

Conservation Area



Grove Conservation Area Appraisal

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1.0 Introduction



View from Seafield Road

Grove Conservation Area is situated within Broughty Ferry. The area sits above the coastline providing panoramic views of the River Tay and over to Fife. The Conservation Area is located on a south facing slope to the east of Dundee City Centre within Broughty Ferry. It developed its unique character during the Victorian era.

This document will analyse the character and appearance of the Grove Conservation Area, assess any potential boundary changes and aim to provide a means of guidance towards the preservation of the Conservation Area. It will also highlight any opportunities for planning action and address measures for enhancement.

1.1 Definition of a Conservation Area



St Mary's Church

A Conservation Area is defined by the Scottish Government, within Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as; "An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance."

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

1.2 The Meaning of Conservation Area Status



Braes Cottage

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



Traditional Property within the Conservation Area

A Conservation Area is dynamic and constantly evolving and therefore it is essential to review and analyse its character. The purpose of a conservation area appraisal is to define what is important about the areas' character and appearance in order to identify its important characteristics and special features. It is a guide for homeowners and also developers.

Part of the function of this appraisal 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 applications.

This appraisal sets out a number of proposals for the enhancement of the Conservation Area; a role highlighted and supported by National planning framework (NPF4) in regards to the historic environment.



Falcon Lodge

'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.'

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

The overarching aim of this appraisal is to draw out the elements that contribute to the 'character' of the conservation area and provide a means of guidance towards its overall protection and enhancement.

2.0 Conservation Area Context



Former cinema, now a car showroom

Firstly designated in 1991, Grove Conservation Area as well as Forthill and Reres Hill, formed the Barnhill Conservation Area. However, it was later subdivided into three separately designated conservation areas in 1997. Grove is the smallest of the three and, besides its small size, stands out as different from the other Conservation Areas in that it was feued to a grid plan, continuing that of the older part of Broughty Ferry. The area is in close proximity to Broughty Ferry's District Centre.

Grove Conservation Area straddles West Queen Street and Queen Street, the main traffic route through Broughty Ferry which runs parallel with the railway line. Queen Street is the focus of the Bull Ring, a small 1930's local authority housing scheme, now itself listed, beside which a theatre and later a cinema is now in use as a car showroom. There are two churches - St Luke's and St Mary's.



