

**REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE  
14 AUGUST 2006**

**REPORT ON: ST LEONARD'S HOUSE DRAFT SITE PLANNING BRIEF**

**REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION**

**REPORT NO: 444-2006**

## **1 PURPOSE OF REPORT**

1.1 The purpose of the report is to seek approval of the principles of a draft site planning brief as the basis of consultation with the local community and interested parties

## **2 RECOMMENDATION**

2.1 It is recommended that the Committee:

- a approve the draft site planning brief for purposes of consultation;
- b remit the Director of Planning and Transportation to consult with the local community and interested parties on the terms and content of the draft site planning brief; and
- c remit the Director of Planning and Transportation to report back on the result of the consultation exercise.

## **3 FINANCIAL IMPLICATIONS**

3.1 As the site is Council owned and it is intended to sell the land on the open market, this brief has the potential to influence the value of the site.

## **4 LOCAL AGENDA 21 IMPLICATIONS**

4.1 The purpose of the draft site planning 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":

- diversity and local distinctiveness are valued and protected;
- settlements are human in scale and form;
- places, spaces and objects combine meaning and beauty with utility;
- health is protected by creating safe, clean, pleasant environments;
- local needs are met locally; and
- all sections of the community are empowered to participate in decision making.

## **5 EQUAL OPPORTUNITIES IMPLICATIONS**

5.1 It is the purpose of this report to consult appropriate groups on those issues, which affect them.

## **6 BACKGROUND**

6.1 The site at St Leonard Terrace is currently owned by the City Council. It contains both a small area of land held on the Housing Revenue Account and a care home recently declared surplus by the Social Work Department and consequently an opportunity has arisen for the redevelopment of the site.

6.2 A new housing development was recently completed on a neighbouring site (Cox Gardens) and planning permission has been granted for the replacement of the Macalpine Primary School which lies to the west of the site.

## **7 DRAFT SITE PLANNING BRIEF**

7.1 The draft site planning brief seeks to encourage a high standard of development in keeping with the immediate residential environment. With this in mind the main points of the draft site planning brief are as follows:

- The redevelopment will provide houses only, with a mix of type and size in order to create affordability, choice and to add interest to the development.
- A landscape strip will be created along St Leonard Road with, where possible, dwellings sited to front onto the surrounding roads.
- The standards contained within Appendix 1 of the Local Plan in respect of private garden sizes will generally be adhered to. However, given the challenge of providing private garden areas for a variety of dwelling types and sizes these standards may be applied flexibly to terraced dwellings.
- All parking will be provided within the curtilage of each individual plot.
- Where possible dwellings will be sited to front onto the surrounding roads.

7.2 The draft site planning brief is attached to this report.

7.3 The draft brief will be the subject of consultation with both the community and interested parties, therefore the report seeks appropriate remits to carry out a consultation exercise and report back to Committee.

## **8 CONSULTATIONS**

8.1 The Chief Executive, Depute Chief Executive (Support Services), Head of Finance and Assistant Chief Executive (Community Planning) have been consulted and are in agreement with the contents of this report.

## **9 BACKGROUND PAPERS**

9.1 Dundee City Council - Dundee Local Plan Review 2005  
Dundee City Council - Dundee Urban Design Guide 2001  
Scottish Executive - Designing Places 2002  
Scottish Executive - Housing Quality PAN 67 2003

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4 August 2006

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## **ST LEONARD'S HOUSE, ST LEONARD TERRACE - DRAFT SITE PLANNING BRIEF**

The decision by Dundee City Council to market the St Leonard's House site presents the opportunity to realise a high quality redevelopment on this "brownfield site" in the St Mary's area of the city.

This site planning brief has been prepared as supplementary planning guidance to the Dundee Local Plan Review 2005 providing guidance to prospective developers to arrive at an informed and comprehensive solution for the redevelopment of this site.

Further design guidance is also to be found within the Dundee Urban Design Guide.

The St Mary's suburb lies to the north of the city and contains excellent transportation connections, outdoor recreation facilities and primary and secondary schools.

