

Conservation Areas



Trottick Conservation Area Appraisal

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1.0 Introduction

The Trottick Conservation Area is located on the periphery of Dundee, in the Claverhouse area of the city. Trottick is located alongside the Dighty Water, a watercourse that runs through much of the city. The traditional settlement comprises of the buildings and associated ponds, lades and dams of the former Claverhouse bleachfield works. The bleachfield works were once the largest bleachfields in Dundee and date from the 1780s when they were founded by Thomas Collier & Company, during a time when Dundee's textile industry was growing. As well as the mill buildings, cottages were built to house the bleachfield workers, and both evidence of the original mill building and cottages remain on site today. Modern housing schemes sit alongside the traditional buildings, with the area retaining much of its historical character, in particular the relationship of the buildings with the nearby Dighty environs.

The Conservation Area was designated on 5th April 1971.

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.

1.3 The Purpose of a Conservation Area Appraisal



New Build at Heron Rise



Millburn Gardens overlooking the Nature Reserve



Trottick Ponds

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 Trottick Conservation Area. The character appraisal of the Trottick 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.

This appraisal sets out a number of proposals for the enhancement of the Conservation Area, a role highlighted and supported by National Planning Framework 4 (NPF4), which sets out policy on the historic environment and states;

'Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the:

- i. architectural and historic character of the area;
- ii. existing density, built form and layout; and
- iii. context and siting, quality of design and suitable materials. Development proposals in conservation areas will ensure that existing natural and built features which contribute to the character of the conservation

area and its setting, including structures, boundary walls, railings, trees and hedges, are retained.

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

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

1.4 Conservation Area Context

Trottick Conservation Area is characterised by the buildings and associated ponds, lades and dams of the former Claverhouse bleachfield works. Originating in the late 18th century, there are many historical references pointing to the past industrial activity within the area. Cottages were built to house the bleachfield workers, many still in existence today. The proximity of the settlement and associated mill buildings to the Dighty serves to demonstrate the importance of this water body to the early industrialisation of Dundee.

The Claverhouse bleachfields were once the largest bleachfields in Dundee, supporting the many large mills emerging and operating within the central area of the city. With the emergence of the workers cottages, the Mains Parish Church was constructed, and the settlement of Trottick grew in to a community alongside the neighbouring Claverhouse. Today, there are many examples of the original mill buildings and workers cottages, as well as some of the operational equipment used as part of the bleaching process. The original layout is still largely retained, with modern housing incorporated within, and as part, of the traditional buildings and character of the area.

1.5 Current Boundary

The Conservation Area boundary starts at the existing nursery on Claverhouse Old Road, running westwards to the south of Claverhouse Road; incorporating Mains Parish Church and turning northwards at the eastern edge of Old Glamis Road; incorporating the eastern half of the carriageway of Old Glamis Road to the north of the roundabout; turning east then south then east to incorporate the properties at Trottick Mains; then along Millburn Gardens; continuing east to incorporate the Dighty Water up to the rear boundaries of the properties at Mansion Drive; then continuing east then south to include the properties at Heron Rise; continuing southwards along Barns of Claverhouse Road back to the nursery on Claverhouse Old Road.

2.0 History of Trottick



Converted Mill Heron Rise

Dundee grew from an early pictish settlement, to a fishing and trading port, to a world leader in the textile industry during the industrial revolution, and now, it is the modern vibrant city that we see today.

Trottick Conservation Area comprises what was originally the Claverhouse bleachfield works. The Claverhouse bleachfield works were once the largest bleachfield works in Dundee and date from the 1780s when they were founded by Thomas Collier and Company. This period was the beginning of the industrial revolution, and it was a time when Dundee's textile industry grew.



Converted Mill Heron Rise

Bleaching was the last stage in the production of Linen cloth. This stage required a supply of fresh water and this is why it was located on the Dighty Water, a stream which flows through the Conservation Area. This stage of the production of linen cloth also required open fields in order to lay cloth out. Figure 1 below shows the layout of the bleachfield works in c1854-1894, where evidence of the mill buildings, associated dams and bleachfields can be seen.

In addition to the mill buildings two rows of thatched cottages were built in the 1790s to house the workers of the mills. The cottages were complimented by the Mains Parish Church in 1800-1. The settlements of Claverhouse and Trottick grew into a community in a manner similar to that of New Lanark, one of Scotland's best examples of a working industrial community. Trottick represents the best preserved example of such a community near Dundee.



