

**REPORT TO: PLANNING & TRANSPORT COMMITTEE - 10 MARCH 2008**  
**REPORT ON: DOWNFIELD PRIMARY SCHOOL - SITE PLANNING BRIEF**  
**REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION**  
**REPORT NO: 103-2008**

## **1 PURPOSE OF REPORT**

- 1.1 The purpose of this report is to inform the Committee of the findings of the public consultation on the Draft Downfield Primary School Site Planning Brief and to seek approval of the Finalised Brief (copies of the Brief are available in the Members lounges).

## **2 RECOMMENDATION**

- 2.1 It is recommended that the Committee
- a note the findings from the public consultation;
  - b approve the Downfield Primary School Site Planning Brief as supplementary planning guidance to the Dundee Local Plan Review 2005 to direct the future development of the site; and
  - c refer the final Site Planning Brief to the Development Quality Committee as a relevant material planning consideration.

## **3 FINANCIAL IMPLICATIONS**

- 3.1 As the site is owned by Dundee City Council and it is intended to sell the land on the open market, this Brief has the potential to influence the value of the site.

## **4 BACKGROUND**

- 4.1 Reference is made to report 7-2008 and the decision of the Planning and Transportation Committee of 14 January when it was agreed to approve the Draft Downfield Primary School Site Planning Brief for the purpose of consultation and to report back to Committee on the completion of the consultation exercise.
- 4.2 A copy of the Draft Brief and a covering letter was sent to 135 neighbouring properties on 17 January with comments to be returned by 27 February. Consultations included Ward Councillors, Sportscotland, Scottish Water and other interested parties. The Brief was also hosted on the City Council website. Recipients were given a period of eight weeks in which to submit comments on the content of the draft Brief.
- 4.3 13 responses were received from local residents who have been generally positive in their comments. A list of all respondents, a summary of their comments and responses to those comments is appended to this report.
- 4.4 The main points raised related to potential increases in traffic and harm to residential amenity. In response to these comments some minor changes have been made to the Brief. These changes highlight the need for developers to submit a road safety audit with a planning application and the need to retain and if necessary make improvements to the stone walls on the southern boundary of the main school site. The revised text of the Brief is appended to this report

## 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. The major issues identified are:

a Sustainability

The Site Planning Brief accords with the Council's Sustainability Policy, particularly the key principles of "Transport and Travel" and the "Built Environment". The draft Brief anticipates the redevelopment of brownfield land, and highlights the opportunity to provide pedestrian links within a location already accessible by public transport and close to local services and amenities.

The current Building Standards require any development to meet certain criteria in terms of the Sustainability Principles of "Environmental Legislation", and "Energy and Water use".

b Anti-Poverty

The Brief promotes the provision of affordable housing.

c Equality Impact Assessment

The Brief falls outwith the need for an Equality Impact Assessment and its contents are believed to have no effect on equal opportunities.

d Risk Management

The Brief has no implications on Risk Management.

## 6 CONSULTATIONS

6.1 The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance) and Assistant Chief Executive (Community Planning) have been consulted and are in agreement with the contents of this report.

## 7 BACKGROUND PAPERS

7.1 Dundee Local Plan Review 2005

7.2 Report 7-2008

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Mike Galloway  
Director of Planning & Transportation

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Head of Planning

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29 February 2008

**APPENDIX 1****DOWNFIELD PRIMARY SCHOOL SITE PLANNING BRIEF - SUMMARY OF RESPONSES TO PUBLIC CONSULTATION EXERCISE****Respondent 1:** **C Thomson, 390 Strathmartine Road****Summary of Comments:** The property shares a side and rear boundary with the main school site. The owner raised concern over the potential loss of the stone boundary wall and fence and the proximity of any new development to the wall.**Response:** Although it is expected that the stone boundary walls would be retained, and in particular those on the boundary with residential property, the Brief does not state this explicitly.**Revision to the Brief:** The Brief has been amended to highlight that these features should be retained.

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**Respondent 2:** **R & F Mulholland, 9 Frederick Street****Summary of Comments:** The owner of the property queried whether there was any restriction on development of the school site and asked that the Brief specify the type and number of housing to be built on the and that they be similar to existing houses which are historically of a single storey bungalow type.**Response:** Investigations have shown that there is no title or other restriction on the development of the site. The Brief notes the maturity of this part of the city and requires new development to complement the existing character of the area. As such it is not considered appropriate to alter the content of the Brief.**Revision to the Brief:** None.

