

REPORT TO: PLANNING & TRANSPORT COMMITTEE - 12 MAY 2008
REPORT ON: FOGGYLEY GARDENS - DRAFT SITE PLANNING BRIEF
REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION
REPORT NO: 244-2008

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek approval of a Draft Site Planning Brief for the site of the former Foggyley multi-stories and the allocated brownfield housing development proposal (Dundee Local Plan Review, 2005) to the north.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee:
- a approves the Draft Site Planning Brief for consultation purposes;
 - b remits the Director of Planning and Transportation to consult with the local communities and interested parties on the Draft Site Planning Brief; and
 - c remits the Director of Planning and Transportation to report on the results of the consultation within 3 months.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications for the Council in terms of this Draft Site Planning Brief.

4 BACKGROUND

- 4.1 Both sites have been identified in the Lochee Physical Regeneration Framework as potential housing development sites (LH2 and LH3) and therefore the principle of development has already been established. The preparation of design guidance for such sites is a key target of the Framework. LH3 is also allocated in the Dundee Local Plan Review as a suburban brownfield housing development proposal (H44).
- 4.2 The Draft Site Planning Brief sets clear guidelines for the redevelopment of the site. The key points of the Draft Site Planning Brief are:
- Promoting a mix of house sizes and types, including terraced, semi-detached and flats.
 - The perimeter planting on the Eastern boundary which forms part of the original driveway for Foggyley House will be retained and enhanced where appropriate.
 - The historic driveway will be utilised as a pedestrian footway requiring a quality surface and lighting to be installed.
 - This aforementioned footway will require to be overlooked by the new properties.
 - The substantial stone wall on the Eastern boundary will be retained.

- The planting on Harefield Road will be retained. It is therefore likely that flats will be appropriate in this particular location as this space could form part of the communal amenity space.
- A quality boundary treatment will be required on Harefield Road and Foggyley Gardens to enclose the above space.

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 policy issues identified.

6 CONSULTATIONS

- 6.1 The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance), Head of Finance, Assistant Chief Executive (Community Planning), Director of Housing 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.

Mike Galloway
Director of Planning & Transportation

Ian Mudie
Head of Planning

IGSM/AW/EB

2 May 2008

Dundee City Council
Tayside House
Dundee

APPENDIX 1

FOGGYLEY GARDENS - DRAFT SITE PLANNING BRIEF

Introduction

This Draft Site Planning Brief has been prepared as supplementary planning guidance to the Dundee Local Plan Review 2005.

Foggyley Gardens is a historic site in the context of jute and linen production in Dundee as well as being home to the Cox Brothers family residences. The firm of Cox Brothers was established by the four brothers James, William, Thomas and George in 1841 and became a limited company in 1893. In 1849 the original site at Foggyley became too small and the firm moved to Camperdown Works. The Cox brothers built large houses at Clement Park, Foggyley, Beechwood and Harefield. These formed an original designed landscape, the remnants of which we can still see today with the area characterised by its mature landscape setting and significant stone boundary walls. Clement Park House is the only remaining building of the four to remain and is currently undergoing a sympathetic redevelopment. The other family homes made way for residential development during the 1960s.

The Draft Brief comprises of 2 sites. Site 1 (0.79 hectares) was occupied by 4 ten-storey T-shaped flat roofed blocks until early 2008. Site 2 (0.79 hectares) is allocated in the Dundee Local Plan Review 2005 as a suburban brownfield housing development proposal. The site was previously occupied by two 16-storey blocks that were demolished in 1999. Both sites are also included in the Lochee Physical Regeneration Framework as Potential Housing Development Sites.

An exciting opportunity exists for a residential development that will provide a mix of house types and sizes on this attractive and historic site.

Location

Foggyley Gardens is located on Harefield Road, north of the Stack Leisure Park and south of Dunsinane Business Area. In terms of site 1, residential properties lie to the east of the site. This comprises of a mixture of 2, 3 and 4 storey 1960s Council Housing that has experienced a significant numbers of right to buy sales. To the west is predominantly 2-storey residential property. However, these properties are screened by an unbreached boundary wall which dates back to the Cox Brothers estate of the 1800s. To the north are four 1 1/2 storey terraced cottages and site 2 beyond that. To the south is the Stack Leisure Park. Site 2 is bounded by Dunsinane Business Area to the north with residential properties the predominant neighbouring land use.

