

Conservation Areas



Reres Hill Conservation Area Appraisal



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1.0 Introduction



View from Camphill Road

Reres Hill 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 Reres Hill 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



Monifieth Road

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 property on Monifieth Road

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



Reres Road

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



Rowanbank

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



Whinny Brae

Firstly designated in 1991, Reres Hill Conservation Area as well as Grove and Forthill, formed the Barnhill Conservation Area. However, it was later subdivided into three separately designated conservation areas in 1997. The area is in close proximity to Broughty Ferry's District Centre.

The Reres Hill Conservation Area is Dundee's most easterly Conservation Area and is located roughly half a mile to the north-east of Broughty Ferry castle and includes some of the main transport corridor to Monifieth; Monifieth Road. The topography of the Conservation Area is slightly declining from the north towards the coastline. This location provides prime views and panoramas of the River Tay and over to Fife. These views are visible from many of the individual villas and also from many of the streets. The traditional properties have been positioned with a southerly aspect to take advantage of the views.



Orchar Park

2.1 Current Boundary and Designation

The southern boundary of the Reres Hill Conservation Area tracks Monifieth Road between number 15, eastward to the eastern perimeter of Reres Park. The southern boundary also encompasses the older properties on the south side of Monifieth Road and runs further south, adjacent to the East Coast railway between Yewbank Avenue and Panmure Street. The easterly margin travels the easterly length of Reres Park north to 53 Reres Road. The western periphery proceeds from 15 Monifieth Road north to the corner of Whinny Brae and Camphill Road, with the exception of Rowanbank Gardens. The north of the western boundary travels along the west side of Castleroy Road. The north section of the Conservation Area includes the properties along Bughties Road and Reres Road.

See Fig.1 which shows the current boundary of the Reres Hill Conservation Area.

Figure 1 Current Boundary



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 current boundary to include residential properties south of Monifieth Road situated towards the west of the current designation. It has also been identified that the property at Roycroft, 31 Yewbank Avenue be included within the proposed boundary review.

Figure 2 outlines these proposed changes to Reres Hill Conservation area boundary. See Appendix A for more detailed information about this proposed review.

Figure 2 Proposed Boundary



3.0 History and Development of Reres Hill



Brook Street



Broughty Castle

The Reres Hill Conservation Area predominantly originated during the 19th to mid 20th century'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.

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 Reres Hill Conservation area is located on a south facing slope overlooking the River Tay to the east of Dundee City Centre within Broughty Ferry. It developed its unique character during the Victorian era. The historic land use of the Reres Hill area is predominately residential however there are also two long established public parks; Orchar Park and Reres Park.

Orchar Park, at 6.5 acres, was secured for the benefit of Broughty Ferry inhabitants as a Public Park by the efforts of Provost James Orchar. He paid for the decorative railings which enclose the park. Historically and present, one of the best used facilities in the park is the Bowling Green.

In 1868 Reres Park, also 6.5 acres and with varied natural charm, was secured by the town commissioner for use as a Public Park. The arched entrance to Reres Park was erected in 1887 to commemorate Queen Victoria's Diamond Jubilee. There are new houses on both sides of the road here, and beautiful views from the high ground across the River Tay. The cost of laying out walks and making improvements to the land was met by the sale of wood from necessary thinning of trees. A low tumble down wall which enclosed this hill on the south was removed in the Victoria Jubilee year, 1887, and replaced by the present strongly built wall surrounded by artistic ironwork.

From historic maps, it is possible to see that the majority of the existing street pattern remains much the same as it was in the late 1800's with Monifieth Road as the main point of access as well as Reres Road and the end of Camphill Road being popular areas for the location of house building. Most of the houses were large villas which were widely spaced with large expanses of ground included within their boundaries. House building on a grand scale included Reres House (1849), a B listed picturesque

villa. It is one of many properties of architectural importance found within the Reres Hill Conservation Area. These historically fashionable mansions are a result of the wealthy industrialists from Dundee relocating to Broughty Ferry in the 19th century. At this time the majority of land to the north of the conservation area was agricultural where it has now been built upon with newer style housing and more large scale villas.

More recently, there has been a change in character seen within the area, mainly the development of more terraced properties and cottages with smaller boundaries as well as the introduction of newer build housing. The area has also seen development within the curtilages of the larger villas; a feature which is consistent throughout many areas of Broughty Ferry.

Armistead House, former child development centre, has been granted planning permission for partial demolition and change of use to create 5 dwelling houses, extension to gatehouse and erection of 2 dwelling houses and 18 flats.

Figure 3 1902 Historic Map



4.0 Character and Appearance



Urban greenery



High boundary walls

The character and appearance are both key elements to be considered when appraising a Conservation Area. Reres Hill 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 Reres Hill Conservation Area whilst establishing its value within the wider context of Broughty Ferry.

The Reres Hill Conservation Area is characterised by its accommodation of a variety of architectural styles, predominantly stemming from the 19th century. Camphill Road, the historic route to Monifieth, is significantly varied in terms of its architectural style. It ranges from late Regency properties and dwellings with Greek iconic porches to neo-Jacobean painted stone properties. As well as a mixture of architectural styles the Conservation Area also contains a selection of various listed buildings including a mixture of housing types, from



Traditional gatepiers and walls



High boundary walls



Reres House



Glimpses of properties

large Victorian villas to town houses and detailed tenements. However, dwellings within the area are predominantly 1-2 storey and south-facing.

