



The Van Leer Factory NCR's Office  
conservation plan for an historic building

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### Acknowledgemnts

Picture at the cover<sup>39</sup>

I would like to thank the important contribution of Alex Banks, who made possible the building plans and help with the research. As well as the people from the Local Department at Dundee Library who were patient with my different visits and did their best to offer me all the suitable information. Other collaborations were also appreciate during the research process: Gary Knox (Conservation Officer), Graeme Reid and Colin Taylor (from Vico Properties), Laura Hughes, Stephen Brothwell, Guilbert Kerry (The Queen's Awards for Enterprise), Amanda Wood (COI News & PR), Laura Toman(RCAHMS Public Services) without whose assistance this work could not be completed.



## 1. Summary

It is usually said that modern architecture is only attractive for architects; there is in general a public aversion to protect it. Fortunately, the listing process works over these prejudices. Although, as Malcolm Fraser argued in the conference 'Building for the future', 'listing doesn't mean absolute protection but pinnacles of an era, though it shouldn't be the only way of protecting. We should care about other building and areas that maybe are not pinnacles of an era but should have some respect, despite being Victorian or modern'. Because, he continues, 'modern architecture is not about objects, isolated buildings, but democratic space in relation with urban space and nature'. And this is probably the best definition for a post-war building, that despite being listed with a B grade, has been treated as a useless object leaving apart its possible contributions to the area and the relevance of that building in the history of Dundee.

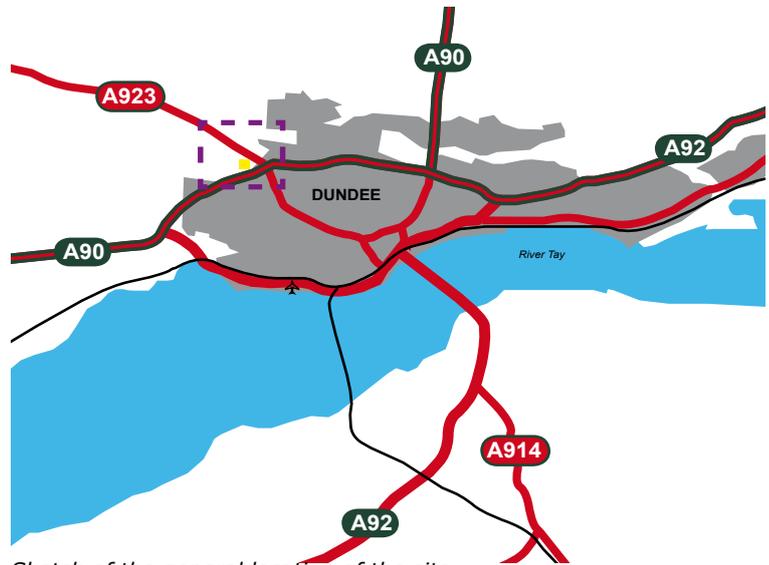


*View of the top of the staircase<sup>39</sup>*

## 2. Background

This appraisal has been prepared by an architect who studies the European Urban Conservation course at the University of Dundee. The purpose is to develop a Conservation Plan for a building in a risk condition. The choice of the Van Leer factory, which is listed category B, comes from the interest in industrial buildings, especially those built in the 20th century. At the moment of the selection of the building for this project (September 2009) the NCR was in an endangered situation that needed a Conservation Plan which make the public aware of the importance of the site and show its importance and possibilities to the City Council. The intention is not only to preserve the last remains, which are registered at 'Building at risk for Scotland' by the Scottish Civic Trust, by introducing a new use, but help to protect Dundee heritage and enhance the area. Although this situation has now evolved to a listed building consent that offers no possible alternative.

The building of the old National Cash Register Company in Dundee is located in the Camperdown Country Park. It is beside



*Sketch of the general location of the site*



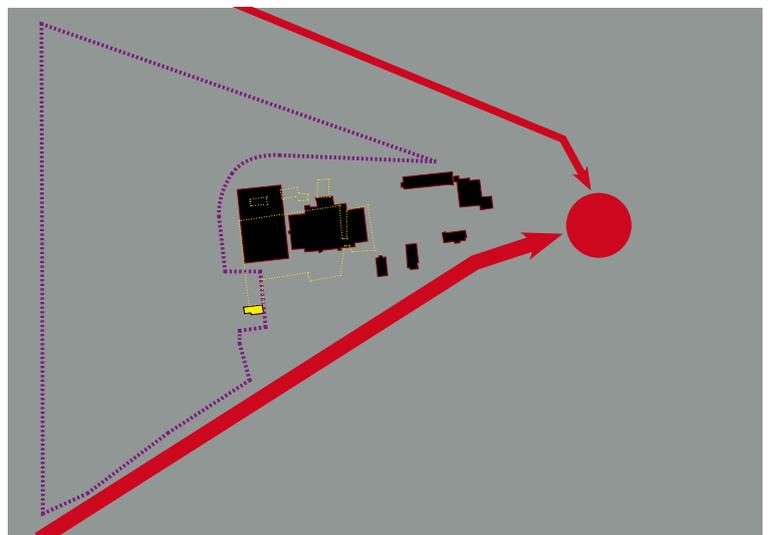
*Aerial view of the site<sup>38</sup>*

Kingsway road, where the A90 connects to the A923. Originally, it was built in a potatoes field, at this moment it is between the car park of the Camperdown Leisure Park, next to the ice rink, and a green space which used to be the recreation ground.

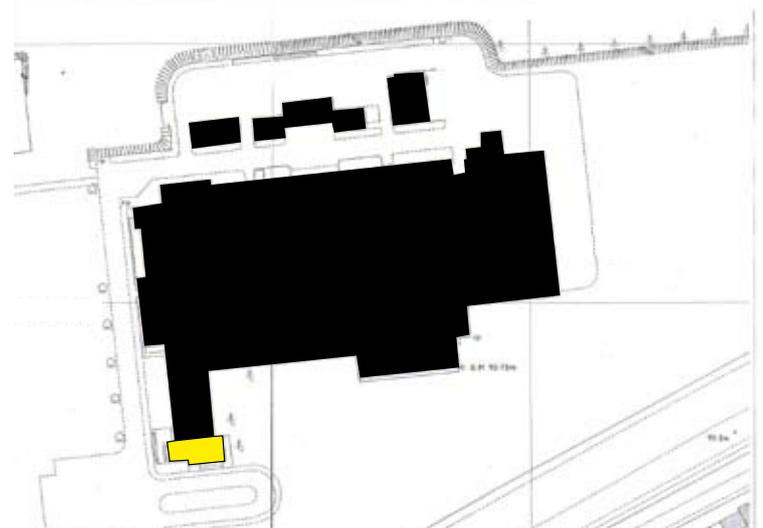
The site was initially formed by a group of buildings; the main factory block formed an L with the office block at the southwest end. It is this office block the only part that now remains, plus the bowling and tennis court into the green space.

The scope of the appraisal is to bring the past to the present by recovering a building which at this moment is nearly lost. The plan includes the intention of reintroducing the existing tennis and bowling court and considers the development of new activities as trigger attraction to the area.

The reach of the appraisal is limited by different points: the City Council position, the site condition itself and the economic situation. First of all, the past decision that allowed an almost complete demolition condemned the building. Later this weakness has been reinforced by the faithless position of the City Council about the last remains of the building. This was showed by an opinion of the Lochee district representative, the Councillor Tom Ferguson, in an article in The Courier (15 October 2009). There are also other limitations produced by the character of the site itself; the volume of the possible new building versus the remains, the relation with the cu-



Sketch of the location of the site



Sketch of the different blocks<sup>37</sup>

urrent car park and the close ice rink. On the other hand the economic situation hasn't helped the owners, Vico Properties, to develop a successful plan for the building.

The research of this appraisal has involved a consultation process in a varied number of fields. The organisations that were consulted are: the Buildings at risk for Scotland, RCHAM and RIBA. The former was by the use of its website, the later by an email consultation about the architect. That was one of the most difficult points on the research. Several emails were necessary to acquire an answer from the RIBA British Architectural Library.