House Type/Mix

The Foggyley Gardens sites are located within the suburban area identified in the Local Plan. Whilst the Local Plan encourages the development of houses in suburban areas, to ensure the preservation and successful incorporation of the cluster of mature Lime trees to the south of site 1, a flatted solution will be considered in this location. The flats, associated car parking and communal garden ground will not exceed more than 30% of the total area of site 1. The flatted block will not exceed 4 stories and will only be deemed acceptable if the existing landscaped setting is retained and enhanced to provide usable communal garden

area. Flat will only be permissible on this part of site 1 if they do not prejudice the residential amenity of the 2-storey terraced housing to the east.

To create a diverse environment and to meet the demand for affordable housing, the development will provide a mix of house types and sizes with a minimum of 50% semi-detached and/or terraced houses.

75% of houses in the new development will contain, as a minimum, 3 or more bedrooms or a minimum gross internal floor area of 100m².

Flats should have a minimum gross internal floor area of 60m².

Movement, Access and Parking

A pedestrian route will be created along the line of the historic driveway on the eastern edge of the site. It is very unlikely that this footway will be used by pedestrians other than those who will occupy the properties on site 1. However it is imperative that this avenue is restored and maintained to offer a quality pedestrian link to Harefield Road and beyond. This footway should be overlooked by the new development to ensure that the route is attractive, well lit, interesting and ultimately benefit from natural surveillance.

All houses must provide 1 car parking space within the curtilage whilst houses with three or more bedrooms should have at least 2 car parking spaces. In addition 50% of houses should have a garage or provide space for a garage. It is recognised that accommodating these standards in an innovative housing design that achieves the overlooking of the proposed new pedestrian route may be difficult and as such the Council may consider solutions that include well designed out of curtilage parking.

The flats will require to have 130% parking provision. Innovative design solutions incorporating secure parking will be encouraged. Secure indoor storage for bikes will require to be provided.

Amenity/Garden Space

A minimum private useable garden ground of 100m² will be provided for terraced dwellings. Rear service access will require to be provided for all terraced properties. The new pedestrian route that would be created could perhaps be utilised to achieve this requirement.

A minimum private useable garden ground of 120m² will be provided for semi-detached and detached dwellings.

Flat will require to provide usable communal garden area that equates 100m² or 10m² per flat, whichever is greater.

Landscaping

Any development on these sites must have regard to the existing healthy mature trees (during and after construction), the survival and retention of which will be strongly encouraged through sensitive site layouts. Development proposals must be accompanied by a tree planting and landscaping scheme which includes a supporting justification and sufficient map based material to document existing planting within the application site, as well as new planting and maintenance arrangement thereafter.

Substantial and mature planting skirts the eastern perimeter of site 1 with an avenue of Lime and Wellingtonia evident. This avenue will be retained and utilised as a pedestrian footway.

A cluster of mature Limes are present on the southern boundary of site 1. These are of visual streetscape importance in respect to views along Harefield Road and will be retained. It is suggested that the most appropriate way of maximising the potential of this particular space would be as communal garden ground for flats.

Form

The Council has recently approved a Physical Regeneration Framework for Lochee that sets down a vision for the area. Among the proposals, the Council desires that Lochee is a place with a range and choice of housing. With this in mind it is suggested that 2-3 bedroom houses and a low density flatted development may offer the best mix for the site.

Architectural innovation will be required to create an identity for this site incorporating the natural features of the existing landscaping. Quality boundary treatments will be of paramount importance to ensure the historic integrity of this area is retained, new development is not dominated by parked cars and that blank facades are avoided.

The garden boundaries of those properties overlooking the new footway created on the eastern edge will not exceed 1m to ensure natural surveillance is achieved.