The site is approximately 0.9 hectares in area and contains a vacant residential home (St Leonard's House) recently deemed surplus to requirements by the City Council. It is bounded to the south by St Leonard Place, a road linking Cox Street to Macalpine Road, with a large area of open recreation space beyond; to the west by St Leonard Road with the soon to be redeveloped Macalpine Primary School beyond; to the north St Leonard Terrace with housing facing onto the site; and to the east by new and established residential development on the opposite side of a public footway.

The site slopes from west to east and sits above the eastern footway. The eastern half of the site contains the residential home with vehicle access from St Leonard Terrace and the western half consists of previously developed open space containing a number of trees.

The City Council is determined to achieve a high standard of redevelopment in this established and popular residential area. It will encourage and promote a comprehensive redevelopment of this site and the creation of a high quality residential environment that meets the aspirations of residents.

The City Council is currently examining the issue of affordability of housing in the city. Evidence from this and data from previous studies substantiates that there is a shortage of semi-detached and terraced dwellings in the city. This brief presents the opportunity to address this shortage.

The redevelopment of this site will therefore provide a mix of house types and sizes which will create affordability, choice and add interest to the development as a whole.

The Dundee Local Plan Review 2005, particularly at Policy 4, Policy 55 and Appendix 1, sets development standards to be interpreted regarding the site and the surrounding context. In accordance with Policy 55, the Dundee Urban Design Guide 2001 sets out the specific design principles for the formulation of an appropriate site layout and built form.

### **House Type/Mix**

Given its suburban location this site will be developed with houses only. To create a diverse environment and to meet the need for semi-detached and terraced houses the development will provide a mix of house types and sizes with a minimum of 40% semi-detached and/or terraced houses.

Appendix 1 of the Local Plan requires 75% of housing in new developments to contain, as a minimum, 3 or more bedrooms or to have a minimum gross internal floor area of 100 square metres.

### **Form**

This is a prominent location and any development must be sympathetic to the form and layout of existing residential development in the surrounding area. In this respect plots will be set back around 12 metres from the edge of St Leonard Road and dwellings sited to front onto the surrounding roads.

To create a mix of house type and size it is expected that detached or semi-detached dwellings would front the south and west of the site with terraced and semi-detached dwellings sited to front St Leonard Terrace and a new shared surface internal road.

The form and layout of the development should have regard to the approved plans for the new Macalpine Primary School on the opposite side of St Leonard Road (planning permission reference 05/00975) and also the footpath running along the eastern boundary of the site.

In the interests of privacy, houses should be sited to ensure that there is a gap of 18 metres between facing windows of habitable rooms.

The developer should consult the Tayside Police Architectural Liaison Officer in order to achieve Secured by Design consistent with other requirements in this brief.

### **Materials**

Materials should be sympathetic to those used on surrounding dwellings. The promotion of sustainable construction systems and techniques will also be encouraged to promote good environmental practice with the redevelopment of this brownfield site.

### **Sustainability**

The layout of the development and house design should embrace the principles of sustainable development and energy efficiency. Houses will be sited and orientated to maximise passive solar gain. All houses should provide adequate space for the storage of recycling bins.

### **Amenity Garden Area**

Appendix 1 of the Local Plan requires new housing development in suburban locations to provide a minimum private useable garden ground area of 120 square metres and for 40% of the whole development to have more than 160 square metres of useable garden ground. These guidelines may be applied more flexibly in respect of terraced dwellings on this site, although none should provide less than 100 square metres of private useable garden ground.

## Parking

All dwellings must provide 1 car parking space within the curtilage whilst dwellings with three or more bedrooms should have at least 2 car parking spaces. In addition 50% of dwellings should have a garage or provide space for a garage.

## Access

Dwellings fronting St Leonard Road will have driveway access to the road over the landscaping strip. All other dwellings will have vehicle access from a shared surface layout running into the site from St Leonard Terrace.

## Landscaping

This brief requires the plots fronting St Leonard Road to be set back around 12 metres from the footway in line with the existing residential development facing onto this road. The developer will plant new street trees of an appropriate size and species along this space. In addition a small area of open space will be retained to the front of 31-37 St Leonard Place for landscaping. Any developer will submit a comprehensive landscape plan to ensure these and other boundaries create a high quality landscape and provide an attractive streetscape.

