

REPORT TO: CITY DEVELOPMENT COMMITTEE – 22 APRIL 2013

REPORT ON: DRAFT SITE PLANNING BRIEF – QUEEN VICTORIA AND REGENT WORKS SITE

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 100-2013

1 PURPOSE OF REPORT

- 1.1 The purpose of the Report is to seek approval of the draft Site Planning Brief for consultation with interested parties in order to promote the redevelopment opportunities of the Queen Victoria and Regent Works site.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee
- a approves the attached draft Site Planning Brief for consultation;
 - b remits the Director of City Development to consult with the owners and interested parties on the draft Site Planning Brief; and
 - c remits the Director of City Development to report back on the results of the consultation.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications arising from the approval of this draft Site Planning brief.

4 BACKGROUND

- 4.1 Blackness is the largest inner city industrial area in Dundee and is Scotland's oldest urban industrial area. It has retained a significant portion of its historic built fabric and was designated a Conservation Area in 1997.
- 4.2 The Queen Victoria Works was an extensive former flax mill which dated from 1828 and is situated towards the western boundary of the Blackness Conservation Area. Until its closure in the late 1980's the mill was the oldest operating jute mill in the world.
- 4.3 Part of the Queen Victoria Works complex, which is known as the High Mill, is Category B-listed by Historic Scotland and the stone boundary walls to the site are considered important to retaining the industrial characteristics and legacy of the area.
- 4.4 Council planning policy designates Queen Victoria Works as a brownfield site appropriate for mainstream housing and/or a range of other uses and designates Regent Works within the general economic development area of Blackness.
- 4.5 In recent years a number a brownfield sites in the wider Blackness area have been developed for a range of mixed tenure dwellings, student accommodation and a

range of commercial and entertainment uses. The Category A-Listed 'Coffin Mill' adjacent to Queen Victoria Works has been converted into mainstream residential use and the Regent Works is adjacent to the Blackness Trading Precinct.

- 4.6 The draft Site Planning Brief has been prepared to stimulate interest for the redevelopment of the site. It supports residential use and/or mix of appropriate uses such as small scale commercial workspace. It is considered that a mix of housing and commercial workspace offers a good opportunity to capitalise on the established uses of the wider area and the careful arrangement of buildings and open spaces should buffer any perceived amenity conflicts from adjacent land uses.
- 4.7 It is intended to consult the site owners, adjacent occupiers and other interested parties on the draft Site Planning Brief, following which a further report will be submitted to Committee.

5 POLICY IMPLICATIONS

- 5.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management.
- 5.2 The promotion of this site for redevelopment that respects, protects and enhances the listed building and wider conservation area status with appropriate new uses is in accordance with the built environment tenets of the Single Outcome Agreement.

6 CONSULTATIONS

- 6.1 The Chief Executive, the Director of Corporate Services and Head of Democratic and Legal Services have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

- 7.1 There are no relevant background papers.

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GH/NMcD/ES

28 March 2013

Dundee City Council
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DRAFT SITE PLANNING BRIEF: QUEEN VICTORIA & REGENT WORKS, BLACKNESS, DUNDEE**INTRODUCTION**

This draft Site Planning Brief has been prepared as planning guidance to the Development Plan in order to stimulate interest for the redevelopment of this extensive privately owned site. Comprehensive proposals for the site identified, including the re-use of the Category B Listed Queen Victoria Mill, are sought.

LOCATION

The site covers 1.5Ha at the west end of the Blackness Conservation Area and is divided by Douglas Street. All the buildings within the site are likely to be in poor structural condition and no structural survey has been undertaken in the preparation of this draft Brief.

QUEEN VICTORIA MILL BUILDING

Built between 1828 and 1834 the 9 bay 2½-storey Mill is constructed from sandstone rubble with tooled dressings. The mill is Category B Listed and an imaginative approach to its reuse is encouraged as a focus for wider redevelopment of the site. Any application for the demolition of a listed building, or buildings worthy of retention in a Conservation Area, must be fully supported by reports on the condition and marketing history of the building along with the feasibility study which explores the viability of retaining the building for active use. The curtilage walls between Brook Street and Douglas Street are also Category B Listed and these should also be retained as an important part of the Conservation Area characteristics .

DESIGN GUIDANCE

As with all new developments in Dundee, a high standard of design is required. The stone, slate and cast iron columns salvaged from the site should be reused to provide the basis for a contemporary design that reflects the industrial history of the site. The surrounding listed buildings are constructed from local sandstone and whilst no stipulation is made to limit or promote certain materials, those selected must be of high quality in terms of maintenance, longevity and appearance.

A Design Statement must be submitted with any planning application for this important site.

The Development Plan designates the site as appropriate for housing, however, in order to secure the reuse of listed buildings on the site, a mix of housing and commercial workspace would also be appropriate and would reflect the established uses in the wider area. Proposals for retail use within the site will not be supported.

Whilst there is a general preference that 'Inner City' sites be developed with houses, the surrounding listed buildings provide an important context to this site's redevelopment. As such, it is likely that the Queen Victoria Mill building could be sympathetically converted into flats with each flat meeting the Development Plan minimum requirement of 60 sqm internal floor area. In order to develop the remainder of the site with appropriate buildings and open space, a mix of flats and/or houses is considered acceptable in principle.

All houses must have a minimum of 2 bedrooms and 65% of houses must have 3 or more bedrooms or a minimum gross internal floor area of 100sqm. All houses must have a minimum of 50sqm private useable garden ground whilst 30% should have more than 75sqm. Flats must have at least 100sqm of communal amenity space or 10sqm per flat, whichever results in the greater area and provision should also be made for useable balconies or external drying greens.

The larger portion of the site is self-contained by its Listed walls and it should be possible within this site to provide areas of useable and attractive soft landscaped open space that are considered as semi-public and privately managed by the future owners of the development.

In order to protect privacy a distance of 18m between facing windows of habitable rooms must be observed and private garden areas must not be overlooked by living room windows of neighbouring dwellings.

HOUSES IN MULTIPLE OCCUPATION

The evaluation of redevelopment proposals will include due consideration to the Council's policy on houses in multiple occupation which determine the cumulative impact on residential amenity in any given area. The occupation of residential uses on this site by 3 or more unrelated people may be prevented through an obligation under Section 75 of the Town and Country Planning (Scotland) Act 1997.

CAR PARKING

All houses must have at least one car parking space within the curtilage and flats should have a minimum of 100% car parking provision.

PUBLIC ART

It is anticipated that the scale of redevelopment will activate the Council's 'percent for art' policy. Discussion with the Council at an early in the development process is recommended in order that appropriate and engaging methods of public artwork are achieved.

DRAINAGE AND GROUND CONDITIONS

All appropriate development proposals must be accompanied by Sustainable Drainage proposals that are developed in agreement with the Council and Scottish Water at the time of submitting a planning application. A comprehensive survey of topography, services and ground conditions is essential.

APPENDIX 1 – SITE PLAN