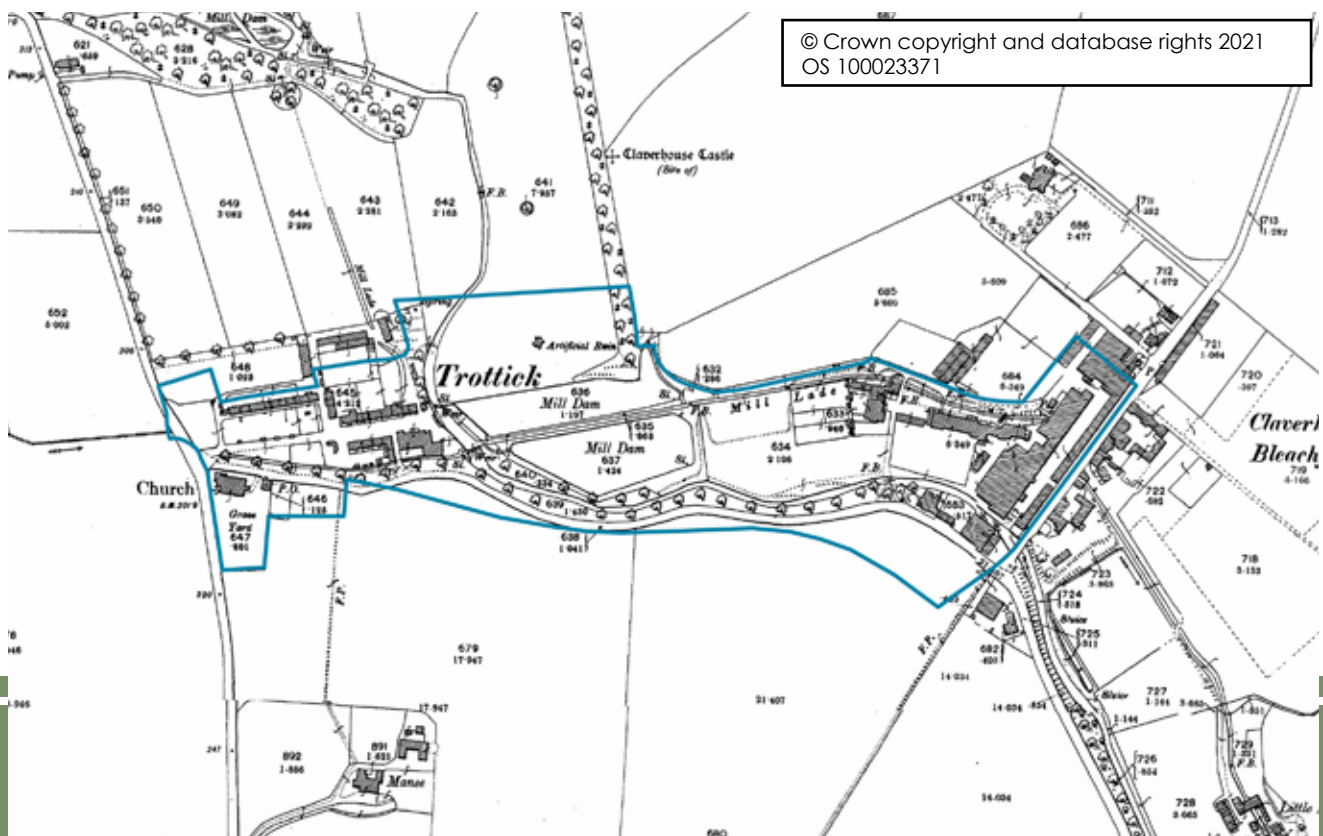
Workers Cottages

Following the early years, the mill buildings were enlarged in 1834-5 and added to in the 1950s. The last buildings used for bleaching was in the 1960s, by Low and Bonar, for finishing cloth woven by Baxter Brothers at Dens Works. Some of the buildings were latterly used for a joinery works, but today the site of the former mill has been converted to housing along with new housing development which has been incorporated into the area.



Mix of old and new

Many of the original industrial structures and buildings still remain today, preserving what was once a thriving and important mill community to the north of the city. The original industrial landscape now forms a Local Nature Reserve, boasting many species of fauna and flora, in what is now seen as a desirable place to live.



