

Conservation Area



Broughty Ferry Conservation Area Appraisal

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1 Introduction



The Harbour at Broughty Ferry

East of Dundee lies the historic settlement of Broughty Ferry. Akin to a typical seaside village, the presence and activity associated with Broughty Ferry Castle and the beach further emphasise the area's seaside character. Broughty Ferry Conservation Area contains the historic heart of the fishing village and the area later developed due to the affluence of the 19th century jute barons of Dundee who resided in Broughty Ferry.

Developed from a distinctive grid iron layout, Broughty Ferry's historic street pattern has remained largely unchanged. The suburb's original setting provides extended views and vistas down to the River Tay, up Reres hill and along the streets such as Brook Street, King Street and the aptly named Long Lane.

This document will highlight the special quality and unique character of the Broughty Ferry Conservation Area that has been created as a result of the prosperity of the small fishing village, maritime trade and wealth of the Dundee jute barons.

1.1 Definition of a Conservation Area



Broughty Castle gates

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 17 Conservation Areas, all of which have their own distinct character which is desirable 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



*View west towards Dundee
over rocky foreshore*

A Conservation Area is an area that holds special architectural or historic interest that are considered worthy of protection. It is the buildings and the spaces between them that are of architectural or historic interest to the individual character of the area.

A conservation area status is not intended to inhibit development, but to rather facilitate and support development that preserves or enhances the special character and appearance of the area. Conservation Area designations limit permitted development rights in order to further protect the character and appearance of the area.

1.3 The Purpose of a Conservation Area Appraisal



*Residential Housing in
Broughty Ferry*

A Conservation Area is dynamic and constantly evolving. It is essential to review and analyse the character of the area on a regular basis. The purpose of a conservation area appraisal is to define what is important about the area's character and appearance in order to identify its 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 Broughty Ferry Conservation Area. The character appraisal of the Broughty Ferry 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 and help guide the development of Design Guides and Development Briefs within the Conservation Area or where proposals out with the boundary may have an adverse impact on the Conservation Area.

This appraisal sets out a number of proposals for the enhancement of the Conservation Area, a role

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View up Cross Street Broughty Ferry



View west towards Broughty pier from Broughty Castle



View up Lawrence Street Broughty Ferry

highlighted and supported by National Planning Framework 4 (NPF4), which sets out policy on the historic environment and states; 'Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced.

Relevant considerations include the:

- i. architectural and historic character of the area;
- ii. existing density, built form and layout; and
- iii. context and siting, quality of design and suitable materials.

Development proposals in conservation areas will ensure that existing natural and built features which contribute to the character of the conservation area and its setting, including structures, boundary walls, railings, trees and hedges, are retained.

Guidance from the Scottish Government, contained in 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).

The advice contained within this Conservation Area Appraisal is subject to approval by Dundee City Council prior to consultation with the public. The Conservation Area Appraisal document will provide the basis for the development of an action plan as the next stage in the management process for the 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"

2 Conservation Area Context



Traditional Single Storey Cottage



Traditional Terraced Housing



View towards Broughty Ferry Castle

The Conservation Area itself is predominantly characterised by a wide range of residential properties, including traditional fishing cottages, Victorian townhouses and large villas within landscaped gardens. The grid iron street pattern is also an important element to the Conservation Area. Gray Street and Brook Street breaks the residential feel of the Conservation Area by being dominated by ground floor retail use including shops, restaurants and bars.

Covering a stretched geographical area, there are a number of buildings of historic importance. The area is rich in architectural character and therefore, when moving throughout Broughty Ferry, there is a fascination to look at every element, building and structure. The most focal buildings within the area however are predominantly churches. The Broughty Castle and surrounding area present a distinct character in terms of the open space, Castle Green, and special historic interest.

The beach front properties vary in appearance but all are rich in character and design. These are enhanced by traditional fixtures and traces of traditional stone sets that run parallel along certain streets which provide that extra degree of heritage character to the Conservation Area. Additionally, residences running along the beach front benefit from being located at scenic locations which overlook the Tay, across to Tayport, view both the Tay Rail and Road Bridge as well as Dundee in the distance. The Castle and stretching beach, undoubtedly, are also important assets to Broughty Ferry's character.

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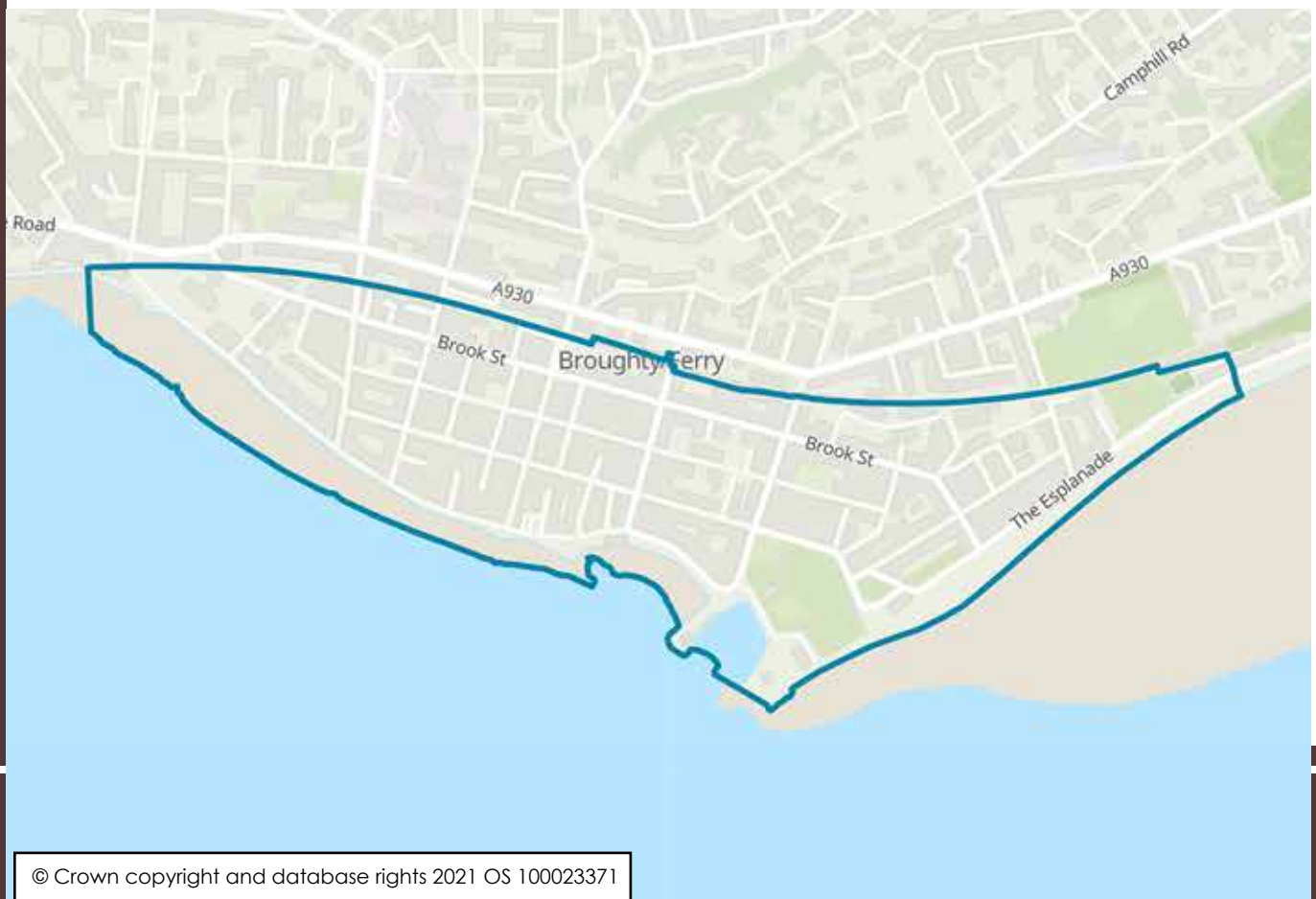
2.1. Current Boundary