There was a failure attempt to obtain some information about John Stanley Beard at the Gerrards Cross Library (London) where an exhibition about Gerrard Cross included some works of the NCR architect.

Eventually, some information about him and plans of the building were provided by Alex G Banks, Administration & Technical Support Officer at the Dundee City Council. Also at the Dundee City Council, the Conservation Officer, Gary Knox, supplied information about the mural contained in the office block and the final listed building consent. The Local department of Dundee Central Library was another main source of information. There, not only old maps but all the NCR magazines and some books that mention the building are available.

The owner, the Vico Property Group, were also contacted and a visit to the site was arranged. Although it was impossible to access to the interior (just some hours before some workers had boarded up the holes and entrances), Graeme Reid described the situation of the site and argued that there was no future for the building. In his opinion, the office block remains only because it still keeps a value mural inside. Graeme Reid also contributed to this project with a picture of that mural.

Other important help should be mentioned; Laura Hughes offered her pictures of the site. Those were really valuable because no other pictures of the inside, showing the present state, have been obtained.

### 3. Understanding the asset

#### Evolution of the site

After the end of the Second World War the site was declared a development area for industrial uses. The conditions established on Distribution of Industry Act, 1945 produced a favourable situation for new industries in Scotland<sup>2</sup>. In addition the advantages offered in Dundee: rail network, port and a variety of employees<sup>9</sup> attracted important American firms as the Time Corporation (which factory, Timex UK, was designed by the same architects<sup>6</sup>) and the National Cash Register. The 24 January of 1946 a plan produced by Beard, Bennett and Wilkins, an architect office from London, was submitted and approved. The works had already gone on over that year before was completed in 1947 with 110,000sq feet<sup>10</sup>.

In 1980 NCR closed<sup>16</sup> and nine years later the building was granted with a B listing status<sup>21</sup>. In 1986 the building was in use again, the Van Leer Tay company manufactured polypropylene bags. Although it didn't last long, in 1995 it closed and the building was bought by the City Council. One year later, "The Dundee Evening Telegraph" published that the site had been assigned for a £19 million leisure development by LBW (Scotland Ltd). In September of the same year an Outline Planning Permission was obtained and the building was considered to be saved as a heritage centre. Finally in 1997 a listed building consent (97/01386/LBC) was granted for a partial demolition justified by the intention to create tourist information



Detail of brass plaque commemorating the opening<sup>35</sup>



View from the east side of an hangar built to store steel<sup>36</sup>

centre. In 1999 the building has already been completely demolished and in January the Buildings at Risk reported it.

In 2002 the Courier published the interest of Vico Properties in the building. An one year later, in February the Buildings at Risk reported that the reception block had been sold to them but it remained vacant and boarded up to avoid vandalism, meanwhile the leisure centre was being developed.

In November 2004 the Buildings at Risk examined the remains of the building again, the report declared the high deterioration, partly due to the vandalism although the site had been fenced and boarded up in several occasion. In another inspection in January 2006, they informed that the reception block was in the middle of the car park and it could possibly be demolished. The rumours were confirmed, the report of June 2008 explained that the building was in a very bad condition and a listed building consent had been asked (23 May 2008) to demolish the reception block to extend the retail into the Leisure Park.

When this report was initiated, in September 2009, the condition of the building wasn't favourable



*View of the north side of the main block<sup>35</sup>*



*View of the lodge<sup>35</sup>*



*View from the boiler house<sup>35</sup>*

at all; the building had become a pigeon's graveyard and had suffered different kind of vandalism, even fires and irregular campsite in the court had deteriorated the surroundings. In 15 October 2009, the Courier published an article where the reasons for the demolition of the remains of the NCR were exposed, so the Camperdown Leisure Park can be extent. The Councillor Tom Ferguson, the second ward of Lochee denied any possible architectural merit of the site and it was only a worry focus. He also described the present situation of "the portion of the original factory" as odd, due to the lack of the main part of the building. He said, "I am not talking as an expert but in my opinion I'd need to be convinced that that building is of any architectural value—to me a few photos put into a reference library would be enough" 23. In the article there was also a reference about the owner, which had published in its website an opportunity to develop the site as a 100,000sq ft garden superstore by Wye-vale. Although, as Graeme Reid (Vico Properties' representative) informed to this report, the project was stood by because of the present economic situation. Despite the objection of the Scottish Civic Trust to the demolition, who proposed the restoration and re-use of the building for leisure purpose, in November 2009 the listed building consent was granted.

### **John Stanley Beard**

John Stanley Coombe Beard (1890-1970) was the principal of Beard Bennett & Cooper<sup>10</sup>, with offices in Birmingham and London. After 1939 the firm changed into Beard, Bennett, Wilkins and Partners with a single office in



*View of the present state of the NCR*



*View of the ABC Forest Hill cinema<sup>24</sup>*

Baker Street (London). The Listed Building Report<sup>20</sup> and the Dictionary of Scottish Architects<sup>28</sup> affirm that Bennett Beard & Wilkins were the authors of the NCR, but there is no documentation to sustain this statement. Moreover the plans of the building are only signed by John Stanley Beard & Bennett.

Beard finished his work as an architect in 1950, but the firm continued working; the Cambridge University Press Printing House, the Cambridge University Press or the Leys School are some of its projects. He did then some landscape works before he died in 1970.

He worked specially in the design of public buildings for leisure. He designed a great number of cinemas in London, some of them are now a grade II listed buildings: ABC Forest Hill, Forum Theatre (Kentish Town) and Gaumont Wandsworth<sup>24</sup>. Although his best designs were in Gerrards Cross, there he built the Picture Playhouse in 1925, Mill End and 21 Mill Lane in 1915<sup>27</sup>. A part from cinemas and theatres he designed some shops, a list of some of his works can be consult in the Appendices.

## Description of the building

McKean and Walker define the NCR as a "sweeping brick elevation, thin concrete framed windows and projecting canopies, much in the style of 1930's Dutch architecture"<sup>6</sup>. It was built in a brick clad with a metal structure and it used to have a predominately horizontal layout. It followed the style of buildings like the AEG Factory in Berlin by Peter Behrens (1909) or the later Fagus Factory also in Germany by Walter Gropius (1911-13). Both of them inherit the rhythm and horizontality of the Larkin Building (Buffalo) in New York by Frank Lloyd Wright (1904). And the same style relation exists with the Time UK factory, designed as well by the