View West along Queen Street

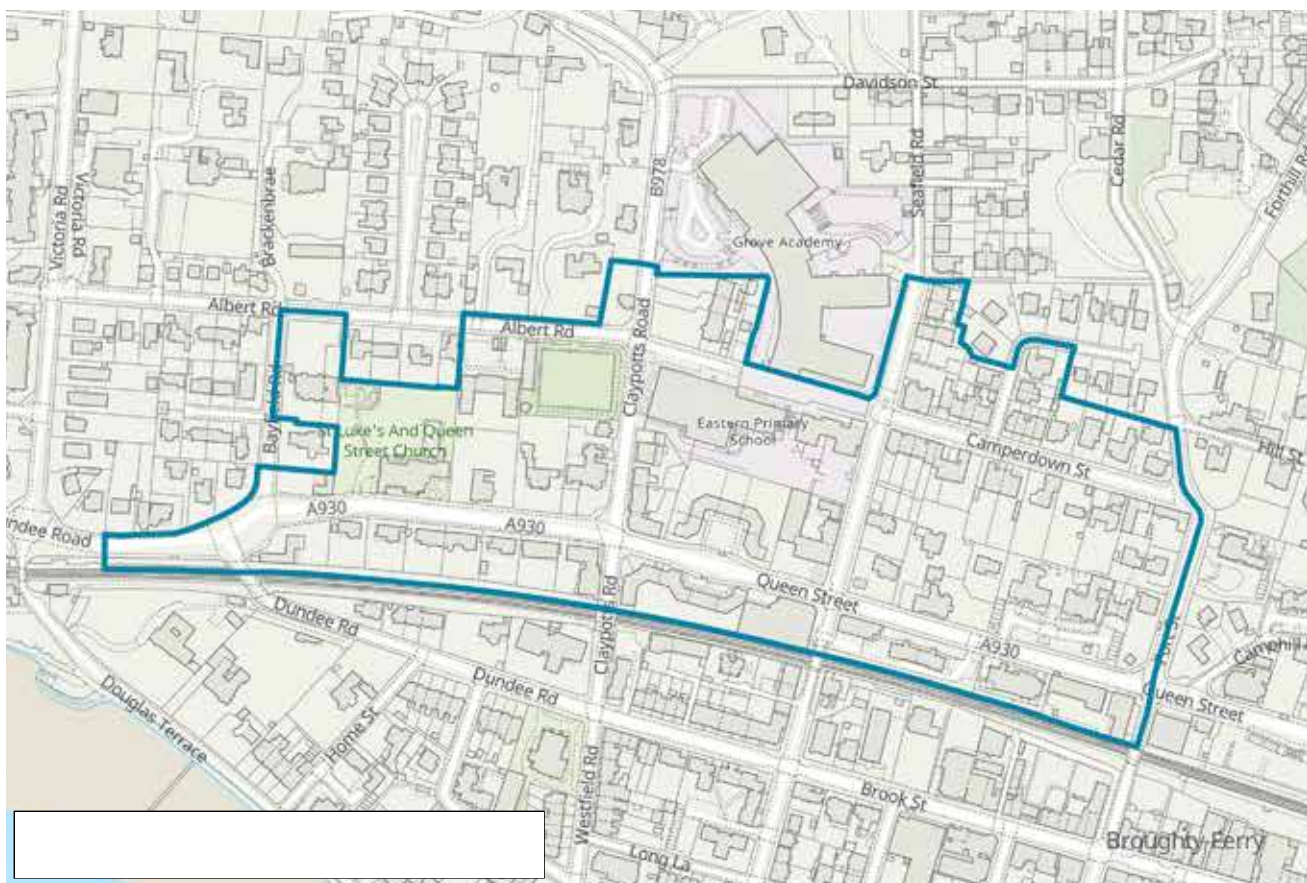
2.1 Current Boundary and Designation

The Southern boundary is the railway line that prompted the expansion of Broughty Ferry from 'fisher town' to wealthy suburb, and the northern boundary includes the old, but not the newer part of the Grove Academy site.

The crossroads at Fort Street is distinguished by the Edwardian post office, now a public house, and the modern, functional telephone exchange. The remainder of the Conservation Area is predominantly residential.

See Figure 1 which shows the current boundary of the Grove Conservation Area.

Figure 1 Grove Conservation Area



3.0 History and Development of Grove



Brook Street

The area of Grove originated during the early 1800's due to the emergence of Broughty Ferry as a strong fishing community. As Broughty Ferry grew in importance, so did its population where it served as a popular tourist spot for many due to its beaches and town centre.

A small port and residential suburb to the East of Dundee, Broughty Ferry is situated on the north bank of the Firth of Tay opposite Tayport in Fife to which it was formerly linked by ferry. Once a fishing village and ferry port, Broughty Ferry developed as a residential and resort town during the 19th Century where many of its fine villas were erected by industrialists from Dundee.

Before 1913 Broughty Ferry was an independent township with its own police force and civic administration. Incorporated with the City of Dundee in 1913, it has a popular seafront, harbour and esplanade. Guarding the mouth of the Tay estuary, the 15th century Broughty Castle overlooks the harbour. Built in 1498, the castle was restored during the 19th century and now houses a museum featuring displays on Dundee's maritime history.

With the opening of the Dundee and Arbroath Railway in 1838 and the introduction of electric trams in 1905, the development of Broughty Ferry became rapid, attracting many wealthy businessmen to relocate from the centre of Dundee. The increased ability to travel allowed the opportunity for people to live further away from the polluted centre of Dundee, to the idyllic location of Broughty Ferry. The wealth of the area can be seen from the building of large stone villas with landscaped curtilages.

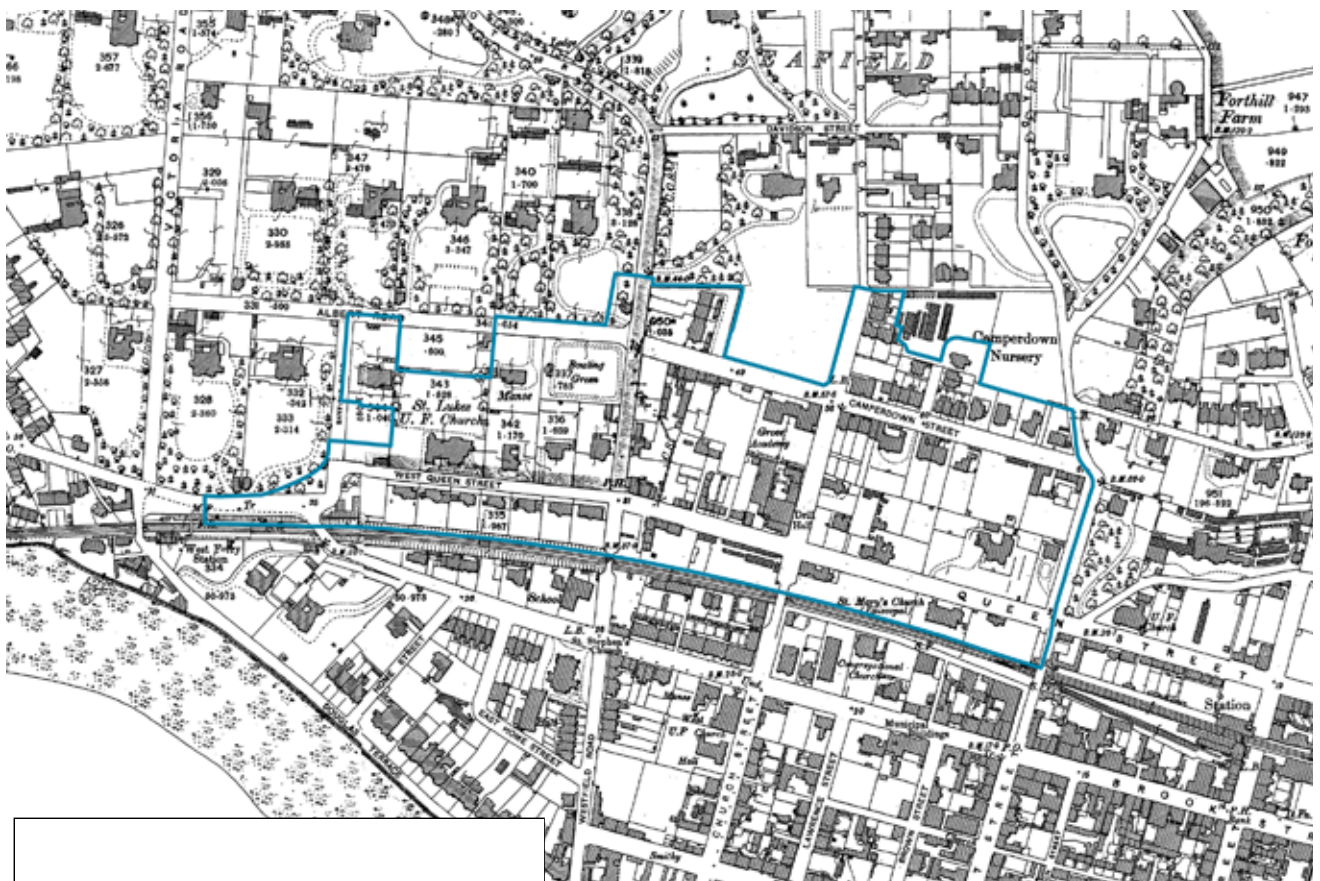
In the 1840s and 1850s most of the town of Broughty Ferry was situated south of Queen Street and was laid out according to General Charles Hunter of Burnside's neat grid iron plan. The expansion of the town can be seen by the mid 19th Century with the building of large villas to the north on the rising land behind the town.

