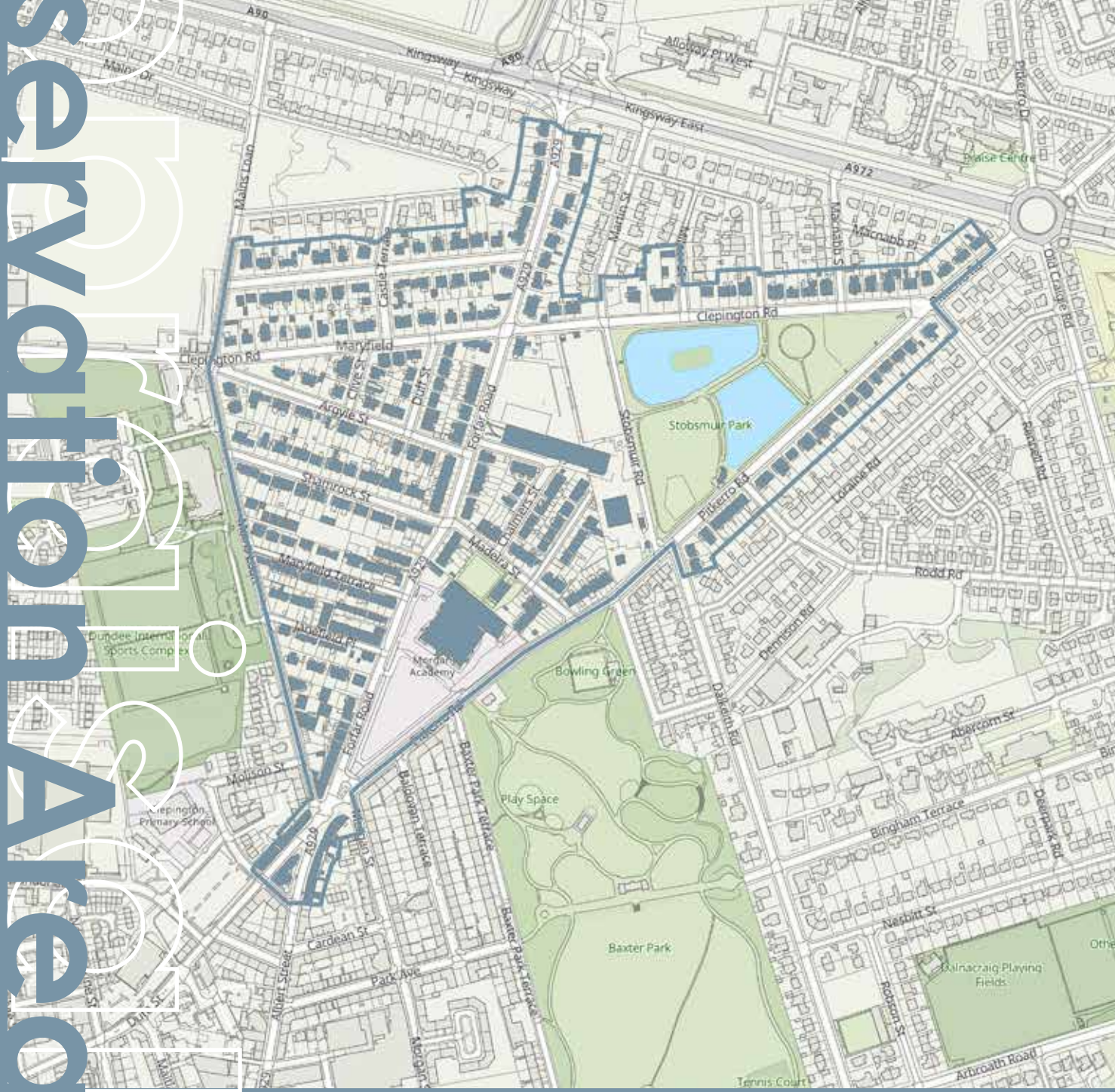


Conservation Area



Maryfield Conservation Area Appraisal

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1. Introduction



Located north-east of Dundee's City Centre and North of Baxter Park lies Maryfield Conservation Area. Maryfield is predominantly characterised by back to back residential housing in a distinct triangular street pattern, bounded by, and surrounding, key arterial routes, namely Pitkerro Road, Clepington Road, and enclosed to the west by Mains Loan. The area was developed as a residential area in the mid to late 1700s but it was to grow rapidly in the mid 1800s as the textile industry brought new wealth to the City's' new middle classes who wished to move away from the increasingly cramped conditions of the medieval city core. Maryfield has retained much of its distinctive character and status, as being a predominantly residential area of high quality housing with good access to nearby open space.



Maryfield is predominantly characterised by back to back residential housing in a distinct triangular street pattern

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 areas merit Conservation Area status. Dundee currently has 17 Conservation Areas, all of which have their own distinct character which it is desirable to preserve or enhance.

1.2. The Meaning of Conservation Area Status



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.

In a Conservation Area it is the buildings and the spaces between them that are of architectural or historic interest

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.

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 Maryfield Conservation Area. The character appraisal of the Maryfield Conservation Area includes guidance and proposals to protect, enhance and manage change within the Conservation Area.



A key part of the function of this appraisal will, in part, be to assist the City Council when carrying out its statutory planning function. It will act as a material consideration in the determination of planning applications and help guide the development of Design Guides and Development Briefs within the Conservation Area or where proposals out with the boundary may have an adverse impact on the Conservation Area.

NPF4 states that, '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

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



contribute to the character of the conservation area and its setting, including structures, boundary walls, railings, trees and hedges, are retained.'

Guidance from the Scottish Government, contained in *PAN 71 Conservation Area Management*, highlights that "designation alone will not secure the protection and enhancement of conservation areas. Active management is vital to ensure that change can be accommodated for the better" (PAN 71, 2004).

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



Active management is vital to ensure that change can be accommodated for the better

2. Conservation Area Context



Maryfield Conservation Area is predominantly characterised by residential use consisting of detached, semi-detached and terraced houses in a distinct triangular pattern. Tenement buildings with ground floor commercial use are present in the southern section of the Conservation Area which adds another, less predominant, element to Maryfield's character. The sloped landform of the area, not only creates extensive views and vistas into and outwith the Conservation Area, but further creates a distinctive stepped character to the residential roofscape. Building heights in the area are mainly two storeys however the tenements are typically three storey buildings with a number of single storey properties also evident.



