

**REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE
26 JANUARY 2003**

REPORT ON: PITALPIN VILLAGE – DRAFT SITE PLANNING BRIEF

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 23-2004

1 PURPOSE OF REPORT

- 1.1 The purpose of the report is to seek approval of a draft site planning brief as the basis of consultation with the local community and interested parties.

2 RECOMMENDATIONS

- 2.1 It is recommended that the Committee:
- a approve the attached draft site planning brief for purposes of consultation;
 - b remit the Director of Planning and Transportation to consult with the local community and interested parties on the terms and content of the draft site planning brief;
 - c remit the Director of Planning and Transportation to report back on the result of the consultation exercise;

3 FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications for the Council in terms of this report.

4 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 The purpose of the brief is to provide guidance to ensure a high quality environment is achieved by the proposed development of the site concerned and that it addresses the following key themes of “Dundee 21”:
- a Pollution is limited to levels at which natural systems can cope:
 - the brief addresses the problem of drainage by recommending natural solutions.
 - b The diversity of nature is valued and protected:
 - the brief requires the Developer to retain and introduce landscape into an otherwise semi-derelict area.

- c Local needs are met locally:
 - the brief identifies a site which is to be developed to provide housing in a part of the city with limited housing opportunities;
 - the brief requires the Developer to develop an otherwise semi-derelict area.
- d Health is protected by creating safe, clean, pleasant environments:
 - the purpose of the site planning brief is to secure a safe, clean, pleasant environment both for users of the site and nearby residents, whilst addressing the problems of an area of semi-dereliction.
- e All sections of the community are empowered to participate in decision making:
 - the purpose of the report is to seek authority to consult the public and report back.
- f Places, spaces and objects combine meaning and beauty with utility:
 - the purpose of the brief is to secure a quality environment whilst removing an area of semi-dereliction.
- g Settlements are human in scale and form:
 - the brief stresses the importance of scale and form within an area whose character has been eroded.
- h Diversity and local distinctiveness are valued and protected:
 - the brief stresses the significance of quality in development within an area whose character has been eroded.

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 It is the purpose of this report to consult appropriate groups on those issues which affect them.
- 5.2 The brief requires the developer to consult with the Tayside Police Architectural Liaison Officer to ensure that this development is secured by design.

6 BACKGROUND

- 6.1 The Pitalpin area, west of Lochee and east of Charleston has suffered for a great number of years from a range of problems including restrictions on development due to a drainage embargo, a range of mixed uses which are generally incompatible, disused and derelict buildings and general lack of investment.
- 6.2 The drainage embargo is now lifted and key landholdings are indicating a willingness to progress. In anticipation of this and given the difficulties of a complex ownership, pattern restricted access, services, drainage and need for a comprehensive approach

to the development of the site prompts the preparation of a site planning brief to guide future development.

- 6.3 Dundee City Council is determined to achieve a high standard of development in this part of the city. There is an opportunity to increase development opportunities, improve housing investment, remove dereliction and bring back into use a number of listed buildings within the site. The Council will encourage and promote high quality, well designed and carefully laid out developments. This Site Planning Brief has been prepared to provide guidance to developers and designers.

7 CONSULTATIONS

- 7.1 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.
- 7.2 The brief will be the subject of consultation with both the community and interested parties, therefore the Report seeks appropriate remits to carry out a consultation exercise and report back to Committee.

8 BACKGROUND PAPERS

- 8.1 Dundee City Council – Dundee Local Plan 1998.
- 8.2 Dundee City Council – Dundee Local Plan Review 2003.
- 8.3 Dundee City Council – Dundee Urban Design Guide 2001.
- 8.4 Scottish Executive – Designing Places 2002.
- 8.5 Scottish Executive – Housing Quality PAN 67 2003.

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16 January 2004

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SITE PLANNING BRIEF – DRAFT

PITALPIN VILLAGE

1 BACKGROUND

- 1.1 There are a number of sites at the former Pitalpin Village in various stages of occupation and dereliction. These sites are available for development. The sites are in a complex pattern of separate ownerships. Due to the difficulties of access, services, drainage and restricted nature of the sites it is appropriate that proposals for the two sites require to be designed and, preferably, developed as one and certainly require to be developed in accordance with an overall comprehensive strategy.
- 1.2 Dundee City Council is determined to achieve a high standard of development in this part of the city, which has suffered from a range of development embargoes, lack of investment and increasing levels of dereliction. There are a number of listed buildings within the site. The Council will also encourage and promote high quality, well designed and carefully laid out developments. This Site Planning Brief has been prepared to provide guidance to developers and designers.

