

REPORT TO: PLANNING & TRANSPORT COMMITTEE - 10 MARCH 2008

REPORT ON: LOCHEE CONSERVATION AREA - DESIGNATION

REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION

REPORT NO: 107-2008

1 PURPOSE OF REPORT

1.1 The purpose of the Report is to seek approval for the designation of Lochee Conservation Area and for authority to consult on the Conservation Area Character Appraisal.

2 RECOMMENDATION

2.1 It is recommended that the Committee:

- a approve the proposed draft Lochee Conservation Area for consultation purposes based on the boundary outlined in the attached Conservation Area Character Appraisal document;
- b remit the Director of Planning and Transportation to consult with the local community and interested parties on the terms of the Conservation Area Character Appraisal document and to report back with the results within three months;

3 FINANCIAL IMPLICATIONS

3.1 There are no financial implications for the Council in terms of this brief.

4 BACKGROUND

4.1 Reference is made to the meeting of the Planning and Transportation Committee of 10 December 2007 when the Lochee Physical Regeneration Framework was approved (Article II refers). An early point in the Action Plan is the designation of a Conservation Area in Lochee.

4.2 Lochee is an area of considerable historical value in the growth and development of Dundee whilst it enjoys its historic independence. In addition, there is a concentration of listed buildings in the area. There is a latent quality to many of the buildings and shopfronts.

4.3 The idea of a Conservation Area in Lochee was one of the principal points covered by the public exhibition of the Draft Lochee Physical Regeneration Framework. There was overwhelming support from those members of the public who visited the exhibition that there should be a Conservation Area in Lochee.

4.4 The exhibition presented a range of options for the Conservation Area boundary. The final boundary is guided by the public response and the Character Appraisal which has since been carried out and is appended to this report.

4.5 The Conservation Area boundary needs further detailed consultation, and the Conservation Area Character Appraisal will also be the subject of consultation with

the community, local groups and interested parties. Therefore the Report seeks appropriate remits to carry out a consultation exercise and report back to committee.

5 POLICY IMPLICATIONS

- 5.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. There are no major issues.
- 5.2 The purpose of designation of the Lochee Conservation Area is to ensure a high quality environment is achieved through development or restoration and that it addresses the following key themes of 'Dundee 21':
- a All sections of the community are empowered to participate in decision making.
 - The purpose of the report is to seek authority to consult the public and report back.
 - b Places, spaces and objects combine meaning and beauty with utility.
 - The purpose of designation of the Lochee Conservation Area is to secure a quality environment whilst removing dereliction.
 - c Settlements are human in scale and form.
 - The Lochee Conservation Area acknowledges the importance of scale and form within a conservation area.
 - d Diversity and local distinctiveness are valued and protected.
 - The designation of the Lochee Conservation Area acknowledges the significance of quality in development within a conservation area.

6 CONSULTATIONS

- 6.1 The concept of a Lochee Conservation Area and a draft boundary was the subject of public consultation for the Lochee Physical Regeneration Framework.
- 6.2 The concept of a Lochee Conservation Area and the draft boundary has been discussed with the Dundee Historic Environment Trust and on an informal basis with Historic Scotland.
- 6.3 The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance), Head of Finance and Assistant Chief Executive (Community Planning) have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

- 7.1 Dundee District Council - District Local Plan 1998
7.2 Scottish Government - Designing Places 2002
7.3 Scottish Government - Conservation Area Management PAN 71 2004

Mike Galloway
Director of Planning & Transportation

Ian Mudie
Head of Planning

APPENDIX

LOCHEE CONSERVATION AREA - CHARACTER APPRAISAL

1 INTRODUCTION

The proposed Lochee Conservation Area is located to the North West of Dundee's City Centre beyond the slopes of Balgay Hill. It is a district centre which has grown from its industrial heritage.

1.1 Definition of a Conservation Area

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

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

The Act makes provision for the designation of Conservation Areas and planning authorities are required to determine which parts of their locale merits conservation area status. Dundee currently has 16 Conservation Areas, all of which have their own distinct character which 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 important, contributing along with a number of factors to the individual character of the entire area and its architectural or historic interest. The purpose of a Conservation Area is to ensure that new development or alterations will not have a negative impact on the existing character of the area.

Conservation area status does not mean that new developments or alterations are unacceptable; however it is 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.

Conservation area designation also reduces Permitted Development rights (ie those developments not requiring planning permission) in order to protect the character and appearance of the area. Article 4 Directions cover all of Dundee's Conservation Areas meaning that minor works such as, window and door replacement, external painting and stone cleaning, erection of fences, gates and porches, and works to the public realm, floorspace etc may require Planning Permission.

1.3 The Purpose of a Conservation Area Appraisal

A Conservation Area is dynamic and constantly evolving 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 area's character and appearance in order to identify the most important characteristics and special features.

