

Lundie conservation area analysis



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1. Introduction

The purpose of this document is to identify the character and appearance of the Lundie conservation area and also to define special qualities of architectural and historic interest. This document is seeking to find out if the area merits being considered as a Conservation Area and the protection it merits. This information will be used to manage change in the Conservation area to ensure its preservation or enhancement. The character analysis in this document, together with Angus Council's Development Plan and Advice Notes that relate to development in conservation areas, will inform the assessments of development proposals and other changes against the impact on the character or appearance as stated in the Planning Act, 1997 under the Listed Buildings and Conservation Areas. There are major parts of the character and appearance of Lundie that cannot be overlooked that, they need to be stated as guidelines for designers and developers to conform to. Character appraisals provide the opportunity to inform residents about the special needs and characteristics of the area and help developers identify and formulate development proposals.

1. 1 Purpose of the Guidance

This appraisal will be a tool which be used to control and manage and also help to point out the special interest and also be abreast with the changes in the area. It serves as supplementary planning guidance to the Angus area council. The design guidance established will aid the assessment of development proposals.

1. 2 Objectives of the Guidance

The character appraisal will;

- Provide background information regarding the historical and architectural interest of Lundie, in particular the conservation area
- Review the existing conservation area
- Help local authorities to develop a management plan for the conservation area by analysing what is positive and negative, and identify opportunities for beneficial change or the need for additional protection and restraint.

1. 3Methodology

Visual Analysis and Art-Historical Analysis was used in this document to appraise the character of Lundie conservation area. Aesthetic, Perceptive and Phenomenological Analysis was used as the basis for the general Visual analysis. It, thus, is an attempt to relate judgment from visual analysis through what was experienced with my eyes by moving through the conservation area, navigating my way from one place to another by identifying landmarks and also by looking at the emotional and conceptual connections co notated through the ‘ meaning’ of the place and ‘ structure’ of the place to the particular assessment criteria such as scenic beauty, what makes the place deserve the status of a conservational area, architectural interests, archaeological interests and community historic preference. The main purpose of this kind of study is to identify, measure, and evaluate the characteristics or qualities of Lundie Conservation area. Art-Historical Analysis was also used to analyse historical and monumental interests in the area by recording the historical, archaeological and architectural character.

Existing literature on Lundie conservation area was also consulted. Though realising the fact that analysis by aesthetic qualities is very personal, depending highly on the individual's taste and socializing experiences, using the other forms of analysis mentioned above which in is not subjective but to some extent objective, helped to achieve a balanced character appraisal.

1. 4 Location and Setting

Lundie is a parish and small hamlet in Angus, Scotland, 10 miles (16km) northwest of Dundee, situated at the head of the Dighty valley in the Sidlaws, off the A923 Dundee to Coupar Angus road. In 1882-4, Frances Groome's *Ordnance Gazetteer of Scotland* described Lundie like this, "Lundie, a village and a parish of SW Forfarshire. The village stands 3 miles WSW of Auchterhouse station, 6 ESE of Coupar-Angus, and 9 NW by W of Dundee, under which it has a post office. The parish is bounded N by Newtyle, E by Auchterhouse, S by Fowlis-Easter in Perthshire, and W by Kettins. Its utmost length, from W by N to E by S, is 4 miles; its utmost breadth is 3 miles; and its area is 4296 $\frac{1}{4}$ acres, of which 107 $\frac{5}{6}$ are water".

1. 5 Reason for Designation

This is an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The Conservation Area will consist of the whole village of Lundie, including: —

The Manse,

Smithy Cottage,

Gamekeepers Cottage, (The Edinburgh Gazette 27 September 1991). Lundie has significant architectural and historic interest as. The Lundie parish church which was dedicated to St Lawrence was once the property of the priory of St Andrews. Inside the church is a War memorial plaque commemorating parishioners who died in World War 1. Preserving and enhancing these key features led to the designation of the whole village of Lundie as a Conservation Area in 1991.

1. 6 Lundie Conservation Area and The Conservation Area Boundary

Lundie Conservation Area was designated on 8th of July, 1991 (The Edinburgh Gazette 27 September 1991) and an Article 4 put in place on the 16th of September, 1992. (The Edinburgh Gazette 20 October 1992)

Using the Church as the pivot, the conservation area encompasses the main Lundie village where most of the properties are. It starts from the Smitty Cottage on the north-western side, goes around the Sawmill Cottage on the north then down to Kirkton Farm Cottage. It continues down to the Old School all the way to Oaksydix building on the south-eastern side, then around the Lundie Mill and goes up along the road to Rowanholme building. It then goes down along the road on the left towards the Manse building to the south. It then goes up north to the Well and then extends to the right towards the Village Hall past the Pump to Smitty Cottage.

1. 7 Conservation Areas

More than 600 conservation areas are in Scotland and of this, 19 are under the Angus Council. Conservation areas can be said to be places within or the

entire village, town or city which contain areas of special historic or architectural character which needs protection or enhancement. They are designated by planning authority as being areas of special architectural or historic interest, the character or appearance of which they have the desire to preserve or enhance. These interests create the character of an area and any new development should be carefully assessed to ensure that if permitted, will blend into the character of the area and not cause a blight on the character of the area. Designating a conservation area should not be seen as prohibiting change but as a means to carefully manage change to ensure the character and appearance of these areas are safeguarded and enhanced for the enjoyment and benefit of future generations. The public are consulted on any proposals to designate conservation areas or change their boundaries. The management of conservation areas is under the management of the local authority it falls under.

1. 8 The Legal and Policy Framework

Conservation areas identification can be traced back to the coming into force of the Civic Amenities Act, 1967. The government BY then recognised how important it was to protect areas in totality as against individual buildings, from indiscriminate developments and wide scale demolition of buildings in areas selected for slum clearances. Therefore, while individual buildings of special or unique characteristics may be of important, what should be considered is the group value of the buildings in the area, the buildings orientation, street design, public space and greenery which all contribute to the character and identity of a place. Considering it carefully, these same factors make up or come together to form the character of a conservation

area. This 1967 law is now one way or the other replicated in The Town and Country Planning Act, 1990 and The Planning (Listed Buildings and Conservation Areas) Act of 1990. The Planning Act of 1990 empowers local planning authorities to review already existing conservation areas within their jurisdiction, designating new areas and coming up with character appraisal or place analysis and management plan proposals for the protection, preservation and enhancement of these conservation areas. Consent is required from the appropriate authority for any activity that is going to change or in any way affect the character of the area. The character or appearance of a conservation area through the demolition of a building and/or the construction of a new building can be significantly altered and lose some of the justification for its designation.

1. 9 Conservation Areas in Angus

There are currently 19 Conservation Areas in Angus of which Lundie Conservation Area is part of and six of them including Lundie conservation area have Article 4 Directions on them. The Article 4 Directions are further ways of making sure that these conservation areas maintain their character and uniqueness. There are additional laws that control the way in which buildings can be altered and planning permission is needed if such alterations are deemed to affect the character of the conservation area and trees in conservation areas are no exception. Angus Council is committed to preparing character appraisals for all the conservation areas under it and in addition it also publishes guidance on matters affecting these conservation areas. A planning application which is seen to have the potential to disrupt the character of a Conservation Area must be published in the local press

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and a notice posted near the site. Angus Council must then give a 21 day period for objections and comments to be put across before considering the application.