PREFACE

The Infrastructure Services Committee, at their meeting of 22 November 2011, agreed the Arbroath Keptie Pond Conservation Area Analysis and Design Guide for public consultation. This included an amendment to the original conservation area boundary.

This document will provide supplementary planning guidance for development within the conservation area.

This document was produced in-conjunction with students of the MSc European Urban Conservation course run by Dundee University. The students undertook research work and produced their own review of the conservation area as part of their coursework. Thanks is given to those 2010/11 students who contributed and to Neil Grieve, who was the Programme Director for the course.

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The purpose of this document is to identify the character and appearance of the Arbroath Keptie Pond conservation area and provide design guidance. This information will be used to manage change in the conservation area so as to ensure its preservation or enhancement. The townscape analysis in this document, together with Angus Council’s Development Plan and Advice Notes that relate to development in conservation areas, will inform the assessment of development proposals and other changes against the impact upon character and/or appearance as required under section 64(1) of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

The basis for properly discharging the statutory duties imposed upon planning authorities, is the requirements of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (“the 1997 Act”). The application of the principles laid out in the 1997 Act is a legal requirement. The proper consideration of developments and alterations in conservation areas is informed by analysing the character and appearance of the area and by applying policies and guidance prepared by both local and central government. These are referred to in this document. The same duty of care is incumbent upon the Scottish Ministers when determining planning appeals.

There are measures that planning authorities can apply to deal with threats to the character or appearance of conservation areas such as the use of statutory powers to rescue buildings at risk from dereliction or lack of maintenance.

Appropriate design standards are required in conservation areas under the terms of section 64(1) of the 1997 Act. In order to assess whether these design standards are appropriate it is necessary to analyse all designs against their effect on the character or appearance of the conservation area. Whilst design guidance is helpful it can often be too prescriptive thus stifling innovation. Nevertheless, there are key aspects of the character and appearance of the conservation area that are so important they need to be stated as parameters for designers to work within.

This document provides the opportunity to inform residents about the special needs and characteristics of the area and help developers identify and formulate development proposals. If a conservation area’s special interest has been clearly defined and published in an appraisal or other similar format then this definition can be used to guide the form and content of new development.

1.1 Conservation Areas

There are over 600 conservation areas in Scotland, which are usually areas within a village, town or city and can contain – other than buildings – open spaces, designed gardens and landscapes and historic patterns. These elements create the character of an area and any new development should be carefully assessed to ensure that it will also enhance this character through good design and use of appropriate materials. Conservation areas are living environments that will continue to adapt and develop. 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.

Once designated, local planning authorities are obliged to manage conservation areas, for example through:

- Assessing the character of the area and possible enhancement schemes through tools such as a Conservation Area Appraisal or Management Plan
- Using appropriate controls over demolition and development
- Making available professional advice and grants, where appropriate, for repair and restoration
- Interpretation schemes

1.2 Purpose of the Guidance

This document is a management tool which helps to identify the special interest and changing needs of an area. It serves as supplementary planning guidance to the Angus Local Plan Review (2009). The design guidance established will aid the assessment of development proposals.

The guidance comprising the character analysis and specific design guidance will:

- Provide background information regarding the historical development of core area of Arbroath.
- Provide specific design guidance which will aid the assessment of development proposals within, or affecting the character and/or appearance of the conservation area.
- Provide Supplementary Planning Guidance for any individual who is associated with the conservation area.

1.3 Reason for Designation

The Keptie Pond Conservation Area can be defined as having a single character that could be described as being a planned residential area.

The residential component of the character presides despite the presence of Angus College. This is predominantly a result of the significance of original residential structures in the area and the fact that their development was the catalyst for other structures in the Keptie Pond Conservation Area, such as the water tower and former high school (now part of Angus College). Such development was also the first of any recorded development on the site.

The low density, lack of commercial properties, and uniform massing of residential structures also add to such a character definition. The development of the area at a single period of time has provided a congruent visual appearance with unique architectural detailing, from building to building, that is complimentary to one another.

It is a well sought after residential area predominantly due to both its setting and architectural quality.

1.4 Location and Setting

Arbroath is the largest town in Angus, and lies 16 miles north of Dundee. Its current population is 22785 in accordance with the 2001 Census.

Arbroath is home to a range of manufacturing, retail and service businesses. It was originally established as a market town around the Abbey, and Arbroath developed a significant fishing industry with associated activities – including production of Arbroath ‘smokies’. More
recently the town has developed as a popular holiday resort based on the beach, harbour, historic Abbey and other attractions.

Figure 1: Arbroath Location Map

Further information on the history and development of Arbroath can be found within the Arbroath Abbey to Harbour Conservation Area Analysis and Design Guide. The location of the three conservation areas in Arbroath is shown in Appendix 1.

The Keptie Pond Conservation Area is a predominantly residential area, approximately half a mile west of Arbroath’s town centre.

1.5 Conservation Area Boundary

The Keptie Pond Conservation Area covers the general area of the Keptie Pond and streets running around and adjacent to the pond area.

The boundary presently runs from the junction of Keptie Road and West Keptie Street in a southerly direction following the central line of West Keptie Street, Addison Place and then Rosemount Road before turning north west at the rear of Arbroath Infirmary and following the rear garden boundaries of properties facing onto Nolt Loan Road (no’s 2 to 78 inclusive). The boundary then returns to the central road area of Nolt Loan Road then following the rear of 31 and 29 Nolt Loan Road, Caenlochan House and the grass area to the rear of 17 to 25 Keptie Road, the rear boundary of 15 Keptie Road before returning to the central road area of Keptie Road to the junction with West Keptie Street.

It is felt necessary to make some small amendments to the conservation area to take account of changes which have occurred over the years. These changes are shown in Appendix 2.
2.1 Origins and Development

The Keptie Pond Conservation Area is a predominantly residential area, approximately half a mile west of Arbroath’s town centre. The landscape of the area is a balanced mix of urban development and greenspace with a delicate interplay between relatively low lying residential structures, adjoining gardens, and the ‘natural’ setting of the pond (Figure 2). Keptie Water Tower is like a folly perched on top of Keptie Hill, above the pond, and provides an idyllic setting.

The area lies just on the periphery of Arbroath’s main commercial centre and services, providing a convenient location for residential use. Despite the relatively dense residential population, the area conveys a significant sense of openness. The area functions very well within its residential use yet also has a form which is both efficient and aesthetically pleasing.

The water tower, designed by William Gillespie Lamond of Friockheim which is category B listed makes a significant contribution to the Keptie Pond character area. It became operational in 1885 but within 21 years of operation service it became surplus to requirements as it was deemed to have insufficient capacity to meet the growing needs of Arbroath. The design of the Keptie Pond area could be interpreted as a late reaction to the Picturesque Movement.

The Keptie Water Tower has a visual impact across the entirety of Arbroath (Figure 3), due to its elevated site and imposing position in the skyline, and can be seen from many areas. One of the most important of these views is from the town centre, which when looking slightly south west one can see the tower above the streetscape. Many of the streets in the Keptie Pond area have a view facing into the centre of Keptie Pond, with the water tower in the background, or a terminal view of a church or the water tower.

There was clearly thought put into the initial plan of the area, and the intent of creating a balanced visual environment. This is shown in the views component of the Townscape Analysis Map for the area (Appendix 3). At the water tower you can enjoy 360 degree views of Arbroath, ranging from the sea and harbour to the town and Abbey.
The Keptie Pond Conservation Area’s central location, slightly to the west of Arbroath’s town centre, provides it with easy and efficient access from all directions. The area can be approached from five main routes, all of which are vehicular roads.

Key Features

- Predominantly low lying residential structures.
- Key buildings including Keptie Water Tower and Angus College (historic buildings).
- Planned area of development.
- Keptie Pond is a prominent feature.

2.2 Street Pattern

19th Century Development
John Wood’s 1822 Plan of the Town of Arbroath from Actual Survey (Appendix 4) clearly displays that the Keptie Pond Conservation Area is virtually completely undeveloped with the exception of three properties in the Hillend area, now Hillend Road. However, the three primary roads which form the current conservation area exist at this time: Nolt Loans, Addison Place (not named at this time) and Keptie Street (named the Road from Arbirlot). The current Keptie Hill forms the southern portion of the former Keptie Hills which extended north of the area. The area where the pond now sits was formerly called Colvills Mortification and the area as a whole was known as Brothockbank.

The north eastern corner of the Keptie Pond area, where Angus College (Former High School) currently resides, was owned by David Keith squire. Despite the area being predominantly undeveloped in 1822, urban development is encroaching to the east.

The Great Reform Act Plans and Reports of 1832 display the Keptie Pond area of Arbroath, or Aberbrothwick, in much the same state as John Wood’s 1822 plan. The only difference being is that on this particular map the Keptie Pond area is shown to be clearly within the town boundary, which was not demonstrated on the previous plan.

The 1858 Ordinance Survey Map does not include the Keptie Pond area in the municipal boundary of Arbroath and only includes some of the front gardens of what is now the north eastern end of Addison Place.

The 1859 Ordinance Survey Map shows the Keptie Pond area is within the municipal boundary at this time. However, there is still no development recorded on Nolt Loan, with the exception of the northern end of the road where several large houses are located on the map. None of these houses lie within the current conservation area boundary except one which has since been demolished which sat on the north west corner of the current Keptie Pond site.