The overarching aim of this appraisal is to draw out the elements that contribute to the 'character' of the conservation area. This is the first step in the active management of the Lochee Conservation Area. The character appraisal of the Lochee Conservation

Area includes guidance and proposals to protect, enhance and manage change within the conservation area.

Part of the function of this appraisal will, in part, be 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 or in areas the development of which may have an impact 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 NPPG 18: Planning and the Historic Environment, which states 'Conservation Area Character Appraisals should be prepared when reconsidering existing conservation area designations, promoting further designations or formulating enhancement schemes' (NPPG 18, 1999).

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 Conservation Area Appraisal document will provide the basis for the development of a Conservation Area Action Plan as the next stage in the management process for the area.

2 CONSERVATION AREA CONTEXT

- 2.1 The proposed Lochee Conservation Area is located in the North West of Dundee City and has been identified as an area with important historical value which it is desirable to preserve or enhance.
- 2.2 Below is a map of the proposed Conservation Area boundary. The northern most point of the boundary follows Harefield Road. To the west the boundary runs along the façade of the western section of the High street. The proposed Conservation Area boundary terminates at the Ancrum Road. The land surrounding Cox's Stack, and along Wellbank Lane forms the Eastern boundary of the proposed Conservation Area.



- 2.3 The proposed boundary not only includes the historic core of Lochee but anticipates major redevelopment as envisaged in the LPRF, eg Weavers' Village, Highgate Centre, Stack and Whorterbank. It includes old Lochee and "new" Lochee, eg Ancrum Road and Harefield Road extensions and quality modern buildings eg Hillcrest at the Stack.
- 2.4 The above proposed boundary map displays an area to the south east which is excluded from the conservation area. The area is surrounded by the proposed conservation boundary. Due to the close proximity to the proposed boundary any future developments at this location would impact on the character and appearance of the surrounding area. It is therefore suggested that a possible extension to cover this section within the boundary of the conservation area be investigated through public consultation.

3 LOCATION, HISTORY AND DEVELOPMENT OF LOCHEE

3.1 The History of Lochee

Settlement

Lochee was first identified during the 12th century when the Parish lands of Liff were gifted to Scone Abbey by Alexander the first of Scotland and would later become part of the City of Dundee in the 19th century. The name Lochee means 'eye of the Loch' which refers to Loch Balgay, the area in which the village was located. The village was located to the north of Balgay Hill and lies in the valley which was located east of Loch Balgay before it was drained in the 16th century.

The village was developed on a shallow slope which supplied views of Balgay Hill, the town of Dundee, the River Tay and beyond. Prior to the 19th century the area mainly consisted of fields, farmlands and cottages located beside the Lochee Burn and the road into Dundee and over time began to form the layout present today. The town started to greatly expand and develop during the 18th and 19th century due to the Industrial Revolution and the success and opportunities from Camperdown Works.

Cox Family

Lochee has long been associated with the Cox family who were the pioneers of the area's, spinning, dyeing bleaching and manufacturing of linen. The family have donated important facilities and buildings during the 19th century such as the public library and leisure centre.

The first James Cox was born in 1676 and was the founder of the Cox family business as he had a background in bleaching through his family roots. By the time of his death in 1742 he had passed control to his son David. David Cox died in 1793 and passed on control to his son James. James Cox was known to be a man of much resource who managed to improve and expand the business despite the trading environment suffering from periods of stagnation. During his time he also co-founded the Dundee Banking Company alongside George Dempster, and others in 1777. He later came into possession of almost 300 handlooms in which he either supervised or owned himself. On his death ownership of the family business passed to his son, the third James Cox of the family, in 1816. James improved the business in many ways by

making it more adaptable to change and technology. However in 1819 the company was devastated by a large fire which closed production down for many years.

Before the third James Cox died in 1848 he witnessed his four sons reinvent the business as Messers Cox Brothers in 1841 and reopened the old site. James Cox's sons all had expert knowledge in separate but relevant fields which aided them in producing a company which would grow into the largest jute factory in the world, including James (the fourth James Cox) (salesman), William (yarn expert), Thomas (finance and commercial affairs) and George (engineer). The beginning of this new rebirth of the Cox family business coincided with the influx of Irish immigrants who had fled Ireland in the wake of the potato famine and many moved to Dundee and Lochee in particular in search of work. Camperdown Works were built from 1848-1864 and accommodating over 800 power looms and a workforce of over 5,000 employees.

The four brothers of Camperdown Works would later introduce their sons into the business but when the fathers relinquished control it was the end of the family's complete ownership of Camperdown Works. Camperdown Works eventually closed its doors for the last time in 1981. The redevelopment of the former Camperdown Works site has seen a number of the historic buildings converted to a new use including a supermarket and residential developments. A number of the buildings have been demolished, however the new development has reused materials and design elements from the former industrial buildings, in particular the patterned brickwork of the Italinata campanile style chimney or "Cox's Stack".