View of the Timex UK factory<sup>22</sup>



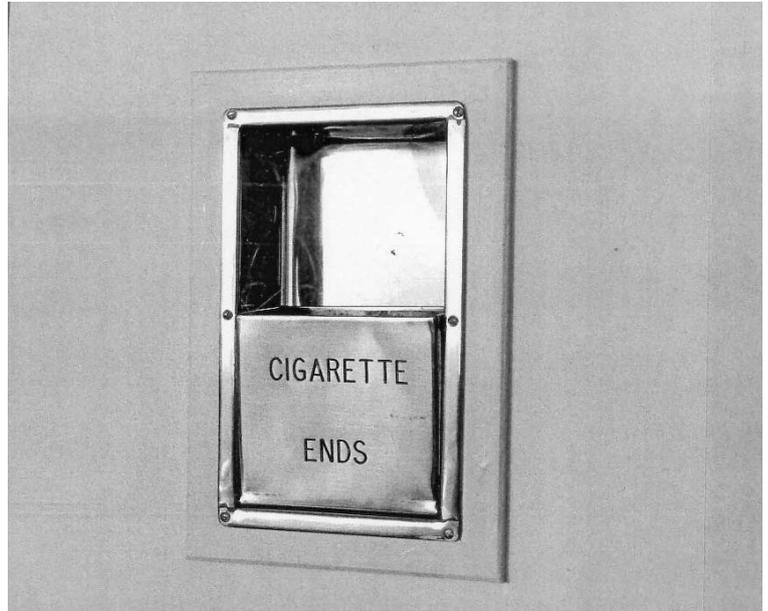
View of the Fagus factory<sup>29</sup>

## 4. Assessment of significance

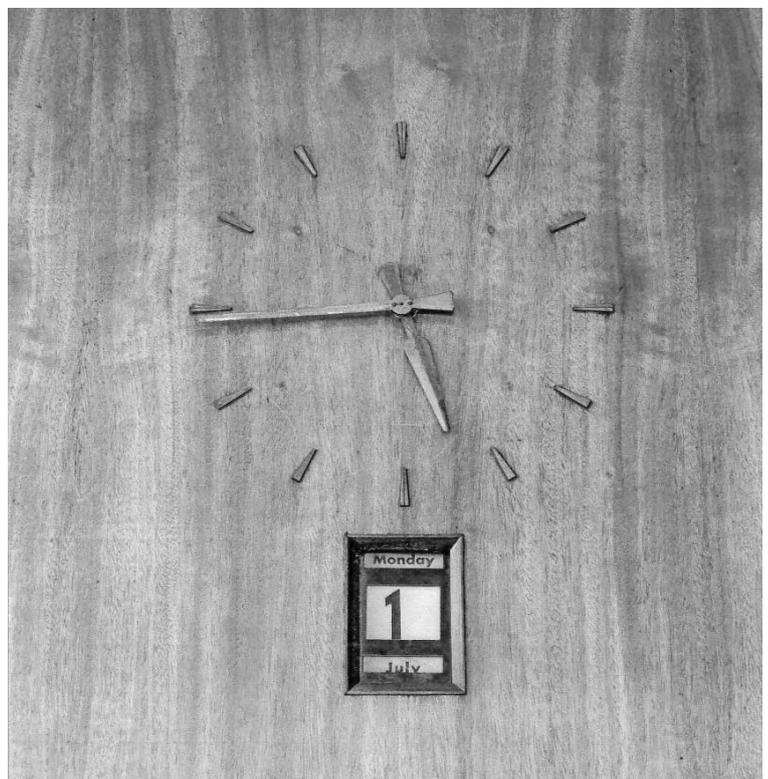
In the Annex 2 of the Scottish Historic Environment Policy (October 2008) defines as a principle of selection: "Those built after 1945 are evaluated in the same way, however buildings that are less than thirty years old will not normally be listed, unless there is an exceptional reason". So if later buildings are selected depending on their individual character and quality, the listed B status of the Van Leer factory must rely in its regional importance

Despite of the historic importance of the site as the first American inversion in the country, the factory has also an architectural significance. It was built in fine detail and it used to have refinement interiors and features. In the opening of the complex by Sir Stafford Cripps declared 'Scotland's most beautiful factory'<sup>11</sup>.

It is probably the building association with historic, economic and cultural events what makes it relevant. Scotland and specially Dundee history is notable by its industry heritage and the NCR is part of that industrial evolution in the city; it was the first industry set after the Second World War and the first American firm as



*Detail of stainless-steel ashtry in offices<sup>35</sup>*



*Detail of panelling in offices foyer<sup>35</sup>*

well<sup>9</sup>. So it was a very important promotion of investment for the area and the whole country. This investment made also a great contribution to the community at cultural, educational and economic levels.

The complex began with 110,000sq feet and it grown to 632,000sq feet and finally 1million sq feet. It was the biggest overseas unit of the National Cash Register. It exported its products in a internationally: Canada, Japan, Western Europe, Australia, South America...<sup>9</sup> The relevance of the company is noticeable by the Queen's Award (now known as the Queen's Awards for Enterprise for Business innovation and performance) to industry won twice, in 1967 and 1972.

It employed 3,700 people and not only had a factory space, but a training area was opened in 1973 in the Dundee centre for 300 students and following university principles including residence services<sup>11</sup>.

'(...) is an important industry unit and one of planetary importance. It is the spearhead of the light engineering group of industries now installed in the city, and adding variety of type and product to its growing catalogue of trade.

The advent of the factory was spectacular; its speed of progress from a cleared site to turning wheels unique in the annals of the local building industry (...) a factory becomes in essence a community. Before the advent of the NCR no other factory in the industrial history of Dundee had been able to employ the same resources of social, educational and recreational purpose and enjoyment'<sup>12</sup>



*View of green space from the west side<sup>9</sup>*



*View of bowling court<sup>9</sup>*

All this repercussion can be appreciate in the different articles published in the NCR Factory Post referring to the Dundee factory. Where they refer to all kind of international and student visits, cultural activities like gardening or sports competition... The most important competition was the Arts and Crafts Exhibition, in relation with this activity the NCR organised a competition to design a mural for the main entrance of the office; it was asked a Scottish scene. The winner was Miss A. Newland by the aesthetics merits of her work. But Mrs. G. Scales' work was chosen to be on the entrance, because it showed better the industrial character of Scotland.



*View of the mural before being panelled<sup>40</sup>*

## 5. Defining Issues

### Physical condition

The reception block is a 3 storey building with a basement. All the facades conserve their original structure, although the openings and the exterior arrangements are in bad conditions and have lost their fine detail due to vandalism. The north elevation conserves as well the original openings and shows the effect of the former demolition.

The more damaged is probably the interior, although the flat roof still remains, the vandalism and the existence of pigeons have deteriorate most of the details, specially the staircase. Fortunately, the mural on the back wall of the upper level remains intact thanks to the protection offered by a plyboard that the owner placed time ago<sup>19</sup>.

The green space conserves its original state, although the pavements are highly deteriorated and punctual vandalism and the late establishment of campsites have polluted the area.



*View of the main reception entrance looking to the green space*



*View of the main staircase in the original state<sup>35</sup>*



*View of the main staircase after the vandalism effect<sup>39</sup>*

## **Ownership**

Before the application for demolition Vico Properties had no plans for the building, which made it more vulnerable. The building kept a process of degradation with no clear future. It doesn't trigger new investments, in a re-using development for example. On the other hand, the City Council is worried about the area. Because the unoccupied site is a negative focus, it attracts vandalism, dirtiness and the derelict state of the building is not attractive for the leisure centre.

## **Use**

It is just the no use of the building what creates more conflict to the site, and makes of it an unmatched piece of the group of buildings in the leisure centre. The City Council was initially interested in a retail use and also a heritage centre use was mention at the first listed building consent. Later the authorities proposed Vico Properties to build a gym, but the owner argues that this use is not feasible anymore. The owner has tried to convert the site into a garden centre, what seems really viable and in relation to former uses when garden activities took place at the court at the NCR's times. It could also be a fantastic use to create a more favourable relation between the Leisure Centre and the Camperdown Country Park.

Although the category listed B hasn't save the building, an appropriate use could have achieved it.

## **Boundaries**

The site has a good development size, the footprint of part of the original building and the green space that arrives to the limit of the Camperdown Park. The tennis and the bowling court still remain in the site and should be considered in the future development. As well, the green area is a positive aspect to be considered.

On the other side, the location between roads is a negative feature, because it favours its isolation and the building is only accessible by car or public transport. The present unfavourable situation of the car park could be a positive aspect once the building is in use.

## External factor and previous alterations

It is difficult to understand why a listed building consent for a "partial demolition" was granted being the building so relevant. Moreover, that "partial demolition" was unclearly justified by the purpose of protecting the building for a future use of heritage centre, but that consent destroyed the building almost completely and condemned its future.

On the principle guidance described by Historic Scotland and other conservation organisation, demolition is only recommend in "strong case" when other alternative solutions are not possible. Even if other possibilities were proposed to the City Council, it never tried to search a client interested in re-using the building. Although the building had potential, as most of the industrial building have: "they are usually sturdily built; and their open-plan layouts make them highly adaptable to a range of uses, whether as offices, places of light industry or apartments"<sup>1</sup>

The A. Taylor's report was written with the purpose of make the City Council aware of that potential, but despite its suggestion the application was accepted.



*View of the reception block from the demolished building footprint*



*View of the interior of the main factory space<sup>35</sup>*



*View of the interior of the main factory space<sup>35</sup>*

That shows one more time how the authorities don't recognise the significance of the site.

