

**REPORT TO: CITY DEVELOPMENT COMMITTEE - 27 APRIL 2009**

**REPORT ON: LAWSIDE ACADEMY - SITE PLANNING BRIEF**

**REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION**

**REPORT NO: 119-2009**

## **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 Lawside Academy 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 notes the findings from the public consultation;
- b approves the Lawside Academy Site Planning Brief as supplementary planning guidance to the Dundee Local Plan Review 2005 to direct the future development of the former Lawside Academy site; and
- c refers the approved Site Planning Brief to the Development Quality Committee as a relevant material planning consideration.

## **3 FINANCIAL IMPLICATIONS**

3.1 There are no financial implications arising as a result of this report.

## **4 BACKGROUND**

4.1 Reference is made to Report 582-2008 and the decision of the Planning and Transport Committee of 8 December 2008 when it was agreed to approve the draft Lawside Academy Site Planning Brief for the purpose of consultation and to report back to Committee on completion of this consultation exercise.

4.2 Copies of the Draft Brief were sent to all residential properties surrounding the site and further copies were sent out to interested parties. These included the Scottish Ambulance Service, Scottish Water and Fields in Trust Scotland. The Draft Brief was also hosted on the City Council website and comments invited. Recipients were given a period of seven weeks (to 30 January) in which to submit comments on the content of the draft brief.

4.3 Four comments were received from 3 residents and the Scottish Ambulance Service. Small changes were made to the Brief due to the nature of these comments and the comments are appended to this report.

4.4 Further research also required that the site boundary be changed in order that the land to the south of the ambulance station and east of the Fire Station is retained as a playing field.

## 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 are set out below:

a Sustainability

The Draft 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.

b Strategic Environmental Assessment

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".

c Anti-Poverty

The Draft Brief promotes the provision of a range of different types and sizes of housing to provide choice.

d 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.

e 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), Head of Finance, Assistant Chief Executive (Community Planning), Director of Education and Director of Economic Development 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 582-2008.

Mike Galloway  
Director of Planning & Transportation

Ian Mudie  
Head of Planning

IGSM/WF/ES

25 March 2009

Dundee City Council  
Tayside House, Dundee

**APPENDIX 1****LAWSIDE ACADEMY SITE PLANNING BRIEF - SUMMARY OF RESPONSES TO PUBLIC CONSULTATION EXERCISE****Respondent 1: Councillor Helen Dick - 81 West School Road, Dundee****Summary of Comments**

Ground to the west of the respondents dwelling is privately owned. Access off Macalpine Square is not currently a main access. It is narrow and vehicles often have to drive into and reverse out of the site. There is also no pavement, therefore it would be inappropriate to use it as an access to the site. Parking is already an issue. Consideration should be given to an access off West School Road. Bungalow type houses should be considered.

**Response**

The road at Macalpine Square is 5.5m wide, which is acceptable, however a footway will need to be implemented to the west of the road, in order to use this street as an access. Single storey dwellings will be considered in any planning applications. Parking should not be affected by the redevelopment of the site as there will be no driveways or accesses fronting onto the main roads. Access off West School Road should not be necessary to the site as there are two other possible access points.

**Revision to the Brief**

The Brief has been changed to show that the ground to the west of 81 West School Road is private garden ground. The Brief has been changed to require that the existing road at Macalpine Square should be upgraded to include a footway for access to the development site.

**Respondent 2: Scottish Ambulance Service - NHS Scotland****Summary of Comments**

During any works and development of the site, unrestricted access must be maintained for ambulance service vehicles within West School Road to allow access and egress from the ambulance station. Consideration should also be given to limiting access to the site from West School Road.

**Response**

It is acknowledged that unrestricted access must remain to the ambulance station at all times. No new access will be formed on West School Road to the northern site. However, there may be access formed to the southern site from West School Road, ensuring that unrestricted access will be retained to the ambulance station at all times.

**Revision to the Brief**

The Brief has been changed to state that unrestricted access will be retained to the Ambulance Station at all times.

**Respondent 3: Miss J Scott - 64 Garry Place, Dundee****Summary of Comments**

This is a sheltered housing area and consideration must be given to introducing a mixed stream of housing mainstream and the negative impact this will have on the sheltered housing to the east of the site. The re-siting of a fence needs to be looked at so children cannot access the land next to the complex. Also consideration should be given to ensuring sheltered housing is developed on the site.

