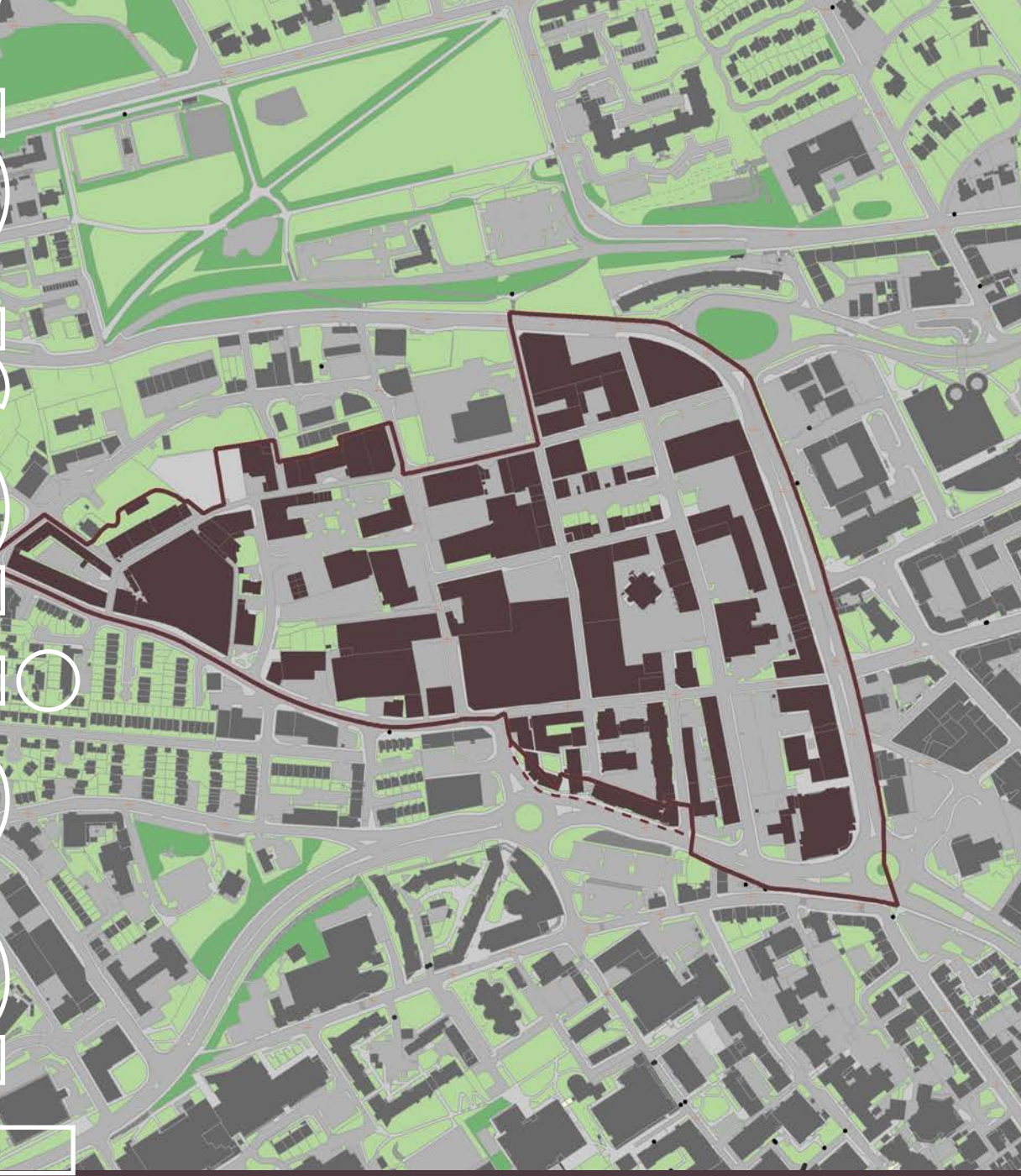


Conservation Areas



Blackness Conservation Area Appraisal



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1 Introduction

Located to the north west of the Dundee's City Centre lies Blackness (1997) Conservation Area. The Conservation Area is characterised by a historic grid iron street pattern with numerous historic mills that operated during Dundee's industrial era in the 19th century when the city monopolised the world's jute industry. The area, between Lochee Road and Hawkhill, had the greatest single concentration of mills and industrial buildings in Dundee, until the 20th century when foreign competition put the textile industry into irreversible decline. The Scourin' Burn, which has since been culverted over, played a vital role in the locating of many of Dundee's old mills to the Blackness area, providing a much-needed water source for the emerging industries in the city.

Many of the mills and tenements became vacant and underused, and a number were subsequently demolished. Blackness has somewhat revived as an industrial area, and today many of the mills and industrial buildings still exist in what remains a predominantly industrial landscape. In recent times, there has been pressure for residential conversion of many of the large industrial buildings within the area, alongside contemporary student accommodation and a scattering of modern industrial units and other commercial and leisure uses.

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

In a Conservation Area it is the buildings and the spaces between them that are of architectural or historic interest, contributing along with a number of other factors to the individual character of the entire area. The purpose of a Conservation Area is to ensure that new development, alterations or changes will not have a negative impact on the existing character of the area.

Conservation Area status does not mean that new developments or alterations are unacceptable. It is a management tool to help produce a high design quality to ensure the preservation or enhancement of the special character and appearance of the area.

Conservation Area designation also reduces Permitted Development rights (i.e. those not requiring planning permission) in order to protect the character and appearance of the area. Article 4 Directions cover all of Dundee's Conservation Areas meaning that minor works such as, window

and door replacement, external painting and stone cleaning, erection of fences, gates and porches and works to the public realm shall require Planning Permission.

1.3 The Purpose of a Conservation Area Appraisal



View along Miln Street

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



Verdant Works

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, provide support for Article 4 Directions and help guide the development of Design Guides and Development Briefs within the Conservation Area or where proposals out with the boundary may have an adverse impact on the Conservation Area.

