Conservation Area









Central Conservation Area Appraisal

Dundee City Council
www.dundeecity.gov.uk
CHANGING FOR THE FUTURE

Contents

1 Introduction 1
- 1.1 Definition of a Conservation Area 1
- 1.2 The Meaning of Conservation Area Status 2
- 1.3 The Purpose of a Conservation Area Appraisal 2

2 Conservation Area Context 4
- 2.1 Current Boundary 4
- 2.2 Proposed Boundary Review 6

3 History of the City Centre 7

4 Character and Appearance 10
- 4.1 Street Pattern and Movement 10
- 4.2 Views and Vistas 12
- 4.3 Listed Buildings 12
- 4.4 Buildings at Risk 13
- 4.5 Public Realm 14

5 Character Areas 18
- 5.1 City Core 19
- 5.2 The North 27
- 5.3 The Howff 30
- 5.4 Overgate-Nethergate 32
- 5.5 Seagate 36
- 5.6 Southern Edge 38

6 Current and Development Opportunities 40

7 Opportunities For Planning Action 42

8 Opportunities For Enhancement 46

9 Conservation Strategy 46

10 Monitoring And Review 47

Appendices

A Current Boundary and Proposed Review Areas

B Central Conservation Area Boundary Review

C Principal Views and Vistas

D Central Conservation Area Buildings at Risk

E City Core Character Area

F The North Character Area

G The Howff Character Area

H Overgate-Nethergate Character Area

I Seagate Character Area

J Southern Edge Character Area

1 Introduction

Dundee City Centre is the main hub of activity in Dundee with a vibrant and bustling retail core which permeates throughout the Centre. Dundee Central Conservation Area contains the historic heart of the city, with origins as a small fishing village on the banks of the River Tay, to the City as it stands today, all contributing to its unique character. The historic street pattern contributes greatly to the character and appearance of the character of the area providing extended views and vistas from within and outwith the conservation area.

This document will highlight the special quality and unique character of Central Conservation Area that has been created as a result of Dundee's rich architectural heritage and history.

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 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

In a conservation area it is the buildings and the spaces between them that are of architectural or historic interest, contributing along with a number of factors to the individual character of the entire area. 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 (i.e. those not requiring planning permission) in order to protect the character and appearance of the area.

1.3 The Purpose of a Conservation Area Appraisal

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.



City Square

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 Central Conservation Area. The character appraisal of the Central 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, is to assist the City Council when carrying out its statutory planning function. It will act as a material consideration in the determination of planning

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



Hard Landscaping outside Overgate Shopping Centre



Murraygate Pedestrianised Shopping Area



Public Art on the High Street

applications, provide support for Article 4 Directions 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 highlighted and supported by Scottish Planning Policy, which sets out policy on the historic environment and states;

"Conservation areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The design, materials, scale and siting of new development within a conservation area, and development outwith the conservation area that will impact on its appearance, character or setting, should be appropriate to the character and setting of the conservation area" (SPP, 2010).

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



The McManus: Dundee's Art Gallery & Museum



City Churches & Mercat Cross

The Central Conservation Area covers a large geographical area which includes various buildings of historic or architectural importance. A number of buildings within the Conservation Area are considered to be focal buildings which enhance the urban character. To name a few, McManus, St Paul's Cathedral, Tay Hotel, Customs House and the City Churches are examples of focal buildings located around the Conservation Area.

The area is predominantly characterised by the high activity retail core and subsequent pedestrianisation of the public realm with associated streetscape. Notwithstanding there is an important architectural vibrancy around Central Conservation Area with examples of Medieval buildings, Gothic, Victorian, Edwardian, Arts and Crafts, Art Deco, Neo-Classical and Contemporary architecture.

Public spaces play an important role in enhancing the character of the Central Conservation Area. A high activity atmosphere is concentrated in and around City Square, Albert Square as well as the open space surrounding the City Churches. The Howff graveyard presents a distinct green quality to the Central Conservation Area.

2.1. Current Boundary

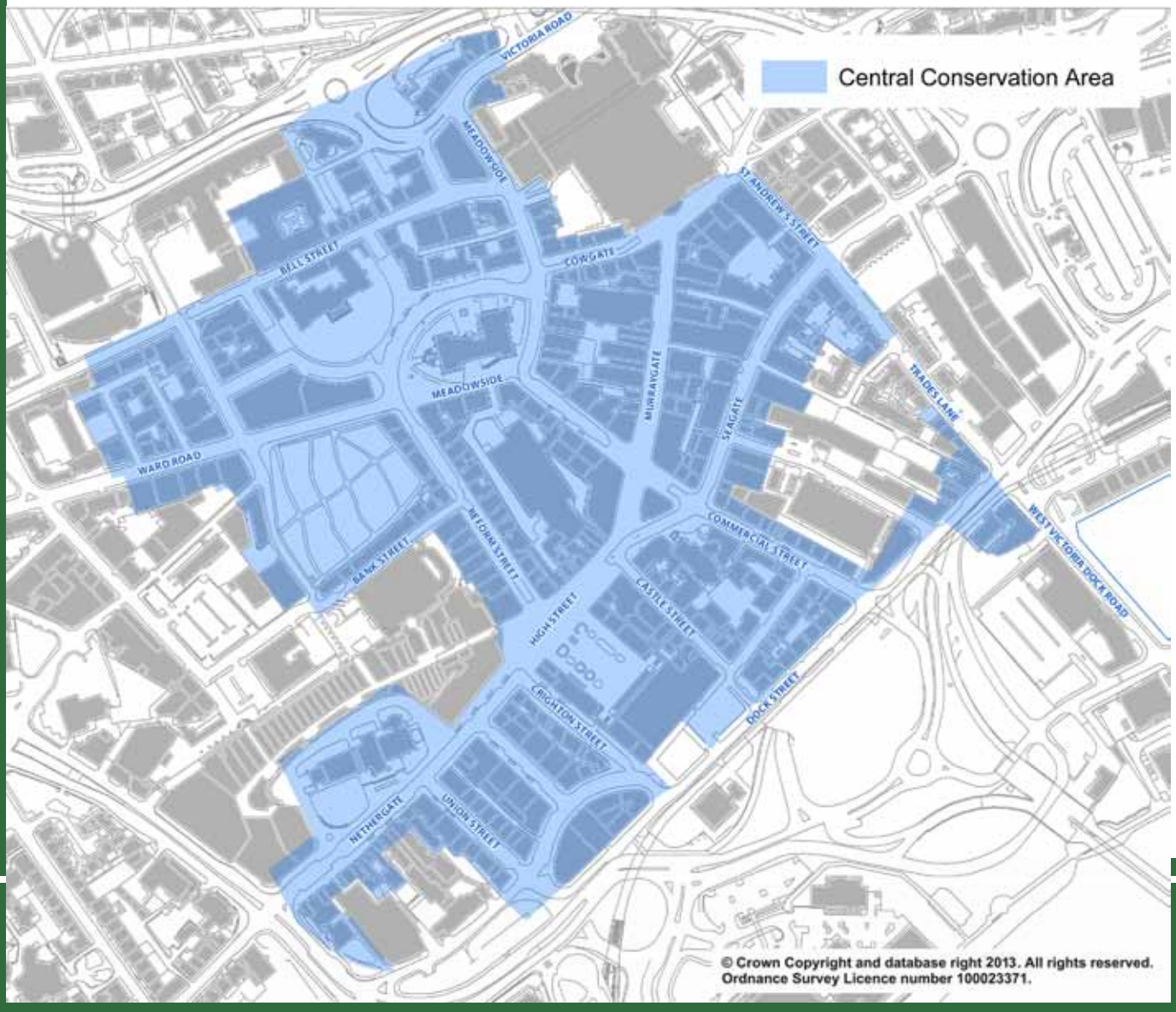
Enclosed by the inner ring road, created in the 1960's, this physically severs the area from, in particular, the adjacent University Conservation Area, Blackness Conservation Area and Dundee's waterfront. The Central Conservation Area is bounded by Bell Street, Marketgait and runs along the frontage of the Wellgate Shopping Centre to the North; to the West, the boundary includes The Howff and runs along the Overgate Shopping Centre's frontage; the East boundary runs along Trades Lane and stretches along Dock Street to the South (see Fig. 1). A larger map can be found in Appendix A.

The area is predominantly characterised by the high activity retail core and subsequent pedestrianisation of the public realm with associated streetscape.

The South-Eastern corner of the Conservation Area excludes a small area between Commercial Court and Trades Lane and leaps the ring road to incorporate the Customs House providing a tangible link between the City Centre and the Docks area.

Central Conservation Area was designated in October 1983.

Fig 1 - Central Conservation Area boundary



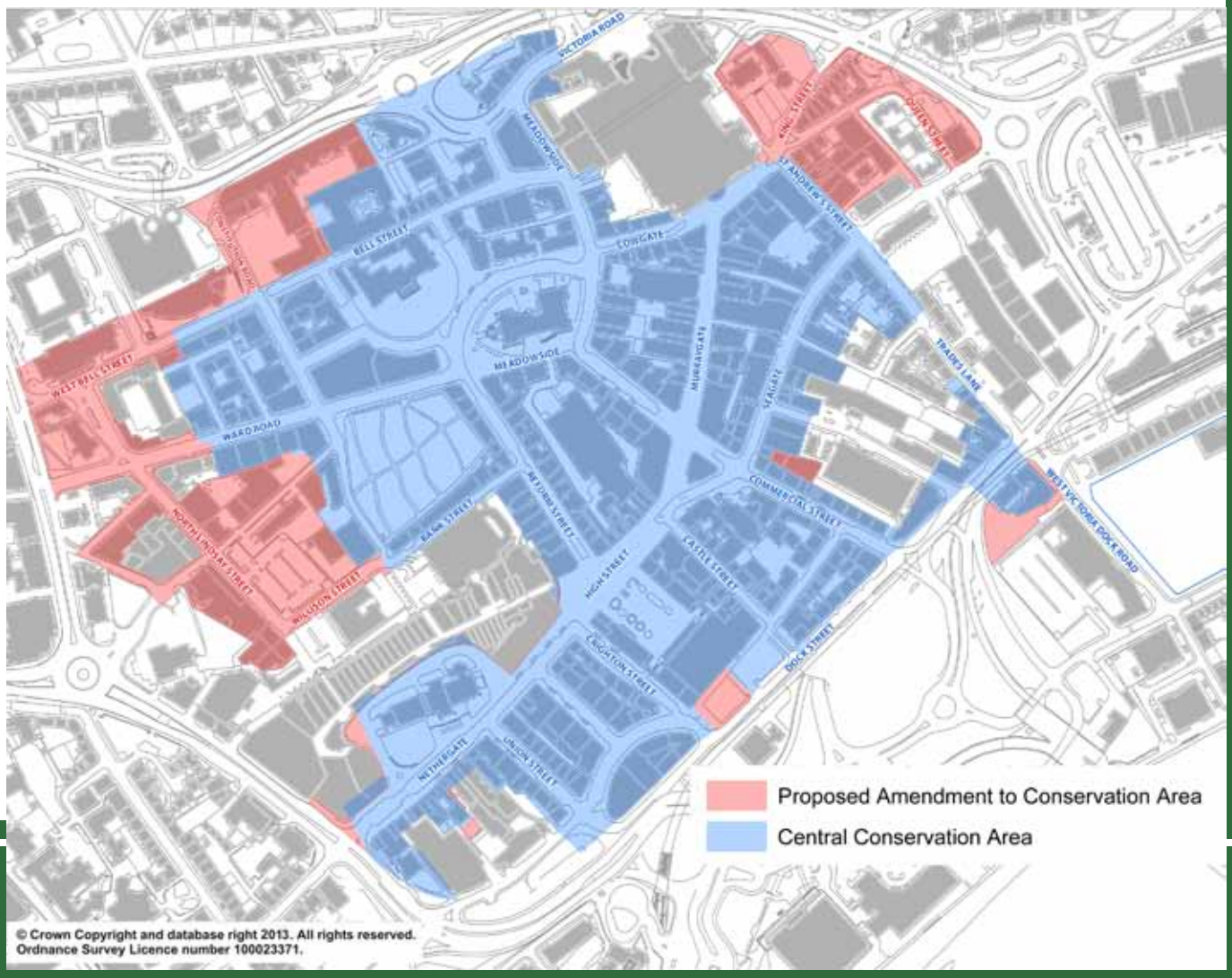
2.2 Proposed Boundary Review

As part of the Conservation Area Appraisal, Dundee City Council are tasked with the review of the Conservation Area boundary.

As part of the Conservation Area appraisal a number of boundary modifications have been proposed. The proposed areas have been identified as areas that are in keeping with the character and appearance of the Conservation Area or have the potential to impact on its unique setting (see Fig. 2).

See Appendix B for more detailed information about the proposed review.

Fig 2 - Central Conservation Area boundary review



3 History of the City Centre



Wishart Arch



Town House



Fishing Boats In Dundee Harbour

The first populated settlement of Dundee, was a small fishing village on the banks of the River Tay along the area currently known as Seagate. The Fife village of Wormit derives from the Scandinavian word "worm" for serpent and the church of St Clement was built at the town landfall (which would have stood under the present City Square). These facts point to Scandinavian traders establishing themselves in the town in the 11th century. Dundee's prominent location at the river led to it having a free harbour by the 13th century, and as a result surrounding streets or "gaits" continued to develop.

A wall with guarded entries or "ports" was built around 16th century Dundee from which we now get the notable street names. Mentioned in "Glimpses of Old and New Dundee" by A.H Millar (1925), Seagait as well as other "gaits" in the City Centre include Murraygait, Marketgait, Wellgait, Nethergait and Overgait. The one surviving port at the end of the Cowgait is called the Cowgait Port, better known to Dundonians as "Wishart's Arch", where this famous religious reformer preached to the plague-ridden outside the town walls.

The Town House, known to generations of Dundonians as "The Pillars" designed by William Adam, was the civic focus of the City Centre built between 1732-4 but demolished in 1932. The most prominent features of the building included a 40 metre high steeple and an enclosed shopping arcade at ground level which further emphasised the City's Centre. The demolition of Adam's Town House was to ensure the redevelopment of the City Centre.

