

REPORT TO: CITY DEVELOPMENT COMMITTEE – 25 AUGUST 2014

REPORT ON: DRAFT SITE PLANNING BRIEF – FORMER MAXWELLTOWN WORKS

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 294-2014

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek approval of a Draft Site Planning Brief for consultation with local communities and interested parties in order to promote the redevelopment opportunities at the former Maxwelltown Works site on Alexander Street.

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 City Development to consult with the local communities and interested parties on the Draft Site Planning Brief; and
 - c remits the Director of City Development to report on the results of the consultation.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications arising from the approval of the Draft Site Planning Brief.

4 BACKGROUND

- 4.1 The site is privately owned and is allocated in the Dundee Local Development Plan for housing development as H62 – Maxwelltown Works with an indicative capacity of 50 homes.
- 4.2 Given the characteristics of the site it is considered necessary to prepare a Site Planning Brief to positively encourage the type and form of development that will help realise the wider vision for the regeneration of the Hilltown area.
- 4.3 The Draft Brief supports reforming a historic road known as Elizabeth Street which ran in a north/south direction from North George Street to connect with Alexander Street. The line of the former road is still visible on site with public utility services running underneath. It may be necessary to reform the road to facilitate vehicle access to the site.
- 4.4 Remediation works may be necessary as part of any redevelopment proposals for the site if examination of the ground conditions reveal contamination. Housing development is proposed to complement residential developments which have occurred immediately to the east and west. Semi-detached or terraced housing is envisaged for the majority of the site. To address particular urban design issues and site conditions, the Draft Brief supports the development of a small number of flats.

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 issues.

6 CONSULTATIONS

- 6.1 The Chief Executive, the Director of Corporate Services and Head of Democratic and Legal Services have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

- 7.1 There are no background papers of relevance to this report.

Mike Galloway
Director of City Development

Gregor Hamilton
Head of Planning

GH/CC/KMK

31 July 2014

Dundee City Council
Dundee House
Dundee

APPENDIX 1

DRAFT SITE PLANNING BRIEF - MAXWELLTOWN WORKS

Introduction

Maxwelltown Works is situated adjacent to Hilltown District Shopping Centre and lies on main transportation corridors giving excellent connectivity to most areas of the city. The site offers an excellent opportunity to create a high quality housing development of mixed house types and sizes. A high quality of development is essential given the sites location at the centre of significant past and future investment in this important area of the city. Development is expected to meet Local Development Plan policy standards and provide an interesting layout and design which integrates visually with the street scene and adjacent developments:

- .19 hectares; 1
- suitable for semi detached or terraced houses with a small number of flats where required for urban design or site condition reasons; s
- sloping site with open southern aspect; s
- vehicle access possible from all sides of the site; v
- located within a quality residential neighbourhood with easy access to green space and the city centre; and l
- private ownership. p

Location Plan



Location and Site Description

The site is bounded by James Street, North George Street and Carnegie Street and lies on the north side of Alexander Street. The Category A listed St Salvador's Church lies to the north of the site. Hilltown Park is within easy reach via Calder Street and development of the site to the south of Alexander Street will consolidate school and health facilities with further provision of new high quality housing and attractive landscaping. It is expected that the broad tree planted and landscaped strip which occupies the southern edge of Maxwelltown Works must be retained and incorporated into any redevelopment proposals for the site.

Development of the site is expected to be delivered in the short to medium term in order to match redevelopment of the former multi storey blocks site on the south side of Alexander Street and to help realise the wider vision for the regeneration of the Hilltown area.

Several level changes appear on site with the largest of these occurring in the north eastern corner. This location also features an electricity sub-station and it is likely that cables are located below the landscape strip that runs along this side of Carnegie Street. Earth works may be required to remove the extensive hard surfacing, treat any contamination and deal with the level changes.

Movement and Access

An internal road will be necessary to access the site. Historically, the site was divided by Elizabeth Street which ran in a north/south direction from North George Street to Alexander Street. The line of this former road is still visible on site with public utility services which must be protected located under the surface. This is the only access from Alexander Street that will be acceptable. Other access is possible from each side of the site. All parking should be accommodated within the curtilage of properties on the site.

Form and Landscaping

The redevelopment of the site should be sympathetic to the existing residential context and the landscaping on adjacent streets, particularly the green spaces on Carnegie Street and on Alexander Street where it is intended to create tree lined street frontages. Housing should be designed to

provide a frontage onto surrounding streets. Houses should be set back from the heel of the pavement and garden trees incorporated to contribute to the streetscene.

A small number of flats may be accepted for appropriate urban design reasons or to address the ground condition issues within the site. Flats would comprise no more than 25% of the housing mix.

Development must respect the form and setting of the Category A listed St Salvador's Church.