3.0 Character Appraisal



Old Glamis Road

This section will analyse the main elements that characterise, and contribute to the character and appearance of, the Trottick Conservation Area. In order to review and evaluate the importance of the historic and architectural character and appearance of the area this section has been subdivided, each relating to one particular aspect of the Conservation Area that, either individually or cumulatively, contributes to the Conservation Area as a whole.

3.1 Movement and Activity



Pedestrianised Old Claverhouse Road

The main vehicular movement and activity takes place on the peripheries of the Conservation Area, particularly to the east, south and west of the area. To the east is the Barns of Claverhouse thoroughfare, to the south is the Claverhouse Road arterial route, and to the west is Old Glamis Road. Claverhouse Road is considerably trafficked, with Barns of Claverhouse and Old Glamis Road less busy. From these main roads there are a number of quieter residential streets including Heron Rise, Trottick Mains and Millburn Gardens. Old Claverhouse Road has been pedestrianised and is now used as a public footpath.

Pedestrian movement takes place throughout the Conservation Area. Generally, the majority of pedestrian movement is associated with the residential properties within the area, including commuters and those using the area for recreational purposes. The local nature reserve, situated to the centre of the Conservation Area, is well used by dog-walkers and others benefitting from the natural surroundings. The convenience store to the north-west of the Conservation Area also generates pedestrian footfall, as well as the nursery to the south-east of the area and the number of bus stops positioned throughout.

3.2 Uses

The area is predominantly residential in nature with properties to either side of the local nature reserve. To the east there are new build and converted houses and flats at Heron Rise, and to the west there are traditional cottages, converted flats and a number of new building properties at Trottick Mains, Claverhouse Road and Millburn Gardens respectively. There are a number of other non-residential uses within the area, including the local nature reserve and trails within the centre of the Conservation Area, commercial use in the converted mill at 1 Heron Rise, a disused public house at Mains of Claverhouse currently under redevelopment, Mains Paris Church to the south.

3.3 Setting

The setting of the historic industrial landscape, including the various mills, cottages, lades and dams. Much of the original industrial landscape is still in place today, including the original mill and cottage buildings and the man-made pond, lade and sluice features at the Dighty Burn. To the east, much of the residential accommodation at Heron Rise has been formed through the conversion of the mill buildings, retaining the original buildings' setting. To the west, the original mill cottages are still in existence and used for residential purposes. To the centre of the Conservation Area, the original layout of the bleaching and drying area has been preserved, including examples of the working equipment associated with the traditional lade and sluice system. Within the wider setting, residential properties have been added to the eastern and western sections of the area, including a mix of detached, semi-detached and terraced housing of a variety of styles. Overall, the setting of the old Bleachfield works has been generally preserved and it is evident that the area was once previously a working industrial landscape.

3.4 Architectural and Historical Character



Former Mains Church

The conservation area is dominated by the traditional industrial revolution construction techniques of the late 18th/early 19th century. The use of rubble-built and ashlar dressing sandstone with slate roofs ties the area together through this use of materials and techniques. These traditional, original buildings range from the renaissance Mains Church, to the converted mill buildings of Heron Rise to the traditional mill worker cottages of Trottick Mains.

These buildings date from the late 18th/early 19th centuries during the regions rise to prominence in the jute and flax industries. There are a number of buildings in each of the streets of the conservation area which contribute positively to the area's overall character and appearance. The effects of new builds and maintenance on existing structures conforming to the standards of the conservation area all contribute to the character of the area.

3.5 Views and Vistas



Trottick Ponds

The Trottick Conservation Area is a low lying area enclosed by tall trees with inclines to the north and south. There are views along Claverhouse Road to the East and West.

There is also a view over the pond of the nature reserve when standing on the northern shore.

Heron Rise sits on an incline allowing for views over the street and neighbouring Barns of Claverhouse and surrounding nature reserve though this is also overlooked by tall trees.



Heron Rise

Looking east from the nature reserve, there is a view to the listed buildings of Heron Rise, taking in the Chimney stack and converted mill.



Chimney Stack & Converted Mill

3.6 Street Pattern

The conservation area concentrates on two streets, Trottick Mains and Heron Rise, but also incorporates Claverhouse Old Road and a section of Claverhouse Road which cuts through along the south. The confined and narrow Trottick Mains provides a sharp contrast to the longer, sprawling Heron Rise which combines traditional listed buildings with later additions to the area that are more in keeping with the character of the conservation area.