The historic triangular road layout between Mains Loan, Clepington Road and Pitkerro Road can be attributed back to the mid 19th century and further street extensions to the North can be dated back to the early 20th century.

The mix of residential properties in the area present a variety of elements which further add to the character of the Conservation Area such as building frontage colour, window and door style, boundary walls and gate piers, private gardens, railings and gates, paving and street material.



Within the Conservation Area, there are a number of notable buildings, including Morgan Academy, the former Maryfield Tram Depot, Stobsmuir Waterworks, and Stobswell Parish Church, all of which contribute to the special character and unique qualities of the area. Morgan Academy in particular can be regarded as the architectural centrepiece of the Conservation Area.

In addition, there are a number of focal points outside the Conservation Area such as Baxter Park and Stobsmuir Ponds which provide a visual amenity to the Conservation Area.

there are a number of notable buildings, including Morgan Academy, the former Maryfield Tram Depot, Stobsmuir Waterworks, and Stobswell Parish Church

2.1. Current Boundary

The irregular boundary of the Maryfield Conservation Area (see Appendix A) begins at the Stobswell Parish Church and can be considered to take in the physical line created by the five road junction between Dura Street, Albert Street, Mains Loan, Forfar Road and Pitkerro Road.

The boundary extends along Pitkerro Road up to Stobsmuir Road and further up to the Kingsway including the properties fronting Pitkerro Road from at least one side. Then it margins the properties fronting to Clepington Road and Forfar Road until terminating before the Kingsway roundabout. The boundary then retreats back down Forfar Road and takes in the properties fronting Lammerton Terrace, extending to Mains Loan. From Mains Loan, the Conservation Area boundary extends South to Forfar Road.

Maryfield Conservation Area was designated in July 1991.

3. History and Development of Maryfield



The distinctive triangular street pattern of Maryfield formed around a number of key arterial routes, namely Mains Loan, Forfar Road, and Clepington Road. Housing constructed in the area was of a high standard and design, boasting a number of uniform features including stone boundary walls, extensive gardens and interesting architectural detailing, all adding to the development of an area characterised by quality residential accommodation. The area is characterised by more than its residential character however, with a number of key historical developments taking place in this area in the past, many of which are still evident today.



'Morgan Hospital', founded by John Morgan of Balgay House and opened in 1868, was reopened in 1889 as Morgan Academy under the Dundee School Board. The Morgan Academy was designed in 1863-6 by Peddie & Kinnear in a Scots Baronial style and was a philanthropic gesture, for the education of 'the sons of tradesman and persons of the working class generally whose parents stand in need of assistance' (Dundee: An Illustrated Guide, 1984). Morgan Academy is still in educational use today, contributing much to the character of the Conservation Area in terms of its architecture and associated activity. The school was devastated by fire and was restored using best practice conservation principles, the repairs also allowed for the sensitive integration of energy efficiency measures and micro regeneration technology.



During the late 19th century and following the invention of the tram, Maryfield served as the location for the city's tramway terminus where all tracks converged to. The tramway depot still exists today as a reminder of a bygone age of technological advance, where Maryfield was home to a crucial element of the city's past transport infrastructure.

The early settlement of Dundee grew from a fishing and trading port, to a world leader in the jute textile industry during the industrial revolution



The opening of the Baxter Park in 1863 enhanced the amenity and attractiveness of the area. The Victorian park was gifted to the City as another philanthropic gesture by the Baxter family, providing an important area of high quality green space within a predominantly residential area of Dundee.



The former East Poorhouse, previously situated to the west of Mains Loan, played a significant role in the character of the Maryfield area throughout the past two centuries. The building, which purpose was to serve as a facility to support and house dependent and needy persons in the area was completed in the mid-1850s and would go on in subsequent years, in conjunction with the opening of Maryfield Parochial Hospital to the north, to continue to support those in need in Dundee. During the 20th century, the Poorhouse supported the operations of the nearby Hospital (which specialised in maternity and childcare services and later as a General Hospital) and later became 'The Rowans', an old people's home before its demolition in the late 1970s, upon the opening of Ninewells Hospital.



Stobsmuir Ponds are located south of Clepington Road to the north east of the Conservation Area, and were originally constructed to supply the city with water following the enactment of the Dundee Water Act of 1845. It is considered the water was not of great quality and the ponds fell out of use as reservoirs in the 1870s, although a covered reservoir remains in use on the opposite side of Stobsmuir Road. The ponds proved popular for boating from the 1920s and were also used for skating in the winter. Although they are rarely frozen today, the ponds form an important amenity and recreational space for nearby citizens as well as housing a number of wildlife species, including swans.

The Morgan Academy was designed in 1863-6 by Peddie & Kinnear in a Scots Baronial style and was a philanthropic gesture

4. Character and Appearance



This section will analyse the main elements that contribute to the character and appearance of Maryfield Conservation Area.

In order to review and evaluate the importance of the historic and architectural character and appearance of the area, the section has been subdivided, each relating to one particular aspect of the Conservation Area that, either individually or cumulatively, enhances the Conservation Area as a whole.

4.1. Street Pattern and Material



The street pattern of the Maryfield Conservation Area has an identifiable triangular layout (see Appendice C), with a number of key arterial routes providing either local access to residential streets or a thoroughfare for traffic heading in to and out of the City Centre. Many of the residential streets within the Conservation Area run North to South and East to West, and are linear in nature, with the north to south sloped landform of the area resulting in extensive views and vistas throughout.



Paving throughout the Conservation Area mainly consists of mainly modern materials. However there are instances of traditional stone sett running courses and stone kerbing, found throughout much of the Conservation Area and beyond (see Appendix B). These add an interesting feature to the character of the area.

A large proportion of properties have installed hard standings to their property frontage which has created a mixed pattern, colour and style away from the original colour and texture palette, reducing the traditional and original character of the street frontages of many of the streets. It is considered that any future installation of hard standing could further compromise the character and appearance of the predominantly residential Conservation Area.

Stobsmuir Ponds are located south of Clepington Road to the north east of the Conservation Area, and were originally constructed to supply the city with water

4.2. Movement and Activity



The main roads which run through Maryfield Conservation Area include Forfar Road, Clepington Road, Mains Loan, Pitkerro Road and Albert Street. The number of streets and side streets deviating off the main three roads, and the numerous junctions and crossroads in the Conservation Area characterise the area mainly as a traffic thoroughfare. There are several streets where vehicular access has been blocked off e.g. along Argyle Street and Lammerton Terrace, and, as a result, has created quieter residential streets.