The works had boasted its private railway siding from a branch at Lochee Station, fire station, blacksmith's shop, boiler house foundry etc. This network of facilities enabled the Cox family to create the world's first "production line", certainly it was the only Dundee jute works where the whole process of delivering raw jute at one end and despatching the finished product at the other was achieved on a single site.

3.2 Character and Appearance

This section shall analyse the main elements that contribute to the character and appearance of the proposed Lochee Conservation Area. The proposed boundary for the Conservation Area has strong links with the industrial heritage of the area. In order to review and evaluate the importance of the historic and architectural character and appearance of the area, it has been divided into four distinct sections; High Street, Camperdown, North and South (see paragraph 4).

The north and south areas are dominated by residential land uses, the High Street is characterised by ground floor retail with residential accommodation above and the Camperdown section is the historic location of the former Camperdown Works, sections of which have been redeveloped for a mixture of uses.

3.3 Street Pattern

The street pattern of the proposed Lochee Conservation Area has retained the majority of its layout from early 19th century when the area became increasingly populated due to the growth of Camperdown Works. The primary transport corridor is the High Street with many secondary routes of varying width serving the area, by means of narrower streets and lanes. Other than High Street there is no clear hierarchy of streets within the area defined by the Lochee Bypass, Harefield Road and the Former railway line.

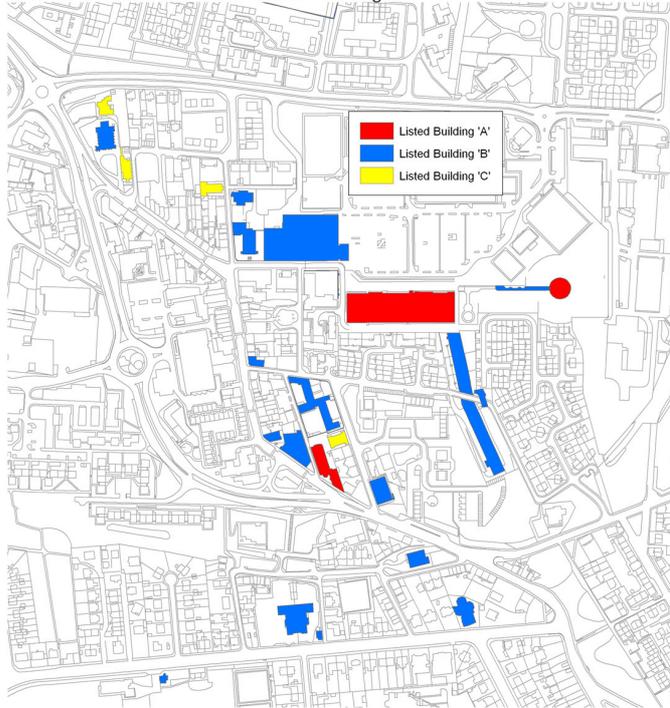
A number of areas within the proposed conservation area have retained their historic surface materials adding to the historic character of the area. An excellent example of the historic carriageway surface materials can be partially seen along Methven Street into Methven Walk. There is evidence that the historic material may be present below a surface layer of tarmac/asphalt etc.

The High Street, being the main vehicle flow has been subject to the implementation of various traffic controls. This consists of zebra crossings, traffic lights, sleeping policemen, speed bumps, pavement build outs and a roundabout. These have been installed to address various particular issues but without any regard to other factors such as relationship to adjacent land use or other activities and certainly not to impact on the heritage townscape or floorscape.

The map below indicates movement patterns through the High Street and the issues presenting to shoppers and pedestrians trying to cross the Bypass between shops and housing.

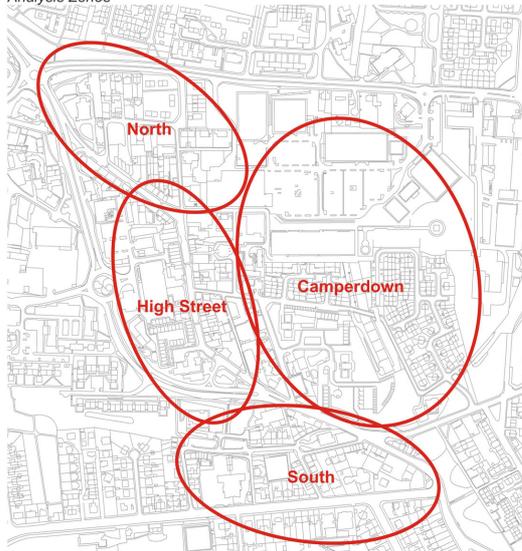
Below is a map indicating Listed Buildings within the proposed Conservation Area boundary and in the surrounding area.

