

REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE - 16 MAY 2005
REPORT ON: MARYFIELD DEPOT DRAFT SITE DEVELOPMENT BRIEF
REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION
REPORT NO: 284-2005

1 PURPOSE OF REPORT

- 1.1 The purpose of the Report is to seek approval of a draft development brief as the basis of consultation with adjacent site owners and interested parties to explore the redevelopment opportunities of the site.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee:
- a approves the attached draft development brief for the purposes of consultation;
 - b gives remit to the Director of Planning and Transportation to consult with the owners and other interested parties on the terms and content of the draft site planning brief; and
 - c gives remit to the Director of Planning and Transportation to report back on the results of the consultation exercise within a period of two months.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications arising from the approval of this draft development brief.

4 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 The draft development brief for public consultation provides the opportunity to establish the planning parameters required to secure a high quality development in the Maryfield Conservation Area. As such the draft development brief for this geographically important site seeks to address three key themes of Dundee 21:

"Places, spaces and objects combine meaning and beauty with utility";

"Settlements are human in scale and form"; and

"Diversity and local distinctiveness are valued and protected".

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 There are no direct Equal Opportunities Implications associated with approval of this draft site planning brief for public consultation.

6 BACKGROUND

- 6.1 The decision by Scottish Water to market the Maryfield Depot site provides the opportunity to redevelop the site and to identify a range of alternative uses for the Category B Listed Maryfield Depot, in an area well served by public transport networks. The site is within the Maryfield Conservation Area to the immediate north

of Stobswell which includes the Albert Street district shopping centre as well as a large range of commercial and residential amenities.

6.2 The Finalised Dundee Local Plan Review and the Dundee Urban Design Guide 2001 contain the planning standards appropriate to the redevelopment of the site in response to the Scottish Executive's national guidance on design quality in Designing Places 2001 and Planning Advice Note Design Statements (PAN 68). The Local Plan Review policies and design guidance of particular relevance to the site are included within the Site Development Brief and include:

- a Policy 61 - "Development in Conservation Areas" states that "..... all development proposals will be expected to preserve or enhance the character of the surrounding area. This will require the retention of all features which will contribute to the character and appearance including unlisted buildings of townscape interest, trees and landscape features".

The City Council requires the highest standards of planned composition and architectural design in new development proposals and their careful integration with the surrounding built environment context and site constraints. The high quality of design will be achieved through the employment of contemporary modern architectural styles, construction details and landscape features, as well as through the innovative use of materials that respond harmoniously with the surrounding area to create a valued 21st century contribution to the Maryfield Conservation Area.

- b Policy 55 - "Urban Design" states that "The City Council require the use of a Design Statement for planning applications or listed buildings for new buildings or extensions to existing buildings on significant sites."

A Design Statement incorporating a Conservation Plan for the Maryfield Depot is required for submission with the planning application made for the site and Listed Building Consent application for the Depot. Guidance on the content of the Design Statement is provided in the Scottish Executive's Planning Advice Note 68 and Historic Scotland's Heritage Policy Guide 1 "Conservation Plans" provides guidance upon the content and preparation of the Conservation Plan.

- c Policy 57 - "Visual Impact on Major Routes" - indirectly applies as the site forms a boundary with the Forfar Road, the major route into the city centre from the north, and therefore the new development must provide a frontage to the Forfar Road.

- d Policy 59 - "Alternative Uses for Listed Buildings" states that "Suitable alternatives uses will be considered to secure their future. Any adaptation of the fabric must be undertaken carefully and sensitively and have minimum impact on the architectural or historical interest, character and setting of the building."

The Maryfield Depot, built in 1901 and forming a boundary of the site with Walrond Street, is Listed by Historic Scotland as Category B and the re-use of this building with a use, or uses, not deemed as detrimental to the established residential nature of the existing streets is sought.