The boundary treatment to the north of site 2 will need to take account of the industrial uses to the north.

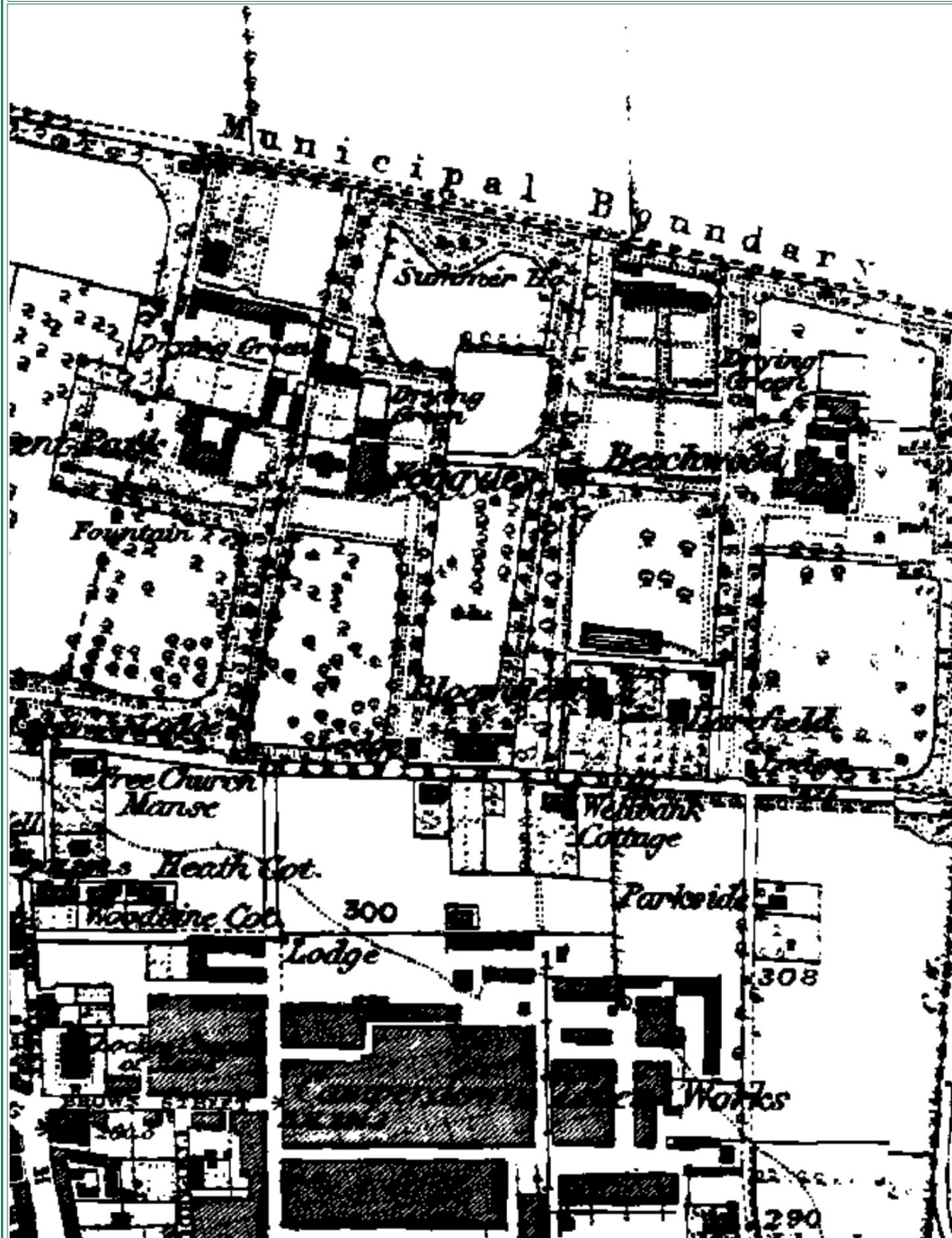
Materials

There is no typical building material that prevails in the immediate vicinity of the site and as a consequence the Council will remain open minded in terms of the use of high quality and innovative building materials.