There had been substantial dock development during the 19th century including King William IV Dock in 1825, Earl Grey Dock in 1834, Camperdown Dock in 1865 and Victoria Dock in 1875. These stood as testament to the booming Dundee maritime trade however also began to separate the City Centre from the River. The Victoria Arch or Royal Arch, designed by James Leslie in 1844, marked the entrance to the docks but was removed in 1964 to make way for the Tay Road Bridge.

The one surviving port at the end of the Cowgait is called the Cowgait Port, better known to Dundonians as "Wishart's Arch", where this famous religious reformer preached to the plague-ridden outside the town walls.



Whitehall Close



Proposed James Thomson City Garden Design



Proposed James Thomson Design

The opening of the Dundee and Newtyle Railway in 1831 included a spur to the docks to enable grain shipments from Angus to travel direct to the docks. However, the decline of the jute trade after WW2 initiated a decline in dock use and, by the end of the 20th Century, the docks were no longer being heavily used. The Dundee and Newtyle railway terminus at Ward Road would be followed by termini for the Dundee to Arbroath railway at Dundee East Station and for the Dundee to Perth Railway at West Station, together with a Goods Station adjoining Dundee West. The surviving Tay Bridge station was built as a relatively lightweight station for through trains. The Caledonian Railway Building was designed in 1889 by Thomas Barr and closed in 1965. The station was located opposite the Tay Hotel and was on the site of the car park at Yeaman Shore.

The Improvement Act of 1871 aimed to redesign the City of Dundee by demolishing some parts of the older town, widening existing streets and creating new streets. The Act stated that it required the clearance of "narrow, steep, dingy and dirty locations" as it was "in such localities that fever and death walked arm in arm, and contributed largely to the silent population of the Howff (the historical burgh burying ground)." It is because of this Act Dundee had many of its tenements cleared, some of its most iconic streets built and had ultimately changed the layout of the City Centre considerably. For example, Commercial Street and Victoria Road (formerly known as Bucklemaker Wynd) were widened and extended (1832). In total, 158 new streets were sanctioned between 1870-2. Numerous closes and wynds were removed as a result of City Improvements however examples of which still remain, demonstrating the City's early development.

James Thomson was involved in the implementation of later planning acts and most notably was responsible for the designing of Caird Hall in the City Centre. The Caird Hall was mainly financed city by James Caird and his sister Mrs Marryat financed the rest after his death and so the Marryat Hall within the Caird Hall is named after her.

The Improvement Act of 1871 aimed to redesign the City of Dundee by demolishing some parts of the older town, widening existing streets and creating new streets.



Tay Road Bridge Construction

In 1910, he put forward a visionary 50-year plan for the city, intended to make Dundee the Venice of the North, which included a new civic centre, widening and realigning streets to open up new vistas and piazzas in the city centre and a road bridge over the River Tay making use of the foundations of the old rail bridge. The arrival of "The Great War", or World War I meant that these proposals were never implemented.

By the 20th Century, the most significant factor which determined Dundee's relationship with the Waterfront was the siting of the Tay Road Bridge. The result was the loss of the Royal Arch, the King William IV and Earl Grey Docks and the severance of the waterfront from the City Centre. Numerous iconic buildings designed and built throughout the 18th and 19th century still stand today in the City Centre as reminders of Dundee's historic heritage. The ongoing Waterfront Development Project aims to reconnect the City Centre with the River to have a more defined identity.

In 1910, he put forward a visionary 50-year plan for the city, intended to make Dundee the Venice of the North

4 Character and Appearance



Dundee City Centre

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 Central Conservation Area. The boundary of the Conservation Area maintains the historic street pattern of the City Centre and the retail core.

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 six distinct sections; City Core, The North, The Howff, Overgate-Nethergate, Seagate and Southern Edge.

See Section 5 for the individual character areas.

4.1 Street Pattern and Movement

Much of the current street pattern in the City Centre was determined by the City Improvement Acts and has largely remained unchanged. Just outwith the Conservation Area boundary the major alteration to the street pattern has been the road works as a result of the development of the Waterfront.

Planned streets take advantage of extended views and vistas, towards the Law and down to the River. In particular; Commercial Street, Reform Street, Murraygate, Castle Street, Bell Street and Meadowside/Ward Road serve as prime examples of having extended views enticing movement. The current Waterfront development builds on this premise which aims to connect the City back to the River Tay.



Ward Road

In order to limit traffic movement, for the most part, within the City Centre, an extensive programme of pedestrianisation has been implemented. The pedestrianisation of the City Centre helps to create the unique character and appearance of the Central Conservation Area. The inner ring road creates a physical barrier to pedestrian activity and forms a distinct character change of the Conservation Area.

The pedestrianisation of the City Centre helps to create the unique character and appearance of the Central Conservation Area.

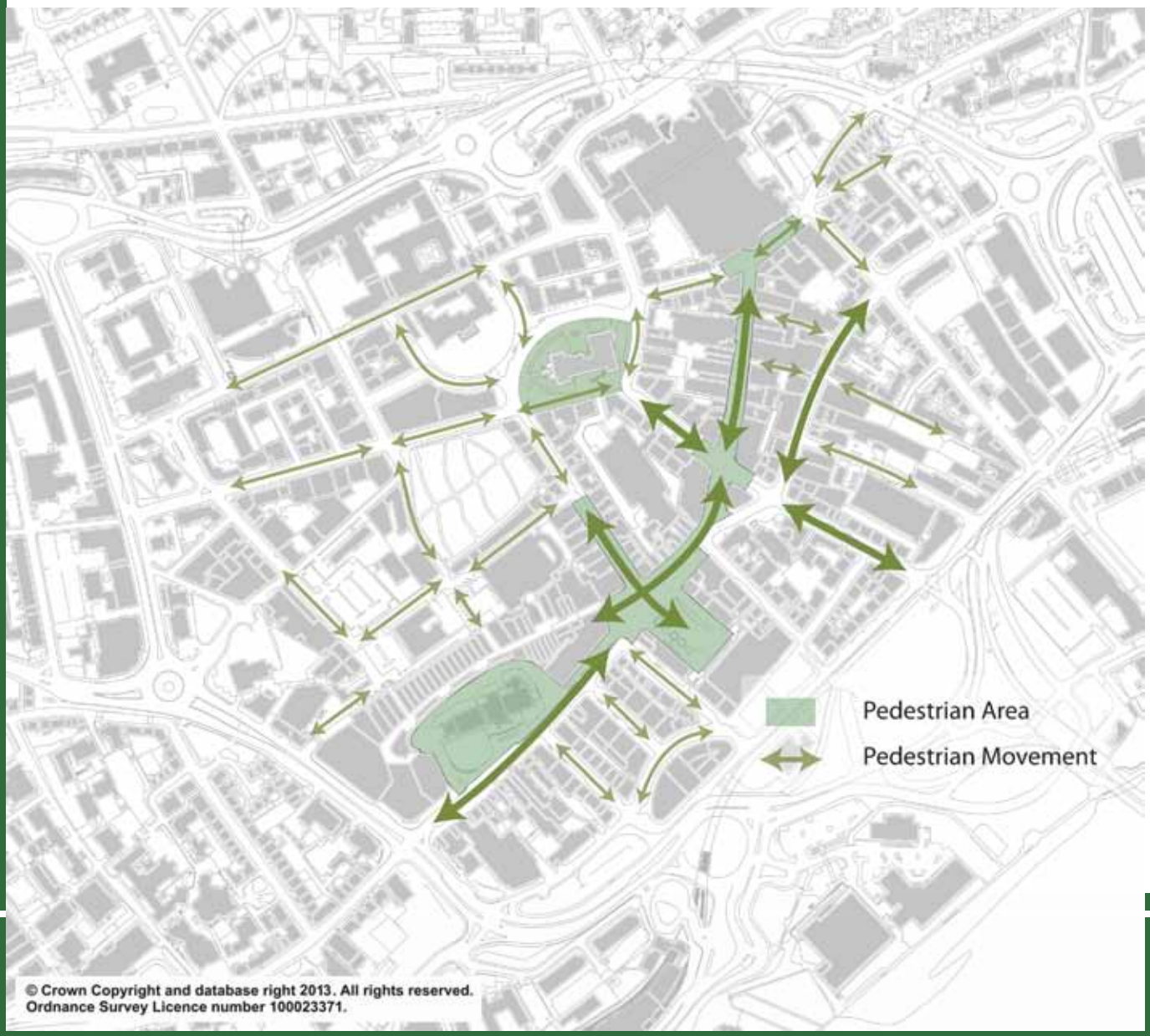


Couttie's Wynd

A number of streets within Central Conservation Area still retain their original historic surface material - in particular, down wynds and closes. Many streets within the core City Centre have been regenerated using high quality materials to enhance the pedestrianised environment. There is evidence that historic materials such as stone sets may be present below the modern surface layer along certain roads also.

The City Centre is the main hub of pedestrian activity, not excluding traffic movement (see Fig. 3), with different levels of general activity within each Character Area.

Fig 3 - Pedestrian movement pattern



© Crown Copyright and database right 2013. All rights reserved.
Ordnance Survey Licence number 100023371.

4.2 Views and Vistas

Another important aspect to the character of the Central Conservation Area are the long views down particular streets and roads. The historic street pattern had been planned in such a way to capitalise on the extended views down to the River, up towards the Law and with focus to particular buildings of interest. These important views extend within and outwith the Conservation Area.

See Appendix B for more detail.

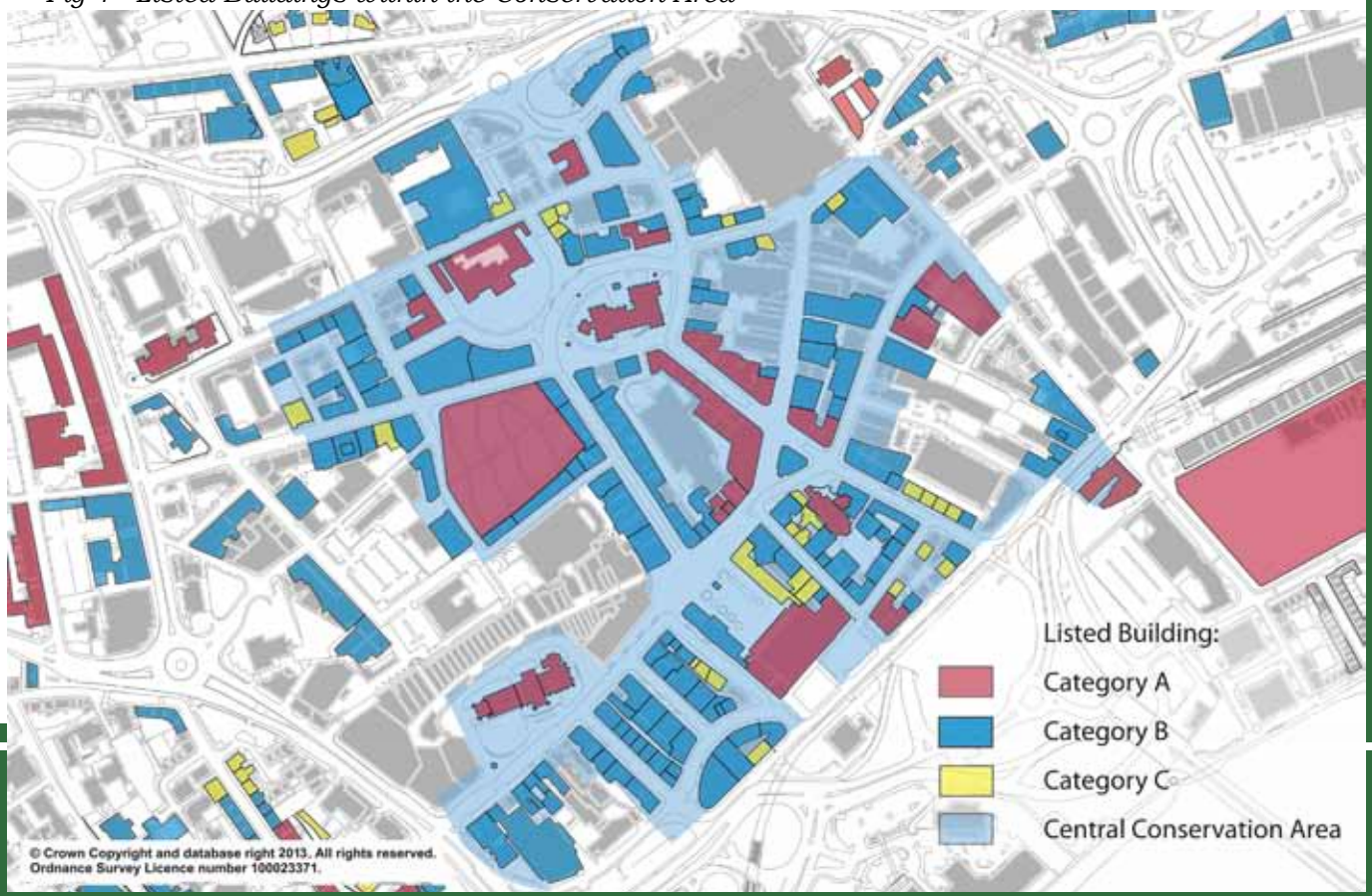
4.3 Listed Buildings

Central Conservation Area contains numerous buildings which are listed by Historic Scotland for their special architectural or historic interest (see Fig. 4).

