

REPORT TO: PLANNING & TRANSPORTATION COMMITTEE – 26 JANUARY 2004

REPORT ON: MCVICAR'S LANE DRAFT SITE PLANNING BRIEF – PUBLIC CONSULTATION RESPONSE

REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION

REPORT NO: 37-2004

1 PURPOSE OF REPORT

1.1 The purpose of the Report is to report back to committee on the response by the local community and interested parties of the draft site planning brief following a consultation exercise.

2 RECOMMENDATIONS

2.1 It is recommended that Committee

- a Note the comments submitted following consultation on the draft brief and the response to these comments;
- b Approve the attached amended site planning brief for purposes of circulation to prospective developers.

3 FINANCIAL IMPLICATIONS

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

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 derelict area.
- c Local needs are met locally.
 - The brief identifies a site, which is to be developed to provide housing in a popular part of the city.
 - The brief requires the Developer to develop an otherwise 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 removing dereliction.
- e All sections of the community are empowered to participate in decision making.

- The purpose of the report is to report on the results of the public to consultation exercise.
- f Places, spaces and objects combine meaning and beauty with utility.
 - The purpose of the brief is to secure a quality environment whilst removing dereliction.
- g Settlements are human in scale and form.
 - The brief stresses the importance of scale and form within an outstanding conservation area.
- h Diversity and local distinctiveness are valued and protected.
 - The brief stresses the significance of quality in development within an outstanding conservation area.

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 It is the purpose of this report to report on the results of the public consultation with 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.
- 5.3 Adjacent proprietors and interested parties will be consulted with when proposals are submitted for planning consent.

6 BACKGROUND

- 6.1 Reference is made to the meeting of the Planning & Transportation Committee of 29 September 2003 when a Draft Site Planning Brief for McVicar's Lane was submitted for approval for the purposes consultation with the local community and interested parties. The document was subsequently circulated and this report outlines comments made through this exercise and the response to these comments.
- 6.2 Two contiguous sites at McVicar's Lane are available for development. They are in separate ownerships. Due to the difficulties of access, services, drainage and restricted nature of the two sites they require to be designed and preferably developed as one.
- 6.3 Dundee City Council is determined to achieve a high standard of development in this attractive part of the city, within an outstanding Conservation Area and with a number of listed buildings within and adjacent to the site. The Council will also encourage and promote high quality, well designed and carefully laid out developments. A Draft Site Planning Brief was prepared to provide guidance to developers and designers.
- 6.4 The sites stretch from Perth Road to Roseangle, between properties in Greenfield Place and garden ground to flats in Perth Road and Roseangle. The sites are located within the West End Lanes Conservation Area, designated by Historic Scotland as being outstanding. The site is approximately 0.46 ha, comprising one ownership of 0.263 ha to the north with a Perth Road frontage and the other of 0.197 ha to the south with a Roseangle frontage.
- 6.5 At present a number of vacant buildings comprising a former printworks, a former shop fitter's workshop, former garage workshop and a listed dwelling house occupy the site. Consent will be required and justification made for the removal of any of the buildings on the site. As a

consequence of the industrial history of the site it is imperative that a report is submitted indicating proposed decontamination measures.

- 6.6 A copy of the draft brief was forwarded to all neighbouring proprietors, West End Community Council, Dundee Civic Trust, the Architectural Heritage Society of Scotland and the developers' architect. Six bodies or individuals have submitted comments. The terms of these comments are listed in appendix 1 along with a response to the issues raised.
- 6.7 The amended brief takes regard of many of the points made in respect of the development of this site. The issue of access to Greenfield Place and the question of the treatment of the existing building or resultant gap will be clarified, and the points of reference for guidance to building height will be clarified.

7 CONSULTATION

- 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.

