

Conservation Area



West End Suburbs Conservation Area Appraisal



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1 Introduction



Dundee's West End Suburbs Conservation Area is Dundee's most westerly Conservation Area and consolidates the best of the city's Victoria residential expansion in this direction. The Conservation Area accommodates the Western Cemetery and the 1971 University of Dundee Botanic Gardens which provides the majority of the open space within the Conservation Area.

The aim of the Conservation Area designation and appraisal is to accentuate and protect the West End Suburbs residential development, which consist predominantly of mid-19th century dwellings. Said villas provide an indicator to the mobility of wealth, moving away from the inner city during the industrial revolution. The Conservation Area aims to preserve the distinctive character of this evolution of the city, where the large villas and grounds are fundamental to the character and appearance of the area and are positioned to exploit the characteristic panoramic views and vistas.

1.1 Definition of a Conservation Area

A Conservation Area is defined by the Scottish Government, within Section 61 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as;



"An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance."

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

"An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance"

1.2 The Meaning of Conservation Area Status



In a Conservation Area it is the buildings and the spaces between them that are of architectural or historic relevance, which along with a number of additional factors, contribute to the individual personality of each designation. The purpose of a Conservation Area is to ensure that new development/ alterations will not negatively impact on the existing character of the area.

Conservation Area status does not mean that new developments/ alterations are not acceptable; in actual fact; the designation is used as a management tool for future developments. This tool can be used to guide the production of high design quality and to ensure the preservation or enhancement of the special character and appearance of the area.

Conservation Area designation also reduces the limits of Permitted Development rights (i.e. those not requiring planning permission). The reduction in Permitted Development rights allow Dundee City Council to monitor changes within the boundaries of the Conservation Area more closely and ultimately steer a higher level of protection of the attractiveness and overall appearance of the area.

1.3 The Purpose of a Conservation Area Appraisal



Conservation Areas are dynamic and constantly evolving and therefore it is essential to review and analysis their altering character. The purpose of a Conservation Area Appraisal is to define what is central to the Conservation Area's appeal and appearance and sequentially identify its important characteristics and special features. The character appraisal of the West End Suburbs Conservation Area allows for proactive guidance and proposals to protect, enhance and manage change within the Conservation Area. This is the first step in the active management of the West End Suburbs Conservation Area.

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



Additionally this appraisal will assist the City Council when carrying out statutory planning functions. 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 and adjacent, in cases where future developments may impose 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. Said policy states;

“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 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 within 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)

This Conservation Area Appraisal was conducted in 2013/14 and all information was correct at the time. The information was gathered from historic records, on-site assessments, Scottish Government and other statutory and non statutory planning legislations.



“designation alone will not secure the protection and enhancement of conservation areas. Active management is vital to ensure that change can be accommodated for the better”

2 Conservation Area Context



The West End Suburbs Conservation Area covers a large geographical space, roughly two miles to the west of the city centre. The topography of the Conservation Area sweeps down from Balgay Hill towards the River Tay providing panoramic views of the estuary and beyond to Fife. The setting of the Conservation Area and its proximity to the city centre has made it a desirable space to live for over 150 years. The wealth of the area is evident in the high quantity of listed buildings and focal buildings which include Blackness Library and numerous villas. Despite the popularity of the space the population of the area is relatively small due to the low density of housing and large garden spaces.



Perth Road runs for roughly 1¾ miles through the centre of the Conservation Area, from west to east, and provides the back bone and arterial route for the area. The Conservation Area is predominantly residential land characterised by individual mansion houses, funded by 19th century industry, set behind tall stone walls alongside grand terraces of tenements and town houses. The overall condition of the West End Suburb Conservation Area is of a high standard.



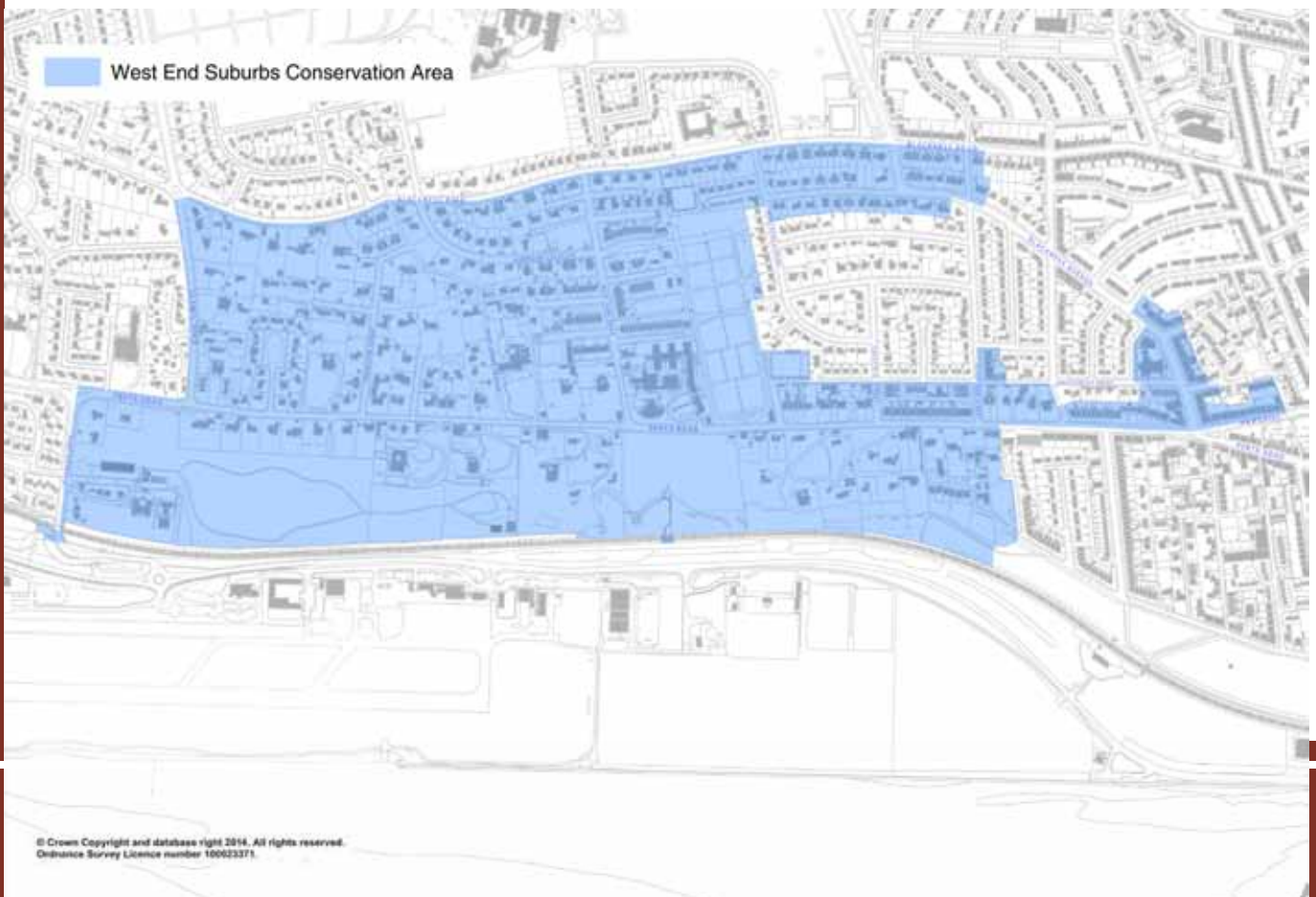
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2.1. Current Boundary

The current boundary of the West End Suburbs Conservation Area is bordered by Glamis Road and the University Botanic Gardens in the west and Blackness Road to the north. The Conservation Area is encased by the railway line to the south which represents the former shoreline, prior to land reclamation, and forms a physical perimeter. The eastern extremities encompass Hyndford Street to the north and Tait's Lane to the south (see Fig. 1). The land to the north of Shaftsbury Road, to the east of the Western Cemetery and the properties of Middlebank Crescent are not included in the Conservation Area as this space contains some altered Arts and Crafts houses and 20th century bungalows that are of limited historic interest.

