

BROUGHTY FERRY COMMUNITY COUNCIL

Comments on Broughty Ferry Conservation Area Appraisal

We welcome this long awaited logical northwards extension of the conservation area.

We are pleased to see that the core retail frontage of Broughty Ferry is included in this appraisal. During the year, it is probably the most visited area by residents and visitors alike. The appraisal recognises the importance of protecting and enhancing the historic architectural assets that contribute to the attractiveness and success of the retail district.

In Appendix C, Boundary Review Option 2 indicates small scattered areas (within the proposed extension) that individually would not be considered of historic or architectural merit, (modern infill, car parks, wasteland, insensitive modifications, industrial properties). We do not think this option should be considered as a realistic conservation area plan.

The ‘moth-eaten’ appearance of Option 2 is unlike that of any other conservation area plan in Dundee, even though all of the existing areas are likely to have similar types of less attractive ‘inclusions’.

It is desirable to consider the importance of the area as a whole (as in Appendix C, Boundary Review Option 1) giving preference and more weight to the much larger areas of greater merit. In addition, such aforementioned inclusions would cause considerable administrative problems. There would be awkward differences in planning rules in a multitude of adjoining areas and possible discontinuities in the application of street/construction materials.

Although Option 2 should not be considered a suitable option as a conservation area plan, it could provide a very useful template in targeting improvements for the future.

Suggested Further Extensions

To some extent, the first two suggestions (below) have already been implied in the appraisal.

1. In Option 2 it is suggested the conservation area can be further extended to include a part of Gray Street north of the railway line. This would take in an attractive tenement block with a post office, hairdresser and chemist on the ground floor. The C-listed Cabmen’s Shelter on the opposite side of the road would also be included.

It seems perverse not to include this last remaining Gray Street segment of the core retail frontage in the proposed conservation area extension. Particularly as the aforementioned

tenement has been less unsympathetically treated (no ugly dormers) than its neighbour in the proposed conservation area to the south.

2. We think that the 'east character area' should be extended along the Esplanade to include the house Eastcott and its listed neighbour the Glass Pavilion. We note that a photograph of this Category C-listed building has already been included in the appraisal (Page 25).

This extension relates geographically and in character to the rest of the 'east character area' in that it still includes the beach to the south and the railway line to the north.

We feel Eastcott should accompany the listed building into the conservation area. Not only is it a large attractive late Victorian/Edwardian house in its own right, it was also the home of a distinguished son of Broughty Ferry, Sir Francis Mudie.

Sir Robert **Francis Mudie** KCSI, KCIE, OBE (1890-1976) was born in Broughty Ferry. He won a scholarship to Fettes and then one to Kings College, Cambridge from where he graduated with a first-class honours degree in mathematics. He joined the Indian Civil Service and had a distinguished career, eventually governing large parts of what is now Pakistan. His administrative ability was demonstrated by the fact that Muhammed Ali Jinnah the new Governor General of Pakistan asked him to remain and continue as an interim governor of West Punjab (1947-49).

After retiring, Sir Francis (Frank) returned to Broughty Ferry with his wife Lady Elizabeth and resided at Eastcott for the last 20 years or so of his life.

During his retirement, he became president of the Abertay Historical Society (1963-5) and co-authored the Abertay Historical Society publication 'Broughty Ferry Castle and the Defence of the Tay' (1970). This is still available in a revised form

3. This is an opportunity to include an area of attractive Victorian and early Twentieth Century housing by extending the boundary along the south of Monifieth Road from St Vincent Street to just before Panmure Street and then south to the railway line.

As a result of the proposed boundary changes this group of houses would effectively be an 'unprotected island' surrounded by conservation areas. Not only does a majority of the best houses of the group line Broughty Ferry's ambassador route, but they are at least equal in quality to many historic domestic houses in the proposed conservation area.

For completeness, the boundary could also be extended further along the south side of Queen Street to Gray Street.

General

The appraisal is well written and interesting, although it needs a check through to clarify the text in places.

Examples:

- a) Page 4, paragraph 2, final sentence.
- b) Page 4, paragraph 3, final sentence ('stretching beach?').
- b) Page 21, paragraph 3
- c) Page 26, end of paragraph 3, 'owing to' not 'due to'.

It is suggested that the photograph of St Aidan's (page 32) could be replaced with one that shows the church after the restoration of the halls (not so many parked cars?)

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