

REPORT TO: POLICY AND RESOURCES COMMITTEE - 14 FEBRUARY 2006

**REPORT ON: DESIGN COMPETITION FOR YOUNG ARCHITECTS
CONTEMPORARY AFFORDABLE HOUSING - GAP SITES
PUBLIC CONSULTATION RESULTS**

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 16-2006

1 PURPOSE OF REPORT

- 1.1 To report on the outcome of consultations with local representative groups and surrounding residents about draft briefs for various sites proposed as part of a Design Competition for Young Architects and to recommend that a number of these are taken forward.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee:
- a agrees to promote for development two sites at Stobswell (Victoria Street and Lower Princes Street), the majority of a site at Rosebank Street, a site at Forebank Road and a site at City Road;
 - b approves the Site Briefs Plans contained in Appendix 2 to this report for the sites listed above;
 - c remits the Director of Planning and Transportation to bring forward detailed proposals for a Design Competition for Young Local Architects.
 - d remits the Director of Planning and Transportation to investigate with Communities Scotland a means of achieving the development of affordable housing as part of any Design Competition; and
 - e remits the Director of Planning and Transportation to report back to Committee on these matters within four months.

3 FINANCIAL IMPLICATION

- 3.1 There is no change to the Financial Implications as previously reported to Committee ie:
- a the proposal is to dispose of sites as part of any Design Competition at District Valuer market valuation in order to provide a basis for selection on cost/quality basis; and
 - b a nominal sum for prize money for any Design Competition will be determined following consultation with other potential contributors. Any Council contribution to this sum will be contained within future Planning & Transportation Revenue Budgets.

4 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 The draft briefs address two key themes of Dundee 21:
- a places, spaces and objects combine meaning and beauty with utility; and
 - b diversity and local distinctiveness are valued and protected.

5 EQUAL OPPORTUNITIES IMPLICATIONS

5.1 There are no equal opportunities implications associated with this report.

6 BACKGROUND

6.1 Reference is made to Article XI of the meeting of the Policy and Resources Committee on 15 August 2005 which proposed the disposal of several small sites via a Design Competition targeted at young local architects. Residents surrounding these sites and local representative groups have now been consulted and a summary of responses is given in the following paragraphs. Further detail on the objections and observations submitted is contained in Appendix 1 to this report.

6.2 The following groups have been consulted:

- local residents;
- local tenants associations eg Dudhope Park;
- Better Neighbourhood Services Fund;
- Maxwelltown Information Centre; and
- local Schools eg Rosebank Primary.

Crescent Lane/Princes Street Sites

6.3 Three sites were forwarded to consultees for comment. There were few concerns regarding the sites fronting Victoria Street and Lower Princes Street. However, there were many objections from practically all the households adjacent to the Crescent Lane/Princes Street site. The main areas of concern were loss of a popular open amenity space, blocking views, potential traffic congestion and parking problems and a feeling that properties would be devalued.

6.4 Although the draft brief indicated that any development should "permit views through", surrounding residents are clearly concerned regarding the Crescent Lane/Princes Street site. It is therefore recommended that the development of this site is not pursued at this time but that the two sites at Victoria Street and Lower Princes Street be put forward for development in the first instance.

Baxter Street/City Road/Blyth Place

6.5 Two sites are involved at this location, part of an attractive open space on the south side of Baxter Street and a south facing sloping site fronting City Road. Most of the concerns were from the north facing Blyth Place residents which overlook the site affected in Baxter Street. No objections or observations have been received from Baxter Street residents which also overlook this site. Again, the main concerns are the loss of the open space and increases in parking and traffic. Under the proposal, most of the open space is retained and the remaining site could only accommodate a limited amount of housing if it is to be built to a scale appropriate for this site.

6.6 The City Road site is, however, much more prominent and challenging, being a steep site, south facing, on a prominent bend on City Road and close to the University.

There is considerable potential to create an imaginative contemporary design in this area where much of the recent new build, whilst acceptable, is relatively ordinary. There was little comment regarding the City Road site. It is therefore recommended that the City Road site be taken forward, but that the development of the site at Baxter Street is not pursued at this time although it will be reconsidered in the future.

Rosebank Street/Forebank Road

- 6.7 Two sites were proposed, one at Rosebank Street and the other at Forebank Road. The site at Rosebank Street is part of Rosebank Green Community Park, developed in 2003/2004 from BNSF and lottery funding. The proposed site is in the north east corner fronting Rosebank Street and Hilltown. The principal comments arose from the recently reformed Rosebank Green Community Group and relate to the loss of part of the park which the Group claim is well used, popular and offers residents good views over the city. They also claim that a £100,000 house as set out in the previous Committee report is not what they would define as 'affordable'.
- 6.8 The views of the Community Group are understandable, given the Parks recent improvement and means of funding. However, much of the Park and the play area will be retained and there is scope to create an imaginative corner development on Hilltown and into Rosebank Street. It is recommended that the site be reduced by about a third, and the prominent corner site be subject of further investigation.
- 6.9 There were no objections to the Forebank Road site and this can also be taken forward.

7 CONCLUSION

- 7.1 Following the consultations that have been undertaken with surrounding residents regarding the proposed sites, detailed proposals will now be drawn up for the establishment of a Design Competition for Young Local Architects. This will include consultations with the Dundee Institute of Architects and, in seeking to ensure that housing development as part of any Design Competition is affordable, further discussions will be undertaken with Communities Scotland.

8 CONSULTATIONS

- 8.1 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.

9 BACKGROUND PAPERS

- 9.1 Report No 438-2005.

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APPENDIX 1**DESIGN COMPETITION FOR YOUNG ARCHITECTS**Public Consultation Results

<u>Objection/Observation/Comment</u>	<u>Number</u>
1 <u>Stobswell Area Sites - Princes Street/Crescent Lane</u>	
Loss of green space fronting Princes Street	16
Building houses would devalue area	15
Development will add to traffic congestion	14
Development will block attractive views over the city	14
Development would create parking problems	12
Development would lower the ambience of the area	10
Vehicle access to the site would add to traffic congestion on Princes Street	3
Increased traffic danger	2
Site too steep for housing	1
Dundee has sufficient affordable housing	1
2 <u>Baxter Street/Blyth Place/City Road</u>	
Local residents like the open space as it is	9
Parking is a major problem	8
Residents do not wish to be overlooked	8
Development would cause further disruption to the area as recently experienced	8
Modern design out of keeping with area	7
Increased vandalism as experienced following recent development	7
Site too close to existing houses	7
Blyth Place presently a quiet area - increased usage would cause disruption	7
Blyth Place not being maintained at present	7
Should be owner occupied, not rented if go ahead	7
Already densely populated area	2
Not convinced development would improve image	1
Any development should not exceed existing building heights	1
Developers not concerned with quality of local life, only profit	1
Recent developments in Brook Street hardly demonstrate innovation over quality	1
3 <u>Rosebank Street/Forebank Road</u>	
Rosebank Green Community Park has improved the overall environment of the are	1
Park well used by local community	1
Development could lead to further development of the park	1
£100,000 not affordable	1
Too few green spaces left	1

NOTE: There are far fewer houses overlooking this site

APPENDIX 2

SITE BRIEFS