The 1860s through to the end of the 19th century saw the majority of residential development in the Keptie Pond Area, with most residential structures and the former High School (now Angus College) being constructed in the 1870s.

Such development was the impetus for the water tower being built in 1885, and further development led to the tower’s inability to provide sufficient water and therefore obsolescence, just twenty years later.

20th Century
Development in the area since has been scarce within the conservation area boundary, with only a few new
properties emerging in the 20th century. There is, however, a substantial amount of newer development on the periphery of the conservation boundary, most of which occurred in the 1950s, but some which is relatively recent.

The general streetscape of the area is quite pleasant and seemingly relatively intact to its original intent.

Keptie Water Tower, hill and pond form an area of high significance as the focal point and symbolic centre of the area due to their elevated and central location. Residential structures encompass their periphery and each surrounding property faces into this area. The tower and its appearance of a fortified castle dominate the skyline and from the Keptie Hill, upon which the tower sits, one can gain panoramic views of the entire Keptie Pond Conservation Area and surrounds.

The water tower and pond are both manmade additions to the area and were provided to serve an already established residential area. Since becoming obsolete just twenty years after its completion, the tower currently simply serves an aesthetic purpose. Part of Angus College adjoins the site of the pond and water tower, emphasizing the significance of the site as a consistent nucleus for the community.

There is predominantly concrete and asphalt paving on both footpaths and roads in the entirety of the Keptie Pond Conservation Area, whereas the roads were originally setts. All properties within the area, from the late 18th and early 19th century, are encompassed by boundary walls, original to the properties, ranging from approximately 30cm up to 3m in height. The residential structures sweep around the periphery of the pond, water tower, green space and former high school site, and subsequent residential streets follow this sweeping action. The street pattern relates very well to both manmade and natural features and uses such features to provide vistas and terminating views as well as dictating the street layout and orientation.

There has been little change in the 21st century.

Key Features

- Original street layout remains today.
- Almost undeveloped in 1822 but 3 existing main routes were evident.
- Mid 19th century development was limited.
- 1860’s onwards main development occurred.
- 1870’s school built.
- 1885 Keptie Water Tower built.
- Main development took place late 19th and early 20th century.
- Peripheral development was in the 1950’s.
- Clear vistas and terminating views in and around the conservation area.

2.3 Scale

The urban structure of the area is formed around the plan of the central site of the water tower, pond and high school with the adjacent framework of streets and routes encircling the site, with transecting routes all headed toward the central site.

The urban grain forms segments with the central site of the pond, tower and
former high school being the core. The density of housing is relatively low with all properties enjoying substantial gardens to the front and rear, and the pond and surrounding greenscape dominating the land use.

The mix of predominantly residential with only few other land uses means the area has a defined residential use. This is also reflected in the scale of the housing with a predominance of two storey detached and semi detached houses and single storey detached and terraced houses.

Key Features

- Predominantly residential scale.
- Key buildings identified by their scale i.e. Angus College building (former High School).
- Many residential buildings have maximised the space available with many roofs having traditional dormers.
- All houses have private garden areas; very often at the front as well as the rear, and this along with the variety of areas of open space within the conservation area give a great balance between built form and space.
- Original plot widths have been maintained.

2.4 Building Typology

As mentioned earlier in the document the area lends itself to a residential area. There are no shops within the conservation area.

The area’s buildings are predominantly of the Georgian style of architecture, with most of the buildings being constructed of sandstone, predominantly local red sandstone, which is used primarily for the construction of side and rear elevations in a coursed rubble application. The front elevations are typically constructed of sandstone, in either an ashlar or coursed rubble application. The residential buildings are mainly semi-detached and terraced in nature with a few detached structures, and a mix of one, one and a half, two and two and a half stories.
The area benefits from much of the building construction occurring within a short period of time, therefore providing a very congruent visual appearance. In contrast to the residential structures other buildings include the aforementioned former Arbroath High School buildings and Kendale Hall nursing home, which are substantially larger.

Figure 6: Angus College (Former High School) (Image courtesy of MSc European Urban Conservation Students)

The most significant and peculiar building in the area is the Keptie Water Tower, which displays an architectural style unlike any other structure in Arbroath.

Figure 7: The Water Tower (Image courtesy of MSc European Urban Conservation Students)

The buildings in the Keptie Pond Conservation Area have a very human scale. The scale of the water tower is relatively small despite its castle-like design, however, its location on an elevated and isolated site, with no buildings immediately adjacent for comparison, creates a sense it is larger than it really is. The residential buildings are very well massed and flow well from one block to another, with no large jump in scaling, providing a very balanced streetscape, close to how it was originally designed.

There are small pockets of more recent development which is generally in-keeping with the character of the area.

Although many houses are part of a pair or terrace, each “building” contributes to the conservation areas character and appearance.

**Key Features**

- Early and mid 20th century traditional sandstone houses.
- Traditional dormers feature in many of the properties.
- Although uniform in many ways each “building” contributes in its own way to the conservation area.

2.5 Materials

Geologically, Arbroath sits predominantly on Old Red Sandstone. Lower-lying parts of the town were below sea level during and immediately after the last ice age.

Figure 8: Old Red Sandstone (Image courtesy of MSc European Urban Conservation Students)
Most properties have low stone boundary walls to the front which give a defined edge to the street but also give definition between public and private space. The use of traditional materials, in keeping with the houses, ensures that the boundary treatment is not overbearing. This is softened in many instances by soft landscaped areas to the fronts of buildings.

Many properties have metal gates at the footways entering the curtilage. In some instances the small stone walls have been enhanced by metal railings which have been added to the existing wall. They are an enhancing feature of the conservation area yet do not have an over bearing impact.

![Figure 9: Boundaries (Image courtesy of MSc European Urban Conservation Students)](image)

Much of the area retains many of the original features.

**Key Features**

- **The most predominant building material is sandstone for walls and slates for roofs**

- **Boundary treatments are in-keeping with the scale of the area and the material of the built surroundings and do not have an overbearing impact on the conservation area.**

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### 2.6 Archaeology

Archaeological considerations should always be taken into account where there will be ground disturbance, unless the Archaeological Adviser states otherwise. But standing archaeology is also a consideration, particularly where buildings in certain areas of the burgh are worked on. A map indicating the archaeological interest areas is located in Appendix 4.

The Scottish burgh survey completed in 1982, Historic Arbroath, the archaeological implications of development, does not make reference to the Keptie Pond area however data available does indicate reference to potential interest around the Water Tower area.

**Key Features**

- **No confirmed information available regarding archaeological potential**

- **Higher potential in the area immediately surrounding the Water Tower.**

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### 2.7 Scheduled Ancient Monuments

There are no Scheduled Ancient Monuments within the boundary of the Keptie Pond Conservation Area.

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### 2.8 Negative Factors

Despite most of the area’s properties being well maintained there are several instances where inappropriate repairs to stonework are causing accelerated decay to the sandstone. This is predominantly due to the use of cement mortars, which absorb water at a slower rate than the surrounding softer sandstone, causing an effect that could be described as sacrificial decay, where the sandstone is significantly eroded (Figure 8).
Another negative factor is the installation of UPVC windows and doors in the area's properties which has had a significant effect on the overall aesthetic of the area. Many of the properties have also had modern additions and/or UPVC conservatories to the rear, however, these are rarely seen from the street, therefore do not have a negative impact on the immediate streetscape.

The loss of the area’s original street surfaces and street furniture have had some impact on the public realm however it does not remove the general character of the area overall. The removal of original surfaces, such as setts, removes a level of dimension from the area’s aesthetic, which the two-dimensional appearance of asphalt and concrete cannot replace however it would not be feasible to consider replacement of such.

### 2.9 Buildings at Risk

In 2009, the Scottish Civic Trust undertook a re-survey of the buildings at risk in Angus. A report was created and found one building to be on the Buildings at Risk (BaR) Register within the Keptie Pond area. This is the Water Tower.

From a distance, the Water Tower appears to be in good overall condition, however, upon closer inspection, the building is beginning to fall into disrepair due to its redundant state and an overall lack of maintenance.

The building’s red sandstone exterior has begun to show signs of weathering in numerous areas. Additionally, algae and other forms of vegetation have started to grow along the foundation of the building due to rain splash-back from the impervious sidewalks surrounding the building. Vandals have also damaged the building in many areas by spraying graffiti and breaking parts of the iron work on and around the building.

The roof has been removed from the water tower causing much damage to the interior of the structure. The open tanks have large amounts of water, debris, and vegetation within them. According to the Buildings at Risk Register, several repair works were carried out on the building, including the removal of several tonnes of bird guano and the installation of devices designed to stop further bird infestations (Scottish Civic Trust, 2010).

Perhaps more of an issue to the buildings survival is the difficulty in converting the building into a new use. This is due to numerous obstacles such as: the building’s location on top of a hill within a park, and therefore resulting access issues and; the building’s three remaining large water tanks and resultant large scale of work and financial investment required to bring the building back into use.

![Figure 10. Water Tower, Keptie Hill. (Image copyright Scottish Civic Trust)](image)

### 2.10 Public Realm

The Keptie Pond Conservation Area is quite plain compared to its surrounding natural and built environment. Two transparent plastic bus stops sit on opposite sides of Keptie Road, whilst a modern glass phone box occupies the corner of Keptie Road and Nolt Loan
Road. Standard issue grey metal lampposts line the streets and the few sign posts in the area are also standard issue.