The boundary of the Broughty Ferry Conservation Area (see Fig. 1) runs from the listed buildings at the far West of the Douglas Terrace Railway Road Bridge along the railway line along with the railway buildings, up to land to the East of Rugby Terrace (with Eastcott & the Glass Pavilion) including the beach and harbour from Beach Crescent back to Douglas Terrace.

West Ferry, Grove, Forthill and Reres Hill Conservation Areas, adjacent to Broughty Ferry Conservation Area, are physically separated by the railway line.

Broughty Ferry Conservation area was originally designated in August 1997 and extended after 2014 up to the current boundary.

Fig 1 - Broughty Ferry Conservation Area boundary



3 History of Broughty Ferry



Broughty Castle and harbour



Newly built fishing boat ashore at Broughty Beach



Boats beached on the foreshore at Broughty Ferry

During the late 18th century, the village of Partancraig was established and developed from a collection of fishermen's huts to a small fishing hamlet dominated by a fortified 15th century Castle.

The earliest known reference to Broughty Crag is in a charter dated from the late 14th century. The crag remained unfortified until the mid 15th century when the Fourth Earl of Angus gained special permission from James II to erect a fortalice. During the "Rough Wooing" of the mid 16th century, Somerset, the Lord Protector, established English garrisons in different forts and castles throughout the country. One of the most important of these was Broughty Ferry Castle, handed over to the English by its own Patrick, Lord Gray. James Scrymseour Fotheringham was the last of the private owners of Broughty Castle. By the early 19th century, the castle and lands were sold by Fotheringham's trustees to the Edinburgh, Perth and Dundee Railway Company and was subsequently kept as a store until the ruinous Castle was bought by the Crown Authorities and had it equipped once more as a fortress. By 1870, the Castle was restored to more or less its present appearance and condition. After service, during the World Wars, the Castle was later returned by the War Office to the Ministry of Works. Leased to Dundee Corporation in 1957, a few years afterwards the Battery was removed and the area converted to its present recreational use.

At the beginning of the 19th century, Broughty Ferry started to develop along Charles Hunter of Burnside's gridiron plan. The small fishing village, by this period, had developed into a small community in West Ferry, a "new town" at East Ferry and a sizeable fishing community remained along Fisher Street. A further plan by Hunter in 1825 proposed to extend the eastern "new town" with an elaborate arrangement of crescents, a square and avenues with villas and secluded mansions.

The opening of the Dundee and Arbroath Railway line in 1838, along with the prosperity of small industries including roperies, breweries, bakehouses and a foundry, allowed Broughty Ferry to flourish into a

During the late 18th century, the village of Partancraig was established and developed from a collection of fishermen's huts to a small fishing hamlet dominated by a fortified 15th century Castle



Bridge over railway line through Broughty Ferry



Original stone setts retained as part of road surfacing



Submarine miners based at Broughty Castle training

modern, fashionable and well-appointed town. There already existed long-standing fishing and fish-curing businesses. The completion of the railway line also enabled the wealthier citizens of Dundee to relocate away from the deteriorating environment of the city and also enhanced the town's popularity as a seaside and health resort for the less affluent. In 1850, the Dundee and Arbroath Railway bought Castle Green and constructed a branch line running north-eastwards to connect the harbour with their main line.

Regular steamboat services were established following the construction of a railway ferry harbour by the Edinburgh and Northern Railway in 1846. The shape of the harbour was determined by a clause to not allow any structure to project into the Tay Estuary beyond a line drawn from the high water mark at Broughty Castle, extending westwards to the outer extremity of the wooden jetty still present today. The ferry service ended shortly before World War II as it was becoming increasingly uneconomical to operate due to increasing competition of the motor car.

Broughty Ferry became an independent burgh in 1863 under the "General Police and Improvements (Scotland) Act of 1862". Under the Act, a variety of improvements helped the increasingly deteriorated environment largely caused by the extra traffic. Improvements included paving, lighting, cleansing as well as policing. Low price rail fares introduced in the 1870s greatly encouraged the process of suburbanisation and many of the earlier single-storey dwellings were replaced by tenements.

It was during the early 19th century new lanes and closes including Jetty Lane, Alley Close, Bell Lane and Chapel Lane; were created to accommodate the increasing fishing population. The dawn of modern steel trawlers from local shipyards began the decline of the Broughty Ferry fishermen who were increasingly affected by rising costs, decreasing catches and falling prices. Broughty Ferry would witness the substantial decline of its once prosperous fishing industry.

Broughty Ferry became an independent burgh in 1863 under the "General Police and Improvements (Scotland) Act of 1862"



Villas built along the shoreline overlooking the Tay



Many businesses began to expand in to Broughty Ferry



View from bridge at junction with Dundee Road

By 1900 the burgh had developed as a shopping centre and expanded considerably to the West and East with the creation of many of the streets we know today including Home Street, East Home Street, The Esplanade, Castle Street, Mill Street and an extension to Brook Street to the East.

During the early 20th century, Broughty Ferry had become increasingly dependent on Dundee for its services, notably water and tramways. In 1907 Dundee's eastern boundary had met Broughty Ferry's western boundary and "The Dundee Boundaries Bill" of 1913 annexed Broughty Ferry to Dundee in order for residents to pay towards the costs of the used services.

The later 20th century saw Broughty Ferry emerge as a district shopping sub-centre. However, with growing car ownership and easy access to Dundee shops reduced the shopping importance of Broughty Ferry. A number of long-running local businesses were replaced but, nevertheless, the traditional Goodfellows the baker and Gillies the house furnishers still remain.