"The Van Leer factory complex is a key segment in Dundee's industrial heritage. The complex also has great social importance, being as it was the first company after the Second World War and it aided the post war push to diversify Scotland's industrial base."

The study continues analysing all the points that support the conservation of the building against the consent of demolition:

1. The site is earmarked in the local plan as being appropriate for industry usage. Using this as leisure would be in contravention to this plan. Local plans are intended to form a primary consideration for planning authorities to base their decisions upon.

2. Historic Scotland gives advice to local authorities in the form of their Memorandum Guidance. The Memorandum Guidance states that "No worthwhile building should be lost to our environment unless it is demonstrated that every effort has been exerted to find practical ways of keeping it" the development own information shows that this has not been fully adhered to. They claim that "many clients have viewed the building with a view to redeveloping the total site" but significantly no mention of attracting clients with a view to reusing the building.

3. This proposal is at odds with Dundee Council's policy of "putting the heart back into the city". A £19 million development would clearly take up a large section of the leisure market in Dundee and so seriously jeopardize any plans to regenerate the economy of the city centre.

4. The design aspects of the proposal must be questioned:

Only the boardroom block of the original factory is to be retained. This will leave this section as an anomalous building, totally out of context with its new surroundings.

The Van Leer factory was built as a pair with the adjacent Timex factory. The loss of the Van Leer factory would destroy this fine set piece of industrial architecture.

The developers own information describes the parkland setting of the factory as "magnificent". It is difficult to imagine how this could be preserved in combination with the 936 car parking spaces proposed.<sup>7</sup>

It was definitely clear with this study that the proposed project wouldn't have a

positive effect on the character of the building<sup>5</sup>. The demolition would dramatically affect the appearance of the building and the new buildings and especially the car park would alienate the site. On the other hand, if a re-using plan had been chosen instead, it would have promote a quality development with its own character that would have make a difference between all the leisure developments typically built outside the city centres, and what is more, it would had also preserved Dundee industrial heritage.

Although this decision has no possible come back at this moment it is worth to consider this situation for future listed building consent in the city of Dundee.

### Areas of conflict

The building was design to have a harmony with the surrounding buildings, all in the same style; the same layout of projecting blocks and canopies in a horizontal tendency. So the understanding of the building is related to the volumes next to it, in this case the ice rink and the cinema. Those buildings have a good proportion, the cinema shares the brick as an elevation material and the ice rink has a glass facade that could help to incorporate an infill to the existing NCR block. Those leisure buildings are built facing the facade to the car park in a way that the NCR could close the space to create a proper court.



*View of the green space from the west side<sup>35</sup>*



*View of the remaining block with the ice rink in the background*

## 6. Conservation Policies

- Define a 'vision' for the site: it can be the link and the transition between Camperdown Park and Camperdown Leisure centre.
- To retain the significance of the site, the scale and proportions the original building should be considered. So a infill must be considered on the original footprint between the reception block and the ice rink.
- Repairs and conservation of the reception block must be prioritising. Repair when possible and replace materials if they are in a very bad condition. Put new metalwork windows in the same fine style as original, repair interiors, specially the staircase including the glass brick window that goes all long the two floors.
- It is necessary to include the building in the "market economy", it doesn't work as a "romantic ruin", it has to be useful if it wants to survive.
- Possible uses:  
The authorities proposed a gym but the owner argues that this use has market difficulties, so they proposed a garden centre. Both uses could work as a nod



*Detail of state of the pavement at the main entrance*



*Detail of state of the main entrance canopi*

between the Park and the Leisure area and at the same time those uses would be related with the original uses in the NCR green space.

- A use would assure the maintenance of the site and would avoid vandalism and other present threatens.
- Some public interpretation and appreciation should be done after the repair and meanwhile the infill is built and exhibition about the history of the building should be shown in the reception block.
- To enhance the area and do it more accessible green corridors should be design: footpaths and bicycle ways coming from the city centre, and if necessary a bridge should be considered to avoid the motorway.



*View of the main entrance of the reception block*

## 7. Implementation and review

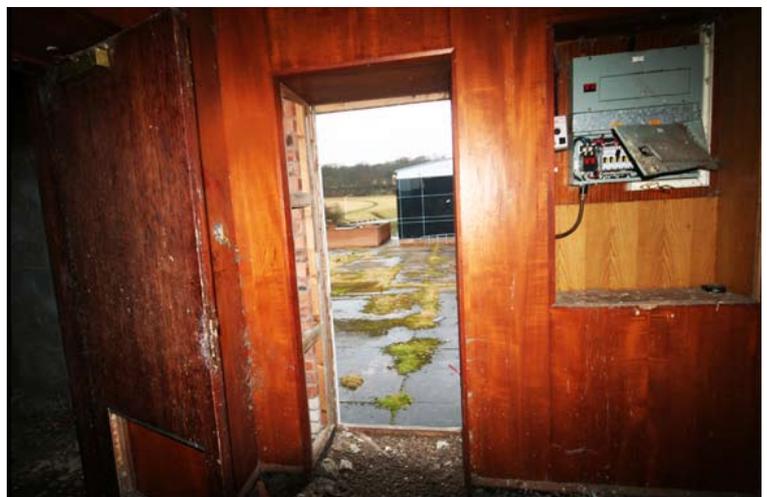
- This plan was considered as the last chance to stop the listed building consent for demolition that was finally approved before this plan was finished.
- This plan shows the opportunities that should have been considered long time ago. Possibly the first mistake was to consider the change of use in the area from industrial to leisure, as the Taylor's study explains. Although, if the purpose of that change was to find a more suitable 'neighbour' for the Camperdown Park, this objective wasn't fulfilled. The leisure area is unconnected from the Camperdown Park and they don't take profit from each other. What is worst, all the decisions taken by the authorities and described in this report have helped to create a negative focus between the Camperdown Park and Camperdown Leisure Centre. Therefore those considerations should be considered in an infill.
- If the demolition is executed it would be recommended to promote the memory of the building on the site and use this plan to consult all the sources of information and records about the building.



*Detail of a window on the north side of the block*



*Interior view on the second floor*



*Interior view on the ground floor*

## 8. Appendices

### **Books & Reports**

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29. Fagus factory <http://www.architecturelist.com>

### **Maps, pictures & other documents**

30. List of projects by J Stanley Beard
31. Reproduction of the topographic plan of the factory reduced 50%
32. Reproduction of the plans of the factory reduced 50%
33. Reproduction of the section & elevation plan reduced 50%
34. List of projects by Scales, Gertrude
35. Picture © RCAHMS
36. (August 1950). "Dundee diary." NCR Factory Post
37. Sketch using a 1960 map from the Local Library in Dundee
38. Picture property of Vico Properties
39. Picture property of 8333696 (Laura Hughes) <http://8333696.fotopic.net/>
40. Picture property of Graeme Reid (employee Vico Properties)

10. (October 1939) Portion of the article at The London Gazette

THE LONDON GAZETTE, 10 OCTOBER, 1939

6823

NOTICE is hereby given that the Partnership heretofore subsisting between us, the undersigned John Stanley Beard, Walter Robert Francis Bennett and John Brian Cooper carrying on business as Chartered Architects and Surveyors at Coleridge Chambers, 177, Corporation Street, Birmingham, and at 101-3, Baker Street, London, W.1, under the style or firm of BEARD BENNETT & COOPER has been dissolved by mutual consent as from the 30th day of September 1939. All debts due to and owing by the said late firm will be received and paid by the said John Brian Cooper.—Dated this 29th day of September, 1939.