- e Policy 62 - "Demolition of Listed Buildings and Buildings in Conservation Areas" states that "Application for the demolition of a listed building or building that is worthy of retention in a Conservation Area must be fully supported by reports on

the condition and marketing history of the building along with the feasibility study which explores the viability of retaining the building in active use

Should the existing listed building present an impediment, in whole or in part, to the successful redevelopment of the site then the aforementioned feasibility criteria must be ably demonstrated within the contents of the Design Statement and Conservation Plan.

- f Policy 72 - "Trees and Urban Woodland" states that "New developments must have regard to the existing healthy mature trees, the survival and retention of which will be strongly encouraged through sensitive site layouts

The trees fronting onto the Forfar Road and Clepington Road form an established and valuable addition to the character of these streets and are protected under the Conservation Area designation for Maryfield. New tree planting, of appropriate specification, will be encouraged within the layout of the proposed development.

Policy 75 - "Sustainable Urban Drainage Systems" states that "All appropriate development proposals must be accompanied by a Sustainable Drainage Scheme at the time of submitting a planning application."

Pre-application guidance should be sought from the Dundee City Council SUDS Group as to the form the drainage scheme for the site should take.

- 6.3 The Draft Site Development Brief has been prepared as Supplementary Planning Guidance to the Finalised Dundee Local Plan Review providing guidance to prospective developers, agents and designers to arrive at an informed and comprehensive solution for the redevelopment of this site.

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.

Mike Galloway
Director of Planning & Transportation

Ian Mudie
Head of Planning

IGSM/NMcD/KM

24 May 2005

Dundee City Council
Tayside House
Dundee

APPENDIX 1

MARYFIELD DEPOT - DRAFT SITE DEVELOPMENT BRIEF

1 INTRODUCTION

- 1.1 The decision by Scottish Water to market the Maryfield Depot site presents the opportunity to realise a high quality redevelopment on this "brownfield" site in the Maryfield Conservation Area. The Maryfield Conservation Area lies to the North of Stobswell which includes Albert Street district shopping area, excellent transportation connections, as well as a large range of commercial and recreational amenities including the Stobsmuir Ponds and Baxter Park.
- 1.2 The City Council is determined to achieve a high standard of redevelopment in this established and popular residential area that retains much of its original Victorian built environment character. The proposals to redevelop the site will be comprehensive in extent and of a high standard of planned composition and architectural design to allow careful integration with the surrounding built environment context and to overcome site constraints.
- 1.3 The high quality of design will be achieved through the employment of contemporary modern architectural styles, construction details, and landscape features, as well as through the innovative use of materials that respond harmoniously with the surrounding area to create a valued 21st century contribution to the Conservation Area.
- 1.4 This site development brief has been prepared as supplementary Planning Guidance to the Finalised Dundee Local Plan Review providing specific policy guidance to prospective developers and designers to arrive at an informed and comprehensive solution for the redevelopment of this site.

2 SITE LAYOUT

- 2.1 The shape of the site suggests redevelopment with two defined areas:
- Area 1 - Maryfield Depot and the land to the immediate north of the Depot; and
 - Area 2 - the land between the rear garden of the properties on the east side of Lynnewood Place and Stobsmuir Road.
- 2.2 The site is not the subject of any specific policy designation in the Finalised Local Plan. In light of the predominantly residential nature of surrounding land uses it is considered that the reuse of the site for housing would be appropriate. However, this does not preclude the consideration of alternative uses. Such uses will be assessed against appropriate policies in the Finalised Local Plan and their impact on residential amenity.
- 2.3 Planning permission will only be granted for a comprehensive redevelopment of the entire site, including the suitable re-use of the Maryfield Depot. Appropriate uses may include housing and, in relation to the depot, arts related workshops and gallery space, recreational/leisure facilities, "starter" business units, or the ingenious conversion to dwellings. Retail uses will not be considered for the site.