2 LOCAL PLAN CONTEXT

1998 Dundee Local Plan

- 2.1 In the 1998 Dundee Local Plan, parts of the site is allocated for development for housing (Reference HS21). In terms of details, proposals must conform to Policy H10.

2003 Dundee Local Plan Review

- 2.2 In the 2003 Dundee Local Plan Review a key objective is the enhancement of Dundee's role as a strong regional centre by means of making available a quality living environment. This will be achieved by the successful combination of factors such as location, form, quality of houses, layout, landscaping, boundary treatments, accessibility, permeability, and proximity to quality facilities such as shops, schools and open space. This will be supported by a strategy of enhancing the range of and quality of housing opportunities, a balance of brownfield release and improving the choice of housing available through the encouragement of the development of houses as opposed to flats.
- 2.3 The sites are referred to as H43 (Pitalpin Village) with the southmost part of the site allocated for public open space. The sites are not included within the Housing Investment Focus Area. All the sites are considered to be brownfield sites. In terms of detailed Policy proposals must conform to Appendix 1 of the Local Plan Review. The Local Plan Review is a material consideration in the determination of any application.

3 LOCATION

- 3.1 The Pitalpin area, west of Lochee and east of Charleston has suffered for a great number of years from a range of problems including restrictions on development due to a drainage embargo, a range of mixed uses which are generally incompatible, disused and derelict buildings and general lack of investment.

- 3.2 The drainage embargo is now lifted, ownerships are now changing and key landholders are indicating a willingness to progress. In anticipation of this and given the difficulties of a complex ownership pattern, restricted access, services, drainage and need for a comprehensive approach to the development of the site prompts the preparation of a site planning brief to guide future development.
- 3.3 The site stretches from Buttar's Loan to Stewart's Lane and from Greenlea Drive to the rear of properties in Liff Road. The site is 5.63 ha in area.
- 3.4 At present a number of vacant buildings, comprising former weaving sheds, stores and warehouses of Pitalpin Works, occupy the central part of the study area. These buildings are listed as being of architectural or historic interest. All of these buildings are vacant, some are in a semi-derelict condition and some have been partially demolished for safety reasons.
- 3.5 Immediately south of the mill complex is Pitalpin House, also listed. It is most unusual for the mill owner's house to be located so close to the factory. Consent will be required and justification must be made for the removal of any of the listed buildings and their boundary enclosures on the site.
- 3.6 A number of sites within the study area are vacant and derelict and a number of cottages occupy part of the site.
- 3.7 As a consequence of the industrial history of the site both in linen and jute manufacture and stone extraction from three quarries (see attached plans) on the site, it is imperative that a report is submitted indicating ground conditions or proposed decontamination measures.

4 HOUSE TYPE/MIXES

- 4.1 Within the inner city there is an over supply of private flats, particularly of one and two bedrooms. The balance of provision in the new build on the site should be in favour of townhouses. Where a case can be made in townscape terms for the inclusion of flats, or where the listed buildings would be suited to conversion either to flats or own houses, then the brief will identify the appropriate location for flats and the balance of flats to houses.
- 4.2 The Local Plan considers that this part of the city is particularly suited to houses or town houses. In terms of Local Plan policy all houses must have a minimum of two bedrooms and 65% must have 3 or more bedrooms, or a minimum gross internal floor area of living accommodation of 100 sq m.
- 4.3 Where site-specific circumstances demand, or where conversion of an existing building is proposed and houses are impractical then a flatted solution is acceptable. Flats should have a minimum gross internal area of 60 sq m.
- 4.4 Flats, where provided should be of a high standard of layout, outlook and facilities. This can be achieved by creating "stacked houses", "loft" style and penthouse flats, making use of the site levels to achieve private entries, maximising the southern aspect, providing meaningful balconies (at least 6 sq m) and by providing covered, secure, exclusive car parking.