This appraisal sets out a number of proposals for the enhancement of the Conservation Area; a role highlighted and supported by Scottish Planning Policy in regards to the historic environment. The policy states that, "Proposals for development within conservation areas and proposals outwith which will impact on its appearance, character or setting, should preserve or enhance the character and appearance of the conservation area. Proposals

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.

that do not harm the character or appearance of the conservation area should be treated as preserving its character or appearance. Where the demolition of an unlisted building is proposed through Conservation Area Consent, consideration should be given to the contribution the building makes to the character and appearance of the conservation area. Where a building makes a positive contribution the presumption should be to retain it" (SPP, 2014).

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.

Conservation areas are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance

2 Conservation Area Context



Guthrie Street



High Mill

Blackness Conservation Area is characterised by the original mill and factory buildings - set within narrow streets - that once formed the cornerstone upon which the prosperity of the city was built. The mill buildings are generally 3-5 storey in height, and constructed from stone or brick with slate roofs, many with individual features that add distinctive character to the area. The historic industrial character is evident throughout the Conservation Area with many original buildings remaining, albeit some unused and in a poor condition. The roofscape in the area is dominated by the high industrial buildings, with the numerous brick chimneys to the east of the Conservation Area punctuating the skyline from throughout and providing a reminder of the area's industrial past. Many of the previously cleared sites have been in-filled with the development of modern commercial premises, providing a variety of building form, scale, height and style, some of which do not complement the historic character of the area. To the south, modern residential and commercial development dominates the activity and character of the conservation area.

2.1 Current Boundary



The Hub

The boundary of the Blackness Conservation Area (see Figure 1) runs from the southern boundary of the Westport Roundabout northwards along the eastern line of West Marketgait to Dudhope Roundabout; along Lochee Road to the junction of Blinshall Street; west along Douglas Street from the junction with Blinshall Street to Ash Street; west from Ash Street along the northern boundaries of 73-75 and 87-89 Douglas Street to Park Street; north up Park Street then west and south around the boundary of Parkhill Business Centre back to Douglas Street; then west to Lower Pleasance; along Lower Pleasance and round the properties at Pleasance Court to Brook Street via Brewery Lane; along Brook Street and Guthrie Street to junction with Horsewater Wynd; then along the properties at Horsewater Wynd to Hawkhill to Westport Roundabout.

Figure 1 – Current Conservation Area Boundary



2.2 Proposed Boundary Review

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

The area which is under review (see Appendix 1) includes the modern flatted properties fronting on to Hawkhill and which adjoin the southern boundary of the Conservation Area. This option has been identified as a potential extension to the Conservation Area boundary and is to be put to public consultation.

Justification for Boundary Review

It is proposed to extend the southern boundary line between Horsewater Wynd and Session Street further southwards to include the modern flatted properties fronting on to Hawkhill and Horsewater Wynd. The original boundary pre-dates the construction of these flats and it is considered that inclusion of this resident development will rationalise this distinct character of the Conservation Area at its southern edge. The Hawkhill naturally separates Blackness from the University campus to the south, and the flatted properties delineate the southern boundary of the predominantly industrial area, adding another element of modern, high quality design that complements, yet is markedly different from, the surrounding, traditional streetscape to the north. Conservation Area designation will preserve the character and appearance of these flatted properties, in what is a gateway location to the City Centre.

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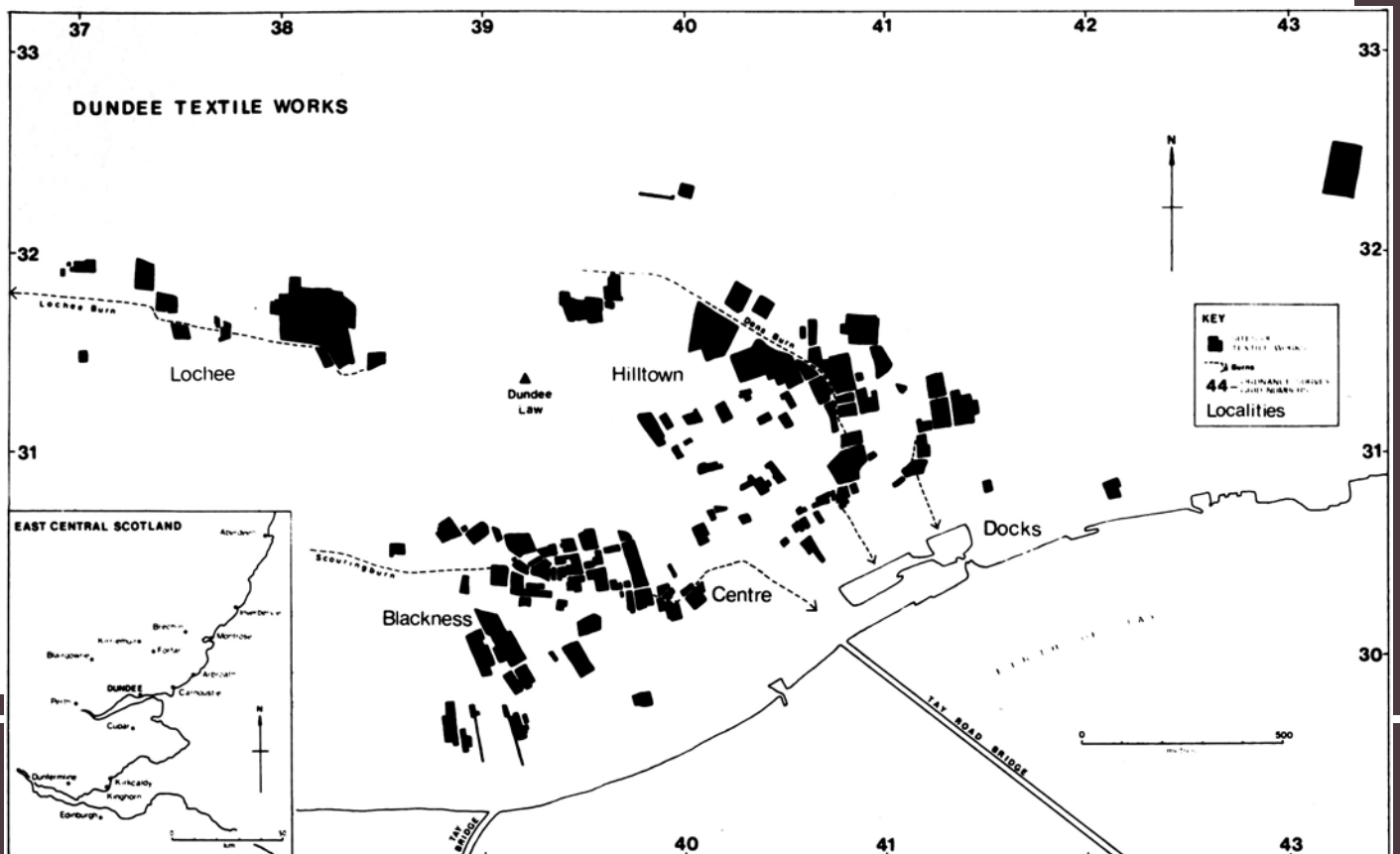
3 History of Blackness