Broughty Castle defences and harbour

By 1900 the burgh had developed as a shopping centre and expanded considerably to the West and East with the creation of many of the streets we know today

4 Character and Appearance



View along Beach Crescent towards the west

The character is the key element to be considered when appraising a Conservation Area. This section will analyse the main elements that contribute to the character and appearance of the Broughty Ferry Conservation Area. The boundary of the Conservation Area maintains the historic street and infrastructure pattern as well as the natural landform of the beach.

In order to review and evaluate the importance of the historic and architectural character and appearance of the area, the Conservation Area has been divided into three distinct sections: the South, the West and the East. The proposed North character area has also been included as a review to investigate the potential for an extension to the Conservation Area.

See Section 5 for the individual character areas.

4.1 Street Pattern and Material



Mix of materials used in footway treatments

The Conservation Area mainly consists of a traditional grid-iron layout which has remained the same since the 19th century, apart from changes in the layout to the Castle's current recreational ground. This particular layout provides easy access and emphasises a sense of openness and continuity while certain North-South streets capitalise on the scenic views up Reres Hill, down to the River as well as across to Dundee and Tayport.

The area largely consists of tarmac however Long Lane, for example, still retains a traditional stone set surface. Traditional stone set running courses and stone kerbing have been retained at a large scale throughout the Conservation Area which adds a distinct character to the streetscape. Due to this historic layout, the existence of narrow streets and sharp corners, particularly at Fisher Street, and traditional surfaces add character whilst also providing traffic calming. Sections of the original street material are visible along King Street. The car parking spaces at Beach Crescent, Castle Approach and Mill Street are slightly patterned.

The boundary of the Conservation Area maintains the historic street and infrastructure pattern as well as the natural landform of the beach

4.2 Movement and Activity



The centre of Broughty Ferry retains its historic streetplan

Broughty Ferry Conservation Area is characterised largely by the busy but relaxed atmosphere of the beachfronts at Douglas Terrace stretching along to The Esplanade.

Most pedestrian and vehicular activity within the Conservation area happens along the Northern edge of the Conservation Area (see Appendix C). This includes Dundee Road, to the North-West, down Westfield Road and along King Street. The pace of activity increases considerably moving towards the busier Gray Street and Brook Street. The main buzz of activity exists outside the Conservation Area within the shopping district of Brook Street and northern section of Gray Street.

4.3 Setting



Public garden at the esplanade Broughty Ferry



Sand dunes alongside the sea wall at Broughty Ferry



Broughty Ferry Beach and Castle

Since the 19th century Broughty Ferry has been considered as an area which could relieve the stresses of the city. Even in the early 20th century the publication "Broughty Ferry: Descriptive and Illustrated Guidebook" (c.1904) named the town as being "The Brighton of the North". Broughty Ferry has retained its strong holiday resort identity and in addition, a distinct seaside character still remains to this day.

The seaside atmosphere (see Fig. 4) emanates from a number of natural and built features within Broughty Ferry including the beaches and dunes, the seafront location and views out across the River; the historic Castle which stands guard at the mouth of the Tay; to the rising landforms in the distance. The mix of such features make up this distinct setting which should be preserved and enhanced.



Tourists and locals enjoying the sun at Broughty Ferry beach

The seaside atmosphere emanates from a number of natural and built features within Broughty Ferry including the beaches and dunes

4.4 Views and Vistas



View across Broughty Ferry bay

Following from the setting of Broughty Ferry, the suburb is also predominantly characterised by the scenic views down to the River Tay and, in more open areas, views up to Reres Hill (see Appendix D). Views along the typical long streets of the gridiron layout and down narrow lanes, for instance within the old fishing village quarter, are also important features of Broughty Ferry. Scenic panoramas exist along the Southern-most streets across the Tay where Dundee, the Tay Road Bridge and Tay Rail Bridge, Tentsmuir and Tayport can all be seen. All these views add to a sense of openness in certain areas and a sense of enclosure as well as providing continuous points of interest for the wandering public.

4.5 Listed Buildings



Broughty Ferry Congregational Church

Broughty Ferry Conservation Area contains numerous buildings which are listed by Historic Scotland for their special architectural or historic interest (see Fig. 5). 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 features 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 national or international importance. Category B listed buildings are of regional importance. Category C buildings are of local importance.

Fig 5 - Listed Buildings within the Conservation Area



5 Character Areas

The Broughty Ferry Conservation Area has been divided into four character areas (see Appendix E). Each character area identifies the 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 areas may have similar features.

5.1 The South



Listed Building on Fisher St



View Along Fisher St



Traditional Residential Properties

This character area is primarily characterised by the historic core of Broughty Ferry, the old fishing village where the suburb originally developed. With a close proximity to the shoreline, the South character area includes a diverse collection of shorefront residences and public service buildings stretching from James Place to Beach Crescent including the presence of two piers.

Primarily characterised by the local vernacular single storey fishing cottages, larger two storey dwellings finished in similar style and the number of local public houses in the area, the urban form is reminiscent of this village character. The variety of building styles on Beach Crescent is also reminiscent of a typical seaside harbour.

The area is also characterised by one of the busier streets within the Conservation Area, King Street. King Street nearly runs the entire length of Central Broughty Ferry and from it, a number of streets run South towards the Tay which provides another distinct feature. Overall, the historic street pattern is an important element to the character of the area.



View Along Beach Crescent

The area is also characterised by one of the busier streets within the Conservation Area, King Street. King Street nearly runs the entire length of Central Broughty Ferry



Barometer cottage with its barometer case standing outside



Broughty Ferry Lifeboat Station and pier extension



St. James church Broughty Ferry

Focal buildings

The main focal building of the area, and indeed one of the most important functional buildings of its time and to this day, is the lifeboat house on Fisher Street. The early 20th century building, the steel and concrete slipway and the newer pier extension add to its focal setting.

Adjacent to the lifeboat house, St. James Church and former fishermen's reading room is of merit due to its scale and characteristic features such as the blind oculus and a fleur-de-lis finial. In addition, the Red House due to its building material is distinctive to the area and Beach Crescent can be considered a focal area as a whole.

Another lasting feature of Broughty Ferry's fishing heritage is Barometer Cottage, especially the barometer casing outside the front door. The casing used to house a Negretto & Zambia (1859) barometer.



View across shingle beach towards St. James Church, the lifeboat station and the mix of traditional cottages

Another lasting feature of Broughty Ferry's fishing heritage is Barometer Cottage, especially the barometer casing outside the front door. The casing used to house a Negretto & Zambia (1859) barometer



View East along Fisher St



Relationship of Fisher St & the River Tay



Listed Building along Fisher St

Fisher Street

Fisher Street is representative of the historic core of Broughty Ferry that contains the old fishing village and older traditional fishing cottages and buildings. The proximity to the shoreline is also an important historic feature and link which would largely go unnoticed. A late 19th century pier and early 20th century slipway are also characteristic of the area which add to the maritime atmosphere of Fisher Street. Furthermore, there is a circa 17th century burial ground directly off Fisher Street, hidden behind the surrounding buildings. The graveyard was forced to be closed in the late 19th century yet it is still open to public access.