Lochee Conservation Area - Listed Buildings



4 ANALYSIS ZONES

Analysis Zones



4.1 High Street

Land Use

The predominant land use on the High Street consists of retail use on the ground floor with residential on the upper floors. The buildings range between 2 and 4 storeys with varying floor to ceiling heights. They are constructed from a mixture of materials. The majority of traditional buildings were created from coursed sandstone blocks and contrast with those built over the last few decades. The majority of the modern buildings are built in brick or poured concrete with roughcast render and timber panels. These buildings are located on the west side of the High Street. The west side was cleared during the mid early 1960s as part of the Kirk Street CDA, as a result there are contrasting designs which contribute to the streetscape of the area.

Shop Fronts

One of the most important characteristics of the High Street is the shop fronts which vary considerably in design and materials. This is due to the differing age, styles and scale of the traditional tenements resulting in a range of window height at shop level. In the case of the large Kirk Street CDA regeneration scheme shop windows are a standard dimension with generally a standard fascia. Some shopfronts are under cover and therefore have used less durable materials. Many of these more recent buildings and shop fronts are built from modern materials which contrast with the more traditional shop.

A number of the High Street shop fronts are traditional in design consisting of features such as recessed doorways, elegant capitals and plinths, stallrisers, string courses, dentil courses and pilasters. All of which contribute to the character and appearance of the area. A few of the shop units still have traditional detailed, hand painted fascia signs and hanging signs within the High Street, however over the years a significant proportion have been replaced/concealed behind modern forms of signage.

There are a number of traditional shop fronts which have been altered including modern signage. This is demonstrated by the introduction of larger, deeper fascia panel signs, the use of modern materials and the removal of recessed doorways. Only detailed inspection will confirm whether earlier fascias have been removed or simply concealed.

In addition to the introduction of fascias of unsympathetic proportions and materials a large proportion of shopfronts have exterior roller shutters. More than anything else these shutters destroy the appearance of the High Street and indicate an area that is "down at heel" and in need of regeneration. The shopkeepers perceived need for this level of protection is an indicator of the level of social deprivation and threat of street crime in the area.

Views

The predominant views within the High Street are of Balgay Hill to the South and Cox's Stack to the East. Views are restricted within the High Street due to the building pattern and height. There is no visual stop to the south due to the form of the health centre but the mid distance is occupied by the rear elevation of Ancrum Road Primary School. To the north the very prominent block of 139-145 High Street immediately west of Bright Street is a significant visual stop.

There are a number of views to the rear of the buildings which make up the High Street. This provides an excellent opportunity to see historic construction techniques

and materials which have had little alterations over time. Features such as curved stone stairwells, original window details and historic roofscapes create the historic character of the area.

4.2 Camperdown Works

The area has strong associations with its industrial heritage which has been maintained through the conversion of former industrial buildings, street pattern and scale and massing of new developments.

As discussed previously, this area was the location of the former Camperdown Works. A number of the mill buildings have been retained and a number have been converted into a new use. As part of the redevelopment of the site a considerable number of the mill buildings have been demolished, however historic materials from the demolitions and downtakings have been reused to form important features within the development. This includes the reuse of natural stone to form boundary walls and walls of the residential units. Design features such as the facing brick pattern work taken from the nearby Italianate Cox's Stack have been included within the development.

Land Use

The land use of the area surrounding Camperdown Works is a mixture of residential and retail. The B listed Calendar Mill has been converted into a supermarket and the A listed High Mill has been converted into a residential development. The Cox's Stack has been retained and preserved as a Dundee and Lochee landmark and can be seen from miles around. The equipment from the former Calendar Mill was put into storage and offers an opportunity for incorporation into any regeneration proposal as with the columns which were recovered from one of the mill buildings and incorporated in the open space area by the Boiler House adjacent to Cox's Stack.

Features

Natural sandstone and brick are the dominant building materials within the area. The area is also characterised by stone boundary walls and narrow streets creating an intimate, human scale. Examples of the historic surface materials and decorative iron lamps add to the important historic character of the area.

Further features include the railway bridge to the east, the former engine house and Cox's Stack. Additional features include the Railway Warehouses, one now converted to housing and one to a sports centre, although that now has consent, not yet implemented, for housing. All of which create the unique character of the proposed conservation area.

4.3 North

Land Use

The land use of this northern section of the proposed Lochee Conservation Area is primarily residential, there are also a number of religious buildings. This part of the High Street and indeed the view north from the Bypass is dominated by Lochee Parish Church. The views west along the north portion of the High Street towards Methven Street are dominated by the now vacant Methven Street Church and the Camperdown

Works gates. The narrow cobbled Bright Street contains both the Lochee Baptist Church and the Boys' Brigade Headquarters, formerly the Cox's part-time school.

