

REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE, 22 JANUARY 2001

REPORT ON: CONSULTATION EXERCISE FOR THE REVIEW OF WEST END CONSERVATION AREAS AND DESIGNATION OF BAXTER PARK CONSERVATION AREA

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 40-2001

1 PURPOSE OF REPORT

- 1.1 To secure the final approval of members to cancel the designation of the eight existing West End conservation areas and designate three redefined conservation areas in their place, as revised following public consultation.
- 1.2 To secure the final approval of members to the designation of Baxter Park Conservation Area, as revised following public consultation.
- 1.3 To secure the agreement of members to the extension of Maryfield Conservation Area, subject to public consultation.

2 RECOMMENDATIONS

- 2.1 It is recommended that:
 - a the Committee notes the responses and conclusions of the consultation as summarised in this report (detailed reports are available in the Members' Lounge) and agrees to approve the indicative boundaries of the conservation areas which were revised following the consultation exercise.
 - b that application should be made to the Scottish Office for Article 4 Directions for the new boundaries, as per the existing Article 4 Directions, and the new and cancelled designations be advertised on their confirmation.
 - c the Committee adopts the Conservation Area Appraisals for the four areas (available in the Members' Lounge).
 - d application be made to Historic Scotland for "Outstanding" status for the University, West End Lanes and Baxter Park Conservation Areas.
 - e following the new designations, maps and background documents be prepared and displayed for public information, with conservation area guidance and character appraisal leaflets published in due course.
 - f the Committee should agree that the extension to the University Conservation Area should not be a restriction on further development but an encouragement for future quality development.

- g the Committee notes the recommendation in the Baxter Park consultation that the Stobsmuir Ponds Area be given conservation area status and agrees to extend the area, subject to public consultation.

3 FINANCIAL IMPLICATIONS

- 3.1 There will be costs incurred in advertising changes and in producing new leaflets. Expenditure will be in the region of £2,000, which can be met from the Department's Revenue Budget, 2001-02.

4 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 The designation and review of conservation areas is integral to the Council's Corporate Plan, notably Aim 1 (Create the conditions for economic growth in Dundee), with the objective: "To improve the perception of the City both by its own citizens and externally", the Aim 6 (Building an informed, involved and active citizenship), in improving the image of the city and involving citizenship.

Conservation areas are areas of special architectural or historic interest, the character of which it is desirable to preserve and enhance. The review is intended to ensure that a high quality environment is maintained.

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 While there are no equal opportunities implications directly associated with this report, the review of the conservation areas, through the resultant provision of advisory documentation, will take into consideration the particular needs of all sectors of the community.

6 BACKGROUND

- 6.1 The City Council has a legal obligation, through the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, to review its conservation areas from time to time (Section 61). Policy BE14 of the Dundee Local Plan 1998 requires the Council to review the boundaries of its conservation areas as circumstances demand. Government guidance is provided in Historic Scotland's *Memorandum of Guidance 1998*. The Department's Business Plan promotes urban design to enhance the city, of which conservation area designation is an essential tool. Conservation area designation, as well as stimulating urban and rural environmental enhancement, can directly attract additional external funding into the city.
- 6.2 In November 1998, the Committee agreed in principle to cancel the designation of the eight existing West End conservation areas and designate three redefined conservation areas in their place, and to designate a new Baxter Park Conservation Area. The approval required a consultation exercise to be undertaken with the local Community Councils, amenity bodies and the general public and, as appropriate, the University of Dundee. The boundaries were then to be revised in the light of the comments received prior to final approval by the Committee.
- 6.3 In April 1999 the Scottish Office Development Department published National Planning Policy Guideline 18, *Planning in the Historic Environment*. This formalised the requirement for conservation area appraisal statements. In June 1999 two post-

graduate conservation students were employed to produce draft appraisals for the three west end areas and in May 2000 the Baxter Park draft appraisal was produced within the department.