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 Reres Hill 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 brick with painted quoins and columns, a distinguishing feature of the overall area.

The northerly roads within the Conservation Area are narrower than those in the south and as they are bounded by high stone walls, a prominent character element of the Conservation Area, there is an emphasised sense of enclosure. Screened behind the distinguishing tall boundary walls are substantial Victorian villas set back from the road in expansive garden grounds. The southern streets of the Conservation Area are built up with terraces and town houses, whose gardens are smaller than those properties in the north. Monifieth Road is a main transport route within the Conservation Area and a main bus route, thus it is more widely set than its tributary roads. However, the road is still bounded by the characteristically high stone boundary walls which form the rest of the area's character.



High stone boundaries and mature trees

Another representative character feature of the Conservation Area is the elevated level of urban greenery. The mature greenery within the Reres Hill Conservation Area is a mixture of publicly accessible open space and private garden space. The most notable public green space within the Reres Hill Conservation Area is Reres Park which includes Reres Hill, accessed via an elaborate archway, and Orchard Park located to the south of Monifieth Road. The private garden space within the Reres Hill Conservation Area also play a significant contribution to the green character of the area through either gaps of visibility in property boundaries or in instances where the greenery either forms part of, or overhangs the periphery.



Long driveways

The intermittent views visible from any high vantage point along most of the streets, public parks or from private grounds add additional elements to the collective character of the space. The views are greatest from the open parks or along the roads that are formed at right angles to the Tay or where properties are tiered on the hill side, Reres Road, for example.

Reres Hill 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.



Stone boundary walls

The character of Reres Hill Conservation Area varies so therefore in order to complete a more comprehensive appraisal it is concluded that Reres Hill be analysed in terms of its distinct character zones, hence the creation of character areas. See Part 5.0 Character Areas.

4.1 Topography and Street Pattern



Reres Road

The existing street pattern closely resembles the historic pattern of the area where residential property is situated along the established roads of Camphill and Reres. The northerly roads within the Conservation Area are narrower than those in the south, where Monifieth Road is particularly wide in comparison mainly due to its use as a main transport route.

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



Camphill Road

4.2 Listed Buildings



Reres Hill 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 listed buildings are of local importance.