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 4 - Listed Buildings within the Conservation Area



4.4 Buildings at Risk

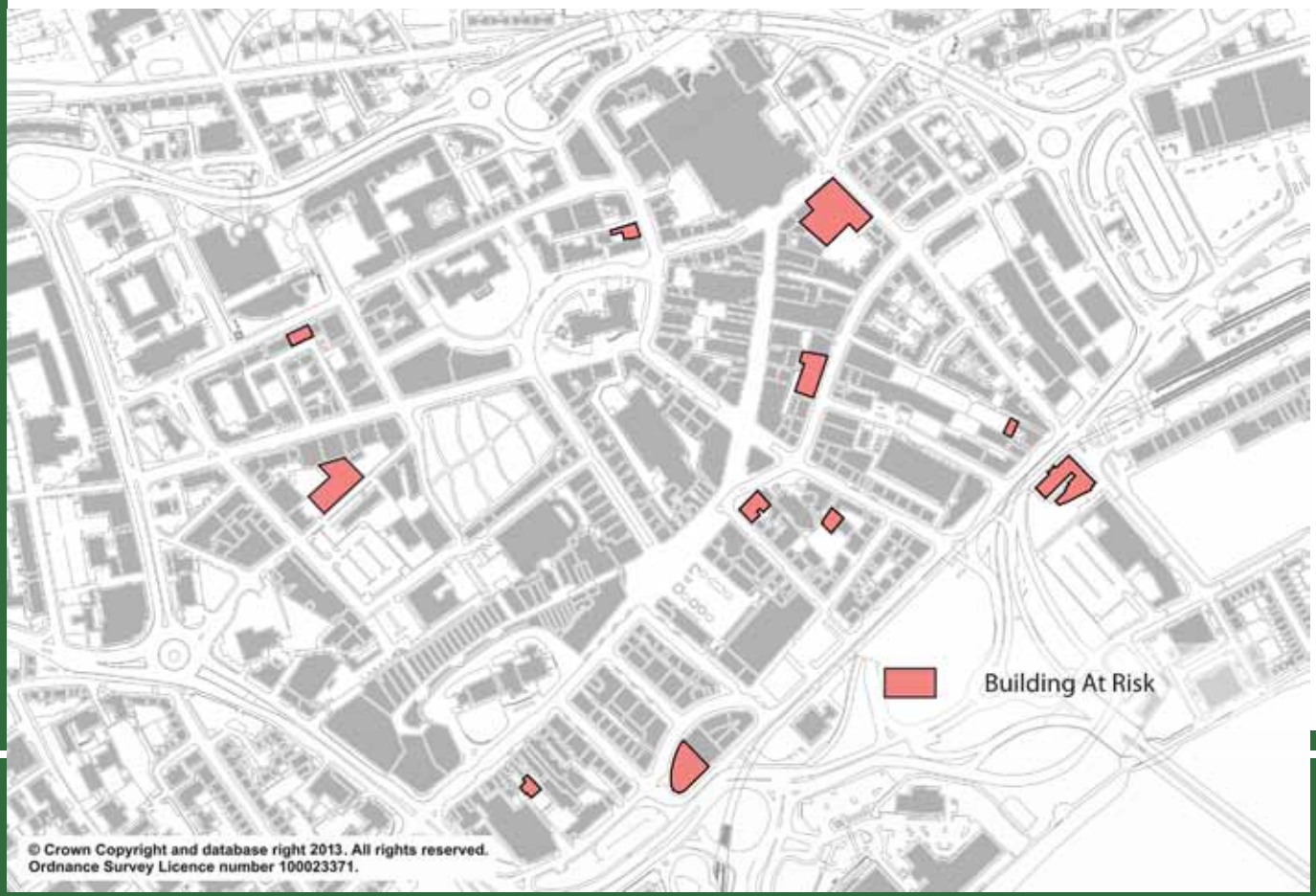
The Buildings at Risk Register for Scotland highlights properties of architectural or historic merit throughout the country that are considered to be at risk or under threat. The Register is maintained by the Royal Commission on the Ancient and Historical Monuments of Scotland on behalf of Historic Scotland.

A Building at Risk is usually a listed building, or an unlisted building within a conservation area, which is either; vacant with no identified new use, suffering from neglect and/or poor maintenance, suffering from structural problems, fire damaged, unsecured and open to the elements, threatened with demolition.

The service assesses a building's condition as either being; ruinous, very poor, poor, fair or good. The extent of risk and threat of the building is also assessed as either being; critical, high, moderate, low or minimal.

There are 13 Buildings at Risk within the Central Conservation Area (see Fig. 5) with varying degrees of risk and condition. See Appendix D for more detail.

Fig 5 - The Buildings at Risk within the Conservation Area



4.5 Public Realm



Statue commemorating Admiral Adam Duncan



Landscaping and Public Art south of St Paul's Church



Shopfronts on Castle Street

The public realm is an important characteristic of the Central Conservation Area in creating a high quality environment. The components which make the Central Conservation Area a unique pedestrianised environment that includes pieces of public art, street furniture, vibrancy of street materials and textures as well as urban greenery.

Public Art

There are many examples of public art within the Central Conservation Area. Statues and plaques located around the Conservation Area range from commemorating important events, influential people to fictional characters and animals. For example; Queen Victoria in Albert Square, Adam Duncan opposite St Paul's Cathedral, Desperate Dan on the High Street, the Penguins at the City Churches and the Strathmartine Dragon on the way to Murraygate demonstrate this symbolic range. There are also examples of decorative plaques placed along the Overgate shopping centre.

Public art has been used to remember the past heritage of Dundee. Important elements including the sculptures of the Royal Arch, Cox's Stack and Wishart Arch are located near the Overgate shopping centre and various sculptures of the former Dundee Town House all pay homage to Dundee's heritage. Additionally, landscaping has been used through the Conservation Area to create interesting spaces and public art such as the hard landscaping south of St. Paul's Church.

Street Furniture

Street furniture relates to the functional objects within the Conservation Area which people can interact with. It is recognised that public art can be considered as being part of the street's furniture as, previously mentioned examples Desperate Dan and the Strathmartine Dragon, are usually interacted with.

The vast majority of street furniture can be found along the higher pedestrian activity areas - the High St., including City Square, and Murraygate.

Statues and plaques located around the Conservation Area range from commemorating important events, influential people to fictional characters and animals.



Landscaping within City Square



Architect Designed Bus Stops in City Centre



Street Furniture in the Murraygate

There are many thoughtfully designed seating areas and raised surfaces around the City Centre constructed with different materials which adds to vibrancy. Within the City Square there are also a number of fountains which are the only features considered as "blue space" within the entire City Centre. A cluttering effect of quality streetscape objects could ultimately be detrimental to the overall character which should be avoided.

Rubbish bins are also provided throughout the City Centre and are of a similar design to best match other existing street furniture. Conventional bins can also appear on the main streets which potentially detracts from the overall character if left in view for an extended period of time.

Bus shelters have been thoughtfully designed, most have been positioned in spaces as to not obstruct pedestrian flow.

Street lighting which lines the High Street and Murraygate and are painted black, traditional in style and topped with lantern lights. During the festive months the overall character of the City Centre is transformed with Christmas lights and decorations placed on street lights and in shop fronts. The civic grandeur of Caird Hall is emphasised with colour-changing down lighting during the winter.

Newly designed information signs placed across the City Centre complement the traditional streetscape, in keeping with the character using high quality materials and design.

There are also traditionally designed public information boards on the High Street.

Additional street furniture include bollards which have been sculpted to represent Dundee's weaving heritage; painted black railings which have also been sculpted in detail; tree grilles and supporting railings.

There are many thoughtfully designed seating areas and raised surfaces around the City Centre constructed with different materials which adds to vibrancy



Original Setts found in the Howff Graveyard



High Quality Paving on Whitehall Street



Shopfronts on Reform Street

Street Materials

The materials used when designing the streets, roads and pavements are varied and also add to the vibrancy of the Central Conservation Area. Because of the historic street pattern, there still exists many setted streets such as Castle Street, Barrack Street and Euclid Crescent. Some streets have retained traditional stone setts but have been resurfaced with modern materials.

Decorative paving also exists within the City Centre, the main example being the entire pedestrianised zone. Murraygate, Reform Street and Commercial Street all present a different character in terms of the style of paving used. The Murraygate has retained its tram lines in its streetscape - building on Dundee's heritage. Streets deviating from the City Centre core are generally of high quality stone kerbing and flagstones.

Decorative features can also be found in-laid where, for example, to the East of the City Churches the gable of the St Mary's Parish Church has been replicated within the pavement layout. Another example being decorative mosaic tiled water funnels designed into Peter Street.

Streetscape / Building Frontage

The streetscape is made of the interaction of Building frontages and the spaces between them. Building frontages form an important element in the unique character and appearance of the Central Conservation Area. The building frontage can be broken down to 2 main elements: ground floor and the upper levels. Within the Conservation Area the shop frontages are the predominant ground level character with upper levels as residential and commercial uses present.

The Central Conservation Area is characterised by its ground level shop frontages. There are examples of historic traditional shop frontages as well as modern shop frontages that blend into the surrounding character.

Building frontages are also integral to the overall character of the area for example, the uniformity of the cream to brown paint finish along Reform Street,

The streetscape is made of the interaction of Building frontages and the spaces between them. Building frontages form an important element in the unique character and appearance of the Central Conservation Area



Greenspaces outside the City Churches & Overgate Centre

the varying architectural style of buildings along Murraygate and the uniformity of architectural style along Whitehall Street.

The use of in appropriate colours and unsympathetic materials within the Conservation can have a detrimental impact on the character and appearance of the Conservation Area.

Urban greenery

Consisting mainly of planters, tubbed trees, free standing trees and hanging baskets on street furniture, these break the urban space into a greener environment. Window boxes and hanging baskets are evident throughout the Conservation Area again introducing colour and vibrancy.

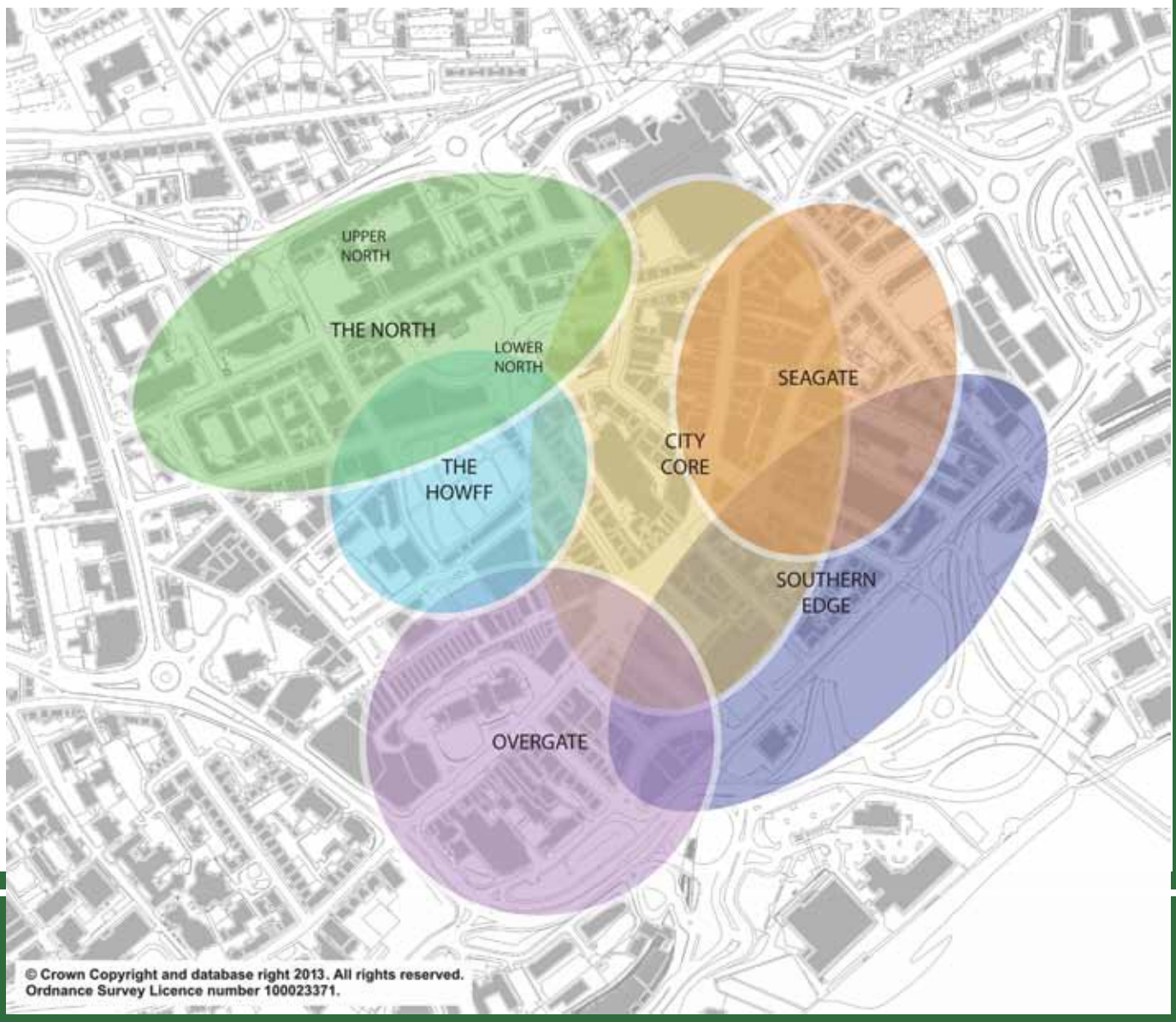
Blossoming trees during the spring add to the character of the City Centre. During autumn and winter City Square is transformed with the addition of the City Christmas tree.

Window boxes and hanging baskets are evident throughout the Conservation Area again introducing colour and vibrancy

5 Character Areas

The Central Conservation Area has been divided into six distinct character areas (see Fig. 6). 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.

Fig 6 - Character Areas



5.1 City Core



Commercial Street



Commercial Court



Strathmartine Dragon Sculpture

The City Core character area mainly consists of the retail core of the City Centre including the High Street, Reform Street, Commercial Street, Murraygate as well as Castle Street.

The area is characterised with shop fronts at ground level with a mixture of upper floor residential or commercial uses.

This area has been identified as having a high pedestrian activity within the Central Conservation Area. The historical character of the street pattern re-emphasises the need to preserve and enhance the character and appearance of the area.

See Appendix E for more detail on this character area.

Street pattern

Several individual streets within the City Core present an individual character to the Central Conservation Area. The High Street, Commercial Street, Reform Street and Murraygate are of particular interest complementing the overall character of the area. Several closes also exist within the area.

Movement and activity

The City Core is an area of high pedestrian movement and activity. The buzz of activity creates a social and pleasant atmosphere throughout the day with people interacting with the public spaces and various coffee shops/restaurants.

On occasion, the musical sounds made by busking entertainers echo along the streets which enhances the character of the area. These sounds can be heard as far as the North character area. Distinct sounds also include traditional bagpipes performing at formal functions at Caird Hall.

Various markets and public events encourage members of the public to visit the City Centre at different times of the day and year again adding to the vibrancy of the City.

The historical character of the street pattern re-emphasises the need to preserve and enhance the character and appearance of the area



University Graduates in the City Square



Traditional buildings to be found on the High Street



Street furniture in pedestrianised zone

High Street

Considered as being the main node of pedestrian activity within the Conservation Area, the High Street is characterised by a well-designed public realm and streetscape.