The Grove Conservation Area is located on a south facing slope overlooking the River Tay to the east of Dundee City Centre within Broughty Ferry where it continues the grid iron street pattern of previous years. It developed its unique character during the Victorian era. The historic land use of the area was mainly residential; however there is evidence of other building uses such as the Edwardian Post Office now a public house and the theatre now forming part of the car showroom. From historic maps, it is possible to see that the existing street pattern is much the same as it was in the late 1800's with Queen Street and Camperdown Street as the main roads within the area. At this time the majority

of land to the north of the conservation area was agricultural. Most of the houses were relatively large and widely spaced with large expanses of ground included within their boundaries.

More recently, there has been a change in character seen within the area, mainly the development of more terraced properties, smaller boundaries and the beginning of development within the curtilages of the larger villas; a feature which is consistent throughout many areas of Broughty Ferry. The new Grove Academy site has also now been developed. This is located to the North of the Conservation Area outside its boundary where the older buildings, now Eastern Primary School, still remain an important feature of the Grove Conservation Area.

Figure 3 1902 Historic Map



4.0 Character and Appearance



Painted quoins and boundary walls



Bay windows and boundary walls



Hedges lining property boundary

The character and appearance are both key elements to be considered when appraising a Conservation Area. Grove Conservation Area has been identified as having particular aspects of historic or architectural interest which are important to the area's character, and are important to preserve and enhance. This section shall analyse the main elements that contribute to the character and appearance of Grove Conservation Area whilst establishing its value within the wider context of Broughty Ferry.

Typically the character and appearance is consistent throughout the Grove Conservation area. The predominately residential buildings are characterised with traditional slate roofs, boundary walls and mature trees. Within the Conservation Area there are many unique villas as well as the existence of traditional terraced properties. These terraces are characterised by their entrances detailed with columns, capitals, iron balustrades and quoins. The painted quoins, windows and doors help to create a sense of unity between the different streets therefore contributing to the overall townscape of the area.

The properties within Grove have many familiar characteristics which are found throughout the Conservation Area such as sash and case windows, cast-iron rainwater goods and balustrades. In terms of building frontage colour and texture, the general appearance and colour palette of the area ranges from a brown to grey with painted quoins and columns, a distinguishing feature of the overall area.

Grove Conservation Area retains a private feel, characterised by its stone boundary walls and mature trees. Many of the properties are relatively hidden from public view. There are a few modern developments within the Conservation Area particularly the housing found within Bader Square. The properties are new build but have generally maintained the characteristics of the Conservation Area through the use of materials, proportion and detailing.



Sash and case windows



Private properties



New housing at Bader Square

Most of the traditional stone kerbing has been retained throughout the Conservation Area which adds distinct character to the Grove streetscape. The historic layout with the existence of narrow streets, sharp corners and traditional surfaces again adds character to the area.

Although the character and appearance is mainly consistent throughout the Conservation Area, some of its streets possess different qualities.

Queen Street is considered the main road running through Broughty Ferry. It contains a number of listed buildings such as the gothic style St Luke's and St Mary's churches, the Edwardian Post Office as well as a number of properties with architectural significance. This is the busiest area of Grove and maintains a fairly wide streetscape in order to accommodate vehicular and bus travel. In the centre of Queen Street lies the 'Bull Ring' housing scheme with terraced properties to the West and more commercially based properties to the East.



Boundary walls and mature trees



Existing Boundary Wall

Camperdown Street is also particularly wide considering its residential use and compared to other streets within the Conservation area. Once a main transport route, Camperdown Street is now closed off to form a cul-de-sac. This adds to its grandeur where many of the residential properties are of considerable architectural importance and are therefore significant in the overall character of the area. The street is noticeably quieter than Queen Street, but with the Eastern Primary School to the East, the atmosphere is likely to vary throughout the day due to the presence of school pupils.