In terms of building frontage colour and texture, the general appearance and colour palette of the area ranges from a white harled finish to natural stone. There is also a distinct harling technique with the incorporation of seashells onto several buildings. At the bottom of Fort Street there is a range of soft pastel colours to complement the seaside atmosphere. Certain street frontages are equally characteristic of a seaside town with coloured window and door surrounds.

There are numerous streetscape features of interest such as traditional and replica bollards, that add to the maritime character; old mooring rings and cast-iron lamp standards with the original branding of the Dundee Harbour. Further along Fisher Street white railings create a decorative barrier between the street and beach area.



Traditional Harbour Character

At the bottom of Fort Street there is a range of soft pastel colours to complement the seaside atmosphere.



Traditional Stone Built Property



The Red House



Shore to Beach Crescent

Beach Crescent

Part of the larger character area, Beach Crescent is a distinct area in itself. It arcs northward between the corner of Fisher Street and Gray Street to the edge of St Vincent Street. A popular place for car parking which is mainly used by visitors, the crescent becomes a centre where pedestrians either move outside the Conservation Area into the retail core or further into the Conservation Area along Fisher Street, Castle Green and The Esplanade.

Beach Crescent is characterised by the wide street and open views across the Tay and front garden properties with small boundary walls. The properties have many familiar characteristics which are found throughout the Conservation Area such as sash and case windows, cast-iron rainwater goods and balustrades. The Red House, an early 19th century building once home to Charles Hunter, is most distinctive to the area with its red harl finish and curved boundary wall.

In terms of the streetscape, traditional detailed lamp standards line Beach Crescent leading from Castle Approach. Several of these lamp standards retain the former Broughty Ferry burgh's coat of arms.

The curving nature of the Crescent towards the older fishing village is emphasised with the adjacent buildings' roofline decreasing in the number of storeys. Ranging from a one storey traditional build to a four storey modern build, this distinct diversity is not found elsewhere in the Conservation Area.



Historic metalwork with view of Beach Crescent in background

Beach Crescent is characterised by the wide street and open views across the Tay and front garden properties with small boundary walls



Traditional Public House



Redevelopment of Property



*Public House with Satellite Dish
on Prominent Elevation*

King Street

King Street is a long street that spans the majority of the Conservation Areas length. Generally of uniform character, there is a variety of architectural styles and materials ranging from modern, mid to late 20th century and more traditional 19th century buildings including fishing cottages. The change in architectural style is more noticeable when glimpsing down many of the smaller streets including Bath Street, Ambrose Street and David Street. Along the eastern section of King Street the presence of stone boundary wall perimeters and smaller boundary walls with railing detail, subtly change the character of King Street. Further elements to the character of the street include the varying roofscape, ranging from one to three storeys; the addition of dormer windows; and chimneys.

The Eagle Inn presents a particular focus in terms of its material and colour as well as the carved eagle detail. In terms of street frontage, the majority of windows have retained a sash and case style while the entrances mostly incorporate fanlight and corbel details. Shop signage, awnings and banners are additional features which exist along the street. Generally, the colour palette ranges from a rendered white to natural stone brown creating an extra sense of uniformity. Windows, doors and shop frontages equally range within this colour palette however there are some departures from the identified palette.

The existence of satellite dishes along building frontages, for example, as identified along Fort Street, Lawrence Street and in some instances on King Street. These detract from the overall character of the streetscape and Conservation Area as a whole.

See Section 7 for more information.

The Eagle Inn presents a particular focus in terms of its material and colour as well as the carved eagle detail

5.2 The East



The River Tay



View from Broughty Ferry Castle



Park at Castle Green

Predominantly of recreational and residential character, the East character area has been identified to encompass the stretch of land to the East of the Conservation Area along the harbour and beachfront.

The Esplanade in particular is characterised by the many residential units that overlook the beach and take in scenic views across the Tay. Similar to the other two character areas, this area has been identified as continuing the general seaside character of Broughty Ferry characterised by the open setting towards the beach. Castle Lane is considered as the physical divide between the recreational and residential character of the area.

Focal buildings

Broughty Castle is the most important focal building of the area and in the historic significance of Broughty Ferry itself. The Harbour and the Castle Green are of particular focus for the Castle as well as these enhance the overall character of the area. The Red House (B listed) and the terraced properties at Castle Terrace (C listed) which are fronted by a semi-private gardens can also be seen within this area which also contribute positively to the character and appearance of the Conservation Area.

Open space

Castle Green is a large green space located inside the Conservation Area. Largely consisting of a man-made rolling grassy landform, it is often bustling with activity. From within the area, a near panoramic view can be observed ranging from Fisher Street around to The Esplanade. A group of trees exist along the South-East side which provide shade and shelter from the wind.

The Castlegreen Leisure Centre and the Broughty Castle Bowling Club are also located within the Castle Green area and, in addition to the amount of playpark equipment in the area, further cements the area's leisure and recreational use. The surrounding area outwith the Castle Green demonstrates the continuity of residential use from one character area to another.

Castle Lane is considered as the physical divide between the recreational and residential character of the area



Traditional Terraced Properties

Street frontage

Along the Esplanade and Castle Street to Rugby Terrace there is an extended and uniform series of historic terraced houses which each have their own individual elements and features. This individual character enhances the Conservation Area's overall character.

Elements and features which make up the character of the area primarily include roofscape, building front, window, door and garden details.

See Section 7 for more information.

Broughty Castle and Castle Green



Broughty Ferry Castle

Broughty Castle is an important visitor attraction to Broughty Ferry and the adjacent Castle Green exerts a wide and open atmosphere with leisure activities and events being held here on occasion. With opportunities to walk along the harbour and into the Castle, there is a sense of heritage value within this area whilst the area at Castle Green is lively and a contrast to the tight knit street pattern associated with other areas of Broughty Ferry.

The Castle itself is characterised by a larger cream colour harled section; an adjoined section designed in snecked rubble to be in keeping with the original castle texture; and is fitted with traditional sash and case windows. The Castle boundary wall stretches from the main tower and encircles a section of ground which once housed battery guns which is now a green space area. To the East of the Castle is the former submarines miners depot which is also constructed from traditional materials.



Public Street Art

On the West pier of the Harbour there is a spiral stair leading up to a viewing platform. The platform, with a full panoramic view from Fisher St to The Esplanade and across the Tay, also acts as a compass with pebbles surrounding the platform to note the direction North. This creates a unique space which is both functional and has a strong visual aesthetic.

Broughty Castle is an important visitor attraction to Broughty Ferry and the adjacent Castle Green exerts a wide and open atmosphere with leisure activities



Public Street Furniture



Soft Landscaping



Toilet Facilities at Mill St

Along the pier walls the pebble pattern has again been used to create swirled patterns that “engulf” the waste bins - possibly representing the waves of the sea; compass detail around the viewing point and pebbles around the wind dial emphasis the nautical association of the beachfront area.