J. STANLEY BEARD.  
WALTER R. F. BENNETT.  
J. B. COOPER.

(116)

20. Listed Building Report:

SUPPORT SERVICES

- 2 JUN 2008

RECEIVED

DUNDEE CITY COUNCIL PLANNING APPLICATIONS			
Town & Country Planning (Scotland) Act, 1997, and Related Legislation			
The applications listed in the schedule may be inspected at the Planning & Transportation Department, Dundee City Council, Floor 2, Tayside House, 28 Crichton Street, Dundee, during normal office hours (Monday to Friday, 8.30 a.m. to 5.00 p.m.) except public holidays. Anyone wishing to make representations should do so in writing to the Head of Planning within the timescale indicated.			
SCHEDULE			
Ref. No.	Site Address	Reason for Advert and timescale for representations	Description of Development
08/00395/LBC	Westbeach Cottage, 23B Douglas Terrace, Broughty Ferry, Dundee, DD5 1JD.	Listed Building. 21 Days	Extend Kitchen and Construct a Sun Room with Raised Decking.
08/00406/LBC	17 & 19 Whitehall Crescent, Dundee, DD1 4BB.	Listed Building. 21 Days.	Proposed New Shop Fronts to No. 17 and No. 19 and Internal Alterations to No. 17.
08/00401/LBC	Lochee Old & St Luke's Church, 5 Bright Street, Dundee, DD2 3DE.	Listed Building. 21 Days.	Alterations to Vacant Church and Grounds to form Residential Accommodation.
08/00408/LBC	Land to West of Camperdown Leisure Park, Dayton Drive, Dundee.	Listed Building. 21 Days.	Demolition of 3-storey building structure remaining from previous partial demolition of former NCR Factory.

File No.	Hd to	Date Recd
03 JUN 2008		
ACK	Ans date	Responsible

2 Albert Square,  
Dundee 28<sup>th</sup> May, 2008.

## KEY

Ward Strathmartine

### Proposal

Demolition of 3 storey building structure remaining from previous partial demolition of former NCR Factory

### Address

Land to west of Camperdown Leisure Park  
Dayton Drive  
Dundee

### Applicant

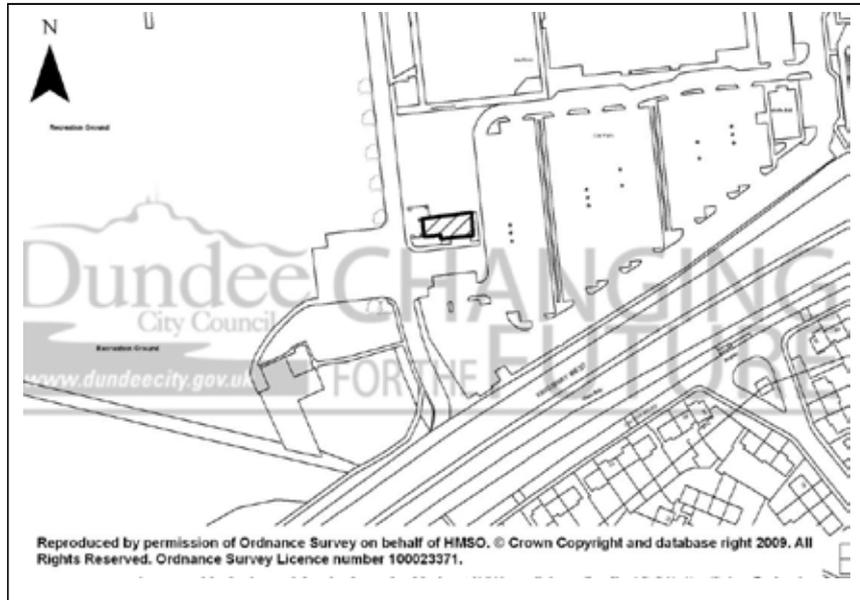
Vico Camperdown Ltd  
8th Floor  
80 St Vincent Street  
Glasgow G2 5UB

### Agent

Keppie Design Ltd  
76 Tay Street  
Perth PH2 8NP  
FAO Tony Garland

Registered 22 May 2008

Case Officer D Gordon



# Demolition of Remaining Part of Former NCR Factory

The demolition of a 3 storey building structure remaining from previous partial demolition of former NCR Factory is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of City Development.

## RECOMMENDATION

The demolition of the structure is justified due to the considerable reduction in its special interest following the removal of the former factory building to the north. The application has been assessed in accordance with the provisions of Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The application is recommended for **APPROVAL**. However,

## SUMMARY OF REPORT

- Listed permission is sought for the demolition of the remains of a former NCR factory building located within the Camperdown Leisure Park. The demolition of the main factory building was consented in 1997 and this site now accommodates various leisure uses and buildings. The structure is a Category B listed building.
- The property has been unoccupied for a number of years which is reflected in its current dilapidated appearance. The applicants' agents have submitted a Supporting Statement (and an Addendum) to accompany the application.
- The proposal requires to be assessed under the provisions of Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and Policy 62 (Demolition of Listed Buildings and Buildings in Conservation Areas) of the Dundee Local Plan Review 2005.
- An objection to the proposal has been received from Scottish Civic Trust on the grounds that the applicants have failed to submit sufficient justification for the demolition of the building.
- It has been concluded that the demolition is justified due to the significantly reduced special interest of the structure following the removal of the main factory building to the north.

Application No 08/00408/LBC

Item 6

Page 28

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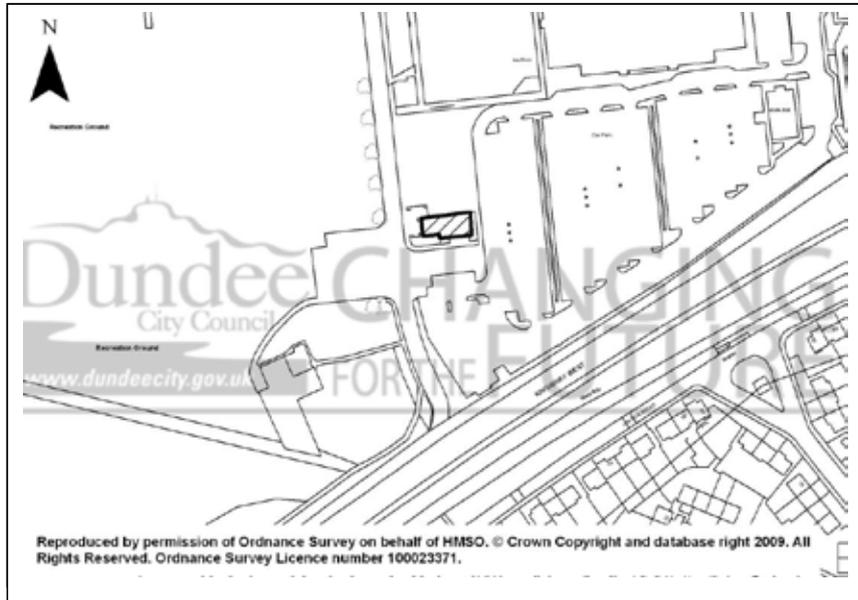
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Dundee City Council Development Quality Committee