Door Detail of 'Bull Ring'

Claypotts Road, Church Street and Fort Street are the side streets which lead down to the busier Queen Street. They are quieter and therefore display a different character to that of the busy transport route. When looking south, the streets create long vistas down to the Tay; a feature which links Grove Conservation Area to the further context of Broughty Ferry.

4.1 Topography and Street Pattern



Frontage detail



Houses along Camperdown Street

The existing street pattern closely resembles the historic pattern of the area and mainly consists of a traditional grid-iron layout which has remained the same since the 19th century. 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 Fife.

The area is characterised by mainly residential properties situated around Queen Street and Camperdown Street where Claypotts Road, Church Street and Fort Street link these two areas. Queen Street is a major road which runs through Broughty Ferry parallel to the railway line. As well as residential properties, there are also other building types situated along this street including the area's two churches, a hotel, car garage and public house. The old Grove Academy buildings are situated to the north of the Conservation area.

The rising topography of the area allows properties to take advantage of the views of the Tay and over to Fife.

4.2 Listed Buildings



Villa on Camperdown Street,



St Mary's Church, Queen Street

Grove Conservation Area contains a number of buildings which are listed by Historic Environment Scotland for their special architectural or historic interest.

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 Environment Scotland in 3 categories- A, B and C. Category A listed buildings are of a national or international importance. Category B listed buildings are of regional importance. Category C listed buildings are of local importance.

See Appendix D which indicates the location of Listed Buildings within the Grove Conservation Area.

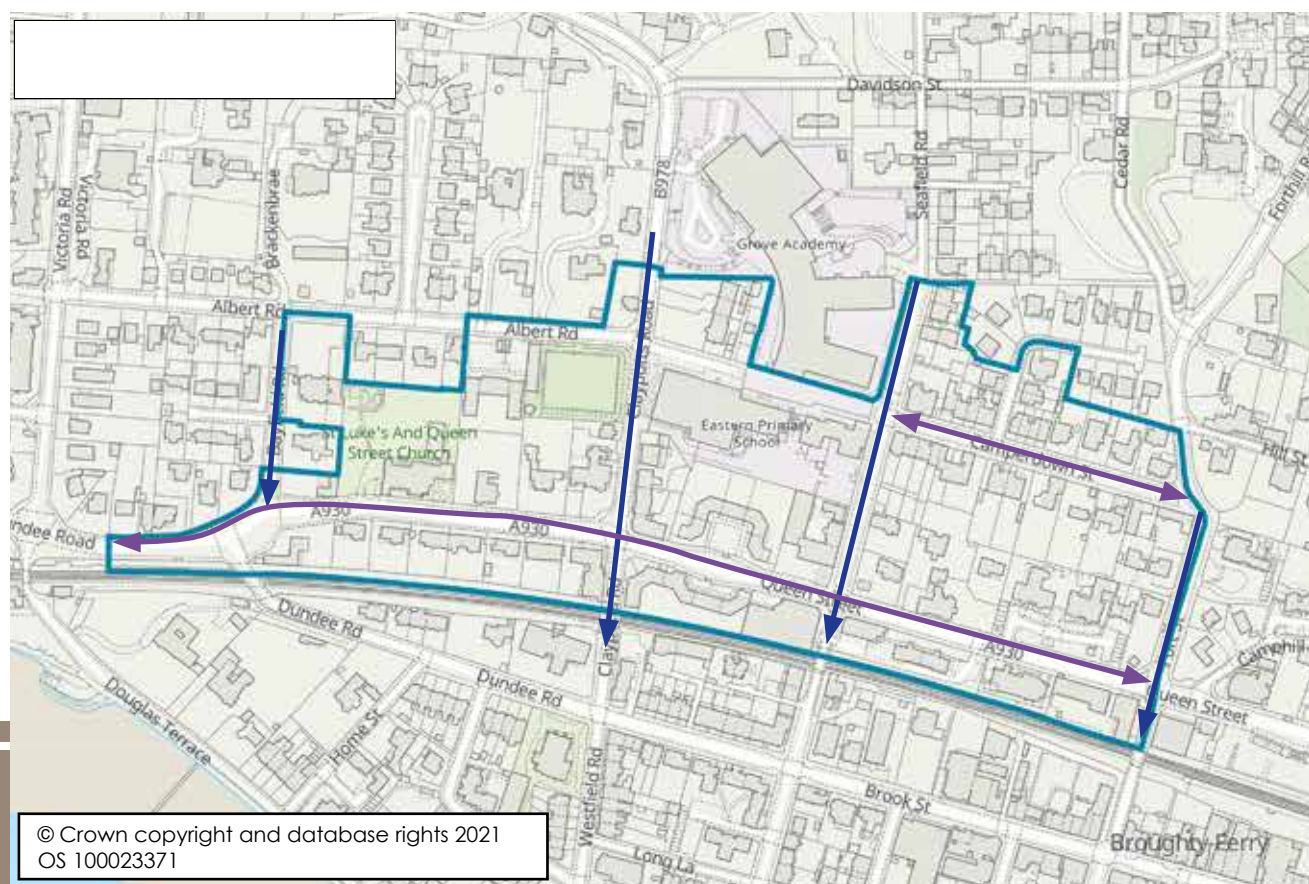
4.3 Movement and Activity



Queen Street is a busy transport corridor. Most pedestrian and vehicular activity within the Conservation Area happens along this main road where there are also a number of bus stops. The main buzz of activity exists outside the Conservation Area within the shopping district of Brook Street and northern section of Gray Street. As the Conservation Area consists of mainly residential properties the remainder of the area is relatively quiet, with the exception of Grove Academy and Eastern Primary School. It is acknowledged that the streets become busier as you move from North to South (see Figure 5).

