

Logie Conservation Area



Logie Conservation Area Appraisal

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1 Introduction



The Logie Conservation Area primarily encompasses the Logie council housing scheme. This space is notable due to the 250 1920's houses within the vicinity that were designed into a municipal heating system. Said system supplied central heating and hot water to each house. The development was the first of its kind in Europe, hence its importance. Not only is Logie distinguished by this civic advance but also by the large amount of green space and clear uniformity of all the houses within the Conservation Area.

The aim of the Conservation Area designation and appraisal is to accentuate, preserve and protect the Logie residential development and its homogeneous character.

1.1 Definition of a Conservation Area

A Conservation Area is defined by the Scottish Government, within Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as;

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

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



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

1.2 The Meaning of Conservation Area Status



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/ alterations will not negatively impact on the existing character of the area.

Conservation Area status does not mean that new developments/ 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 of the attractiveness and overall appearance of the area.

1.3 The Purpose of a Conservation Area Appraisal



Conservation Areas are dynamic and constantly evolving and therefore it is essential to review and analysis their altering character. The purpose of a Conservation Area Appraisal is to define what is central to the Conservation Area's appeal and appearance and sequentially identify its important characteristics and special features. The character appraisal of the Logie Conservation Area allows for proactive guidance and proposals to protect, enhance and manage change within the Conservation Area. This is the first step in the active management of the Logie Conservation Area.

The overarching aim of this appraisal is to draw out the elements that contribute to the 'character' of the Conservation Area.



Additionally this appraisal will assist the City Council when carrying out statutory planning functions. It will act as a material consideration in the determination of planning applications, provide support for Article 4 Directions and help guide the development of Design Guides and Development Briefs, within and adjacent, in cases where future developments may impose on, 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. Said policy states;

"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)."



Guidance from the Scottish Government, contained within PAN 71 Conservation Area Management, highlights that "designation alone will not secure the protection and enhancement of conservation areas. Active management is vital to ensure that change can be accommodated for the better." (PAN 71, 2004)

This Conservation Area Appraisal was conducted in 2013/14 and all information was correct at the time. The information was gathered from historic records, on-site assessments, Scottish Government and other statutory planning legislation.



"designation alone will not secure the protection and enhancement of conservation areas. Active management is vital to ensure that change can be accommodated for the better"

2 Conservation Area Context

The Logie Conservation Area covers a relatively small geographic space and is one of the smallest Conservation Areas within Dundee. This Conservation Area is located roughly 1.5 miles to the north-west of the city centre, adjacent to Balgay Park. The topography of the Conservation Area gently slopes down from Balgay Hill, towards the east where the setting is varied; it is surrounded by additional residential developments to the north, south and east but the west boundary looks onto the open expanses of Victoria Park and Balgay Park.



The Logie Conservation Area covers a relatively small geographic space and is one of the smallest Conservation Areas within Dundee

