

**REPORT TO: CITY DEVELOPMENT COMMITTEE - 28 JUNE 2010**

**REPORT ON: DRAFT SITE PLANNING BRIEF  
FORMER McLEISH'S BUILDING, SEAGATE, DUNDEE**

**REPORT BY: DIRECTOR OF CITY DEVELOPMENT**

**REPORT NO: 321-2010**

## **1 PURPOSE OF REPORT**

- 1.1 The purpose of the Report is to seek approval of a draft Site Planning Brief in order to consult with the communities of the city centre and other interested parties.

## **2 RECOMMENDATION**

- 2.1 It is recommended that the Committee:
- a approves the attached draft Site Planning Brief for the purposes of consultation;
  - b remits the Director of City Development Department to consult with the communities of the city centre and interested parties on the content of the draft Site Planning Brief; and
  - c remits the Director of City Development Department to report back upon the consultation findings by the end of the calendar year.

## **3 FINANCIAL IMPLICATIONS**

- 3.1 There are no direct financial implications arising from approval of this report.

## **4 BACKGROUND**

- 4.1 The site forms a prominent corner site on the Seagate and is currently occupied by a vacant two storey building previously used for food processing and associated office accommodation. The building is owned by Dundee City Council and has been vacant since 2008.
- 4.2 The site is within the City Centre Conservation Area with boundaries to the residential Watson's Bond Building, which is Category A-listed by Historic Scotland as a building of national importance. The site is important and demands a high quality architectural solution worthy of the location.
- 4.3 This draft site planning brief is the first stage in promoting the future redevelopment of the site and the finalised site planning brief will be used as part of the sales particulars to market the site to encourage appropriate new use(s) and secure high quality design.
- 4.4 Within the last decade the surrounding area of Trades Lane and Candle Lane has provided significant residential development due to the demand for accommodation in the city centre. However, this draft site planning brief promotes a potential mix of uses with residential accommodation on the upper floors and commercial premises and/or office space occupying the ground and first floor areas. Proposals for

commercial use only, in order to capitalise on the advantages of the location, will be considered in light of the Development Plan.

## **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.
- 5.2 The redevelopment of this site accords with the principles of the Draft City Centre Vision and Strategy and the built environment tenets of the Single Outcome Agreement by promoting new high quality mixed use development that improves the public realm, use and image of such a prominent location in Dundee.

## **6 CONSULTATIONS**

- 6.1 The Chief Executive, Depute Chief Executive (Support Services), Director of Finance and Assistant Chief Executive have been consulted and are in agreement with the contents of this report.

## **7 BACKGROUND PAPERS**

- 7.1 None

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Director of City Development

Ian Mudie  
Head of Planning

GH/NMcD/MM

25 May 2010

Dundee City Council  
Tayside House  
Dundee

**SITE PLANNING BRIEF**  
**THE FORMER MCLEISH'S BUILDING**  
**101 SEAGATE AND 3 TRADES LANE**  
**DUNDEE, DD1 3EW**

**1 INTRODUCTION**

- 1.1 This site planning brief has been prepared as supplementary planning guidance to the Development Plan in order to provide site specific planning information for the redevelopment of this strategically important city centre site.

**2 LOCATION**

- 2.1 The site, owned by Dundee City Council, forms a prominent corner of circa .3Ha opposite the Seagate Bus Station at the Seagate/Trades Lane/St Andrews Street junction, which is one of the busiest vehicular and pedestrian junctions in the city centre.
- 2.2 Situated within the City Centre Conservation Area the site's south and west boundaries are formed by the now residential Watson's Bond Building which is Category A-listed by Historic Scotland as a building of national importance. All of the services and amenities of the eastern side of the city centre are close by and the train station and the universities and college campuses are a short walk away.
- 2.3 The building on the site is two storeys in height and was previously used for food processing and associated office accommodation until 2008 when it became vacant. There is no relevant planning history specific to the site and the current building is not listed by Historic Scotland because it has no significant architectural or historical value, therefore its retention and re-use is not supported by this Brief.

**3 FUTURE USES**

- 3.1 The City Council is determined to achieve a high standard of redevelopment with all new development opportunities in Dundee and this site offers the opportunity to positively add to the built character of this area and contribute to the regeneration of the city centre.
- 3.2 Within the last decade development in the surrounding area of Trades Lane and Candle Lane has provided significant residential accommodation in the city centre. However, this Site Planning Brief promotes a potential mix of uses by virtue of the location. There are high volumes of pedestrian and vehicular traffic passing this site which would suggest non-residential uses on the ground and first floors of a new building would be appropriate in order to capitalise on the prominent location and to avoid privacy and air quality issues. New ground and first floor residential properties may not meet the standards required by the air quality section of the Dundee City Council Environmental Health and Trading Standards Department.
- 3.3 The site offers an excellent opportunity to enhance the townscape qualities of this gateway site. It is anticipated that a standard form of city centre development, with commercial premises arranged in a double-height ground floor and with flats above

offers considerable scope to design a well-modeled and attractive new building. A building with solely commercial use(s) could also be appropriate on the site.

- 3.4 The site is outwith the boundary of the core city centre shopping area though is adjacent to the area designated as a 'speciality' and 'non-core' area shopping. As such the site should be able to accommodate a wide range of retail uses such as speciality shopping, local shopping geared to the needs of city centre residents, financial institutions, a hotel and the provision of food and drink could be supported. As such Policy 36 of the Dundee Local Plan Review 2005 is applicable.