Building Analysis

The residential properties located in the north appear to have been built in the late 19th century and are stone built 1 and 1½ storey homes. The houses contain proportionate sized garden grounds. The house on the corner of Lochee Bypass and Harefield Road is a C(s) listed gothic manse and forms the western boundary of the proposed Conservation Area.

The B listed Lochee Parish Church is a gothic style building constructed in 1870 and dominates the views into the proposed Conservation Area.

The grounds also encompass the C(s) listed church hall in the south which was built 10 years after the church and is single storey built from coursed rubble and ashlar dressing.

4.4 South

Land Use

The land use in the south of the proposed Lochee Conservation Area is dominated by residential properties. Part of the land was once used for the Dundee - Newtyle railway line which ran round Dundee to avoid Dundee Law, Balgay Hill and Menzieshill. It then ran through Lochee and the B listed station is still present today. Beyond Lochee Station to the north east a private branch line led into the Camperdown Works.

Buildings

The residential homes in the south are a mix of semi-detached homes and tenement blocks situated along narrow streets. The area is also the most dominant in terms of green space as many houses have proportionate sized gardens. The area also benefits from having a substantial area of open green space along the east side of the High Street/Ancrum Road junction which consists of a cobbled path and part of Muirton Road is a narrow, cobbled one way street which leads onto the High Street/Lochee Road junction. The area also consists of a school which is surrounded by trees which is a contrast to the rest of the proposed Lochee Conservation Area.

The former train station is unique in terms of its design as it is only one of three examples throughout the country by Sir James Gowans who built this rubble constructed station in 1860. St Margaret's Episcopal Church in 1888 is the other B listed property and is located on the corner of Ancrum Road and the High Street. It has a cruciform layout and also has a piended roof which projects from the roof to shelter the bell. Lamond & Langlands Ancrum Road School with a collection of early weaver cottages grouped around it.

Fiskin's two schools, former Clydesdale bank, Robbie & Wellwood shop units, James F Stephen/Milton Studio housing at Camperdown Street all contribute to the character of the area.

Views

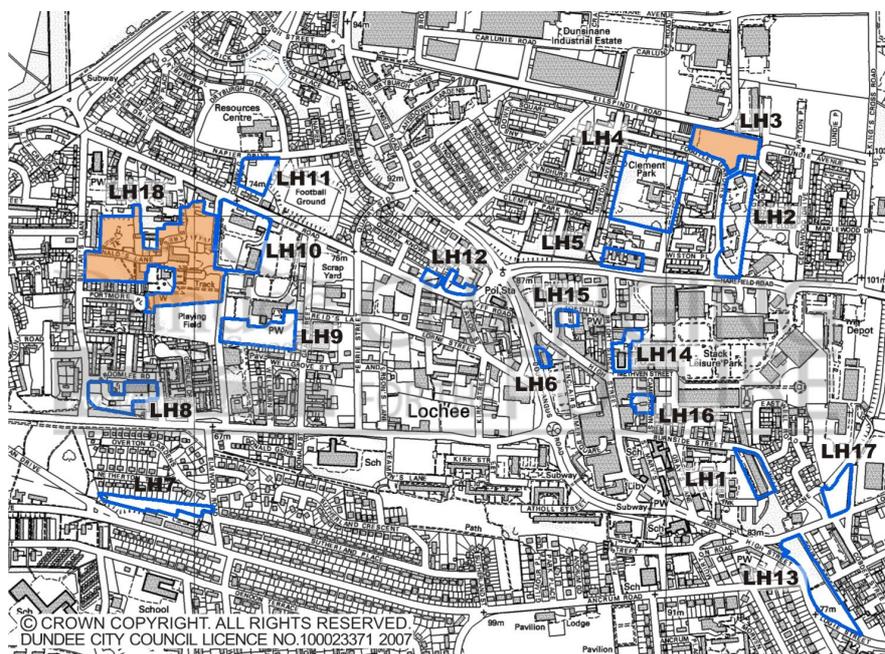
Ancrum Road is the most ideal location for the south boundary of the proposed Conservation Area. From Ancrum Road views are offered beyond the boundary. To the east is an unobstructed view of Dundee Law and to the south west is Lochee Park, donated by the Cox family, on the lower slopes of Balgay Hill. Another view of note is that to the rear of the Former Lochee Railway Station with the high retaining walls which enclose the narrow, cobbled Old Muirton Road.

5 OPPORTUNITIES FOR DEVELOPMENT

- 5.1 A number of opportunities for development present themselves within and around the historic core of Lochee (see Diagram 5). A number of gap sites have been identified as being suitable for housing development. Within the historic industrial and service area of Kirk Street sites and buildings have been identified which could satisfy the local needs. The principal opportunity identified within the Lochee Physical Regeneration Framework is the short term vision which anticipates the reconfiguration of the Weavers' Village shopping centre and the longer term vision which sees the reconfiguration of the Highgate Centre. The latter concept anticipates the recreation of the historic Bank Street, closed and built over as part of the 1960s redevelopment. These sites are identified on diagrams 6 and 7.