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

Photographs: Top - Craig Gowan, Bottom - Reres House

Figure 4 Listed Buildings



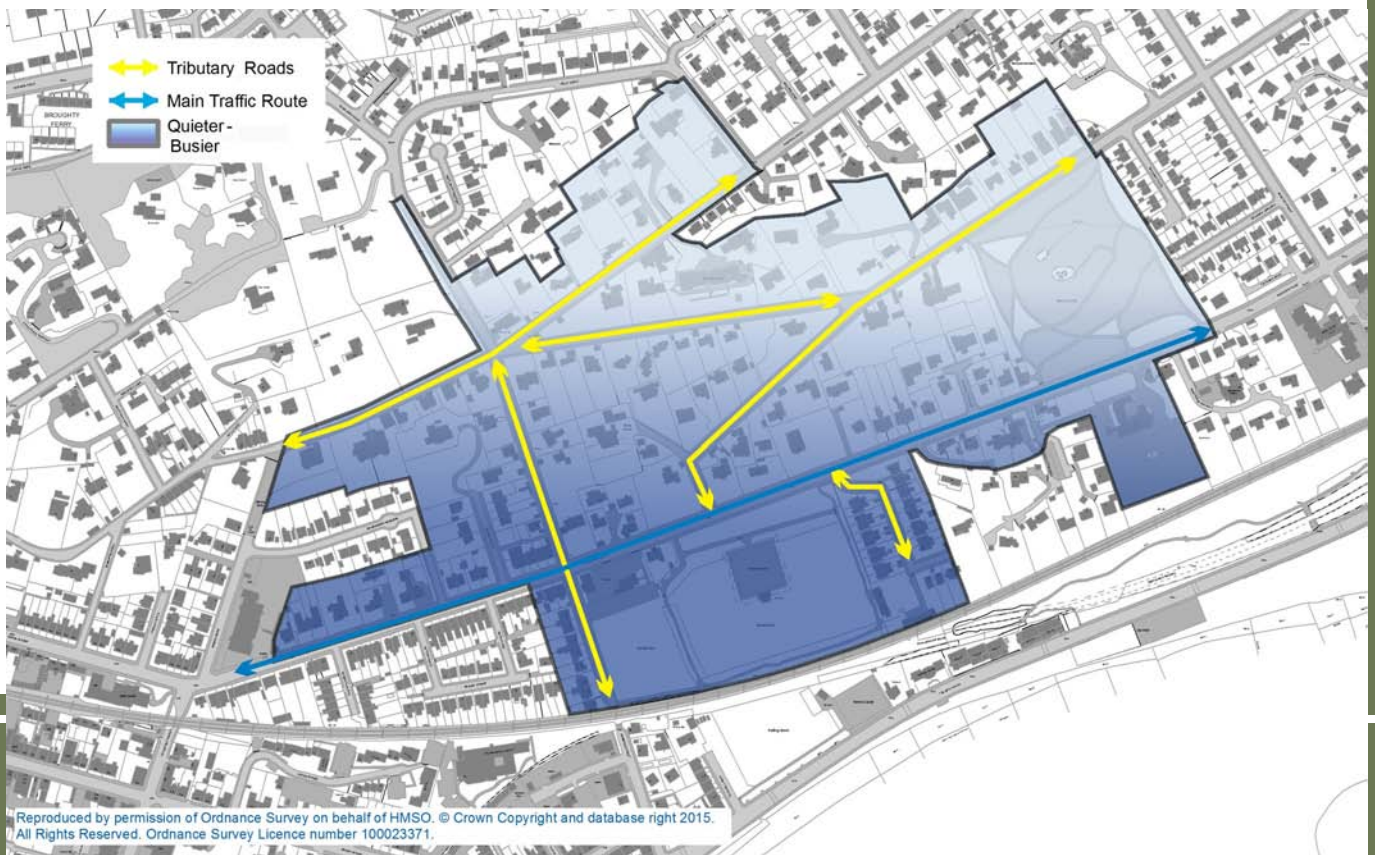
4.3 Movement and Activity



Monifieth Road is a main transport route within the Conservation Area and a main bus route. Most pedestrian and vehicular activity happens along this main road where there are also a number of bus stops. The area's two public parks also straddle either side of this busy road offering pockets of accessible green space to the public. 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. The Conservation Area becomes increasingly quieter as you move northwards, especially in the area at the top of Reres Road.

Photographs: Top - Monifieth Road, Bottom - Reres Road

Figure 5 Movement and Activity



4.4 Views and Vistas



View down Panmure Street



Looking down Whinny Brae



View from Camphill Road

The suburb of the Reres Hill Conservation Area is predominately 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 and down narrow lanes are important features of Reres Hill and Broughty Ferry in general.

4.5 Public Realm



Reres Park

The public realm is an important characteristic of the Reres Hill Conservation Area in creating quality environments which build character within the area. Orchard Park and Reres Hill are notable spaces which provide accessible and enjoyable areas within the public realm.

Reres Park is heavily planted with mature vegetation and has many footpaths that line the hill. It is accessed on Monifieth Road via an elaborate archway. The park takes on a more natural form with trails rather than paths.



Orchar Park

Orchar Park is a second example of public open space within the Conservation Area and is located to the south of Monifieth Road. Orchard Park includes a bowling green and is nicely landscaped and lined by mature trees. Contrasting to Reres, Orchard Park is very ordered with a more structured layout and carefully planted and up kept lawn.

Both parks, although very different in nature, are important contributing factors in establishing character in the Reres Hill Conservation Area.