3.7 Topography



Properties overlooking the Reserve

The east and west sections of the Trottick conservation area are situated on a slight slope with the central nature reserve on a flat in a slight dip in the land. Several homes on the west end of Heron drive have views over the reserve due to their elevation.

3.8 Materials



Sandstone Buildings

The Trottick Conservation Area utilises a number of traditional building materials with buildings constructed using locally sourced sandstone. Other materials can be found throughout the Conservation Area:-

- Slate: Roofs
- Wrought/Cast Iron: Railings, grilles, lamp posts, gates, street furniture
- Timber: Sash and case windows, porches, doorways
- Clay/Terracotta: Chimney pots



Slate Roofs

Roofing Materials

The predominant roofing material found within the Conservation Area is grey slate, extensively used from the late 18th century onwards, contributing significantly to the character and appearance of the area. However there are also more modern additions which detract from the character and appearance of the conservation area and have a shorter life span.

3.9 Space



Artificial Ruin

A significant proportion of the Conservation Area is taken up by a Nature Reserve with pathways connecting Trottick to Dundee's Green Circular. A folly has been present since the 1859-1894 town plans were compiled. It currently stands in inaccessible scrubland almost completely obscured by trees with a high metal fence surrounding. There is a possibility that when the masonry of Claverhouse Castle was removed in c.1826, the stones from the castle may have been used to create the ruin.



Rear of Trottick Mains

Two landscaped areas of grass and trees act as buffer zones to the front and rear of Trottick Mains 1-9.

There are patches of privately owned green space that surround the garages at the east end of Trottick Mains.

There is also a vast area of grass outside Mains of Claverhouse. Running along both sides of Claverhouse Road are stretches of grass, connecting east and west Trottick. The stretches of grass on the north side of the road also act as a buffer between pedestrians and cars. This also allows marginal space for the overhanging trees of the Nature Reserve.



Trottick Mains

The nature reserve is a vast green space with various species of trees, flora and fauna. It is also recognised as a minor part of the wider area's wildlife corridor.



Verges along Claverhouse Road

3.10 Trees



Trees at Mains Parish Church

Mature trees of various species are to be found throughout the area, particularly in the Nature Reserve. These trees add to the character and amenity value of the residential area within the Conservation Area though there are no Tree Preservation Orders.

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 work.



Trees at Heron Rise

3.11 Lighting



Variety of Street Lighting

Lamp standards within the conservation area vary in style from one lamppost to another, particularly in the Trottick West area. If proposals are brought forward to alter the street lighting, a uniformed approach would help minimise the impact on the character and appearance of the area and offer an opportunity for enhancement.

3.12 Character Areas



View towards Heron Rise



Surface materials



Security Grilles

There are two architecturally distinct areas within the conservation area though they are similar historically: Trottick Mains and Heron Rise. These are primarily residential areas on the East and West sides of the area with the Nature Reserve dividing them.

Trottick West mostly features the oldest surviving group of working class housing in the Dundee district, found on [Trottick Mains](#) and dating from the late 18th to early 19th century.

Situated on a slight incline and fabricated using rubble-built and ashlar construction techniques, these mill cottages are [C listed](#), forming an important part of the character of the area. The gables of no's 13 and 14 show evidence that these buildings were once thatched.

The cottages are variously harled and white washed with slate roofs. Cottages 1-9 are set on the far north of their plots to take advantage of any south-facing garden potential. Houses 13-20 are set at the extreme south of the plot facing directly onto Trottick Mains, though this is a very quiet road with only residents using it regularly. Numbers 10-12 stretch north to south and have been built sometime after the original cottages. There is a variety of fencing, road surfaces, porches, chimneys, slate roofing, street lighting and furniture. Few of these additions to the area add to or enhance the character of the area. PVC doors and windows are found on most of these buildings with some individual cottages sporting a mixture of styles and materials.

Several windows at ground level make use of steel grilles for security.

The office and chimney stack in Trottick East have made similar attempts at security in keeping with the character of the conservation area by incorporating styles found on the former Bleachfield manager's house on the south side of the Dighty.



Former Mains Church



Millburn Gardens



Trottick Ponds

Extensions to several buildings are not in keeping with the character of the area or their neighbouring structures.