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**Respondent 3:** **J McDonald, 11 Camperdown Road****Summary of Comments:** Owner raises several points. Expresses surprise that the main school building is not Listed. Objects to a new access being created from Camperdown Road due to existing high traffic flows and the high level of on street car parking. Suggests access should be from either Frederick Street or East School Road. Also suggests that the barrier on East School Road could be removed as it will no longer be necessary to control traffic flow past the school. Notes that modern terraced properties are not in keeping with the historic character of Downfield. Supportive of the retention of landscaping.

**Response:** The Brief considers that the building is of some merit and could be retained and converted but recognises that it may not be financially viable to do so and notes that the whole site could be cleared and developed for housing.

In order to assess the likely impact of new development a developer will have to undertake a road safety audit for all proposed roads and alterations to existing roads in accordance with City Council guidelines. This may result in the developer being required to fund upgrades to the local road network.

The Brief recognises that this is a mature and attractive part of the City and together with the Local Plan policies seeks to protect this character.

**Revision to the Brief:** None.

**Respondent 4:** **Mr McKenna, 19 Frederick Street**

**Summary of Comments:** Concern over the potential loss of the wooded hillock in north west corner of annexe site. This is a habitat for variety of birds and provides an attractive outlook from the properties on Frederick Street.

**Response:** The Brief states that trees and established landscaping should be retained where possible. In particular boundary landscaping should be retained and improved where appropriate.

**Revision to the Brief:** None.

**Respondent 5:** **E Kane, 7 Camperdown Road & S Scott, 9 Camperdown Road**

**Summary of Comments:** Concern that a new access could be created onto Camperdown Road. There are already many problems with vehicles on Camperdown Road and a new access would only add to them.

Hopes that the wooded area in the north-west corner is retained as it is home to a number of birds. Also notes that the development should be owner occupied as 'social housing' would detract from the character of the area. As the owner of a character property asks that any new development is sympathetic to the character of the Downfield area.

**Response:** In order to assess the likely impact of new development a developer will have to undertake a road safety audit for all proposed roads and alterations to existing roads in accordance with City Council guidelines. This may result in the developer being required to fund upgrades to the local

road network.

The Brief recognises that this is a mature and attractive part of the City and together with the Local Plan policies seeks to protect this character.

**Revision to the Brief:** None.

**Respondent 6:**

**J Andrew, 386 Strathmartine Road**

**Summary of Comments:**

Concern that development of the main school building site will include the demolition of the shelters and stores in the playground. The boundary wall at the rear of these buildings is only 4ft 10in high and this will not provide sufficient privacy for the properties on Strathmartine Road. Asks that this wall is increased in height, perhaps using the demolition material from the shelters.

Also asks that the school building is retained and converted and that no trees are planted along the property boundary as this creates a long term maintenance burden for adjoining properties.

**Response:**

The impact of development on the residential amenity of existing properties is a consideration in determining a planning application. In this case it is expected that, where appropriate, stone boundary walls will be retained and if necessary improvements made in order to provide privacy for both existing and new residents.

The Brief recognises that this is a mature and attractive part of the City and together with the Local Plan policies seeks to protect this character.

The Brief asks that developers first consider retaining the school building. Landscaping proposals are checked to ensure they will not cause long term maintenance issues.

**Revision to the Brief:**

The Brief has been amended to ensure developers consider making improvements to boundary treatments to ensure privacy of both existing and new residents.

**Respondent 7:**

**S Paesano, 406 Strathmartine Road**

**Summary of Comments:**

Objects to the proposed development of the Annexe site. It will have a substantial negative effect on quality of life. The current level of traffic creates intolerable noise, pollution and danger. The development will only increase this.

The housing development will reduce the amount of sunlight, increase noise pollution and decrease the value of the writer's house.

**Response:** In order to assess the likely impact of new development a developer will have to undertake a road safety audit for all proposed roads and alterations to existing roads in accordance with City Council guidelines. This may result in the developer being required to fund upgrades to the local road network.

The impact of new development on the amenity of existing residents is considered as part of any planning application. It is unlikely that new housing would be of a size or height that would reduce sunlight entering no.406 Strathmartine Road.

