

ITEM No ...5.....

REPORT TO: CITY DEVELOPMENT COMMITTEE – 24 APRIL 2017

REPORT ON: SITE PLANNING BRIEF – MARYFIELD HOUSE

REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 130-2017

1 PURPOSE OF REPORT

1.1 The purpose of this report is to seek approval for the Site Planning Brief for the Maryfield House site at Mains Loan following consultation with adjacent owners and other interested parties.

2 RECOMMENDATION

2.1 It is recommended that the Committee

- a Notes the summary of issues raised in the comments received on the Draft Site Planning Brief and the response to these by the Executive Director of City Development;
- b Approves the proposed alterations to the Site Planning Brief as set out in Appendix A; and
- c Approves the Maryfield House Site Planning Brief (Appendix B) as Planning Advice to inform future development of the site.

3 FINANCIAL IMPLICATIONS

3.1 There are no financial implications arising from the approval of the Draft Site Planning Brief.

4 BACKGROUND

4.1 Reference is made to Article VII of the Minute of the meeting of the City Development Committee of 23 January 2017 (Report 6-2017) which approved the Draft Maryfield House Site Planning Brief for the purposes of consultation.

4.2 Following the Committee's approval, an invitation to comment on the Draft Site Planning Brief was posted to 78 neighbouring properties at Arklay Terrace, David Robertson Street and Clepington Road as well as adjacent businesses, Maryfield Medical Centre and the DISC. In addition, relevant community groups were contacted including Stobswell Forum and Maryfield Regeneration Forum as well as Maryfield LCPP via the Communities Officer for the area.

4.3 The consultation ran from 27 January until 15 March 2017 and one response was received from the Stobswell Forum. The comments made and the proposed response by the Council are summarised in Appendix A.

4.4 Stobswell Forum generally supported the proposals for residential development set out in the draft brief. Specific comments were raised in relation to house type, architectural merit of existing buildings, access and active travel and natural surveillance. These comments have been considered and where appropriate amendments have been made to the site planning brief. Full details are set out in Appendix A.

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. There are no major issues.

6 CONSULTATIONS

- 6.1 All members of the Council Management Team have been consulted and are in agreement with the contents of this report

7 BACKGROUND PAPERS

- 7.1 None

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Executive Director of City Development

Gregor Hamilton
Head of Planning & Economic Development

GH/JR/MS

24 March 2017

Dundee City Council
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Appendix A

DRAFT MARYFIELD HOUSE SITE PLANNING BRIEF – CONSULTATION RESPONSE

Respondee - Stobswell Forum
Consultation Comments
General – Stobswell Forum supports the development of this site for housing purposes. The Forum has long held the view that additional housing in the area will contribute to the continued attractiveness of the area by providing additional choice of housing to attract newcomers to the area or to increase the choice of existing residents who might want to upsize or downsize their accommodation. This will also help to enhance the viability of the District Shopping Centre.
Council Response
Support noted
Proposed Amendments
None
Consultation Comments
Site characteristics – the sports facilities are to the east and south of the site not to the west
Council Response
Error noted in relation to location of the sports facilities.
Proposed Amendments
Brief amended to indicate that the sports facilities are to the east and south of the site not to the west.
Consultation Comments
Development options - supports the development of this site for housing purposes, creating a high quality housing development providing a mix of house types and sizes.
Council Response
Support for housing noted.
Proposed Amendments
None

Consultation Comments

House type –the Forum is not convinced that flats should not be encouraged on the site. The retention of at least some of the existing building offers the opportunity to develop at least some flats of a generous size, with adequate parking and adjacent garden area this increasing the choice in the area. Whilst the existing buildings are not outstanding they do possess a scale in keeping with the surrounding residential area, they generally face south, at least some possess a robust design quality and retention of some would contribute to sustainability in terms of the buildings' reuse. It should be possible to integrate new housing in a range of forms with some of the existing buildings.

Council Response

Dundee Local Development Plan 2014 Policy 9 Appendix 3 indicates that flats will only be permitted in the inner city area if identified within a site planning brief. In this instance it was considered that detached and semi-detached houses would be the most appropriate house type within the site given the open aspect of the site which would provide an attractive residential environment. However, whilst the brief does not encourage flats it would not mean that flats could not be proposed as part of an overall high quality scheme.

The existing building is not listed or in a conservation area and therefore did not have any specific requirements for its retention. It is noted that indicating that it has no architectural merit may be worded too strongly. Demolition of the existing buildings would allow for a more efficient use of the site and flexibility for the consideration of different layouts within the site. The Dundee Local Development Plan 2014 Policy 9 Appendix 3 allows for the retention of the existing building for flats if a developer wishes to propose this. However as there are a high level of flats in the area the approach in the brief seeks to encourage houses to provide for a wider choice in the area.

Proposed Amendments

No change regarding house types.

Amend wording of brief to read *"The site contains a number of existing properties, none of which are listed, therefore there is an opportunity for the demolition of these properties and the complete redevelopment of the site"*.