The area is heavily pedestrianised creating a distinctive atmosphere due to the restricted vehicular movements. Pedestrianisation of the High Street has also brought about different surface textures and materials which are in-keeping with the historic character of the street, such as stone setts, as well as the addition of public art.

The presence of focal buildings such as the Caird Hall, Clydesdale Bank and views of the High School of Dundee, divert the attention of the pedestrian enticing movement. The Overgate shopping centre is an important focal building providing a distinct boundary edge to the conservation area.

There are examples of both modern and historic traditional shop frontages running along the High Street. There are a range of building colours as well, where Gardyne's Land draws attention with its traditional lime washed orange coloured frontage and leading from this up towards Reform Street, neutral shades are present which complement the stonework of the Caird Hall.



Gardynes Land

Considered as being the main node of pedestrian activity within the Conservation Area, the High Street is characterised by a well-designed public realm and streetscape.



View South down Commercial St towards the Tay



View towards Albert Square

Commercial Street

Commercial Street extends from Dock Street towards Albert Square. Many traditional shop frontages and architecturally interesting stone terraced buildings, uniform in character, can be found. The McManus provides a grand focus along Commercial Street as well as the views down to the River.

Partial pedestrianisation of the street helps to create a pleasant environment enhanced by the environmental improvement works of the McManus. Street surfaces are generally of high quality natural stone. The area has an increase in the amount of street furniture, in the form of bollards, seating and signage when nearing the core pedestrian area at the High Street – Murraygate – Commercial Street junction. Designed bus shelters and associated features supporting trees also run the length of the street.

The variety of traditional shop fronts, tall buildings coupled with a pedestrian friendly atmosphere with wide street area, adds to the character of the City Core.



View towards Dundee Law



The tree lined pavements and traditional buildings of Commercial Street

The variety of traditional shop fronts, tall buildings coupled with a pedestrian friendly atmosphere with wide street area, adds to the character of the City Core



Distinct architectural features found in Reform Street



View towards the High School of Dundee



Neo-classical columns

Reform Street

Reform Street deviates from the High Street and also presents its own distinctive character. Buildings are uniform in scale, between three and four stories, and neutrally coloured. The colour scheme of the street is an extremely important element of the character of the area.

Pedestrianisation of the street ends junction of Bank Street however no character is lost in terms of activity or sense of uniformity. The High School of Dundee and the Caird Hall are the main focus buildings at either end of Reform Street. The natural landscape is also a feature down this street where the Law is in view. The positioning of the High School in relation to Reform Street demonstrates an understanding to the relation between street pattern and building form in creating a distinctive character which could not be replicated.

There are distinct architectural features running along the frontages of the buildings. For example, Neo-Classical columns around doorframes in addition to balustrades above ground level and on the second floors. These features bring a sense of uniformity along Reform Street which in turn creates its distinct character.

The use of pavement cafes and out door eating also contributes to the character and appearance of the area.



Pavement cafes and outdoor eating is popular on the wide footways of Reform Street

There are distinct architectural features running along the frontages of the buildings. For example, Neo-Classical columns around doorframes in addition to balustrades above ground level and on the second floors

Murraygate

The Murraygate is an extension of the pedestrianised character of the High Street. Murraygate is lined at either side by shop fronts, both traditional and modern in design. The street consists of a varied scale of building heights and materials which ultimately individualises this part of the shopping district from the High Street.

Due to the width of the street this creates a distinct atmosphere with high pedestrian movement. Street furniture can be found within the area including seating areas, street lighting and advertisement boards. The street furniture placement has been used as a form of traffic calming for servicing of the retail properties.

Public art is also present. Buildings along Murraygate are of varied architectural style and a significant amount of architectural detailing is also present at ground floor level, the upper floors and along the roofline. A distinctive feature along this street are the existing tramlines which display Dundee's past heritage.

The main focus when walking along Murraygate is the frontage of the Wellgate Shopping Centre and, in the opposite direction, the rear of the Clydesdale Bank which then marks the gateway to the wider High Street area.



Wellgate Shopping Centre is main focus to the east



Examples of traditional buildings found in the Murraygate



The use of tram tracks as public art within the streetscape



View towards Wellgate Shopping Centre showing mix of buildings and shop frontages

The street consists of a varied scale of building heights and materials which ultimately individualises this part of the shopping district from the High Street



Caird Hall



Former Clydesdale Bank Building



St Paul's Cathedral

Focal buildings

The Caird Hall and City Square represents the civic centre of Dundee. The most striking feature of the neo-classical building, second to its scale, are the ten Doric columns which support a large triangular pediment and the steps which lead up to the large wooden doors. At the rear of Caird Hall, the foundation stone can be found which was laid by King George V and Queen Mary in 1914. To the West of Caird Hall is the Marryat Hall which was built to best match the stone used on the Caird Hall.

Situated on an 'island site', the prominent placement of the former Clydesdale Bank building, now Optical Express, can be seen at either end of the High Street and Murraygate. The Clydesdale Bank building is a fine example of neo-classical architecture which enhances the character of the surrounding area with its intricate detailing. It has various architectural features to note, for example, sash and case windows, cornices, pilasters, statues and pediments as well the recognisable statue of Britannia wielding a trident and the lion. The prominence of the location means it is difficult to conceal service etc due to all elevations being publically visible. However this is a key restriction on the property to retain its integrity and character.

St Paul's Cathedral is located on the former site of Dundee Castle. It is of Gothic Revival style and, aside from its ornate stonework, the steeple is a notable landmark feature seen from far and wide. The layout of Seagate builds on the views of St Paul's Cathedral which essentially marks the entrance to the City Core. There exists a cluster of buildings next to the church which consists of Castle Hill House, built using the same materials as the Cathedral, and St. Roques Hall, built with rubble material and slate roof. The grouping further enhances the appearance of the Cathedral, Castle Hill House and adds to the historic character of the area.

At the rear of Caird Hall, the foundation stone can be found which was laid by King George V and Queen Mary in 1914

Shop frontages

It is important to note the diversity of shop frontages within the character area. Along each main street within the City Core there are numerous shop fronts which aid in creating a vibrant shopping environment. There are examples of traditional shop fronts as well as more modern frontages. Essentially, the existence of so many shop fronts demonstrate the distinct retail character of the City Core area and how the inappropriate installation of shop frontages in terms of colour, signage, scale or design can have a detrimental effect on the character and appearance of the Conservation Area.

When alterations to shop frontages are proposed, careful consideration shall be required to take into account the existing architectural details of the building and how high quality design and materials are used to complement its character and appearance.





Popular meeting spot in pedestrianised area



Caird Hall illuminated at night



Carnival in city centre

Open spaces

Enclosed by the Caird Hall and associated buildings, City Square is an important open space within the City Core. The Caird Hall's tall buildings on all three sides contribute to the grandeur which this part of the Conservation Area has. It is one of the larger planned open spaces within the City Centre and is host to many events including annual events such as University graduations. The wide pedestrianised High Street area can be considered as being an extension of the open space. Various markets and public events encourage members of the public to visit the City Centre at different times of the day and year again adding to the vibrancy of the City.

It is within this space that most street furniture, urban greenery and public art exists (see Section 4.5).



City Square following one of the two university's graduation ceremonies

Enclosed by the Caird Hall and associated buildings, City Square is an important open space within the City Core

5.2 The North



Traditional buildings to be found in Euclid Street



Occasional new build like this one in Soapwork Lane



Mix of buildings found in Forester Street

The North character area consists of a variety of land uses including residential, office space, educational and leisure use. The area is bounded by North Marketgait, Rattray Street and Meadowside to the South and East.

There is a distinct change in character when entering this area from the City Core due to the retail core ending however retail and public services still extend out from the core. The presence of the McManus, the High School and Abertay University contribute to the liveliness of the area. Albert Square surrounds the McManus allowing free flow of movement around the building for both traffic and pedestrians whilst taking advantage of the vibrant environment, in terms of its architecture, public art and soft landscaping, existing in this particular area alone.

See Appendix F for more detail on this character area

Street pattern

Bell Street, West Bell Street, Meadowside and Ward Road are the main streets running through this area and each are characterised by their length and elongated view which extends nearly half the length of the Central Conservation Area.

Movement and activity

There still exists a substantial amount of pedestrian activity although much more traffic activity is present within the area, in particular, towards North Meadowside which connects with the inner ring road. Bell Street is relatively quiet as the street pattern has been severed from North Marketgait at Constitution Road and further measures had been taken to separate Bell Street from Euclid Crescent and Panmure Street. These latter areas became pedestrianised which creates a more connected pedestrian zone to Albert Square.

Additionally, the North character area can be subdivided into two distinct areas; the Upper North and Lower north. The Upper North is identified has a distinctive different atmosphere than the Lower North as there is a feeling of separation from the City Centre. In comparison to the Lower North, an area with more architecturally detailed buildings, focal buildings and open space, some of the buildings in the Upper North appear to be in a poor state of repair.

The North character area consists of a variety of land uses including residential, office space, educational and leisure use



The McManus: Dundee's Art Gallery & Museum



D.C. Thomson's red sandstone Courier Building



The High School of Dundee

Focal buildings

Most of the buildings within the area are of similar design however the style of the McManus, Royal Exchange, High School of Dundee and the D.C. Thomson building differ from each other and further enhances the architectural vibrancy and character of the area.

Opened by Queen Victoria, the Albert Institute now the McManus, is the most noticeable building at the centre of Albert Square. Its distinctive Gothic Revival style is the main focal point when exiting the retail core and entering the City Centre from the North. After being part of a multi-million pound regeneration scheme, soft landscaping and the restoration of the surrounding statues further enhance its grand character. The Royal Exchange is another example of Gothic architecture which complements McManus and would be the main focus of pedestrians who were to walk through Panmure Street.

The main focus down Reform Street, the High School of Dundee is a neo-classical civic building that further enhances the character of the area with its eight large Doric columns and private open space. The High School's playground is enclosed by railings and becomes a hive of activity when the school is in recess. The Lower North can also be characterised as having a distinct sound during certain times of the day which adds to the vibrancy and pleasant environment.

The D.C. Thomson's Courier Building is also distinct to the area due to its striking architecture and use of red sandstone. The building can be seen from many vantage points and it consequently dominates the skyline and contribute positively to the character and appearance of the conservation area.

Its distinctive Gothic Revival style is the main focal point when exiting the retail core and entering the City Centre from the North



Albert Square



Outdoor Cafe & hard land-scaping at the McManus



The High School of Dundee

Public space

Albert Square and Dundee High School's playground are the main open spaces within the North. As opposed to the High School's private open space enclosed by iron railings, Albert Square is characterised by a mixture of streetscape features. Due to the pedestrianised nature of the Square, seating areas, public art pieces in the form of statues, soft landscaping and paved patterns characterise the Lower North.

The surrounding building form creates a distinct shape, the vesica piscis which happens to be the geometric construction that generates the gothic arch. This further expresses the architectural style of the Gothic building. The views from the roads into this area all focus on the Albert Institute which stands out due to its prominent location.



Statue of Queen Victoria to be found in Albert Square

The surrounding building form creates a distinct shape, the vesica piscis which happens to be the geometric construction that generates the gothic arch

5.3 The Howff



The Howff Graveyard



Constitution Road and the wall of the Howff



One of the original gates into the Howff

The Howff character area consists of the old burial ground and is a unique feature within the conservation area. The area contains a number of mature trees and is a unique form of 'green space' within the urban landscape. It is bounded by Meadowside, Barrack Street, Bank Street and Reform Street, is enclosed by a stone boundary wall and the rear elevation of buildings lining Bank Street and Reform Street.

This area is considered as being the quietest part of the Central Conservation Area albeit still being located near the City Core. The dense greenery, sense of enclosure from the surrounding buildings and stone boundary wall and the use of the land aid in the creation of its unique setting.

See Appendix G for more detail on this character area.

Area layout

Originally a garden established in the late 13th century, the Howff was subsequently used as a burial ground during the late 16th century. Now closed to any further burials, it has since been designated a Category A listed building.

The enclosure between the adjacent buildings and the Howff's boundary wall create a restricted and quiet character with limited pedestrian movement. The boundary wall of the Howff is of particular interest as it varies in height along the Western wall. The Northern wall consists of iron railings and gate which 'opens' the area up allowing views into the cemetery from the road. The pathways running through the Howff best resemble a distinctive rib cage pattern from the air.

Both of the streets which bound The Howff, Bank Street and Barrack Street, present an enclosed character overlooking the Howff. The high buildings on both sides of Bank Street creates a sense of enclosure. Barrack Street however consists of a traditional setted street which narrows due to the shape of the Howff encroaching onto the street yet widens at Meadowside Road. Barrack Street is also characterised by an extended view uphill towards Constitution Road, towards the Crescents Conservation Area.

Originally a garden established in the late 13th century, the Howff was subsequently used as a burial ground during the late 16th century



Graves in The Howff



Mature planting and seating located within the graveyard



One of the old gravestones made safe at the Howff

Open space

The Howff was once a popular meeting place for the Nine Trades of the City - the baxters, skinners, tailors, bonnetmakers, listers, hammermen, fleshers, websters and cordiners. There is evidence that the meeting place still exists with the Meeting Stone which remains within the graveyard.

The area is characterised by a variety of trees and shrubberies which add to a fresh, sheltered, tranquil and pleasant area to be in during the day time. The character within, and along the surrounding streets would change during different times of day and night.

The headstones create a unique character with various symbols carved, each with its own special meaning. For example; cherubs, skull and crossbones, ships, human figures are a few carvings which mark many of the headstones. Some of the headstones are unreadable due to erosion and have been made safe and laid flat; however this creates a unique character.

The south western section of the boundary wall and gate pier had been damaged (2012) and subsequently repaired and repointed to best match the original wall. This serves as an example in the use of traditional materials and craftsmanship to restore original detailing which is almost unnoticeable.

The Howff was once a popular meeting place for the Nine Trades of the City - the baxters, skinners, tailors, bonnetmakers, listers, hammermen, fleshers, websters and cordiners

5.4 Overgate-Nethergate



Shop fronts on Union Street



Union Street



Whitehall Street

The Overgate-Nethergate character area is identified as the gateway into the retail core with the Overgate shopping centre to the North and shops lining the ground floors along the Nethergate with predominantly upper floor residential, with a number used as commercial premises. The area is also characterised by the wynds that deviate from Nethergate as well as the main streets; Union Street, Whitehall Street and Crichton Street which have Southern views.