Verdant Works

Blackness is a historically important industrial area that sits to the north west of Dundee's City Centre. During the City's 19th century industrial boom, Blackness was a centre for industry with the development of many mill buildings, most of which are still present today in some shape or form. The area was the focus for a significant proportion of the City's production of jute and other textiles and had the highest concentration of mill buildings in Dundee. The Conservation Area boasts a number of the most notable mill buildings, including Tay Works, Verdant Works, Logie Works, and Queen Victoria Works, all of which are distinct examples that serve as a reminder of a bygone industrial era. See Figure 2 below for a diagram outlining the concentration of mill buildings in Blackness (Watson 1990).

Figure 2 – Concentration of Mill Buildings in Blackness





Coffin Mill

One of the earliest mills in the area was Bell/ West Ward Mill, constructed in 1806 and one of Scotland's earliest iron framed buildings. Blackness, as an industrial area, became well established by the mid-19th century with the emergence of a number of mill buildings operating in the area from the 1820s, including Queen Victoria Works, Verdant Works and Logie Works. These large mill buildings, predominantly constructed in stone and slate, were some of the earliest to be developed in the City, taking advantage of the running water course of the Scourin' Burn.



Douglas Mill

Anchor Mill was also built in the 1820s (with later extensions and alterations) and had its north shed built over the watercourse. South Mill and Burnside Mill (Scourin' Burn Mill) were both built during this early phase also, although both sites experienced re-development and/or expansion later in the century to cater for the developing industries. Tay Works, originally owned and operated by W. Boyack and the Gilroy brothers, came in to existence over a number of phases with the Old Mill constructed c. 1836. One of the Gilroy brothers was also involved in the construction of Douglas Mill, which was constructed c. 1835. South Anchor Works was built between 1846-50 and was of a typical vernacular mill design, which included iron roof truss structure, and separate engine house(s) and preparing room(s). The mills in Blackness were typically 2-4 storey in height with multiple bays, and were extended/re-developed at various stages throughout the later half of the 19th century as the jute and flax industries grew.



View along Brown Street

Generally, Blackness was well suited for the textile industries, being located close to the City Centre and import/export opportunities from the port, as well as having access to a running water course in the form of the Scourin' Burn. The Scourin' Burn, along with Dens Burn and Lochee Burn, were natural features that served as prime geographical locations within the City for these emerging industries. Whilst

The area was the focus for a significant proportion of the City's production of jute and other textiles and had the highest concentration of mill buildings in Dundee



Burnside Mill



Modern Flatted Development

the City wasn't wholly dependent upon linen or jute, these industries drove the economy forward in the 19th century and played a major part in Dundee's economic, social and physical transformation.

In the early 20th century however, the jute and linen trade declined significantly, resulting in many of the mills becoming vacant and disused to the detriment of the surrounding area. Whilst a number of the mills have been in use for textile production until the mid-to-late 20th century, the bulk of this economic activity has declined significantly and some of the mills have been demolished as a result. The challenge since this decline has been to bring those existing original mill buildings back in to use and kick-start Blackness as a thriving industrial area once more. Recently, a number of the mills have been converted in to residential accommodation e.g. Burnside Mill, with a number still supporting various economic activities. A number of modern industrial and commercial developments are also present within the Conservation Area and are generally of an architectural form and design of their time that do not complement the historic character of the area. In more recent times, to the south of Blackness industrial area, contemporary flatted student accommodation has been constructed offering further activity in the area, and Verdant Works has been sensitively converted in to an industrial heritage museum. Also, the recent Westport development offers a mix of commercial, business and recreational uses at the south-east corner of the Conservation Area.

Generally, the historic buildings, street pattern and general layout of the area have been largely preserved during the last 150 years and continued steps should be taken to ensure that no further loss of this historic character occurs across the Conservation Area. All new development will require to preserve or enhance the character of the existing area.

4. Character Appraisal



This section will analyse the main elements that characterise, and contribute to the character and appearance of, Blackness 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, contributes to the Conservation Area as a whole.

4.1 Movement and Activity



The main pedestrian and vehicular movement and activity takes place on the peripheries of the Conservation Area, particularly to the south and east, where Blackness adjoins the City Centre.

In terms of vehicular movement, West Marketgait, Hawkhill and Lochee Road provide for traffic moving in and out of the City Centre and are busy thoroughfares. Within the Conservation Area the streets are less busy, and, with only a few exceptions, are generally not used as thoroughfares. There are a large number of small private car parks within the Conservation Area, which serve the businesses, residents and visitors using and living within the area.



High Mill

The majority of pedestrian movement takes place to the south and east of the Conservation Area where there are links to the City Centre and University campus to the south. The premises fronting on to Hawkhill, including a Tesco supermarket, provide a high level of footfall at the southern fringe of the area. Outwith the southern fringe, pedestrian movement throughout the Conservation Area is limited to those living and working in the area, particularly during the evening when the majority of businesses within the industrial area are closed. The various recreational uses within the Conservation

provide a degree of activity and pedestrian movement at different times of the day. Also, the use of the mosque, particularly during prayer times, dictates a level of movement and activity at this location within the Conservation Area. Overall, the activity and movement of the area is dominated by the presence of heavily trafficked roads around the perimeter of Blackness, although the presence of these arterial routes diminishes within the Conservation Area itself.