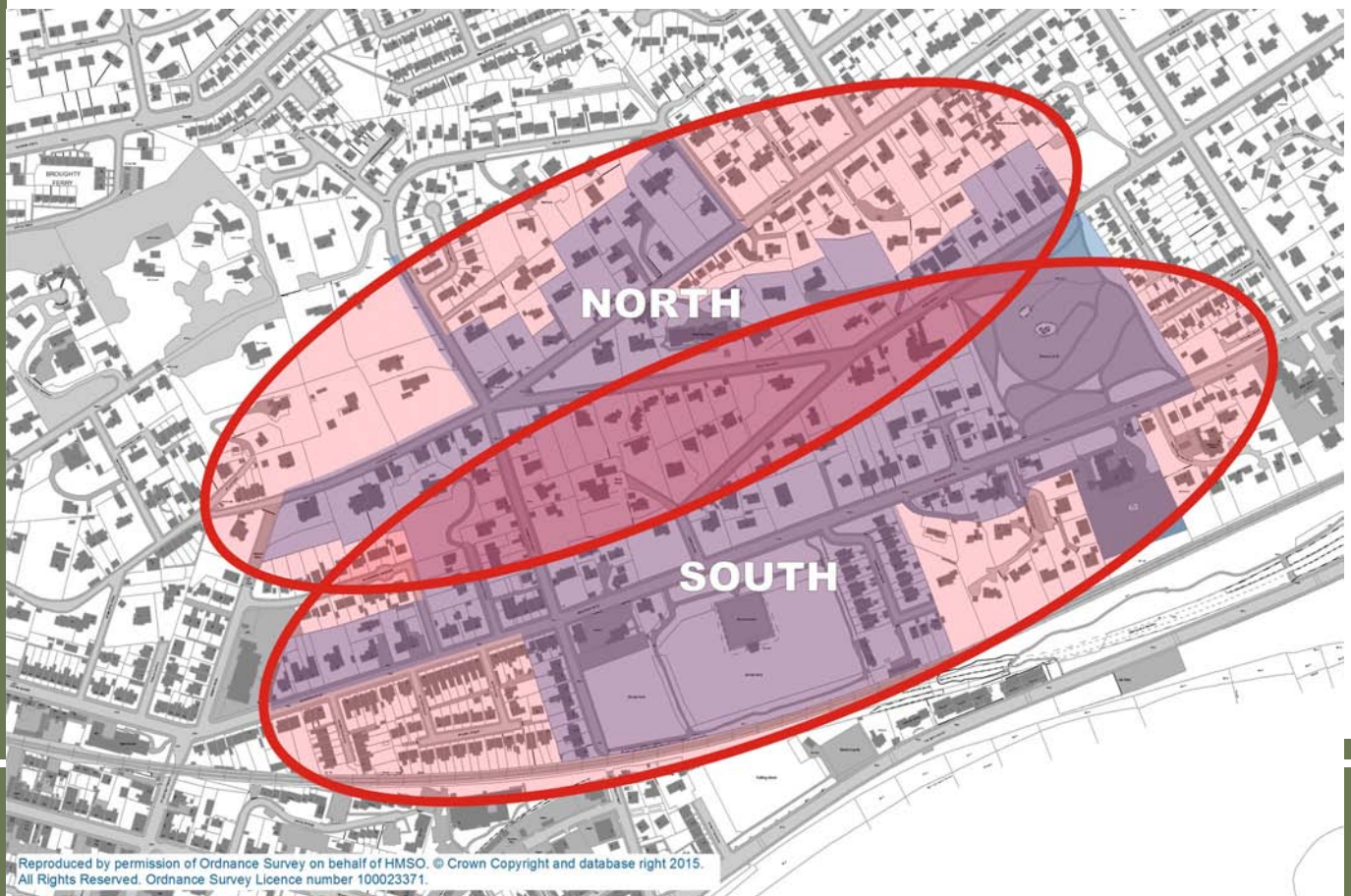
5.0 Character Areas

The Reres Hill Conservation Area has been divided into two distinct character areas. Both areas identify particular aspects of interest that form the Conservation Area. It should be noted that each character area is not limited within a rigid boundary and the areas may have similar features.

The two areas are the northerly residential section, the North, and the southerly residential section, the South. See Figure 6 which outlines these particular areas.

It should also be noted that the public parks, Orchar Park and Reres Park, have been identified as having distinct and separate character qualities and have therefore been explored as part of 4.5 Public Realm.

Figure 6 Character Areas



5.1 North



Newer build on Reres Road



Bughties Road



Camphill Road

The North character area takes into account properties along Camphill Road, Bughties Road and the northern parts of Reres Road and Panmure Street. This particular area of Reres Hill is located on a steeper incline to that of the rest of the conservation area.

The area is characterised by large impressive villas within private secluded gardens where some properties are reached by long driveways. Most properties are relatively hidden from public view and set in large gardens. The presence of boundary walls and mature trees within private ground creates a sense of enclosure.

Camphill Road is home to a range of architectural styles where there is also a mixture of new build housing. There are many large impressive villas situated here particularly Rowanbank, Camphill House and Craig Gowan which are all situated to the west of Camphill Road.

Bughties Road connects both Camphill Road and Reres Road. The road is bounded on both sides by stone boundary walls where to the north the walls are considerably high. This creates a sense of enclosure yet also adds to its character appeal as you can only see glimpses of the grand properties which lie behind these distinctive boundary walls.

Reres Road is home to large scale villas as well as newer style cottages and bungalows. The road feels relatively wide, particular at the top of Reres, in comparison to the rest of the conservation area. Stone boundary walls are present; however they are smaller to those found in Bughties Road. Reres Road is also the location for Reres House, a picturesque villa built in 1849.

See Appendix B for more information on the North character area.

5.2 South



Properties on Monifieth Road



Unique character of Monifieth Road



Terraces on Panmure Street

The South character area takes in the rest of the Conservation Area and includes Monifieth Road, Norrie Street and Yewbank Avenue as well as the south end of Panmure Street. It is also anticipated that the proposed boundary extension could be included within this particular character area.

The South section of the conservation area has a flat topography and maintains a fairly linear street pattern around Monifieth Road where tributary roads either form avenues or short streets.

The area is characterised by various smaller scale villas as well as the presence of traditional terraced properties. The properties within this area, particularly the newer style housing, are situated closer together where their garden grounds are generally smaller than those in the North.

Monifieth Road is a main transport route and is resultantly fairly busy where there are also a number of bus stops. The street contains a mixture of residential properties including terraces, cottages and newer style housing. The area's two public parks also straddle either side of this busy road offering pockets of accessible green space to the public.

The South end of Panmure Street contains a row of traditional terraced properties which look out onto Orchar Park and Yewbank Avenue, a residential cul-de-sac, is the location of smaller scale cottages and new builds. This reflects the character of the area where a mixture of house types come together to create an interesting environment. There are two properties to the north end of Yewbank Avenue with modern extensions.

See Appendix C for more information on the South character area.

6.0 Opportunities for Planning Action

The principle focus of planning action within the Reres Hill 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 Reres Hill Conservation Area.

With the aid of planning action the Conservation Area has adapted 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.

6.1 Street Pattern and Alterations to Existing Buildings

The historic street pattern of the Reres Hill 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 look of each street should be protected and alterations to properties should not detract from the aesthetics of the area. 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.