Street signs are a combination of old and newer (Figure 12) and as a result of the traditional typeface and colours used, they fit well with the area’s character. Numerous modern wood and black painted steel park benches surround the edge of Keptie Pond and standard black plastic rubbish bins are placed infrequently along footpaths. All items in the public realm do appear to be well maintained but could be replaced with street furniture which is more sympathetic to the area’s historic aesthetic.

The area has no overhead cables, traffic lights or signage for advertisements which the absence of has a positive aesthetic impact. All road and footpath surfaces have been replaced with concrete and asphalt which does detract from the aesthetic that the original sett and stone slab surfaces would have provided.

2.11 Trees and Open Space

The Keptie Pond, Keptie Hill, Water Tower and accompanying green space and footpaths provide a very pleasant public space for people to enjoy. Leisure and recreation was likely a consideration as the area evolved, with the addition of the pond and surrounding landscape to allow people to have a pleasant green space to use. The pond was first created for use as a skating rink in 1886; the year after the water tower was completed, and left to dry out in summer months.

It was not until the 1960s that boats were introduced to the pond as a leisure activity, meaning the water level of the pond had to be increased and then maintained. The Keptie Pond is referred to by locals as ‘Lochy’.

The allotments in the area (Figure 13) also provide an element of public, open greenspace and provide opportunities for urban agriculture to local residents.
substantial gardens to the front and rear, predominantly with lawns and other plantings, which are generally very well maintained. Angus College also has an extensive designed landscape which presents a well maintained lawn to the front of the listed property.

From its inception as one of Arbroath’s most prestigious residential areas in the later part of the 19th century, the area has boasted large areas of designed landscapes, particularly belonging to large detached homes, which no longer exist. Despite losing such a large amount of landscaping the area still retains an obvious tradition for designed green spaces.

2.12 Boundaries and Other Forms of Enclosure

The Keptie Pond Conservation Area feels very open and therefore does not have a high degree of enclosure. However, the small boundary walls that line the perimeters of the residential properties do provide a tangible border between public and private space, yet in a very unobtrusive manner.

Many of the buildings contain stone and/or brick built walls which define the boundary and in most cases could be relatively true to the original layout (Figure 9). The boundaries are a characteristic feature of the conservation area. They not only help to define the individual development pattern of riggs but also bring cohesion to the area in its built up form.

There are very few areas where boundary treatments have been breached or removed and this is an important characteristic of the area.

2.13 Buildings of Townscape Merit

There are a number of buildings of townscape merit which are located in the conservation area. These include three buildings which are part of Historic Scotland’s Statutory List.

The water tower, designed by the architect William Gillespie Lamond, who was renowned for the design of numerous beaux arts style schools in Dundee and the surrounding region (Dictionary of Scottish Architects, 2010). The water tower was constructed after the drought of 1870 forced measures to be taken to secure a water supply for the growing population of the area. The water tower quickly became obsolete in 1906 as it was unable to supply the demand for water, which was then ascertained from elsewhere. Additional information concerning the condition of the water tower can be found in the ‘Buildings at Risk’ section of this document.

Another notable building is the Category ‘B’ listed 1875 Jacobean former Arbroath High School designed by architects Carver & Symon.
Figure 15. Former Arbroath High School, now part of Angus College. (Image courtesy of University of Dundee students)

The high school was built in response to the town’s expanding population in the late 19th century. While the water tower is no longer in use and has fallen into disrepair, the former Arbroath High School is still functioning in its intended use as an educational institution.

The building is in an excellent, well maintained condition. The adjacent high school building, although unlisted, is a key building in the area. The structure, which is a later, large four storey, sandstone ashlar school building is located much closer to Keptie Road than the original High School, providing it a very prominent position in the area’s townscape. This building is also very well maintained.

Figure 16. The “Croft”. (Image courtesy of University of Dundee students)

The ‘Croft’ is a category C(S) listed residential building and is situated on the corner of Keptie Road and Nolt Loan Road. It’s unique style, yet familiar scale, fits well into its surrounding environs. It has an impressive cylindrical stone entrance vestibule with detailed ironwork above.

Figure 17. Kendale Hall. (Image courtesy of University of Dundee students)

A key building in the area, which is not listed, is Kendale Hall, located at 27 Keptie Road. The former large mansion house was built in the Scottish Baronial style in the late 19th Century and is constructed of coursed sandstone rubble. There are ashlar architraves, most of the building’s corners are curved, and there are fine stone carvings on many features like the battlements on the central tower and the circular turrets. The building also has decorative cast iron rainwater goods. Although the building is now a home for the elderly, with a large addition required to suit its new use, the house would have had a prominent elevated position above Keptie Pond. In addition to the new use and subsequent additions, the land between the building and Keptie Road has latterly been sold off and new homes built. Despite these changes, the building’s historical and architectural interest, and elevated site suggest the prestige of the area, which still exists today to a lesser degree.
The aforementioned buildings could be considered to be of townscape merit, however, in addition to these structures, the majority of the residential properties around Keptie Pond could also be given such consideration as they display a wealth of both architectural detail and a character which is unique to the area.

2.14 Focal Points, Views and Vistas

The key focal points, or landmarks within the area, are the former Arbroath High School and related college buildings and the Water Tower. These along with the more natural landmark of the Keptie Pond itself are important factors in the area. The views to and from these are equally important.

Many of the streets, including those moving out of the conservation area have terminating features or vista stops such as churches or other buildings.

Appendix 3 refers.
CHAPTER 3 DESIGN GUIDANCE

Arbroath’s Keptie Pond Conservation Area was designated in recognition of its special architectural and historic interest along with its planned layout out of development. The prime consideration in considering applications for development is to secure the preservation or enhancement of this established character and appearance.

All new development that takes place should respect, enhance and have a positive impact on the area.

Fundamental to this sense of place is the retention and re-use of the historic buildings in the town wherever possible.

The design of new buildings or the extension or alteration of existing ones in the conservation area should be carried out with sensitivity. This requires particular architectural and historical understanding and knowledge, judgement, skill and care. The aspiration of any new build should be to create buildings that aspire to be listed buildings of the future.

The design of new buildings and extensions should be appropriate to and influenced by the nature of the building, the site, its context and the established special character of the area.

The following guidance has been prepared to help ensure that the characteristics of the conservation area are preserved or enhanced.

The design guidance will be applied to all proposals within, and which affect the setting of the conservation area.

The guidance emphasises the importance of having a consistently high standard of design appropriate to its site and context and the use of appropriate materials. The guidance points are summarised with key objectives which fit with the character of the conservation area. Advice Note 20 “Listed Buildings and Conservation Areas” also provides general information regarding development affecting historical buildings and conservation areas.

3.1 Proportion

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<th>Objective: Retention of building proportions.</th>
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Many of the existing buildings within the conservation area have proportions that are a consequence of the limitations imposed by plot widths and/or the structural limitations of using masonry as a load bearing material. This is particularly true of openings. Today it is possible to alter the emphasis away from the horizontal to reflect present day structural capabilities.

In many cases the limits imposed on design by the width of a plot will have an influence on proportion. Many of the buildings do not have an overbearing impact on their individual curtilage and each building has its own defined area. Provided that the scale remains within the range of the current buildings a range of different designs could fit within the overall framework without disrupting the surrounding townscape.

Proportioning needs careful thought but ill considered placing of poorly proportioned “traditional” openings is often just as bad as windows that are not vertical. Moreover, this is a difficult area on which to give specific advice so it should be addressed at individual site level as and when changes are proposed.

Pages 12 and 13 give further information on the proportions within the conservation area along with the descriptions of scale and grain.
3.2 Scale

**Objective: Protection of the scale, height and mass of buildings within the varying conservation area.**

Scale relates to the size of the building in relation to its surroundings and the size of an individual element in relation to the size of the other elements. Inappropriate scale and proportion not only relates to the building within the area but also repeatedly within other building elements such as replacement windows or extensions.

It is important that the scale of new buildings and extensions to existing buildings should reflect the scale of buildings generally found within the boundaries of the conservation area. Any new development should reinforce the character and appearance of the street frontage in terms of height and scale, and should take its design cues from appropriate buildings in the immediate locality.

Storeys and building heights are predominantly two and three storey throughout the conservation area and this should be considered with care regardless of the type of proposal. 13 and 14 outline the scale of the conservation area and the key features of scale.

### 3.3 Building Line

**Objective: Retention of the existing building line**

In general it is recommended that the building lines be maintained throughout the conservation area.

There is a general preference to buildings being set back from the pavement and afforded some form of boundary treatment.

### 3.4 Materials

**Objective: Retention or re-use of stone within the conservation area**

Materials are an important feature in unifying a conservation area. Where existing traditional materials are visible then they should be retained. More detailed information on materials within the conservation area can be found on pages 15 and 16.

The application of paint or tiled frontages to stonework which remains otherwise in good condition will not be acceptable within the Conservation Area.

The retention of facades and the use of traditional materials appropriate to the area will also be encouraged for repair and building work. Where appropriate or necessary this would include the re-use of existing material.

Materials for an extension should match the finish on the main building although, in the case of stone buildings where the original stone is unavailable or the cost is prohibitive, an alternative traditional material such as render can be used. Information related to the repair of sandstone walls is contained in Advice Note 30 “Repair to Sandstone Walls”.