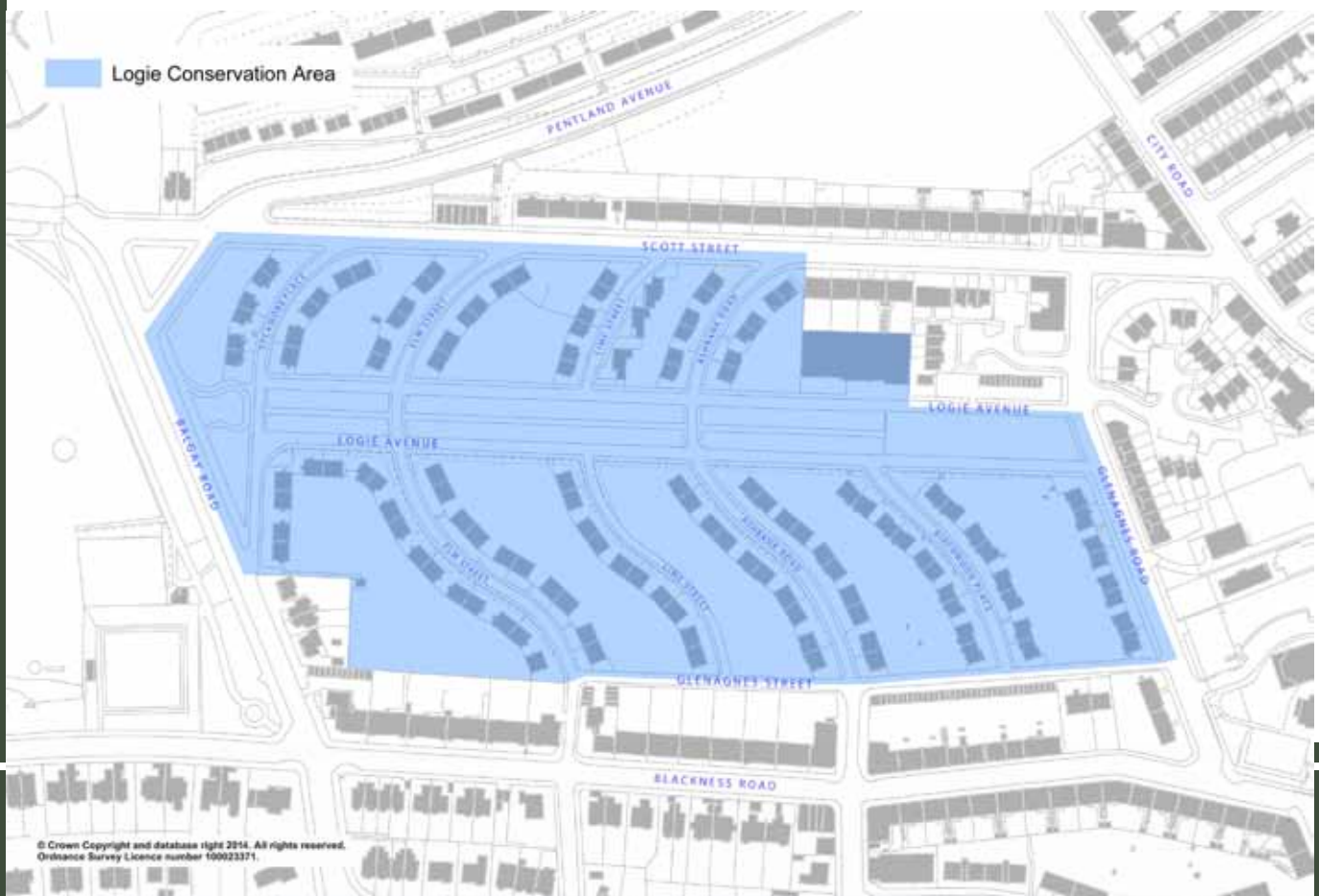
2.1. Current Boundary

The current boundary of the Logie Conservation Area runs along Glenagnes Street to the south and Glenagnes Road to the east, with the exception of the modern development on the north-westerly corner of Glenagnes Road (see Fig. 1). The Conservation Area is bounded by Scott Street in the north; however, the designation does not include the older tenements to the east or the north side of the street. The western boundary is terminated by Balgay Road and Victoria Park.

A larger map can be found in Appendix A.

The current boundary perimeter for the Logie Conservation Area was designated in July 1991. At present the perimeter of the Conservation Area is fitting and appropriate to purpose and no boundary alterations are suggested as part of this review.

Fig 1 Conservation Area Boundary



3 Logie History



The land which now makes up the Logie Conservation Area was once Hawthorn Park, part of the Balgay Estate. During the 18th century most of this land was sold off and established for residential use. Balgay stream flows under Logie and joins Logie Burn at Milnebank. "Logie" in place names derives from the Scottish Gaelic logan or lagan, meaning a hollow.

In 1918 the City Architect of the time, James Thompson, who also designed Coldsides and Blackness Libraries, proposed a housing scheme at Logie in his "Report on the Development of the City". He saw this development at Logie as an opportunity to relieve the overcrowding of Dundee's slums. Thompson deemed the Logie site as being in close proximity to the city centre and suitable for high quality tenements or cottage type housing with "Space in profusion for gardens and allotments".

The Logie development was built between 1919 and 1920 with the grand opening on the 27th of May 1920. The Lord Provost Sir William Don conducted the opening ceremony and Dundee's Black Watch military band played. The scheme included 250 maisonettes which were incorporated into a municipal heating system that supplied central heating and hot water to each house. The coal boiler house that supplied the residential development also provided a public wash-house for the surrounding area. Additionally, poor insulation of the supply pipes meant that in cold weather the pavements were said to steam and the laying snow melt. This was the first scheme of its kind in Europe and the first lets were prioritised for ex-servicemen. The Logie scheme was a milestone in Scottish Town Planning which set the standard for future municipal housing throughout the country. The district heating scheme was closed in the late