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.

6.2 Surface Materials



Modern 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; 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.

6.3 Street Furniture and Decorative Features



Public notices at Orchard Park

Within Reres Hill Conservation Area the two identified parks, Orchard and Reres, possess a number of street furniture and decorative features including seating, bins, notices and public art, namely the Jubilee Arch, which help to create character. It is important that street furniture does not threaten or cause detrimental effects on the appearance of the parks, or the conservation area in general. Therefore the design of new additions to the street furniture within the conservation area should make a positive contribution to its character and be of a high quality in terms of design and 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 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.

6.5 Trees



Trees forming boundaries

Trees make up a key component of the character of the Reres Hill 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>

6.6 Stone Boundary Walls



Stone boundary Wall

Reres Hill retains a private feel, characterised by high stone boundary walls and mature trees. Most 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.'

6.7 Maintenance of Properties



Insensitive wall repairs

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 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

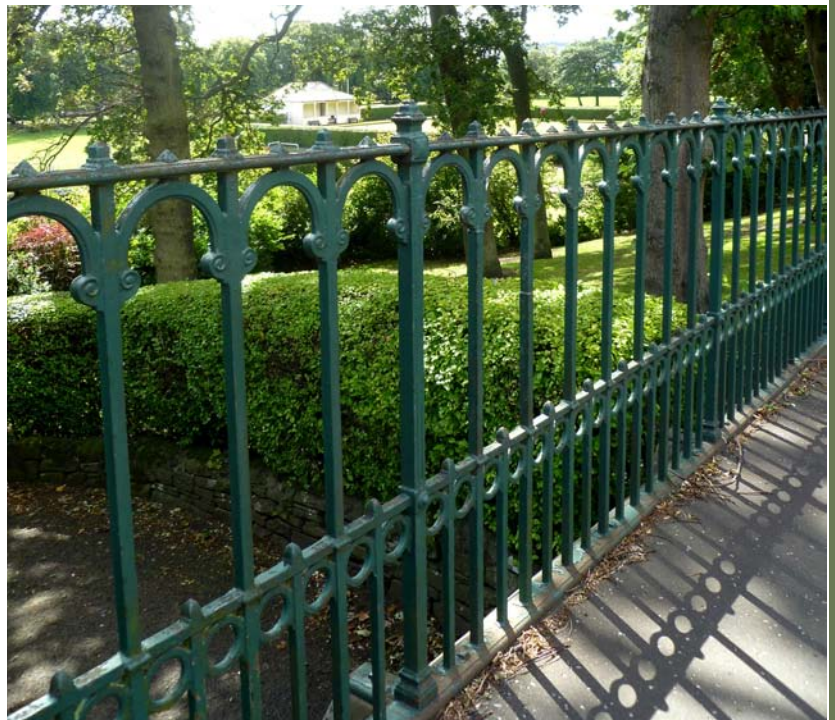
Any repair or replacement should be carried out in original materials, such as Scottish slate and lead, in order to preserve the contribution that these materials make to the character of the conservation area.

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.



Ironwork enclosing Orchard Park

6.8 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.

7.0 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.

8.0 Measures to Protect and Enhance Essential Character

In order to maintain the quality of the Reres Hill 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.

8.1 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.

8.2 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 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.

8.3 Maintenance

Preservation of the Reres Hill 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 repair which can affect the character or fabric of a building's exterior within Conservation Areas, consult the Conservation Officer of Dundee City Council.

9.0 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.

10.0 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.