Pedestrian activity is generally low throughout the whole Conservation Area, however most pedestrian activity occurs at the southern end of the Conservation Area where a number of ground floor commercial units are located within the Albert Street District Centre. In addition, during specific times of day and depending on the time of year, the area can increase in activity with children heading into and out of the Morgan Academy.

4.3. Views and Vistas



The historic street pattern has remained unchanged since the late 19th century and it was extended northwards in the early 20th century to include the development of the Kingsway. The relatively straight and long roads and streets provide extensive views into and outside the Conservation Area. The landform of the area is sloped therefore downhill and uphill views are characteristic features when travelling along Forfar Road, Mains Loan and Pitkerro Road. Nevertheless, Clepington Road which covers a large and relatively straight area offers a more elongated view to the east and west.

The views gained along the long streets are complemented by the glimpses across Baxter Park to the south-east of the Conservation Area, Stobsmuir Ponds to the East and vistas of the Sidlaw Hills to the North.

with the north to south sloped landform of the area resulting in extensive views and vistas throughout

4.4. Focal Buildings



Within the Conservation Area, there are a number of focal buildings - including Morgan Academy which can be considered to be the architectural centrepiece of the Maryfield area. Morgan Academy, formerly 'The Maryfield Hospital', was designed in a Scots Baronial style by Peddie and Kinnear in 1863-6 and can be viewed from different positions within the Conservation Area. The former hospital is set on a high slope overlooking the City and dominates the skyline where the spires can be seen citywide.



After a fire at Morgan Academy in 2001, the central spire was lost with little more than stonework surviving the blaze. Morgan Academy was later sympathetically restored and reopened in 2004.

Another important focal building is Stobswell Church located at the junction of Dura Street and Albert Street towards the southern edge of the Conservation Area. The prominent church was built by Edward and Robertson in 1874-6 in a Gothic architectural style and provides a characteristic cornerpiece between the two streets, where the tenemental character of Albert Street adds to the diversity of residential accommodation evident in the Maryfield area.



The former Maryfield Transport Depot, located off Forfar Road, is of a scale, texture and colour which presents a unique reminder of the Conservation Area's historical importance. The red brick rectangular building with blue brick detail was built in 1901 and later extended in 1913 and 1920, and represents a key element of the transportation heritage of the City. Original tramlines have been retained adding to the character of the area.

Adjacent to Maryfield Transport Depot, Stobsmuir Waterworks is another important focal point which was designed and built by David Baxter in 1908-9.

The views gained along the long streets are complemented by the glimpses across Baxter Park to the south-east of the Conservation Area



The rectangular building was once concrete-roofed and the original castellated rubble-built boundary walls still stand adding a unique character to the Conservation Area.

There are also a number of groupings of properties which boast distinctive architectural detailing creating small points of focus throughout the area, namely those found within the core of the Conservation Area. These include: listed properties immediately north of Morgan Academy; properties bounded by Walrond Street and Madeira Street; properties along Shamrock Street and Argyle Street; and properties fronting on to Chalmers Street.

The former Maryfield Transport Depot, located off Forfar Road, is of a scale, texture and colour which presents a unique reminder of the Conservation Area's historical importance

4.5. Listed Buildings



Maryfield Conservation Area contains numerous buildings which are listed by Historic Scotland for their special architectural or historic interest (see Figure 3).

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.

Listed Buildings form a crucial part of the historic and architectural character of the Conservation Area and the surrounding area, with examples of residential, engineering, transportation, religious, and educational buildings and structures all being listed.

5. Character Appraisal

Maryfield 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. These aspects are to be taken into consideration when planning action is required.

See Appendix C for a visual representation of the area's key character features.

5.1. Boundary Walls



Original stone boundary walls are a unifying feature commonly found throughout the Conservation Area. Most residential properties, particularly in the central and north sections of the Conservation Area, boast stone boundary walls. These vary in height, style, materials and decoration. Front and street elevation boundary walls tend to be small in height with iron railing detailing or hedging on top of the stonework. There are also occasional gate piers found throughout which provide further historical reference to traditional design styles. Side and rear elevation boundary walls tend to be higher, differentiating quite markedly from the lower front elevation walls.



inappropriate repairs to boundary wall

Many of the boundary walls have been repaired over the years and a high percentage of walls have been re-pointed with unsympathetic material, in most instances cement. This has led to a high degree of spalling of the stonework and the loss of the stoneworks' integrity. Widespread throughout the Conservation Area, there has also been partial loss of walls due to creation of new access points, modifying, and breaching, the original boundary line.

See Section 7.6 for Planning Action for Boundary Walls

Most residential properties, particularly in the central and north sections of the Conservation Area, boast stone boundary walls

5.2. Railings and gates



There are numerous examples of iron railings forming the upper sections of boundary walls within the Conservation Area. However, the design and style of railings that would once have embellished many of the walls in the Conservation Area have been significantly reduced in number. These have been removed without replacement, or replaced using hedging or in a small number of instances timber fences. In many instances, timber fencing is inappropriate in the context of the wall and design of the house. However, natural hedging provides some natural screening and variety within the streetscape. The examples of railings remaining in the Conservation Area vary in style, pattern, colour and form. Equally, there are many entrance gates found within the Conservation Area and these also vary in terms of their material, colour and design, contributing to a varied street frontage.

The terrace of properties to the south west of Maryfield Terrace contains a common design of metal entrance gate and contributes to the character of the area.

5.3. Private Gardens



Private gardens and green space are a key element of the residential character of Maryfield Conservation Area. The gardens within the Conservation Area are generally quite large and found to the rear. There are a significant number of properties which are situated close to the street line, forming small front gardens and large rear gardens facing south. Nevertheless, there are properties, for instance towards the North, which have substantial front garden space while retaining a large amount of garden space at the back. Many of the houses with front garden space have hedging and modest trees adding to a varied and more natural streetscape.