**Revision to the Brief:** None.

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**Respondent 8:** **K Thomson, 5 Camperdown Road**

**Summary of Comments:** Concerned that development will increase traffic levels in an already busy area. Vehicle access should be via the existing vehicle access on East School Road.

The trees within the annexe site are an attractive home to a variety of birds. These should be retained.

Family housing is likely to increase noise. Local area contains many character buildings and new development should respect this.

**Response:** In order to assess the likely impact of new development a developer will have to undertake a road safety audit for all proposed roads and alterations to existing roads in accordance with City Council guidelines. This may result in the developer being required to fund upgrades to the local road network.

The Brief asks for trees and established landscaping to be retained where possible.

It is unlikely that new housing would generate noise over and above levels one would normally expect in a residential location.

The Brief recognises that this is a mature and attractive part of the City and together with the Local Plan policies seeks to protect this character.

**Revision to the Brief:** None.

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**Respondent 9: C Roncone, 410 Strathmartine Road**

**Summary of Comments:** Objects to the development of the annexe site as the area is populated enough. Concerned that the development will harm the amenity of residential property through increase traffic noise, loss of privacy and increased crime. This area should be turned into a park instead.

Does support the conversion of the main school building as this is a landmark building.

**Response:** It is unlikely that new housing would generate noise over and above levels one would normally expect in a residential location. New housing would be sited where it would not impact on the privacy of existing property. New housing must satisfy the 'Secured by Design' standards.

**Revision to the Brief:** None.

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**Respondent 10: W Batchelor, 3 Camperdown Road**

**Summary of Comments:** Concerned that development will increase traffic levels in an already busy area.

Comments on the need for long term maintenance of any landscaping on Camperdown Road. Suggests that the pocket park should not be located on Camperdown Road.

**Response:** In order to assess the likely impact of new development a developer will have to undertake a road safety audit for all proposed roads and alterations to existing roads in accordance with City Council guidelines. This may result in the developer being required to fund upgrades to the local road network.

It is expected that the landscaping strip would either form part of the front gardens of those properties or become an area of open space which would be maintained at the expense of a new residents group or by negotiation with the City Council.

The location and design of the pocket park would be determined at the planning application stage. The Brief does note that the park should be a focal point to the development and it is therefore likely that it would be located towards the centre of the site rather than adjacent to the road.

**Revision to the Brief:** None.

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<b>Respondent 11:</b>	<b>M Boag, 17 Bank Avenue</b>
<b>Summary of Comments:</b>	Concerned that development may harm residential amenities through loss of privacy and noise.  In particular the stone boundary wall and attached fence, although in poor state of repair does provide screening from the school playground.
<b>Response:</b>	It is unlikely that new housing would generate noise over and above levels one would normally expect in a residential location.  Although it is expected that the stone boundary walls would be retained, and in particular those on the boundary with residential property, the Brief does not state this explicitly.
<b>Revision to the Brief:</b>	The Brief has been amended to highlight that these features should be retained.

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<b>Respondent 12:</b>	<b>Resident, 388 Strathmartine Road</b>
<b>Summary of Comments:</b>	Concerned that development may result in loss of privacy. In particular the stone boundary wall and attached fence, although in poor state of repair does provide screening from the school playground.
<b>Response:</b>	Although it is expected that the stone boundary walls would be retained, and in particular those on the boundary with residential property, the Brief does not state this explicitly.
<b>Revision to the Brief:</b>	The Brief has been amended to highlight that these features should be retained.

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<b>Respondent 13:</b>	<b>E Connor, 404 Strathmartine Road</b>
<b>Summary of Comments:</b>	Concerned that development may harm residential amenities through loss of privacy, and that development will result in the loss of wildlife and trees from the annexe site.
<b>Response:</b>	The Brief asks for trees and established landscaping to be retained where possible. In particular it asks that boundary landscaping be retained and enhanced where necessary. This together with the careful siting of new housing will not cause significant harm to the residential amenities of neighbouring properties.
<b>Revision to the Brief:</b>	The Brief has been amended to highlight that these features should be retained.