The area is also characterised by being high in pedestrian activity permeating from the adjacent University Conservation Area. The Overgate-Nethergate character area is dominated by the City Churches, within the Central Conservation Area, and the Overgate shopping centre.

See Appendix H for more detail on this character area.

Street pattern

Nethergate, Union Street, Whitehall Street, Crichton Street and Whitehall Crescent are the main streets which present an individual character to the area. The area slopes down towards the River Tay, and the building line follows this stepped form. This can also be noticed with the stepped line of ground floor units. The three streets are wide and, even though the buildings are high, the space is not constrained contributing to an open feel. The layout of Union Street and Crichton Street take advantage of the views down to the River while Whitehall Street looks down onto the Gilfillan Memorial Church, at the centre of Whitehall Crescent.

Both Union Street and Whitehall Street are similar in use with lower floor retail and cafés/bistros whereas the upper floors are used for residential or commercial. Both streets have a much more uniform building character than the diverse Crichton Street. Unlike Whitehall Street, Union Street is much more conservative and less decorated in terms of architectural detail along both the upper floors and ground floors.

The area is also characterised by the wynds that deviate from Nethergate as well as the main streets; Union Street, Whitehall Street and Crichton Street which have Southern views



Crichton Street



Ornate gate into Malthouse Close



Whitehall Crescent

The buildings on Whitehall Street are very extravagant with architectural features such as entablatures, grand entrances, columns and pediments, which further emphasise their grandeur. Above the doorframes, most of the pediments contain detailed designs. An ornate iron balcony can also be seen on the north west property at the top of Whitehall Street.

Running parallel to Union Street and Whitehall Street, Crichton Street was created to connect the Nethergate with the harbour. It is usually busy with both traffic and pedestrian activity but lacks the same feeling that both Whitehall Street and Union Street share. The street has a wider feel to it and, unlike the other two streets, one side of Crichton Street faces onto the Caird Hall and Marryat Hall which is mostly uniform in character as opposed to Crichton Street's varied nature.

One particular aspect to the Overgate-Nethergate character area are the number of wynds and closes which deviate from the main streets. These include Couttie's Wynd, one between Crichton and Whitehall Street; and others between Union Street and South Marketgait.

Each of these present a distinct character to the area representing the historic burgh street pattern which were once used as functional passageways. Today, these wynds are either closed off with designed gates or are used as storage areas. Today, the wynds remain functional used as bin store and the location of plant and services. The location of services on the rear elevation allows the principal elevation to remain free from such interventions.

Running parallel to Union Street and Whitehall Street, Crichton Street was created to connect the Nethergate with the harbour



City Churches



St Paul's Church



Mecca Bingo Hall (former Green's Playhouse Cinema)

Movement and activity

Due to its well-connected street pattern to the adjoining City Core and Southern Edge, the Overgate-Nethergate character area still remains a busy pedestrian and traffic thoroughfare. Notably there is a substantial amount of public transport activity in this area, not excluding private transport, entering the area from West Marketgait and exiting through South Marketgait.

Nethergate is an area high in pedestrian activity permeating from the adjacent University Conservation Area. The boundary of the conservation area ends at St Paul's Church. The high building line looks onto the focal buildings of the City Churches, Overgate and Market Cross. A number of the ground floor shops have modern inappropriate forms of signage that would be desirable when the opportunity arises to be enhanced thus improving the character and appearance of the area.

Focal buildings

The City Churches form an important focal point in the streetscape. There are pointed arched windows on all sides including up the tower which has small flying buttresses supporting the top portion. Due to numerous fires and rebuilds of the City Churches, a former crown spire has never been replaced. The Bell Tower can be heard from the surrounding areas within the Conservation Area and is an important feature which enhances the aural and visual character of the area. The buzz of people around the church also adds to the atmosphere of the area.

St Paul's Church is considered to mark the Western gateway into the Central Conservation Area and consequently the retail district. Not unlike St Paul's Cathedral, the church is very important due to its size within the area. It provides a distinctive contrast to the concrete, glass and steel Art Deco look of the Mecca Bingo tower. With its iconic tower, the Mecca Bingo Hall is another dominant focal building symbolising the gateway into the retail district. Built as Green's Playhouse cinema, it was one of the largest cinemas in Britain of its time.

The Bell Tower can be heard from the surrounding areas within the Conservation Area and is an important feature which enhances the aural and visual character of the area



Pedestrian precint outside Overgate Shopping Centre



Mercat Cross



Public art outside the City Churches

Public space

The space around City Churches forms a unique feature by providing an informal open space. Reflection caused by the glass façade of the shopping centre is a distinctive characteristic which makes the space feel more open and light. The former churchyard has been landscaped with grass, flower beds and the addition of mature trees which change in the character of the area during different seasons. The grass, benches and a surrounding knee-high wall and steps can be used for seating.

The surface materials are of high quality with examples of stone setts, flagstone and stone kerbing. Sett designs have been incorporated into the street design. The area to the East of the City Churches demonstrates a fine example on how surface texture can be creatively used where different textured and coloured setts have been used to mimic the shadow of the Church.

The Mercat Cross presents the most important piece of heritage and functional street furniture of its time as it once marked the area where merchants gathered, the gate to the town, announcements and even executions. The Mercat Cross was moved to its current site from the High Street in 1777 with extensive restoration works being undertaken. Only a part of the shaft is original.

There are examples of public art within the area including a World War remembrance plaque, Penguin statues and plaques surrounding the South-facing wall of the Overgate. A number of iron gates have been designed especially and installed at the entrances to wynds off the main street. These gates provide two functions; they add a feeling of safety and enhance the character of the street. The gates where installed as part of a Council lead grant scheme and have been specifically designed and features incorporated for the particular area.

The Mercat Cross presents the most important piece of heritage and functional street furniture of its time as it once marked the area where merchants gathered

5.5 Seagate



Horse Wynd



Peter Street



Seagate looking towards St Paul's Cathedral

The Seagate character area is identified as a main transport corridor which is constantly busy. It is also considered as one of the gateways into both the Central Conservation Area and City Core with St. Paul's Cathedral dominating the western end of Seagate.

Land use within Seagate is primarily a mix of ground floor retail and leisure use with upper floor residential and storage space. The area is also characterised by the number of lanes, wynds and narrow streets which permeate from Seagate.

The area is characterised by its narrow feel with high buildings on both sides of the street, creating a very distinctive sense of enclosure.

See Appendix I for more detail on this character area.

Street pattern

Seagate is characterised by its linear street patern with a number of wynds, lanes and narrow streets branching away. The most used wynds include Peter Street and Horse Wynd which are partially covered by buildings above adding to the distinct character.

Horse Wynd and Peter Street link the Seagate to the MurrayGate with historic street materials present.

Candle Lane, with its stone sets, connects Seagate to the Southern Edge leading to the Customs House.

Movement and activity

Seagate is busy with pedestrian activity and high vehicular movement mainly permeating from the City's bus station and the City Core. Public transport mostly use Seagate as a key thoroughfare, which is lined with bus stops, although private transport also use the street.

The area is characterised by its narrow feel with high buildings on both sides of the street, creating a very distinctive sense of enclosure



St Paul's Cathedral

The streetscape is characterised by narrow pavements that have a number of bus stops and ancillary cabinets and items located which makes perdestrian movement more challanging than other areas of the conservation area. Pedestrians tend to move through the area either to the nearby bus station or City Centre.

Focal buildings

St. Paul's Cathedral is the main focal building to the South and is direct contrast to the industrial buildings at the other end of Seagate.

The high buildings and sense of enclosure is the dominant characteristic of the area.

St. Paul's Cathedral is the main focal building to the South and is direct contrast to the industrial buildings at the other end of Seagate

5.6 Southern Edge



Tay Hotel



Holiday Inn Express Hotel



Former Customs House & Harbour Chambers Building

The Southern Edge runs along the entire southern boundary of Central Conservation Area identified as the edge of the City Centre. The Southern Edge character area runs parallel to the River's front, stretching along Dock Street to Trades Lane in the East. The Southern Edge also includes Yeaman's Shore and Whitehall Crescent.

The area was historically the edge to the waterfront and is steeped in maritime history.

See Appendix J for more detail on this character area.

Focal buildings

A standing example of Dundee's maritime past, the Customs House is a category A listed building which marks a grand entrance to the City Centre from the South-East. A maritime theme is present within this section of the Conservation Area where, opposite from Customs House, the Sailor's Home primarily characterised by its dome shaped roof dominates the north side of Dock Street with its intricate detailing. Customs House subtly dominates the area with its mass, scale and detailing which includes four Ionic columns supporting a triangular pediment. The pediment had been designed with a Royal coat of arms motif on top. It is surrounded by the inner ring road with a large volume of traffic flow.

Once facing the Caledonian Railway Station, the Tay Hotel has significant value, both architecturally in terms of its townscape value within the context of the Central Conservation Area. It has remained vacant for a number of years; however redevelopment is underway for the focal building to be reused as a hotel. Prominent architectural features of the building include the grand main entrance which incorporates decorative carved stonework in limestone - a rare example of this in Dundee; a number of chimneys and a cupola which provides light to the internal grand staircase. In terms of heritage value alone, the Tay Hotel forms an important element and is a key focal site in achieving the aims and vision of the Central Waterfront Development master plan.

A standing example of Dundee's maritime past, the Customs House is a category A listed building which marks a grand entrance to the City Centre from the South-East



Bridge ramps being reconfigured



Works underway to demolish Tayside House



Artists impression of proposed V&A at Dundee

Currently, in 2012, Tayside House dominates the skyline and can be considered as one of the tallest and most recognisable buildings in Dundee. A building of its time, it is soon to be demolished as part of the Central Waterfront Project (demolition is currently underway). This will significantly improve this area as part of the City's regeneration. Additionally, the Tay Road Bridge could be considered as a focal structure however as part of the recent roadworks in relation to the Waterfront Project, the removal and reconfiguration of the ramps of the bridge will further enhance the overall character of the area by extending the views down to the River.

Waterfront development

With development works undergoing in the Central Waterfront Development Project to reconnect the City with the River Tay, it is considered important to protect the character of the City Centre.

The Waterfront Development will undoubtedly create a new integrated contextual character for the Central Conservation Area. The creation of new boulevards and the laying out of streets capitalising on the views of the River, from within the Conservation Area as well as outwith. A planned formal green space in the centre will break the urban form by adding a fresh and attractive character within the heart of the City.

The significant environmental improvements as a result of the Waterfront project can be seen in the recently regenerated Dock Street and Union Street, through the use of high quality design and materials. Environmental improvements have also begun to City Square, to create a high quality multifunctional space, using high quality materials.

A planned formal green space in the centre will break the urban form by adding a fresh and attractive character within the heart of the City

6 .0 Current and Development Opportunities



Chalmer's Hall



Tay Hotel currently being renovated to become part of the Malmaison hotel chain



Building in poor state of repair

The Central Conservation Area contains a number of upper floor premises which lay vacant. This has been an on-going issue within the City Centre as a whole and therefore the appropriate new use or re use of the upper floors shall be supported if in accordance with current policy and guidance.

There are a number of buildings designated as 'Buildings at Risk', which present an opportunity for appropriate redevelopment and restoration. The reuse of the buildings at risk shall enhance the overall character of the surrounding environment. Chalmer's Hall, King's Theatre and Customs House are examples of Buildings at Risk which present vast potential.

See Appendix D for more detail on each Building at Risk.

There are a number of developments which are currently in progress. The Tay Hotel is currently being restored to its original character to be reused as a hotel. The former Parky's Store on Seagate is also under development which will change the character of Seagate in terms of the new development's scale even although the scale of such is in-keeping with the street roofline.

Dundee City Council is currently undertaking environmental improvement work to the City Square where it is aimed to create a more vibrant and accessible space for members of the public. The work shall include the removal of all raised surfaces, resurfaced with a high quality multi-coloured paver and movable soft landscaping which aims to create a vibrant place to meet and socialise.

The proposed lively patterned space will help to draw people into the square. The use of ground floors units as café / coffee shops shall further help to create a vibrant environment. The space would undoubtedly have a less cluttered feel whilst still remaining sheltered and enclosed by the surrounding buildings.

A standing example of Dundee's maritime past, the Customs House is a category A listed building which marks a grand entrance to the City Centre from the South-East



Caird Hall viewed from Shore Terrace

Currently, in 2012, Tayside House dominates the skyline and can be considered as one of the tallest and most recognisable buildings in Dundee. A building of its time, it is soon to be demolished as part of the Central Waterfront Project (demolition is currently underway). This will significantly improve this area as part of the City's regeneration. Additionally, the Tay Road Bridge could be considered as a focal structure however as part of the recent roadworks in relation to the Waterfront Project, the removal and reconfiguration of the ramps of the bridge will further enhance the overall character of the area by extending the views down to the River.

Currently, in 2012, Tayside House dominates the skyline and can be considered as one of the tallest and most recognisable buildings in Dundee

7 Opportunities for Planning Action

The principal focus of planning action within the Central Conservation Area is to preserve and enhance the character and appearance of the area. Applications for inappropriate developments that will negatively impact on the character and appearance of the Conservation Area shall be recommended for refusal. Best practice guidance by Historic Scotland and other bodies shall be taken into consideration as part of retaining and preserving the unique character of the Central Conservation Area.

7.1 Street views

The views and vistas which have been noted to exist throughout the Conservation Area are key characteristics of the many streets which have views down to the River, up to the Law, within the Conservation Area itself and outside it. Development which significantly damages the street setting will be discouraged in order to retain the historic planned views.

7.2 Shop fronts and signage

Shop frontages are an important element of the character and appearance of the Central Conservation Area. Whether due to rebranding or moving premises, alterations to shop fronts and replacement signage are constantly subject to change.

Alterations and replacement signage shall be required to be in accordance with Historic Scotland's guidance and have respect for the existing scale, proportions and features of the shop front.

When replacing an existing modern inappropriately designed shop front or signage it shall be required to reinstate a more appropriate form in terms of the buildings architectural style and features. The reduction in excessively deep fascia panels shall be encouraged.

If it is not possible to reinstate the shop front, a detailed explanation shall be required to be submitted along with the required planning application/listed building consent in order to form a justification. Where this is the case design techniques shall be used to give the appearance of a reduced fascia depth.