3 MARYFIELD DEPOT

- 3.1 The Maryfield Depot, 1901, is a former tram depot built of well modelled red and blue engineering bricks with a forty bay south elevation providing a boundary to Walrond Street. The Depot is Listed by Historic Scotland as Category B and the innovative re-use of this building with a use, or uses, not deemed as detrimental to the established residential nature of the existing streets is sought. The gates and piers to the entrance of the Depot from Forfar Road have been removed though the tram lines remain insitu and should be retained as part of the historical legacy of the area. The west end of the depot remains intact though the east gable has been damaged by fire. The developer will satisfy themselves as to the structural integrity of the building and pre-application discussions with the relevant DCC Planning and Transportation Department Officers and Historic Scotland are recommended.
- 3.2 The Finalised Dundee Local Plan Review, Policy 59 - "Alternative Uses for Listed Buildings" states that "Suitable alternative uses will be considered to secure their future. Any adaptation of the fabric must be undertaken carefully and sensitively and have minimum impact on the architectural or historic interest, character and setting of the building." Policy 62 - "Demolition of Listed Buildings and Buildings in Conservation Areas" state that "Application for the demolition of a listed building or buildings that is worthy of retention in a Conservation Area must be fully supported by reports on the condition and marketing history of the building along with the feasibility study which explores the viability of retaining the building in active use"
- 3.3 Historic Scotland's Memorandum of Guidance on Listed Buildings and Conservation Areas, 1998, states that with regard to listed buildings "..... no worthwhile building should be lost to our environment unless it is demonstrated beyond reasonable doubt that every effort has been exerted by all concerned to find practical ways of keeping it". A Conservation Plan to support the Listed Building Application for the conversion and re-use of the Maryfield Depot is required. Historic Scotland's Heritage Policy Guide 1 "Conservation Plans" provides guidance upon the content and preparation of a Conservation Plan.
- 3.4 Should the existing listed building present an insurmountable impediment, in whole or in part, to the considered redevelopment of the site, then the aforementioned feasibility criteria must be ably demonstrated within the Design Statement.

4 DESIGN STATEMENT

- 4.1 The Finalised Dundee Local Plan Review, Policy 55 - "Urban Design" states that "The City Council requires the use of a Design Statement for planning applications for listed buildings, for new buildings or extensions to existing buildings on significant sites." A Design Statement must be submitted with the planning application made for this site illustrating the exploration of the site contexts, to include the seamless integration of the proposals within the Conservation Area and diagrammatics indicating the considered process of a range of option layouts for the site as well as the Conservation Plan and feasibility study for re-use of the Maryfield Depot. Further guidance on the preparation and content of the Design Statement is provided in the Scottish Executive's Planning Advice Note 68 "Design Statements" and will be developed with pre-application discussions between the Planning and Transportation Department Officers and the developer/agent for the site.

5 FORM

- 5.1 Architectural innovation will not only be required to create a unique identity for this site but will seek to maximise privacy as well as achieving supervision of public open space and the integration of new building forms within the Conservation Area. The Finalised Dundee Local Plan Review, Policy 57 - "Visual Impact on Major Routes" indirectly applies as the site forms a boundary with the Forfar Road, the major route to the city centre from the north, and therefore the new development must provide a frontage set back from, through addressing, the Forfar Road.
- 5.2 Within the overall architectural rationale, particular attention must be given to the hierarchy of boundary details, the gable details of the roof eaves/junctions in order that the repetition of standard domestic details is avoided and large areas of glazing to ensure a low window to wall ratio is achieved.
- 5.3 The Tayside Police Architectural Liaison Officer will be consulted by the Applicant/Agent in order to achieve Secured by Design status consistent with the other requirements of this brief.

6 CONSTRUCTION MATERIALS

- 6.1 It is expected that the building materials employed will be of a high quality and innovative cladding systems, natural stone or other suitable materials will be encouraged to achieve the unique and sensitive architectural aesthetic required. The promotion of sustainable construction systems and techniques will also be encouraged to promote good environmental practice with the redevelopment of this brownfield site.