- 6.4 In June 2000 consultation exercises were carried out for both the West End Conservation Areas Review and the proposed Baxter Park Conservation Area. The consultation was in the form of:
- a Direct communication with Historic Scotland, the Community Councils, the amenity bodies (the Architectural Heritage Society of Scotland, the Scottish Civic Trust and Dundee Civic Trust) and with the University of Dundee (including supplying draft character appraisals to all);
 - b Displays about both proposals in Central Library (2 weeks) and Tayside House foyer (4 weeks);
 - c An exhibition about the West End Conservation Areas Review, accompanied by planning officers, in Blackness Library (3 weeks);
 - d Posters advertising the proposals were displayed in various locations through both localities;
 - e Press releases resulted in accounts of the proposals;
 - f Explanatory leaflets and questionnaire-style comments sheets were produced and were widely available;
 - g Leaflets and comments sheets were hand delivered to all properties in the proposed Baxter Park Conservation Area, as well as to properties in the vicinity, and to all properties in the West End conservation areas extensions (about 1100 deliveries);
- 6.5 The consultation resulted in considerable positive feedback about the proposals and consultation exercises from amenity bodies and from the general public.

The Baxter Park consultation had the following response:

- a Members of the Stobswell and District Community Council agreed with the proposal to designate a conservation area, but wished the boundary to be extended to include Stobsmuir Ponds and Park Avenue. They wished the Council to enforce "conservation laws".
- b Historic Scotland agreed with the proposal and mostly with the proposed boundary. They suggested including Stobsmuir Ponds in an eastern expansion of the adjacent Maryfield Conservation Area. They recommended including part of the Taybank Works site. They commented favourably on the draft appraisal.
- c The Architectural Heritage Society of Scotland, the Scottish Civic Trust and Dundee Civic Trust all supported the proposal in principle.
- d Hillcrest Housing Association requested that the boundary should not include the site of Taybank Works as this might cause restrictions on their redevelopment of the site.

- e The public response was mostly from residents of the proposed area or its vicinity. 45 comments sheets, e-mails or letters were received. The results were: 95% (41) agreed with the proposal; 58% (25) agreed with the boundary as proposed; 37% (16) wished to see the boundary extended. Of these there were various mentions of extending to different streets in the vicinity, but the majority of comments were in favour of including the tenements opposite the park on Arbroath Road.
- f All agreed that Baxter Park Conservation Area is the appropriate name.

6.6 The West End Areas Review consultation had the following response:

- a The West End Community Council was in favour of the proposal, their one specific comment was to include the West End Lawn Tennis Club premises within the Suburbs boundary.
- b Historic Scotland agreed with the proposal. Various comments were made about the potential for "Outstanding" status. They commented, "It makes sense to roll eight conservation areas into three, then to subdivide them into different character zones".
- c The Architectural Heritage Society of Scotland agreed with the proposal in principle, but recommended that Windsor Street should be included with the Suburbs, not Lanes, Springfield should be a separate area, and that the South Tay Street area has "little to do with the University".
- d The Scottish Civic Trust and Dundee Civic Trust supported the proposal in principle.
- e The University of Dundee was cautious about the implication of conservation area status on future developments.

6.7 The conclusions taken from the Baxter Park consultation responses were that:

- a The conservation area is intended to focus on Baxter Park and therefore its boundary should remain tightly around the park and its immediate surroundings.
- b The area should not be combined with Maryfield, which is primarily residential in character. Morgan Academy, and the adjacent terraced villas on Pitkerro Road, also relate to the area but should remain within Maryfield Conservation Area.
- c Stobsmuir Ponds and recreation area are considered to be worthy of conservation area status. Rather than including with Baxter Park, Maryfield Conservation Area (which already includes the Stobsmuir Water Works and Clepington and Pitkerro Road houses) should be expanded eastwards to incorporate the recreation area and the houses overlooking it on Clepington Road and Pitkerro Road. This proposal should be subject to a formal consultation exercise amongst those affected, also incorporating any other minor amendments to Maryfield Conservation Area.
- d Baxter Park Conservation Area is the appropriate name.