8 BACKGROUND PAPERS

- 8.1 Dundee District Council – Planning & Transportation Committee – 29 September 2003.
- 8.2 Dundee District Council – District Local Plan 1998.
- 8.3 Dundee District Council – District Local Plan Review 2003.
- 8.4 Dundee District Council – West End Lanes Conservation Area Appraisal 2000.
- 8.5 Dundee District Council – Dundee Urban Design Guide 2001
- 8.6 Scottish Executive – Designing Places 2002
- 8.7 Scottish Executive – Housing Quality PAN67 2003

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APPENDIX 1

CONSULTANT	COMMENT	RESPONSE
KDM Architects	Report on decontamination should await application for planning permission due to cost.	The brief serves notice that a report will be required, it does not say it must be done at this stage.
	Entry doorway at Valentine House is of no architectural merit to any proposed building in this location.	Entry doorway is part of the Listed Building and a case will have to be made for its demolition.
	Clarification sought on elements of existing buildings which serve as height indications Infill building at Greenfield Place is recent infill nor worth adapting or converting.	The brief can be clarified in respect to the particular elements of the existing tenements, which serve as reference points for the height of any new building. This building "closes" Greenfield Place in a satisfactory manner. It is capable of conversion. The draft Brief suggests that the building may be redeveloped to achieve the same effect. To leave a gap would harm the townscape setting at Greenfield Place.
	A range of issues relating to Johnfield House.	Johnfield House is Listed. Care needs to be taken to protect its setting, taking account of its various features eg entrance etc and provide adequate amenity spaces. Any partial demolition has to be justified.
	Overlooking safeguard almost impossible to achieve. Concerned at providing parking for flats at 150 Perth Road and Valentine House.	Local Plan policy requires private gardens not to be overlooked by flats. This will need a careful design solution. These properties are currently without formal parking. As part of the Regeneration of the area the existing informal arrangement should be formalised to provide some parking where the opportunity arises. Parking would otherwise be located on Perth Road.
	Concerned at permeability of site.	The area of Perth Road Lanes Conservation Area is characterised by Lanes providing permeability. Secure by Design is a design issue and can be resolved by careful architectural solutions.
	Many of the trees on site are re-seeded and of lesser merit and should not be retained.	The retention of any trees should be based on their health, likely lifespan, location and their impact on the site and their contribution to the neighbourhood. A tree survey should be carried out which will form the basis of a planting plan and maintenance regime.