Traditional materials include:
- natural slate for roof finishes;
- natural stone;
- cast iron for rainwater goods and railings; and
- timber for windows and doors

There may from time to time however be scope for high quality contemporary designs which may be more appropriate in some cases. An example of this may be in the extension of a building.
3.5 Colour

Objective: Colour should be carefully considered to ensure that it does not detract from the visual aspects of the building or its surroundings.

The use of colour is an important consideration in building elevation and streetscape. Painting schemes should be harmonious and add to the environment rather than detract from and be injurious to the streetscape. In the case of a listed building, painting the facade can be a material alteration which can affect the character of the conservation area.

Very few facades in the conservation area are painted and therefore the presumption would be against the painting of stonework. Stonework which has not already been painted should not be painted in the future.

Colour can significantly alter features or proportions which can in turn make the building and its surroundings seem off balance and inharmonious. This relates not only to stonework and facades but also to smaller features such as windows and doors.

3.6 Roof Design

Objective: Retention of traditional roof form, features and materials

Dormers have long been part of the Scottish townscape and they add visual richness to the street scene as well as providing evidence of their period of construction by virtue of their different forms. Accordingly, the precedent for dormers in Scottish burghs is a long established one.

There is clearly a preference for dormers within this conservation area however care should be taken to ensure that they are properly detailed and are not obtrusive to the individual building or its surroundings.

There should be a presumption in favour of retaining those few Scots slate roofs because of their rarity value and their potential contribution to both character and appearance by virtue of the way they are laid on the roof. Where Welsh slate is the existing roof material, its replacement on a like for like basis would generally be consistent with the legislative test of section 64 of the 1997 Act. Where Welsh slate replaces a material that is of little merit, the proposal probably meets the test of “preserve” as required under section 64. This is provided that the appearance of the conservation area is either preserved or enhanced. A Welsh slate of a markedly different colour to the buildings in the immediate area might not either preserve or enhance the appearance of the conservation area.

3.7 Rainwater Goods

Objective: Rainwater goods should be retained or replaced with traditional forms and retained in a darker colour such as black

Rainwater goods are important to help remove water from the roofs on buildings and take it away from the base of the building.

Traditionally rainwater goods were manufactured in cast iron with gutters shaped into a half round or ogee shape and laid to a fall. The gutters were fixed either using ‘drive in’ brackets, which were inserted into the wall and carried the gutters along the eaves, or attached to brackets fixed to a timber fascia board. Downpipes were fixed vertically to the wall using collars and discharged the water into gullies. Hoppers, either plain or with some form of decoration, were often placed at the junction between the gutter and the downpipe.

It is acceptable to use either cast iron or heavy duty cast metal for rainwater goods. Extruded aluminium is very
light and easily damaged and therefore not normally considered appropriate. UPVC is not normally considered appropriate as it is not an historic or traditional material. The proper maintenance and upkeep of traditional rainwater goods will avoid decay and unnecessary replacement.

Rainwater goods should be clearly specified on applications as cast iron or cast aluminium, painted in a dark colour, usually black. The positions of any soil vent pipe, (SVP), or other pipes should be clearly marked on drawings accompanying the planning application.

3.8 Chimneys

**Objective: Retention of traditional roof features and materials**

Chimney heads were formed originally in stone. It would not be acceptable to truncate any existing chimney stack, even if the flues are not in use, where it forms an important feature of the building and the rooftops.

Whilst all chimneys should be retained, if there is a structural reason why one requires to be taken down, it should normally be rebuilt to match exactly the style, proportion and detailing of the original. Adding chimney stacks of the correct scale and proportion to new works is also important to retain the particular character of the streetscape.

3.9 Windows

**Objective: Reinstatement of the traditional window patterns throughout the conservation area**

Window details are important to the character of any modern or traditional building but particularly so in relation to their wider impact on the conservation area.

The character of any historic building or area is reinforced by the continued use of traditional windows, the vast majority of which are timber sliding sash and case types, contemporary with the building period. Many original windows have survived but in some cases have fallen into disrepair only to be replaced rather than overhauled upon any upgrading of the property. Common to all other areas, the installation of poorly designed and unsuitable replacement windows can have an adverse impact on the overall character.

Replacement windows in general, should reinstate the original sash and case of traditional windows. Most window and door openings are formed with surrounding margins either in painted render or in decorative stonework. Every endeavour should be made to reinstate the original window patterns, particularly on the main public elevations.

There may be an opportunity to insert double glazing if new windows have to be installed either in an extension or a new building. Sometimes it will not be possible to accurately replicate the same design with double glazing, particularly if there are glazing bars, therefore double glazing may not always be acceptable.

Where the original windows have been removed in the past the reinstatement of timber windows to the original pattern would enhance both the character and appearance of the building and the conservation area.

Dormers should also be of vertical proportion with a traditional pitched and slated roof. Large wide dormers are not considered appropriate as the scale and proportion is not traditional to the area (see also section on Roof Design).
3.10 Doors

**Objective:** Retention of existing traditional doors or replacement with replication of original design or that reflects the design style of the building

Where there are existing doors they should be retained and if new doors are required, these should replicate the original if it exists in any form or be of a style that reflects the design style of the main building.

The correct style of ironmongery should be used for all historic entrance doors. Modern lever handles are not acceptable nor are modern materials such as stainless steel. Cast iron, brass and bronze are all acceptable. Letterboxes, handles, knobs and knockers should complement the style of the entrance door.

Timber entrance doors to residential properties should be painted an opaque colour. Bold colours look best including black and white.

The style of every external door, the material, colour and ironmongery should be specified on every application. UPVC doors are not considered appropriate within the conservation area.

Existing door widths should not be altered and alternative arrangements may be needed to accommodate disabled access where possible. Steps to front entrance doors may be relocated to allow the discrete positioning of a ramp.

3.11 Gardens, Open Spaces and Trees

**Protection of defined spaces**

All of the houses within the conservation area have their own defined areas of space.

There is clear definition between what is public and what is private space with the use of boundary treatments, which is detailed below however the careful detailing of such ensures that there is a feeling of openness and space within the main public areas and elevations of the area.

Care should be taken to maintain the proportions of space to built form.

3.12 Walls, Railings and Other Forms of Enclosure

**Retention of walls, railings and other boundaries**

The main types of boundary are that of walls of which some are further enhanced by the addition of railings.

The boundary treatments are in-keeping with the main built form in terms of material and colour.

These boundaries should be retained as a characteristic feature of the conservation area. They not only help to define the individual development pattern of plots but also bring cohesion to the area in its built up form.

3.13 Roads and Pavements

**Objective:** Retention/reinstatement of traditional street surfacing in select areas

Streets are the foreground of our buildings and the backdrop to everyday lives. Streets cluttered with traffic signs, bins, bollards, guard rails and street furniture result in streetscapes that are both unsightly and lack character.

Retaining historic features keeps the streets individuality and helps create a sense of place. It can contribute to regeneration. Investing in quality solutions reduces maintenance costs and makes cleaning easier.
The broad advice here is to keep it simple so the ground plane is subordinate to the building plane and forms just another component of the townscape.

3.14 Street Furniture

**Objective: Retention of traditional street furniture**

Any new street furniture should complement the character and appearance of the conservation area and be consistent in appearance. Contemporary design, provided it is of a high quality and complements its context can be used.

Existing historic materials and traditional street furniture should be retained wherever possible. Any redundant signs should be removed unless they relate directly to the conservation area.

Environmental improvements should enhance local distinctiveness and reinforce those qualities which make an area special. The most modest schemes are usually the most successful in reinforcing a sense of place.

3.15 Listed Buildings and Other Important Buildings

**Objective: Protection of both the individual building and its group form**

The detailed list of buildings as prepared by Historic Scotland is attached as Appendix 6. However it should be remembered that analysis under section 14 of the 1997 Act (regarding listed buildings) will take precedence over analysis under section 64 (conservation areas). This will apply to all alterations to listed buildings where listed building consent is required.

3.16 Ancillary Developments

**Objective: Unobtrusive placement of ancillary development**

All ancillary development, for example, garages, fire escapes, satellite dishes, burglar alarms etc., should be designed so as not to detract from the character and appearance of the Conservation Area.

Satellite dishes and burglar alarms should be positioned as discreetly as possible. Acceptable positions for satellite dishes can generally be found, often concealed in gardens or within roof valleys, in preference to obtrusive positioning on front elevations or on roof ridges. Advice Note 12 “Satellite Antennae” contains information relating to the positioning of satellite dishes.

Alarm boxes are best located at the highest corner, just under the eaves, with the box painted the same colour as the wall.

3.17 Micro Renewable Energy Equipment

**Objective: Consideration of location and effect on the building’s appearance**

An historic environment is significant but also sensitive to change and the location of solar panels must sit harmoniously within the environment.

Solar panels can be set vertically, on roof slopes, on outbuildings or in the grounds of a property. In general, as solar panels will change the appearance of a building or structure even where a slim-line panel is used, care should be taken when locating them. Where possible, solar panels should be sited on the rear roofs of buildings. It is preferable to locate panels in less intrusive locations to minimise the visual impact on the building and on the street scene.
Providing that the panel is not overshadowed it will still provide the necessary energy required.

3.18 Safeguarding Views

<table>
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<tr>
<th>Objective: Safeguarding of views in and through the conservation area, particularly in relation to vista points</th>
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</table>

Views and aspects need to be taken account of when considering development proposals. The height and/or building line of new development may detract from the character of the area or make the existing view inharmonious or disproportionate.