- e In Dalkeith Road the boundary should focus on the park and on properties facing or backing onto the park and its approach road at Bingham Terrace.
- f Similarly, the double villas in Bingham Terrace should not be included in the area as they do not specifically relate to the park and are separately protected by listed status.
- g The tenements on Arbroath Road, opposite the south side of the park, do relate to the park, are quality buildings and (especially the corner turret at number 95-7) provide landmark features, despite intruding into the vistas south to the Tay. In response to the consultation exercise the three blocks of circa 1900 tenements between Thornbank Street and Baffin Street should be included.
- h The site of Taybank Works, notably that part which was formerly West Craigie farm, relates to the park and is continuous with Baxter Park Terrace and is designated in the Local Plan for housing (there is a current planning application for redevelopment for housing). The former High Mill, a landmark building at the south west corner of the park, is a category B listed building. The part of the site which is continuous with Baxter Park Terrace should be included in the conservation area, with the objective of achieving a high quality redevelopment. This excludes the west part, the site of the former weaving sheds, which relates to Morgan Street.
- i The tenements in Park Avenue are of much plainer design than the tenements surrounding the park. This street relates to the west entrance, but is not continuous with the central promenade. Only the return blocks to Baxter Park Terrace should be included in the conservation area. The houses commented on in Pitkerro Road already have conservation area status by virtue of being in Maryfield Conservation Area.
- j A conservation area leaflet covering both Maryfield and Baxter Park Conservation Areas and incorporating appraisals of both areas should be published.
- k Outstanding status should be sought from the Historic Scotland.

A revised boundary plan for both Baxter Park and the proposed Stobsmuir extension to Maryfield are attached. (Appendix A)

6.8 The conclusions taken from the West End consultation responses were that:

- a The conservation areas should be simplified as proposed into three distinct areas and originally proposed and agreed by Council. Different character zones within the areas should be identified through the conservation area appraisals.
- b The conservation areas should be extended as proposed.
- c The West End Lawn Tennis Club should be included in the Suburbs area, on the recommendation of the West End Community Council.
- d Of the other suggestions:

- Sinderins is already proposed to be part of the Lanes Conservation Area.
 - Blackness Avenue and Logie and St John's Church are proposed to be part of the Suburbs Conservation Area, with the boundary along Hawkhill and Perth Road.
 - Windsor Street is arguably part of the Suburbs, with much in common with the terraces along the north side of Perth Road, as suggested by the AHSS. However it, Fort Street and Richmond Terrace also relate to Magdalen Green, in the Lanes area, and form the eastern boundary to the series of large mansions along the south side of Perth Road. The proposed boundary keeps Windsor and its vicinity with the Lanes, with the added advantage that it should gain "Outstanding" status.
 - There are pockets of quality properties to the north of Blackness Road, such as numbers 273-295 and the housing around Oxford Street. However, the conservation area will be better defined if the boundary is kept to Blackness Road.
 - The tenements in Seymour Street are of high quality and there are pockets of interesting buildings in Hyndford Street, Rockfield Street and Crescent, etc. However the overall area, excluded from the proposed boundary, is not felt to be of conservation area quality.
 - Similarly, the area south of Hawkhill, excluded from the proposed boundary, is not felt to be of conservation area quality.
- e It should be recognised that the extension of the University Conservation Area is not a restriction on further development but an encouragement for further quality development.
- f A conservation area leaflet covering the three conservation areas and incorporating the appraisals should be published.
- g Outstanding status should be sought from the Historic Scotland for the University and West End Lanes areas.

A revised boundary plan is attached (Appendix A)

7 CONSULTATIONS

- 7.1 The Chief Executive, Director of Finance, Director of Support Services, Director of Corporate Planning and Director of Leisure & Parks have been consulted and are in agreement with the contents of this report.