4.2 Uses



The previously industrialised area is still to a large degree dominated by industrial and business uses. This is as a result of the area having a supply of suitable buildings for this type of economic activity and the Council promoting these uses through land use zoning. There are a great variety of industrial/business activities undertaken within the Conservation Area ranging from car repair workshops to retail showrooms, many of which re-use the original industrial buildings.



Residential use, either through conversion or the development of new flatted properties, is also prevalent in the area and adds activity throughout the day and evening. A number of the original mill buildings e.g. Logie Works, Burnside Mill, and Tay Works, have been sensitively converted into flatted properties, and modern student residences have been built to the southern section of the Conservation Area to provide accommodation for students at University of Dundee and Abertay University. To the southern edge of the Conservation Area, there are also retailing and recreational uses, including a Tesco mini-market, restaurant facilities, a casino, and a climbing centre. Fronting on to the West Marketgait there is also a Travelodge Hotel, gymnasium and rental apartment accommodation at Westport. Elsewhere in the Conservation Area, a mosque has been erected and the Verdant Works

Museum offers a visitors experience of the original industrial conditions during 19th century industrial Dundee.

Whilst the multiplicity of uses add activity throughout the day and evening, a number of the premises and buildings within the Conservation Area remain vacant and/or derelict and would benefit from active (re-) occupancy to further enhance the overall use and activity of the area.

4.3 Setting



Douglas Court



Blinshall Street

The setting of this historic industrial area, including various mills and factory buildings, is unique to Dundee. The original multi-storey mills and factories are set within narrow streets and create an area which preserves the City's important industrial heritage. The original mills and factories provide a timely reminder of this area's contribution to the transformation of Dundee's economic prosperity, and architecturally are of great interest. Presently, the traditional buildings and various chimneys are set within a historic grid iron street layout, however the area is also characterised by a number of non-traditional buildings and insensitive developments that do not complement the original character of the area. Whilst the industrial character of the area is still largely preserved, there is growing pressure for continuing non-traditional residential and industrial/business developments in the area. The setting of this historic industrial area, including the various buildings, streets and historic features, should be preserved.

4.4 Views and Vistas



View of Tay Works

There are impressive views and vistas throughout and across the Conservation Area. The grid iron street pattern, including long narrow streets, provides for uninterrupted views across a large area of Blackness, particularly where there are narrow streets which focus views on buildings and features further away. The Conservation Area generally slopes from north to south with a dip in the centre, and this topography allows for extensive views across this area of Dundee. To the north, there are excellent views and glimpses of the roofscape associated with the buildings contained within the Conservation Area. The two high level chimneys to the east of the area provide points of interest throughout Blackness and serve as a reminder of the area's industrial heritage. To the south, the views and impression of the Conservation Area is dominated by the modern commercial and residential developments, which form a gateway in to the City Centre from the west. Vistas of the Conservation Area from the east and west are generally dominated by the Coffin Mill and Old Mill buildings respectively. From the north, views over the Conservation Area are the most extensive and allow pedestrians and road users the opportunity to view the area as a whole, with a varying roofscape which includes a variety of building form, height and style.



4.5 Architectural Character



Tay Works



Anchor Lane



The Hub

Traditional mill and factory buildings dominate Blackness Conservation Area. These traditional buildings are generally of stone or brick construction with slate roofs, and are multiple bay and storey in length and height. The buildings were largely purpose-built for the jute and linen industries, however they are still of great architectural interest. Many of these buildings retain their original features including high level chimneys, large door openings, timber sash and case windows, cast iron roof trusses as well as other more bespoke features such as hoists, wrought iron footbridge and weighing equipment. A number of these mill buildings, including Old Mill, Burnside Mill and Coffin Mill, have all been sensitively restored and converted in to residential accommodation, with the retention of numerous original features including windows and limited roof intervention. The buildings are also of particular architectural interest in context of their size and positioning within narrow, grid-iron streets.

An extent of the area's original architectural character has been lost, however, through the demolition of some of the original mill and factory buildings. Insensitive replacement/removal of original features as well as loss through neglect has resulted in many historic and architectural features also being lost to the overall detriment to the area's character.

In addition, across the Conservation Area, many modern buildings have been developed; some of which are considered to be of a poor architectural form and character. Many of these developments are car-dominated and relate poorly to their surrounding historic context by virtue of building form, scale and finishing materials. The use of modern non-traditional boundary treatments also generally detract from the historic character of the area. That said, there are instances where modern architecture in the Conservation Area has worked well with, and respects, the historic character of the area.

there are instances where modern architecture in the Conservation Area has worked well with, and respects, the historic character of the area

4.6 Focal Buildings



Burnside Mill

The main focal buildings within the Conservation Area are generally the original mill and factory buildings that can be found throughout the area. The most focal mill buildings are Tay Works, the Old Mill Complex and South Mills to the east, Verdant Works, Douglas Mill and Meadow Mill to the centre, and Queen Victoria Works, Burnside Mill and Logie Works to the west. A number of original chimney stacks associated with the mill and factory buildings are visible from many vantage points in the area.

Other notable focal buildings include the Dundee Central Mosque, the flatted student residences at Session Street, West Ward Works, and the Westport development at Westport Roundabout.

4.7 Listed Buildings



Tay Works

Blackness Conservation Area contains a number of buildings which are listed by Historic Scotland for their special 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 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 listed buildings are of local importance.

There are 17 listed buildings within the Blackness Conservation Area. See Appendix 2 for the schedule of listed buildings contained within the Blackness Conservation Area.

4.8 Buildings at Risk



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

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



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

There are 7 Buildings at Risk within the Blackness Conservation Area with varying degrees of risk and condition. See Appendix 3 for those contained within the Blackness Conservation Area.

4.9 Public Realm



The public realm in Blackness is different in nature to other Conservation Areas in the City. The industrial character of the area largely confines the public realm to streets and footpaths with little to no open space or informal recreational areas. Whilst many of the other Conservation Areas can boast examples of public art, pedestrianized areas, vibrant frontages, and a variety of high quality street furniture, the public realm in Blackness is dominated and influenced by the general street layout and the street materials and textures as well as the signage visible within public areas.