The current boundary perimeter for the West End Suburbs Conservation Area was designated in February 2002 and is an adaptation of the 1984 Perth Road Terraces, Perth Road West and West Park Gardens Conservation Areas.

Fig 1 Conservation Area Boundary



3 West End Suburbs History



The West End Suburbs Conservation Area includes the expansion of the City Westwards from the early 19th century Dundee's economic focus was on the textile industry, predominantly jute. This textile boom resulted in the rapid growth and expansion of the city in terms of both development and population. The inner city was becoming overcrowded with industrial buildings, textile mills and workers' accommodation. To escape the congestion and pollution of the inner city, wealthy industrialists of the time began to build and relocate to the outskirts of the city.



The first of the 'Balgay Mansions' situated along Perth Road was Ashcliff which was erected in 1850. In the following 17 years, 17 more mansions were built within this region. Farington Hall was another of the first 'jute palaces' but was sadly destroyed by a fire in 1913. Farington Terrace, Street and Gardens surround the site of the former mansion from which they take their name. Some of these larger villas were built with workshops, gate lodges or stables within their grounds, where today, many of these smaller buildings have been sold off, and used, or converted into separate dwellings and the stables were later redeveloped into additional accommodation. A prime example of this would be the stables near Binrock on Clarendon Drive. Binrock was built in 1796 and was altered in 1827 by David Neave to enlarge the dwelling. Despite several minor changes and further developments, the plan for the residential area along Perth Road has remained relatively unchanged since the 19th century. The area is still characterised by high perimeter walls, gate piers and meandering access routes which help stage the grand villas they accommodate.



The first of the 'Balgay Mansions' situated along Perth Road was Ashcliff which was erected in 1850



These large residential plots form the primary use of the Conservation Area. However there are now smaller scale alternative land uses within the space, i.e. education, office accommodation and health care uses. The University of Dundee has residences and a conference centre located at West Park which provides an additional use within the Conservation Area. The Perth Road expanse of the Conservation Area also accommodates Fernbrae, a private hospital.



Wood's 1820's town map indicates a tollbooth to the west of the present day Blackness Avenue. Today's Blackness Avenue, originally named Viewforth Street for its first 30 years, was directly adjacent to the original approach to the 17th century Blackness House, from which it takes its name. The 1820's tollbooth would have been used to regulate the movements of traders in and out of the city and still stands at the corner of Corso Street. An earlier tollbooth was built in 1796 on the land which now forms the driveway to Seymour Lodge, and would once have served the Hampton family. This tollbooth has since been demolished. The Hampton Family formerly owned a large expanse of land in this region extending to today's Taylor's Lane and Union Place, when Strawberry Bank was once named Hampton's Lane.



The early cottages on Perth Road indicate residential use in the area from at least the 18th century. It can be noted that such domestic living may have left archaeological evidence such as building remains, rubbish pits, ground workings or wells and indications of previous activities.

As with most land within a city boundary over time there has been an increased pressure for infill development as prime city land becomes scarcer.

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This has resulted in the garden land of some of the previously mentioned large villas being sold off and developed upon and the villas themselves being subdivided as the demand for large single occupancy dwellings has diminished within the city. Infill developments are more prevalent the further north you travel within the Conservation Area. The traditional infill houses in these spaces are smaller than the mansions of Perth Road but still indicate a relatively high standard of design. The terraces to the east of the Conservation Area remain in good condition and carry on the area's projection of grandeur with uniformity and classical detailing.



The traditional infill houses in these spaces are smaller than the mansions of Perth Road but still indicate a relatively high standard of design

4 Character and Appearance

Character is a key consideration when appraising a Conservation Area. This section will analyse the main elements that contribute to the atmosphere and appearance of the West End Suburbs Conservation Area.

The character of the West End Suburbs Conservation Area is slightly varied therefore in order to complete a more comprehensive appraisal the area has been divided into four sections and each contributes uniqueness to the personality of the Conservation Area as a whole. These individual character areas are; Perth Road, Blackness Road, Western Cemetery and Central Residences which can be seen in more detail in Section 5.

4.1 Topography and Street Pattern

The topography of the land gradually slopes downhill from Blackness Road, in the north, towards the River Tay. The main roads; Perth Road and Blackness Road were established in the 19th century, and most of the remaining roads that run through today's Conservation Area were established by the turn of the 20th century. The plots that skirt the main roads are relatively large and may possibly have been larger in the past; subsequent to subdivision and infill developments. Both the traditionally located roads and south facing plots were designed to take advantage of the Tay Estuary views that are more panoramic in the north.



The topography of the land gradually slopes downhill from Blackness Road, in the north, towards the River Tay

4.2 Movement and Activity



The key movements within the Conservation Area are along Perth Road, Blackness Road and, Glamis Road all of which are bus routes (see Fig. 3). Additionally the area is reasonably permeable for pedestrians due to smaller residential roads and paths. Cul-de-sacs like Arnhall Drive are particularly quiet. As a result of only minor changes to the street layout since the early 20th century the main movement routes and activities within the space have remained relatively unchanged. The primary land use within the space is dedicated to residential with pockets of other uses.