16 November 2009

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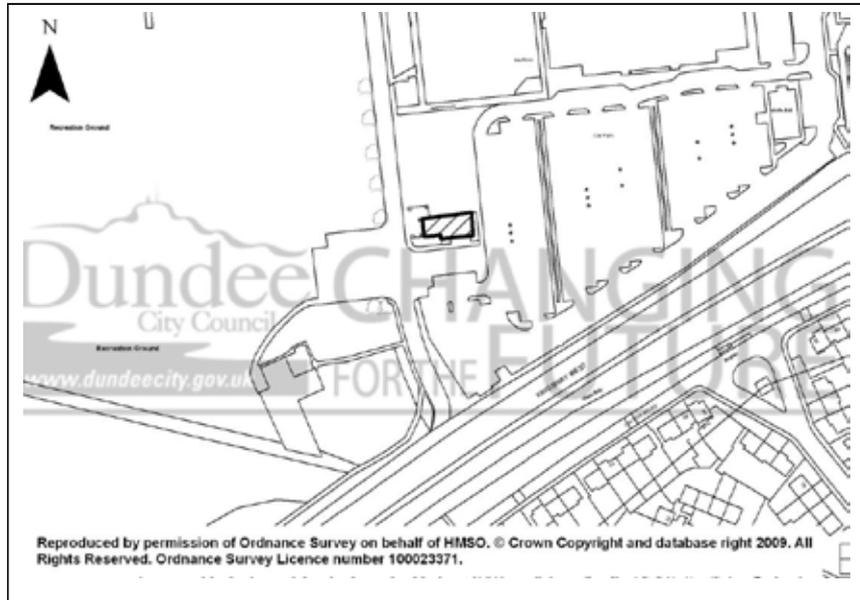
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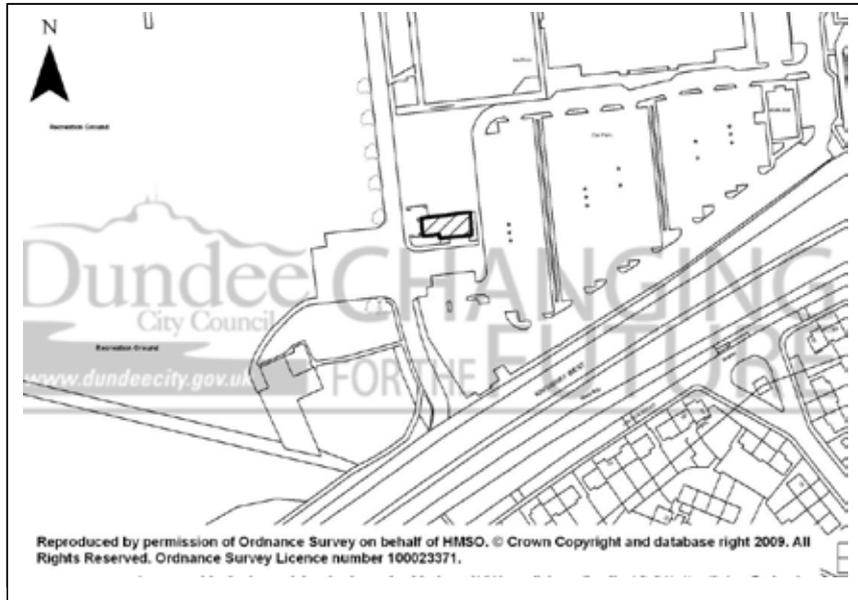
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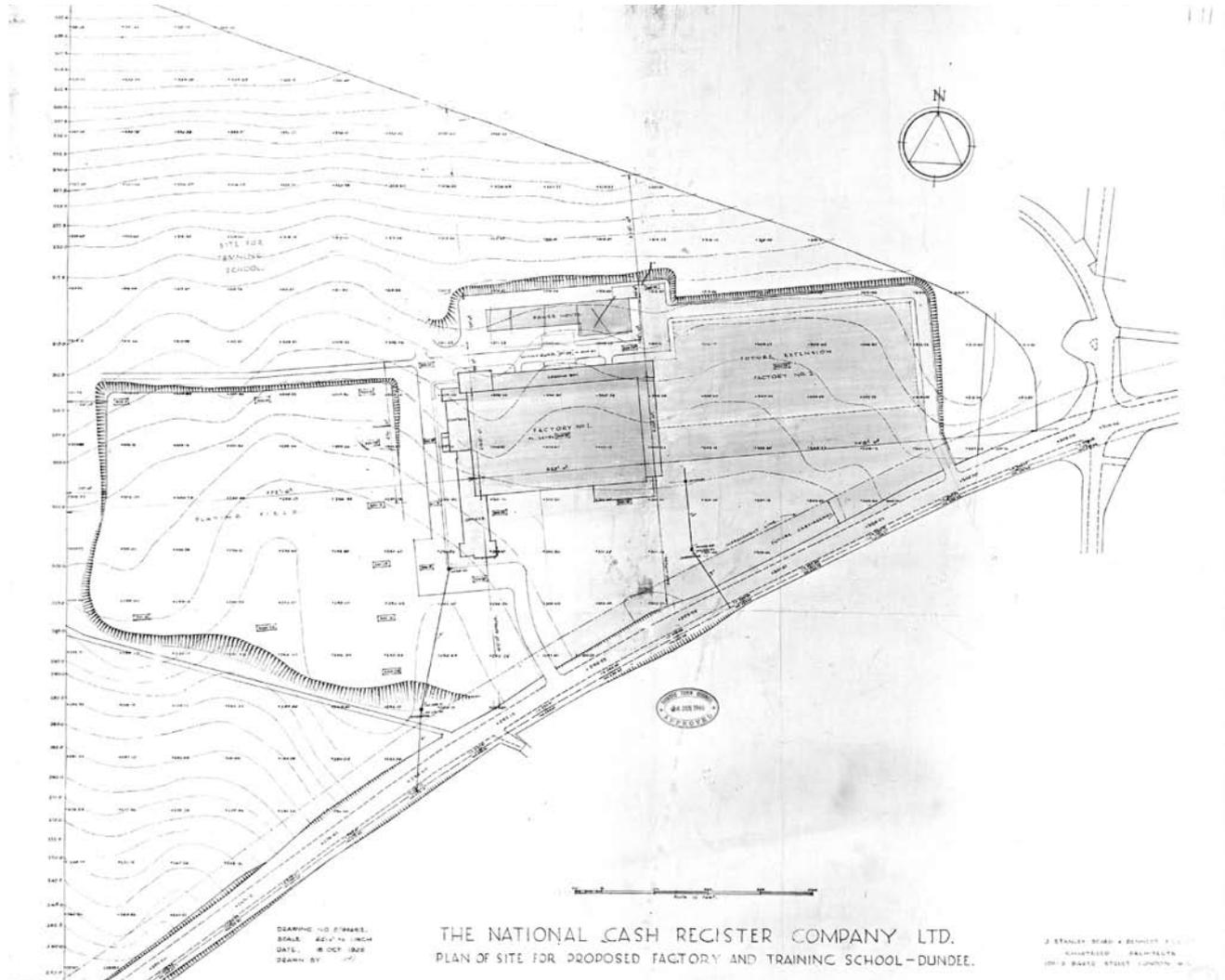
Dundee City Council Development Quality Committee