7 HOUSING

- 7.1 The Finalised Dundee Local Plan Review at Appendix 1 provides the quantitative standards to be achieved if the site is to be developed with houses and it is anticipated that the houses will be no more than two and half storeys in height. The site is a "windfall" site and is not allocated in the Local Plan for housing. However, the site is designated through this supplementary guidance as a brownfield housing and mixed use development site:

- Area 1 - for the area to the north of the Maryfield Depot, the Finalised Local Plan Review Appendix 1 Standards for Suburban Development apply
- Area 2 - for the area between Lynnewood Place and Stobsmuir Road, it is appropriate that the Finalised Dundee Local Plan Review at Appendix 1 Standards for Suburban Development are increased to provide the size of modern house required commensurate with the established dwelling and garden sizes in this location.

8 PRIVATE GARDEN AREA

- 8.1 All dwellings should have useable private space. Open gardens to the street or other public areas will not be considered as private. A minimum private useable garden ground of 120m² must be provided for all houses whilst 40% of houses should have more than 160m² of useable garden ground. For all houses in Area 2 between

Lynnewood Place and Stobsmuir Road, a minimum useable garden ground of 180m² must be provided.

- 8.2 There must be 18m between facing windows of habitable rooms and private garden areas must not be overlooked by living room windows of neighbouring houses.

9 CAR PARKING

- 9.1 In Area 1 dwellings must provide 1 car parking space within the curtilage whilst dwellings with 3 or more bedrooms should have at least 2 car parking spaces. In addition, 50% of dwellings should have a garage or space for a garage. All houses in Area 2, between Lynnewood Place and Stobsmuir Road, should have a garage and at least 2 parking spaces within the curtilage with 50% of houses having a double garage.

10 VEHICULAR ACCESS

- 10.1 Vehicular access to the site will be achieved from Walrond Street for Area 1 and individual entrances from Stobsmuir Road for all houses in Area 2. The existing coursed sandstone wall forming the site boundary with Stobsmuir Road will be retained and breached with new entrance gates forming the entrance to each house curtilage. Sufficient visibility at wall entrances will be required in the interests of pedestrian safety.
- 10.2 The new roadway created to serve the development will be constructed in accordance with the current roads construction standards if Local Authority adoption is required and an appropriate layout is anticipated to achieve a design speed of no greater than 10mph.

11 LANDSCAPE

- 11.1 The Finalised Dundee Local Plan Review, Policy 72 - "Trees and Urban Woodland" states that "New developments must have regard to the existing healthy mature trees, the survival and retention of which will be strongly encouraged through sensitive site layouts". The trees fronting onto the Forfar Road and Cleington Road form an established and valuable addition to the quality of the streetscape, the urban scenery of the area, and are protected within the Conservation Area designation. New tree planting, of appropriate specification, will be encouraged within the layout of the proposed development to provide a link with the established trees on the site and those in the mature gardens surrounding the site and the Stobsmuir Ponds. Any tree species specified should be indigenous though "foreign" species may be used for occasional specimen planting within any open space or within private garden grounds. All communal landscaping will be subject to a maintenance agreement to be submitted as part of the planning application.

12 DRAINAGE

- 12.1 The Finalised Dundee Local Plan Review, Policy 75 - "Sustainable Urban Drainage Systems" states that "All appropriate development proposals must be accompanied by a Sustainable Urban Drainage Scheme at the time of submitting a planning application." Best Practice Management in the employment of Sustainable Urban Drainage Systems will be used in the form of detention/retention ponds incorporating suitable landscaping features where appropriate. Pre-application guidance should be

sought from the Dundee City Council SUDS Group as to the form the drainage scheme for the site should take.

13 CONTACT

13.1 Mr Charlie Walker, Senior Planning Officer - telephone 01382 433378.