Photographs: Top - Terraced housing along Seafeld Road, Bottom - Old Grove Academy

Figure 5 Movement and Activity



4.4 Focal Buildings



St Luke's Church,

The predominant land use of the Grove Conservation Area is residential; however, there are many focal buildings which contribute greatly to the character of the overall area. These buildings are generally constructed of traditional materials namely stone and slate and include both St Luke's and St Mary's churches, the Bull Ring housing scheme, former Grove Academy, the Regal Cinema and the Edwardian Post Office. There are also a number of residential properties which boast distinctive architectural character creating smaller points of focus throughout the area.

See Appendix B.



'Bull Ring' shared outdoor space

4.5 Views and Vistas



View down Seafeld Road

The suburb of the Grove Conservation Area is predominantly characterised by the scenic views down to the River Tay and, in more open areas, views up to Reres Hill. Views along the typical long streets of the gridiron layout and down narrow lanes are important features of Grove and Broughty Ferry in general.

See Appendix C for more information on views and vistas within Grove Conservation Area.

5.0 Opportunities for Planning Action

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

With the aid of planning action the Conservation Area has adapted relatively well to change where this can be seen through the sympathetic restoration and upgrading of most buildings and the considerate design and detailing of new developments.

5.1 Street Pattern and Alterations to Existing Buildings



Camperdown Street

The historic street pattern of the Grove Conservation Area is a key contributor to its overall character. It is therefore essential that any development which involves any alteration to this layout is strongly discouraged to help retain the original streetscape.

The traditional appearance of each street shall be protected and alterations to properties should not detract from the aesthetics of the area. Extensions to properties should be in keeping with the character of the Conservation Area and not be detrimental to the appearance of each individual property. Before works commence, guidance should be sought from Dundee City Council's Development Management section to seek advice on whether the works would require planning permission.

It is envisaged that views towards the Tay and further Fife, which can be seen by looking down many of the streets within the conservation area, are to be maintained.

5.2 Surface materials

The street surfaces, at present, are in relatively good condition and their replacement is not expected soon. Evidence of original stone kerbing and some examples of stone setts can also be seen throughout the Conservation Area. Where possible, reinstatement of historic materials would be encouraged within the conservation area and removal of any historic materials would be deemed unacceptable.

5.3 Utilities and amenities

Works carried out by utility 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 both the appearance of the wall and overall conservation area. The installation of pipes and cables should be hidden from view, and in accordance with guidance set by Historic Environment Scotland.

The location of television aerials and satellite television dishes should be placed discretely to minimise their impact on the building and character of the conservation area. Detailed advice on best practice on the location of satellite dishes can be obtained from Dundee City Council's City Development Department. The advice set out for satellite dishes can be applied equally to television aerials.

5.4 Trees



Boundary walls and mature trees creating privacy

Trees make up a key component of the character of the Grove Conservation Area where mature trees collectively make a significant contribution to the character of the area.

It is an offence for any person to cut, lop, top, uproot, wilfully damage or destroy any tree, unless six weeks notice has been given to the Council's City Development Department. The owner of the tree must submit a Tree Work Notice Application and await written consent from the Council prior to undertaking such works. Application forms are available to complete online from the Council's website, or alternatively requests can be made in writing to the Director of City Development. 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.

5.5 Stone Boundary Walls



Stone gatepiers and gates

Grove retains a fairly private feel, characterised by stone boundary walls and mature trees. Many of the properties are relatively hidden from public view. Boundary walls are an important feature of the Conservation Area therefore any repointing of boundary walls must be carried out using an appropriate lime based mortar which shall closely match the characteristics of the original. Alterations shall be required to be in accordance with the guidance established by Historic Environment Scotland and Dundee City's Council's 'BREACHES IN BOUNDARY WALLS Policy and Guidance for Dundee's Listed Buildings and Conservation Areas.'

5.6 Maintenance of Properties



Boundary wall and railings

Walls

The use of inappropriate mortar poses a long term threat to the integrity and condition of the buildings, and to the character of the conservation area as a whole.

The repointing of walls must be carried out using an appropriate lime based mortar which shall closely match the characteristics of the original. Where new stone work needs to be indented, it will match as closely as possible the original stone. Stone cleaning is not desirable due to the damaging effects that it can have on stonework and will therefore be actively discouraged.

Any removal of boundary walls for provision of parking spaces or any other use will not be acceptable. According to Dundee City Council's Policy Guidance on breaches in boundary walls, openings will not be permitted which adversely affect the amenity or character of a conservation area.

Roofs

Any repair or replacement should be carried out in original materials, such as Scottish slate and lead, in order to preserve the contribution that these materials make to the character of the conservation area.



