

REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE
22 JANUARY 2001

REPORT ON: COMMERCIAL STREET/EXCHANGE STREET
DESIGN BRIEF

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 12-2001

1 PURPOSE OF REPORT

- 1.1 To bring to Members attention the development potential of a prominent city centre corner site at Commercial Street/Exchange Street and seek Members approval for a Design Brief which will be appended to the Director of Economic Development's marketing particulars.

2 RECOMMENDATIONS

- 2.1 The Committee is recommended to approve the content by the Design Brief.
- 2.2 The Committee is recommended to commend the Design Brief to the Development Quality Committee as a material consideration for development control purposes.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no direct financial implications arising from the approval of this Design Brief.

4 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 The redevelopment of this site will help to contribute to the viability and vitality of the city centre's secondary retailing area. With the successful improvement of an important city centre corner gap site the distinctive character of the city centre will be enhanced and assist in addressing a key theme of Dundee 21 "Places, spaces and objects combine meaning and beauty with utility!"

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 The promotion of a mix of uses at a site well served by public transport supports the objectives of Social Inclusion.

6 BACKGROUND

- 6.1 This small but important prominent corner gap site owned by the City Council has remained in a series of temporary uses for many years. The Director of Economic Development is to market the site, for development and requires a Design Brief to be appended to the sales particulars.
- 6.2 An overall Castlehill Area Site Planning Brief was prepared and promoted by the former District Council in 1993. That Brief was designed to bring life and vitality to this part of the city centre, through the expansion of secondary retailing to create a mixed use area with a residential emphasis. This has resulted in the successful

mixed use residential/retail redevelopment of Mortons Bond and mixed use development at 16-22 Exchange Street currently on site. Also the former Europa Ecosse building at 24 Exchange Street is being refurbished as a mixed residential/retail development.

- 6.3 The Design Brief now being advanced, favours a continuation of this approach and proposes a mix of uses such as residential, restaurant/licensed premises and an extension of secondary retailing, designed to continue to bring life and vitality to this part of the city centre and assist in further developing the key linkage aimed at reintegrating the city centre with the evolving City Quay and Central Waterfront. The Design Brief gives emphasis to the requirement for a residential development which will offer a high standard and quality of accommodation.
- 6.4 The site is included within the following Policy areas contained in the Dundee Local Plan.
- Policy Area H7, the provision of more housing.
 - Policy S5, the basis of which is the expansion of retailing to create a mixed use area at Exchange Street/Dock Street/Lower Commercial Street/Castle Street (the Castlehill area).

7 CONSULTATIONS

- 7.1 The Chief Executive, Director of Finance, Director of Support Services, Director of Corporate Planning, have been consulted and are in agreement with the contents of this report.

8 BACKGROUND PAPERS

- 8.1 Exchange Street Commercial Street Site Planning Brief

Mike Galloway
Director of Planning & Transportation

Keith Winter
Policy and Regeneration Manager

12 January 2001

KW/PMJ/KR

Dundee City Council
Tayside House
Dundee

COMMERCIAL STREET/EXCHANGE STREET DEVELOPMENT BRIEF

1 CONTEXT

It is the intention of the Dundee Partnership through several initiatives that the Castlehill area of Dundee City Centre becomes a lively and atmospheric area bringing life to the heart of the city. A major environmental improvement project has been completed and several mixed use projects are presently being developed or have been completed. Most notably the redevelopment of Mortons Bond, and 16-22 Exchange Street and refurbishment of 24 Exchange Street will enhance the mixed use residential/retail character of the area.

2 ASPIRATIONS

This prominent corner gap site remains one of the few remaining development opportunities for this area. The site requires good quality mixed use infill redevelopment to complete the street block. There is scope for modern expression but only within the envelope defined for an appropriate infill. This envelope is defined by the adjacent building lines and the approximate height of the building to the south. Some emphasis of the corner is necessary. With regard to the physical aspects of the proposal, the redevelopment of the former Mortons Bond has set a standard of quality to be followed.

3 ENVIRONMENT

Although the environmental improvement works for Castlehill have been completed it is envisaged that once the redevelopment schemes in Exchange Street have been completed, the footway and lighting will be upgraded. The site is within the Central Area Conservation Area which has been designated as outstanding by Historic Scotland. The site lies within an "Area of Archaeological Interest" and as such the Council may place relevant conditions on the grant of any planning permission for development or redevelopment.