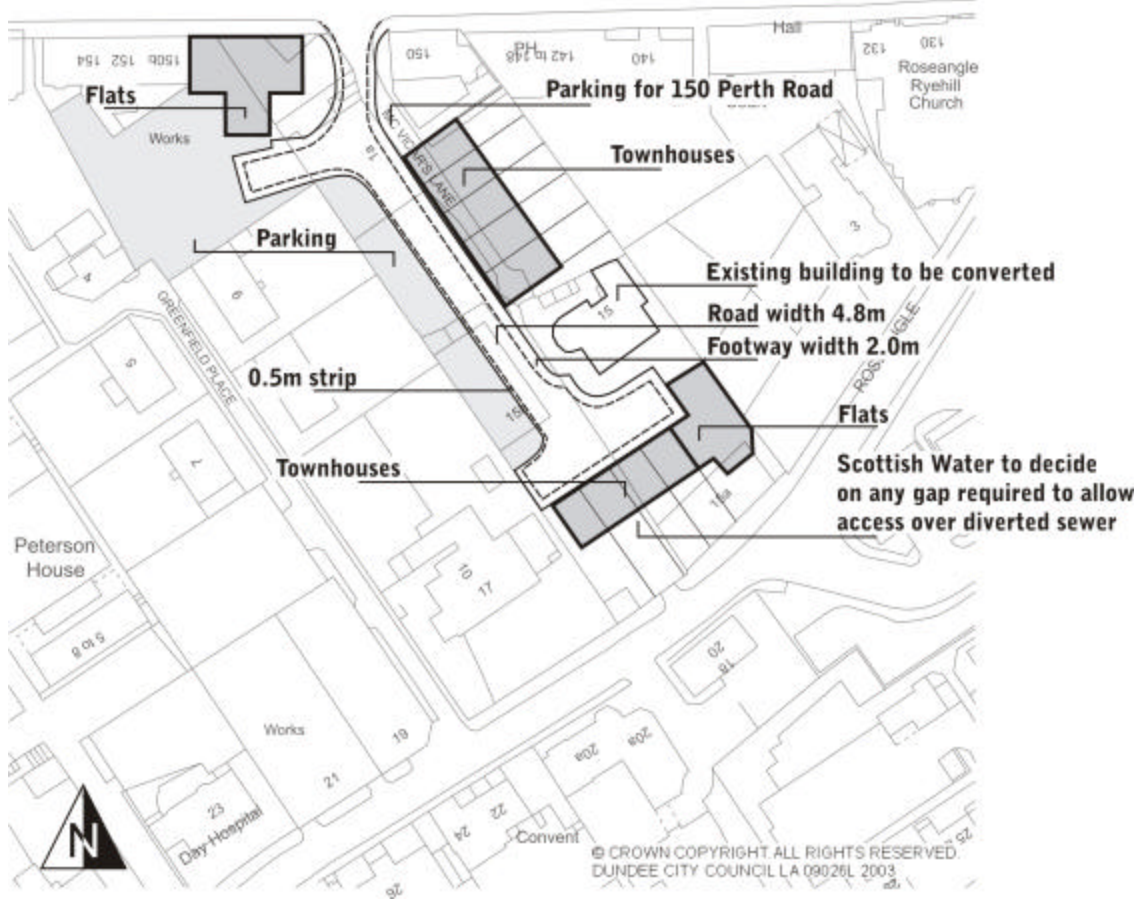
CONSULTANT	COMMENT	RESPONSE
Allan Boath 150 Perth Road	Wholeheartedly supports the development of this site subject to details.	Noted.
	Concerned that the proximity of the terrace of townhouses to private frontage means garden being in deep shade for large part of the year. Suggests this block be turned 90°.	The nearest of the proposed townhouses is 15m from the premises at 150 Perth Road and its garden is not significantly affected by any loss of sunlight. Rotation of the townhouses would result in a fragmented development with a lack of casual supervision of the main access route.
	Appears to be an error in respect of Greenfield Place and the possibility of a considerable gap between the two properties.	Noted. The Brief and diagram will be amended.
Andrew Bain Flocktones Invergowrie Proprietor 150 Perth Road	Concerned as outlined above (Mr A Boath), particularly about the location and orientation of the terrace of townhouses.	The nearest of the proposed townhouses is 15m from the premises at 150 Perth Road and its garden is not significantly affected by any loss of sunlight. Rotation of the townhouses would result in a fragmented development with a lack of casual supervision of the main access route.
West End Community Council	Welcome the Brief as a guide for prospective developers. It is especially helpful in a case of dual ownership.	Noted.
	Concerned at positions of houses and gardens to the north east. Gardens and living room would face north east. These should be reoriented to allow gardens to face south.	The nearest of the proposed townhouses is 15m from the premises at 150 Perth Road and its garden is not significantly affected by any loss of sunlight. Rotation of the townhouses would result in a fragmented development with a lack of casual supervision of the main access route.
	Prefer to see detached houses in keeping with older properties on this site.	It is not entirely accurate to say that detached houses are more in keeping with the area. The area is characterised by its wide range of house styles and building type. The detached buildings on the site are of course industrial buildings, which, if considered suited to retention would require to be subdivided to be brought into housing use. There is a case for seeking "flatted villas" or "twin town houses" rather than terraces, since this would better reflect the scale and style of buildings in this part of the Perth Road area.