Castle Green is essentially the grounds of the Castle and consists of a number of different park areas, a Leisure Centre and a Bowling Green, subdivided by pathways. Each park area within the larger Castle Green has a different leisure use which provides vibrancy and a mix of users to the area. The variety and numbers of people using the space also help to create this distinct character. During evening and night, the character of the area changes where the Castle is flood-lit further emphasising its dominant standing.

Directly to the East of Castle Green is the site of the old windmill which has since been transformed into a soft landscaped park space, Windmill Gardens, enclosed by a tall hedge. Situated to the South of the former windmill site, another car parking space overlooking the Tay is situated. Within this area, a pavilion style building houses the “Windmill” public toilets.



A busy Castle Green

Castle Green is essentially the grounds of the Castle and consists of a number of different park areas, a Leisure Centre and a Bowling Green, subdivided by pathways



View of Natural Landscape Features



Traditional Stone Built Properties



Properties with Traditional Painted Quoins

The Esplanade and Beach

The Esplanade is located in the easternmost part of the Conservation Area and consists solely of residential housing overlooking the beach and the River Tay. The beach and sand dunes are particularly important natural features as they present a distinct feature and attraction to the area.

A row of C listed terraced houses at the West end of the Esplanade are distinct due to the semi-private park area directly in front of the terrace's front gardens. The park itself is characterised as being another quiet place consisting of seating, pathways, soft landscaping and lined with tall trees and a boundary hedge. The character of this area would undoubtedly change with the seasons therefore during the spring and summer, the residents would have limited view of the Tay; however during the autumn and winter it would be more open.

Castle Terrace, which includes late 19th century terraced housing to the West of Castle Green, presents individual elements and features of interest. These quoined terraces are characterised by their entrances detailed with columns, capitals and iron balustrades across their frontage; cast-iron rainwater goods; windows in the first floor bays and the circular windows above. It is evident that the majority of these windows have had their traditional sash and case replaced with a modern style of window. The listing of the properties occurred after the installation of the modern windows. Replacement windows may require Listed Building Consent and shall be required to be in accordance with Dundee City Council and Historic Scotland current guidance (see Section 7). The rear of these properties are also distinct to the Conservation Area as each property consists of a stone walled back garden with associated outbuildings in character with the style of the larger terraced houses. The general colour palette ranges from silvery greys, whites to creams.

To the East of the listed terraces another row of non-listed terraces are set further towards the Beach dunes with the street narrowing at this point albeit still

The beach and sand dunes are particularly important natural features as they present a distinct feature and attraction to the area



Traditional Stone Built Properties



Importance of Uniform Colour



The Glass Pavilion

naturally open to the East. These quoined properties are two storeys in height and are characterised by the variety of window styles including long bay windows, oculus attic windows, fanlights and stained glass sidescreens. Most of these retain the traditional sash and case style windows. Stone boundary walls, original iron railings and front gardens which reduce in size moving along The Esplanade towards the East, are characteristic of this row. The terrace contains other numerous historic features such as decorative cast-iron hoppers, door arches and on the farthest terrace, decorative woodwork.

Set further back from the dunes, more terraced housing have similar features. The terraces are also characterised by the painted quoins and on some properties decorative iron work on external window sills. The roofscape is broken, positively, with the tall spire above the corner bay of the corner terrace. Along Rugby Terrace and Panmure Street, the terraced housing are close to the pavement line adding variety to the street frontages of properties within this character area. The colour palette remains the same ranging from silvery greys, whites, creams and browns.

The northern side of Castle Street is characterised by a mixed variety of residences in terms of their scale, materials used and distinguishing features. In addition there is a sense of inconsistency in relation to the style and finish of windows and doors which would be subject to improvement (see Section 7).



Category C Listed Terraced Properties

These quoined properties are two storeys in height and are characterised by the variety of window styles including long bay windows, oculus attic windows, fanlights and stained glass sidescreens.

5.3. The West



Former West Ferry Railway Station



View to the River



View West

The West character area is predominantly characterised by a varied mix of residential properties ranging from single storey cottages, to apartment blocks, to Victorian terraced housing and grand estates. The majority, if not all, of these properties are enclosed with characteristic boundary walls which range in style, material and colour.

In addition to the residential properties, there are several notable buildings within the area including the old West Ferry Railway Station and St. Stephen's West Church. The natural environment is also an important feature of this area where residences face South onto the Tay and beyond. There is a large presence of private gardens in the area and notable mature trees in the West and North of the area.

Views and vistas

The development of Broughty Ferry is characteristic of the strategic location at the Tay Estuary, the railway line to the North of the Conservation Area and subsequent access to the area via a series of bridges and underpasses. In total there are five bridges which span across the railway line, one railway crossing and two underpasses into Central Broughty Ferry. Three of the five bridges are entrance points into the Broughty Ferry Conservation Area, and all provide different elements of the character of the Conservation Area

The first bridge at Douglas Terrace, the B listed Railway Road Bridge, is characterised by the enclosed stone boundary walls at either side and then opening up to the wider view of the Tay and Tayport. The former West Ferry Station and cottages add to the character in terms of heritage value and overall seaside character. The second bridge, extending Dundee Road, is characterised by the metal railings, open view along the railway line both to the West and East and view down onto the private gardens of large residences. Upon approach of the Conservation Area there is a positive sense of enclosure with the combined effect of mature trees and stone boundary walls. The third bridge, extending Claypotts Road, is

there are several notable buildings within the area including the old West Ferry Railway Station and St. Stephen's West Church.



St Stephen's & West Church

of different character to the other two bridges due to the different type of materials used for the boundary wall thus presenting a different character. Across the bridge, Westfield Road has an elongated view down to the Tay enticing movement down to the River.

Focal buildings

There are several focal buildings within the area including; St Stephen's and West Church, on the corner of Dundee Road and Westfield Road with its imposing scale, enclosed courtyard and stained glass windows; in addition to the larger focal Victorian houses and seaside villas which leads out to Dundee Road via Douglas Terrace.

Street frontage

The West end of the Conservation Area from Church Street to the railway comprises of mainly single and two storey villas. Each building and property are individual in their character however still remain uniform to the overall character area in terms of their style. Examples of these distinct features include the gate piers, gates, balustrades and railings on building frontages and traditional style windows. The colour palette of the area does not drastically change and remains in a uniform white to grey.



Traditional Large Stone Villa

Boundary walls

Not unlike the West Ferry Conservation Area, this part of the Broughty Ferry Conservation Area is characterised by traditional stone boundary walls. The front garden sandstone boundary walls which line Douglas Terrace present a diverse streetscape. The variety includes the reinforcement of hedges, wood fencing or reinstated railings to create a diverse boundary style.



Prominent Boundary Walls & Stone Feature

It is evident that smaller boundary walls have once been detailed with traditional railings and a number of walls have been reinstated with railing detail, for instance along Westfield Road. The predominant treatment to other boundary walls in the area are typically made of natural stone and terminate with gate piers.