Private gardens and green space are a key element of the residential character of Maryfield Conservation Area

5.4. Trees and open space



There are numerous trees within the Conservation Area which significantly enhance the area's environmental quality. In particular, trees in the area complement the natural hedging around residential properties, in addition to the views towards Baxter Park, Stobsmuir Ponds and beyond. As an example, lines of trees encompass the private grounds of Morgan Academy along both Forfar Road and Pitkerro Road and also to the north west of the former Tram Depo which contribute to a sense of continuity and attraction. A public bowling green is located to the north of Morgan Academy further adding open space value to the Conservation Area.



The Victorian Baxter Park and Stobsmuir Ponds significantly contribute to the Conservation Area's character, in terms of its amenity value, open space and mature planting.

See Section 7.5 for Planning Action for trees and open space.

5.5. Public frontages

Due to the residential nature of Maryfield Conservation Area, public frontages of buildings are an important element that contribute a large part to the area's traditional character. Important public frontage features include windows, doors, roofs and chimneys, ironwork and timberwork, rainwater goods, utilities and amenities, and decorative features such as quoins and crowstepped gables.

The Victorian Baxter Park and Stobsmuir Ponds significantly contribute to the Conservation Area's character

5.6. Windows



A varied style of window exists throughout the area including dormer, bay, fanlights and sash and case windows. Many buildings have had replacement window units fitted, a large proportion of which with modern materials e.g. UPVC and aluminium. These modern replacement styles are detrimental to the original character of the buildings and surrounding area and it is emphasised that high quality traditional designs be used for new and replacement windows to preserve the character and appearance of the individual buildings and the Conservation Area as a whole.



The Conservation Area contains many fine examples of traditional windows which make a significant contribution to the character of the area. Unsympathetic replacement of original windows has generally altered the appearance of properties, particularly where a tendency to remove glazing bars has occurred. This is a minor change but it affects the proportions of the building detracting from its character, and the cumulative effect of multiple instances impacts on the character of the Conservation Area. This is an example of a minor change which has the ability to erode the character of the Conservation Area as a whole.



The colour palette is important in terms of window surrounds and the paint finish on the remaining timber windows. The majority of paint finishes are white and complement the overall appearance of the buildings and surrounding context. In some instances brighter colours work well and provide points of interest in the streetscape.

Replacement of windows shall be required to be in accordance with Dundee City Council's policy and guidance.

The majority of paint finishes are white and complement the overall appearance of the buildings and surrounding context. In some instances brighter colours work well and provide points of interest in the streetscape

5.7. Doors



There are a number of original high quality hardwood doors still present within the Conservation Area. In addition, many of the original doors still retain the original door surrounds adding to the traditional character of many of the residential properties. Many of these vary in colour adding to the vibrancy of the street frontage. In many instances however, where original hardwood doors would have been located, unsympathetic and modern replacements have been installed, including UPVC and softwood products, which detract from the historic residential character of the area. Also, there are various doors which are in poor condition and would benefit from sensitive repair or replacement.



Glazing panels are also commonly found in many of the street frontage doors. These vary in style and period, but are commonly placed in more modern doors which do not reflect the original hardwood door character.

Replacement of doors shall be required to be in accordance with Dundee City Council's policy and guidance.

5.8. Roofs and Chimneys



The vast majority of buildings in the Conservation Area are pitch roofed, with the original Scotch grey slate being the most common roof finish. Many ancillary residential buildings such as garages also boast grey slate roofs, as well as bay windows and porches on prominent street elevations. There are also flat roofs found throughout, but these are largely confined to garden buildings and garages, and in some instances unsympathetic house extensions. In the case of more elaborate buildings, there are examples of conical roofs, timber bargeboards, steeples, spires, and crowstepped gables which

The vast majority of buildings in the Conservation Area are pitch roofed, with the original Scotch grey slate being the most common roof finish



add interesting points of detail to the surrounding streetscape. There is evidence of slipping slates and repair work being done to roofs where damage has been done, which is a positive sign of active maintenance of the area which should be continued. Roof repair and replacement should be completed sensitively reflecting the character of the surrounding area.

Dormer windows form an important element to the roofscape of the Conservation Area. Many of these have been done sensitively and reflect existing design features e.g. sash and case windows, slate roof. However there are numerous modern examples e.g. box dormers, which are considered to be unsympathetic and detract from the traditional residential style of the area.



Due to the residential nature of the Conservation Area, chimney pots form an important feature of the area's roofscape as well as adding detail to the individual properties. A good number of original chimneypot examples still exist today and are in good condition, however, the area has seen many of these original chimney pots replaced. This has happened in an ad-hoc manner which has led to the situation where many different examples of modern chimney pot can be seen in the Conservation Area and on individual chimneys, which often do not reflect the traditional chimney and pot design.

Under planning legislation the alteration and replacement of chimneys within Conservation Areas requires permission. Because of the importance of these in contributing to the character of the area, a uniformed approach will be taken to their repair and replacement, that is sensitive to both the individual building and the surrounding area.

Due to the residential nature of the Conservation Area, chimney pots form an important feature of the area's roofscape as well as adding detail to the individual properties

5.9. Ironwork and timberwork



Equally there is a vast amount of ironwork and timberwork detail on many of the buildings. In terms of ironwork, balustrading, window detail, railings, and gates are all characteristic features which further enhance the historic character of the Conservation Area providing distinctive traditional features. Timber detailing, including timber porches, eave detail, bargeboards and instances of timber sash and case windows are also identified within Maryfield Conservation Area, further enhancing the individual properties as well as the overall streetscape.



Aside from the materials used, colour plays an important role in the appearance of ironwork and timberwork whether detracting or enhancing the property and surrounding context. It is recommended that an appropriate colour palette should be used.

The use of colour can have a dramatic effect and help minimise the impact of proposed developments by screening from view. The use of appropriate colours can complement the traditional character and appearance of the area.

5.10. Rainwater goods



Rainwater goods including gutters, down-pipes and hoppers have in a number of circumstances been replaced with UPVC counterparts to the detriment of original cast iron features, however a large proportion of iron features remain. The result is a situation where the modern materials contrast with the character and style of the original goods. Attempts should be made to replace and repair using original materials replicating a more traditional design. Replacement rain water goods shall be required to replicate the style and design of the historic product in order to retain the character of the area.

Aside from the materials used, colour plays an important role in the appearance of ironwork and timberwork whether detracting or enhancing the property & surrounding context

5.11. Utilities and amenities



Television aerials and satellite dishes are generally well placed away from the public frontage of the properties however along certain streets there are examples of an accumulation of satellite dishes which detract from the visual quality of the buildings. For instance, along Gibson Terrace and in isolated cases along Forfar Road, satellites and aerials detract from the appearance of the buildings. Insensitively sited cables and gas piping also detract from the appearance of many individual properties, however, again these are predominantly located away from public elevations so as to not detract from the character and appearance of the Conservation Area.

