

**REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE
29 SEPTEMBER 2003**

REPORT ON: McVICAR'S LANE – DRAFT SITE PLANNING BRIEF

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 577-2003

1 PURPOSE OF REPORT

1.1 The purpose of the Report is to seek approval of a draft Site Planning Brief as the basis of consultation with the local community and interested parties.

2 RECOMMENDATIONS

2.1 It is recommended that the Committee:

- a approve the attached 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 consultations.

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 Local needs are met locally: the Brief identifies a site which is to be developed to provide housing in a popular area, which is presently derelict.
- c All sections of the community are empowered to participate in decision making: the purpose of the report is to seek authority to consult the public.
- d Places, spaces and objects combine meaning and beauty with utility: the purpose of the Brief is to secure a quality environment whilst removing dereliction; and the Brief stresses the importance of scale, quality of development and form within an outstanding conservation area.

5 EQUAL OPPORTUNITIES IMPLICATIONS

5.1 It is the purpose of this report to consult 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.

6 BACKGROUND

- 6.1 Two contiguous sites at McVicar's Lane are available for development. Whilst they are in separate ownerships the difficulties of access, services, drainage and restricted nature of the sites prompt the view that proposals for the two sites require to be designed and preferably developed as one.
- 6.2 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. This Site Planning Brief has been prepared to provide guidance to developers and designers.
- 6.3 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. The site slopes from north to south offering views over the river.
- 6.4 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.
- 6.5 Local Plan Context

a 1998 Dundee Local Plan

In the 1998 Dundee Local Plan, the site is unallocated and is therefore covered by Local Plan Policy H1 – "Existing Residential Areas". Within such areas, where residential use predominates, developments will be permitted where:

- they do not adversely affect the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell;
- they are in accordance with the policies and proposals contained elsewhere within this Local Plan; and
- in terms of details, proposals must conform to Policy H10.

b 2003 Dundee Local Plan Review

- in the 2003 Dundee Local Plan Review a key objective is the enhancement of Dundee's role as a strong regional centre by means of making available a quality living environment;

- this will be achieved by the successful combination of factors such as location, form, quality of houses, layout, landscaping, boundary treatments, accessibility, permeability, and proximity to quality facilities such as shops, schools and open space; and
- This will be supported by a strategy of enhancing the range and quality of housing opportunities, a balance of brownfield release and improving the choice of housing available through the encouragement of the development.

6.6 In the Dundee Local Plan Review the sites are referred to as H15 (Perth Road - McVicar's Lane) and H17 (Roseangle, 15A-15B). The sites are included within the Housing Investment Focus Area. Both are considered to be brownfield sites. In terms of detailed Policy proposals must conform to Appendix 1 of the Local Plan Review. The Local Plan Review is a material consideration in the determination of any application for planning consent.

6.7 This area is characterised by narrow lanes and high walls. The overriding impression is of an intimacy of scale. Any development must seek to recreate this character. It is essential that reference be made to the West End Lanes Conservation Area Appraisal, adopted by the City Council in 2000 and the Dundee Urban Design Guide. Both are a material consideration in dealing with any application for planning consent.

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.

7.2 The 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 BACKGROUND PAPERS

Dundee City Council – Dundee Local Plan 1998.

Dundee City Council – Dundee Local Plan Review 2003.

Dundee City Council – West End Lanes Conservation Area Appraisal 2000.

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 September 2003

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McVICAR'S LANE – DRAFT SITE PLANNING BRIEF

1 BACKGROUND

- 1.1 Two contiguous sites at McVicar's Lane are available for development. Whilst they are in separate ownership's, the difficulties of access, services, drainage and restricted nature of the sites prompt the view that proposals for the two sites require to be designed and preferably developed as one.
- 1.2 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. This Site Planning Brief has been prepared to provide guidance to developers and designers.

2 LOCAL PLAN CONTEXT

2.1 1998 Dundee Local Plan

- a In the 1998 Dundee Local Plan, the site is unallocated and is therefore covered by Local Plan Policy H1 – “Existing Residential Areas”. Within such areas, where residential use predominates, developments will be permitted where:
 - b they do not adversely affect the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues noise or smell; and
 - c they are in accordance with the policies and proposals contained elsewhere within this Local Plan.

In terms of details, proposals must conform to Policy H10.

2.2 2003 Dundee Local Plan Review

- a In the 2003 Dundee Local Plan Review a key objective is the enhancement of Dundee's role as a strong regional centre by means of making available a quality living environment. This will be achieved by the successful combination of factors such as location, form, quality of houses, layout, landscaping, boundary treatments, accessibility, permeability and proximity to quality facilities such as shops, schools and open space. This will be supported by a strategy of enhancing the range of and quality of housing opportunities, a balance of brownfield release and improving the choice of housing available through the encouragement of the development of houses as opposed to flats.
- b The sites are referred to as H15 (Perth Road – McVicar's Lane) and H17 (Roseangle, 15a – 15b). The sites are included within the Housing Investment Focus Area. Both are considered to be brownfield sites. In terms of detailed Policy proposals they must conform to Appendix 1 of the Local Plan Review. The Local Plan Review is a material consideration in the determination of any application.

3 LOCATION

- 3.1 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. The site slopes from north to south offering views over the river.
- 3.2 At present, a number of vacant buildings comprising a former printworks, a former shop fitter's workshop, former garage workshop and a listed dwellinghouse occupy the site. Consent will be required and justification made for the removal of any of the buildings on the site.
- 3.3 As a consequence of the industrial history of the site it is imperative that a report is submitted outlining any necessary decontamination measures.
- 3.4 There are two electrical sub-stations within the site.