Mains Church on the southern edge of the conservation area has been converted into housing with five flats now being utilised by the site. The majority of the monuments have fallen. Located on the periphery of the roundabout at the intersection of Old Glamis Road and Claverhouse Road, this B listed property has high levels of traffic and noise pollution.

The Nature Reserve homes a number of features left over from its time as an industrial landscape and holds a nationally recognised award for maintaining the local greenspace to a high standard.

There are several surviving sluice gates though these are no longer in operation. The existing dam is now an interesting feature on the pond. It has few access points from Claverhouse Road although there is pavements running from the West end of Trottick to the East. One access point is located beside Mains of Claverhouse. It has recently benefitted from tarmac paths encouraging disabled access to some of the reserve, an improvement on the dirt and gravel path there previously. There is some parking space available at the east and west sides of the site on Claverhouse Road though spaces are limited. The area is best accessed by residents of the local area. There is a continuation of dark stained wood in railings found around the pond which provides a greater sense of continuity between the Nature Reserve and Trottick East.

Trottick East Three Category A listed buildings on Heron Rise, two sandstone mill-style buildings native to Dundee and converted into residential buildings housing 17 premises. One single-level sandstone building with red brick Mill chimney now used as commercial property using a traditional sketch of the property as their logo. Claverhouse Cottages, north and south, and the Claverhouse Road Bridge over



Claverhouse Cottage

the Dighty water are Category B listed structures also located on Heron Rise. It utilises the same materials as the mill workers cottages in Trottick West being rubble built with ashlar. Claverhouse Cottage (south) is bow-fronted, dated 1720 and has the addition of a PVC conservatory extension.

The final listed building in this area is the Mains of Claverhouse on the south side of the Dighty, currently under-development with planning approval to convert it from a public house to two houses. Trottick East gives a greater sense of continuity and pride of place. Timber frame windows and doors are evident as well as dark wood staining on most doors, windows and fencing throughout the vicinity of Heron Rise. Gardens are well maintained and kept neat.



Decorative Railing

There are obvious attempts at tying in new features to the existing character of the area, as evidenced in the security grille around the offices of the chimney stack and the decorative railing of the new build.



Security Grille

The Nature Reserve acts as an important asset for the local community. It is a gateway to the surrounding countryside, a safe and secluded area for dog walkers and an important reminder to those in the locality of the heritage of the Trottick and Claverhouse areas. The conservation group Dighty Connect, an offshoot of the Broughty Ferry Environment Project, has received funding from SNH to work with communities along the length of the burn to research and record heritage.

3.14 Negative Factors



Modern replacement windows

The streetscape within the Trottick Conservation Area has suffered in some areas as a result of the unsympathetic replacement of traditional timber frame windows. The character of many of the buildings is enhanced by the traditional timber sash and case windows and incremental erosion of this important feature has had a significant adverse effect on the character and appearance of the area, particularly in Trottick West. Reinstatement of traditional windows should be encouraged in place of unsympathetic non-traditional glazing.

3.15 Utilities and Amenities



Satellite dishes

Television aerials and satellite dishes located on roof exteriors detract from the appearance of the Area, though this negative issue is also prominent in Trottick West. Consideration should be given to the location of all such devices within roof spaces or other less obtrusive positions. 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.



Pipes

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 wall 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, and in accordance with guidance set by Historic Environment Scotland.

4.0 Opportunity for Enhancement and Planning Action

4.1 Alterations to Existing Buildings

Several properties in the area, particularly those that are listed, include elements which are key to the character of the area and should be preserved. It is therefore crucial that alterations or extensions to the existing fabric and sympathetic towards the conservation area and do not detract from its aesthetics. Before work commences guidance should be sought from Dundee City Council's Development Management section to seek advice regarding the provision of planning permission.

4.2 Continuity



Although Trottick East exhibits multiple attempts at continuity, the residential area west of the Nature Reserve displays a number of opportunities for enhancement. There are also opportunities for continuity improvement in the Nature Reserve. Public benches are wrought iron painted black whereas railings are dark stained wood and bollards are unstained wood. Ensuring future improvements to the Reserve were in keeping with the character of the area by using the same materials would enhance the character of the area.

4.3 Vandalism



Eliminating existing examples of vandalism within the Nature Reserve would contribute greatly to the existing character of the Conservation Area.