5 FORM

Context

- 5.1 To the north, the site abuts 1-3 Stewart's Lane, 132-150 Liff Road, Kingsburn Court. To the west the site bounds the rear of the parade of shops at 31-45 Buttar's Loan whilst to the south the site is bounded by Portmore Place and Greenlea Drive. To the west the industrial units at Liff Road and Wellburn House bound the site.
- 5.2 This area is characterised by narrow lanes and high walls. The overriding impression is of an intimacy of scale. Any development must seek to recreate this character. It is essential that reference be made to the Dundee Urban Design Guide, which is a material consideration in dealing with any application for planning consent.
- 5.3 Within the site there is a distinct east-west orientation of the various buildings and there remain a number of former weaver cottages adjacent to the former mill. The mill complex itself is vacant and a number of buildings have been demolished as being unsafe. However the remaining buildings are now consolidated and present a valuable resource and a strong basis on which to develop a new community.
- 5.4 The cottages are single storey whereas the mill buildings range from one to four storeys. The mill grouping presents a particularly fine piece of townscape. The existing buildings form an urban design framework on which the remainder of the site can build.
- 5.5 The site must, however, be treated comprehensively. On the basis of access, this brief will look at four areas, west of the mill complex, south of the mill complex and two areas north and north east of the mill complex separated by Pitalpin Street. Donald's Lane would provide access to the area to the west, Pitalpin Street the area to the north, Stewart's Lane the area to the north east and the area to the south served by a combination of options.

Donald's Lane

- 5.6 Donald's Lane serves three undeveloped sites, the cottages and part of the mill complex. Development here should follow the line of the street reflecting the former layout with an access to the north to serve the northern part of the site and the long garden ground of the westmost cottage.
- 5.7 To the south the existing landscaped area should be retained to compensate for the loss of part of the southern open space. The remainder of the south site would create a series of courts overlooking the open space, addressing the housing to the south and Buttar's Loan.
- 5.8 The existing cottages should be retained and upgraded where necessary. The Mill buildings create a core feature to the area. The high buildings should be converted to flats and, with selective demolition of internal walls, the lower buildings converted to town houses or courtyard houses. The external walls create a strong sense of scale and enclosure and should be retained.

Pitalpin Street

- 5.9 Pitalpin Street serves an undeveloped site in two ownerships and the cottages at 41-45 and 51 Pitalpin Street. At the south end of Pitalpin Street there is an opportunity for the creation of a 'village square'. It would be bounded to the north by

an extension to the cottage row, to the west by 51 Pitalpin Street, to the east by the boundary wall and to the south by the north wall of the former factory. The square should be surfaced in reclaimed cobbles, as is the core section of Donald's Lane and the southmost length of Pitalpin Street.

- 5.10 At present there is no formal off street parking for the cottages therefore any layout should make provision for this. Access could be taken from Pitalpin Street south of Kingsburn Court to form an access/parking court for the new infill.
- 5.11 The north east site could in part be accessed from Pitalpin Street. In this case care must be taken to make the minimum breach in the boundary wall.

Stewart's Lane

- 5.12 Stewart's Lane serves the cleared site to the north east. It could also serve the bulk of the converted mill buildings. Care must be taken to make the minimum breach in the various boundary walls. Pedestrian access must be secured from this part of the site to warrant the retained open space to the south of Pitalpin House.

Mill Buildings

- 5.13 The mill complex comprises warehouses and stores south of Donald's Lane and at the junction of Donald's Lane and Pitalpin Street. These buildings range from two to four storeys and could be converted to flats or a combination of flats and townhouses. To the east of the south end of Donald's Lane is the high mill. This could be converted to flats or a combination of flats and townhouses.
- 5.14 In the case of Pitalpin Mill, the retained listed building, the curtilage should be retained to provide a setting for the building. It would be appropriate for the higher buildings to be converted to flats whilst the shell walls could form the basis for a courtyard development or a series of townhouses using the existing structures for enclosure and privacy.
- 5.15 A pedestrian access may be taken through the factory gates. The east – west range of weaving sheds are partially demolished, however the substantial external walls are still in place and form the shell of a townhouse/courtyard development.
- 5.16 Access will be taken from Stewart's Lane through to the cobbled yard. The roof pattern should reflect the original in terms of slope and materials with appropriate infill to the existing window openings.