Diagram 5

Development Sites (source - Lochee Physical Regeneration Framework)



6 OPPORTUNITIES FOR PLANNING ACTION

- 6.1 The principal focus of planning action within Lochee is the regeneration of Lochee High Street, including the upgrading of the pre-1919 tenement stock and the ground floor shopfronts, the rationalisation of traffic movement, the improvement to pedestrian movement, development of vacant or derelict sites and premises and the identification of alternative uses for the Stack Leisure Park, the former Camperdown Works. Tesco Stores who operate from the Calendar Mill within the former Camperdown Works are

bound by a legal agreement to remain there till late 2008. Should Tesco Stores vacate their Lochee store at that time a new use will require to be found for a large listed building in close proximity to Lochee High Street.

Diagram 6
Proposed Short Term vision
Lochee District Centre

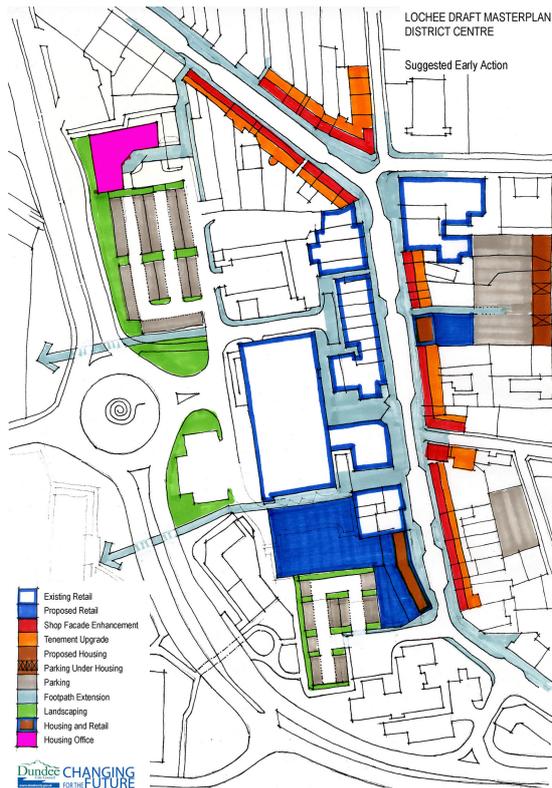
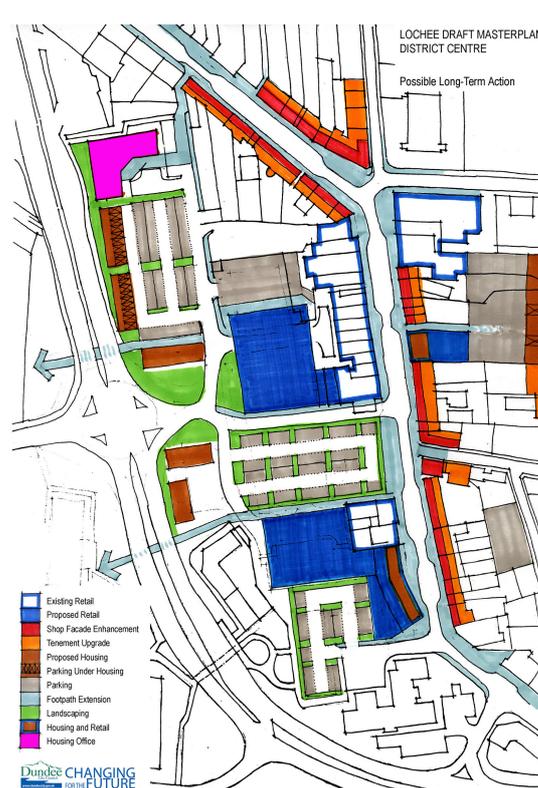


Diagram 7
Proposed Long Term vision Lochee
District Centre



(source - Lochee Physical Regeneration Framework)

7 OPPORTUNITIES FOR ENHANCEMENT

7.1 The Council has already launched a Façade Enhancement Grant Scheme within Lochee High Street and will develop a phased programme of works in partnership with the traders and the Dundee Historic Environment Trust. The Council intends to implement a programme of public realm improvements including enhanced footway widths for pedestrian comfort. There are areas where the traditional floorscape material still exists either as the existing surface or hidden below a modern finish. Opportunity will be taken to reuse these traditional materials and in so doing regenerate traditional craft skills within the community.