Sustainability

The City Council actively promotes sustainable development and would encourage developers to embrace the principles of sustainable development. In this case developers are encouraged to design and orientate houses to maximise passive solar gain and where possible exceeds the current 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.

FOGGLEY GARDENS 1843 - 1893



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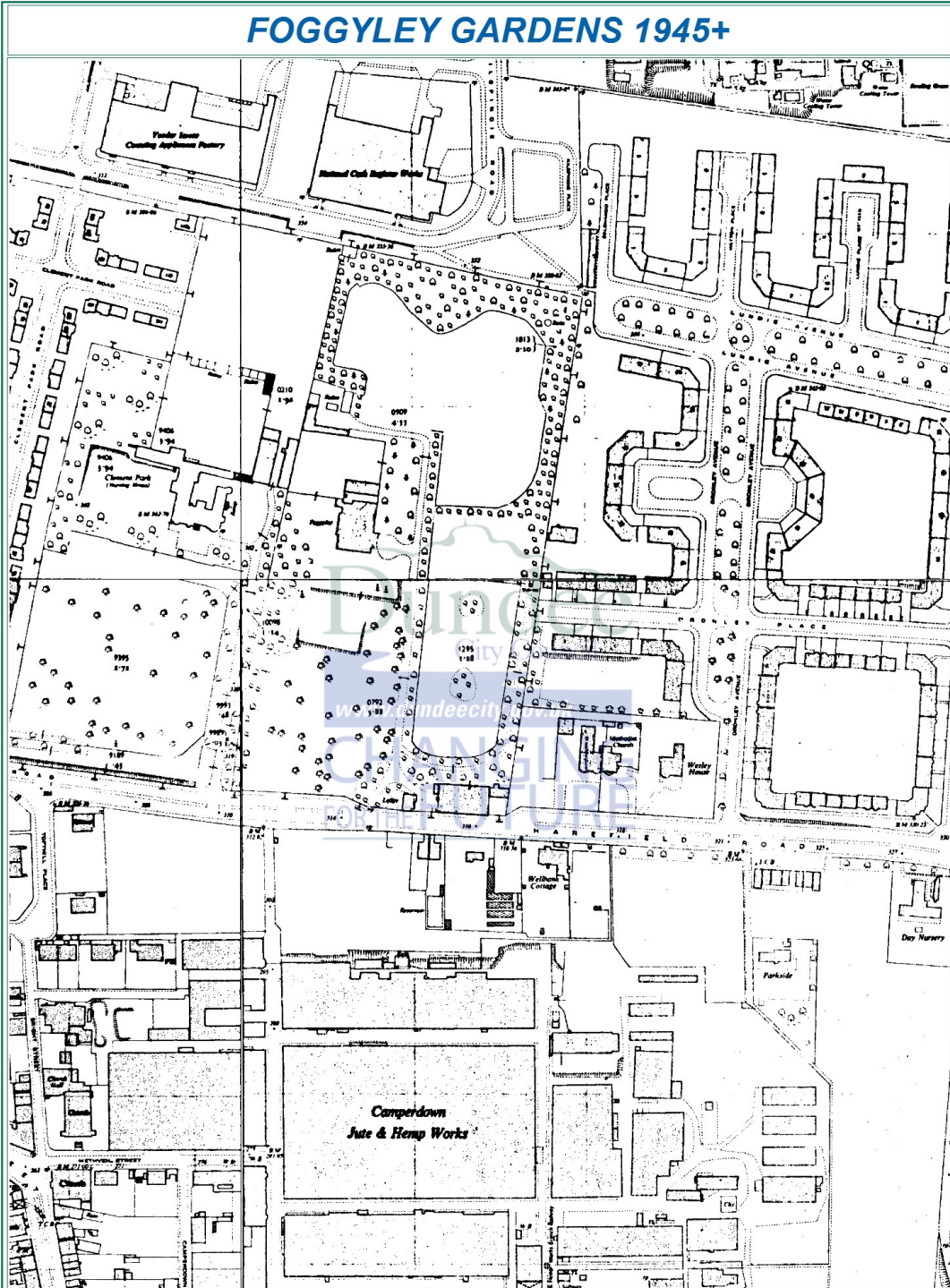
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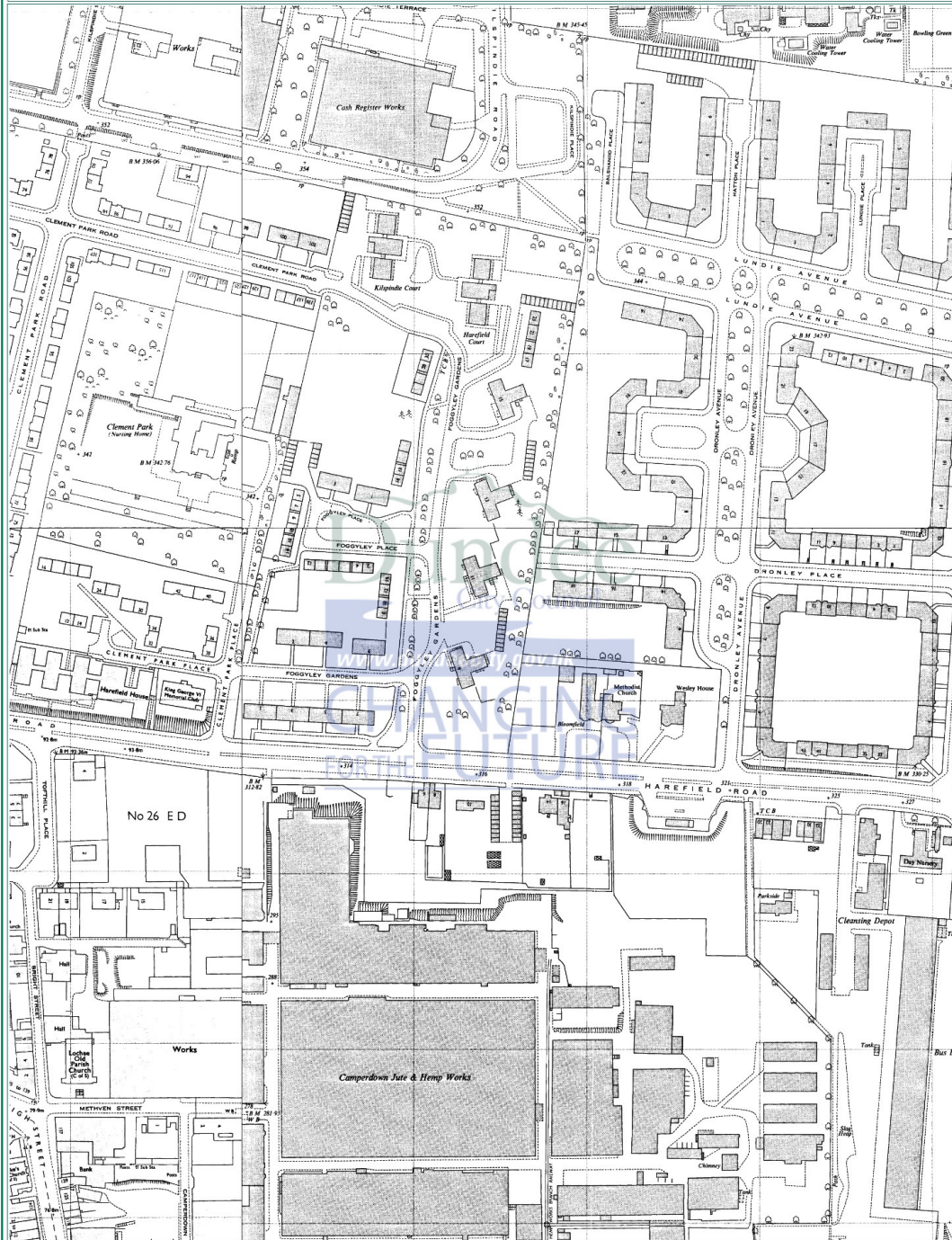
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