Consultation Comments

Layout – Whilst it is important that there is natural surveillance of the open space to the north it is not necessary that this be done from the front of houses. This solution would require an access road developed on only one-side thus less economic. As long as there are sufficient windows, overlooking the open space than adequate surveillance can be achieved.

Council Response

In order to provide natural surveillance best practice indicates that this should be ideally from the front of a property. It would undesirable to have rear gardens backing on to open space with no other surveillance within the area. Design options will be explored further through the application process.

Proposed Amendments

None

Consultation Comments

Movement, access and parking – Stobswell Forum supports the creation of a vehicular access from the west off Arklay Terrace, re-opening the original entrance through the stone wall. The Forum would hope that the finishes to the opening are properly restored and dressed. The Forum sees a contradiction in the prohibition of access from Main Loans with the statement in the brief, “Active travel opportunities should be enhanced through ensuring good permeability through the site”. Whilst the Forum accepts that there should be no direct vehicular access through the site it should be possible to create an indirect access which offers the residents vehicular access to Mains Loans and this to the shops, schools and businesses in Albert Street and its surroundings. The Forum’s view seems to be supported by the 6 qualities of places as set out in the Scottish Government’s Scottish Planning Policy, namely, “Creating easier movement – Places where roads and footpaths are better connected into well used routes, so that the presence of more people makes them feel safer. “The Forum contends that Mains Loan is the one such well used route” for both pedestrians and vehicles, leading as it does to Albert Street and therefore vehicular as well as pedestrian access should be permitted.

Council Response

Note support for reopening of previous access off Arklay Terrace. Details of opening and finish would form part of the planning application.

In terms of access off Mains Loan, this was considered during the preparation of the brief. Accessing a residential development would not be appropriate off Mains Loan as this would lead to a conflict of uses with the existing medical centre and sports centre. The brief encourages active travel in terms of pedestrian and cycle routes through the development which subject to permission could access Mains Loan the existing access. This approach would still allow local residents and enhance existing permeability to access shops and facilities in the district centre.

Proposed Amendments

None

Consultation Comments

Additional points – the brief says nothing about the site boundaries in terms of height and materials. Again the 6 Qualities of Place suggests “Creating safe and pleasant places – Places where the distinction between public or private space is made clearer”. The brief should indicate how this is expected to be achieved, especially to the south.

In terms of wider permeability, is pedestrian access from Arklay Terrace to DISC to be provided? If so, how will this be done and if not how will potential trespass be prevented?

In conclusion it is disappointing that the innovative and successful work by Scottish Government, private developers and Architecture & Design Scotland at Polnoon is not used as an exemplar to raise the standard of design layout for private housing.

Council Response

Site Planning briefs are prepared to provide developer information on the principle of a suitable landuse within a site. The detail of materials used etc would be explored through a planning application. The overall development would be subject to the policies within the development plan and would be expected to be a high quality of finish.

As indicated above the proposal seeks to improve permeability within the area. Suitable boundary treatments would be required to differentiate between private and public space within the development to deter trespassing.

Good practice design and layout at Polnoon is noted. The brief expects the development to meet the 6 qualities of place and therefore should reflect best practice.