5.12. Public Realm



Street furniture

Towards the south end of the Conservation Area, along Albert Street, there are a number of examples of street furniture, including benches and hard landscaped areas, which can be used for seating and taking-in the surrounding area. Traffic signage and bus stops are also prevalent at this section of the District Centre and along the main thoroughfares which divide the Conservation Area. Bus stops, due to the high traffic activity associated with the main thoroughfares, are located along the main roads. The current design of the bus stops are neutral in character and neither enhance or detract from the overall appearance of the Conservation Area. A number of traditional lamp standards exist with the surrounding area, including a former Lord Provost's light.



Surface textures and materials

Throughout the Conservation Area the general surface material is modern tarmac to suit the high volume of traffic that passes through. Nearer the southern end of the Conservation Area, paving has been used extensively to accommodate the high

Throughout the Conservation Area the general surface material is modern tarmac to suit the high volume of traffic that passes through



level of pedestrian traffic in the Albert Street District Centre. Elsewhere, tarmac paving is also used. Monoblock and tarmac hard standing has been used extensively in residential front gardens and is of a varying texture and colour, which has a negative affect to the overall character of the area. There are various examples of stone setts and kerbing in the Conservation Area (see Appendix B). These form an important feature adding to the original traditional character of the street.

6. Opportunities for Development

6.1. 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 Historic Environment 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, and/or threatened with demolition.



The condition of these buildings is assessed 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 3 Buildings at Risk within the Maryfield Conservation Area (see Appendix E) with varying degrees of risk and condition.



The former Maryfield Transport Depot, off Forfar Road, is a category B listed building which was placed onto the Risk Register in 2010

7. Opportunities for Planning Action

7.1. Street pattern and views



The historic triangular layout of the current Maryfield Conservation Area contributes much to the area's character and setting. It is therefore essential that any development which involves any alteration to this layout is strongly discouraged to help retain this unique street pattern.

The layout of the street pattern, with many roads and streets running North-South and West-East, presents views and vistas both downhill and uphill, throughout and outside the Conservation Area. Glimpses outside the Conservation Area include views to the Sidlaw Hills, Baxter Park and Stobsmuir Ponds. It would therefore be detrimental to the character of the area for any prominent views and vistas to be obstructed by any form of development, including the placement of external features such as satellite dishes, street signage, and street furniture. Development which significantly damages the street's views and setting will be discouraged in order to retain the historic street pattern and associated views and vistas, both of which add much to the character of the area.

7.2. Shop frontage and signage



Although the Conservation Area is largely residential in character, part of the Albert Street District Centre and associated core frontages are included within the boundary to the south, creating a gateway into Maryfield Conservation Area. Core shop frontages have been designated and a number of these are located within the Conservation Area. This gateway should mark the entrance to a high quality character area, as well as being in itself an area attractive for people to visit and use.

The historic triangular layout of the current Maryfield Conservation Area contributes much to the area's character and setting



It is therefore important to note that shop frontages are an important element of the Conservation Area and it is of significance that any shop front or proposed shop front development should take into consideration the surrounding context in terms of the scale, style, colour and illumination of the area. Each shop front should complement each other in appearance and scale. In addition, it is important to contrast any proposed development within the colour palette of the surrounding context.



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

The placement of extended signage and awnings would affect the street setting and should therefore be managed to minimise intrusion to the visual character of the area. These should be kept to a reasonable size and colour that complements the contextual frontage and street elevation. Hanging signs and awnings are not to be discouraged, however particular importance is placed on the design, integration into the shopfront and possible visual intrusion of these to the streetscape.

For further guidance please refer to the relevant policies of the Local Development Plan which is available on the Council's website.

it is of significance that any shop front or proposed shop front development should take into consideration the surrounding context in terms of the scale, style, colour and illumination of the area

7.3. Building frontages



The uniformity of the frontages of residential buildings, in terms of their architectural detailing, style of windows and doors, surface textures and colour is an important asset which adds to the vibrancy of the Maryfield Conservation Area.



It is of particular importance that any traditional sash and case windows should be repaired rather than replaced in order to retain the original character of the building frontage. If replacement is the only option then it is favourable that a like for like window replaces the damaged window. Likewise, in the instance where modern style windows or doors are in need of replacement; it is ideal that these should be replaced with a traditional style of window (typically sash and case/ or replicate the historic appearance) or door to restore the original traditional character. Replacement windows and doors shall be required to be in accordance with Dundee City Council's policy for replacement.

In relation to the addition of dormer windows onto the roofs of properties, this should take into consideration the building form and suitability of the dormer style whether it contrasts or complements the appearance of the building in addition to the surrounding context.



Any other characteristic features of the prominent elevations found in the Maryfield Conservation Area such as intricate timberwork and ironwork, roof features including chimneys, entrance detail, window detail and rainwater goods are of substantial merit to the character of the overall Conservation Area. These features should be retained, repaired or enhanced rather than replaced. The addition of cables, downpipes, satellite dishes and other ancillary development which have a detrimental effect to the public elevation of a building will be discouraged and

The uniformity of the frontages of residential buildings, in terms of their architectural detailing, style of windows and doors, surface textures and colour is an important asset



recommended to be placed away from the public frontage to minimise the impact on the individual property as well as the character of the Conservation Area.

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

For further guidance please refer to the relevant policies in the Development Plan which is available on the Council's website.

Sympathetic treatment to restore the original character and features of properties shall be encouraged

7.4. Trees



Trees, including those planted during the Victorian era, are protected through being located within the Conservation Area. Mature trees collectively make a significant contribution to the character of the area. As previously mentioned, views to and from the Conservation Area contribute to the area's character and are enhanced significantly by the presence of trees, whether lining the streets or standing as individual points of interest.

It is essential that the management and replacement of trees in the Conservation Area safeguards the overall character of the area. Therefore, the replacement of diseased or otherwise neglected or damaged trees should be planned in the long-term to retain the area's environmental quality, with the re-planting of appropriate tree species.