Pitalpin House

- 5.17 Pitalpin House is already converted to three dwellings. There are development opportunities in the former walled garden and adjacent to the main drive to the house. There is an existing cottage within the policy area. This should be retained and its access and amenity secured and its privacy protected from overlooking from new development.
- 5.18 This site is suited to detached houses set in the mature woodland. Measures will be taken to secure those trees considered worthy of retention. Access can be taken from Stewart's Lane or, due to the limited capacity for dwellings on this site, from the original drive from South Road subject to localised widening for passing places.

6 MATERIALS

- 6.1 The predominant building material within the area is coursed stone. The treatment for external elevations could be block reconstituted stone, timber or a render, however, in terms of sustainability there are a number of substantial stone buildings and walls that should be incorporated or reused.

7 AMENITY GARDEN AREAS

- 7.1 A minimum usable private garden area of 50 sq m should be provided for all houses although 30% should have more than 75 sq m. Mid terrace houses must have a private path to the street to access gardens without going through the house. In the case of flats, 100 sq m of usable private open space or 10 sq m per flat must be provided whichever is the greater. Drying areas must be provided in addition to amenity space. Private garden provision may be reduced if useable sunny balconies are provided. Where a building is converted to flats then its garden ground must be considered separately from amenity space for other flats or dwellings.

8 PARKING

- 8.1 Local Plan Review Guidance (Appendix 1) requires that at least one parking space must be provided within the curtilage of each house. This should be behind the building line. 40% of private houses should have a garage or space for one. An additional 30% visitor parking should be provided where on street parking is a problem. Generally private flats should have 130% parking whereas social rented should have 100%.
- 8.2 This provision may be increased or decreased in light of on street and off street parking provision nearby. There are parking restrictions on the surrounding streets and the existing road network within the site is restricted therefore the higher parking requirement must apply. Innovative design solutions incorporating secure parking will be encouraged.
- 8.3 Forecourt parking along the principal access road is not acceptable, rather it should be provided behind the building frontage. The existing dwellings in Donald's Lane do not enjoy formal off street parking space within the vacant site. Ideally provision should be made, within the proposed layout, for parking space for these premises. In the case of flats, secure indoor storage for bikes must be provided.

9 ACCESS

- 9.1 This area is characterised by narrow lanes and high walls. The overriding impression is off an intimacy of scale. Any development must seek to recreate this character. The site should be developed as a "Homezone". Access will be taken from Buttar's Loan, Pitalpin Street and Stewart's Lane. These accesses should emphasise the enclosed nature of the site by means of a shared surface bounded by enclosures. Not only will this reflect the character of the area it will discourage indiscriminate use by the general public of any parking spaces within the site.
- 9.2 There should be a degree of permeability within the site with at least a pedestrian route from Liff Road to South Road to provide access to the public open space east of Pitalpin House.
- 9.3 In order to maximise the amount of developable land, the circulation within the site will be seen in relation to the surrounding traffic system, therefore consideration

should be given to making the access to this site or parts of the internal circulation, one-way.

- 9.4 Granite/whin setts presently surface throughout the core section of the site. These should be incorporated into the new layout. Road standards will be appropriate for the size and likely capacity of the site and designed to ensure that traffic speeds are kept to 15-20 mph. Roads should be 4.5 m wide with a 1 m service strip adjacent. All surfaces will be shared between car and pedestrian.

10 LANDSCAPE

- 10.1 Existing mature trees provide relief to the urban form and screening to the site from adjacent developments. The trees should be retained as far as possible. Much of this landscape is naturally regenerated therefore a tree survey must be carried out and a planting plan submitted.
- 10.2 There is a belt of mature trees along the south boundary, within the policies of Pitalpin House. A tree survey will require to be carried out from which will be identified those trees to be retained and protected, felling measures and a planting plan.
- 10.3 Consideration should be given to the introduction of planting along the west boundary to screen the service area/rear elevation of the shopping parade.