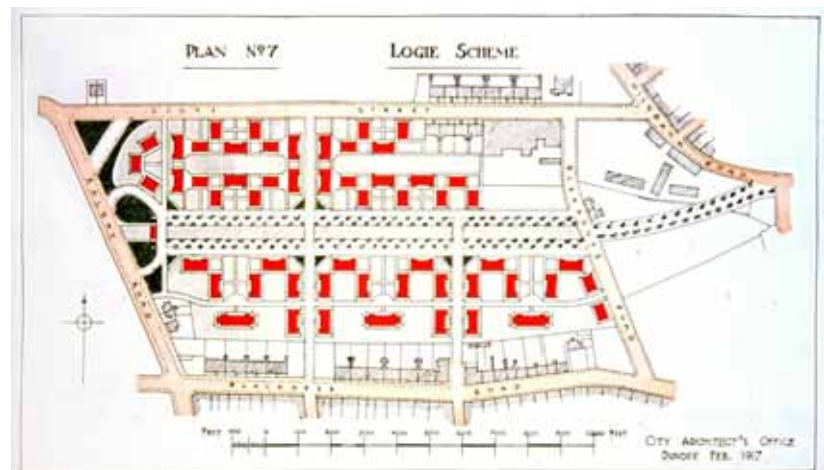
Balgay stream flows under Logie and joins Logie Burn at Milnebank. "Logie" in place names derives from the Scottish Gaelic logan or lagan, meaning a hollow



1970s and individual central heating was installed in each house. Over time a large number of the properties have been sold off and are no longer under council housing stock.

Thomson adopted the notion of the Garden City Movement that was prevalent during the early 20th century, when designing Logie. This resulted in the planting of mature foliage along the planned central boulevard of Logie Avenue and the curving side streets that sweep from it. Logie Avenue divides the estate with a wide central grassed dual carriageway that is terminated by a raised planted viewing point that looks down over the estate and backs onto Victoria Park. The Garden City Movement was strengthened by the previously mentioned sweeping streets were named after trees including Sycamore, Birchwood, Elm and Lime. Originally the street names in the area were selected to commemorate WW1 military men, e.g. Haig and Beattie.

The estate has survived to this day relatively unaltered and projects a strong sense of uniformity and community.



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4 Character and Appearance

Character is a key element to be considered when appraising a Conservation Area. This section will analyse the main elements that contribute to the atmosphere and appearance of the Logie Conservation Area.

4.1 Topography and Street Pattern

The Logie Conservation Area is located on a west to east slight decline of Balgay Hill. The topography of the land also slopes slightly from the north and south boundaries of the Conservation Area down towards the landscaped centre of Logie Avenue. The street pattern accentuates the lower setting of Logie with the sweeping streets that converge on the dual carriageway of Logie Avenue. The street layout also allows for the prominence and importance of Logie Avenue to be realised and utilised.



The topography of the land also slopes slightly from the north and south boundaries of the Conservation Area down towards the landscaped centre of Logie Avenue

4.2 Movement and Activity



The area is highly permeable for both pedestrians and vehicle traffic due to the ribcage layout where the boulevard represents the backbone of the space. The main flow of vehicle traffic tends to skirt the Conservation Area; around the wider roads of Scott Street, Balgay Road, Glenagnes Road and Blackness Road (See Fig.2). Some of the contributory streets to Logie Avenue accommodate pavements on only one side of the street; despite this the area remains a prevalent pedestrian space. The informal grassed expanse of Logie Avenue is a popular spot for dog walkers and pedestrians.