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4.10 Signage



Traffic and streetname signage is generally of a standard style and design within the Conservation Area. To the eastern boundary, the re-named Bash Street has a distinctive streetname sign making reference to comic characters originated by DC Thompsons of Dundee. Commercial signage varies across the Conservation Area in terms of design, style, form, size, and style of illumination. There are examples of both positive and negative commercial signage, in terms of their contribution to the Conservation Area; with a particularly good example being the traditional hanging sign at the industrial heritage museum at Verdant Works which is finished in a style and size that respects the building and surrounding area. Insensitive signage and temporary banners detract from the character of the Conservation Area and there are a number of bad examples including at the corner of Milne's East Wynd and Brook Street.



4.11 Street Pattern and Layout

The street pattern and layout within Blackness Conservation Area has remained largely unchanged since the early 19th century when the area became increasingly populated due to the development of the mill and factory buildings. The southern, eastern and northern boundaries are delineated by heavily-trafficked roads, including West Marketgait, Hawkhill and Lochee Road. Within the Conservation Area itself, the streets are generally narrow and are set out in a grid-iron pattern. The high buildings set close to the road-side add to the sense of 'narrowness', particularly to the south and east of the Conservation Area. The Conservation Area can be accessed from a variety of vehicular routes, apart from the eastern boundary which fronts on to the busy West Marketgait and can only be accessed by pedestrians.



4.12 Street Materials



Traditional stone setts

Because of the historical use of the area, the area would have been dominated by streets traditionally finished with stone setts. There still exists a number of setted streets such as West Hendersons Wynd, however the majority of these have now been resurfaced with more modern materials. Some streets have retained traditional stone setts but have been resurfaced with modern materials. For example, Douglas Street has stone setts at its west-most end but has largely been resurfaced in tarmacadam. Also, Brown Street has its north-most end finished with stone setts with the remaining carriageway heading south-wards finished in a more modern material. Pavements are generally finished in tarmacadam with whinstone kerbs, although there are instances of original stone sett features in front of buildings e.g. at the corner between Milne's East Wynd and Brook Street.

4.13 Trees and Open Space



As an industrial area, Blackness suffers from a lack of soft landscaping, including trees and open space. There are only a small number of trees to be found within the Blackness Conservation Area, most of which are individual and not part of a group of trees, which in many residential areas in Dundee add significantly to the streetscape character. Some of the trees within Blackness are contained within vacant and derelict sites e.g. Queen Victoria Works, and are unkempt. Those trees in the area vary in species and age and help to soften the largely 'developed' landscape of Blackness, albeit at a small scale. There are no trees protected by a Tree Protection Order in the Conservation Area.

trees in the area vary in species and age and help to soften the largely 'developed' landscape of Blackness



In terms of open space, there are no formal public open spaces available for recreational use in Blackness. A number of premises have included small areas of soft landscaping e.g. Burnside Mill conversion, within their scheme and these are considered to add diversity to the character and use of the surrounding area.

Generally, Blackness is dominated by the multiple buildings and car parks found throughout the Conservation Area, and is on the whole a highly urbanised area.

4.14 Boundary treatments



Boundary treatments are somewhat limited within Blackness Conservation Area. This is due to the buildings being set within narrow streets and the building line(s) set hard up against the footway thus negating the need for boundary treatments. Those that do exist within the area are generally formed as stone or brick walls, of varying height, style and age. A number of the original mill and factory buildings have instances of original stone boundary walls associated with them e.g. Verdant Works, and these are generally low in height. In some instances, original boundary walls have been removed and/or insensitively altered e.g. South Mills. Many of the more recent developments have installed insensitive boundary treatments, including chainlink fencing and concrete block materials. Timber fencing and natural boundary treatments are not common across the Conservation Area.



A number of premises have included small areas of soft landscaping within their scheme and these are considered to add diversity to the character and use of the surrounding area

5. Current and future development opportunities



Verdant High Mill

There are a number of current and future development opportunities within the site, including the re-use of existing original mill buildings and development of vacant and derelict sites. The following sites are considered to be either current or future development opportunities which could either individually or collectively contribute to the overall character of the Conservation Area.

Queen Victoria Works



The A-listed Queen Victoria Works, located to the western side of the Conservation Area, covers a considerable area of land and is currently in a derelict and ruinous condition, as well as being on the Building At Risk register and within land designated as being Vacant and Derelict. The Dundee Local Development Plan (2014) has designated this site for potential housing development (reference H09) and there is also a Site Planning Brief, prepared by the Council, for the sensitive re-development of this historic site. The conversion of the nearby Pleasance Court, The Old Mill complex, and Burnside Mill in to residential accommodation all demonstrate the potential of the re-development of this site.



Verdant Works

The High Mill at Verdant Works is currently under restoration and re-development to convert this A-listed building in to an open gallery and exhibition space. The open gallery and exhibition will showcase artefacts and relics of Dundee's industrial history, complementing the existing museum facilities on site.

5.1 Buildings At Risk Register for Scotland

There are currently 7 buildings within the Conservation Area (See Appendix 3) that are contained on the Buildings At Risk Register for Scotland. These buildings are in varying states of disrepair and in need of sensitive repair, adaptation and/or re-development. There is an opportunity to bring these buildings back to in to active use along with the necessary physical changes to ensure that these buildings return to once again add character to the Conservation Area. There is also funding available for the re-development and/or repair of buildings on the At Risk register.



6. Opportunities for Planning Action

6.1 Street Pattern and Views



The historic grid-iron street pattern is a key contributor to the overall character of the Conservation Area and surrounding area. It is therefore essential that any development which involves the changing of the street pattern should be discouraged unless there is strong justification for doing so. The layout of the street pattern, with many roads and streets running West-East and North-South, presents a number of open views and vistas throughout the Conservation Area. Brown Street, Douglas Street, Guthrie Street and Miln Street all provide excellent extended views. The view southwards and unobstructed views within and outwith the Conservation Area are key features when travelling the length of these streets. There are also glimpses of the landscaped park at Dudhope Castle to the north which boasts many mature trees and formal landscaping which is a step-change from the industrial landscape at Blackness.



View of the Law

It would be detrimental to the character of the area for any elongated view to be obstructed by any form of development whether structural or relatively minor works such as the placement of inconsiderate external fixtures such as satellite dishes or street signage. Development which significantly damages any street's elongated views or setting will be discouraged in order to retain the historically planned character of the area.