The principal focus of planning action within the Central Conservation Area is to preserve and enhance the character and appearance of the area

Shop front colour and corporate advertising can have the potential to negatively impact on the character and appearance of the conservation area and the individual building. In general terms corporate colour schemes shall be restricted to the fascia signage.

Reform Street is an area with a high sensitivity to changes in colour schemes. The colour pallet is limited to shades of cream to light browns.

Illumination of signs can have a major impact on the character of the area. The preference is to have non illuminated signage however if it can be demonstrated the need for illumination this shall be undertaking as discreetly as possible. Planted lettering with concealed halo lighting is the preferred method of illumination. Large trough lighting or large number of projecting lighting shall not be permitted. The removal of redundant light shall also be actively encouraged.

If it can be demonstrated that additional signage in the form of a hanging sign is required, the sign shall be required to be in keeping with the scale and design of the property. Using individually tailored signage to the shop creates a distinctive character. Large internally illuminate projecting box signs shall not be permitted.

Dundee City Council's aim is to allow well designed signage constructed of high quality materials to create a vibrant streetscape.

7.3 Building frontages

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

Alterations to the frontages of buildings within the Conservation Area shall require careful consideration. Minor changes to windows and doors can have a detrimental impact on its character and appearance.

Replacement of windows and doors shall be required to be in accordance with Dundee City Council's policy - "Replacement Windows and Doors".

The character and appearance of the conservation area is made up of the individual buildings and the spaces between

The uniform character of each individual street, in terms of architectural detailing, style of windows and doors, surface texture and colour should be retained and enhanced when appropriate. Any unsympathetic additions to the public elevations of buildings will be discouraged as this would be detrimental to the overall public realm character.

Where there has been previous alterations to the frontage of the building, sympathetic treatment to restore the original character to the building shall be encouraged.

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

7.4 Surface materials

The mixture of surface materials found throughout the Conservation Area and the contrasting nature between them should be protected as well as enhanced where necessary. The eclectic mix between stone setts, paving stones, and multi-coloured sett paving on streets surfaces; glass, iron, marble and granites on more decorative surfaces; and non historic elements such as tarmac and concrete; all contribute in enhancing the character of the Central Conservation Area.

There are locations of temporary patches or repairs that have been made to the surface materials that are not in keeping with its character, namely tarmac patches into areas surrounded by stone setts. Damage should be repaired in the most respectful way possible considering the surroundings and existing materials. The removal of any historic material would be discouraged in a bid to preserve the original character.

Before repairs begin, guidance should be sought from the Dundee City Council's Conservation Officer. Where repairs are not possible, reinstatement of any historic material would be encouraged.

Before any improvement works or repairs can begin, guidance should be sought from the Dundee City Council's Conservation Officer

7.5 Street furniture and public art

Any new additions of street furniture should make a positive contribution to the character of the Conservation Area, be of a high quality material and relevant to the context of the individual area, or City as a whole.

Where a cluttering of street furniture has been identified, any new addition will be discouraged unless replacing an existing feature.

With the growing trend of outdoor eating and coffee shops, with seating on the pavements, particular attention shall be required to be paid to ensure the character and appearance of the Conservation Area is retained and also positively enhanced. Planning Permission may be required for the change of use of the land, any proposal shall be required to be of a high quality.

This equally applies to public art however it should be recognised that public art should not be limited to statues. Other forms of public art including; multi-functional landscaping, decorative and functional features and subtly decorative additions would be considered.

7.6 Utilities and Amenities

Works carried out by amenity companies and by statutory bodies must have regard for the character of the conservation area. Cables and pipes which run over the outside of walls detract from the appearance of the wall and from the overall appearance of the conservation area. The installation of pipes and cables should be hidden from view.

The location of television aerials and satellite television dishes should be placed discreetly to minimise their impact on the building and the character of the conservation area. Detailed advice on best practice on the location of satellite dishes can be obtained from Dundee City Council's Development Management section. The advice set out for satellite dishes can be applied equally to television aerials. Planning permission is required for the installation of a satellite dish within the Conservation Area.

Works carried out by amenity companies and by statutory bodies must have regard for the character of the conservation area

8 Opportunities for Enhancement

Central 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 Central 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 Scotland and the Heritage Lottery Fund.

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

9 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

10 Monitoring and Review

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

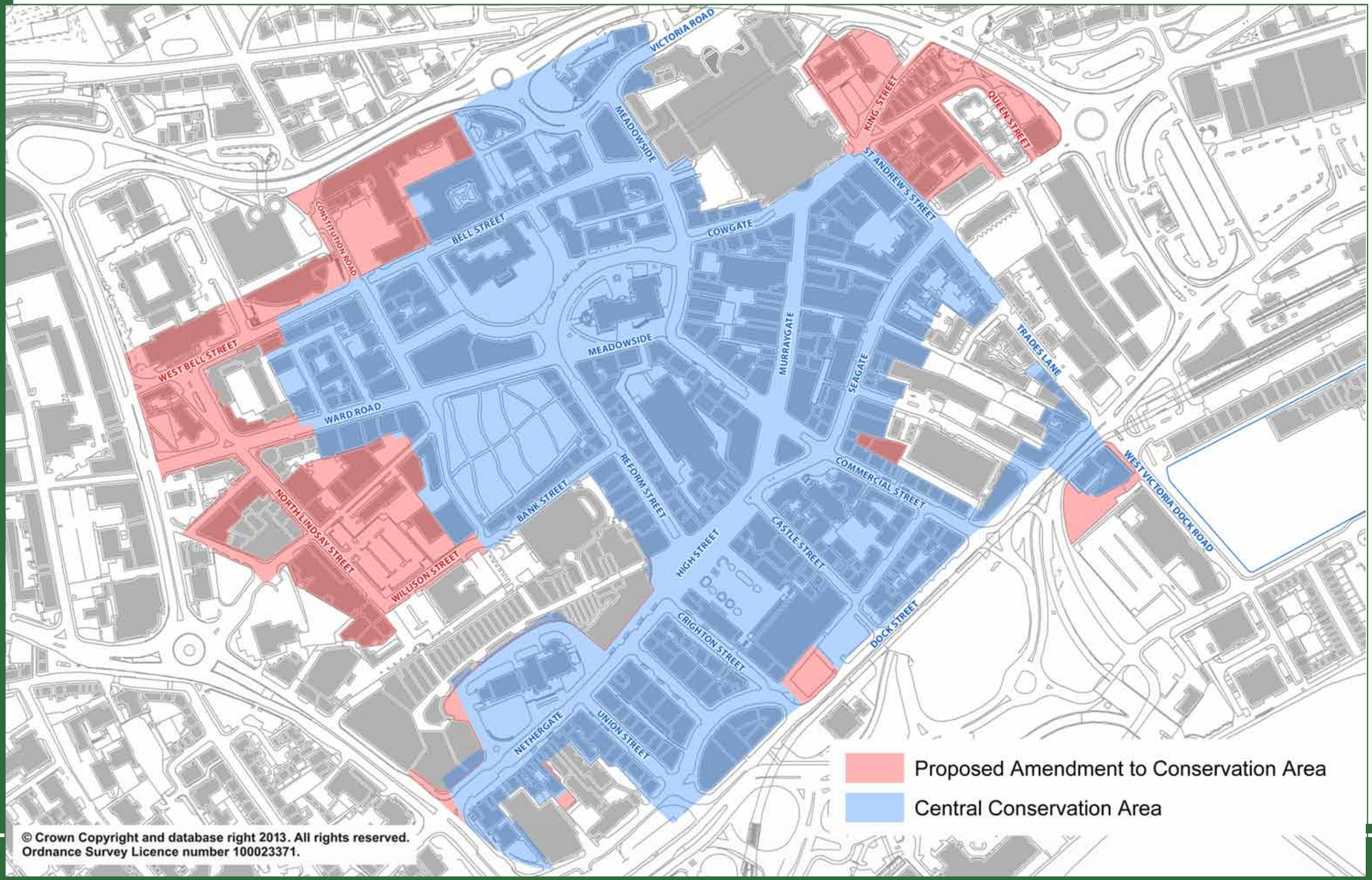
As part of the mechanism for review and monitoring, a photographic survey will be undertaken as a means to record change. This will create an important tool in the management of the Conservation Area by providing an indicator of the impact of development and form the basis of future reviews.

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

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

Gary Knox
Conservation Officer
City Development Department
Dundee City Council
Dundee House
50 North Lindsay Street, Dundee
DD1 1QE
Tel: 01382 433414
E: gary.knox@dundeecity.gov.uk

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



Appendice A - Current Boundary and Proposed Review Areas

Conservation Area Boundary Review

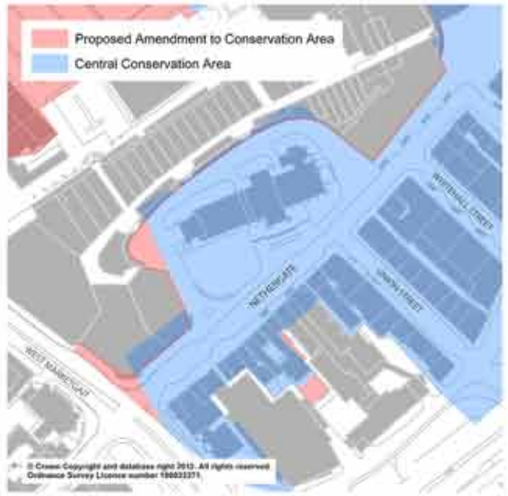
1. As part of the Overgate-Nethergate character area, it is clear that the Overgate Façade is an important element of the character for the area. It is proposed that at least a one metre refinement of the boundary is drawn around the Overgate façade. The ground at the rear of St David's Halls is also proposed to be included as it forms part of the character of St David's Halls.

2. Further boundary amendments include a small boundary realignment to the rear section of the buildings on the corner of Seagate and Commercial Street. Additionally, the boundary is proposed to be extended to take in the former Podium Block, now demolished, to protect the rear character of Caird Hall.

3. As part of extending the Conservation Area, it is identified that the curtilage of the Customs House should be included within the boundary in order to protect its setting.

4. It is proposed that the boundary be extended to include the surrounding area to the East of Dundee House. This review also includes Lindsay Street Mill, Strathmore Lodge, Sheriff Court and the view up North Lindsay Street. Additionally, as an extension to the North character area, it is proposed that the Abertay University buildings be included to retain the educational quarter character of the area; in addition to the view up Constitution Road.

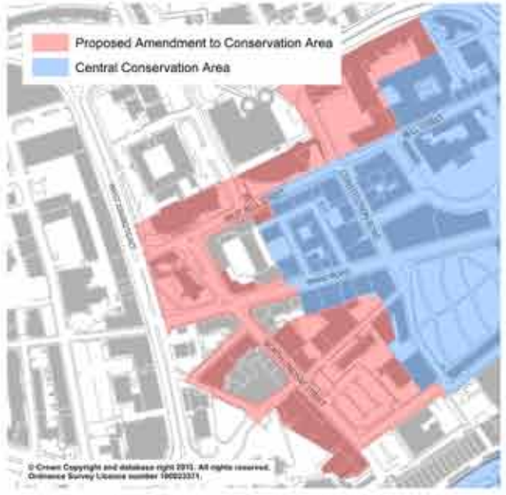
5. It is identified that the boundary of the Conservation Area be amended to include St Andrew's Church, the Hall of St Andrew's Church, buildings opposite King Street, Magnum House and The Sea Captain's House excluding the residential units to the East as well as the night club and adjacent buildings opposite the bus station. The proposed extension would positively contribute to the character and appearance of the Central Conservation Area. The properties within the proposed extension also share many of the design features, materials and characteristics of properties within the Central Conservation Area



1. (Above) Overgate Shopping Centre façade and St David's Halls curtilage

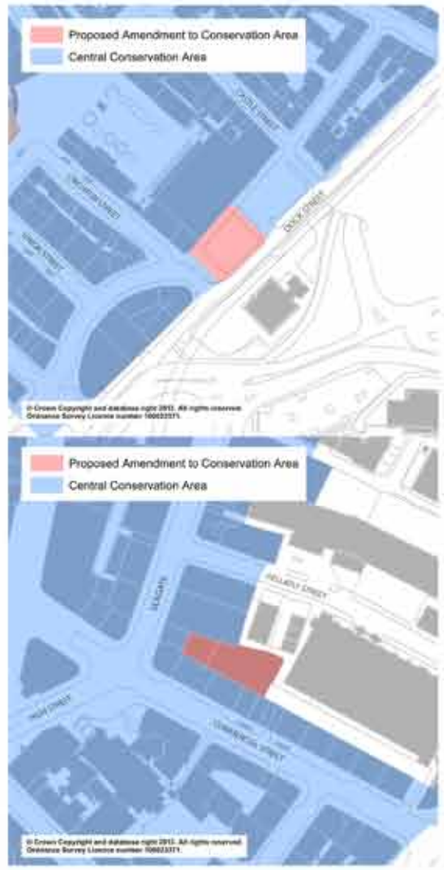


3. (Above) Customs House curtilage

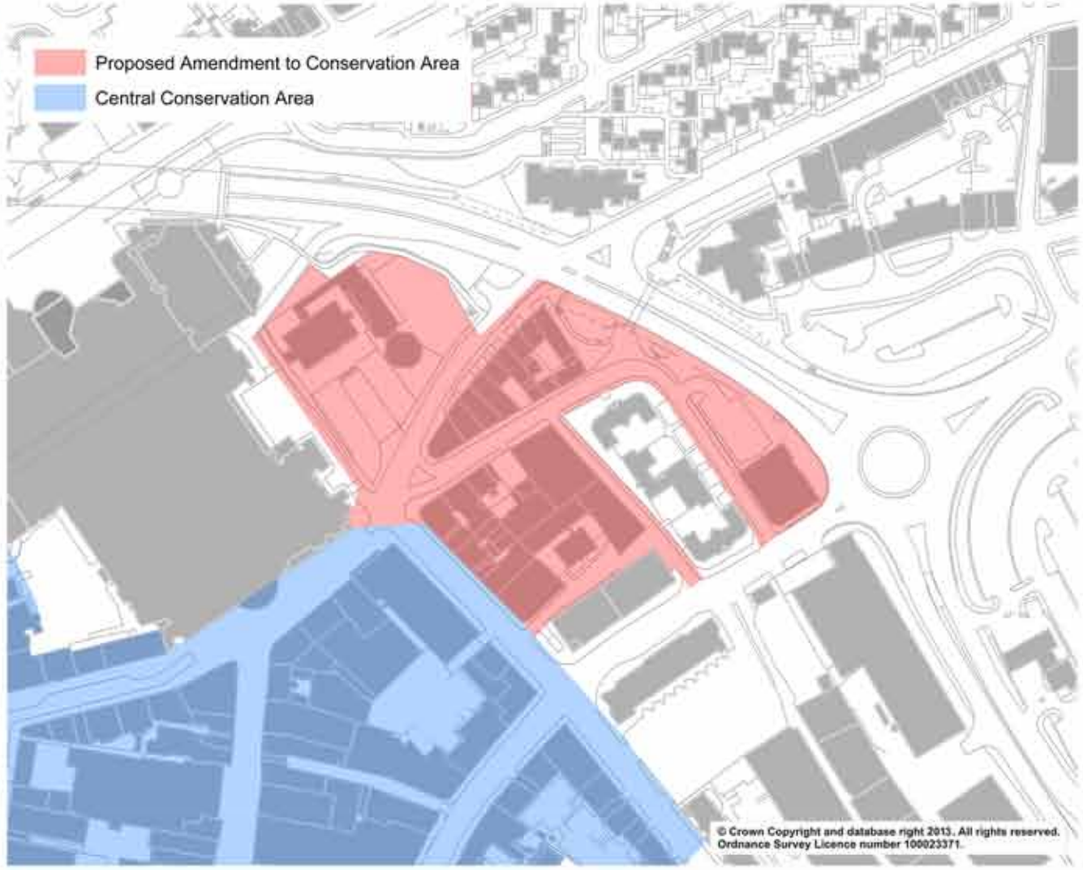


4. (Above) Dundee House, Lindsay St Mill, Strathmore Lodge, Sheriff Court and Abertay University buildings in addition to views up Constitution Road and North Lindsay Street