The conservation strategy sets out guidance on managing change and details of how the conservation area will be managed including opportunities for development and enhancement and planning action which will be used along with the design guidance set out in chapter three. The strategy also sets out details about the monitoring and review of the conservation area.
CHAPTER 4 CONSERVATION STRATEGY

4.1 Planning Policy

The conservation area analysis and guidance will be used in addition to the following:

- Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 – Scottish Government
- the Historic Buildings and Ancient Monuments Act 1953
- Town and Country (General Permitted Development) (Scotland) Order 1992
- Article 4 Directions (Article 4 of the Town and Country (General Permitted Development) (Scotland) Order 1992)
- Angus Local Plan Review - Angus Council 2009
- Planning Advice Notes - Angus Council
- PAN 42 Archaeology; The Planning Process & Scheduled Ancient Monument Procedures
- PAN 71 Conservation Area Management - Scottish Government 2004
- Scottish Historic Environment Policy – Historic Scotland 2009
- Managing Change in the Historic Environment Guidance Notes – Historic Scotland
- New Design in Historic Settings – Historic Scotland 2011
- Historic Environment (Amendment) (Scotland) Act 2011

Existing planning advice notes and supplementary planning guidance will be reviewed as necessary to ensure that they provide appropriate guidance. This list is not exhaustive.

4.2 Opportunities for Development and Enhancement

From time to time there may be opportunities for funding assistance from a number of sources including Angus Council, Historic Scotland and The Heritage Lottery Fund.

4.3 Opportunities for Planning Action

Conservation area boundary
The boundary has been reviewed during the analysis process in 2011. The main justifications for undertaking the proposed amendments to the current boundary were to;

- ensure that any property and its curtilage are included within the boundary
- protect the areas which are archaeologically sensitive
- ensure that key areas of the conservation area which maintain the character and appearance are preserved or enhanced over the coming years.

This should continue to be reviewed periodically.

Effects of permitted development
There are examples of development which would not have required planning permission (under the General Permitted Development Order 1992), and in some cases, are not appropriate in the preservation or
enhancement of the conservation area. Alterations to listed buildings are covered by listed building legislation and the need to obtain listed building consent, but unlisted buildings are not covered by this legislation.

Small scale developments or alterations to unlisted buildings or open spaces may not be significant individually but cumulatively can erode the visual fabric of the townscape and there is the potential, without development management, for more of such developments to appear.

Classes of development which are usually ‘permitted’ include alteration or removal of stone walls or railings; small extensions or some types of alterations to the exterior of houses, including replacement windows; small buildings or alterations within the curtilage of houses; some satellite dishes; repairs to private streets; some forms of telecommunications development; some types of development by statutory undertakers (water, gas, electricity, road transport, post office and sewerage) and certain types of development by local authorities, including lamp standards and street furniture.

Commercial buildings, flats and houses in multiple occupancy do not have permitted development rights and therefore planning permission is required in relation to these types.

The above is however dependant on whether an Article 4 Direction is in place within the conservation area.

**Article 4 Direction**
There is no Article 4 Direction in the Keptie Pond Conservation Area.

**Urgent Works, Building Repair or Amenity Notices**
Angus Council has a number of powers available to take enforcement action against unauthorised development. This is to ensure that the quality and attractiveness of historic buildings and areas are not impacted upon by unauthorised or inappropriate development. This is supplemented by the use of urgent works and building repairs notices that are most commonly applied under legislation.

At the time of preparation amendments were being made to the legislation through the Historic Environment (Amendment) (Scotland) Act 2011 (HEAS Act).

**Tree Preservation Orders**
Trees make a valuable contribution to the character of the conservation area. Felling or insensitive lopping could adversely affect this character. Anyone who wishes to fell, lop, prune or top trees within the conservation area is required to give six weeks prior written notice to the Council who may then make a Tree Preservation Order if it is considered appropriate and/or ensure that appropriate new or replacement planting is undertaken.

In general works that sustain the future of important trees will be supported, although it is accepted that trees that are dead or unsafe will require to be removed. Where a tree or trees can be shown to detract from the character of the conservation area felling may also be appropriate.

**4.4 Monitoring and Review**
The conservation area will be monitored through:

- Photographic surveys: there is currently a collection of photographs from the Keptie Pond conservation area, however a detailed survey of all buildings and open spaces within the conservation area will be undertaken in due course as permitted and will form a basis for monitoring further change;
• Observation: where possible officers from the planning authority will visit the conservation area and check on the progress of any restoration and enhancement schemes and also observe any other works occurring which may be unauthorised;

• Liaison: officers will liaise with local amenity groups, the public and other interested parties as necessary;

• Review: the conservation area analysis will be monitored and reviewed from time to time depending upon constraints and other priorities.
CHAPTER 5 CONCLUSION

Angus Council is committed to work with all matters relating to conservation of the historic built environment. A dedicated conservation section deal with a wide variety of aspects relating to listed buildings and the management of conservation areas.

The townscape analysis set out in the document, along with the design guidance and conservation strategy allow for a better understanding of the conservation area, emphasising the important features and how best to ensure that changes and new development do not have an adverse effect on the area. The information contained in this document, along with the relevant legislation and policy should be used to guide any development within the Keptie Pond Conservation Area.

The Keptie Pond Conservation Area clearly has a high level of local significance within the town of Arbroath as both a residential area and a large greenspace for public recreation and enjoyment.

The architectural fabric of the area is of high quality and variety, and several buildings are of outstanding townscape merit, particularly the Keptie Water Tower. The tower, which forms a focal point in Arbroath’s skyline, can be seen not only from the Keptie Pond Conservation Area itself but from various points in the town centre and surrounding environs. The water tower’s designer, William Gillepsie Lamond, contributes to regional and national significance due to his highly esteemed school designs in the Dundee region. The water tower itself is viewed as the best example of its kind in the country, contributing to the area’s significance at a national scale.
APPENDIX 1: LOCATION OF ARBROATH'S CONSERVATION AREAS
APPENDIX 2: KEPTIE CONSERVATION AREA INCLUDING VIEWS
APPENDIX 3: TOWNSCAPE ANALYSIS OF EXISTING CONSERVATION AREA

Keptie Pond Conservation Area: Townscape Analysis

Legend
- Conservation Area
- Category A
- Category B
- Category C(S)
- Church View
- Northern Portion of Keptie Hills View
- Water Tower and Keptie Pond View
- Water Tower View
- Keptie Pond View
- Town and Arbroath Abbey View
- Arbroath Harbour and North Sea View
- Key Buildings
- Proposed Conservation Area Boundary Change
APPENDIX 4: JOHN WOOD'S 1822 TOWN PLAN OF ARBROATH
APPENDIX 4: STATUTORY LISTED BUILDINGS

WATER TOWER, KEPTIE HILL

Category: B

Date of Listing 11-OCT-1971

Description:
Sham mediaeval, rusticated red sandstone walls with towers and machicolated battlements. 1885. Wm. Gillespie Lamond, (of Friockheim), archt. Elevated site.

KEPTIE ROAD, ARBROATH HIGH SCHOOL

Category: B

Date of Listing 11-OCT-1971

Description:
Large two-storey U-plan Jacobean, rubble and slate; north front with projecting centre bay and end wings. C.1875. Carver and Symon, (of Arbroath), archts.

"THE CROFT" NO. 31, KEPTIE ROAD

Category: C(S)

Date of Listing 15-JAN-1980

Description:
Single-storey, rubble and slate, bow-fronted with prominent dormers; circular re-entrant porch with decorative W.I. parapet rail. C.1870.
APPENDIX 5: BUILDING BY BUILDING ANALYSIS

Water Tower
Located in the central green space the late 19th century water tower, which mimics a medieval castle tower, is basically a large rectangle constructed of rusticated red sandstone. The building includes battlements surrounding the entire upper portion of the building and a large square tower including a circular corner turret on the Southern side of the building. The combination of the construction of the water tower, the castle-like ornamentation, and its siting on top of Keptie Hill give the impression of a much larger building.

Keptie Street
Heading east on Keptie Street the first structures in the conservation area are two of the former Arbroath High School builds, which now form part of Angus College. The first building, on the south side of Keptie Road is a Category B listed large, two-storey structure in a Jacobean architectural style, built circa 1875. The U-plan building is an 11 bay symmetrical front elevation, with a projecting central bay with three bays and end wings, each with large single bays. The central bays have closed, decorated pediments on both lower and upper openings, and the end bays have matching pediments on upper windows. The central bay has a gable with clock tower. The structure is of rubble construction with a complicated slated gable roof structure (HS listing). The building sits back from the street with a large front lawn divided by a central path leading to the central steps to the front entrance. A low stone boundary wall runs the length of the property on the street side.

The adjacent former Arbroath High School building is located in much closer proximity to Keptie Street and is also a large, symmetrical structure. The building’s street elevation comprises of 4 stories and 15-bays, with a 9-bay central projection where the end bays of the central projection are projected from this. The flanking three bays at each end are therefore heavily recessed. Each of the four stories is of differing height. The upper three stories are constructed of dressed ashlar whilst the ground floor is rusticated stone work. The structure has a central square courtyard, therefore has a complicated hipped roof structure with slate covering. The street side of the property has a low stone boundary wall with black wrought iron railings.

There is a small ancillary, flat-roofed, stone building adjacent to the former Arbroath High School site, presumably used as utility/plant housing.