Fig 3 Movement Patterns



4.3 Listed Buildings

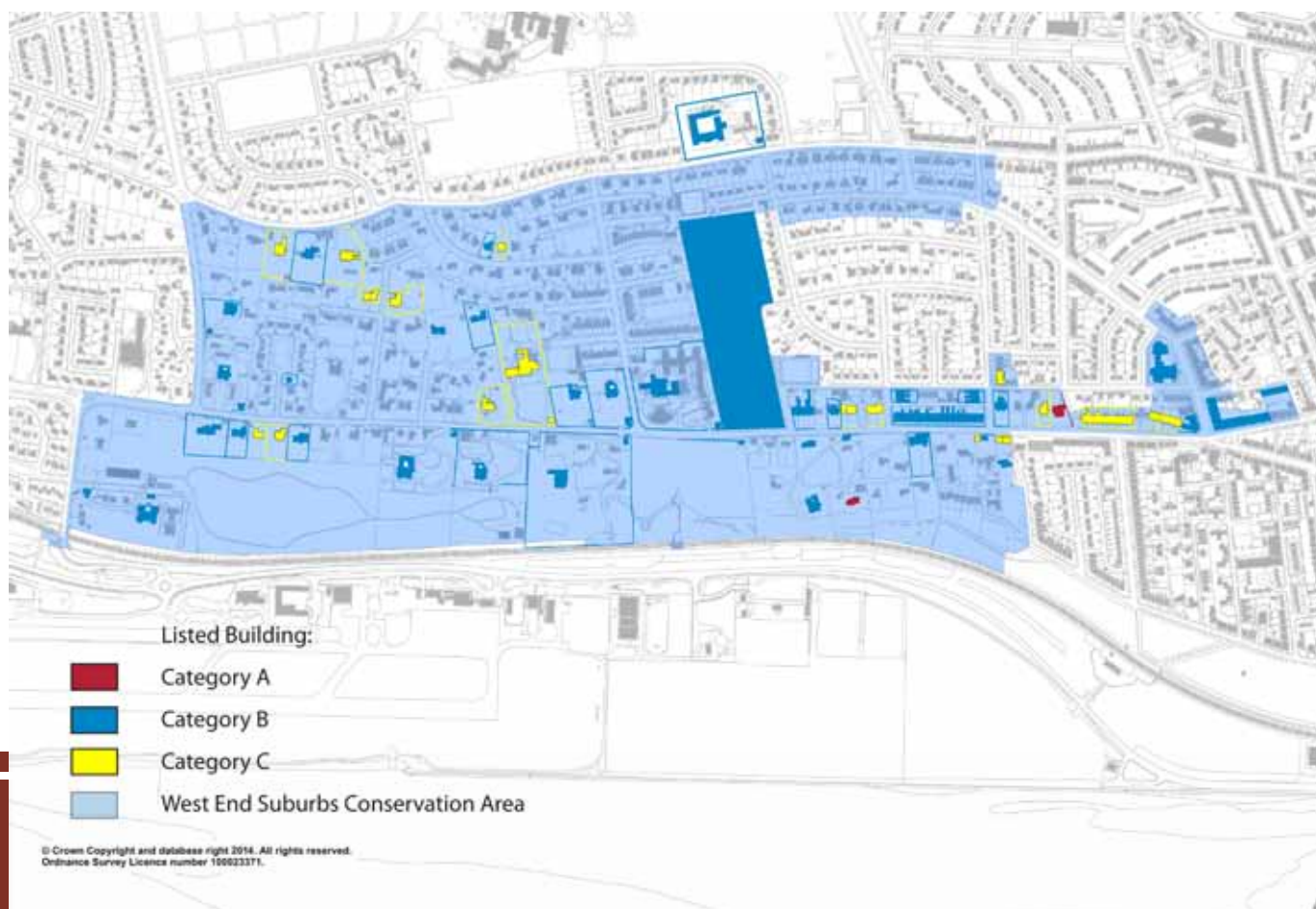


The West End Suburbs Conservation Area contains numerous buildings which are listed by Historic Scotland for their special architectural or historic interest (see Fig. 4).

A building's listing covers its interior, exterior and "any object or structure fixed to a building" or anything which falls within the curtilage of such a building, forming part of the land since before July 1948. The alteration or removal of any features or fixtures requires Listed Building Consent.

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

Fig 4 Listed Buildings



4.4 Buildings at Risk



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

A building on the Register is usually a listed building or an unlisted building in 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 or threatened with demolition.

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

Two entries within the West End Suburbs Conservation Area appear on the Buildings At Risk Register namely the Western Cemetery Memorial Stones found along Perth Road and the Former Parkview School (see Fig. 5). The former Parkview School is currently being converted (please see section 6.0)

Fig 5 Buildings At Risk



4.5 Views and Vistas



Views and Focal Points add an alternative dimension to the personality of a space and are a significant aspect of the West End Suburbs Conservation Area (see Appendix B for more detail).

The historic street pattern, houses and their confining boundaries have all been designed to take full advantage of their vantage points on the gradient towards the Tay. There are impressive glimpses of the estuary and Tayport from both Blackness Road and Perth Road in-between the large mansion houses and mature vegetation. The length of West Park Road also allows for impressive vistas.

4.6 Public Realm

The public realm is an important element of the character and appearance of the West End Suburbs Conservation Area and is crucial in creating a high quality environment. The public realm components which make the West End Suburbs Conservation Area an exceptional environment are the varied streetscape, vibrant street materials and the mature urban greenery.

Public Art & Street Furniture

Street furniture relates to the functional objects within the Conservation Area which people can interact with. As the Conservation Area is predominantly residential and relatively quiet of pedestrian traffic there is little need for street furniture other than the odd bin or bus stop along the busier routes.



There is one prominent example of public art that has been installed within the Conservation Area to enhance and add interest to the undistinguished space of Tait's Lane. The installation consists of three free standing chrome posts topped with abstract designs located at the north end of Tait's Lane.

Street furniture relates to the functional objects within the Conservation Area which people can interact with



Street materials

The materials used in the construction of the streets, roads and pavements are varied throughout the expanse of the Conservation Area and this collectively and individually adds to the character of the space. The most prominent street materials are tarmac and concrete; however there are intermittent occurrences of stone sett carriageways and grit pavements. There is also evidence in parts that stone setts remain under the modern tarmac and examples where the traditional material has been unsympathetically replaced.



Streetscape & Building Frontage

The Streetscape is made up of the interaction of building frontages and the spaces between them. Building frontages form an important element in the unique character of the Conservation Area's appeal. The varying time periods and architectural styles thought-out the Conservation Area adds vibrancy to the space. The majority of buildings are in good condition with many of the visible garden space being landscaped. The most prominent architectural style is classical which is evident in the two story sandstone Victorian mansion houses. The majority of dwellings within the area are between 2-4 stories, the latter being predominantly tenements to the east of the Conservation Area.



The modern buildings in the area are mostly constructed with brick, timber cladding or other modern building materials. Roofing materials in the area range from Scottish and natural slate to example of modern materials on newer developments such as single ply membrane/ metal cladding. Additional details have been added to traditional buildings in the form of timber dormers and porches with occurrences of lead set stain glass windows. Most of the older villas are lined by high rubble walls or iron work railings. The maintenance of stonework and ironworks within

Additional details have been added to traditional buildings in the form of timber dormers and porches with occurrences of lead set stain glass windows.



the area is imperative to the character. Where new developments are present said materials are of a high specification in order to complement the traditional character of the area.

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

Urban Greenery & Open space

The main occurrence of urban greenery within the Conservation Area is that of the mature trees lining the expanse of Hillcrest Road and Blackness Road and from trees within private gardens overhanging into public space. Some garden spaces are visible from the main routes and tend to be immaculately landscaped; this adds colour and vibrancy to the Conservation Area that varies throughout the year. On occasion floral scents are evident intermittently throughout the Conservation Area while passing planted gardens, especially during spring and summer months.



The majority of open space within the West End Suburbs Conservation Area is private due to the historic plot layout. There is little public open space other than the road network, two bowling clubs and the central grassed area of Arnhall Drive. The Botanic Gardens is a vivid example of open space that is public accessible subsequent to an entrance fee.



The main occurrence of urban greenery within the Conservation Area is that of the mature trees lining the expanse of Hillcrest Road and Blackness Road

4.7 Character Summary



To summarise the strongest and most representative character elements of the West End Suburbs Conservation Area are the pronounced existence of mature trees, both, lining the northerly streets and situated within private garden space and the tall stone built walls that screen said gardens. These stone walls provide a sense of enclosure along a few of the streets within the Conservation Area and provide only glimpses of the established vegetation within the garden grounds of the typical villa properties, as well as, intermittent incidences where trees over hang into public space.



Seemingly small elements can have a significant impact on the character of the Conservation Area and in the instance of the West End Suburbs the traditional detailing of many of the original and replica 4 panel doors, 2 pane sash and case windows and iron boundary railings contribute to the character of the area. Where possible replacing of more contemporary styles with more traditional designed windows and doors would be advised, similarly in the occasions of boundary definition; traditional style railings are encouraged.