8 BACKGROUND PAPERS

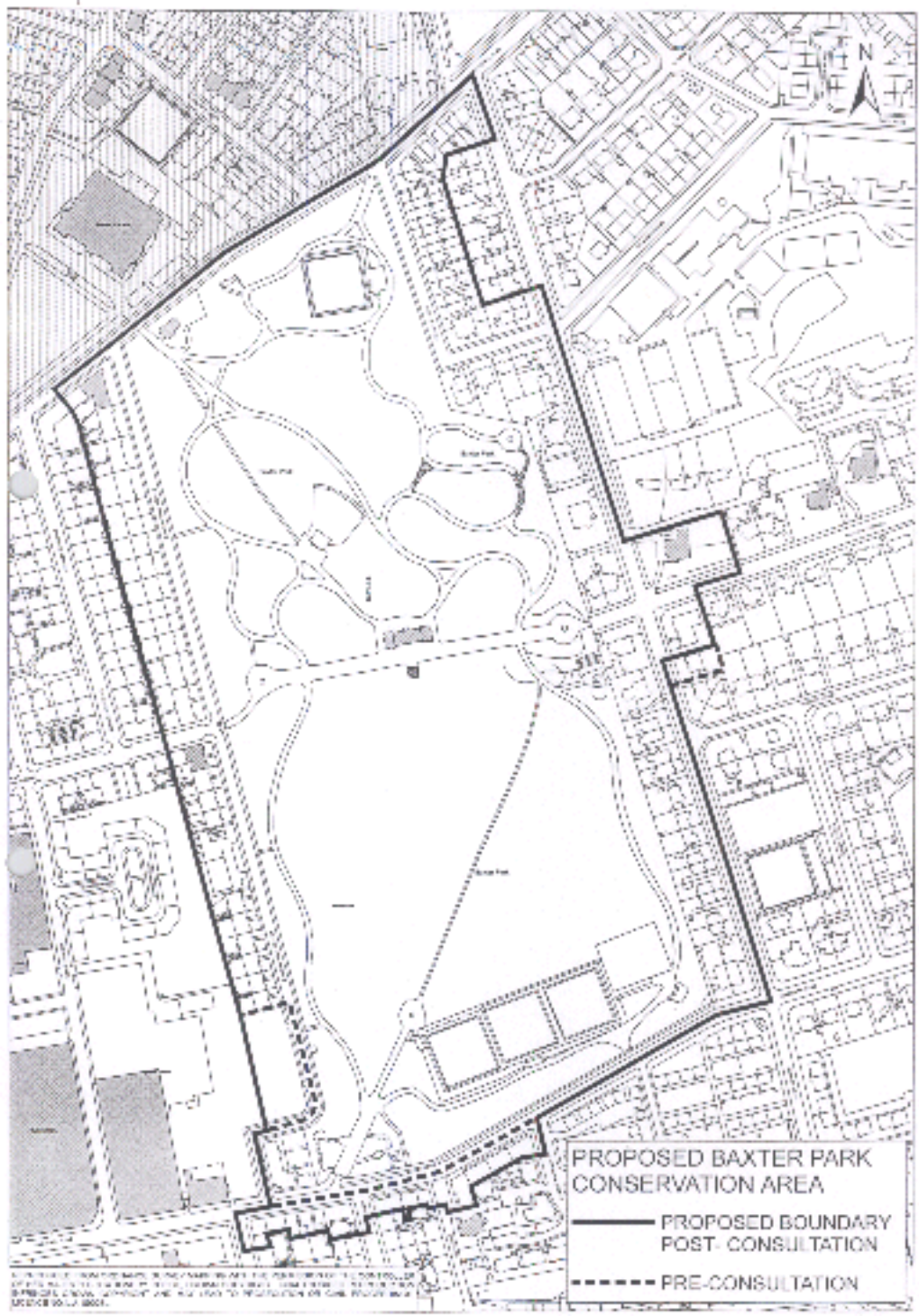
- 8.1 Report 519/1996, Review of Dundee Conservation Areas, 17 December 1996, article XIII refers. Report 828/1998, Review of West End Conservation Areas and Designation of Baxter Park Conservation Area 30 November 1998 refers.

