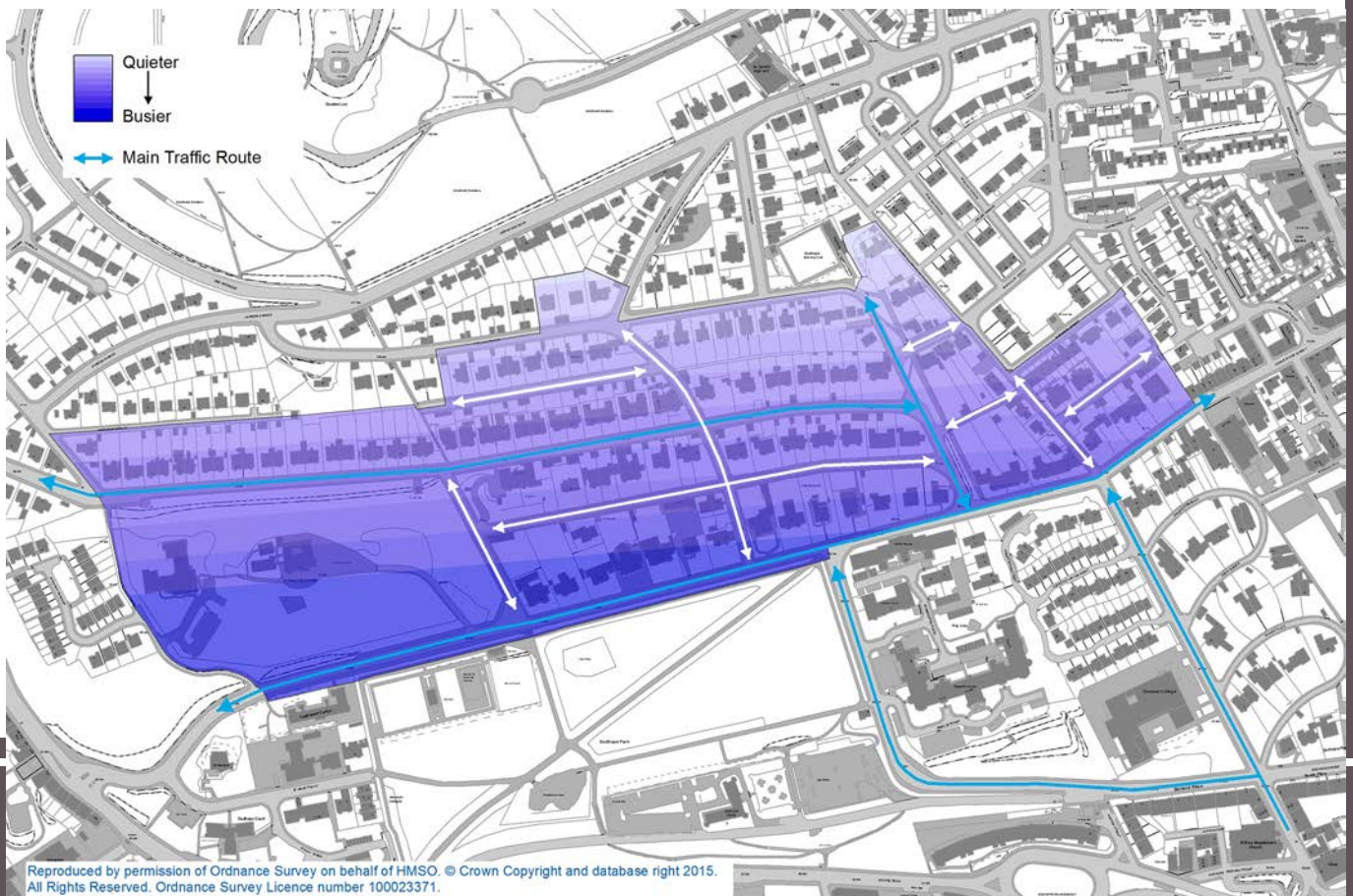


Introduction of garages within boundary walls

Dudhope Terrace is a busy road which runs along the southern boundary of the conservation area. It feeds into Drummond Street which is also quite busy. The remaining roads within the Conservation Area are generally much quieter due to their predominately residential use.

Parking provision is an issue within the conservation area due to its close proximity to Dundee city centre. There is also pressure on some of the streets for additional parking as a result of multiple car owner households. A consequence of this has led to the loss of garden space and breaches in boundary walls, which in turn has impacted on the character of the conservation area.