## APPENDIX 2

### DOWNFIELD PRIMARY SCHOOL, EAST SCHOOL ROAD - SITE PLANNING BRIEF

#### 1 INTRODUCTION

- 1.1 The decision by Dundee City Council to relocate Downfield Primary School on a new campus a short distance away on Haldane Crescent presents the opportunity to realise a high quality redevelopment of the two brownfield sites on East School Road.
- 1.2 This Site Planning Brief has been prepared as supplementary planning guidance to the Dundee Local Plan Review 2005. The intention of the Brief is not to prescribe how the school site should be developed but to set clear guidelines which will ensure the successful and sustainable redevelopment of the site.
- 1.3 Housing is the prevailing use in the surrounding area and is the preferred use for this site. The opportunity exists to provide a mix of house types and sizes which will create affordability, choice and, in an appropriate layout, add interest to the development as a whole.
- 1.4 The Dundee Local Plan Review 2005 particularly Policy 4 (Appendix 1) and Policy 55 set the general standards for housing development in this part of the city. In accordance with Policy 55, developers shall refer to the Dundee Urban Design Guide. This sets out the broad principles which development in Dundee is expected to follow and discusses the importance and benefits of good urban design.

#### 2 LOCATION

- 2.1 The site lies to the north of the Kingsway and has excellent transportation connections, access to recreation facilities, shopping facilities and primary and secondary schools.
- 2.2 The site is unusual for a primary school campus in that it is split across two sites either side of East School Road. The main school building is of traditional stone construction and occupies the northwest corner of the southern site. Although not Listed the building is distinctive and its prominent corner location adds to the character of both streets. Tall stone boundary walls run along the north and west boundary of the 0.31 ha site and further add to the character of the area.
- 2.3 The school annexe occupies a small part of a 1.27 ha site on the north side of East School Road. The remainder of the site comprises open grass areas containing trees and landscaping. Vehicle and pedestrian access is solely from East School Road.
- 2.4 The school site is identified on the Local Plan Proposals Map as being a protected open space - school ground, within a Suburban area. In this Suburban location the development of housing is considered acceptable. Houses rather than flats being the preferred form although the Local Plan does accept the development of flats through the conversion of buildings of merit where the conversion to houses is not suitable or achievable. In this case the main school building is considered to be of merit and worthy of retention. The City Council would consider the conversion of this building to flats subject to sufficient evidence that it is not suitable for conversion into townhouses.

### **3 HOUSE TYPE/MIX**

- 3.1 The City Council considers that two options exist for the redevelopment of the southern site. One is to retain and convert the main school building and develop a small number of houses on the remainder of the site. The other option is to clear the site and develop it all for housing.
- 3.2 The option to retain and convert the main school building is driven by the design and prominent position of the building on the corner of East School Road and Bank Avenue. If retained it should be converted into townhouses. A flatted conversion would be an acceptable alternative subject to evidence that it is not possible to convert into townhouses. In accordance with Appendix 1 of the Dundee Local Plan Review flats should have generous internal space standards and 2 or more bedrooms. The land around this building would provide the amenity space and car parking for the conversion.
- 3.3 The clearance of the site would allow the whole site to be developed. If this option were pursued only housing would be acceptable. This would be in the form of detached or semi-detached housing comprising a mix of dwelling types and designs.
- 3.4 The northern annexe site shall be developed with housing only. To create a diverse environment and to meet the demand for affordable, owner-occupied housing, the development will provide a mix of house types and sizes with a minimum of 40% semi-detached and/or terraced houses.
- 3.5 Appendix 1 of the Local Plan requires 75% of housing in new developments to contain, as a minimum, 3 or more bedrooms or to have a minimum gross internal floor area of 100m<sup>2</sup>.

### **4 FORM**

- 4.1 It is not the intention of the Brief to stipulate the layout of the new development but to set clear guidelines which will ensure the successful redevelopment of the site.
- 4.2 In this attractive and mature part of the city architecture and the design of the public realm should complement the existing character of the area, and provide contemporary design solutions, which reflect modern functions and styles and the diversity within the community.
- 4.3 It is suggested that 2-3 bedroom houses may offer the best mix for this site; built as two-storey houses with potentially a third storey in the roof profile.
- 4.4 To create choice of housing it may be appropriate to develop a small number of terraced houses within the larger site. These should not be sited on the existing street frontages where it is important to retain the integrity and character of the current streetscene.
- 4.5 Dwellings sited on Camperdown Road should be set back at least 5 metres from the footway edge to allow space for landscaping in the interests of the visual appearance of the streetscene.
- 4.6 If retained, the distinctive main school building shall be converted with the characteristic fenestration and detailing imaginatively incorporated into the scheme.