The view southwards and unobstructed views within and outwith the Conservation Area are key features

6.2 Building frontages



The general uniformity of building frontage, in terms of architectural detailing, surface textures and colour, and style of windows and doors, is an important asset which adds to the vibrancy of the Blackness Conservation Area. When considering proposals for building extension, alteration or removal, emphasis will be placed on how the character of the area would be affected whether negative or positive. Any new development should be of high quality design to complement the surrounding context and the retention of as much traditional building frontage as possible is favoured in order to enhance the character of the Conservation Area. Building frontages are a variable component of any Conservation Area and it is of concern that any frontage or proposed building frontage development should take into consideration the surrounding context in terms of scale, architectural style, colour and detail of the area. Building frontages 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.

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

retention of as much traditional building frontage as possible is favoured in order to enhance the character of the Conservation Area

6.3 Boundary treatments



Should any repair work need to be undertaken to traditional stone boundary walls, it would be encouraged that the original character is restored through the carrying out of sympathetic works and use of sympathetic materials. Stone cleaning is not desirable due to the damaging effects that it can have on stonework and will be discouraged.

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

6.4 Surface materials



Stone sett running courses are a characteristic element that run throughout various parts of the Conservation Area adding to the traditional character of the area. Therefore these stone setts are to be preserved and enhanced. It is recommended that, following the damage or replacement of standard concrete kerbing, consideration should be made to the replacement of a higher quality kerbing material such as traditional stone or conservation style kerb to better enhance the character of the streetscape and Conservation Area as a whole.

6.5 Trees



There are a number of mature trees which are protected by being located within the Conservation Area. It is an offence for any person to cut, lop, top, uproot, wilfully damage or destroy any tree, unless 6 weeks notice has been given to the Dundee City Council City Development Department. The owner of the tree must submit a Tree Work Notice Application and await written consent from the Council prior to undertaking such works. This gives the Council time to consider making a Tree Preservation Order. These exist for individual or groups of trees which are seen as providing 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.

For any new development scheme, where it is considered appropriate landscaping proposals will be encouraged to include provision for the planting of trees to 'soften' the highly urbanised landscape.

6.6 Street furniture and public art



The design of new additions to the street furniture in the conservation area should make a positive contribution to the character of the area and be of a high quality material. The repair of any existing historic street furniture shall be encouraged and supported.

The introduction of new public art to the Conservation Area is to be encouraged and should be of a design that makes a positive contribution to the surrounding area.

6.7 Utilities and Amenities

Works carried out by utility companies and by statutory bodies must have regard for the character and appearance of the Conservation Area. Cables and pipes which run over the outside of walls detract from the appearance of the wall and from the overall appearance of the Conservation Area. The installation of pipes and cables should be hidden from view, and in accordance with guidance set by Historic 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.



7. Opportunities for Enhancement

In order to maintain the quality of the Blackness Conservation Area it is important to outline necessary measures that will protect and enhance its character and appearance. 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 Scotland and Dundee City Council.

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, please visit the Trust's website - <http://www.dhet.org.uk/>.

National Trust for Scotland (NTS)

The NTS is a conservation charity established in order to protect and promote Scotland's natural and cultural heritage for present and future generations to enjoy. The NTS operates a branch that works to save, restore and regenerate historic and vernacular domestic buildings throughout Scotland. For more information regarding the work of NTS, please visit: <http://www.nts.org.uk/Buildings/>

Windows and Doors

Replacement of windows and doors within the Conservation Area will require compliance with the Council's policy on replacement windows and doors, and also the advice and guidance set by

Historic Scotland. Applications for inappropriate replacement windows and doors will be recommended for refusal and/or subject to potential formal enforcement action.

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

Maintenance

Maintaining the character of the Blackness Conservation Area is essential in preserving the character and appearance of the area. Maintenance could include the preservation or enhancement of walls, windows, doors, structure, roof, guttering and systems such as ventilation, gas or water. Such building necessities must be kept in good condition for the property to continue to be productive in its functioning. Solutions which maintain other bespoke features evident throughout the Conservation Area are also strongly encouraged.

8. 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.

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.

9. Monitoring & Review

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

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

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

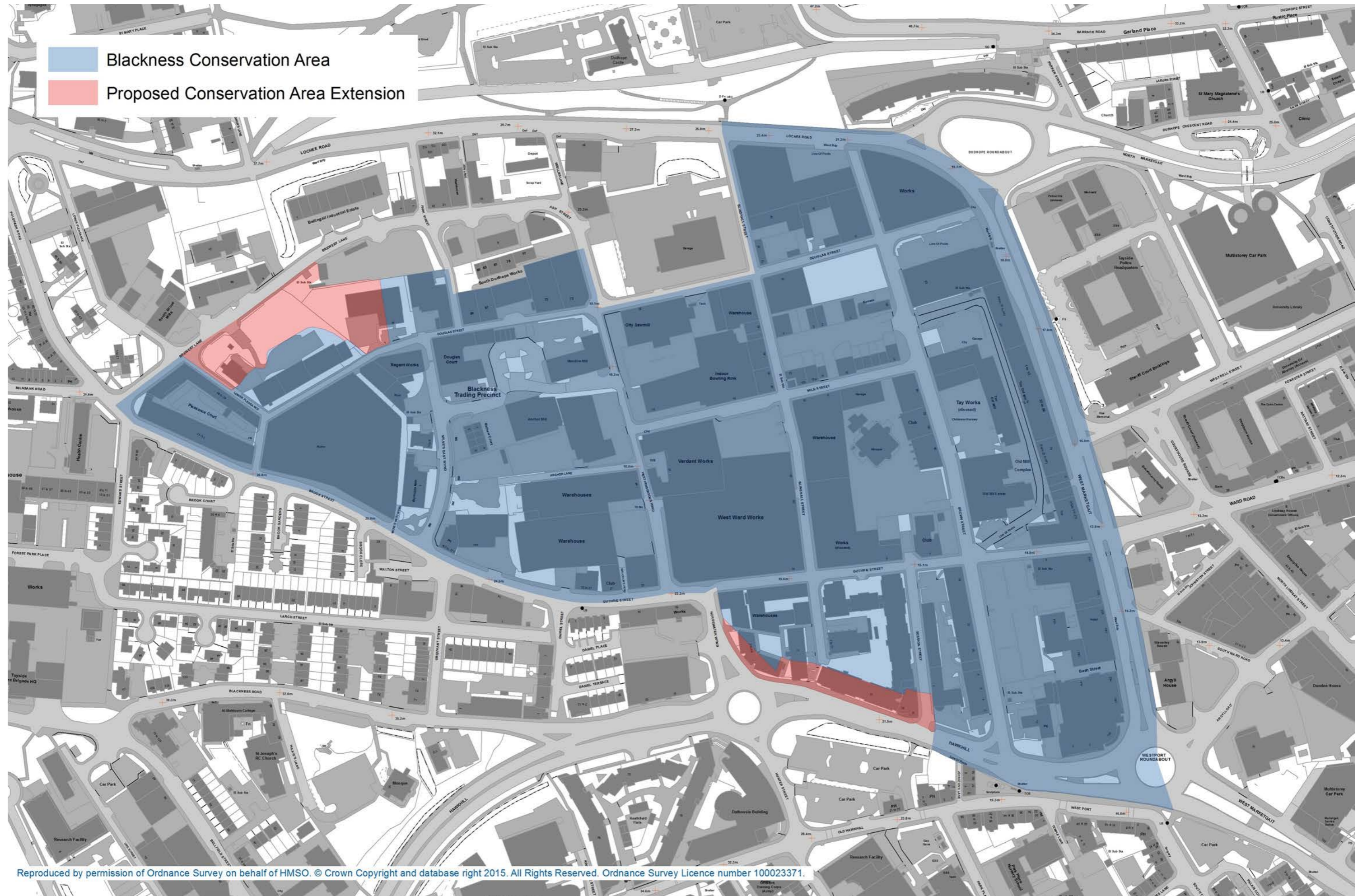
For further information concerning the contents of this document, contributions for its improvement, or any matters concerning conservation areas or listed buildings, contact the Dundee City Council, City Development Department, Conservation Officer:

Gary Knox - Conservation Officer
City Development Department
Dundee City Council
Dundee House
50 North Lindsay Street, Dundee
DD1 1QE

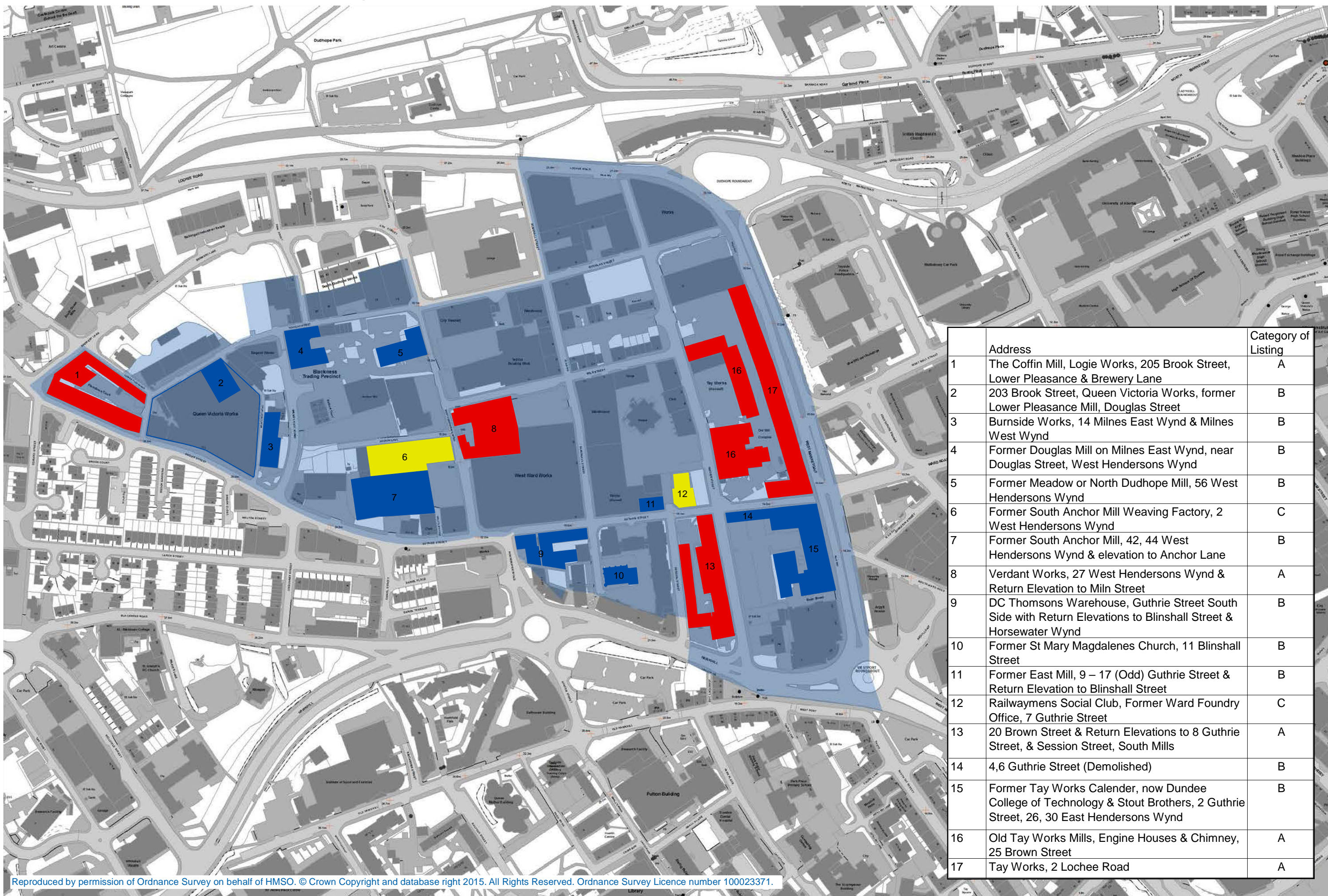
Tel: 01382 433414

E: gary.knox@dundeecity.gov.uk

Appendix A Proposed Boundary Extension

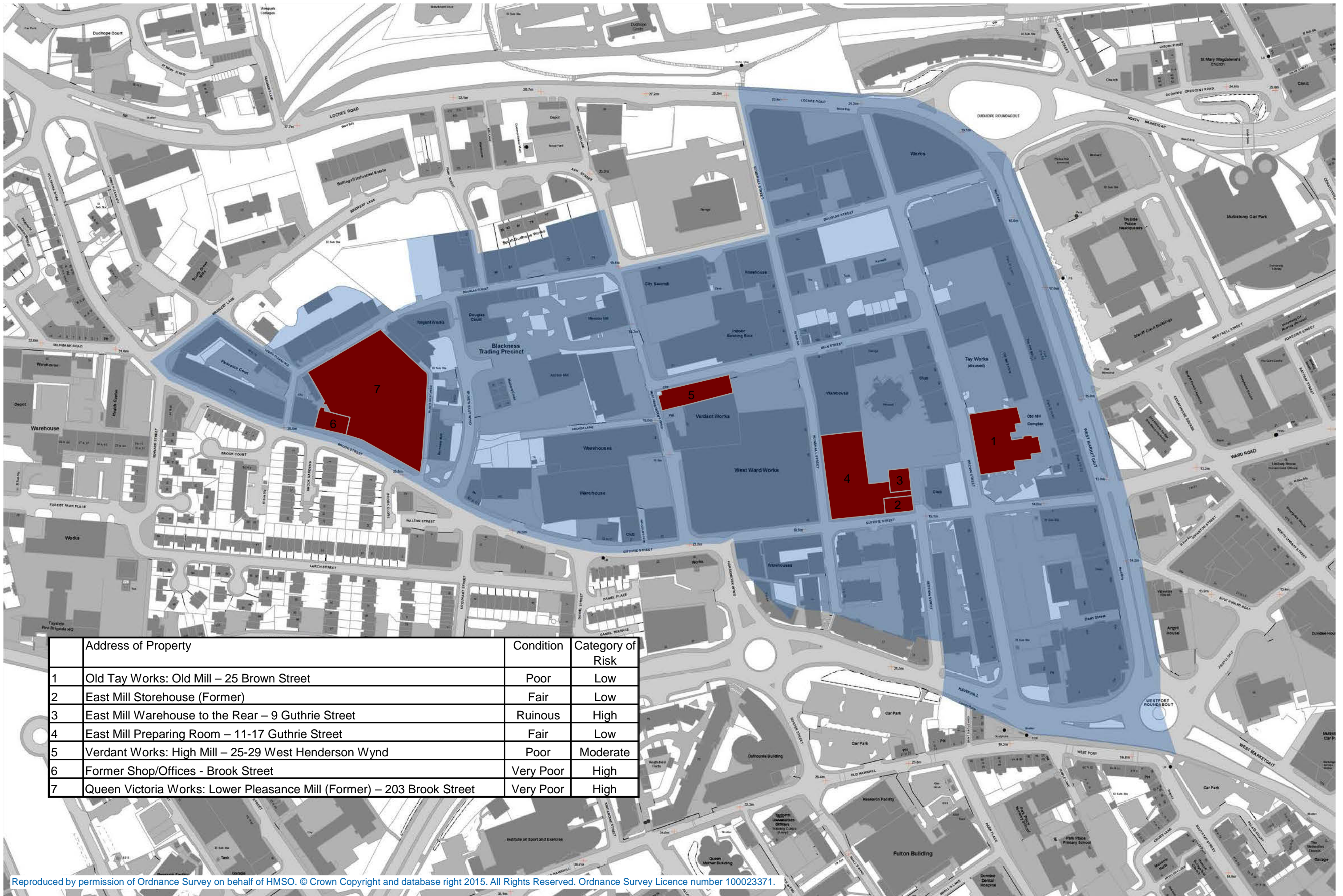


Appendix B Schedule of Listed Buildings within the Conservation Area



	Address	Category of Listing
1	The Coffin Mill, Logie Works, 205 Brook Street, Lower Pleasance & Brewery Lane	A
2	203 Brook Street, Queen Victoria Works, former Lower Pleasance Mill, Douglas Street	B
3	Burnside Works, 14 Milnes East Wynd & Milnes West Wynd	B
4	Former Douglas Mill on Milnes East Wynd, near Douglas Street, West Hendersons Wynd	B
5	Former Meadow or North Dudhope Mill, 56 West Hendersons Wynd	B
6	Former South Anchor Mill Weaving Factory, 2 West Hendersons Wynd	C
7	Former South Anchor Mill, 42, 44 West Hendersons Wynd & elevation to Anchor Lane	B
8	Verdant Works, 27 West Hendersons Wynd & Return Elevation to Miln Street	A
9	DC Thomsons Warehouse, Guthrie Street South Side with Return Elevations to Blinshall Street & Horsewater Wynd	B
10	Former St Mary Magdalenes Church, 11 Blinshall Street	B