Each building and property are individual in their character however still remain uniform to the overall character area in terms of their style



Use of Soft Landscaping to Create Private Garden



Traditional Stone Villa



Soft Landscaping to Create a Welcoming Frontage

Private gardens and trees

From the open seafront at Douglas Terrace to the more enclosed, tree-lined Dundee Road, this area has a varied mix of private gardens which present an individual character to each property as well as enhancing the overall character of the Conservation Area. There is a mixture of soft landscaped and hard landscaped private gardens which are of equal interest to the overall character. At the western edge of the character area, there are larger private gardens which are not easily seen at the street level, restricted due to the high boundary walls, however these are considered to be of great importance in keeping with the green character of the area. Numerous mature trees are also present within the private gardens adding to this character. Public green space, with associated seating area, is located at the far western edge of the character area.



Prominent Mature Trees and Boundary Walls

From the open seafront at Douglas Terrace to the more enclosed, tree-lined Dundee Road, this area has a varied mix of private gardens which present an individual character to each property

5.4. the North



Outside Seating



Restaurant along Brook St



Traditional Shop Fronts

The northern area boundary has been recently extended up to the railway line which incorporate the busy streets such as Brook street.

The western and eastern-most sections of the character area are primarily a mix of older and modern residential units which present a substantially different and quieter atmosphere than in the active Brook Street and Gray Street. These residential sections are characterised by the stone boundary walls and private gardens already typically found in the West and East character areas which thus provides a degree of continuity of character which would be beneficial to preserve and enhance. The majority of commercial properties can be found along Brook Street and Gray Street, represents the retail core of Central Broughty Ferry and presents a unique vibrant character to the area with the quantity of shop fronts, signage, street furniture and general buzz of pedestrian activity.

Brook Street is characterised by a mixture of tenement buildings with ground floor retail units. These properties have retained their original features along the upper levels however most shop fronts have been redeveloped with more modern façades. Gray Street also consists of tenement buildings which are uniform in character yet many of the shop fronts have lost their original detailing. The transition between residential and retail character along Brook Street subtly changes in terms of building scale and form. To the South of the retail core, Long Lane is a traditional setted street which has retained its original character where instances of older stone boundary walls and cottages further enhance a historic village feel. Long Lane presents a sense of enclosure due to the close knit built form however this enclosure is broken in a number of areas, typically car parking areas, however offers scenic glimpses to the North and South. The range of traditional properties within the area including; single storey cottages not unlike the fishing cottages located in the South character area; stone cottages with small gardens and large two-storey Victorian villas with extensive grounds collectively enhance the village-like atmosphere.

The proposed area for extension has been identified as an area which has important historical value and character that distinguishes Central Broughty Ferry from the other district centres



Good Example of Signage

Certain details from the buildings add a degree of character to the area including the stained glass porch of one of the Victorian buildings; a later addition stained glass window in the smaller traditional stone built cottage; and original cast-iron lamp brackets and street lighting. The older buildings in this particular area make a substantial contribution to the character and ambience to the surrounding area. The essence of Long Lane is considered to be an important feature of Central Broughty Ferry to preserve and, from this, the surrounding area could be sympathetically enhanced.

Street pattern and material

Equal to the other character areas, the historic grid iron street layout creates a block style pattern of development. Any potential boundary extension would further extend the strong grid iron layout, protecting this from any detrimental development that should propose to change the historic pattern which developed from the earlier Broughty Ferry core at Fisher Street.

Additionally, the stone set running courses and stone kerbing which have been previously identified continue to run through the proposed extension.



View along Long Lane



Traditional Stone Built Property



Union St, view towards Brook St

Certain details from the buildings add a degree of character to the area including the stained glass porch of one of the Victorian buildings



Eastcott

The Cabmen's Shelter located along Gray Street, is considered to represent a crucial link in the transport system, with close associations with the nearby Railway Station. Therefore it was considered an important element of the character and appearance of the Broughty Ferry Conservation Area.

The extension to the east from Rugby Terrace is seen as making a positive contribution to the character and appearance of the Broughty Ferry Conservation Area. The historic association with Eastcott further highlights its importance.

Eastcott is a large attractive late Victorian/Edwardian house in its own right, it was also the home of a distinguished son of Broughty Ferry, Sir Robert Francis Mudie KCSI, KCIE, OBE (1890-1976).



Cabmen's Shelter

The proposed extension also includes the Glass Pavilion (former beach shelter). The Art Deco former Beach Shelter is a Category C Listed Building, and would form the eastern boundary of the Conservation Area.

It is considered that the proposed boundary extensions (Appendix B) would be inkeeping with the special character and appearance of the Broughty Ferry Conservation Area and would safeguard the unique historic environment.



The Glass Pavilion (interior)



The Glass Pavillion forms the Eastern edge of Conservation Area

The Cabmen's Shelter located along Gray Street, is considered to represent a crucial link in the transport system, with close associations with the nearby Railway Station.



Traditional Street Materials



Gray Street



Brook Street

South Gray Street is characterised by the wider stone set inlaid into the street which continues outside the Conservation Area until Brook Street. Such stone detail enhances the streetscape and the historical character of Central Broughty Ferry which should be protected from any adverse development.

Movement and activity

The proposed North character area is predominantly characterised by the district retail centre present along the majority of Brook Street, Gray Street and Fort Street. The high activity shopping area is a retail hub for local residents as well as those visiting Broughty Ferry. Consequently, this northern part of Central Broughty Ferry distinguishes itself as being the most active in terms of pedestrian activity and traffic flow.

Views and vistas

The extended streets of Brook Street, Long Lane and the subsequent views due to the grid iron layout, all provide views down to the River; along the streets themselves and outside Central Broughty Ferry beyond the railway line. The views and vistas along and outside into the adjacent conservation areas are unobstructed and present continuity at the street level. Glimpses outwards to the Grove, Forthill and Reres Hill Conservation Areas provide a sense of openness and appreciation of the landscape.

The views and vistas along and outside into the adjacent conservation areas are unobstructed and present continuity at the street level.

Focal buildings

The eclectic mix of architectural styles and building scales present no particular focus within the core retail area however outside the district retail centre there are a number of focal points. For example, Our Lady of Good Council Church on Westfield Road is constructed in distinctive red brick material contrasting with the surrounding natural stone character of the area and has a distinctive ecclesiastical theme containing a statue of the Madonna and Child; the former Congregational Church and Hall along Brook Street is hidden behind its surrounding wall and two mature trees which both add variety to the immediate streetscape as well as further afield; St. Aidan's Church with its imposing scale and the former East School House down St. Vincent Street covers a relatively large block and breaks the surrounding residential character positively; and the Church graveyard also presents a focus when looking across from Brook Street and Long Lane.