2. (Below): Commercial Street and site of former Tayside House annex



5. (Below) St Andrew's Church, King Street, Magnum House and the Sea Captain's House



Appendice B - Central Conservation Area Boundary Review



Above - View East along Bell Street

Below - View North up Reform Street

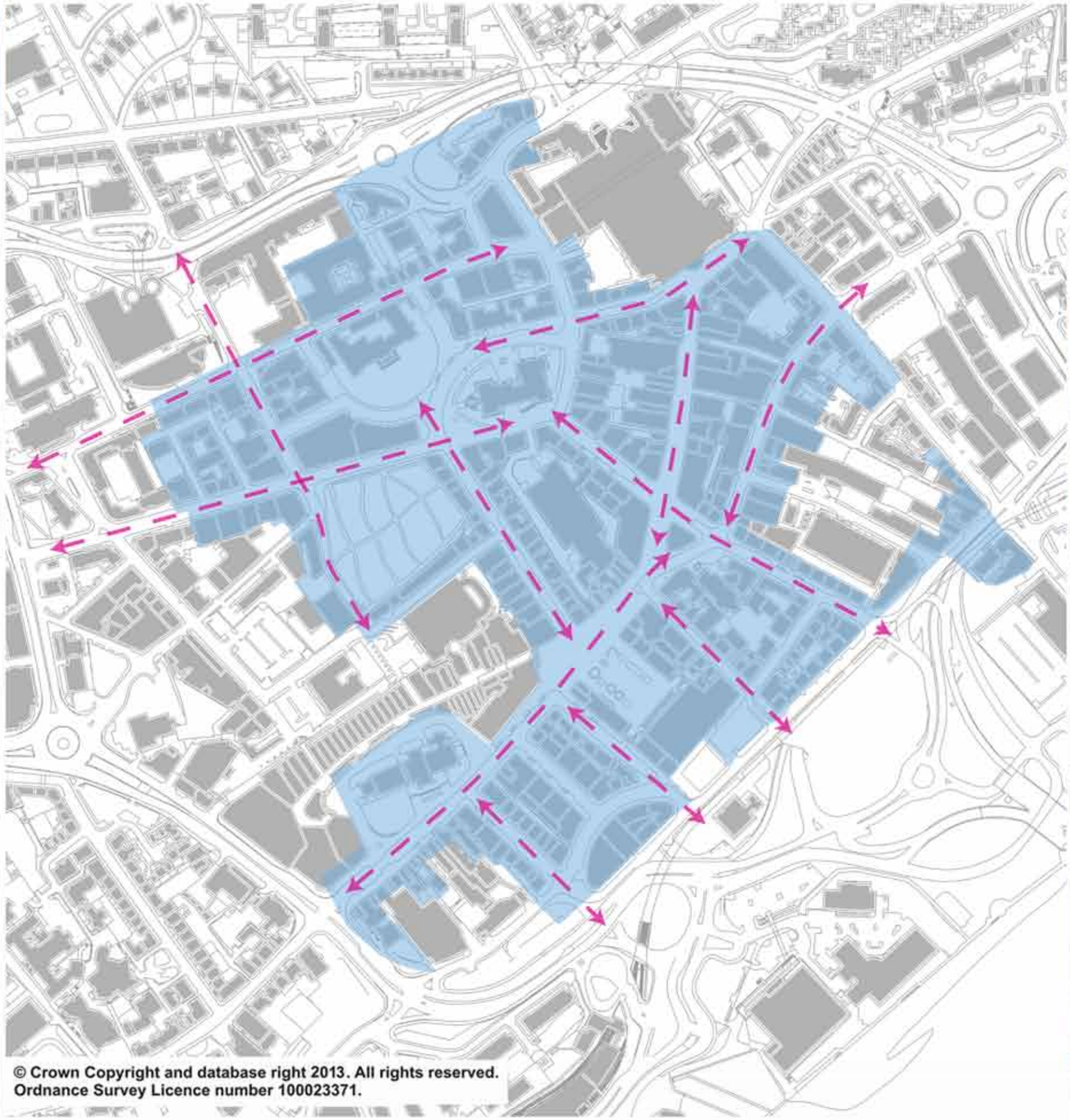




Above - View South down Union Street

Below - View East along Nethergate





© Crown Copyright and database right 2013. All rights reserved.
Ordnance Survey Licence number 100023371.



Above - View East along Panmure Street

Below - View North up Constitution Road





Above - View East along High Street

Below - View South down Crichton Street



Appendice C - Principal Views and Vistas











Buildings at Risk

	Condition	Category
1. 3 West Bell Street	Fair	Low
2. 5 West Bell Street	Fair	Low
3. St David's Halls	Very poor	High
4. Tay Hotel	Fair	Low
5. Chalmers Hall	Fair	Low
6. 34 Commercial Street	Fair	Low
7. Robertson's Whisky Bond (Former)	Fair	Low
8. Custom House & Harbour Chambers	Fair	Low
9. Pearl Assurance Buildings (Former)	Poor	Moderate
10. King's Theatre (Former): Continental Restaurant & Ballroom	Poor	Low
11. King's Theatre (Former): Fly Tower	Fair	Low
12. Seaman's Chapel	Ruinous	High
13. 5 South Ward Road	Fair	Moderate

For more information regarding any Building at Risk, please visit: http://www.buildingsatrisk.org.uk



© Crown Copyright and database right 2013. All rights reserved.
Ordnance Survey Licence number 100023371.



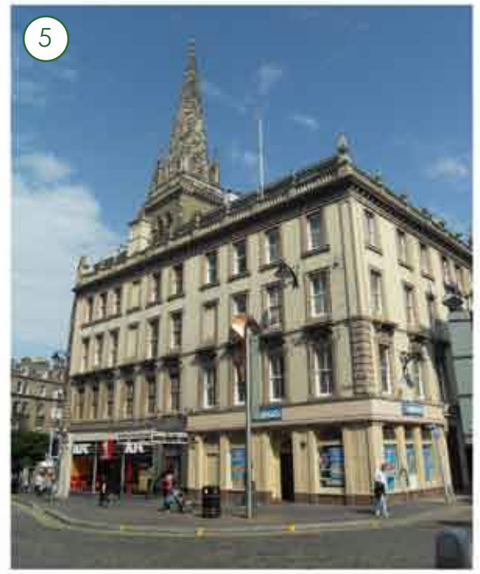










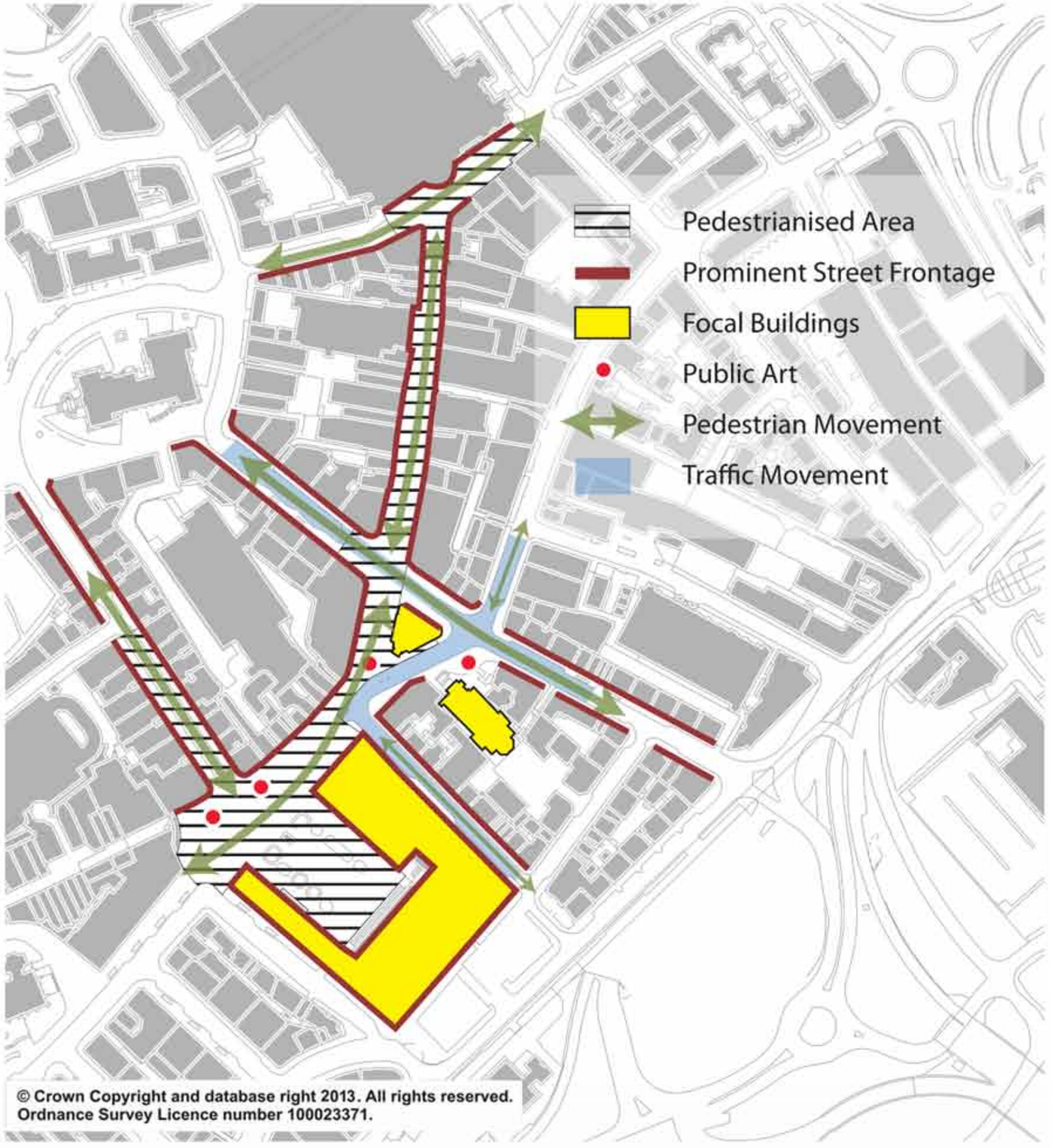


Appendice D - Central Conservation Area Buildings at Risk















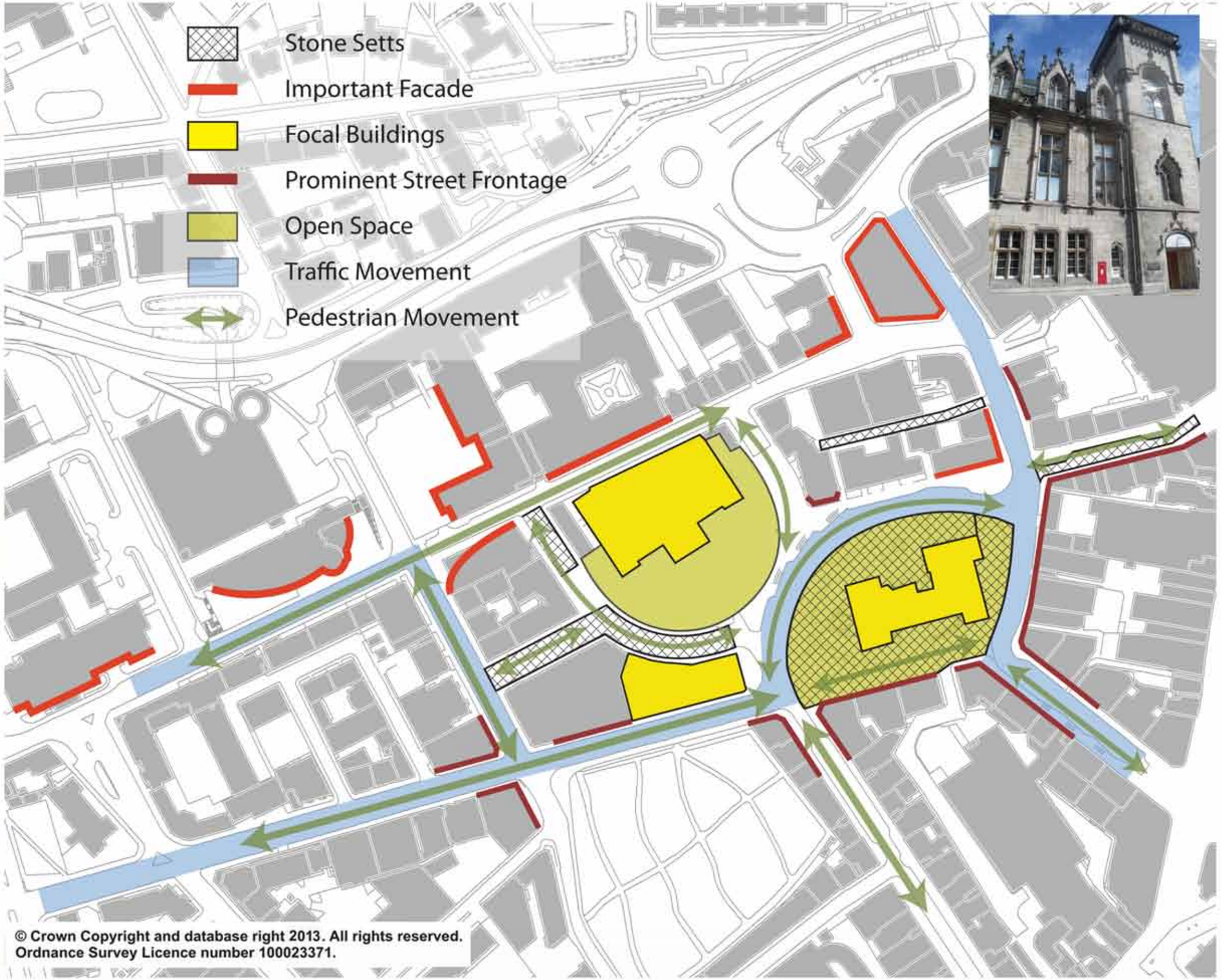
Appendice E - City Core Character Area











© Crown Copyright and database right 2013. All rights reserved.
Ordnance Survey Licence number 100023371.