11	Former East Mill, 9 – 17 (Odd) Guthrie Street & Return Elevation to Blinshall Street	B
12	Railwaymens Social Club, Former Ward Foundry Office, 7 Guthrie Street	C
13	20 Brown Street & Return Elevations to 8 Guthrie Street, & Session Street, South Mills	A
14	4,6 Guthrie Street (Demolished)	B
15	Former Tay Works Calender, now Dundee College of Technology & Stout Brothers, 2 Guthrie Street, 26, 30 East Hendersons Wynd	B
16	Old Tay Works Mills, Engine Houses & Chimney, 25 Brown Street	A
17	Tay Works, 2 Lochee Road	A

Appendix C List of properties in Conservation Area contained in Building At Risk Register for Scotland



	Address of Property	Condition	Category of Risk
1	Old Tay Works: Old Mill – 25 Brown Street	Poor	Low
2	East Mill Storehouse (Former)	Fair	Low
3	East Mill Warehouse to the Rear – 9 Guthrie Street	Ruinous	High
4	East Mill Preparing Room – 11-17 Guthrie Street	Fair	Low
5	Verdant Works: High Mill – 25-29 West Henderson Wynd	Poor	Moderate
6	Former Shop/Offices - Brook Street	Very Poor	High
7	Queen Victoria Works: Lower Pleasance Mill (Former) – 203 Brook Street	Very Poor	High

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