16 November 2009

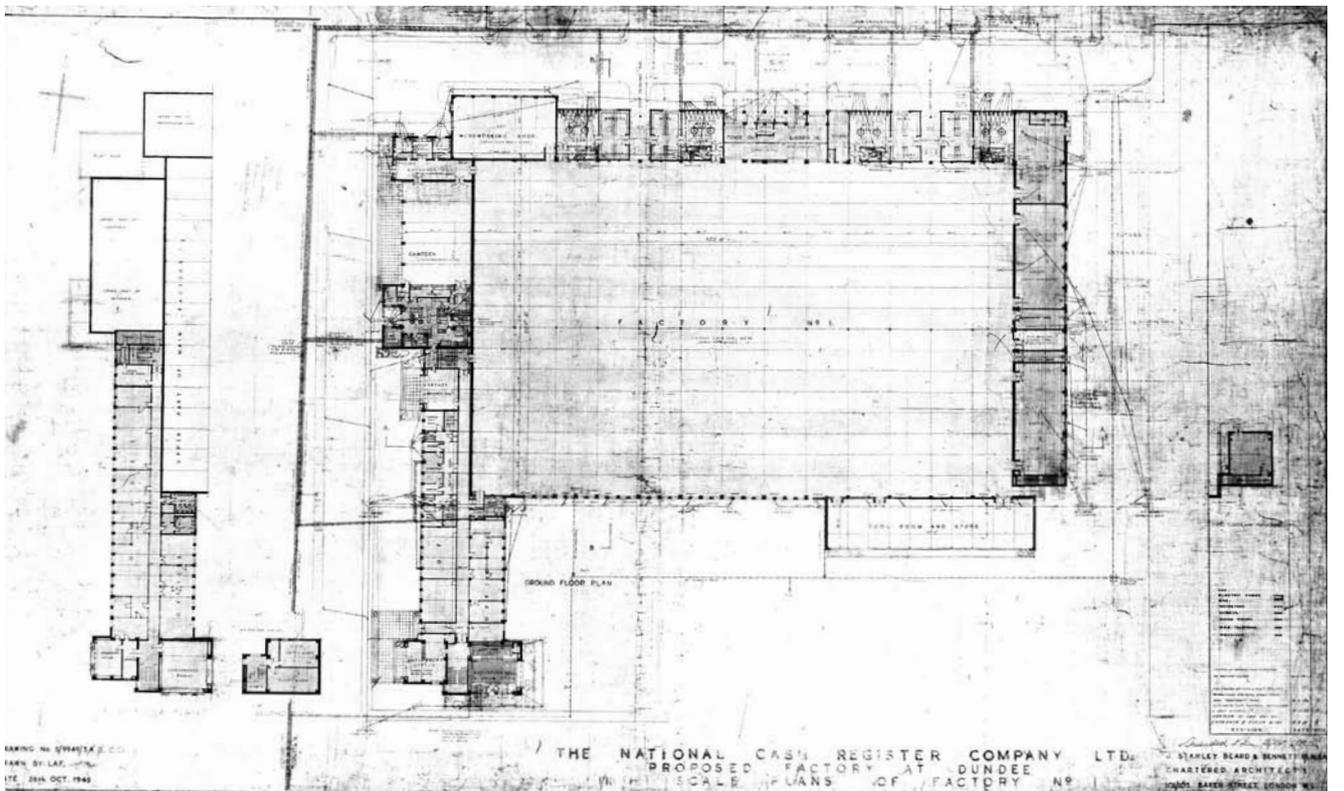
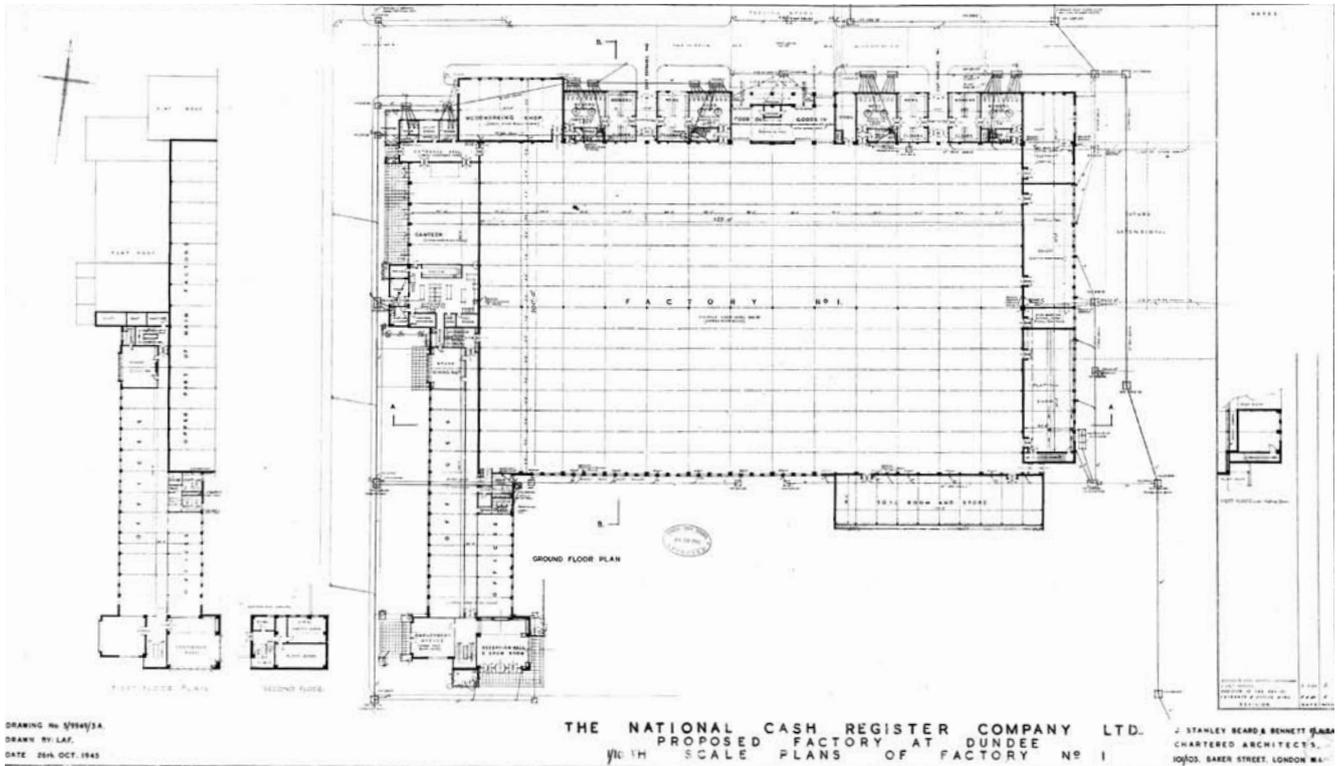
### 30. List of projects by J Stanley Beard

5267	27-Aug-29	Bartlett Mrs Emma, 'Pristorce Cottage', GX	Maycock G H, 'Norfolk Villa', Chalfont St Peter		Oxford Road, GX	Proposed 1:two storied house		5267
6262	21-Oct-32	Bartlett Mrs T, 'Landrecies', Tatling End, GX	Albion A J, 5 Oxford Road, Tatling End	Albion A J, 5 Oxford Road, Tatling End	Fulmer Lane	Proposed one two storied house	Marked as Denham	6262
No Plan	20-Nov-34	Bartlett T Esq, Tatling End		Wadclupp T Esq, The Leys, Hurlingham Road, Hillingdon	Tatling End	Proposed one pair of semi detached two storied houses		7170
No Plan	19-Feb-35	Bartlett T Esq, Tatling End		Waddup T Esq, The Leys, Harlington Road, Hillingdon	Tatling End	Proposed one pair of semi detached two storied houses		7272
No Plan	28-Apr-36	Bartlett T Esq, Tatling End		Waddup T Esq, The Leys, Harlington Road, Hillingdon	Tatling End	Proposed pair of two storied houses		7935
No Plan	20-Oct-36	Bartlett T Esq, Tatling End		Waddup T Esq, The Leys, Harlington Road, Hillingdon	Tatling End	Proposed 3 pairs of semi detached two storied houses		8217
5743	15-Dec-30	Barwick Simpson Mr J, 25 Park Hill, Ealing W5	Lovell Y J & Sons, Builders & Contrs, GX	Lovell Y J & Sons, Builders & Contrs, GX	Windsor Road	Proposed two storied dwelling house		5743
8446	27-Apr-37	Barwick-Simpson J R Esq, Windsor Road, GX	Smith C Esq, Ockham Drive, East Horsley, Surrey	Lovell Y J & Sons, Builders & Contrs, GX	Woodhill Avenue	Proposed one two storied house	? Evergreen, Woodhill Ave	8446
8417	23-Mar-37	Bates Mssrs S Ltd, Station Parade, GX	Wilks E G Esq, High Street, Chalfont St peter	Green Frank, Oak End Way, GX	Station Parade	Proposed additions to premises		8417
6717	12-Sep-33	Bates Sidney Ltd, Station Parade, GX			Station Parade	Proposed alterations & additions at existing shop		6717
No Plan	28-Jun-27	Batte Mr H	Buckingham Mr F, Builder, GX		Common The, GX	Proposed two garages at 'San Mario' & 'Hightrees'		4551
4640	20-Sep-27	Batte Mr H A, Sunnyside, The Common, GX	Bailey Mr E N, The Chestnuts, South Park, GX	Bailey J, Station Road, GX	Common The, GX	Proposed 1:two storied house		4640
5870	23-Jun-31	Baty Mr R G, Park House, Windsor Road, GX	Ranger Mr E, 12 Grays Inn Square, London WC	Hartley Wm , Wexham	Windsor Road	Proposed one two storied house and garage	Slackstones, 4 Windsor Road	5870
4132	11-May-26	Baty, Mr R G, Park House, GX	Cherry Mr H J, 7 Buckingham Street, Adelphi, London WC2	Hartley Mr W, Builder, Wexham, Slough	Slough - GX Road	Proposed alterations & additions to Manor Farm		4132
8049	23-Jun-36	Baxter Leo A Esq, Mon Containers Limited, Park Royal, NW10	Universal Housing Co Ltd, Rickmansworth, Herts	Universal Housing Co Ltd, Rickmansworth, herts	Manor Lane	Proposed one two storied house		8049
No Plan	15-Oct-12	Bayne R C Esq		Harrow W South Bermondsey Station SE	Oval Way	New motor house	Arden later Glendruid 10 Oval Way	2092
No #	01-May-45	Beaconsfield Home Guard Rifle Club firing range, Bulstrode Park , Gerrards Cross			Bulstrode Park	Beaconsfield Home Guard Rifle Club firing range, Bulstrode Park , Gerrards Cross		
6987	29-May-34	Beard J S Esq, Manor Lane, GX	Price Mr W H	Price Mr W H, Dukes Wood Avenue, GX	Windsor Road	Proposed one two storied house and garage	? Winnards Perch, 47 Windsor Rd	6987
6999	26-Jun-34	Beard J S Esq, Manor Lane, GX	Beard J S & Bennett Mssrs, 101-3 Baker Street, London W1	Price Mr W H, 'Hilliard', Dukes Wood Avenue, GX	Windsor Road	Proposed one two storied house and garage		6999
5624	15-Jul-30	Beard J S FRIBA, & Clare National Bank House, 101/3 Baker Street, London W1	Beard J S FRIBA, & Clare National Bank House, 101/3 Baker Street, London W1	Burgess Mr E H, GX	Oak End Way	Proposed lock up shops		5624
6080	26-Apr-32	Beard J S FRIBA, & Clare National Bank House, 101/3 Baker Street, London W1	Beard J S FRIBA, & Clare National Bank House, 101/3 Baker Street, London W1	Price Mr W H, 'Hilliard', Dukes Wood Avenue, GX	Manor Lane	Proposed one two storied house		6080
4854	05-Jun-28	Beard J S, 101 Baker Street, London W1	Beard J Stanley FRIBA		Dukes Wood Estate	Proposed extension of sewer		4854
5004	20-Nov-28	Beard J S, 101-3 Baker Street, London W1	Beard J S, 101-3 Baker Street, London W1		Dukes Wood Estate	Proposed 1:two storied house		5004