Fig 2 Movement Patterns



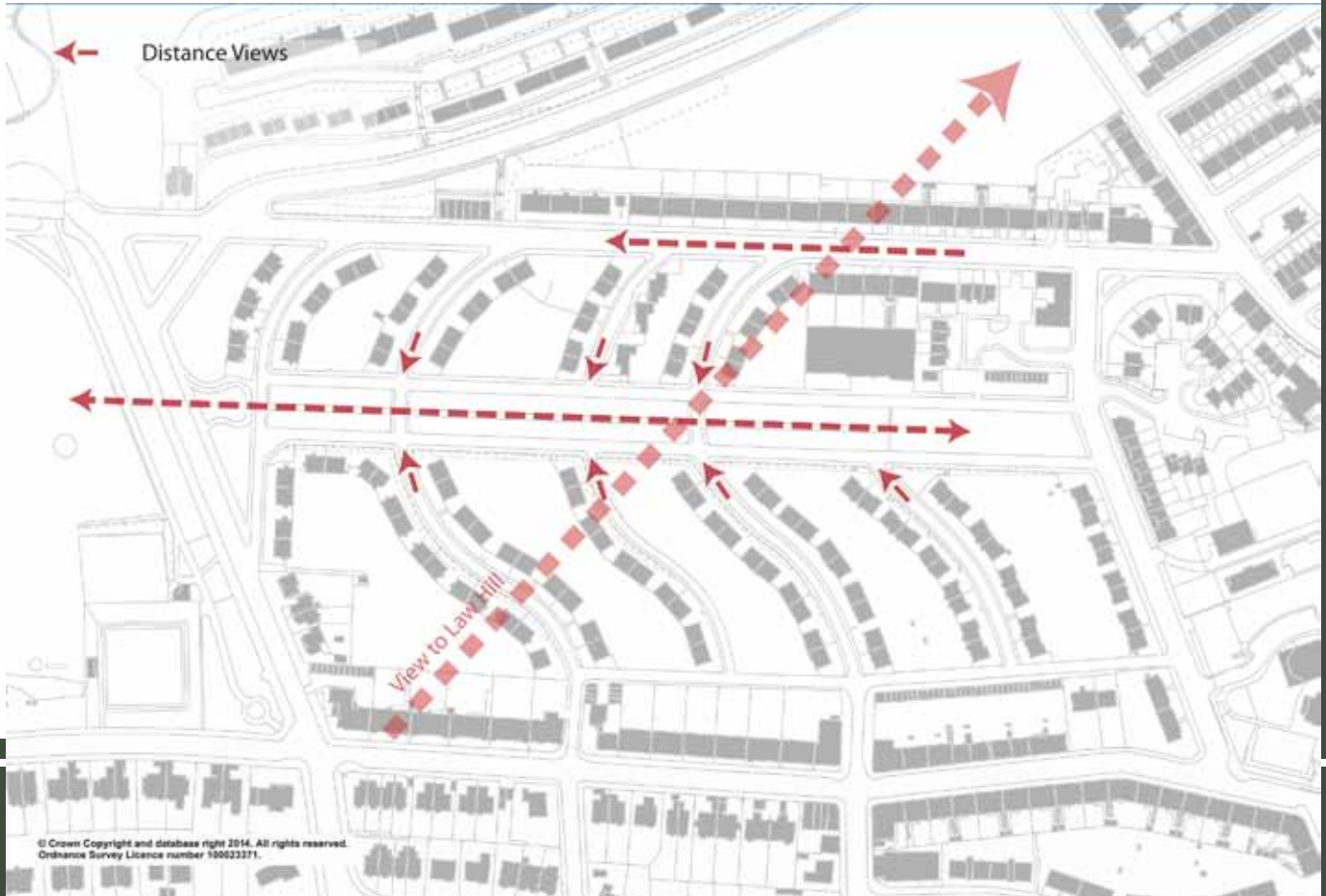
4.3 Views and Vistas



Views and focal points add an alternative dimension to the personality of a space and add to the character of the Logie Conservation Area (See Appendix C for more detail). Impressive vistas can be seen from the raised vantage point at the west end of Logie Avenue. The vantage point allows for a tree lined perspective of the length of Logie Avenue and the green expanse of Victoria Park to the west.

There are impressive tree lines views of both Scott Street and Balgay Road. Areas of Glenagnes Street provide an impressive vista to the north of the Law Hill. Other impressive built views can be witnessed throughout the Conservation Area of the area itself and its urban setting.

Fig 3 - Principle views and vistas



4.4 Community



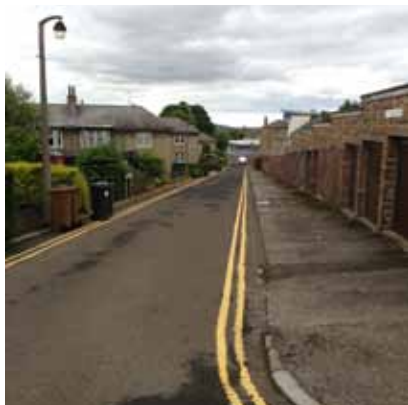
The sense of community within the space is notable even if the Conservation Area is visited for just a short period of time. Logie is a popular space in which people interact within. This prominent presence of interaction gives a strong impression of a highly social atmosphere.

The community feel is a positive element that can aid planning actions to retain the important character and appearance of the area. An important element is to maintain the connection, uniformity and openness of the space that influence and promote the sense of community within Logie and ultimately the character of the Conservation Area.



The sense of community within the space is notable even if the Conservation Area is visited for just a short period of time

4.5 Public Realm



The public realm is an important element of the character and appearance of the Logie Conservation Area and is crucial in creating a high quality environment. The public realm components which make the Logie Conservation Area an exceptional environment are the unique streetscape, uniformed building frontages and the mature urban greenery.

Street Materials

The majority of the street materials used within the Logie Conservation Area are modern, predominantly tarmac; however, all the road surfaces are lined with traditional stone setts which hint at the probability of stone setting remaining underneath. The stone setting adds a more traditional element to the feel of the space.



