

REPORT TO: PLANNING & TRANSPORT COMMITTEE - 14 APRIL 2008

REPORT ON: MACALPINE PRIMARY SCHOOL - SITE PLANNING BRIEF

REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION

REPORT NO: 194-2008

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek approval of a Draft Site Planning Brief for part of the site of the former Macalpine Primary School, St Leonard Place as the basis of consultation with the local community and interested parties.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee:
- a approve the Draft Site Planning Brief for consultation purposes;
 - b remit the Director of Planning and Transportation to consult with the local communities and interested parties on the Draft Site Planning Brief; and
 - c remit the Director of Planning and Transportation to report back on the results of the consultation at the August Committee meeting.

3 FINANCIAL IMPLICATIONS

- 3.1 As the site is Council owned 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 Macalpine Primary School and Brackens Primary School are to merge as Craigowl Primary School in August 2008 on a new site, and the existing Macalpine Primary School site is to be redeveloped with a new denominational Primary School, St Andrew's RC Primary School. This new school is under construction and should be completed in August 2008. The new school will be accommodated on approximately half of the previous school site leaving around a hectare of surplus land available for development north of St Leonard Place, east of Macalpine Road and south of St Mary's Place.
- 4.2 The site is located within the Caird Suburb/North West Housing Investment Focus Area as identified in the Dundee Local Plan Review 2005. In this area the City Council encourages investment in the area which will create a suburb with comparable qualities to other popular places in Dundee's housing market area in order to compete in peoples housing choices. Given the surrounding land use the development of housing is considered the most appropriate use of the site.
- 4.3 The school site is designated as protected open space in the Dundee Local Plan Review 2005. Local Plan Policy 66A: Protection of Playing Fields and Sports Pitches has a presumption in favour of retaining the playing field. Such playing fields should not be redeveloped unless the Council is satisfied that they are no longer required for their original purposes and there is a long term excess of pitches, playing fields and

public open space in the wider area, having regard to the site's recreational and amenity value plus the needs of future generations. Other relevant criteria are that compensatory open space of at least equal benefit and accessibility will be provided in or adjacent to the community most directly affected, resulting in an overall improvement to existing facilities and the amenity of the area.

- 4.4 In this case the replacement school, St Andrew's RC Primary School, will provide a new sports pitch which will be available for community use. Located on the existing Macalpine site the pitch will be accessible and available for use by the community most directly affected by the loss of the playing field. Similarly, the replacement school at Craigowl will also provide a pitch available to the community. The replacements are improvements on the Macalpine playing field and will be of greater benefit to the school and the community. For these reasons it is considered acceptable in this instance to allow the redevelopment of the Macalpine site and the loss of the school playing field. In accordance with Scottish Planning Policy 11: Open Space and Physical Activity, SportsScotland will be involved in this consultation.
- 4.5 The Draft Site Planning Brief sets clear guidelines for the redevelopment of the site and also highlights the opportunities for the development or enhancement of adjacent land. The key points of the Draft Site Planning Brief are:
- Promoting a mix of house type and size including lower cost, private housing including some terraced and semi-detached houses to provide market choice.
 - Through quality urban design create good pedestrian links to the surrounding community, services, amenities and public transport.
 - Front gardens will not be dominated by parked cars and will be enclosed by walls or hedges.
 - Existing trees along the boundaries of the site will where possible be retained as part of a landscaping strip.
 - The provision of an appropriate area of public open space/play space within the development site is required
- 4.6 The Draft Site Planning Brief is attached to this report.
- 4.7 The Draft Brief will be the subject of consultation with the community and interested parties.

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.

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 Draft Brief promotes the provision of affordable housing.

c Equality Impact Assessment

The Draft 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 Draft Brief has no implications on Risk Management.

6 CONSULTATIONS

- 6.1 The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (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.

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31 March 2008

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APPENDIX 1

MACALPINE PRIMARY SCHOOL, ST LEONARDS PLACE - DRAFT SITE PLANNING BRIEF

Introduction

The decision by Dundee City Council to relocate Macalpine Primary School on a merged campus elsewhere in the city presents the opportunity to redevelop this brownfield site.

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.

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 private house types and sizes which will create affordability, choice and in an appropriate layout add interest to the development as a whole.

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.

Location

The St Mary's suburb lies in the north of the city and contains excellent transportation connections, outdoor recreation facilities and primary and secondary schools.