11 SERVICES

- 11.1 The developer will require to establish whether existing services are still needed or have to be upgraded. They will require to be relocated as appropriate. Care must be taken to ensure that any relocated facilities do not cause noise nuisance to existing and future residents.

12 DRAINAGE

- 12.1 Any existing sewers, subject to agreement with the City Council, Scottish Water and the developer, may be diverted at the expense of the developer. Diversion must be a balance between securing a suitable layout against the cost of diversion.
- 12.2 A separate drainage system is required for roof and hard surface run off from the site. A Sustainable Urban Drainage System would be appropriate, and should seek to achieve a nett reduction in roof area and hard surface. Townhouse gardens and parking area laid in porous material would help to attenuate run off. It is unlikely that water holding features would be necessary.

13 SUSTAINABLE WASTE RECYCLING

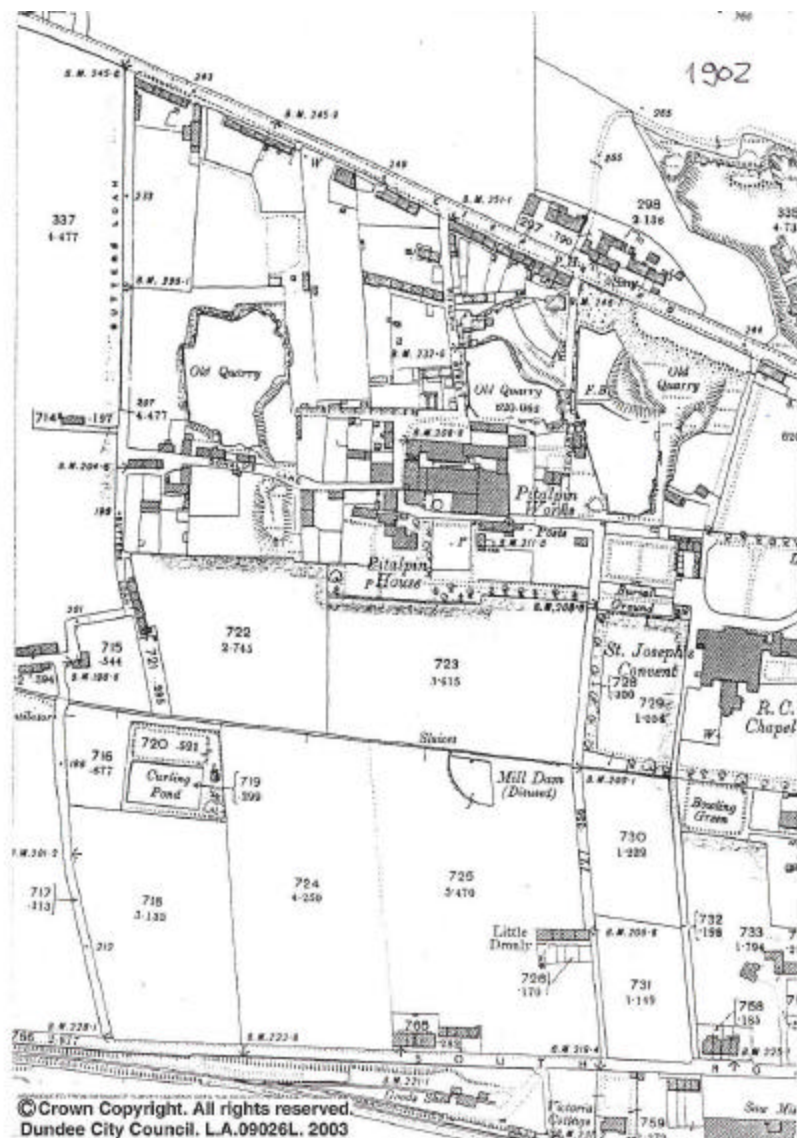
- 13.1 In line with Council Policy the developer should liaise with Dundee City Council regarding the incorporation of recycling provision for each property. Details of any recycling provision should be discussed with the Waste Management Department of the Council.

14 SUBMISSIONS

- 14.1 Drawings will require to be submitted showing the relationship of the proposed buildings to existing buildings particularly on adjacent sites.

15 CONSULTATIONS

- 15.1 The proposals will require to be the subject of consultation with local residents and community groups.