4.7 If this building is demolished the City Council seeks a creative redevelopment of this prominent site. Any redevelopment should respect the views of the site from Strathmartine Road and the prominence of the building on Bank Avenue and East School Road. Developers should submit a design statement to show how they have arrived at their design solution for this part of the site.

4.8 To avoid the situation where front gardens are dominated by parked cars, front gardens should be enclosed by hedges and garages. Car parking spaces should be sited to the rear of properties (although access can still be taken through the front garden).

## **5 MATERIALS**

5.1 New development should use a palette of predominantly locally used materials and/or colours to provide coherence with existing development, especially the stone school buildings and with the surrounding built and landscaped environment. Developers are encouraged to use sustainable construction systems and techniques and to promote good environmental practice in the redevelopment of this brownfield site.

## **6 SUSTAINABILITY**

6.1 The City Council actively promotes sustainable development and would encourage developers to embrace the principles of sustainable development. In this case developers are encouraged to design and orientate houses to maximise passive solar gain and where possible exceed the Building Standards in relation to energy efficiency and water use. To encourage recycling all dwellings should provide adequate space for the storage and use of recycling bins.

## **7 AMENITY/GARDEN SPACE**

7.1 Appendix 1 of the Local Plan requires new housing development in suburban locations to provide a minimum private useable garden ground area of 120m<sup>2</sup> and for 40% of the whole development to have more than 160m<sup>2</sup> of useable garden ground. Recognising that there may be difficulties in meeting this standard for terraced housing, under the terms of this brief these standards may be applied more flexibly for terraced housing and in particular for mid terraced properties, although none should provide less than 100m<sup>2</sup> of private useable garden ground.

7.2 If flats are formed in the main school building they should be served by a communal garden comprising 100m<sup>2</sup> of private useable space or 10m<sup>2</sup> per flat whichever is greater. Drying areas are to be provided in addition.

## **8 MOVEMENT, ACCESS AND PARKING**

8.1 A permeable network of streets and pathways should provide access and a choice of routes through the development, linking with surrounding areas. These should be overlooked by the fronts of new development to ensure routes are attractive, well lit, interesting and benefiting from natural surveillance.

8.2 Reference must be made to Local Plan Policy 81:Pedestrians which requires new developments to where necessary include measures that improve pedestrian safety. The development of housing is likely to alter traffic flows on the local road network.