5.0 Measures to Protect and Enhance Essential Character

In order to maintain the quality of the Trottick 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.

5.1 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.

5.2 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.

5.3 Maintenance

Preservation of the Trottick 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 buildings exterior within a Conservation Area, consult the Duty Officer of Dundee City Council.

5.4 Conservation Strategy

The conservation strategy of the City Council is to ensure that new development and 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 suitably high standard.

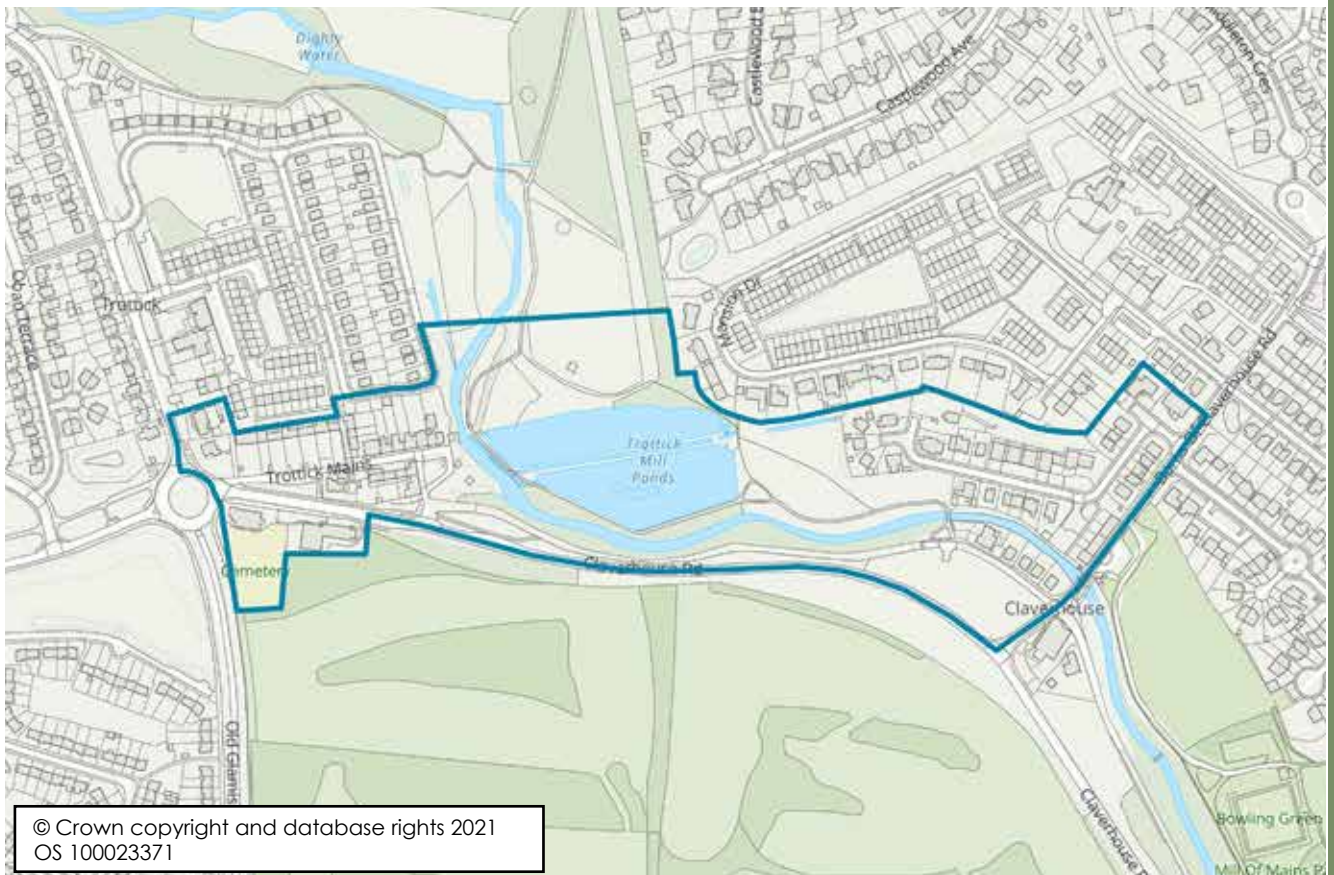
6.0 Monitoring and Review

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. Conservation Area Boundary Map



Appendix B. Historic Map