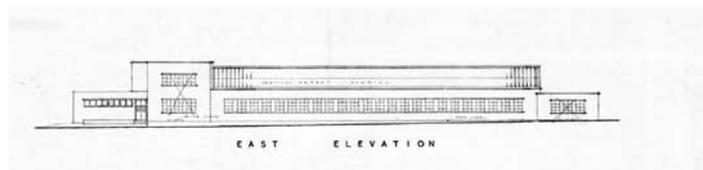
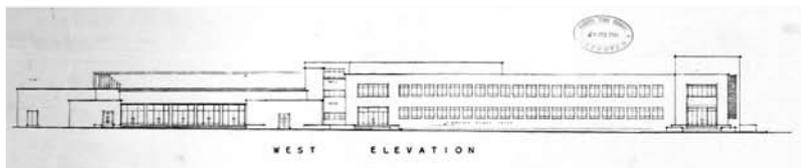
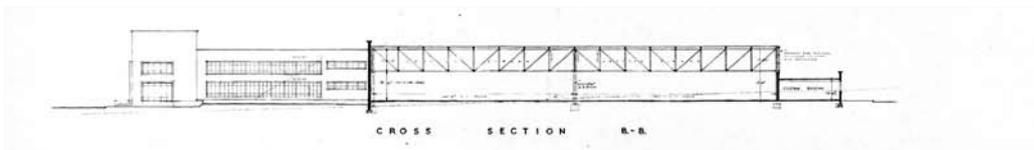
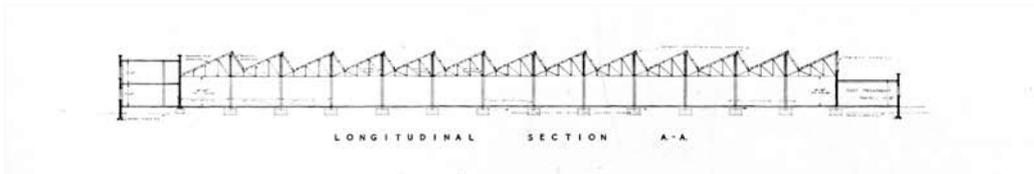
31. Reproduction of the topographic plan of the factory reduced 50%



32. Reproduction of the plans of the factory reduced 50%



33. Reproduction of the section & elevation plan reduced 50%



**THE NATIONAL CASH REGISTER COMPANY LTD.**  
PROPOSED FACTORY AT DUNDEE  
1/16" SCALE ELEVATIONS AND SECTIONS OF FACTORY NO.1

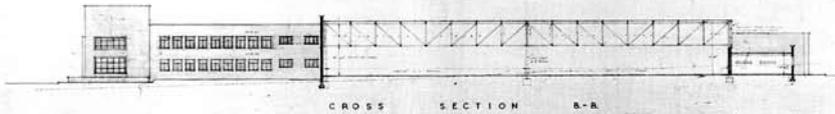
DRAWING NO. S/9949/4.  
DRAWN BY NEV.  
DATE 26. OCT. 1945.

J. STANLEY BEARD & BENNETT F./L.R.I.B.A.  
CHARTERED ARCHITECTS,  
101-3 BAKER STREET, LONDON, W.1.

conservation plan for an historic building  
The Van Leer Factory NCR's Office



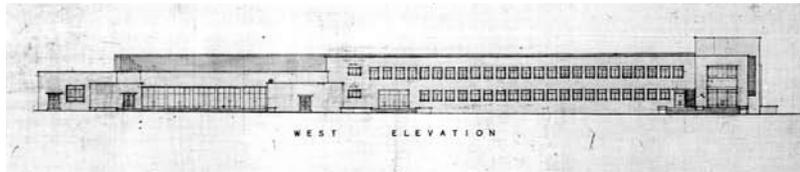
LONGITUDINAL SECTION A-A



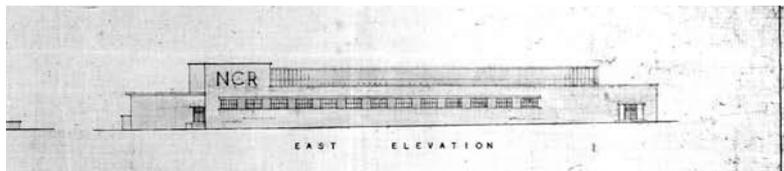
CROSS SECTION B-B



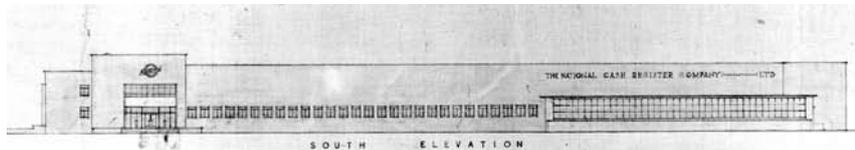
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

DRAWING NO. S19649/4.1  
DRAWN BY NTV  
DATE 26. OCT. 1945.

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34. List of projects by Scales, Gertrude:

<b>SCALES, Gertrude (Trudy) Henriette</b>			
<b>(Mrs)</b>		<b>Painter, Sculptor</b>	
1976	439	Cathedral under the Sea – cryla	£250
	440	Hampton Court – cryla	£300
	441	Jonah – cryla	£20
1977	408	Birmingham Canal – cryla	£150
	409	Androcles and the Lion – ceramic	£30
	410	St Francis – ceramic	£30
1978	452	Alley in Kingston – cryla	£75
	453	Under the Pier – cryla	
1979	481	St Patrick – ceramic	£35
1980	449	Dick Whittington – ceramic	£75
	450	Androcles and the Lion – ceramic	£65
1994	576	Olde Kingston – acrylic	£600
	577	Moving Water – acrylic	£450
	578	Cave – acrylic	£700
1995	555	Fast Castle, Bride of Lammermoor – acrylic	£750
1996	585	Animal, Vegetable, Mineral – acrylic	£750
	586	Prodigal Son – earthenware	£100