Streetscape & Building Frontage

The streetscape is made up of the interaction between building frontages and the spaces between them. The Logie Conservation Area streetscape and identifiable building frontages are possibly the most prominent contributors to the character of the space. The residential estate contains a relatively large number of dwellings but due to clever design and a high volume of open and green space the Conservation Area projects a sense of space. There is one predominant house style and type that runs throughout the Conservation Area and almost all dwellings appear to be in a good condition. This projects a uniform and respected image.

See Appendix A for more detail.



The scheme consists of blocks of four flats, two upper and two lower which were carefully designed and laid out, with a similar scale throughout. The facades of these blocks are striking due to simple yet effective red brick detailing coupled with render. Said maisonettes consist mostly of one or two bedroomed properties, each with individual entrances either on

The sense of community within the space is notable even if the Conservation Area is visited for just a short period of time



the principle or side elevations. This repetitive style creates a strong sense of uniformity and familiarity.

The unity and undeviating appearance of the space is emphasised by the detailing of the simple iron garden fences, gates and railings which are still intact today. The iron fences that border the properties within the Conservation Area are simple in design with only five thin horizontal bars that run between each pillar, some still accommodate the original address plates adjacent to access gates. This simplistic design helps define plot boundaries but leaves the scheme feeling open and accessible. The majority of the Logie Conservation Area fencing is either black or dark brown. The historic boundary treatments are an important element to the character and appearance of the area.



These seemingly small portions of the streetscape provide a subtle yet imperative factor to the character of the Conservation Area, as well as serving a purpose. The communal drying greens located at the rear of each dwelling once housed small allotments, although many of these have now been grassed over, the space provides an alternative dimension and sense of community within Logie.

Roofing materials in the area range from Scottish slate and natural slate to some examples of modern materials, such as tiles, appearing on newer developments. The modern buildings to the east of the scheme although they are not within the Conservation Area they have the ability to visually impact upon it. Said modern builds are mostly constructed with brick, timber cladding or other modern building materials.



The unity and undeviating appearance of the space is emphasised by the detailing of the simple iron garden fences, gates and railings which are still intact today



Urban Greenery & Open Space

The character of the Logie Conservation Area is heavily influence by urban greenery and open space. The tree lined expanse of Balgay Road and Scott Street provide a visual guidance up towards Victoria Park and Balgay Park, although the Parks are not within the Conservation Area itself they are significant spaces adjacent to the Conservation Area thus impose a degree of impact upon it.

Logie Avenue houses the most significant element of open space within the Conservation Area, a large grassed and tree lined strip along the central boulevard. This well connected and open public space creates a feeling of spaciousness and provides a natural component to the Conservation Area. The length of the boulevard is lined by intermittent mature trees, with juvenile specimens being planted to replace any removals. As well as the trees located along the central green, there are several significant mature trees visible within garden grounds of many of the properties on the estate, which emphasis the natural and green sense of place. Garden space to the rear of all the Logie properties provide a more personal and diverse division of urban greenery to the Conservation Area's character, some of these spaces still house the original 'greenie' poles installed when the scheme was completed. On occasion floral scents are evident intermittently throughout the Conservation Area while passing planted gardens, which also add colour and vibrancy, especially during spring and summer months.

To the west end of the Logie Conservation Area there is a raised walled viewing platform which allows for a panoramic view throughout Logie, this space is grassed and houses three mature trees. This adds an alternative dimension to the green character of the space.

The character of the Logie Conservation Area is heavily influence by urban greenery and open space

4.6 Character Summary



To summarise the strongest and most representative character elements of the Logie Conservation Area are the general greenness of the space with the pronounced existence of mature trees, both, lining Scott Street and Balgay road and along the length of the grassed expanse of Logie Avenue. The Logie Conservation Area is also notable for its significant amount of open and communal space which provides an imposing character element. The open space is separated from the private ground, which contains a few individual mature trees, by uniformed railings which continually run throughout the area. The railings themselves are quite possibly the most characteristic element of Logie. They are simplistic in design, with thin horizontal iron bars between each upstand. Originally these would have been painted Corporation Green. Most, however, are now painted black.

Seemingly small elements can have a significant impact on the character of the Conservation Area and in the instance of the Logie Conservation Area the traditional detailing of many of the original doors with a square 4 paned window located in the top section of the door, is imperative to the character of Logie. Many of the doors within the Conservation Area remain the original Corporation Green, most notable the houses that remain part of the Council stock. A few of the existing two pane sash and case windows remain in the Conservation Area. Where windows have been replaced with modern alternatives, on the whole, the replacements are of similar design and colour and help contribute to the uniformed appearance of the space. There are a number of unsympathetic replacements, in terms of colour and design, that aren't in keeping with the uniformity of the Logie Conservation Area. Where possible, it is advised, contemporary windows and doors should be replaced by more traditionally styled alternatives.