St Aidan's (prior to the conversion of the former church halls)



Our Lady of Good Council Church



St Stephens & West Church



Former Congregational Church & Hall

St. Aidan's Church with its imposing scale and the former East School House down St. Vincent Street covers a relatively large block and breaks the surrounding residential character positively



Junction of Brook St & Gray St



View along Brook St



Traditional Shopfronts

Street frontage

There are a variety of scales, textures, colours and architectural styles within the core retail area along Brook Street which presents a varied character to the area. The building form is relatively similar however differing scales from one to three storeys provide an intermittent roofline. The presence of numerous shop frontages with individual features such as shop signage, external features and even the style and colour of shop frontage add to the diverse character of Brook Street. Gray Street extends the retail core of Brook Street which continues to thrive with activity from the many shop fronts lining the street. Building frontages are generally of uniform character in terms of the two to three storey scale and the natural stone material. Overall, there is no specific colour palette to the area however buildings tend to contrast well into the surroundings. A specific colour palette would enhance the identity of Brook Street.

Public realm

In terms of the public realm, the main retail area of Brook Street and Gray Street is not pedestrianised however the district centre has undergone a series of improvements to make the pedestrian experience more enjoyable. Such improvements have included the incorporation of a one-way system along the core frontage area of Brook Street in addition to the kerb cushions at either side of central Brook Street to calm the flow of traffic. These measures have created a safer pedestrian area however a substantial amount of through traffic still remains. The many shopfronts, seating areas, hanging baskets on lamp posts and overhead bunting all add to the shopping character of the area. Several principal elevations along the retail core of Central Broughty Ferry include external wall clocks, awnings and customised shop signage which brings a sense of heritage value back to the shopping core.

There are a variety of scales, textures, colours and architectural styles within the core retail area along Brook Street

6. Opportunities for Planning Action

6.1. Street pattern and views



Linear Street Pattern



View South to the Tay

The historic grid-iron street pattern is a key contributor to the overall character of the Conservation Area and surrounding area. It is therefore essential that any development which involves the changing of the street pattern should be discouraged unless there is strong justification for doing so.

The layout of the street pattern, with many roads and streets running West-East and North-South, presents a number of open views and vistas throughout the Conservation Area. The view down to the River Tay and unobstructed views within and outwith the Conservation Area are key features when travelling the length of these streets. It would therefore be detrimental to the character of the area for any elongated view to be obstructed by any form of development whether structural or the placement of inconsiderate external fixtures such as satellite dishes or street signage.

Development which significantly damages the street's elongated view or setting will be discouraged in order to retain the historically planned character of the area.



View towards Life Boat Station & Pier

The historic grid-iron street pattern is a key contributor to the overall character of the Conservation Area and surrounding area

6.2. Shop frontage and signage



Traditional Public House



Modern Signage



Traditional Shopfront

Shop frontages are a variable component of any Conservation Area and it is of concern that any shop front or proposed shop front development should take into consideration the surrounding context in terms of the scale, architectural style, colour and detail of the area. Each shop front should complement each other in appearance and scale. In addition, it is important to contrast any proposed development within the colour palette of the surrounding context.

When considering proposals for shop front extension, alteration or removal, emphasis will be placed on how the character of the area would be affected whether negative or positive. Any new development would be of high quality design to complement the surrounding context and the retention of as much traditional shop frontage as possible is favoured in order to enhance the character of the Conservation Area.

The misplacement of extended signage and awnings would affect the street setting of the area and should therefore be of minimal intrusion to the visual character of the area. These should be kept to a reasonable size and colour that complements the contextual frontage. It is evident that a number of opportunities for enhancement exist within the Conservation Area with regards to shopfronts and signage. When the opportunity arises a more sensitive form of signage or shopfront would be encouraged to further enhance the character of the area.



Modern Signage on Traditional Shops

The misplacement of extended signage and awnings would affect the street setting of the area and should therefore be of minimal intrusion to the visual character of the area

6.3 Building frontages



Traditional Colour Palette



Importance of Historic Window Design and Proportions



Focal Buildings

The uniformity of building frontage, in terms of architectural detailing, style of windows and doors, surface textures and colour is an important asset which adds to the vibrancy of the Broughty Ferry Conservation Area.

It is of particular importance that any traditional sash and case windows should 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. Likewise, in the instance where modern style windows or doors are beyond repair; it is ideal that these should be replaced with a traditional style of window, typically sash and case style, or door to restore the original contextual character. Replacement windows and doors shall be required to be in accordance with Dundee City Council's policy for replacement.

In relation to the addition of dormer windows onto roofscapes, although these are not discouraged any proposal should take into consideration the building's form and suitability of the dormer style whether it contrasts or complements the appearance of the building in addition to the surrounding context.

Any other characteristic features of the principal elevations of a building such as balustrades, balcony railings, entrance detail, window detail or rainwater goods are of substantial merit to the character of the overall Conservation Area for these to be retained, repaired or enhanced rather than replaced. The addition of cables, services, satellite dishes and further types of development which have a detrimental effect to the public elevation of a building would be discouraged and recommended to be placed away from the public frontage.

The colour scheme of any window or door surround and building frontage should relate to the contextual colour palette however positive departures to emphasise the seaside character of the area may be possible were appropriate.

The uniformity of building frontage, in terms of architectural detailing, style of windows and doors, surface textures and colour is an important asset

Sympathetic treatment to restore the original character and features of properties shall be encouraged. There is a presumption over the repair of original features rather than the replacement with more modern details. However, before any improvement works or repairs are to begin, further guidance should be sought from the Dundee City Council Development Management team and shall be required to be in accordance with the relevant guidance.

6.4 Boundary walls



Ornate Gate Piers



Low Boundary Enclosure

Broughty Ferry Conservation Area is characterised by numerous properties with stone boundary walls. Many of the original railings that once made up the boundary enclosure of a property have since been removed or replaced. It is therefore encouraged that following the loss of any boundary enclosure detail such as wood fencing, hedging or other types of railing non-characteristic of the surrounding character; a reinstatement of the traditional boundary wall enclosure should be considered and thoughtfully reinstated.

Should any repair work need to be undertaken to traditional stone boundary walls, it would be encouraged that the original character is restored through the carrying out of sympathetic works and use of sympathetic materials.

Stone cleaning is not desirable due to the damaging effects that it can have on stonework and will be discouraged.

It is advised that the maintenance or improvement of any boundary wall within the Conservation Area should be discussed with the Dundee City Council Duty Officer and shall be required to be in accordance with the relevant guidance.

Stone cleaning is not desirable due to the damaging effects that it can have on stonework and will be discouraged

6.5 Trees



Mature Trees Provide Screening to Residential Properties

There are a number of mature trees which are protected by being located within the Conservation Area. It is an offence for any person to cut, lop, top, uproot, wilfully damage or destroy any tree, unless 6 weeks notice has been given to the Dundee City Council 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 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.