It is an offence for any person to cut, lop, top, uproot, wilfully damage or destroy any tree, unless 6 weeks notice has been given to the Dundee City Council City Development Department. The owner of the tree must submit a Tree Work Notice Application and await written consent from the Council prior to undertaking such works. This gives the Council time to consider making a Tree Preservation Order.



Tree Preservation Orders exist for individual or groups of trees which are seen as significantly contributing to the amenity value of the area.

It is an offence for any person to cut, lop, top, uproot, wilfully damage or destroy any tree, unless 6 weeks notice has been given to the Dundee City Council City Development Department.

7.5. Boundary walls



Maryfield Conservation Area is characterised by numerous residential properties which have stone boundary walls associated with their property. There are noticeable instances where original railings, which once made up the boundary enclosure of a property, have since been removed or replaced. It is therefore encouraged that following the removal of any boundary enclosure, such as timber fencing, hedging or other types of railing non-characteristic of the traditional boundary treatment style, a reinstatement of the traditional boundary wall enclosure should be considered and thoughtfully reinstated. Planning permission may be required for the replacement of boundary enclosures.



Should any damage result in repair work being needed to be undertaken to these boundary walls, it would be encouraged that the original character is restored through the carrying out of sympathetic works and use of sympathetic materials. Evidence of this can be found throughout the Conservation Area where a high degree of boundary wall erosion and spalling is apparent. The use of unsympathetic materials or works is detrimental to the integrity and condition of buildings, surfaces and boundary walls; and therefore to the character of the Conservation Area as a whole. For instance, the re-pointing of walls should be carried out using an appropriate mortar; stone cleaning is not desirable due to the damaging effects that it can have on stonework; and stone indenting, where needed, should best match the original stone. Removal of stone boundary walls would also be discouraged in order to preserve the character within the Conservation Area.



It is advised that the maintenance or improvement of any boundary walls within the Conservation Area should be discussed with the Dundee City Council Conservation Officer.

Maryfield Conservation Area is characterised by numerous residential properties which have stone boundary walls associated with their property

7.6.Surface material



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



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



Further removal of garden space to be replaced with monoblock or tarmac hardstanding will be discouraged however the partial covering, with a suitable colour that is inkeeping with the surrounding palette, would be acceptable and complementary to the Conservation Area. In this respect, it is advised that discussions should be held with the Dundee City Council Duty Officer. It is important to note, the creation of a hardstanding would require planning permission.

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

8. Opportunities for Enhancement

Maryfield Conservation Area has been identified to have a distinct character therefore, in order to retain the quality of the Conservation Area, it is important to outline necessary measures that will protect and enhance its character and distinctive features.

Maintenance is essential in preserving the character and appearance of the area. Forms of maintenance could include the sympathetic enhancement of boundary walls; windows and doors; frontage detail including timberwork, ironwork, roof features and rainwater goods.

Methods of maintenance which can affect the external character or fabric of buildings within the Maryfield Conservation Area should be consulted with the Dundee City Council Duty Officer.

Furthermore, 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 Maryfield Conservation Area.

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 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 Conservation Area status as a management tool to help produce a high design quality

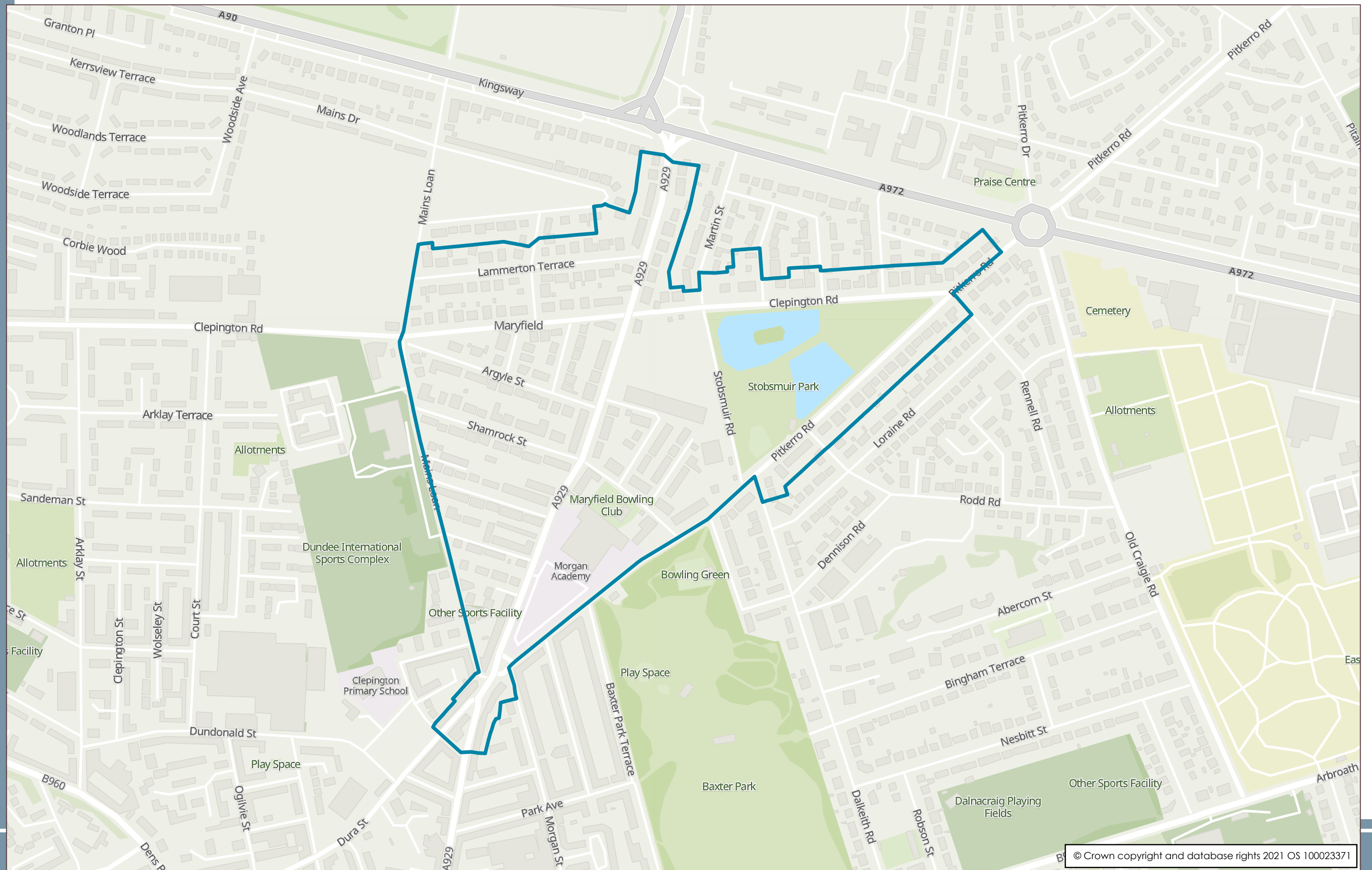
10. Monitoring and Review

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.