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5 Opportunities for Development / Enhancement



The Logie Conservation Area is recognised as containing distinct character elements and in order to maintain the quality and personality of the Conservation Area it is important to outline necessary measures that will enhance and protect its appeal.

The majority of the properties to the south of Logie Avenue have been sold to private ownership; however, all dwellings bar one on the north side remain within the council stock. Ownership issues coupled with the dense nature of the estate layout leaves little opportunity for substantial development or alterations, with the exception of the former boilerhouse site located along Logie Avenue that has most recently been used for light industry. It is worth noting that Blackness Primary school and nursery, located adjacent to the south-east corner of the Conservation Area, have recently been developed thus improving and influencing the context of the Conservation Area.



The greatest opportunity for enhancing the Logie Conservation Area lies in the ability and success of preserving the character of the area. The most prevalent example of improving the space through enhancement would be in relation to the maintenance and replacement of boundary fencing as this is an influential and iconic character element.

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

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

In the instance of Logie however it is worth noting that a substantial grant of this kind is unlikely due to the relatively young age of the development. For more information regarding eligible buildings and works which DHET can assist in please visit: <http://dheth.org.uk/>.



The greatest opportunity for enhancing the Logie Conservation Area lies in the ability and success of preserving the character of the area

6 Opportunities for Planning Action



The principle focus of planning action within Logie Conservation Area is to preserve and enhance the appearance of the area. Applications for inappropriate developments that will negatively impact on the character and appearance of the Conservation Area shall be recommended for refusal. Best practice guidance by Historic Scotland and other bodies shall be taken into consideration as part of retaining and preserving the unique character of the Logie Conservation Area. With the aid of planning action the Conservation Area has changed very little and aged gracefully since its construction.

6.1 Building Frontages



The character and appearance of the conservation area is made up of the individual buildings and the spaces in between them. The character of a building frontage is made up of a number of components e.g. construction material, architectural style, individual detailing and the design of windows and doors.

Alterations to the frontages of buildings within the Conservation Area shall require careful consideration. Minor changes to windows and doors can have a detrimental impact on the character area and overall appearance of the Conservation Area. Replacement of windows within a Conservation Area will require compliance with the advice and guidance set by Historic Scotland and with Dundee City Council's policy – "Replacement Windows and Doors". Applications for inappropriate replacement of windows and door shall be recommended for refusal. The replacement of doors and windows with non-traditional materials will be discouraged and should the opportunity arise steps should be taken to reinstate traditionally designed alternatives in appropriate materials and colours.



As well as this other building necessities such as; walls, structure, roof, rain water goods and systems such as ventilation and utilities should be kept in good condition for the building to continue to be productive and functioning thus in turn preserving the character of the Conservation Area.

Minor changes to windows and doors can have a detrimental impact on the character area and overall appearance of the Conservation Area



The uniform character of each individual street in the Logie Conservation Area should be preserved and any existing deviations in surface texture and colour should be reinstated and enhanced when appropriate. Any unsympathetic additions, painting or stone cleaning to the public elevations of buildings will be discouraged as this would be detrimental to the over all public real character. Where there had been previous alterations to the frontage for a building, sympathetic treatment to restore the original character of the building shall be encouraged.

It is also worth noting that the traditional iron railings that run throughout the Conservation Area, distinguishing private space from public space, contribute an integral element to the character of the Logie Conservation Area and preservation will be encouraged. Any proposed alterations to said railings would require a strong justification in order for permission to be granted.

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



6.2 Street Views

The views and vistas within the Logie Conservation Area, which have been highlighted previously (see section 4.3), play an important role in influencing the character of the area, especially the urban greenery views along the duration of Logie Avenue and the outlooks from the Conservation Area towards Victoria Park. Development which significantly damages the street setting or obstructs these vistas or views from private or public property will be discouraged in order to preserve this significant character component.

especially the urban greenery views along the duration of Logie Avenue and the outlooks from the Conservation Area towards Victoria Park.

6.3 Works to Trees



The special character of Dundee's Logie Conservation Area is heavily influenced by singular and clusters of trees on both private and public land. Within a Conservation Area, such as this, it is an offence to cut, lop, top, uproot, wilfully damage or destroy any tree, unless six weeks notice has been given to the Council's 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. This gives the Council time to consider making a Tree Preservation Order. These can exist for individual or groups of trees which are seen as giving amenity value to the community. The felling or lopping of trees which are subject to a Tree Preservation Order also requires consent from the City Development Department.