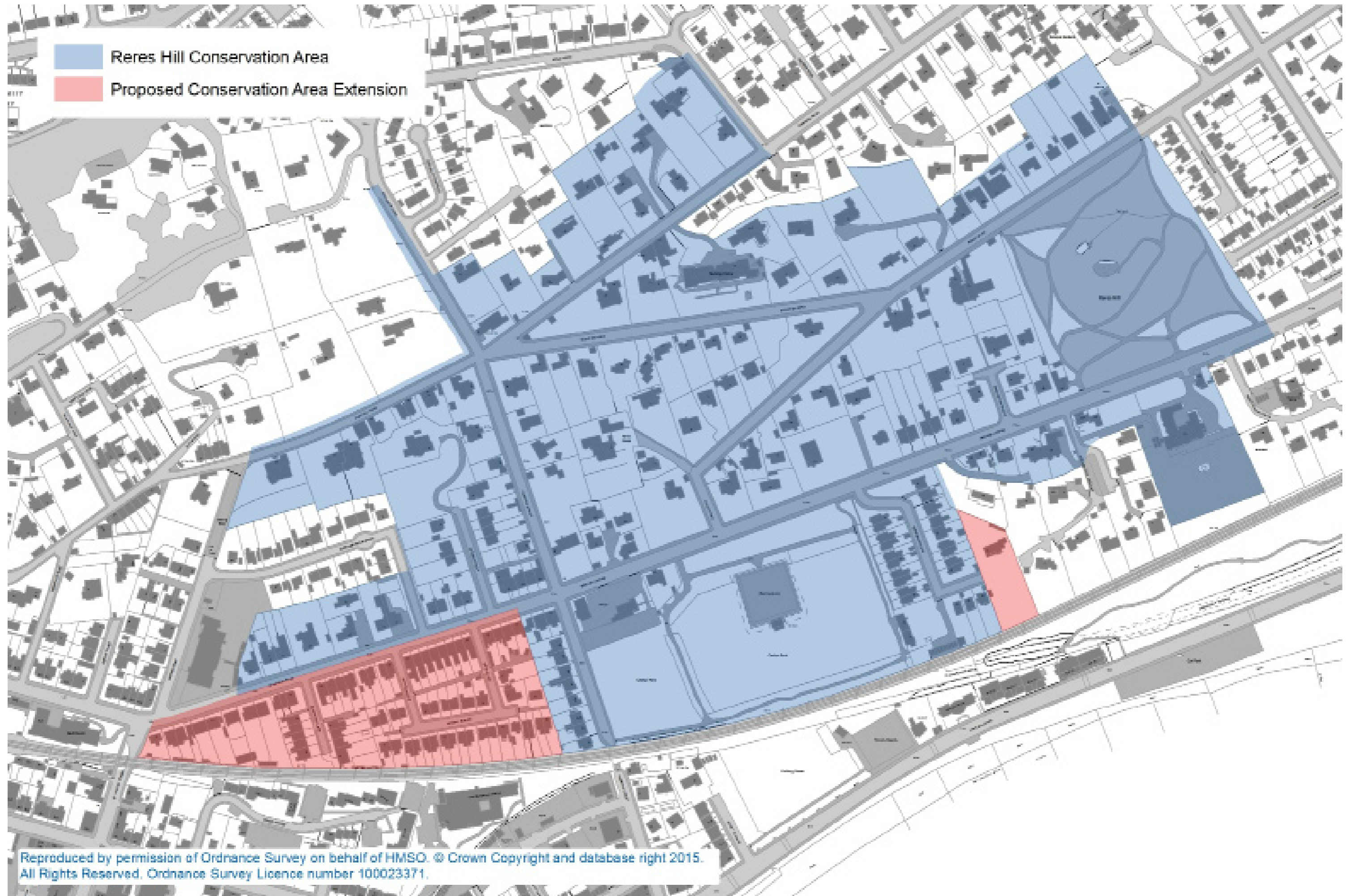
It is only through the continual co-operation of the public, can the aims and objectives of this appraisal be met.

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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Conservation Officer
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Appendix A Current Boundary and Proposed Boundary Review



It is proposed that the Reres Hill Conservation Area be extended to include a residential property at Roycroft, 31 Yewbank Avenue. The proposed addition lies to the east of the cul-de-sac of Yewbank Avenue and south of Monifieth Road. The property is accessed via Yewbank Avenue however cannot be seen without entering the private driveway.

The property is category B listed and was built in 1906. It is an Arts and Crafts cottage-style house. The house was built for the Halley family and evidently named after the Roycroft Press, a venture established in 1893 at East Aurora, New York State, USA by Elbert Hubbard. In this and other ventures Hubbard was something of a disciple of William Morris.

The proposed addition is considered to have character which is influential towards the Reres Hill Conservation Area overall.

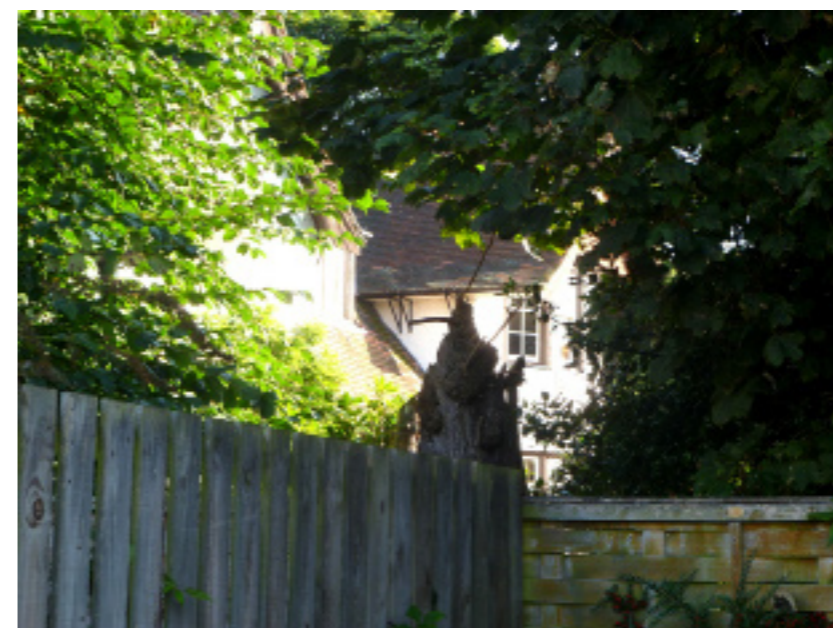
It is concluded that the proposed review area be included within the Reres Hill Conservation boundary where it serves as both a necessary and worthy extension.



Access is obtained via Yewbank Avenue where the property maintains a private driveway screened by mature trees and iron gate.



The property is only just visible through the trees within its plot creating a strong sense of privacy.