6.6 Surface materials



Traditional Stone Setts

Stone set running courses are characteristic elements that run throughout the Conservation Area which add to the traditional character of the area. In addition to the stone sets, natural stone kerbing both of narrow and wide cuts further enhance the street's character. Therefore, these stone sets are to be preserved and enhanced. It is recommended that following the damage or replacement of standard concrete kerbing, consideration should be made to the replacement of a higher quality kerbing material such as traditional stone or conservation style kerb to better enhance the character of the streetscape and Conservation Area as a whole.

Sections of traditional road material and the use of stone sets in the public realm are to be encouraged to provide a distinct street detail.

The positive streetscape works carried out to Brook Street further enhance the character of the area and future public realm works shall be encouraged.

The positive streetscape works carried out to Brook Street further enhance the character of the area and future public realm works shall be encouraged

6.7 Street furniture and public art



"Wind Dial" by Adrian McStay

Along the beachfront there are a number of seating areas which are to be preserved and enhanced. Removal of these seating areas should be discouraged as these add to the street setting for public use and interaction. Where seating areas are in need of repair or replacement, the existing materials and style should be used.

Where bollards are to be installed, these should be of high quality to complement the surrounding character of the area and, the design of which, should take into consideration the heritage of Broughty Ferry. The addition of public street signage should be discouraged unless there is a proved need for such. Nevertheless, any addition of further public signage or information boards should complement the surrounding character and be of high quality design.



"Biodiversity Mosaic" at Broughty Ferry Library



"Man & A Cat" by David Annand

Along the beachfront there are a number of seating areas which are to be preserved and enhanced. Removal of these seating areas should be discouraged as these add to the street setting for public use and interaction

7. Opportunities for Enhancement

Broughty Ferry Conservation Area has been identified to contain distinct character areas. In order to retain the quality of the Conservation Area it is important to outline necessary measures that will protect and enhance its essential character.

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 the Broughty Ferry Conservation Area.

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 Environment Scotland and the Heritage Lottery Fund.

For more information regarding the eligible buildings and works which DHET can assist in, please visit: <https://dhet.org/>

The National Trust for Scotland is a conservation charity established in order to protect and promote Scotland's natural and cultural heritage for present and future generations to enjoy. The National Trust for Scotland's Buildings Department operates a branch that works to save, restore and regenerate historic and vernacular domestic buildings throughout Scotland.

In order to retain the quality of the Conservation Area it is important to outline necessary measures that will protect and enhance its essential character.

8. Conservation Strategy

The Conservation Strategy of the City Council is to ensure that new development or alterations to exiting 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.

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

9 Monitoring and Review

This Conservation Area Appraisal will be reviewed approximately every five years, to ensure that it remains effective and responds adequately to the requirements of the Conservation Area.

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 via the Planning Duty Officer at planning@dundeecity.gov.uk.

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It is envisaged that this Conservation Area Appraisal will be reviewed approximately every five years, to ensure that it remains current

Acknowledgements

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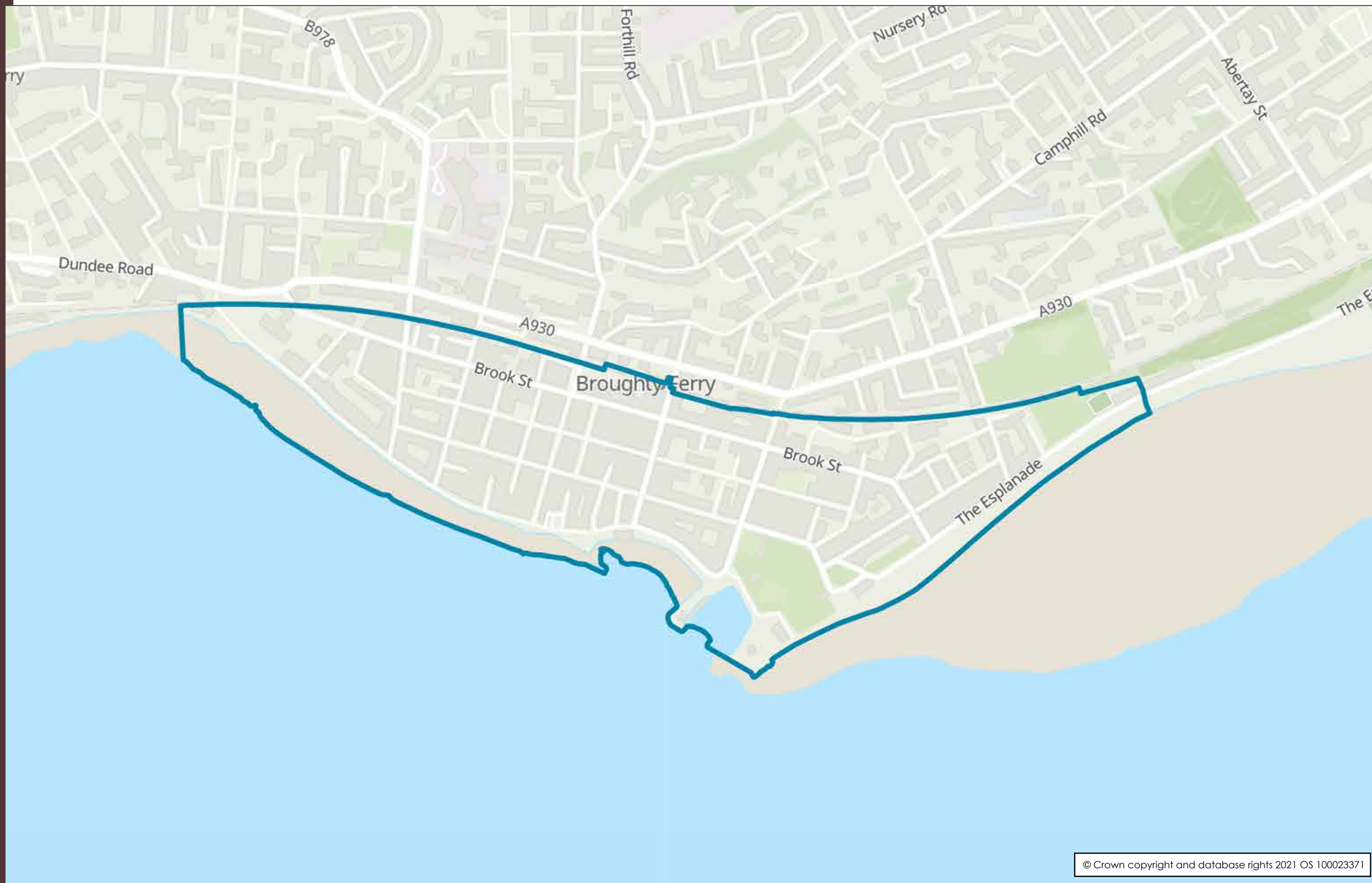
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Appendix A - Conservation Area Boundary



Appendice B - Street Material



Appendice C - Pedestrian and traffic movement pattern



Appendice D - Principle views and vistas



Appendice E - Broughty Ferry character areas