The north side of Keptie Street includes several new build residential structures, however the first building to be included in the Conservation Area is at the intersection of Keptie Street and Lochlands Road.

Keptie Road
15 Keptie Road - Detached, two-storey, two-bay, late 19th century house constructed of red sandstone ashlar, with a gabled slate roof and adjoining one-storey entrance vestibule. The west bays are projected at both levels and the lower east bay is projected. Decorative iron-work is featured on the bays and vestibule roofs. There are large integral chimneys on each gable end, both missing all of their pots. The property has a stone boundary wall, approximately 60cm in height, along the perimeter with wrought-iron railing and a gate.

17, 19, 21, 23 and 25 Keptie Road - Block of five two-bay late 19th century terraces. The buildings are 2.5-storeys, the third being dormered attics. The eastern end of the block has an entrance vestibule on its east end whereas in the other four properties the lower, west bay forms the entrance of each property and the east bays are
projected at both levels. The structure has a gabled slate roof and is constructed of sandstone ashlar. Moving from the east of the property to the west there are five nine-pot integral chimneys, beginning at the east gable and then at the dividing wall of each terrace. The sixth chimney, on the most western gable of the terrace block is a smaller, three-pot integral chimney. The pots are missing from the first three chimneys. The block has a stone boundary wall, approximately 60cm in height, along the street side of the properties, some of which have wrought-iron railings and/or privets.

27 Keptie Road - Set back from Keptie Street to the north, is Kendale Hall, a two-story, late 19th century Scottish baronial mansion, which has now been converted to a nursing home. There has been a significant addition to the property of modern design. The original front grounds of the property have been sold off for new development, where several new houses now sit, in a contemporary style of architecture. Such development has both compromised the character of Kendale Hall and the area as a whole.

29 Keptie Road - Double bayed, detached post-WWII home with a rendered exterior, hipped, red pan tile roof.

31 Keptie Road - ‘The Croft’, a Category C(S) listed building constructed circa 1870. The single-storey structure is of rubble construction with a gabled slate roof. The home comprises of three bays with central, circular entrance with decorative wrought-iron parapet rail, bowed bay to left with upper circular dormer with conical roof. There are integral three-pot chimneys on each gable end.

**Nolt Loan Road**

Headed south on Nolt Loan Road the Conservation Area boundary excludes the properties which lie on the north west periphery of Keptie Pond, despite them being of the same architectural quality as properties included in the Area.

78 and 76 Nolt Loan Road - Semi-detached, two-storey, late 19th century properties which each have three bays. The property on the northern end has a central entrance flanked by two projected lower bays and the adjoining property to the south has a central entrance with only the southern lower bay being projected. They are constructed of coursed sandstone rubble with red sandstone casings and rusticated coining. The properties have a gabled slate roof, with the northern property having three attic windows. The building has integral four-pot chimneys on each gable and a larger eight-pot shared chimney in the centre. The properties have a street side stone boundary wall, approximately 60cm in height, with wrought-iron entrance gates. The properties look to have originally had wrought-iron railings along the boundary wall.

74 and 72 Nolt Loan Road - Semi-detached, two-storey, late 19th century properties which each have three bays. Each property has a central entrance bay with the outer bay being projected at both levels. They are constructed of coursed sandstone rubble with sandstone casings and rusticated coining. In the centre of the front elevation there is a decorative stone carving. The properties have a gabled slate roof and integral four-pot chimneys on each gable and a larger eight-pot shared chimney in the centre. The properties have a street side stone boundary wall, approximately 60cm in height, with wrought-iron entrance gates and railings along the boundary wall.

70 and 68 Nolt Loan Road - Semi-detached, two-storey, late 19th century properties with two bays. The inner bays form the entrance whilst the outer bays are projected at both levels. The front elevations are constructed of sandstone ashlar with
sandstone rusticated casings and coining. The side elevations are constructed from coursed red sandstone rubble. The properties have a hipped slate roof, with projecting end gables and integral four-pot chimneys on each gable and a larger six-pot shared chimney in the centre. The properties have a street side stone boundary wall, approximately 60cm in height. The properties look to have originally had wrought-iron gates with wrought-iron railings along the boundary wall.

66 and 64 Nolt Loan Road - Semi-detached, two-storey, late 19th century properties with two bays. The inner bays form the entrance whilst the outer bays are projected at both levels. The front elevations are constructed of coursed sandstone rubble with sandstone casings and coining. The side elevations are constructed from coursed red sandstone rubble. In the centre of the front elevation there is a decorative stone carving. The properties have a gabled slate roof and integral two-pot chimneys on each gable. The properties have a street side stone boundary wall, approximately 50cm in height. The properties look to have originally had wrought-iron gates with wrought-iron railings along the boundary wall.

62 and 60 Nolt Loan Road - Semi-detached, two-storey, late 19th century properties with two bays. The inner bays form the entrance whilst the outer bays are projected at the lower level. The front elevations are constructed of sandstone ashlar with sandstone casings and coining. The side elevations are constructed from coursed red sandstone rubble. In the centre of the front elevation there is a decorative stone carving on a central wall-head two-pot chimney stack. The properties have a gabled slate roof and integral five-pot chimneys on each gable. Both semi-detached properties have two attic windows in their roofs. The properties have a street side stone boundary wall, approximately 50cm in height with wrought-iron gates and railings along the boundary wall.

58 and 56 Nolt Loan Road - Semi-detached, two-storey, late 19th century properties with two bays. The inner bays form the entrance whilst the outer bays are projected at the lower level. The front elevations are constructed of coursed sandstone rubble with sandstone casings and coining. The side elevations are constructed from coursed red sandstone rubble. In the centre of the front elevation there is a decorative stone carving on a central wall-head two-pot chimney stack. The properties have a gabled slate roof and integral five-pot chimneys on each gable. The properties have a street side stone boundary wall, approximately 50cm in height with wrought-iron gates and railings along the boundary wall.

54 and 52 Nolt Loan Road - Semi-detached, two-storey, late 19th century properties with two bays. The inner bays form the entrance whilst the outer bays are projected at both levels. The front elevations are constructed of sandstone ashlar with sandstone casings. The side elevations are constructed from coursed red sandstone rubble. The properties have a gabled slate roof with integral three-pot chimneys on each gable. In the centre of the front elevation there is a decorative stone carving. The properties have a street side stone boundary wall, approximately 50cm in height with wrought-iron gates and railings along the boundary wall.

50 and 48 Nolt Loan Road - 1.5-storey semi-detached, three-bay, late 19th century properties with each of the end bays having a gable to the front elevation with second storey. The central bays form the entrance whilst the outer bays are projected at the lower level. Each property has a large dormer window on the second storey and a central, smaller attic window. The properties’ front elevations are constructed of sandstone ashlar with a gabled slate roof, whilst the side and rear elevations are constructed from coursed red sandstone rubble. There is a central eight-pot chimney stack and integral three-pot chimneys on the end of each side gable. The entrance
forms the central bay on the ground level. The properties have a stone boundary wall, approximately 50cm in height, which would have likely had wrought-iron gates and railings. The southern property has an adjoining single-bay, lean-to style garage which is obviously a later addition.

46 and 44 Nolt Loan Road - 1.5 storey semi-detached, two-bay, late 19th century properties with each of the lower bays having a dormer window above it. The entrance forms the inner bay on the ground level whilst the outer bay is projected. The properties' front elevations are constructed of sandstone ashlar with a gabled slate roof, whilst the side and rear elevation are constructed of coursed red sandstone rubble. The structure has a gabled slate roof with integral four-pot chimneys on the end of each side gable. The properties have a stone boundary wall, approximately 50cm in height, which would have likely had wrought-iron gates and railings.

42 and 40 Nolt Loan Road - 1.5 storey semi-detached, two-bay, late 19th century properties with each of the lower bays having a dormer window above it. The entrance forms the inner bay on the ground level whilst the outer bay is projected. The properties' front elevations are constructed of rusticated sandstone with ashlar casings and coining, and side and rear elevations are constructed of coursed red sandstone rubble. The structure has a gabled slate roof with integral four-pot chimneys on the end of each side gable. Decorative iron-work can be seen on the ridge of the roof, the roof of the end bays, and the ridges of the dormer roofs. There is also decorative molding around the top of the end bays. The properties have a stone boundary wall, approximately 50cm in height, which would have likely had wrought-iron gates and railings. The property to the north has a flat-roof garage which is clearly a later addition.

Alexandria Place
30, 28, 26, 24, 22 and 20 Alexandria Place – block of 1.5-storey terraced, two-bay, late 19th century homes, with dormer over projected window bay and either smaller dormer or attic window over inner entrance bay. The building is constructed of sandstone ashlar with gabled slate roof. Four-pot chimney stack on gable ends of building with two larger eight-pot chimney stacks towards the centre of the block. Many of the dormers feature some decorative iron-work atop their roofs. A stone wall, approximately 30cm in height, borders the street side of the block of properties, which would have likely originally had wrought iron gates and railings, however this still exist on only two of the six properties.

18, 16, 14 and 12 Alexandria Place – two blocks of two one-storey semi-detached, three-bay, late 19th century properties with gabled slate roof. Constructed of sandstone ashlar with rusticated coining. Entrance forms central bay and outer bays are projected. There are two-pot integral chimneys on the each of the gable ends and a central four-pot chimney. A stone wall, approximately 30cm in height, borders the street side of the block of properties, which would have likely originally had wrought iron gates and railings.