The property is set within substantial garden grounds with land to the front and rear of the house. The driveway ensures privacy.

It is proposed that the Reres Hill Conservation Area be extended to include a section of residential properties towards the south west of the current designated boundary. The proposed addition lies south of Monifieth Road and is bounded by the railway line.

The area includes the properties which face onto Monifieth Road as well as properties within Boyd Place, Ramsay Street, Hutton Place and Taymouth Place. There are also two category C listed buildings within this proposed review area.

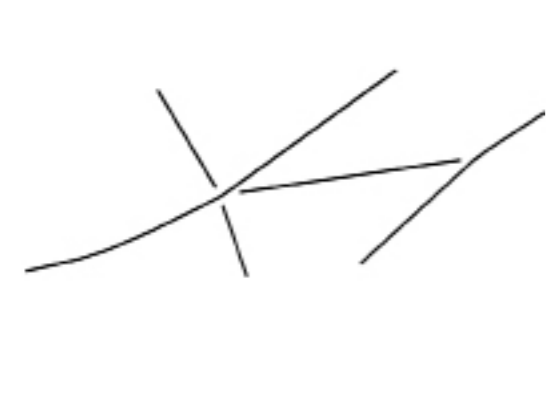
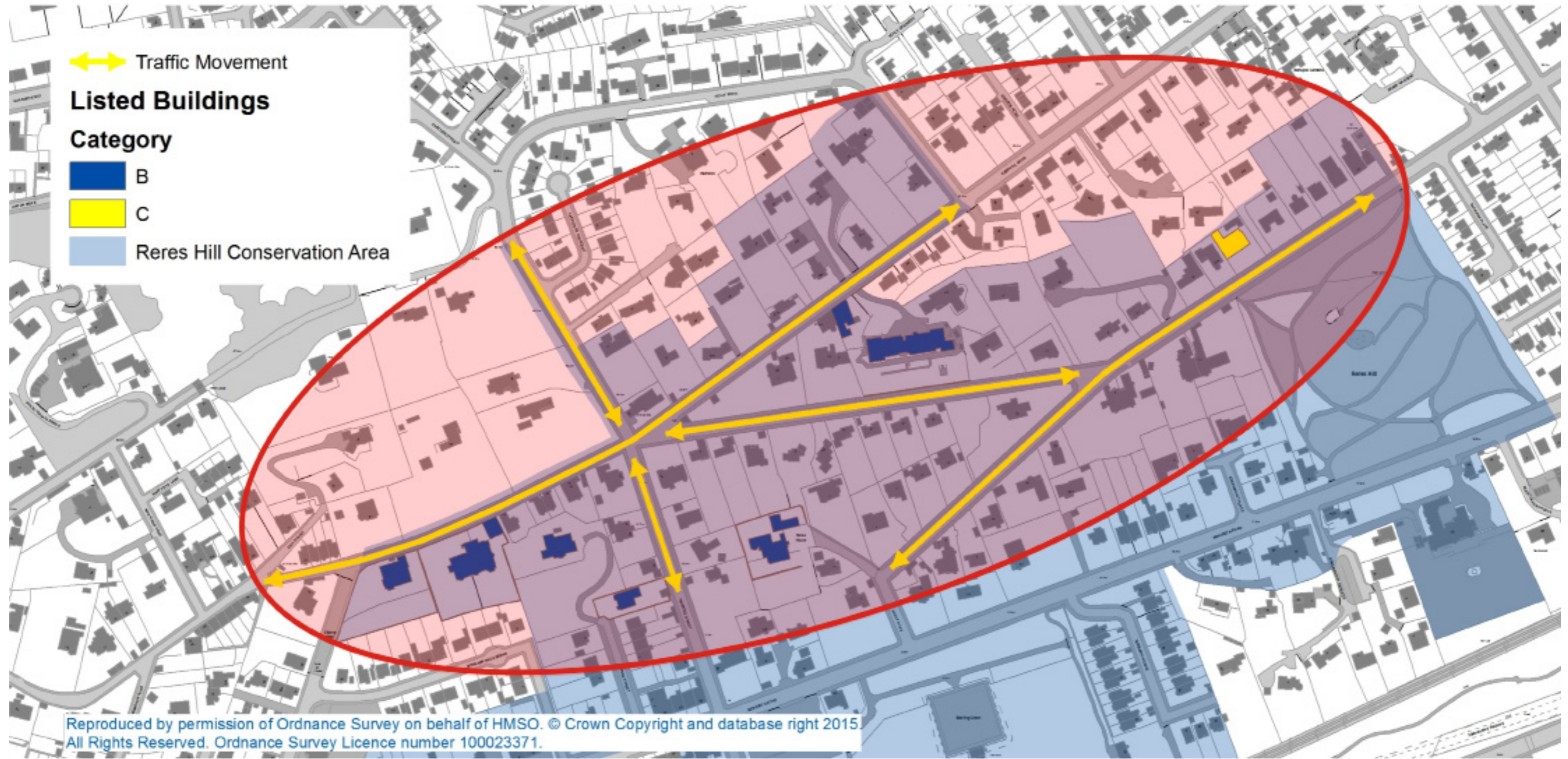
The proposed addition is considered to have character which is influential towards the Reres Hill Conservation Area overall. The area consists of traditional stone terraced properties and cottages. Painted quoins, windows and doors help create a sense of unity between the streets which also links in to the established character of Reres Hill. The properties are set out in a grid like pattern.