CONSULTANT	COMMENT	RESPONSE
West End Community Council (continued)	Concerned at density which seems very high.	The density of development in the Perth Road Lanes Conservation Area is very high. The Council has avoided reference to density within housing developments, rather looking to an innovative design to secure certain critical minimum standards. As long as those standards are achieved within a satisfactory design then density is irrelevant. The notional layout achieves a standard of layout and facilities which, despite actual or apparent densities, conform to the Local Plan.
	The proposed townhouses appear small compared to the surrounding buildings eg Roseangle Gallery.	The townhouses are likely to be the same height as the Gallery. There is a case for seeking "flatted villas" or "twin town houses" rather than terraces, since this would better reflect the scale and style of buildings in this part of the Perth Road area.
	Queries the proposed height of the townhouses.	The brief can be clarified with respect to the particular elements of the existing tenements, which serve as reference points for the height of any new building.
Mark Cuthbertson 4 Greenfield Place	Concerned at access/exit point between 4 and 6 Greenfield Place.	The access as shown is to provide a single access, not a general site access. Such a proposal would be resisted for all the reasons given by the respondent.
	Concerned about construction traffic and exposure of building during demolition.	These are not matters for a site planning brief.
AHSS	Townhouses should face Roseangle with the principal elevation.	Whilst vehicular access will be taken from the north the principal elevation will face Roseangle.
	The terrace to the north east should be rotated through 90° to avoid overshadowing and allow McVicar's Lane to be retained.	The respondent suggests that the units be moved through 90°. This would have the effect of splitting the terrace into two parts more in keeping with the scale of housing in the area. Such an alteration could, as one consultee indicates, avoid the need to disrupt the existing carriageway and consequently the sewer. This suggestion makes sense and would also have the effect of providing sunnier gardens to the new housing.

CONSULTANT	COMMENT	RESPONSE
AHSS (continued)	The red brick stable building referred to as workshops should be retained as part of the mixed nature of the conservation area and the historical development of the area.	The demolition of the building within an outstanding conservation area will require consent. Such a demolition would require to be justified and part of such a justification would be the feasibility or otherwise of the re-use of the building.
	Concerned that the development as shown on the notional layout terminates in a cul-de-sac. A pedestrian pathway in the form of a pend or "close" between the townhouses on Roseangle should offer views of Johnfield, echo the lanes character and allow permeability.	There is merit in creating a through route either vehicular or pedestrian. The Brief will be amended to accommodate such an option.
	Conservation of the walls and surfaces with setts will be of great importance as will recycling of materials.	The Brief requires existing boundary walls to be retained and patched from downtakings. This will be emphasised in terms of sustainable construction.
	A wall and gate could be introduced at Greenfield Place.	This location requires very careful handling. The preference is for an infill building to terminate the vista of Greenfield Place and avoid a large "gap" in the streetscene. The pedestrian access could be incorporated as part of an infill. The Brief can be amended accordingly.
	The height of flats at Perth Road needs clarification.	The brief can be clarified with respect to the particular elements of the existing tenements, which serve as reference points for the height of any new building.
	There appears to be a lack of parking for the townhouses and flats at Roseangle.	There is sufficient parking for these units in the notional layout, however, it should be less remote. The Brief will reinforce this point.
Dundee Civic Trust	<p>The Brief is excellent and seems to cover all that it should. Hopefully it will lead to a worthwhile infill development on the site.</p> <p>A general point in the case of small sites becoming available, is that there is a potential to ease some of the on street parking problems occurring in some areas. This need not be by the City Council, who could act as a catalyst by providing local residents with some assistance from the City Council Car Parking Fund.</p>	<p>Noted.</p> <p>To an extent this Brief seeks to secure this, albeit in a small way, by seeking parking for premises at 150 Perth Road and Valentine House.</p> <p>Whilst the principal may have merit it is most unlikely that the Council's Parking Fund could hope to make any impact on this problem given the very substantial "hope" value most site owners and developers consider these sites to possess.</p>



Perth Road



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