10 Alexandria Place – detached three-bay, one-storey, late 19th century property with gabled slate roof. Constructed of sandstone ashlar with rusticated coining. Entrance forms central bay and south end bay is projected. There are two-pot integral chimneys on the each of the gable ends. A stone wall, approximately 30cm in height, borders the street side of the block of properties, which would have likely originally had wrought iron gates and railings.
8, 6, 4, and 2 Alexandria Place – block of 1.5-storey terraced, two-bay, late 19th century homes, with dormer over window bay and smaller dormer window over entrance bay. Constructed of sandstone ashlar with gabled slate roof. Four-pot integral chimney stack on gable ends of building with four-pot central chimney. Some of the dormers feature some decorative iron-work atop their roofs. A stone wall, approximately 30cm in height, borders the street side of the block of properties which has wrought iron gates and railings on every property.

5 Alexandria Place – detached three-bay, one-storey, late 19th century property with gabled slate roof. Constructed of coursed rubble sandstone with coining. Entrance forms central bay. There are single-pot integral chimneys on the each of the gable ends. A stone wall, approximately 30cm in height, borders the street side of the property and has wrought iron gates and railings. A flat-roofed garage is attached to the south end of the property and is not original to the house.

3 and 1 Alexandria Place – blocks of two 1.5-storey semi-detached, two-bay, late 19th century properties with gabled slate roof. Front elevation is constructed of rusticated sandstone with ashlar coining, and side and rear elevations are constructed of coursed red sandstone rubble. Entrance forms inner bay and outer bays are projected with dormers above. There are two-pot integral chimneys on the each of the gable ends. A stone wall, approximately 30cm in height, borders the street side of the block of properties, which would have likely originally had wrought iron gates and railings.

Hillend Road
1, 3, 5, 7 and 9 Hillend Road – block of terraced 1.5-storey, late 19th century properties of varying formations. All constructed from sandstone ashlar with gabled slate roof. #1 has two-bays, the outer bay forming the entrance and inner bay being projected at the lower level, with a dormer above this bay. #3 is a two-bay property with dormer above lower window bay. #5 is a single bay and comprises solely of an entrance therefore must lead to a flat or accommodation at the rear of the building. #7 is a two-bay property with dormer above lower window bay. #9 is a three-bay property with a central entrance bay flanked by projected bays at the lower level with dormers above. The structure has four integral chimneys of varying sizes and is bordered with a stone boundary wall, approximately 30cm in height, with only the properties on each end retaining wrought iron railings and gates.

11 and 13 Hillend Road – Block of two 1.5-stoery, semi-detached, late 19th century houses each with three-bays. The central bay forms the entrance whilst outer bay of each property is projected. There are dormers above all bays with the exception of the property to the east which has a small attic window above the central bay. The building is constructed of sandstone ashlar and has a gabled slate roof. There are four-pot integral chimneys on the gable ends of the property and a large central eight-pot chimney. The property has a stone boundary wall, approximately 30cm in height, with only the property to the east retaining wrought iron railings and gate.

15 and 17 Hillend Road - Block of two 1.5-stoery semi-detached, two-bayed, late 19th century houses. The inner bay forms the entrance whilst outer bay of each property is projected with a dormer above and small attic window above the inner bay. The building is constructed of sandstone ashlar and has a gabled slate roof. There are four-pot integral chimneys on the gable ends of the property. The property has a stone boundary wall, approximately 30cm in height, with both properties retaining partial wrought iron railings. The property to the northeast has an adjacent detached single-bay garage which is not part of the original property.
2 and 4 Hillend Road - Block of two 1.5-storey semi-detached, three-bayed, late 19th century houses. At the lower level the inner bay forms the entrance whilst outer bay of the north eastern property is projected with a dormer above both outer bays. There is a dormer above the central bay of the north eastern property and a small attic window above the central bay of the adjoining property. The building is constructed of coursed sandstone rubble at the front elevation and red sandstone to the side and rear. The building has a gabled slate roof and there are four-pot integral chimneys on the gable ends of the property. The property has a stone boundary wall, approximately 30cm in height, with the property to the south west retaining wrought iron railings and gate.

6 and 8 Hillend Road – Block of two 1.5-storey, three-bayed, semi-detached, late 19th century homes which look to have been constructed at different times, despite being attached. Both properties have a central entrance bay at the lower level and two-storey gabled inner bays with decorative iron-work tracery in the gables. Both properties also have a central upper dormer, also with decorative iron-work. #6 is constructed from sandstone with rusticated coining at the front elevation and coursed red sandstone rubble at the side and rear elevation. #8 is constructed from sandstone ashlar. Both properties have a gabled slate roof. There are integral two-pot chimneys at each gable end of the building and a large central eight-pot chimney. There are four-pot integral chimneys on the gable ends of the property. The property has a stone boundary wall, approximately 30cm in height, with neither property retaining any wrought iron railings.

10, 12, 14, 16, 18 and 20 Hillend Road – Three blocks of semi-detached, 1.5 storey, late 19th century houses with two bays. The outer bays are projected at the lower level and the inner bays form the entrances. Both bays have upper dormers, some with decorative iron work. The buildings are constructed of coursed sandstone rubble with rusticated coining at the front elevation, and constructed of red sandstone at the side and rear elevations. The structures have slate gabled roofs with integral four-pot chimneys at each gable end. There is a stone boundary wall, approximately 30cm in height, with no remaining wrought iron railings on any of the properties.

22, 24, 26, 28, 30, 32, 34 and 36 Hillend Road – Four blocks of semi-detached, 1.5-storey, two-bay, late 19th century houses constructed from sandstone ashlar with carved decorative casings. The side and rear elevations of #22 are constructed of coursed red sandstone rubble. At the lower level the inner bay forms the entrance and outer bay is projected with a gabled second storey above with decorative tracery iron-work. There are inner dormers also with decorative iron-work. The structures have gabled slate roofs with exposed rafter tails. Integral four-pot chimneys are on each of the gable ends. There is a stone boundary wall, approximately 30cm in height, with no remaining wrought iron railings on any of the properties. #36 has an adjacent detached, double-bay garage which is a later addition to the property.

Rosemount Road

16 and 14 Rosemount Road – Semi-detached, two-storey, late 19th century building with each property having two bays. The inner bays form the entrance at the lower level and outer bays are projected at both levels. The building is constructed from coursed sandstone rubble and has a gabled slate roof with decorative iron-work. Integral four-pot chimneys are found at each of the gable ends. The building has a stone boundary wall, approximately 60cm in height, with neither property retaining any wrought iron railings.

12 Rosemount Road – Detached, three-bay, two-storey, late 19th century property with central entrance bay at lower level and projected bay at both levels at north
eastern end. Building is constructed of coursed sandstone rubble and has gabled slate roof with decorative iron work. Integral four-pot chimneys are found at each of the gable ends. The property has a stone boundary wall, approximately 60cm in height, part of which has been removed to create parking access. The wall does not retain any iron-work.

10 Rosemount Road – Two-storey detached, late 19th century house with three-bays. Central bay is entrance with outer projected bay at lower level at north east end. South west end outer bay is projected at both levels. Building is constructed of coursed sandstone rubble with rusticated coining at front elevation and constructed of coursed red sandstone rubble at side and rear elevations. Structure has gabled slate roof with some decorative iron-work. Integral chimneys are found on the gable ends, with four-pots at the south west end and five-pots at the north east end. The structure has a small, one-storey addition to its north east side, constructed from red sandstone. The property has a stone boundary wall, approximately 60cm in height, with a large privet above it and wrought-iron gate.

8 and 6 Rosemount Road - Semi-detached, 2.5-storey, late 19th century building with each property having three bays. The inner bays form the entrance at the lower level and outer bays are projected at both levels, with a stone parapet above and dormer windows. The inner bays at the upper level are blind windows with a former wall head chimney above which has been cropped off. The building is constructed from sandstone ashlar at the front elevation and coursed red sandstone rubble at the side and rear elevations. The structure has a gabled slate roof with a central dormer on the north eastern property and an attic window on the south western property. Integral six-pot chimneys are found at each of the gable-ends, however the chimney at the south western end does not have any remaining chimney pots. The building has a stone boundary wall, approximately 60cm in height, with both properties retaining some wrought iron railings. #8 has a recessed, side entrance vestibule addition which looks to have been added to convert the property to flats.

Addison Place
2 and 4 Addison Place – Block of semi-detached, 1.5-storey, late 19th century houses with three-bays. The central bay forms the entrance to each property whilst outer bay is projected at the lower level with second storey gable above. Both the central and inner bays have dormers at the upper level. The building is constructed from sandstone ashlar at the front elevation with rusticated coining, and the side and rear elevations are constructed from coursed red sandstone rubble. The structure has a gabled slate roof with four-pot integral chimneys at each gable end and a central eight-pot chimney. The property has a stone boundary wall, approximately 60cm in height and does not retain any wrought-iron railings but #4 has a fence above the wall, making the height at the top of the fence approximately 120cm.