8 CONSERVATION STRATEGY

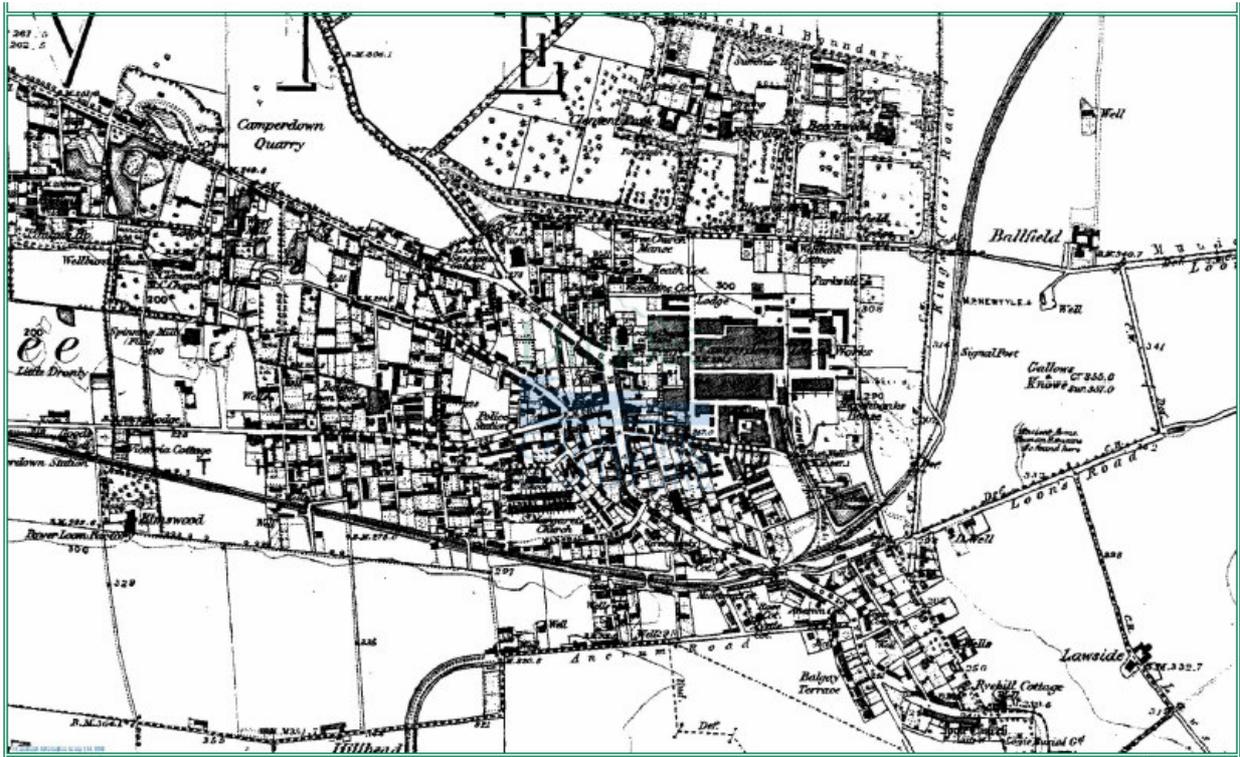
8.1 The Conservation Strategy of the City Council is to ensure that new development or alterations to existing buildings will not have a negative impact on the existing character of the area. The City Council will use the Conservation area status as a management tool to help produce a high design quality to ensure the preservation or enhancement of the special character and appearance of the area. The City Council