The development site is approximately 1.0 hectares in area and comprises part of the site of the now demolished primary school and its playing field. A new primary school is being developed on the other part of the school site.

Vehicle and pedestrian access to the school site is currently from the north via St Mary's Road. The eastern boundary of the site will be that formed as part of the new St Andrews RC Primary School development. Plans show the adjacent part of the new school site to contain the sports pitch and landscaped garden areas. Semi-detached and terraced housing is found to the north and west of the site and the St Leonards RC church is located opposite the southern boundary. A youth recreation club is located in the old school caretaker's house to the south west of the site.

The new primary school is the most recent development in the surrounding area. Others include the award winning regeneration of the neighbouring Ardler area and new private housing on Cox Gardens, a short distance to the east of the site.

House Type/Mix

The site is located within a Suburban area in the Dundee Local Plan Review 2005 and in accordance with the Local Plan Appendix 1 standards it should be developed with houses only. To create a diverse environment and to add further choice to the City's housing market the development will provide owner-occupied housing comprising a mix of house types and sizes with a minimum of 40% semi-detached and/or terraced houses.

Appendix 1 of the Local Plan requires 75% of housing in new developments to contain, as a minimum, three or more bedrooms or to have a minimum gross internal floor area of 100m².

Form

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.

It is suggested that two and three 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.

In keeping with the surrounding pattern of development, dwellings shall where possible be sited to front onto the existing perimeter roads.

Provision should be made within each plot for car parking space in accordance with the standards contained within Appendix 1 of the Local Plan. To avoid the situation where open plan front gardens are dominated by parked cars, front gardens should be enclosed. Garages and car parking spaces should be sited to the rear of properties (although access can still be taken through the front garden).

Hedging is the preferred means of enclosure for front gardens. A recurring problem is that of householders removing hedging or fencing and parking vehicles on the front lawn. To discourage this, front boundaries should consist of low walls with hedging behind together with gate piers on driveways.

Sustainable Development

The City Council actively promotes sustainable development. Developers are encouraged to embrace the principles of sustainable development through the use of sustainable construction systems and techniques and to promote good environmental practice in the redevelopment of this brownfield site.

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.

Innovative design enables developers to explore the use of new and alternative materials that can add further visual interest to a housing development.

Given the size and location of the site the potential exists for a demonstration eco-development or the use of new materials or construction methods which could aid with the marketing of the site.

Amenity/Garden Space

Appendix 1 of the Local Plan requires new housing development in suburban locations to provide a minimum private useable garden ground area of 120m² and for 40% of the whole development to have more than 160m² 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 100m² of private useable garden ground. Appendix 1 standards will apply across the remainder of the development.

Movement, Access and Parking

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. Given the proximity of the site to the new school and the pedestrian entrances both vehicle and pedestrian access into the development site must be designed to minimise any risk to pedestrians.

This Brief requires dwellings to face onto the three perimeter roads. If vehicle access cannot be provided from the rear of properties, those dwellings fronting either St Leonard Place or Macalpine Road will have driveway access. These driveways must incorporate a turning area which will allow vehicles to enter and leave in a forward gear.

Dwellings on St Mary's Road shall have driveway access from this street with all other dwellings obtaining vehicle access from a fully or partly shared surface layout.

All dwellings must provide one car parking space within the curtilage whilst dwellings with three or more bedrooms should have at least two car parking spaces. In addition, 50% of all 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. Appendix 1 standards will apply across the remainder of the development.

Landscaping

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.

This brief requires an avenue of street trees to be provided along Macalpine Road. These should be located within the front gardens or in the existing roadside landscaping strip. These trees shall be of an appropriate size and species for this roadside location.

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. A pocket park or similar would be appropriate and this should be designed to be a focal point within the development. The concept layout shows potential for two landscaped areas. Developers should also hold discussions with the City Council to ascertain whether these open spaces are sufficient to serve the number of dwellings proposed.

One of these spaces could be in the south eastern corner adjacent to several mature trees. As the lowest point on the site this is also a potential location for next to the SUDS feature.

A smaller landscaped area shall be provided on Macalpine Road. Similar to other areas on this street this could also provide vehicle access to several properties and pedestrian access into the development. This may require the bus stop to be moved and developers should agree this with the City Council.

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.

Wider Opportunities

Developers should note the Site Planning Brief that has been prepared for the neighbouring development site at St Leonard's House, St Leonard Terrace - December 2006. Copies are available on request and via the City Council website.

MacAlpine Primary School, Dundee