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Ian Mudie
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8 January 2001

IGSM/AMS/RJ TEMP12
Dundee City Council
Tayside House
Dundee

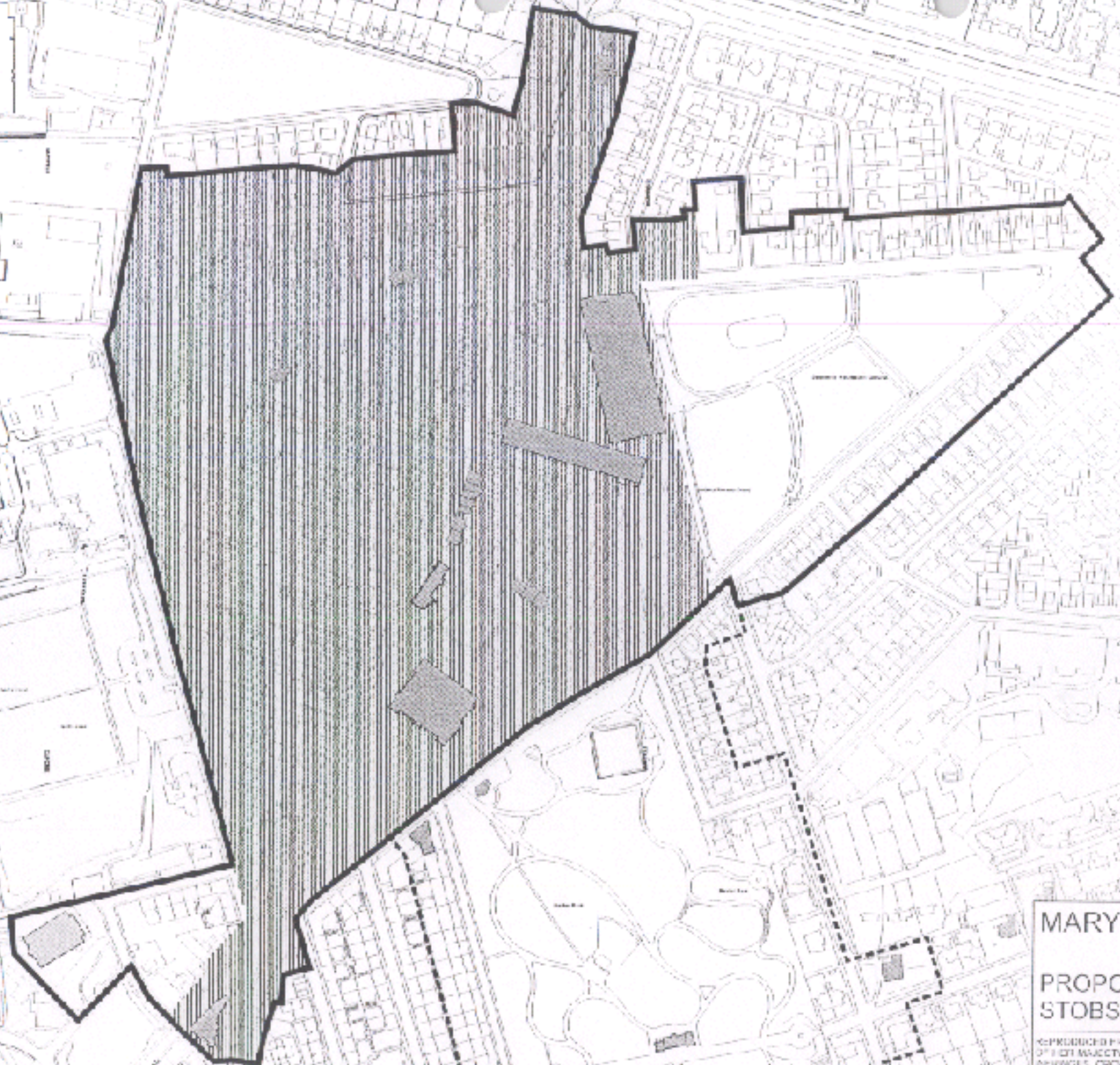


**PROPOSED BAXTER PARK
CONSERVATION AREA**

— PROPOSED BOUNDARY
POST-CONSULTATION

- - - PRE-CONSULTATION

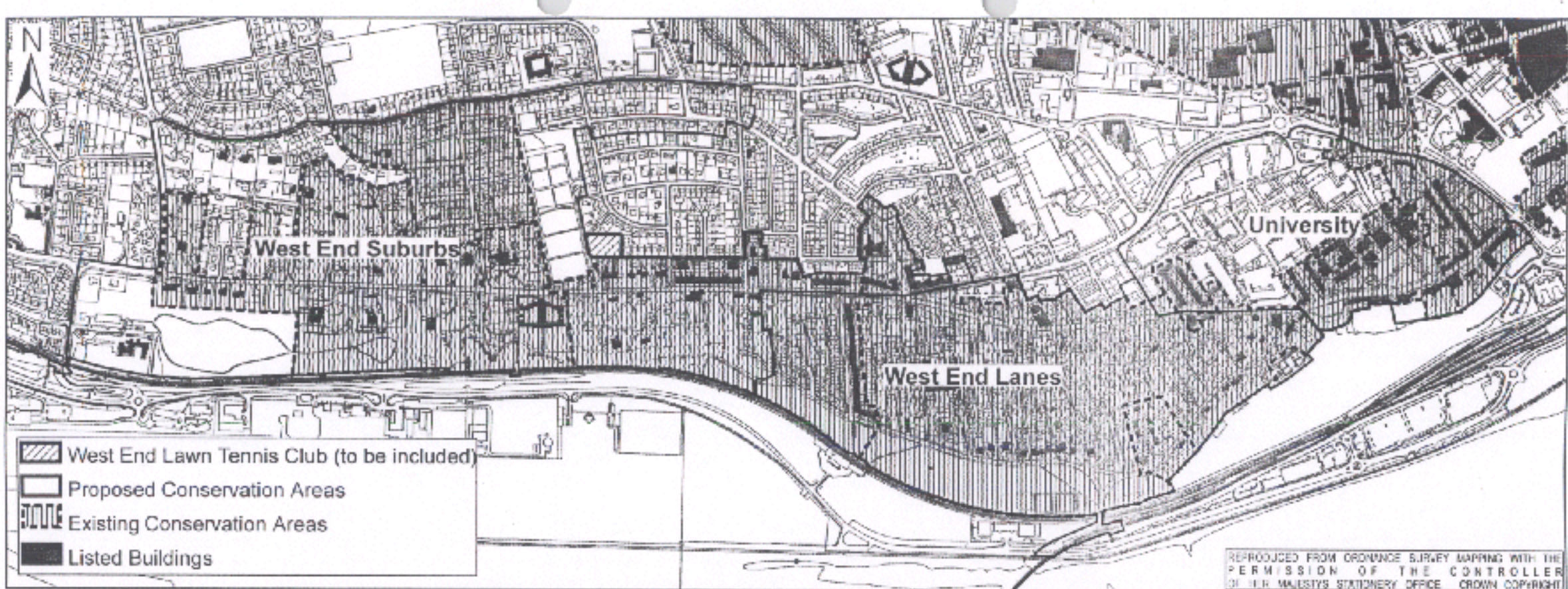
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MARYFIELD CONSERVATION AREA

PROPOSED STOBSMUIR AND POSSIBLE STOBSWELL EXTENSIONS

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West End Suburbs

University

West End Lanes

-  West End Lawn Tennis Club (to be included)
-  Proposed Conservation Areas
-  Existing Conservation Areas
-  Listed Buildings

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