6 and 8 Addison Place – Block of semi-detached, 1.5-storey, late 19th century houses with two bays. The inner bay forms the entrance and outer bay is projected at the lower level. #6 has dormers above both bays whilst #8 has a dormer above the outer bay and an attic window above the central bay. The building is constructed from coursed sandstone rubble at the front elevation and the side and rear elevations are constructed from coursed red sandstone rubble. The structure has a gabled slate roof with four-pot integral chimneys at each gable end but #6 is missing one chimney-pot and #8 is missing all four chimney-pots. The property has a stone boundary wall, approximately 60cm in height and #6 has wrought-iron railings and gate.
10 Addison Place – Detached, 1.5-storey, late 19th century houses with three bays. The central bay forms the entrance, with a small attic window above, and outer bays have dormers above. The north east outer bay is projected at the lower level. The building is constructed from sandstone ashlar at the front elevation and the side and rear elevations are constructed from coursed red sandstone rubble. The structure has a gabled slate roof with four-pot integral chimneys at each gable end but only has one remaining chimney-pot at the north east end. The property has a stone boundary wall, approximately 60cm in height and has wrought-iron railings and gate.

12 and 14  Addison Place – Block of semi-detached, 1.5-storey, late 19th century houses with two bays. The inner bay forms the entrance and outer bay is projected at the lower level with dormers above. Both properties have small attic windows above their central bay. The building is constructed from sandstone ashlar with rusticated coining at the front elevation and the side and rear elevations are constructed from coursed red sandstone rubble. The structure has a gabled slate roof with four-pot integral chimneys at each gable end but #12 is missing all chimney-pots and #18 is missing one chimney-pot. The property has a stone boundary wall, approximately 60cm in height and does not retain any wrought-iron railings and gates.

16 and 18 Addison Place – Semi-detached, 1.5-storey, late 19th century houses with three bays. The central bay forms the entrance, with a small attic window above, and outer bays are projected at the lower level with dormers above. The inner bays also have dormers above. The building is constructed from sandstone ashlar at the front elevation and the side and rear elevations are constructed from coursed red sandstone rubble. The structure has a gabled slate roof with four-pot integral chimneys at each gable end and a central eight-pot chimney. The property has a stone boundary wall, approximately 60cm in height and #18 has wrought-iron railings and gate, however the boundary wall has been partially removed at this property to allow for parking access.

20 Addison Place – Detached, 1.5-storey, late 19th century houses with three bays. The central bay forms the entrance, with a dormer window above, and outer bays have dormers above. The south west outer bay is projected at the lower level. The building is constructed from sandstone ashlar at the front elevation and the side and rear elevations are constructed from coursed red sandstone rubble. The structure has a gabled slate roof with four-pot integral chimneys at each gable end but only has one remaining chimney-pot at the north east end. The property has a stone boundary wall, approximately 60cm in height and has wrought-iron railings and gate.

22 and 24 Addison Place – Block of semi-detached, 1.5-storey, late 19th century houses with two bays. The inner bay forms the entrance and outer bay is projected at the lower level with dormers above. Both properties have narrow, gabled dormers above their central bay. The building is constructed from sandstone ashlar at the front elevation and the side and rear elevations are constructed from coursed red sandstone rubble. The doorway and adjacent narrow hallway window has detailed stone carving above. The structure has a gabled slate roof with four-pot integral chimneys at each gable. The property has a stone boundary wall, approximately 60cm in height and #22 has wrought-iron railings and gate.

26 and 28 Addison Place – Block of semi-detached, 1.5-storey, late 19th century houses with two bays. The inner bay forms the entrance and outer bay is projected at the lower level with dormers above. Both properties have small attic windows above their central bay. The building is constructed from sandstone ashlar at the front elevation and the side and rear elevations are constructed from coursed red sandstone rubble. The structure has a gabled slate roof with four-pot integral
chimneys at each gable. The property has a stone boundary wall, approximately 60cm in height, and both properties have wrought iron gates but do not retain their wrought-iron railings.

30 and 32 Addison Place – Block of semi-detached, 1.5-storey, late 19th century houses with two bays. The inner bay forms the entrance with adjacent hallway window and outer bay is projected at the lower level with dormers above. Both properties have small attic windows above their central bay. The building is constructed from sandstone ashlar at the front elevation and the side and rear elevations are constructed from coursed red sandstone rubble. The structure has a gabled slate roof with four-pot integral chimneys at each gable. The property has a stone boundary wall, approximately 60cm in height, and both properties have wrought iron gates but do not retain their wrought-iron railings.

34 and 36 Addison Place – Block of semi-detached, 1.5-storey, late 19th century houses. #34 has two bays with dormers above each bay. The inner bay forms the entrance and outer bay is projected at the lower level. #36 is three bays with the central bay forming the entrance, with a small attic window above, and flanking bays with dormers above. The outer bay is projected at the lower level. #36 also has a single-bay addition on the north east end which is stepped back from the front elevation of the property. The building and addition is constructed of sandstone ashlar with the south western and rear elevations being constructed of coursed red sandstone rubble. The structure has a gabled slate roof with four-pot integral chimneys at each gable and a central four-pot chimney. The property has a stone boundary wall, approximately 60cm in height, and both properties have wrought iron gates but do not retain their wrought-iron railings.

38, 40, 42, 44, 46, 48, 50 and 52 Addison Place – Block of eight, two-storey terraced, late 19th century properties each with two bays. Each pair of terraces has a central wall head chimney with a small decorative carved frame in the centre. The inner bays form the entrance at the lower level and outer bay is projected at the lower level. The building is constructed from coursed sandstone rubble at the front and south western elevations and is constructed from coursed red sandstone rubble at the rear and north eastern elevations. The structure has a gabled slate roof. Eight-pot integral chimneys occur between every two houses and there are four-pot integral chimneys at the gable ends of the terrace block. Some of the properties have attic windows and many of the properties retain cast iron rainwater goods. The structure has a gabled slate roof with four-pot integral chimneys at each gable and a central four-pot chimney. The property has a garden to the front and stone boundary wall, approximately 60cm in height, and all properties have wrought iron railings and gates.

54 and 56 Addison Place – Block of semi-detached, two-storey, late 19th century houses each with three bays. Central bay forms entrance at lower level on each property with carved stone balustrade above. The building is constructed from coursed sandstone rubble at the front elevation and coursed red sandstone rubble at the side and rear elevations. The structure has a gabled slate roof with four-pot integral chimneys at each gable end and a large central chimney with only one remaining chimney-pot. The properties are stepped back from the adjacent block of terraces and have large gardens to the front with a stone boundary wall, approximately 60cm in height.

58 Addison Place – Detached two-storey, mid 19th century house with three bays. The central bay forms the entrance at the lower level and has a flat-roofed portico. The south western bay is gabled and heavily projected at both levels. The north east
bay is projected. The building is constructed from coursed red sandstone rubble and has carved stone detailing above the outer upper bays. The structure has a slate, L-shaped gable roof and two-pot integral chimneys at each end. The building has a substantial addition to the rear. The property has a large garden to the front with a stone boundary wall, approximately 60cm in height and wrought-iron railings and gate.

60 and 62 Addison Place – Block of two semi-detached 1.5-storey, late 19th century properties each with three bays. The central bay forms the entrance at the lower level and flanking bays each have dormers above. The outer bays are projected at ground level. The building is constructed from sandstone ashlar at the front elevation and red sandstone to the side and rear elevations. The structure has a gabled slate roof with integral chimneys at each gable end and a central chimney. The properties have substantial gardens to the front which at the street side form parking and a garage though some of the stone boundary wall still exists.

64 Addison Place – Detached 1.5 storey, late 19th century house with two bays and additions to both sides. The lower bays each have dormers above. The building is constructed from coursed red sandstone rubble. The south western addition is one storey and constructed from red sandstone and the north eastern addition forms an entrance at the lower level then increases to two-storey, and is dressed with pebble-dash. The property has a gabled slate roof with three-pot integral chimney on the south western gable. The property has a stone boundary wall, approximately 1m in height, and the structure is located in close proximately to the street.

66 Addison Place – Detached one storey, three bay, late 19th century property with central entrance with modern vestibule. The building is constructed from coursed red sandstone rubble and has a hipped slate roof with a small single chimney on the northern most end. The property has no front garden and has streetside parking immediately to its front. The property has a single-bay flat-roofed attached garage to its southern most end, which is a later addition to the property.

68 Addison Place – Detached 1.5-storey, four-bay, late 19th century property with gabled slate roof and front gable with second storey over two most northern bays. The second storey of the gable has modern sliding patio doors but no balcony or railing and there is a dormer above the southern most bays of the building. The building is constructed of coursed red sandstone rubble and has no garden to its front. There is an integral three-pot chimney on the southern most gable of the building.

70 Addison Place – Two storey semi-detached single-bay, late 19th century property with side entrance vestibule. The window bay is projected at both levels. The building is constructed from sandstone ashlar and has a slate gable roof with the gable facing the street. The property has a large garden and side driveway with stone boundary wall, and is in the process of being converted from a commercial property to a residential property.

72 Addison Place – Semi-detached, 1.5 storey, three-bay, late 19th century property. All three bays to the front elevation are windows and entrance is located to the side. The property is constructed from sandstone ashlar but has a cement render painted cream. The property has a gabled slate roof and three-pot integral chimney at its western most gable. The property has been subdivided from the neighboring semi-detached property, where they previously formed a single home. The house has a large garden to the front with stone boundary wall.
## APPENDIX 6: GENERAL BUILDING CONDITION AND USE ANALYSIS

<table>
<thead>
<tr>
<th>Name/Address</th>
<th>Use</th>
<th>Condition</th>
<th>No. of Storeys</th>
<th>Listing Status</th>
</tr>
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<tbody>
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