Decorative iron bracket

Ironwork

There are many good examples of historic ironwork within the conservation area. Preservation of existing ironwork will be favoured where it is vital to the overall character and appearance of the area. Any removal of historic ironwork will be actively discouraged.

Rainwater Goods

There will be a presumption that the traditional historic rainwater goods be retained and repaired before the principle of replacement is acceptable. There is also a presumption that any replacement rainwater goods should be in a traditional material and this should match the design of the original detailing and colour scheme of the relevant property.

5.7 Building Frontages



Existing stone gatepier and walls

The character and appearance of conservation areas are made up of the individual buildings and the spaces between them. A building's frontage is made up from a number of components e.g. construction materials, architectural style, individual detailing, windows and doors.

Alterations to the building frontages within the Conservation Area shall require careful consideration towards character, where minor changes to windows and doors can have a detrimental impact on its appearance.

It is of particular importance that any traditional sash and case windows 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 window. This principle can also be applied when repairing or replacing doors.

Where there is an apparent state of neglect or disrepair to any element of a building's frontage, sympathetic treatment to restore the original character of the building is to be encouraged.

6.0 Measures to Protect and Enhance Essential Character

In order to maintain the quality of the Grove Conservation Area it is important to outline necessary measures that will protect and enhance its essential character. Maintenance of the historic fabric and character of the Conservation Area is a primary concern of the council and any proposed developments will need to follow the policies and guidelines set out by Historic Environment Scotland and Dundee City Council.

6.1 Dundee Historic Environment Trust (DHET)

DHET is an organisation which is set up to encourage the conservation, protection and enhancement of historic architecture and the physical environment within Dundee. The Historic Environment Grant Scheme aims to financially support the repair of historic buildings within Conservation Areas. For further information contact:

THE DIRECTOR
DUNDEE HISTORIC ENVIRONMENT TRUST
29 EXCHANGE STREET
DUNDEE
DD1 3DJ

TEL: 01382 902244 | 07540 724444
EMAIL: INFO@DHET.ORG

Other potential sources of funding for historic building repair in Dundee are Historic Environment Scotland and Heritage Lottery Fund.

6.2 Windows and Doors

Replacement of windows within a Conservation Area will require to comply with the Council's policy on replacement windows and doors, and also the advice and guidance set by Historic Environment Scotland. Applications for inappropriate replacement windows and doors shall be recommended for refusal.

When the opportunity arises it would be in the interest of the Conservation Area to have the reinstatement of a more appropriate design and style of window and door which fits the character of the property. This shall help further enhance the character and appearance of the area.

6.3 Maintenance

Preservation of the Grove Conservation Area is essential in ensuring its character and appearance is protected. The repair and reuse of traditional fabric and features of the Conservation Area is a role strongly supported by Dundee Council. This work could include the preservation or enhancement of walls, windows, doors, structure, roof, guttering and systems such as ventilation, gas or water. The character and appearance of the area can be dramatically impacted upon as a result of building disrepair. For information on methods of repair which can affect the character or fabric of a building's exterior within a Conservation Area, consult the Conservation Officer of Dundee City Council.

7.0 Conservation Strategy

The Conservation Strategy of the City Council is to ensure that new development or alterations to existing buildings will not have a negative impact on the existing character of the area.

The City Council will use the Conservation Area status as a management tool to help produce a high design quality to ensure the preservation or enhancement of the special character and appearance of the area. Maintenance of this historic fabric and character is a primary concern of the council and any proposed developments will need to follow the policies and guidelines set out by Historic Environment Scotland and Dundee City Council.