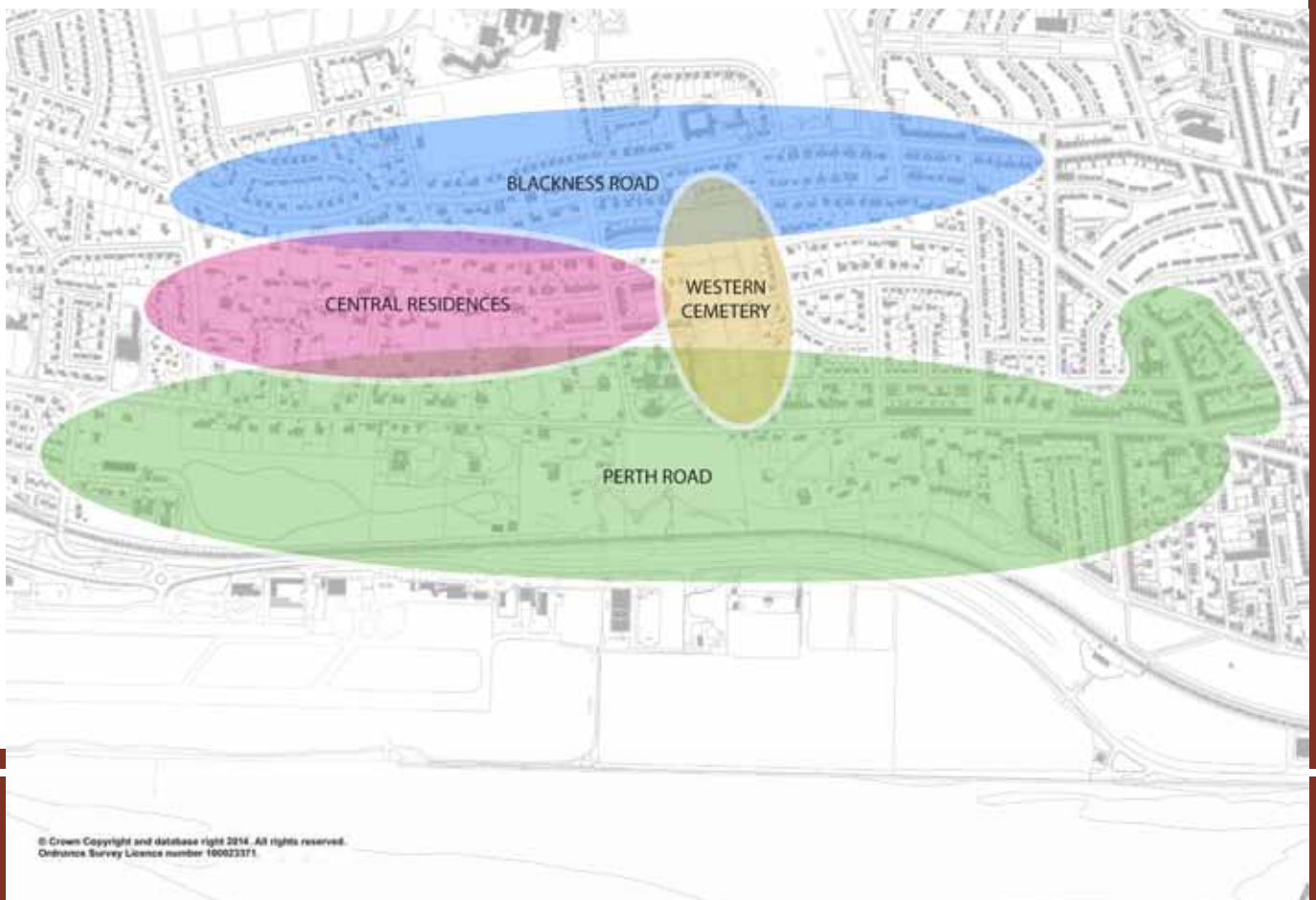


Where possible replacing of more contemporary styles with more traditional designed windows and doors would be advised

5 Character Areas

The West End Suburbs Conservation Area has been divided into four distinct character areas (see Fig. 6). Each character area identifies a particular aspect of interest that contributes to the Conservation Area as a whole. It should be noted that each character area is not limited within a rigid boundary and areas may have similar features.

Fig 6 Character Areas



5.1 Perth Road



The Perth Road character zone is based around the Perth Road, a small expanse of Hawkhill and the University Botanical Gardens. This character zone is exceptionally diverse and has many sub-character zones based around smaller streets and districts. The southern boundary mainly consists of garden ground and the Botanic Gardens and the remainder of the space is primarily residential with pockets of other uses that include educational and research facilities.

See Appendix C for more detail on this character area.

Street Layout and Movement

The street layout in this character zone has changed very little since the 19th century straight expanse of Perth Road, with the expectation of a few roads stemming to the north and south of Perth Road established at the turn of the 20th century. Perth Road is an arterial vehicle route when travelling from the west toward the city centre; however it has been superseded by Riverside Drive as the main entrance to the city. Regardless of this Perth Road still experiences a high volume of road traffic and pedestrian flow towards the east of the Conservation Area.



Focal Buildings

One of the most prominent buildings within the West End Lanes Conservation Area is Blackness Library. The library was constructed in 1904 with red Ayrshire/Dumfriesshire sandstone and demonstrates classical features. The Category B listed building is located in a prime spot as you enter the Conservation Area from the east, at the convergence of Hawkhill and Perth Road.



Perth Road

Perth Road itself is dominated by large south facing Victorian villa mansions that are hidden behind large stone boundary walls and landscaped gardens. However, elements of contemporary architecture

The library was constructed in 1904 with red Ayrshire/Dumfriesshire sandstone and demonstrates classical features



are present along side these as well as several small 19th century cottages; built as housing for agricultural workers who tended the farmland that once led down towards the Tay. There are also pockets of other land uses.

To the east of this character zone there is a run of 19th century terraced housing. Windsor Terrace, the easterly segment of Perth Road is dominated by uniformed terraces with classical detailing from 1881. The 19th century residents of these dwellings would often state their address as residences of the more affluent Perth Road. Earlier terraces can be found at 271-292 Perth Road, these have elegant Corinthian columned entrance ways that enforce the prominence of the buildings. However, today, many suffer from inappropriate painting and stone cleaning.



The majority of dwellings along Perth Road consist of Victorian villas, funded by 19th century industry. Some are identified by lodges and most set behind tall stone walls, and amid extensive mature foliage; a large percentage of these properties have been sub divided. Many of the larger mansion houses along this road have had associated buildings including workshops, gate lodges, stables and glass houses which have been converted. Often these larger villas have additionally succumbed to garden ground developments, subdivision or have been converted to other uses, such as offices or University facilities. A few have been demolished to make way for small pockets of modern detached houses, located with high boundary walls with mature trees.



The main architectural style of said villas are typical of the 19th century and largely classical. However there are dwellings that don't follow the norm, for example Clarendon Drive accommodates elements of Art Nouveau. St. Helens, built in 1850 by Charles Wilson, who also designed Crawford's Lodge, includes a meandering entrance path, a pyramidal corner tower and twin turrets that overlook the botanical gardens. The medieval style revival elements of Scots

The 19th century residents of these dwellings would often state their address as residences of the more affluent Perth Road



Baronial in the stone and slate building is emphasised with typical window and door details.

Hyndford Street holds a prime example of a gothic style asymmetrical and extensively detailed dwelling. The conspicuous building includes carved timber; decorative cast and wrought iron ridges, railings and gates; a steep pitched roofs; stained and leaded glass and stone gargoyles.

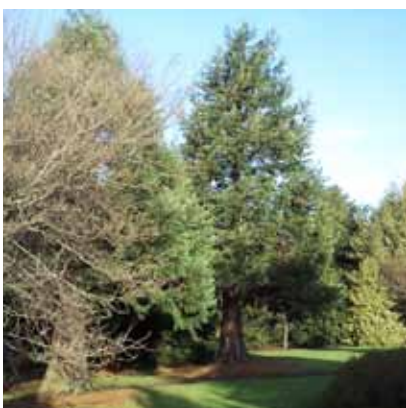
Blackness Avenue, Hawkhill and Tait's Lane

This section of the Perth Road character zone is densely developed and consists predominantly of 4 story tenements. Blackness Avenue and the northern side of, the easterly section of Perth Road within this Conservation Area accommodate 19th century classical detailed tenements with moderate garden space that project an impression of grandeur.



This provides a contrast to the simpler tenements that are found along Hawkhill and the southern side of the easterly section of Perth Road within the West End Suburbs Conservation Area. These built-up tenements give an indication of the proximity to the wards district centre, just to the east of the Conservation Area, and the historic status of the space.

Tait's Lane has a number of similar tenements; however this space is surrounded by more contemporary developments that distract from the traditional feel that is more evident in the previously mentioned streets within the Conservation Area. As well as contemporary dwellings Tait's Lane is also home to a modern steel public art feature that adds an element of interest to the open space.



Botanical Gardens

The University of Dundee Botanic Gardens, along with the early 20th century Vernonholme mansion house, forms the south west corner of the conservation area and the Perth Road character zone. The gardens were opened to the public in

This provides a contrast to the simpler tenements that are found along Hawkhill and the southern side of the easterly section of Perth Road



1971 and provide Dundee with a notable plant collection in an outstanding setting. The Garden grounds include a wide collection of indigenous and foreign conifers and broad leaved trees and shrubs, water and herb garden, information centre, café and research facility for university.