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

6.4 Utilities & Amenities



All works carried out by amenity companies and by statutory bodies must have regard for the character of the Conservation Area. The location of television aerials and satellite television dishes should be discreetly placed to minimise their impact on the building and the character of the Conservation Area. Detailing advice on the best practice regarding the location of satellite dishes can be obtained from Dundee City Council's Development Management department. The advice set out for satellite dishes can be applied equally to television aerials. Planning Permission is required for the installation of a satellite dish within any Conservation Area.

Additionally cables and pipes which run over the outside of walls and buildings similarly detract from the appearance of the structure and from the overall appearance of the Conservation Area. The installation of pipes and cables should be hidden from view.

The special character of Dundee's Logie Conservation Area is heavily influenced by singular and clusters of trees on both private and public land

7 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 the traditional 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.

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

high design quality to ensure the preservation or
enhancement of the special character and
appearance of the area

8 Monitoring and Review

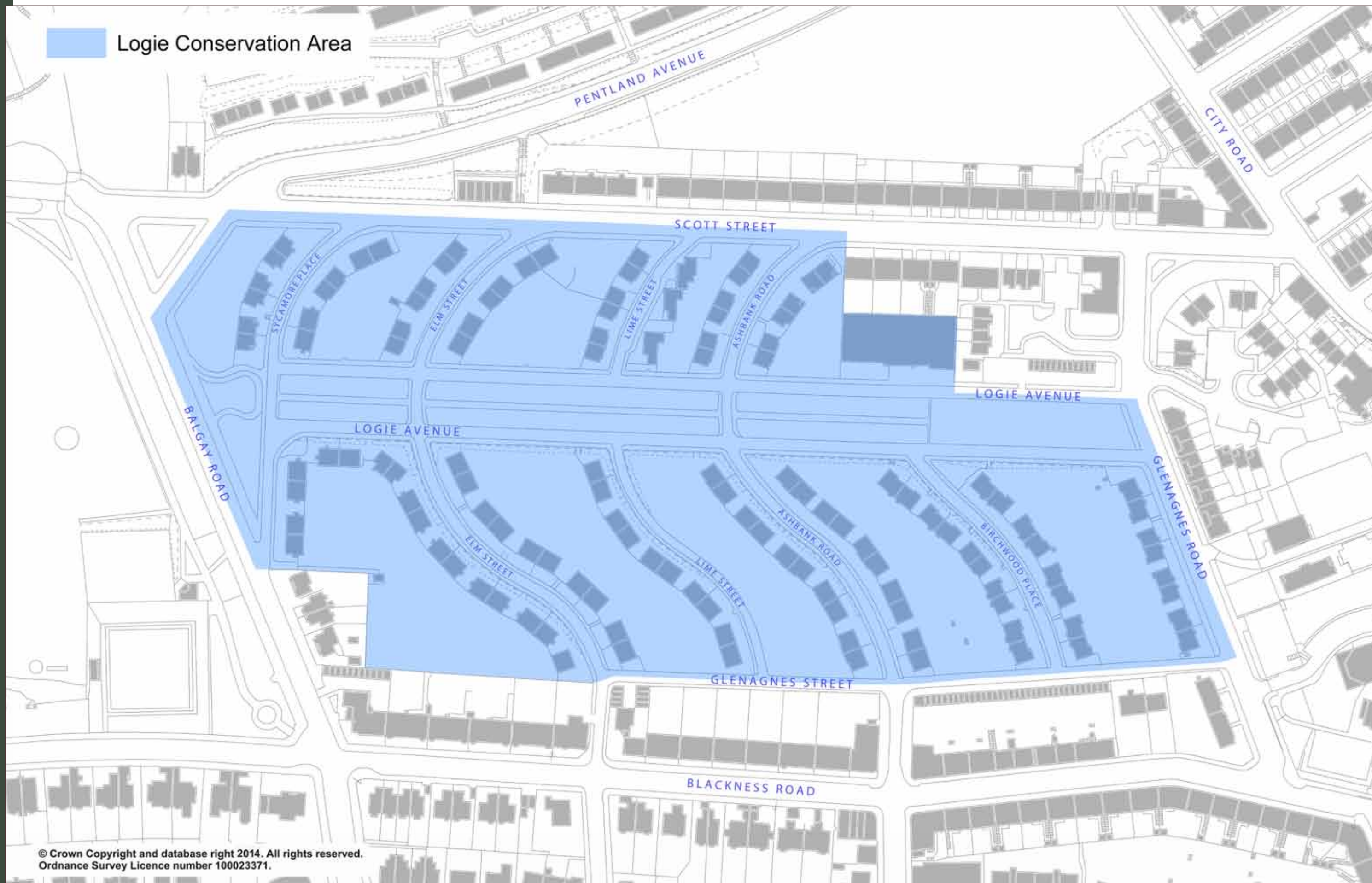
It is envisaged that this Conservation Area Appraisal will be reviewed approximately every five years, to ensure that it remains current, its effectiveness is gauged and it responds adequately to the pressures encountered within the Conservation Area.