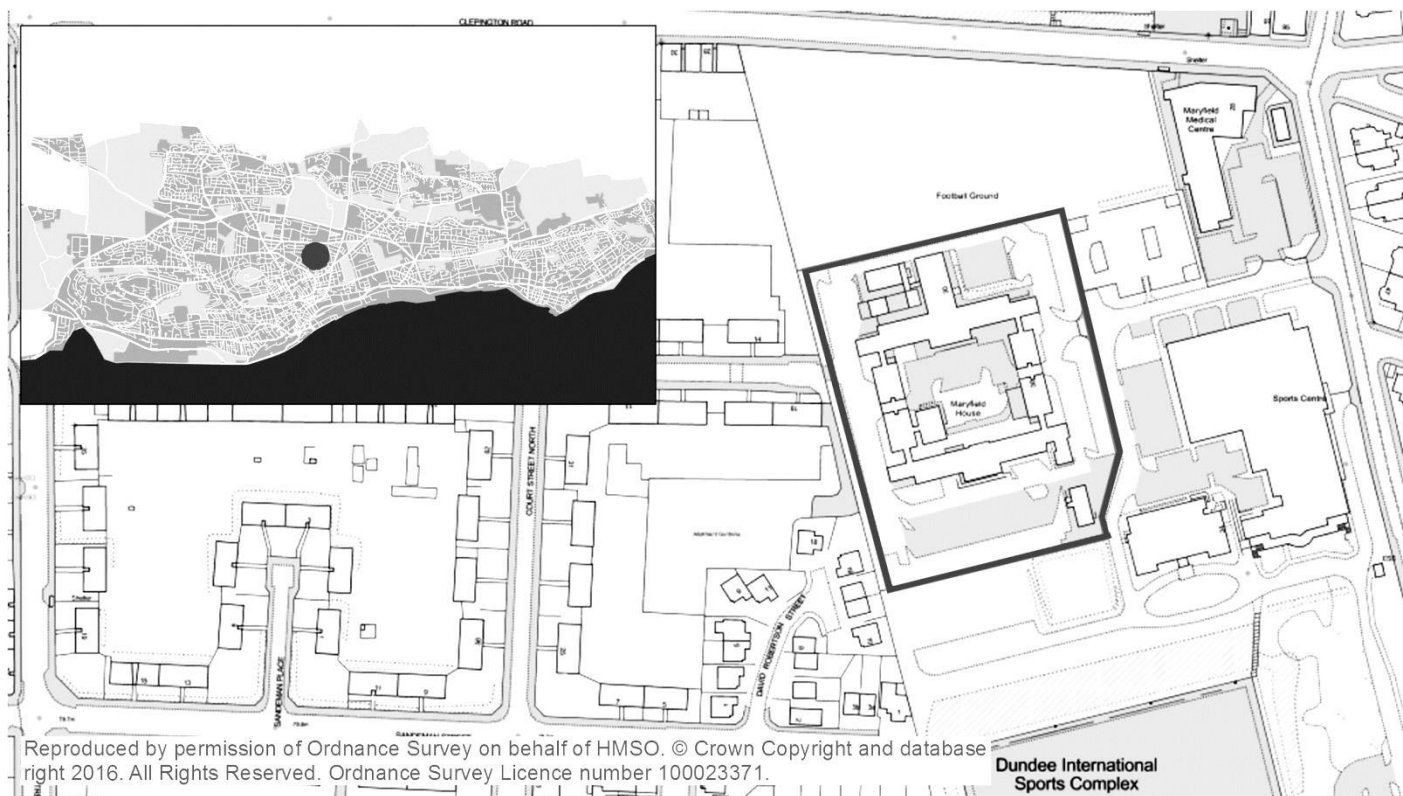
Proposed Amendments
None

Maryfield House

Site Planning Brief

Site Information

Address:	The site is located to the west of Mains Loan and East of Arklay Terrace and includes Maryfield House.
Area:	The site is approximately 1.1 ha
LDP Allocation:	Maryfield House has no specific designation within the Dundee Local Development Plan 2014.
Site Characteristics:	The site contains Maryfield House which is a former Hospital Nurses Residence currently being used as office accommodation, within a former hospital site. Additional freestanding properties are located within the north and southeast areas of the site. A circular vehicular route with parking surrounds the building. The site is bounded by a high stone wall to the west, open space to the north and sports facilities to the east and south.
Land Ownership:	Maryfield House is owned by NHS.



Location & Site Description

The development site is located to the west of Mains Loan and to the east of Arklay Terrace within the Maryfield area of the city. The site contains a number of existing properties, none of which are listed, therefore there is an opportunity for demolition of these properties and the complete redevelopment of the site. To the north of the site is an area of open space with a medical centre to the east. To the south is the Dundee International Sports Centre with sports facilities and pitches. The surrounding area is primarily residential with the Maryfield Conservation Area adjacent to the site to the east. There are bus stops close to the site along Cleington Road.

Unless otherwise stated in this Site Planning Brief, all development will require to conform to the policies and design guidance set out in the Local Development Plan and associated Supplementary Guidance. The development will be expected to meet the 6 qualities of place as set out in the Scottish Government's Scottish Planning Policy to ensure a high quality development layout and design.

Development Options

Housing is the preferred use for this site. An opportunity exists to create a high quality housing development that provides a mix of house types and sizes. The development must contribute positively to the surrounding built and natural environment. The development will be required to meet the Inner City Standards for housing as set out in Policy 9 Appendix 3 of the Dundee Local Development Plan 2014.

Design Guidance

House type/Layout

The site should be developed with a mix of high quality house types including detached and semi-detached reflecting the density of surrounding dwellings. Flats will not be encouraged on the site. The layout of the development should seek to incorporate existing built environment features such as the stone wall to the west of the site. Given the slope of the site the layout should take advantage of a south facing elevation, maximising natural light through the orientation of the development. Development along the north of the site should ensure that the front of the houses will overlook the area of open space to the north providing natural surveillance.

Movement, Access and Parking

Vehicular access should be taken from the west off Arklay Terrace, re-opening the original entrance through the stone wall. Vehicular access will not be permitted through the existing access to the west which serves the Dundee International Sports Centre and the Maryfield GP Practice. Active travel opportunities should be enhanced through ensuring good permeability through the site. Pedestrian and cycle access should be explored using the existing access point off Mains Loan as well as a new access on Arklay Terrace. Off street parking should be provided for each of the properties with suitable provision in accordance with Appendix 3.

Landscape and Open Space

A high quality public realm will be expected for the site with links to the area of open space to the north. The use of landscaping and street trees will be encouraged to improve and enhance the green network within the area.