The Botanic Gardens provides a very distinct character to the Conservation Area in the terms of urban greenery and there is a strong feeling of isolation within the grounds, despite it being overlooked by the gardens of many 19th century villas to the north. This space may be classed as an intermediate area as they are opened to public but not widely used as a public space.

5.2 Blackness Road

The Blackness Road character zone predominantly includes the expanse of Blackness Road as well as Hillcrest Road. Other than a slight feeling of enclosure along Hillcrest Road, due to the narrower street layout and more mature vegetation, the character of these two streets is very similar.

See Appendix D for more detail on this character area.

Streetscape and Movement

The streetscape is the most important character element of this residential space. Simple elegant houses and smaller in scale villas, (than those on Perth Road), set in mature gardens, complimented by trees lining the streets, create a pleasant residential environment. The larger 2 story villas in this area are eclectic and thus indicate the social economic and technical progression since the mid 19th century. It is worth noting however that these villas tend to be on the south side of Blackness Road and are majority hidden from view due to the topography, high boundary walls and mature screening.



The Botanic Gardens provides a very distinct character to the Conservation Area in the terms of urban greenery

5.3 Western Cemetery



The Western Cemetery character area solely consists of an 1840's burial ground that is a unique feature of this Conservation Area. The Western Cemetery Memorial Stones Cemetery is located along Perth Road, opposite the former Harris Academy (demolished 2013) and forms part of eastern edge of the West End Suburbs Conservation Area. The cemetery was originally opened by a commercial company in 1845, and then purchased by the City of Dundee District Council in 1979. The Cemetery contains a notable series of Victorian and later monuments, that are currently on the Buildings at Risk Register, dedicated to many of Dundee's prominent citizens.

See Appendix E for more detail on this character area.

Area Layout



The Western Cemetery is fronted by an elaborate 1840's Victorian gothic stone carved arch and cast iron gates entrance way that is sided by entablatures listing the beatitudes. It is worth noting that the Neo-Gothic walls and gates are not classified as 'at risk' as apposed to the monuments and headstones which are either at danger of toppling or badly eroded and unreadable. The gate and layout was designed by James R Findlater, circa 1840 and the later extension, to the north, was planned by Patrick Findlater in 1868, but completed at a later date.



The planned cemetery ascends the hillside with successive levels to maximise the viewing potential of the River Tay. The gravel and stone lined walkways are laid out in a grid iron/rib cage pattern and contains open spaces with individual yews, common in graveyards, and a canopy of obelisks and draped urn monuments. This character area is a peaceful place of contemplation and provides juxtaposition to the hustle of adjacent Perth Road.

The Western Cemetery is fronted by an elaborate 1840's Victorian gothic stone carved arch and cast iron gates entrance way

5.4 Central Residences



The Central Residences character area covers the central belt of land within the West End Suburbs Conservation Area, between Perth Road and Blackness Road. The space is mainly residential and includes a variety of dwelling types, styles and sizes. See Appendix F for more detail on this character area.



The terraces off West Park Road consist of widely spaced two story terraces and houses that overlooking private and communal gardens and on occasions have uninterrupted views across the River Tay. These terraces are south facing and designed to make the most of their hillside location and the potential views of the River Tay. These earlier dwellings are mixed with newer developments, mainly towards the south of West Park Road and reflect the city's growing prosperity and prominence. Terraced housing was preferred by the traditional 'middle class' who did not require additional space for 'live in' servants. Although not as grand as the villas on Perth Road this locality does contain some large dwellings. The older buildings in this area are of a Neo-Gothic style; mansions houses built in the grounds of earlier houses from the turn of the 19th century.



To the west of this character zone the dwellings tend to consist of substantial secluded houses that become smaller in building and plot size towards the east. Farington Street offers a private group of late Victorian houses that includes Farington house, an unusual red sandstone building within the vicinity. The Central Residences character area also accommodates a number of Arts and Crafts dwellings. These tend to be large houses in smaller grounds, than the previously mentioned villas, constructed in stone and harling with slate roofs, wooden porches, and wide arched stained glass windows. There are small distinct character pockets of contemporary architecture, Arnhall Drive, for example.

The general condition of the area is to a high standard, where most of the visible gardens are

The terraces off West Park Road consist of widely spaced two story terraces and houses that overlooking private and communal gardens and on occasions have uninterrupted views across the River Tay



landscaped and well maintained. Private gardens are predominantly hidden but glimpses can be seen between hedges and railings. These glimpses along with trees that over hang plot boundaries make up most of the urban greenery in the space, with the exception of bowling greens which provide a rare example of purpose built recreation in the character zone. Arnhall Drive has a central grassed section within the cul-de-sac which provides a small instance of public open space that has the possibility to be utilised by residents.

The main movement throughout the Central Residences is residential traffic with light flow along West Park Road as it connects Blackness Road and Perth Road.



These glimpses along with trees that over hang plot boundaries make up most of the urban greenery in the space

6 Current and Development Opportunities



There are currently two large scale development projects in their initial stages within the vicinity of the West End Suburbs Conservation Area. The largest project, the demolishing of the Grade B Listed Harris Academy and its boundary wall, has recently been approved, 2013, in order to make way for the construction of a new secondary school.



Parkview School and Lodge has been proposed, earlier within this document, for inclusion within the Conservation Area due to elements that include its Category B listing. It is a focal building within the Blackness region which currently lines the northern perimeter of the existing Conservation Area boundary, as such, it has the potential to impact the character of the neighbouring Conservation Area and therefore any alterations should be carefully considered. Planning permission has been granted for the redevelopment of this former school and the accompanying gate lodge, with the addition of a new development within its grounds, in order to provide 45 residential units, with associated parking. The works are currently on site (March 2014).



Despite the recent economic down turn there are very few additional vacant or derelict properties within the Conservation Area. This may be due to the long term popularity of the residential space. Future development opportunities within the Conservation Area are limited due to the traditional layout of the space. A few of the larger villas may be suitable for subdivision and where they have significant garden space; infill developments may be possible. However this is likely to be discouraged where development would be detrimental to the character of the area for the properties to lose the historic setting, or where sufficient justification for development can be provided.

Future development opportunities within the Conservation Area are limited due to the traditional layout of the space

7 Opportunities for Planning Action



The principle focus of planning action within the West End Suburbs Conservation Area is to preserve and enhance the appearance of the area. Applications for inappropriate developments that will negatively impact on the character and appearance of the Conservation Area shall be recommended for refusal. Best practice guidance by Historic Scotland and other bodies shall be taken into consideration as part of retaining and preserving the unique character of the West End Suburbs Conservation Area. With the aid of planning action the Conservation Area has adapted relatively well to change and this can be seen in the sympathetic restoration and upgrading of most traditional buildings and the considerate designs of new developments.

7.1 Building Frontages and Developments

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

Alterations to the frontages of buildings within the Conservation Area shall require careful consideration. Minor changes to windows and doors can have a detrimental impact on the character area and overall appearance. Replacement of windows within a Conservation Area will require compliance with the advice and guidance set by Historic Scotland and with Dundee City Council's policy – "Replacement Windows and Doors". Applications for inappropriate replacement of windows and door shall be recommended for refusal. The replacement of doors and windows with non-traditional materials will be discouraged and should the opportunity arise steps should be taken to reinstate traditionally alternatives in appropriate materials and colours.



As well as this other building necessities such as; walls, structure, roof, guttering and systems such as ventilation, gas or water must be kept in good

Alterations to the frontages of buildings within the Conservation Area shall require careful consideration



condition for the building to continue to be productive and functioning thus in turn preserving the character of the Conservation Area.

Any garden ground developments or historic building subdivisions will be discouraged unless suitable justification can be given. Where permission is to be granted, proposed plans should be considerate and sympathetic to their soundings and character context, as well as complying with the Local Development Plan, supplementary guidance and Scottish Government legislations where applicable.