The proposed review includes two category C listed buildings one of which is later 19th century Walnut Cottage which is a good unaltered example of its type.

It is concluded that the proposed review area be included within the Reres Hill Conservation boundary where it serves as both a necessary and worthy extension.



Appendix B North Character Area



Irregular Street Pattern



Property on Camphill Road



Reres Road

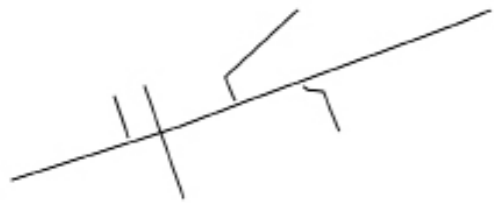
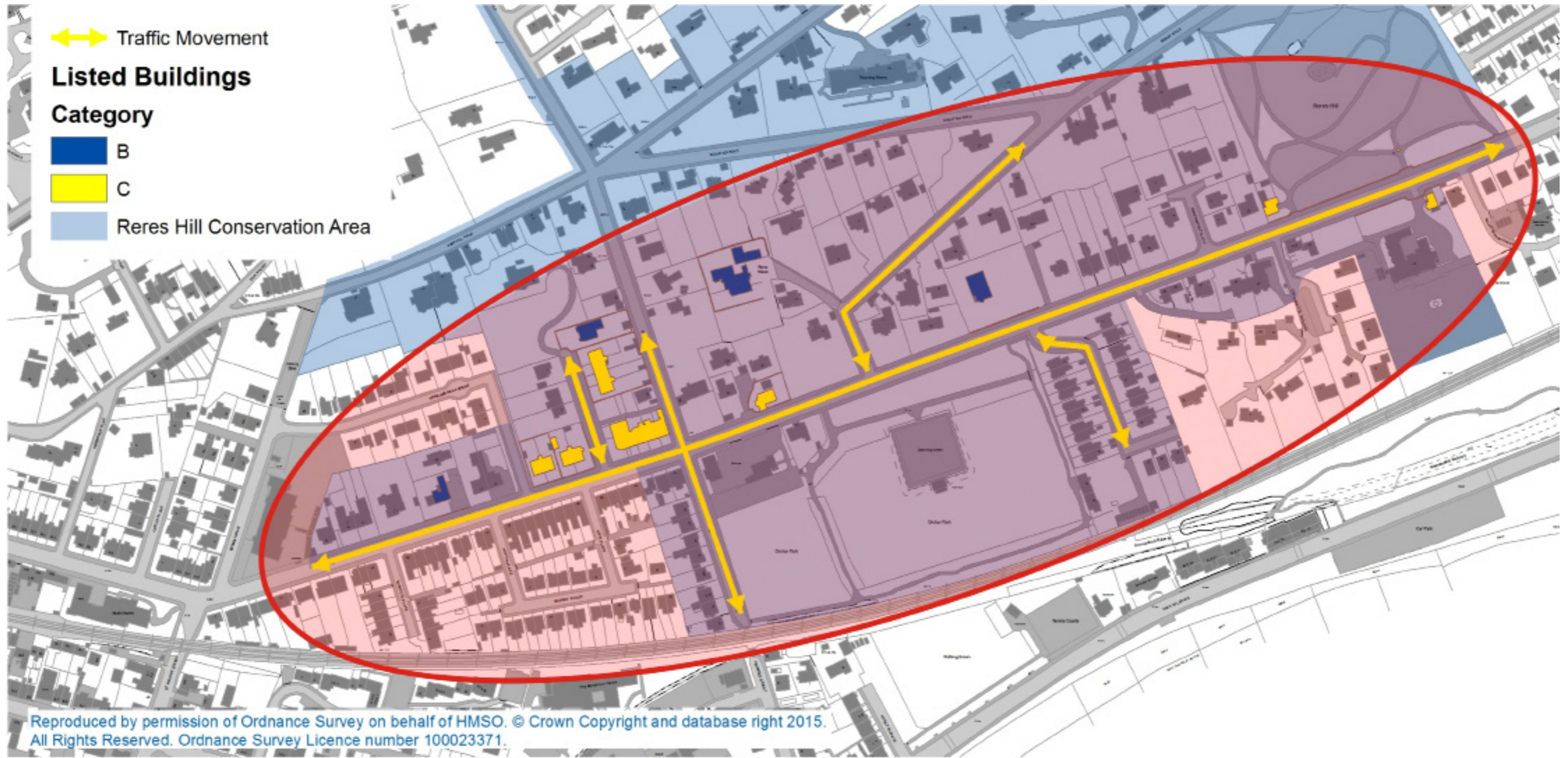


Craig Gowan



High boundary walls of Bughties Road

Appendix C South Character Area



Linear Street Pattern



Property on Monifieth Road



Smaller terraced properties



Semi-detached properties



Monifieth Road

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