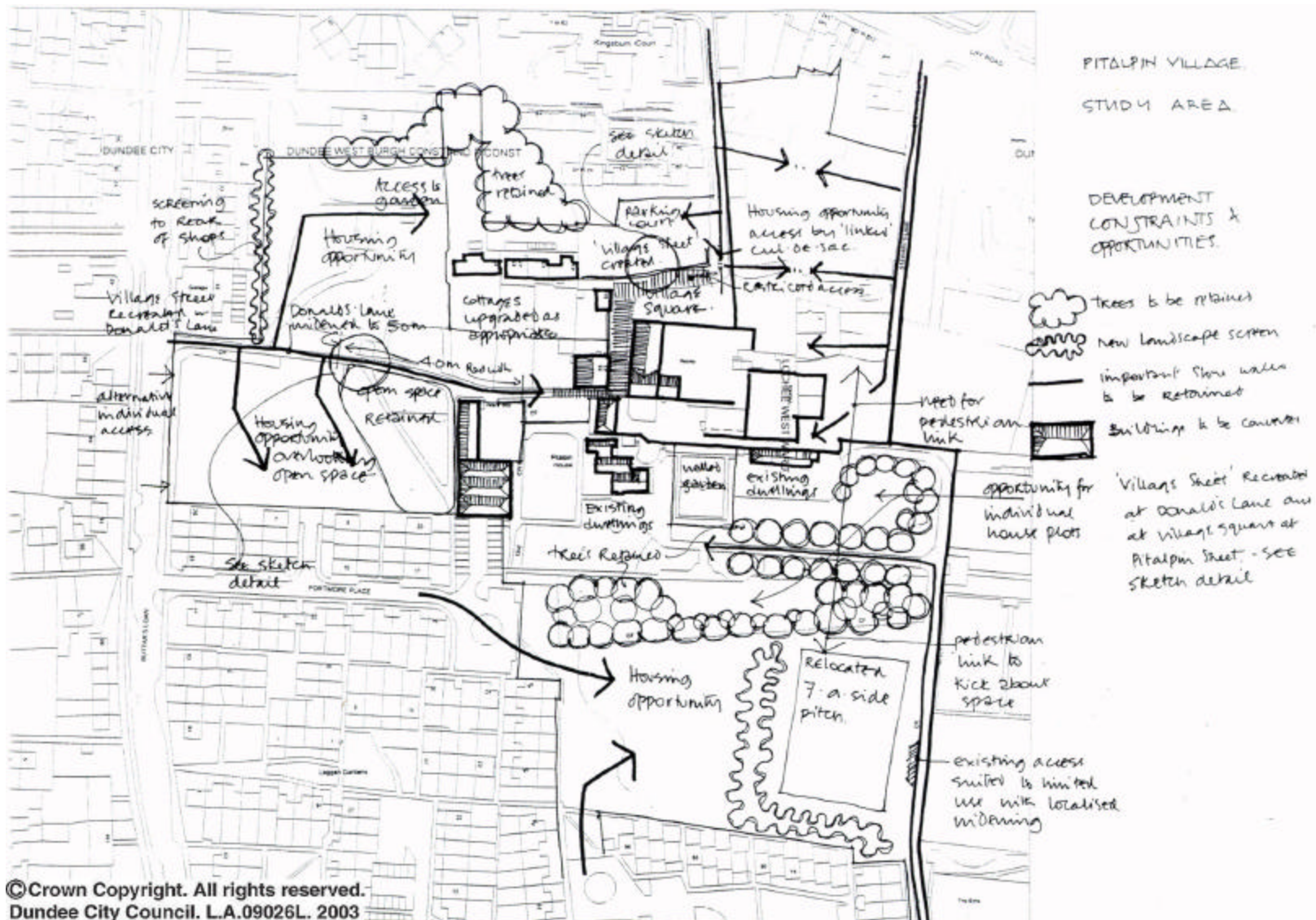




PITULPIN VILLAGE.

STUDY AREA.

1:1250.



SUGGESTED TREATMENT

DONALD'S LANE &

PITALPIN 'VILLAGE STREET'

SOURCE "Essex Design Guide"
1997