Appendice F - The North Character Area

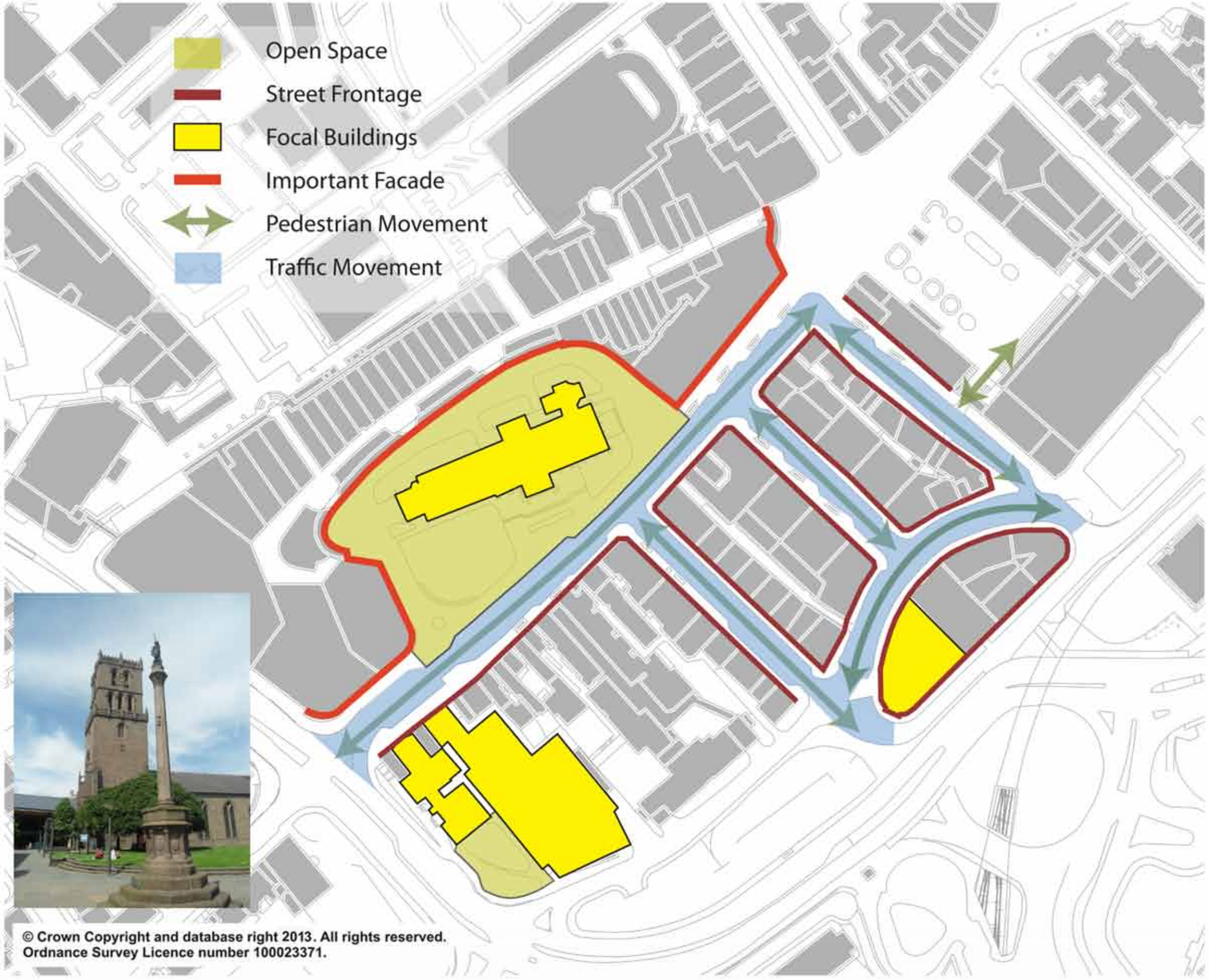








Appendice G - The Howff Character Area



© Crown Copyright and database right 2013. All rights reserved.
Ordnance Survey Licence number 100023371.





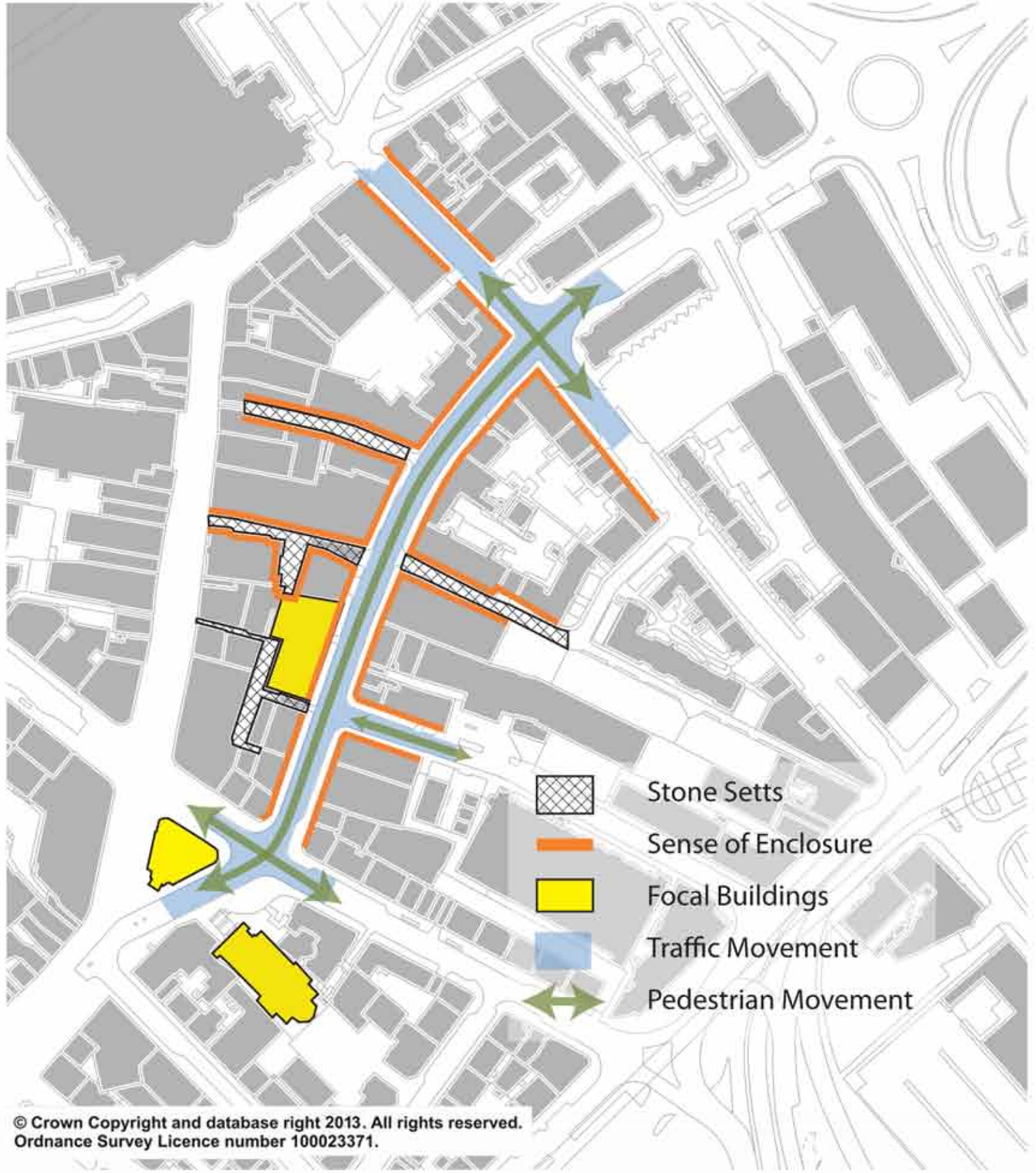


Appendice H - Overgate-Nethergate Character Area













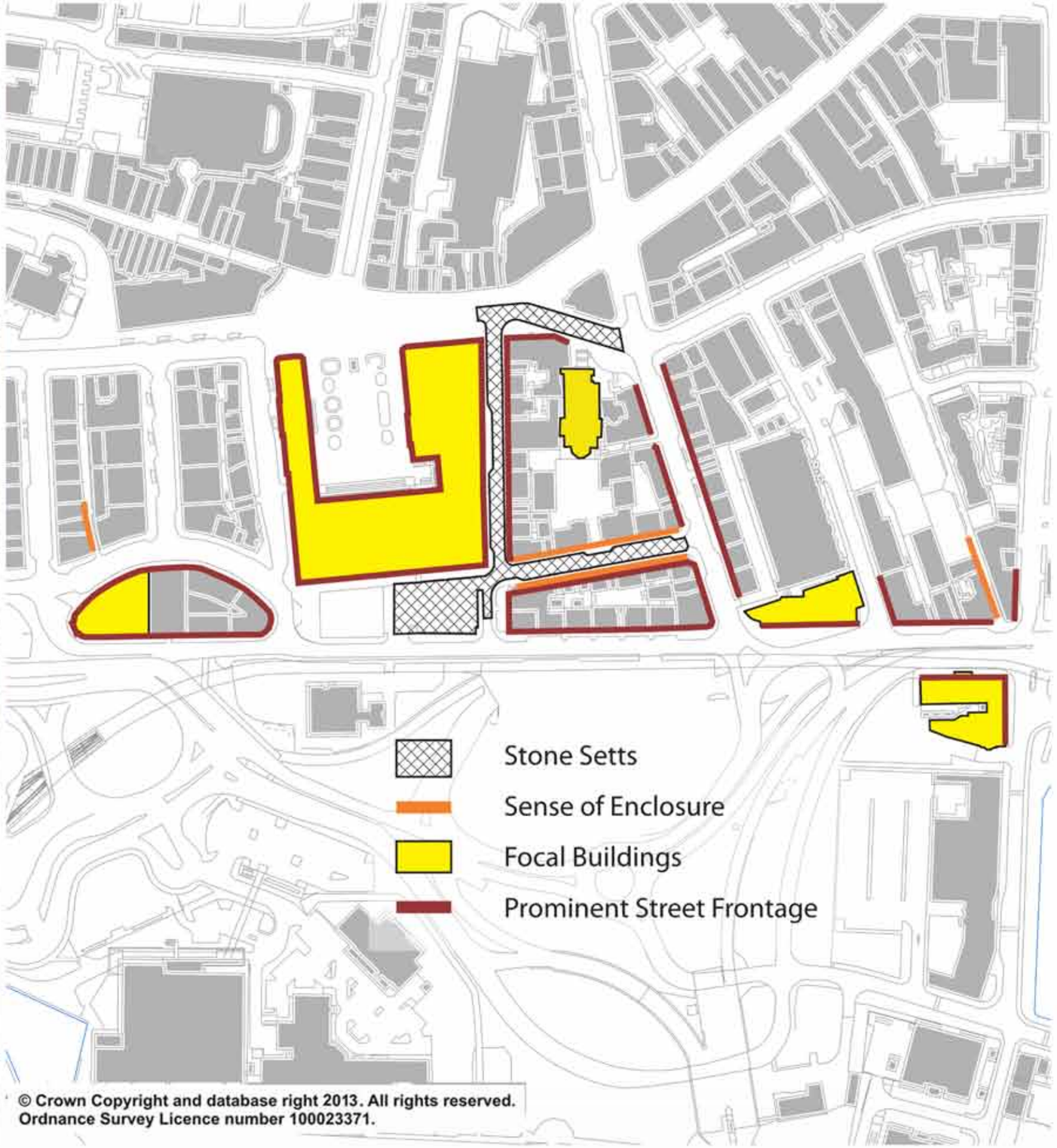


Appendice I - Seagate Character Area









© Crown Copyright and database right 2013. All rights reserved.
Ordnance Survey Licence number 100023371.









Appendice J - Southern Edge Character Area

If you require a large print version of this booklet please phone Gary Knox on 01382 433414

This information is made available in large print or in an alternative format that meets your needs.	
Chinese	欲知詳情，請致電：01382 435825
Russian	Более подробную информацию можно получить позвонив по телефону: 01382 435825
Urdu	مزید معلومات کے لئے برائے مہربانی 01382 435825 پرفون کریں۔
Polish	po dalszą informację zadzwoń pod numer 01382 435825
Alternative Formats	For further information please contact the issuer of this publication

If you have difficulties with English contact Dundee Translation & Interpretation Service, Central Library, Wellgate Centre, Dundee DD1 1DB Tel: 01382 431563

If you have any queries, comments or suggestions feel free to contact the

City Development Department,
Dundee City Council,Floor 6 Dundee House,
50 North Lindsay Street, Dundee DD1 1QE
Telephone: **01382 433105** Fax**: 01382 433013**
e-mail **conservationareas@dundeecity.gov.uk**