4 ACCEPTABLE LAND USES/SCALE OF PROVISION/VEHICULAR ACCESS/PARKING

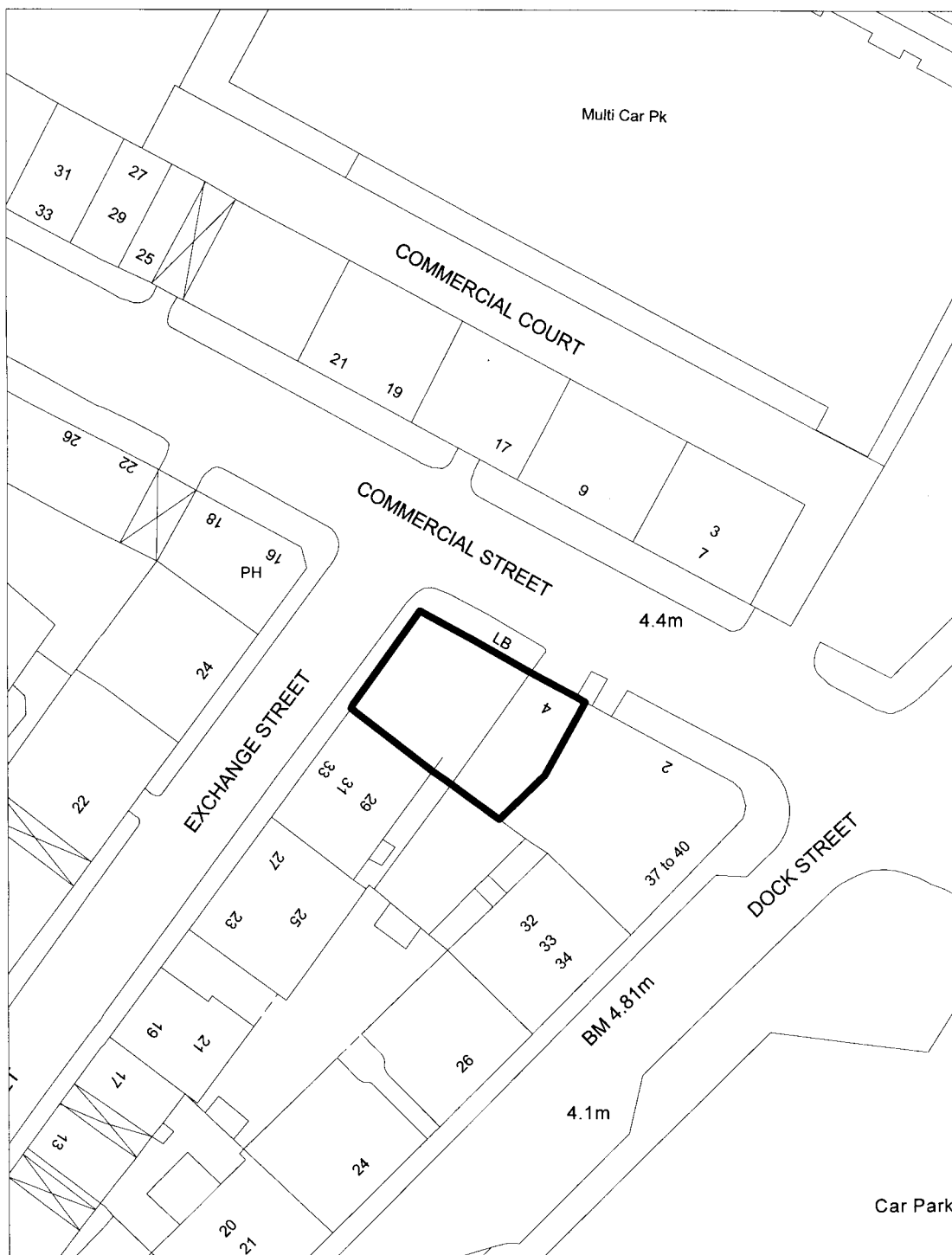
In order to further develop the areas increasingly lively atmosphere the City Council will not favour a single use development but rather a mix of uses suited to the area. It is felt that the development opportunities for the site should comprise residential use, with retail/restaurant/licensed premises at ground level. It should be noted that, the recently developed Tappas Bar on the opposite corner has greatly improved the attractiveness and vitality of the area.

It is important to stress that only a development which includes a high standard and quality of residential accommodation will be acceptable on this corner site. The site area is approximately 270 sq metres as such it is felt that the development should accommodate as a minimum 9 x 3 apt 3/4 person apartments on three levels above a ground level commercial use.

Servicing/ off loading provision is available from Commercial Street. There is no requirement to provide off street car parking for this development.

5 GROUPING MASSING DESIGN

- The building should not exceed the height of the adjoining building on Commercial Street.
- The building eaves should not be lower than the height of the adjacent building in Exchange Street.
- The building eaves should not be higher than the height of the adjacent building in Commercial Street.
- A wholly modern expression is acceptable.
- The development must enhance the visual quality of the area and be harmonious with the surrounding build form
- The scale and proportions of fenestration should relate to that traditionally established and have clear vertical emphasis.
- Public art should have an important role in the design to enrich the quality of the project. Existing Castlehill projects feature doors, gates, balustrades and balconies.
- Shopfronts should adhere to the high standards achieved in the city centre under the Façade Enhancement Grant Scheme. Articulate modern solutions will not necessarily be excluded.
- Whilst advocating innovative design the Council will seek, where possible, the use of natural materials used in a positive manner.



Project/Subject
Commercial Street/Exchange Street Design Brief

Title/Address

Dundee

Reference :

Drawn By :

MJC

Date :

20/12/00

Scale :

1:500

Dundee
City Council
Planning and Transportation

REPRODUCED FROM ORDNANCE SURVEY MAPS WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. CROWN COPYRIGHT. UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL PROCEEDINGS. LICENCE NO. 1.4. 2002L