#### **4 THE DESIGN STATEMENT AND PRE-APPLICATION MEETINGS**

- 4.1 In accordance with the requirements of the Dundee Local Plan Review 2005, Policy 55 'Urban Design', a Design Statement must be submitted with a planning application for this important site. Comprehensive guidance on the preparation and content of Design Statements is provided in the Scottish Government's Planning Advice Note 68 'Design Statements'.
- 4.2 The use of pre-application discussions between relevant Dundee City Council City Development Department Officers and the developer/agent is essential to ensure at the outset of the development process that the possibilities of the site are known.

#### **5 THE NEW BUILDING**

- 5.1 A high standard of architectural design is required for this site and the careful internal organisation of the building so that it positively responds to the streets should be the starting point to a successful development. The high quality of design anticipated will be achieved through the use of contemporary architectural style and construction details as well as through the innovative use of materials that respond harmoniously with the surrounding area to create a valued 21st century townscape contribution worthy of the conservation area status.
- 5.2 The surrounding listed buildings are constructed from a range of materials such as sandstone and red brick with a mix of architectural detailing. Whilst no stipulation is made to limit or promote certain materials those selected by the designers must be of high quality in terms of maintenance, longevity and visual qualities.

#### **6 BUILDING HEIGHT AND ELEVATIONS**

- 6.1 The overall height of the new building is expected to be as high as the existing adjacent buildings on Trades Lane and Seagate to form a visually strong new corner. The new building could exceed the established building height and celebrate the prominent corner position by exceeding the existing buildings by a maximum of circa two-storeys or approximately 6 metres in height.
- 6.2 It is anticipated that the visible elevations will have a high window to wall ratio proportional to surrounding buildings to take advantage of solar gain as well as to give a generous and contemporary appearance. The site is in a very prominent location at an important junction of the city centre and design quality is of paramount importance.
- 6.3 The Tayside Police Architectural Liaison Officer must be consulted by the designer in order to meet 'Secured by Design' status along with the other requirements of this

brief and how the proposed development achieves 'Secured by Design' criteria must be explained within the Design Statement.

## **7 RESIDENTIAL DESIGN GUIDANCE**

- 7.1 The Dundee Local Plan Review 2005 at Appendix 1 'Design of New Housing' provides quantitative residential standards for such a 'City Centre' site to be developed with flats.

## **8 FLAT TYPE AND TENURE**

- 8.1 All flats to have a minimum of two bedrooms. However, it is anticipated that a minimum gross internal floor area of 70m<sup>2</sup> living accommodation could achieve three flats on each floor with the top floors providing larger penthouse accommodation to take advantage of easterly views across the city.
- 8.2 In order to provide the opportunity for a mix of tenures within the city centre Dundee City Council operates a policy that no House in Multiple Occupation Licences will be granted for new flats in the city centre. A condition of planning approval will be a requirement for the developer to enter into a Section 75 Agreement prohibiting such use of new residential accommodation.

## **9 CAR/CYCLE PROVISION/WASTE/AMENITY SPACE**

- 9.1 Given the physical constraints of the site and the close proximity to the Gellatly Street multi-storey car park no car parking provision is required. However, secure indoor storage for cycles and household waste should be provided within the communal circulation space.
- 9.2 There is no requirement for private amenity space though useable balconies are encouraged in order to provide some external space. It is likely that balconies would be well placed on the south elevation overlooking the communal car parking area to the surrounding Watson's Bond development.

## **10 PRIVACY**

- 10.1 Due to the existing urban context the Local Plan requirement for a minimum distance of 18m between the facing windows of habitable rooms or between balconies and the facing windows of habitable rooms will not be upheld. The distance from the north building line to the face of the buildings on Seagate is approximately 16m which should not require windows and balconies to be angled purely for privacy concerns.

## **11 PUBLIC ART**

- 11.1 Public Art is a means by which artists and their patrons can enrich their developments, open space and cultural heritage by adding to the visual interest and quality of the city's environment. Policy 56, 'percent for art' policy of the Dundee Local Plan, requires all new development in Dundee with a construction value of or over £1m will have at least 1% allocated for art. It is anticipated that the scale of redevelopment will activate the 'percent for art' policy could be used for the design and implementation of stand alone artworks, the creation of a soft landscaped amenity area or on particular details to new buildings.

- 11.2 Discussion early in the design process with the Dundee City Council Public Art Officer is recommended in order that appropriate and engaging methods of public artwork are achieved.

## **12 DRAINAGE**

- 12.1 There is no opportunity for a sustainable urban drainage system to be incorporated into the development given the extent of the site and it is anticipated that all the foul and rainwater will be connected into the existing Scottish Water drainage network.

## **13 OFFICER CONTACTS**

### **13.1 Property Sale Information**

Colin Craig, Head of Property, DCC City Development Department  
Telephone 01382 434349 or email [colincraig@dundeecity.gov.uk](mailto:colincraig@dundeecity.gov.uk)

### **13.2 Pre-Planning Application Information**

Charlie Walker, Team leader, Development Management  
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### **13.3 Environmental Health and Trading Standards Department**

Rachel Brooks, Environmental Health Officer, Pollution  
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