

### **Assessment of buildings suggested for listing through draft Dumbarton Town Centre Conservation Area Appraisal consultation process**

#### **The new harbourside development and harbour**

Buildings which are less than 30 years old are generally not considered for listing.

***Recommendation: Not recommended for listing***

#### **Tenements at 84-92 High Street**

These are a representative example of a red sandstone tenement of its time. While they have a positive contribution to town centre, it is not considered that there is special architectural or historic interest. Conservation area protection is sufficient.

***Recommendation: Not recommended for listing***

#### **35 High Street**

35-37 High Street is the RBS Building, designed by John Ernest Douglas Sanderson from 1972. This is not considered to be of particular architectural or historic interest.

***Recommendation: Not recommended for listing***

#### **4-10 Castle Street**

A proposal to extend the conservation area, so as to include these houses has been put forward in the Consultation Draft of the Conservation Area Appraisal. HES's response to this provides the below commentary:

"The adjacent housing dates to the second half of the nineteenth century. While we agree that it contributes to the historic character of the town and is worth preserving, we consider that it would be difficult to argue that it is worthy of more protection than, for example, similar housing further east in the vicinity of Wallace St, Victoria St and Knoxland Square." On this basis, listing would not be appropriate.

***Recommendation: Not recommended for listing***

#### **119-133 High Street**

127-135 are listed category B.

119-125 is a two storey building with six classically detailed windows, on the first floor. No detail have been found on architect or age which could justify listing.

***Recommendation: No change.***

### **Original slipways at Leven Quay**

The remains of the slipways at the former Leven Shipbuilding Yard, do have an accepted social historic interest for the town, and indeed could be considered to be a legacy of an industry of national importance. However due to the poor condition of the slips it is unclear if they would qualify as representative examples of their type. Would be supportive of the designation, in principle, but not sure if they would meet the threshold.

***Recommendation: discuss suitability for listing with Historic Environment Scotland.***

### **Suggestions for listing buildings that sit outwith Dumbarton Conservation Area**

#### **Risk Street housing complexes**

The Risk Street Housing, completed by Garner Preston & Strebel, 1965-1970, was awarded a Saltire Society Award in 1970. As noted in the conservation area appraisal, this style of architecture is not to everybody's taste, however there is architectural interest which would merit a degree of protection.

***Recommendation: discuss suitability for listing with Historic Environment Scotland.***

#### **Old Keil School building should be retained as a listed building**

Agreed

#### **United Reform Church, Leven Street – upgrade to B listed**

To justify changing the category of this to B would require this to be considered a major example of a particular period style or building type. Within Dumbarton, this could be considered to be a major example of Greek revival architecture it is unclear if it would meet the threshold in light of other examples across Scotland.

***Recommendation: should be considered to be put forward Category B***

#### **Levenford House, Lodge and Stables and wall**

Levenford House is already listed Category A, The Lodge and Stables are listed category B. it is not considered that that wall has a particular interest which requires

designation beyond the protection it already has due to being within the conservation area.

***Recommendation: no change***