The uniform character of each individual street, in term of architectural detailing, window and door styles and surface texture and colours, should be reinstated and enhanced when appropriate. Any unsympathetic additions, painting or stone cleaning to the public elevations of buildings will be discouraged, more so in terraces, as this would be detrimental to the over all public realm character.

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

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



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

7.2 Works to Trees



The special character of Dundee's West End Suburbs Conservation Area is heavily influenced by singular and clusters of trees on both private and public land. Within a Conservation Area, such as this, it is an offence to cut, lop, top, uproot, wilfully damage or destroy any tree, unless six weeks notice has been given to the Council's City Development Department. The owner of the tree must submit a Tree Work Notice Application and await written consent from the Council prior to undertaking such works. This gives the Council time to consider making a Tree Preservation Order. These can exist for individual or groups of trees which are seen as giving amenity value to the community. The felling or lopping of trees which are subject to a Tree Preservation Order also requires consent from the City Development Department.

Tree Work Notice application forms are available to complete on-line from the Council's website, or alternatively requests can be made in writing to the Director of City Development.

7.3 Street Views



The views and vistas within the Conservation Area, which have been highlighted previously (see section 4.5), play an important role in influencing the character of the area. There are many gaps between the villas on the south side of Perth Road and Blackness Road that allow for glimpses of the River Tay. The uninterrupted vistas from the majority of the roads that run north to south between Blackness Road and Perth Road provide a panoramic view of the estuary and across to Fife. Development which significantly damage the street setting or obstructs these views or vistas from private and public property will be discouraged in order to preserve the important vistas.

There are many gaps between the villas on the south side of Perth Road and Blackness Road that allow for glimpses of the River Tay

7.4 Surface Material



The traditional surface materials found throughout the Conservation Area should be protected and enhanced wherever possible. The traditional stone setts and non-historic additions of tarmac and concrete all contribute to the character of the West End Suburbs Conservation Area.

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

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

7.5 Street Furniture & Public Art

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

It should be recognised that public art is not limited to the stereotype of statues but includes decorated additions to buildings, decorative and functional features and multi-functional landscaping.



All works carried out by amenity companies and by statutory bodies must have regard for the character of the Conservation Area

7.6 Utilities & Amenities



All works carried out by amenity companies and by statutory bodies must have regard for the character of the Conservation Area. The location of television aerials and satellite television dishes should be discreetly placed to minimise their impact on the building and the character of the Conservation Area. Detailing advice on the best practice regarding the location of satellite dishes can be obtained from Dundee City Council's Development Management department. The advice set out for satellite dishes can be applied equally to television aerials. Planning Permission is required for the installation of a satellite dish within any Conservation Area.

Additionally cables and pipes which run over the outside of walls and buildings similarly detract from the appearance of the structure and from the overall appearance of the Conservation Area. The installation of pipes and cables should be hidden from view.



The above examples display poor examples of Satellite dish positions

All works carried out by amenity companies and by statutory bodies must have regard for the character of the Conservation Area

8 Opportunities for Enhancement

The West End Suburbs Conservation Area is recognized as containing distinct character elements and in order to maintain the quality and personality of the Conservation Area it is important to ensure that all the necessary measures which will enhance and protect its appeal are adopted and adhered to.

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 West End Suburbs Conservation Area.

DHET provides grant assistance for the repair of historic buildings located in Dundee's Conservation Areas. Other potential sources of funding for historic building repair in Dundee are Historic Scotland and Heritage Lottery Fund.

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

DHET provides grant assistance for the repair of historic buildings located in Dundee's Conservation Areas

9 Conservation Strategy

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

The City Council will use the Conservation Area status as a management tool to help produce a high design quality to ensure the preservation or enhancement of the special character and appearance of the area. Maintenance of 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.

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

10 Monitoring and Review

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

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

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

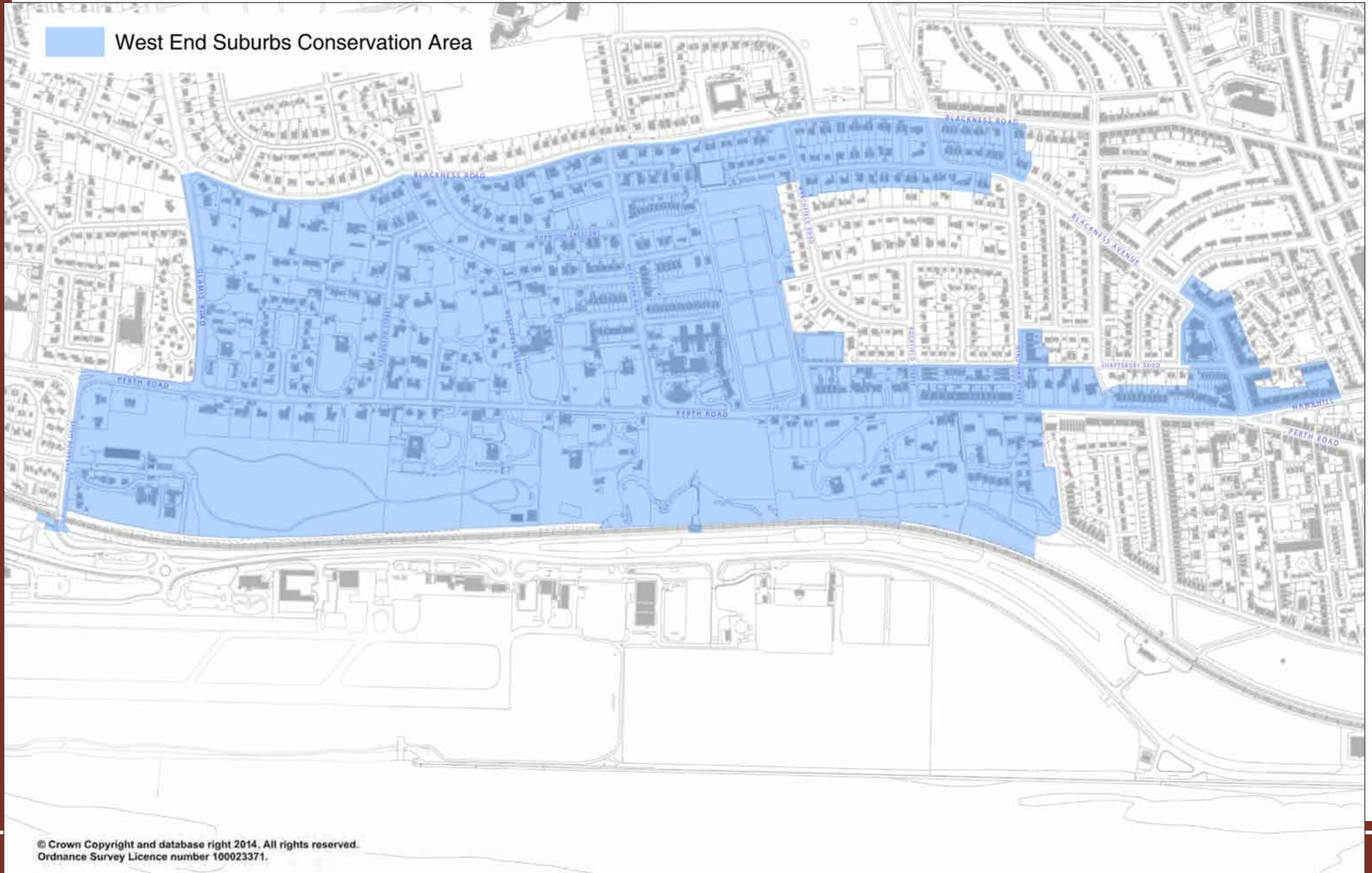
For further information concerning the content of this document, contributions for its improvement, or any matters concerning Conservation Areas or listed buildings, contact Dundee City Council, City Development Department, Conservation Officer:

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



West End Suburbs Conservation Area

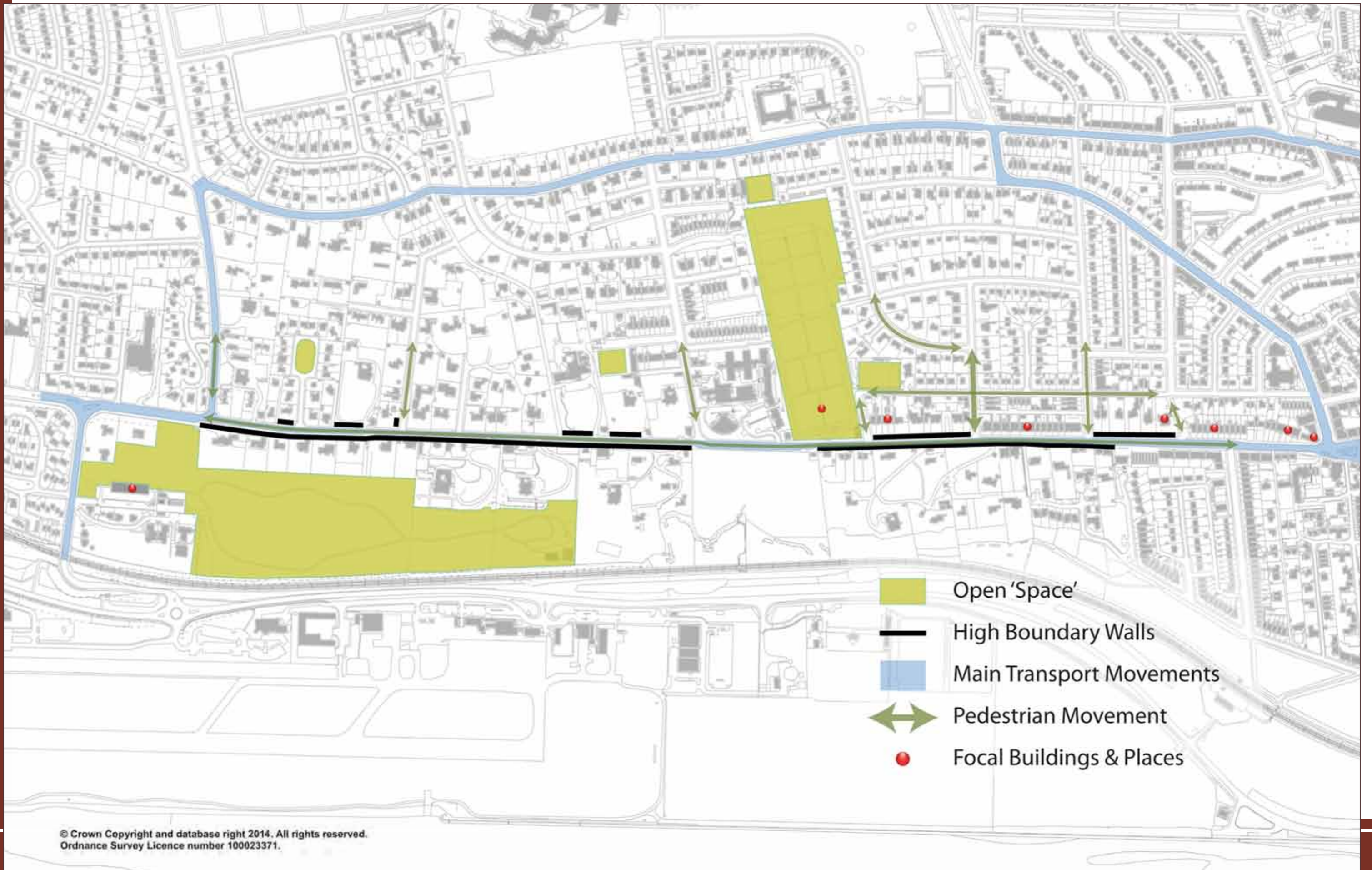


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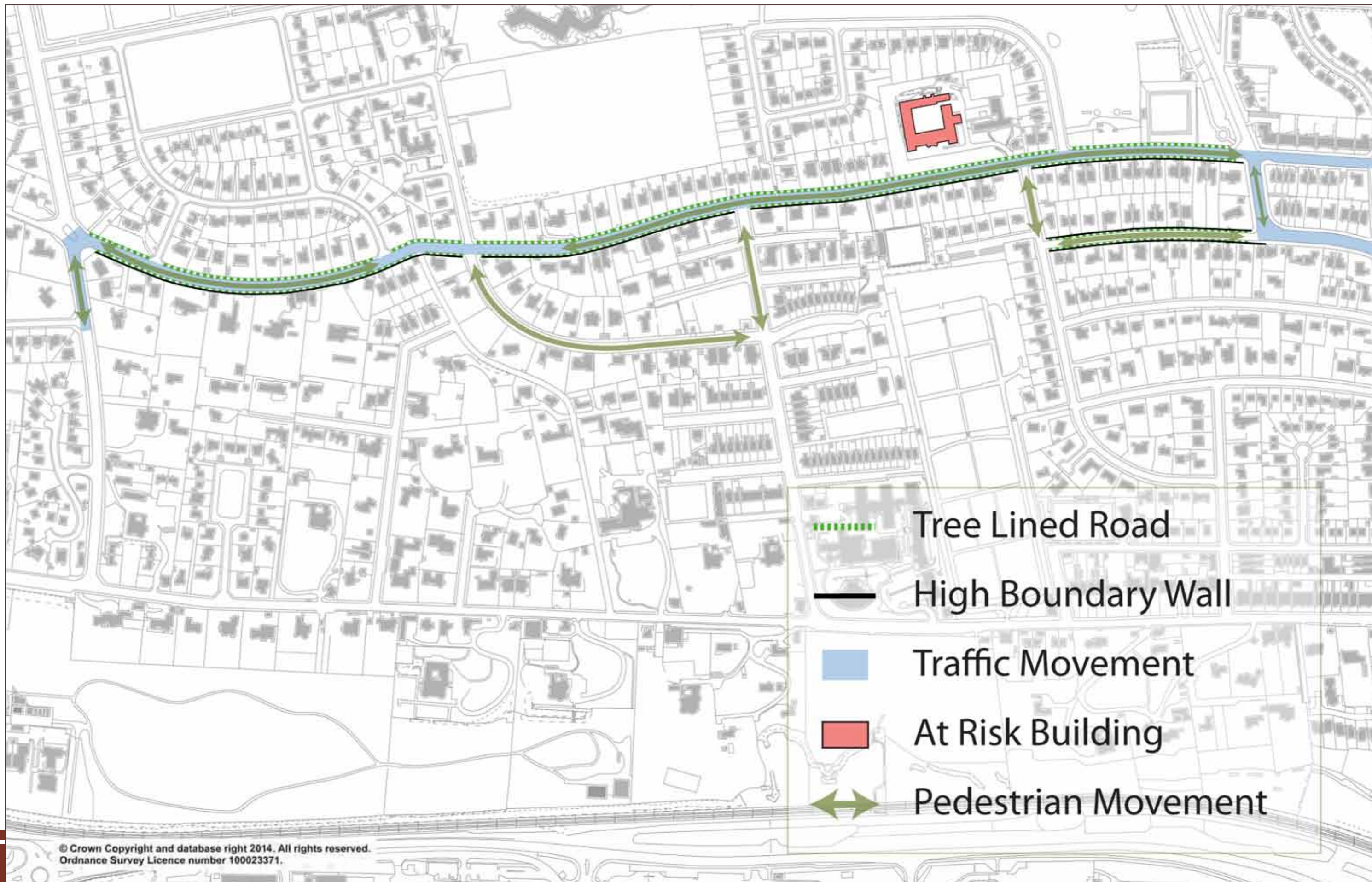
Appendice A - Conservation Area Boundary