City Development Department
Dundee City Council
Floor 6, Dundee House
50 North Lindsay Street
Dundee DD1 1LS
Tel: 01382 434000
E: planning@dundeecity.gov.uk

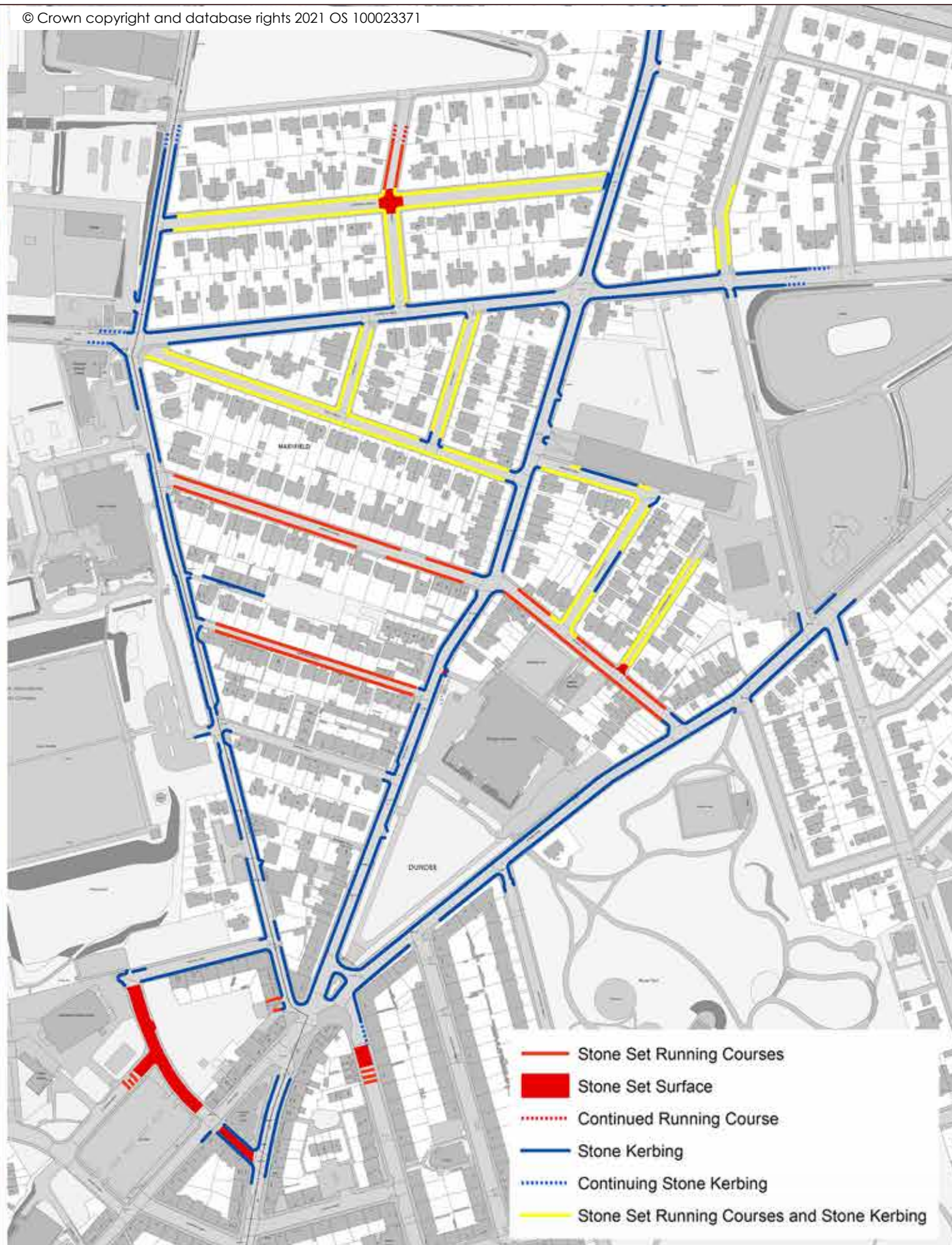
It is envisaged that this Conservation Area Appraisal will be reviewed approximately every five years