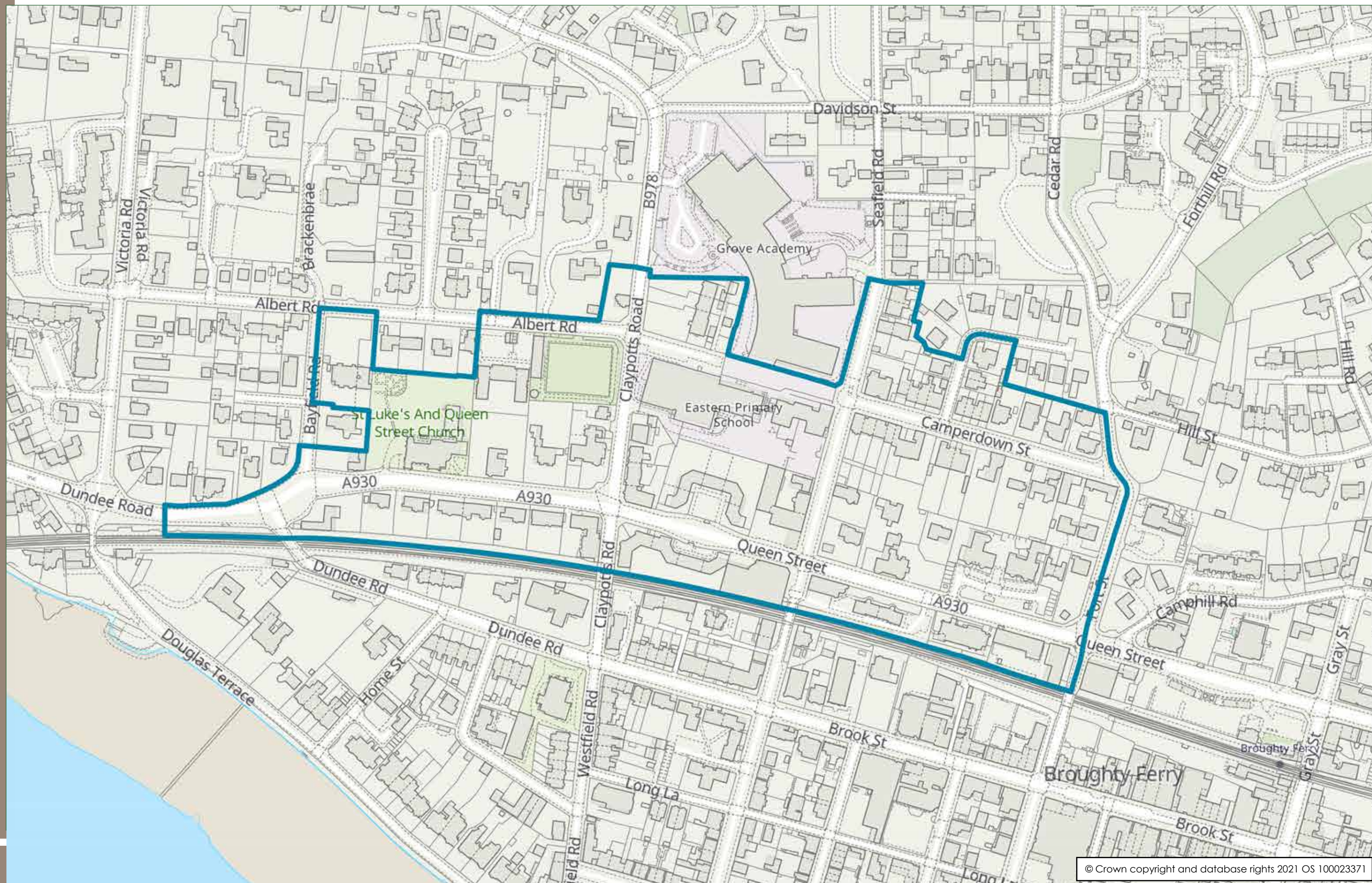
The City Council takes the view that this does not mean that new developments or alterations are unacceptable but that rehabilitation, restoration, new build or contemporary architecture is of a suitably high standard.

8.0 Monitoring and Review

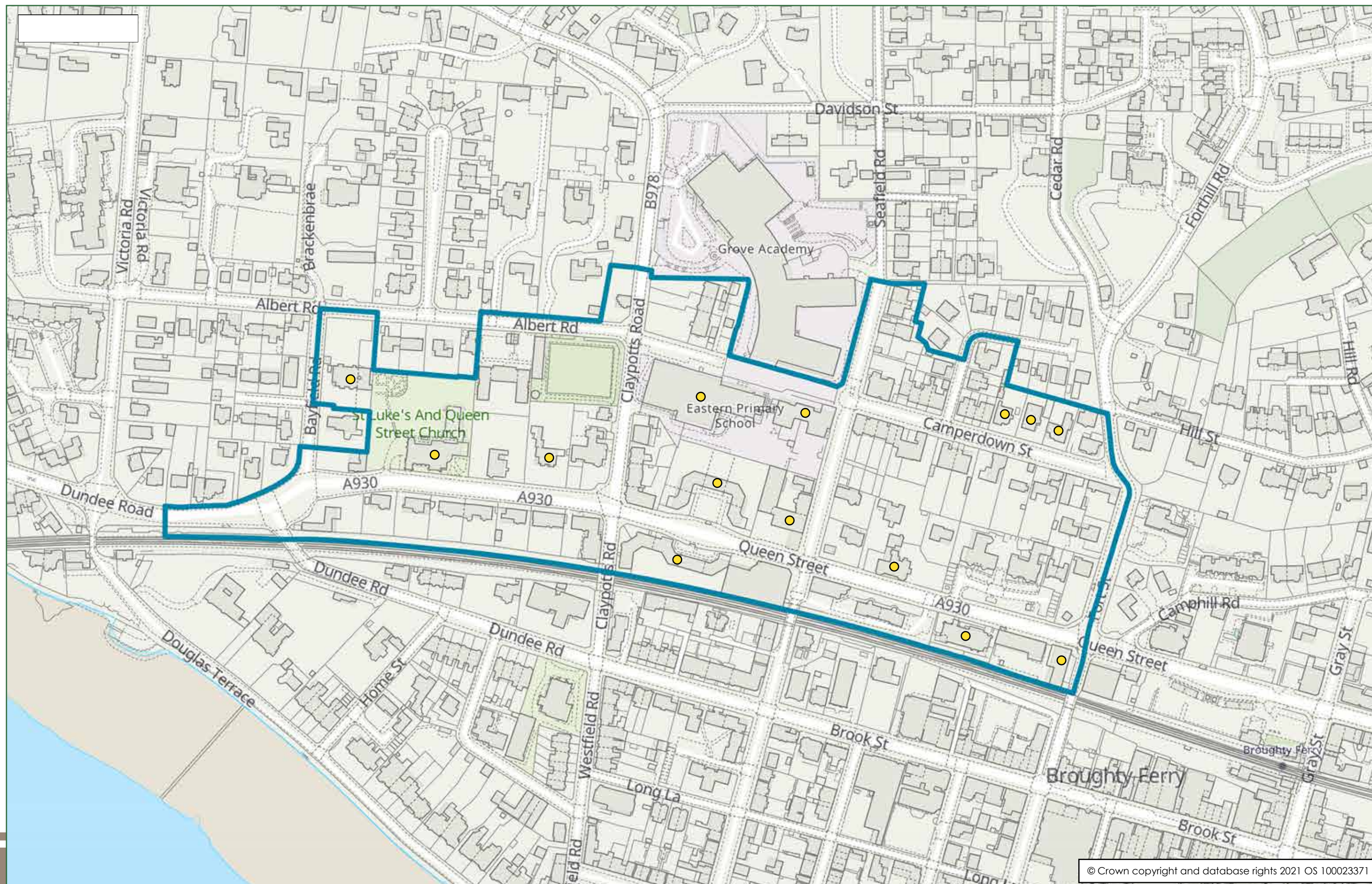
This Conservation Area Appraisal will be reviewed approximately every five years, to ensure that it remains effective and responds adequately to the requirements of the Conservation Area.