**Response**

It is clear that there is sheltered housing to the east of the site, however there are a number of private and social rented dwellings to the north and south of the site. Therefore it is considered appropriate to encourage a mix of dwelling types. The Housing Department will look into the re-siting of the fence.

**Revision to the Brief**

None.

**Respondent 4: Mr Bruce Ransford, Lawside Academy Schoolhouse, Dundee****Summary of Comments**

Question of where entrances to the site will be and concerns relating to 2/3 storey high dwellings due to the overlooking of his property. Other concerns relate to issues such as a new address for this property, drainage, phone lines and electricity being fed from the school. There are also concerns regarding the hedge which bounds the schoolhouse, but belongs to Dundee City Council and is maintained by Dundee Contract Services.

**Response**

It is considered that 2 storey houses are appropriate for this site and 3 storey houses may also be appropriate in some cases. The issues of overlooking and overshadowing will be considered when any planning applications are received.

Drainage, phone lines and electricity are not planning concerns. They will be inspected by the Engineers carrying out the demolition of the school and care will be taken through this process.

With regard to a new address for the school house, this will be looked at by the Roads Section within the Department. It is likely that a new address will be given with the disassociation of the dwelling from the school.

The hedge which is on the boundary between the schoolhouse and school is an attractive feature, and should be retained by the developer.

**Revision to the Brief**

The Brief has been changed to state that the hedge surrounding the site should be retained and a landscape maintenance plan will need to be submitted through the planning process.

**APPENDIX 2****LAWSIDE ACADEMY, WEST SCHOOL ROAD - DRAFT SITE PLANNING BRIEF****1 INTRODUCTION**

- 1.1 The decision by Dundee City Council to relocate Lawside Academy on a merged campus elsewhere in the city presents the opportunity to redevelop this brownfield site.
- 1.2 This Draft Site Planning Brief has been prepared as supplementary planning guidance to the Dundee Local Plan Review 2005. The intention of the Draft 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 choice of house types and sizes in an appropriate layout to 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 West School Road and to the south of Camperdown Road and runs alongside Rannoch Road and Macalpine Road, which is a busy bus route. It has excellent links to transportation, recreation facilities, shopping facilities and primary and secondary schools.
- 2.2 It is approximately 2.78 hectares in area and comprises the site of a soon to be demolished secondary school and its playing field.
- 2.3 Vehicle and pedestrian access to the school site is from the west via Rannoch Road and the east via Macalpine Square. Pedestrian access is also available from Camperdown Street to the north and West School Road to the south. A number of mature trees can be found to the south east corner of the site and along the southern boundary. The site is adjacent to an area of sheltered housing.
- 2.4 There is a large area of open space and playing fields to the south of the site.

**3 HOUSE TYPE/MIX**

- 3.1 The site is within the Suburban area identified in the Local Plan. In accordance with the Local Plan Appendix 1 standards it should be developed with houses only. To create a diverse environment and to provide housing choice development will provide a mix of house types and sizes with a minimum of 40% semi-detached and/or terraced houses.
- 3.2 In accordance with Appendix 1 of the Local Plan, 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 Draft 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 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. To create choice of housing it may be appropriate to develop a small number of terraced houses.
- 4.4 To avoid the situation where open plan front gardens are dominated by cars, front gardens should be enclosed by walls or hedges. It is desired that garages and 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 Innovative design enables developers to explore the use of new and alternative materials that can add further visual interest to a housing development. 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 Draft Brief these standards may be applied more flexibly for terraced housing. However, mid terraced properties should provide a minimum 100m<sup>2</sup> of private useable garden ground. Appendix 1 standards will apply across the remainder of the development.

## **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 (with white lighting), interesting and benefit from natural surveillance.
- 8.2 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 all dwellings should have a garage or provide space for a garage. Again it 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. Appendix 1 standards will apply across the remainder of the development.
- 8.3 Unrestricted access must remain to the Ambulance Station at all times during construction and any other works.

- 8.4 Any access to the northern site should be taken from Camperdown Road and Macalpine Square, however Macalpine Square will need some upgrading to include a pavement. Access to the southern site should be taken from West School Road. The access from Rannoch Road should be closed.

## **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 occupiers of the new dwellings and those in the existing neighbouring dwellings the landscaping shall be retained along boundaries and improved where appropriate.
- 9.3 The hedge surrounding the site should be retained, and a landscape maintenance plan will need to be submitted through the planning application process.
- 9.4 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 public open space within the site. A pocket park or similar would be appropriate and this should be designed to be a focal point within the development and could be linked into the landscaping strip.
- 9.5 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.