Appendice A - Conservation Area Boundary



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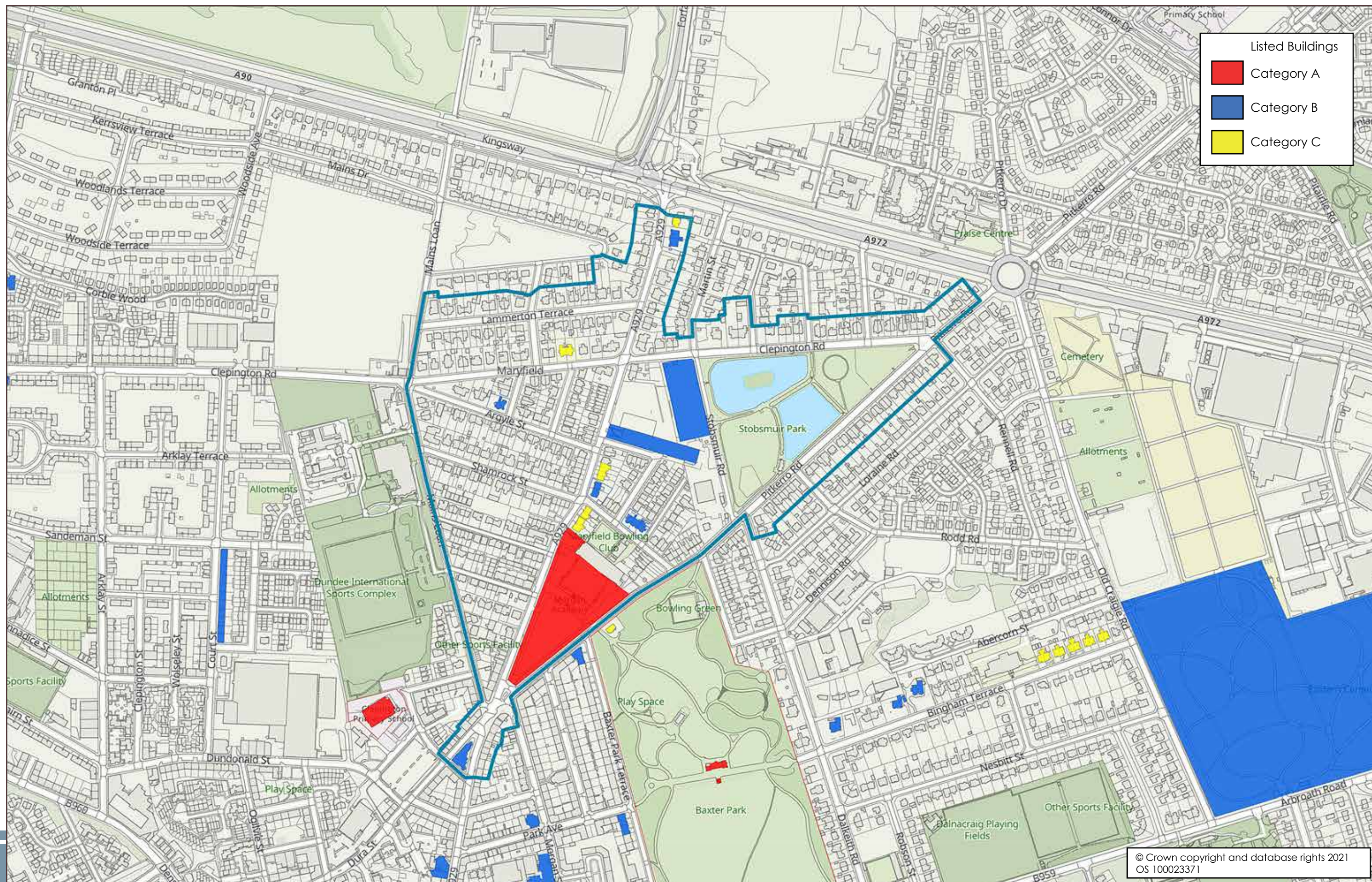
Appendice B - Street Materials



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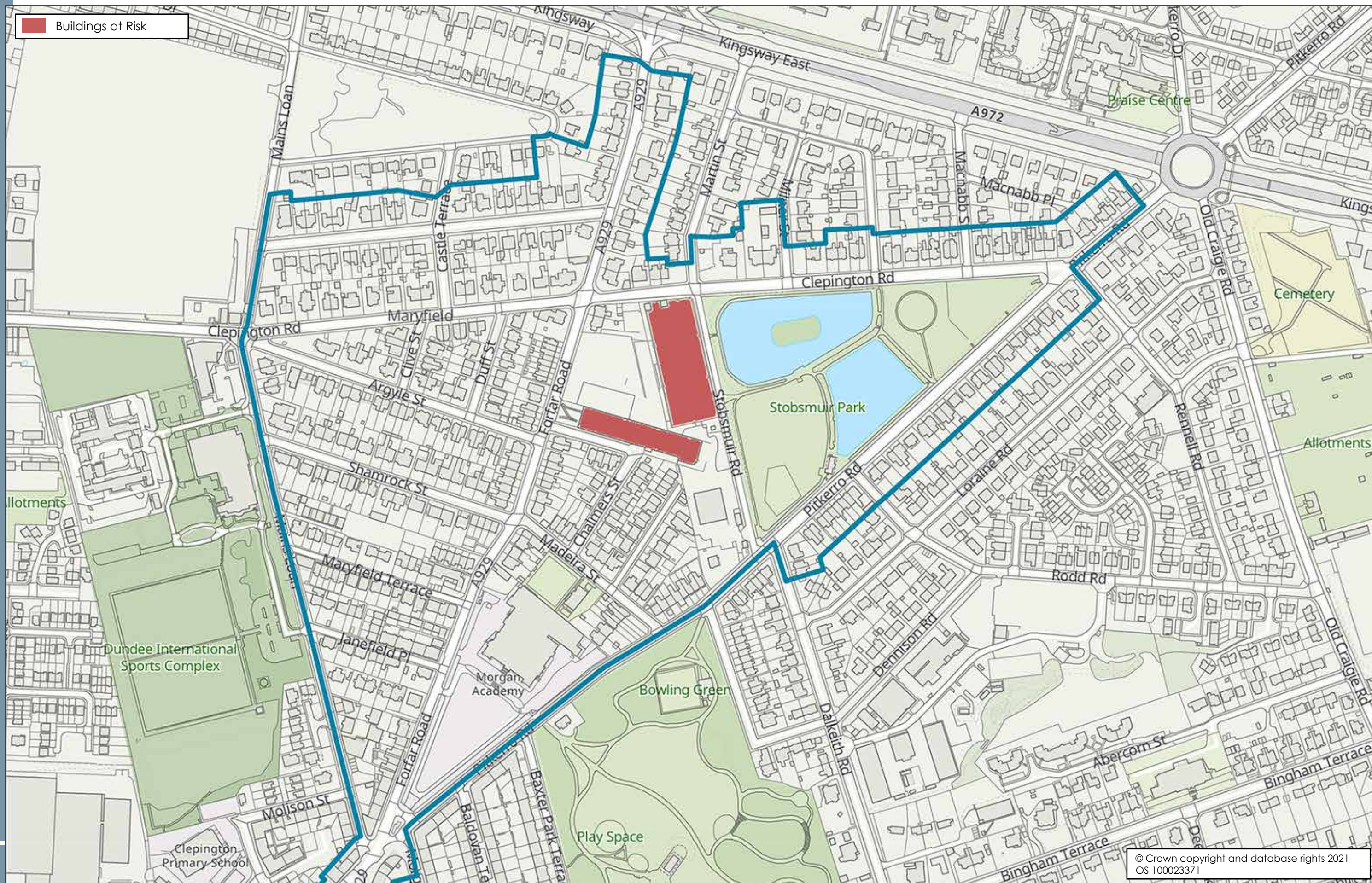


Appendice C - Character Area Appraisal



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Appendix D - Listed Buildings



Appendice E - Buildings at Risk