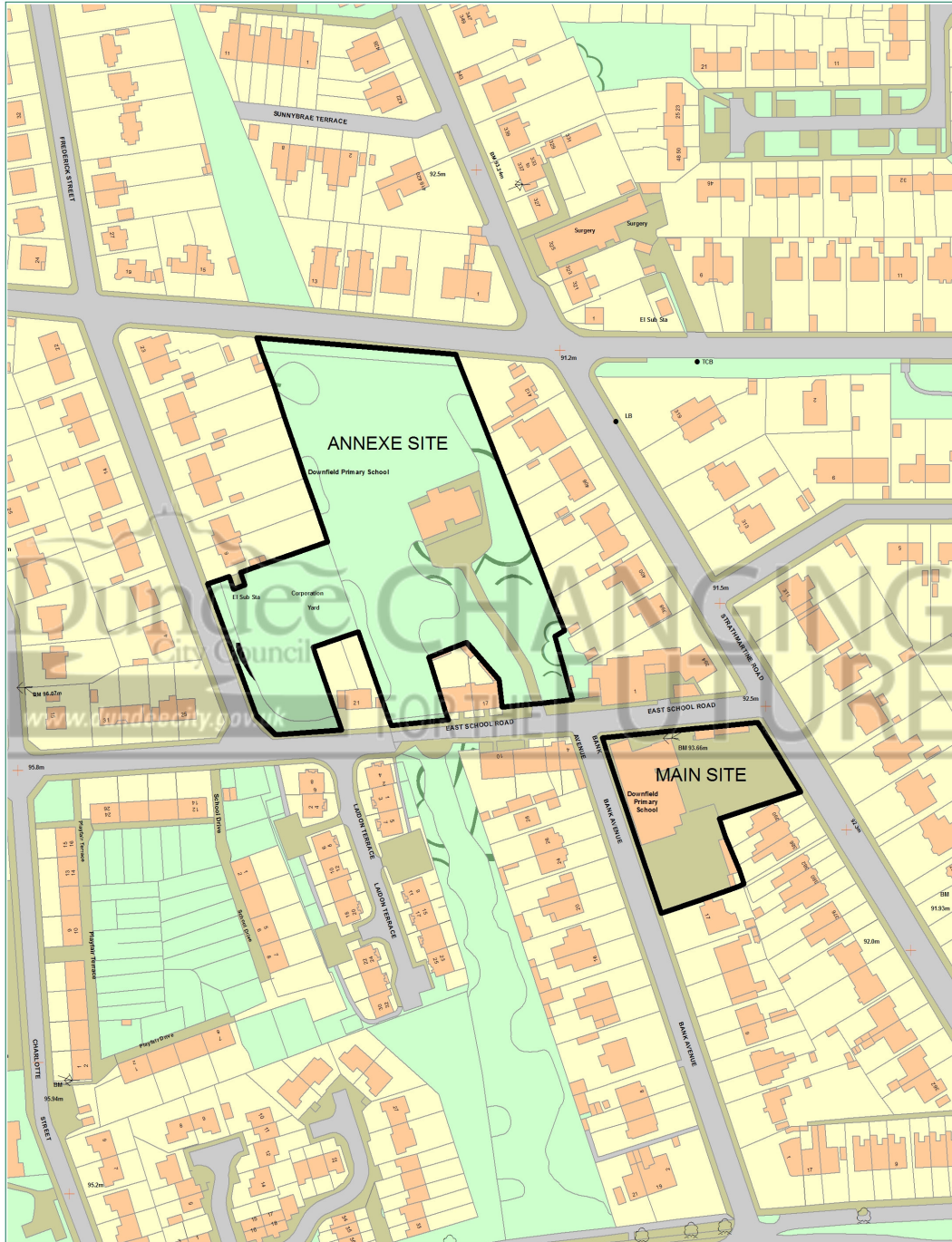
Developers must assess the impact of their proposals and if necessary make provision for improvements to the road network.

- 8.3 Vehicle access to the northern annexe site can be taken from Camperdown Road and/or East School Road. Vehicle access to the southern school site should be primarily from Bank Avenue although, subject to a road safety audit, there is potential for direct access from East School Road.
- 8.4 All dwellings must provide 1 car parking space within the curtilage whilst dwellings with three or more bedrooms should have at least 2 car parking spaces. In addition 50% of dwellings should have a garage or provide space for a garage. Again it is recognised that there may be some difficulties in accommodating these standards for terraced housing. There may be scope to relax these standards to allow an innovative and high quality design solution in order to accommodate an appropriate level of parking for any terraced properties.
- 8.5 Flats shall be provided with a minimum of 150% car parking. It may be difficult to meet the requirement for curtilage car parking in connection with townhouses in the converted main building and therefore it may be acceptable to locate some of these spaces outside of the curtilage through an innovative and high quality design solution.

## **9 LANDSCAPING**

- 9.1 A high quality public realm is expected to complement the wider setting of the development site. It is expected that trees and established landscaping will be retained where possible. New boundary treatments should have regard to and generally allow for the natural surveillance of surrounding streets, pathways and open space. Public realm proposals should fully take into consideration potential for improvements to the biodiversity of the site and its surroundings.
- 9.2 In the interests of the amenities of occupiers of the new dwellings and those in the existing neighbouring dwellings the landscaping along the shared boundaries of the site shall be retained and improved where appropriate. In particular the stone walls on the southern boundary of the main school site should be retained and if necessary improvements made through additional planting or screening in order to provide privacy for both existing and new occupiers.
- 9.3 Given the size of the site and the area of open space that will be lost to development there is a need for appropriate provision of shared open space within the site. Appropriate provision is considered to be a pocket park or similar and this is likely to be provided within the larger northern site. This should be designed to be a focal point within the development.
- 9.4 Communal spaces tend to be better used when they are overlooked by and directly linked to the properties they serve, where general public access is discouraged through perceived territoriality or by physical obstacle.

# DOWNFIELD PRIMARY SCHOOL



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