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.

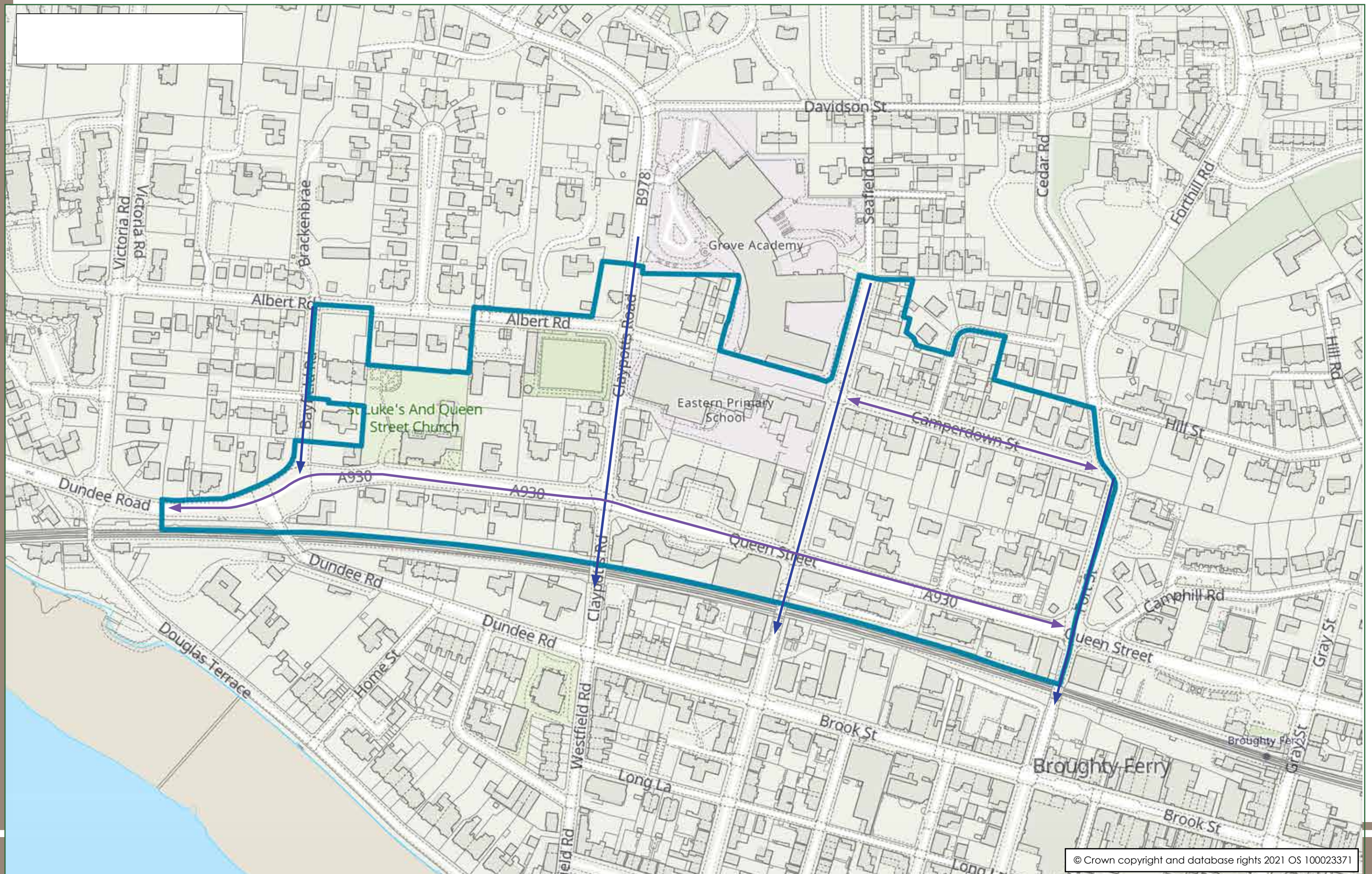
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Appendix A - Current Boundary



Appendix B - Focal Buildings



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Appendix C - Views and Vistas



Appendice D - Listed Buildings