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 Conservation Area management tool by providing a reference point for the impact of future developments as well as form the basis of forthcoming reviews. It is only through the continual co-operation of the public that the aims and objectives of this appraisal can be met.

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

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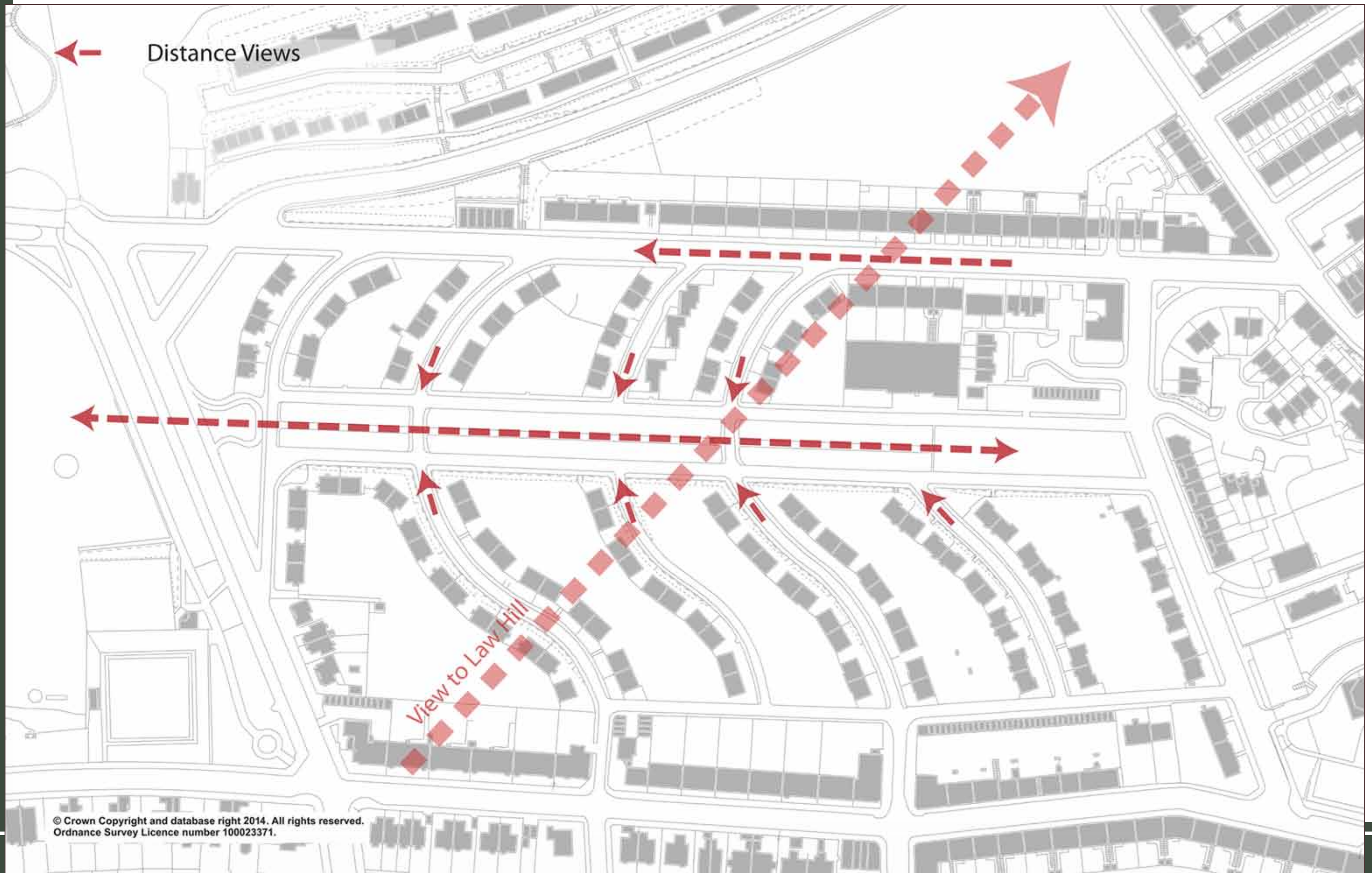
It is envisaged that this Conservation Area Appraisal will be reviewed approximately every five years



Appendice A - Conservation Area Boundary



Appendix B - Pedestrian and Vehicle Movement



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Appendice C - Views and Vistas

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