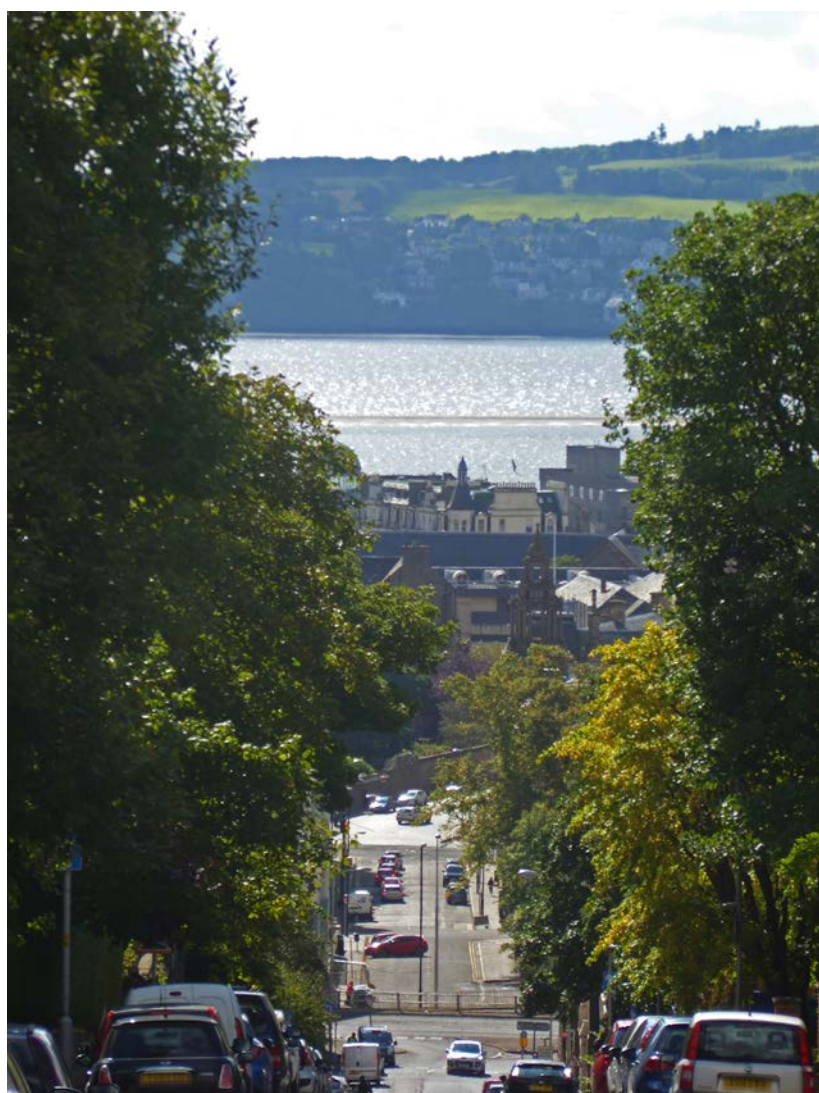
figure 4 - Movement & Activity



## 4.4 Views and Vistas

Terraced and south-facing, the layout of the buildings in the conservation area maximise views towards the Tay and further Fife but also in some cases towards Dudhope Castle. There will be a presumption against development that detracts from these views.

See Appendix B for more information on views and vistas within the Law Terraces Conservation Area.



View down Constitution Road

## 5.0 Opportunities for Planning Action

The principle focus of planning action within the Law Terraces 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 Law Terraces 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



Adelaide Place

The street pattern of the Law Terraces 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. Extensions to properties should be sympathetic towards the conservation area and not be detrimental to the character 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.

## 5.2 Surface Materials



Stone setts

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 be seen throughout the Conservation Area; however, there is also evidence of insensitive repair works. 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 amenity 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



Mature trees forming boundaries

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

The grounds surrounding Dudhope house are located on the eastern edge of the conservation area and make a significant contribution in terms of open space and presence of mature trees. However the grounds are private and therefore cannot be accessed.

It is an offense for any person to cut, log, 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.

'Trees: A Guide to Planning Legislation and Best Practice' is available to view online at [www.dundecity.gov.uk](http://www.dundecity.gov.uk)



## 5.5 Stone Boundary Walls



Sensitive wall repair

Law Terraces retains a private feel, characterised by its stone boundary walls and mature trees. Many of the properties remain partially hidden from public view. Boundary walls are an important feature of the Conservation Area; however there is evidence of poor repairs. The 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

### Walls

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 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 be actively discouraged.

There has been partial loss of boundary walls within the area mainly due to the creation of new access points being formed. This has facilitated the erection of garages and/or parking spaces in some instances. 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

The majority of the buildings in the conservation retain their original slates. There has been a lot of work carried out to many of the roofs however this action has mainly related to the repair and replacement of lead work.

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.



Roof detail and chimneys

### Chimneys

The area has seen many of its chimney pots replaced. This has led to many different examples of modern chimney pots within the area. Chimneys are a prominent feature on a building and within the Law Terraces Conservation Area overall. As such a uniformed approach will be taken to their repair and replacement.

### Ironwork

There are many good examples of historic ironwork within the conservation area, namely ironwork associated with its properties. Although sections of the railings still remain, the majority of them have been removed, some during the Second World War as a patriotic gesture and others due to disrepair.

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.



Traditional ironwork

### Rainwater Goods

There has been a high degree of replacement of traditional rainwater goods. This includes gutters, down-pipes and hoppers. These replacements have resulted in new modern materials being used such as PVC.

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

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

This Conservation Area Appraisal will act as supplementary planning guidance to the Dundee Local Development Plan 2014. The main policies contained within the Local Plan relating to the historic environment are:

### 6.1 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.

## 6.2 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.

## 6.3 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 Law Terraces 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 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](mailto:info@dhet.org.uk)

### 7.2 Windows and Doors

A large amount of buildings within the area have had replacement window installed. These modern additions can be detrimental to the character and appearance of the individual buildings and the conservation area as a whole.

The conservation area also contains many fine examples of traditional windows which make a significant contribution to the character of the area. However, there has been a tendency to remove the glazing bars of some of the windows. This is a minor change but resultantly affects the proportions of the building whilst also detracting from its character.

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 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 Law Terraces 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. Such building necessities should be kept in good condition for the property to continue to be productive in its functioning. The character and appearance of the area can be dramatically impacted upon as a result of building disrepair. For information on methods of upkeep and repair which can affect the character or fabric of a building's exterior within Conservation Areas, 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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