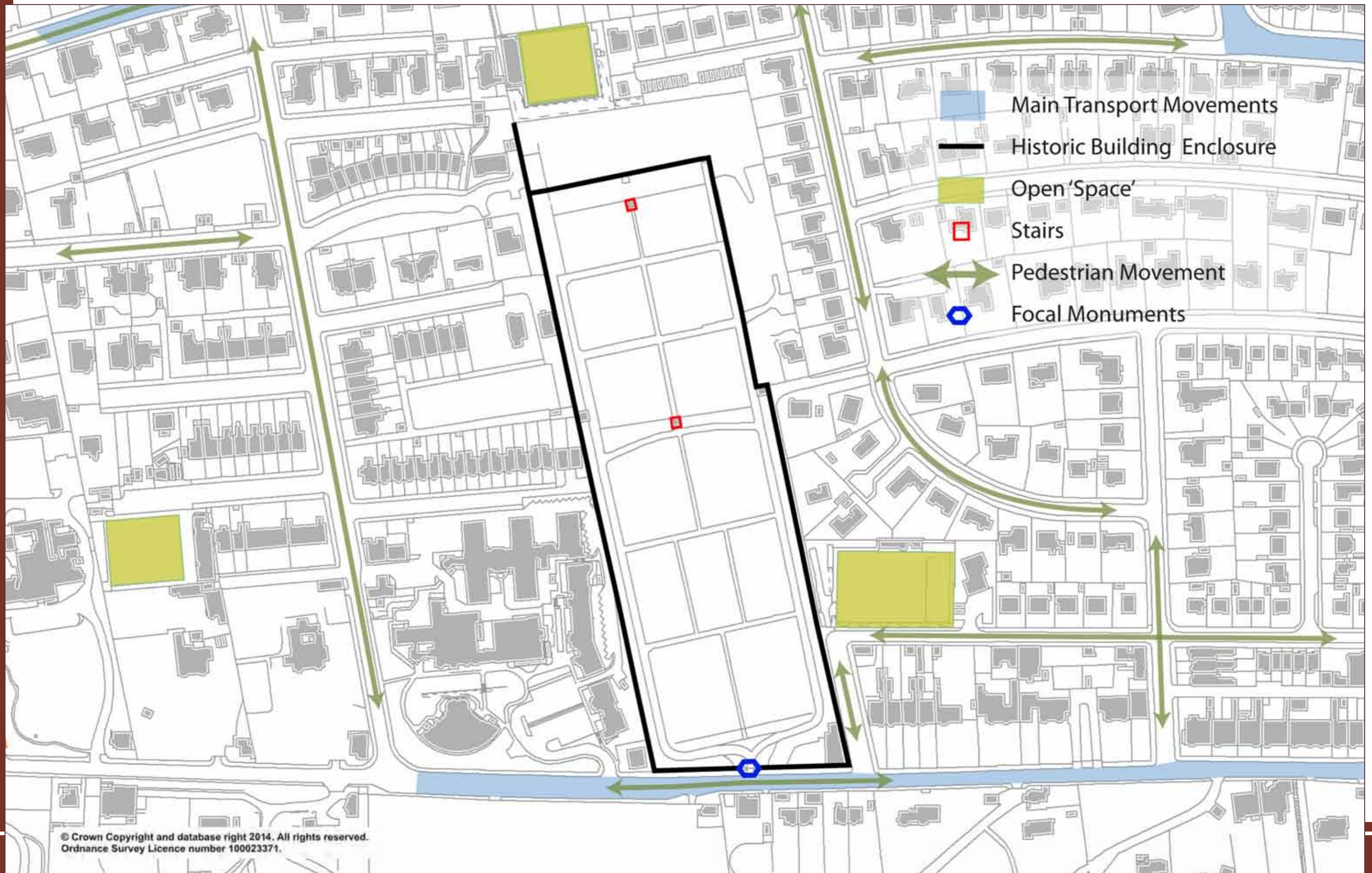
Appendice B - Views and Vistas



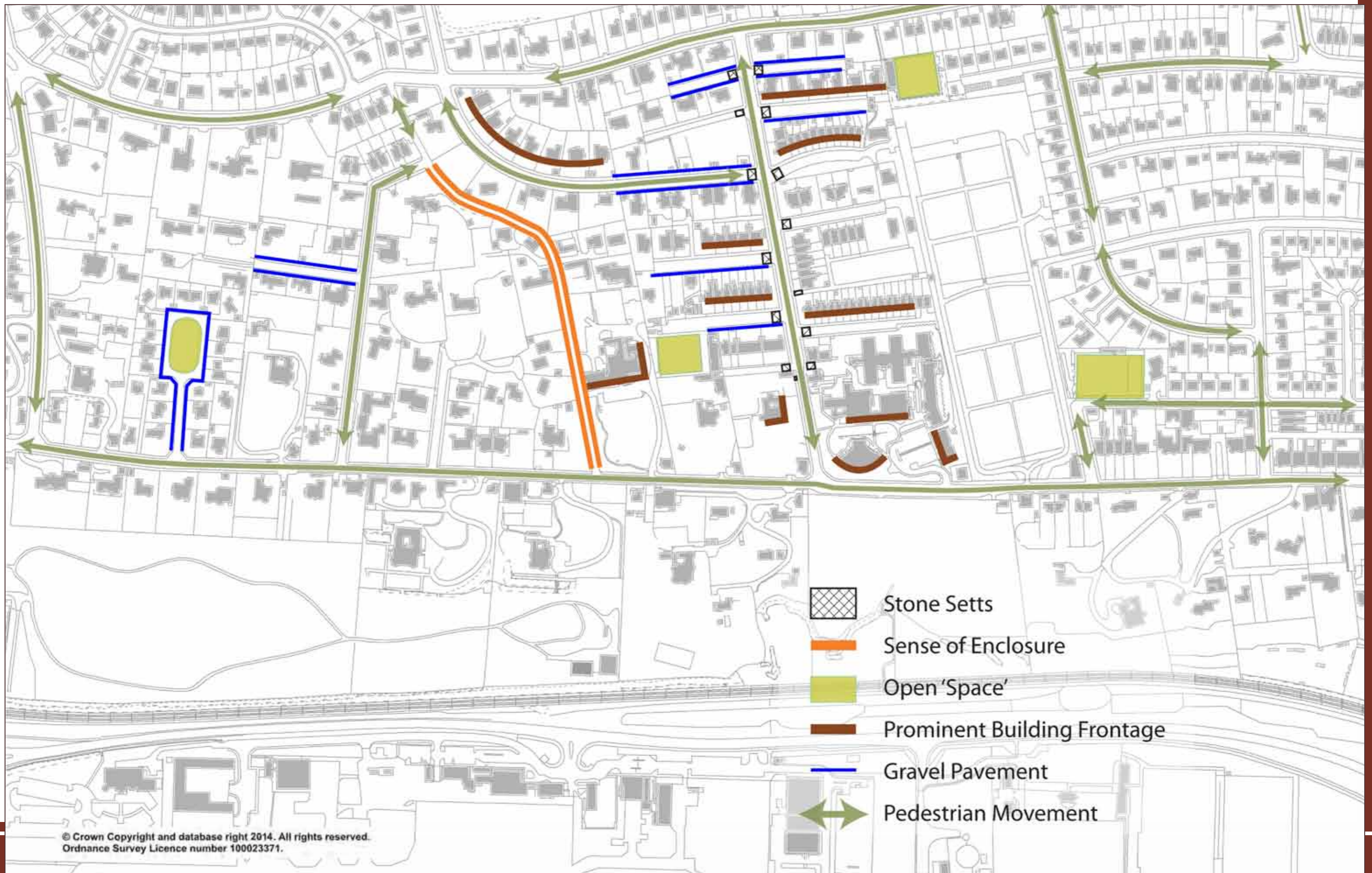
Appendice C - Perth Road



Appendice D - Blackness



Appendice E - Western Cemetery



Appendice F - Central Residences



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