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

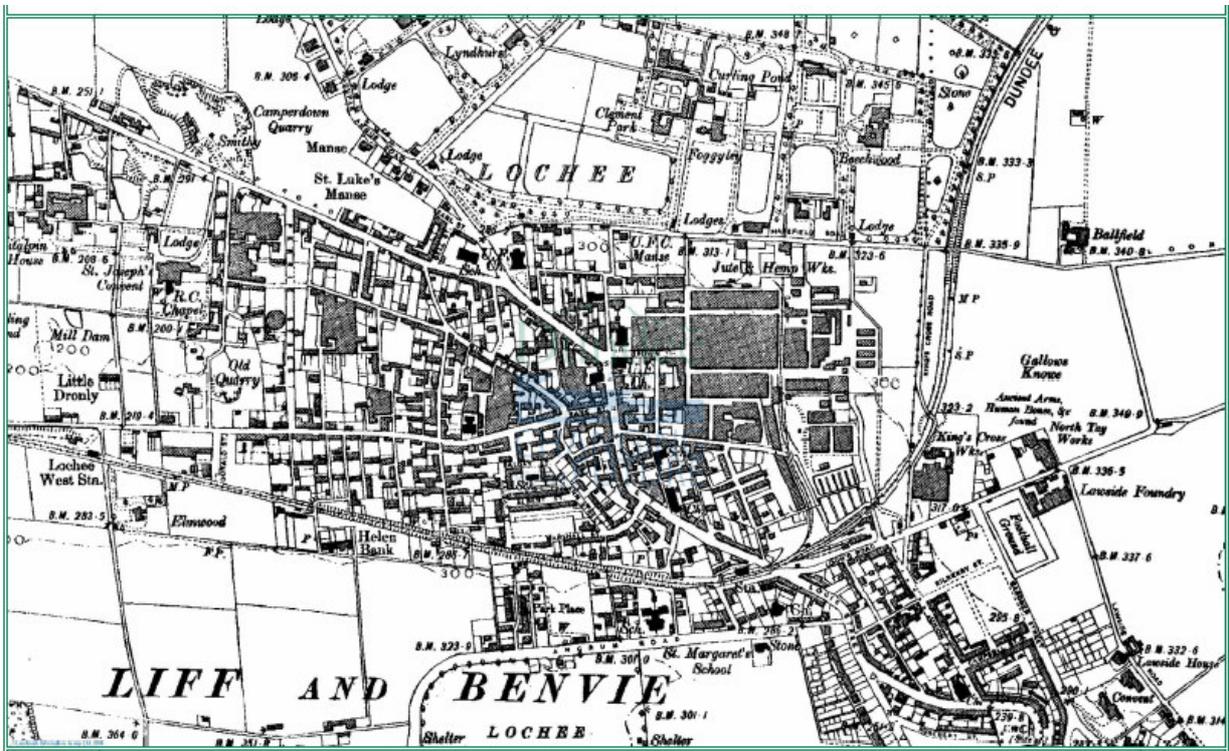
9 MONITORING AND REVIEW

- 9.1 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.
- 9.2 As part of the mechanism for review and monitoring, a photographic survey shall be undertaken as a means to record change. This shall 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.
- 9.3 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 Planning and Transportation Department.

Historic Maps



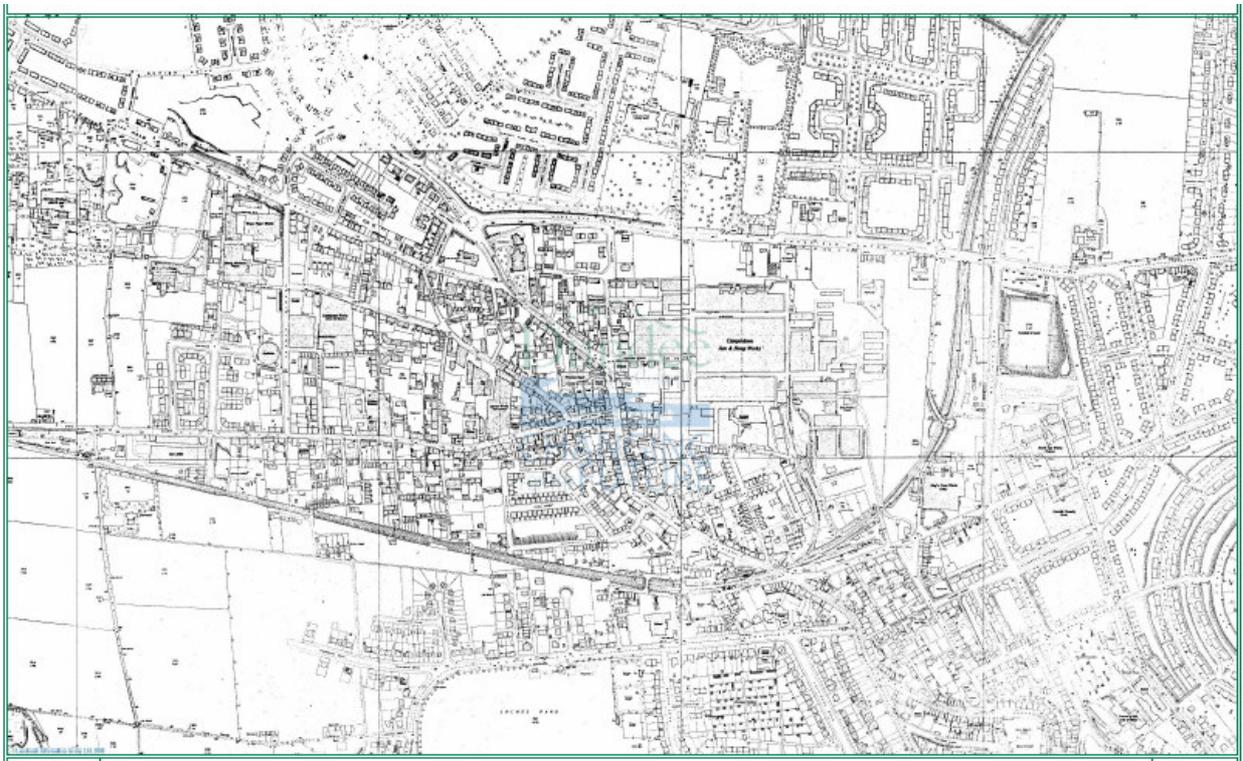
1843-1893



1891-1912



1904-1939



1950