4 HOUSE TYPE/MIXES

- 4.1 In terms of Local Plan policy all houses must have a minimum of two bedrooms and 65% must have three or more bedrooms, or a minimum gross internal floor area or living accommodation of 100m². The Local Plan considers that this part of the city is particularly suited to town houses. Where site-specific circumstances demand or where conversion of an existing building is proposed and houses are impractical then a flatted solution is acceptable. Flats should have a minimum gross internal area of 60m². The brief will identify the appropriate location for flats and the balance of flats to houses. A strong case can be made in townscape terms for the inclusion of flats at certain locations, whereas the existing dwelling on the site, which is a listed building, would be suited to conversion either to flats or town houses. Within the inner city there is an over supply of private flats, particularly of one and two bedrooms. The balance of provision in the new building on the site should be in the form of townhouses. Flats should be of a high standard of layout, outlook and facilities. This can be achieved by creating "stacked houses", "loft" style and penthouse flats, making use of the site levels to achieve private entries, maximising the southern aspect, providing meaningful balconies (at least 6m²) and by providing covered, secure, exclusive car parking.

5 FORM

5.1 Context

- a This area is characterised by narrow lanes and high walls. The overriding impression is of an intimacy of scale. Any development must seek to recreate this character. It is essential that reference be made to the West End Lanes Conservation Area Appraisal, adopted by the City Council in 2000 and the Dundee Urban Design Guide. Both are a material consideration in dealing with any application for planning.
- b To the north, the site abuts 152-154 Perth road, the former Valentine's offices, a 2-storey listed building. 150 Perth Road, a 3-storey listed building is located to the east. Due to the slope of the site these buildings present 3 storeys and

3¹/₂ storeys to the south respectively. These two buildings are of different age and scale and as a result are of similar height to eaves and ridge. Both these buildings overlook the site. There is evidence that the former building on the site adjacent to 152-154 Perth Road, at the corner of McVicar's Lane, had a basement well. There are still railings on Perth Road safeguarding the drop in level.

- c Adjacent to 150 Perth Road is a 4-storey tenement fronting Perth Road. This presents 5 storeys to the south and therefore severely overlooks the site. On the north side of Perth Road a 4-storey tenement is located. At the south end of the site, located to the west, is a 2-storey villa, listed Category B, along with its railings. Dundee Art Society occupies this at the ground floor. A 4-storey tenement is located to the east. The 1¹/₂-2 storey listed villas of Greenfield Place are located to the west of the site.
- d There is an issue of where precisely the boundary of the site lies within the existing building at 152-154 Perth Road. Whilst it would appear that the basement floor is part of the site, it is not clear how much, if any, of the adjacent site attaches to the basement or to the ground floor and upper premises.
- e Within the site at the south end of McVicar's Lane, adjacent to the east boundary, is Johnfield, a 2-storey building, listed Category B. This is set in its own grounds bounded by a high stone wall.
- f To the west of McVicar's Lane is a redbrick workshop incorporating an extensive setted yard.

5.2 Perth Road

- a There is a variety to the height of buildings presently fronting Perth Road. Any infill at the Perth Road frontage need not, therefore, replicate the existing building heights, however, it must not overpower the buildings adjacent or dominate the streetscene, particularly in the long vistas of Perth Road. In reality there would be an extra floor due to the receding slope down McVicar's Lane. In townscape terms, in order to provide closure and intimacy of scale to the junction with Perth Road, a substantial building in terms of its height and depth would be appropriate. This could incorporate flats to reinforce the corner piece and to offer opportunities to take advantage of views to the south.
- b At the east end of the building, part of the listed structure is included in the site. A justification will be required, should its demolition be proposed. The frontage of this building comprises an entrance doorway; this could be incorporated into any new development. Similarly, a justification will be required prior to the removal of any of the trees from the site.

5.3 Roseangle

- a To the south, the difference in height between the buildings adjacent to the site is more pronounced. Whilst a taller flatted building would sit comfortably against the tenement it may be more appropriate for the remaining development to take the form of town houses. This would reduce pressure on parking space, amenity space and avoid casting shade over the gardens of the retained houses and flats would offer opportunities to take advantage of views

to the south. Flats could provide the “step down” to the height of the Art Gallery. The new building must not be taller than the existing tenement to the north.

5.4 Greenfield Place

- a Whilst Greenfield Place has a formal layout over this section, its north vista is terminated by means of a converted stable block and the industrial premises off McVicar's Lane. This 3 storey brick building, part of the development site, dominates this section of Greenfield Lane where it has an entrance door and garage entry. This building could be adapted or converted; in which case it might be reduced in height, or redeveloped. If the latter, then care must be taken to suitably “infill” this part of Greenfield Lane.

5.5 Johnfield

- a Johnfield is a listed building (Category B). It dates from 1810 when it was built for Rev McVicar and was altered by David Neave in 1819. The principal elevation is to the south where it has a central doorpiece, pilasters and cornice. A principal feature of the house is its central hall, stair and cupola. To the west it has a 3-bay hemispherical bow and clearly has two handsome rooms, one above the other on this elevation in addition to the fine rooms on the south elevation. It may convert to town houses, however, that would provide two units of unequal size. It may also be possible to convert it horizontally, thus creating two flats each with a suite of rooms each including a large bow fronted space and the fine south facing rooms. A high stone wall surrounds the house. This should be retained to maintain the setting of this building, as should adequate amenity space to the south.

6 MATERIALS

- 6.1 The predominant building material in both Perth Road and Roseangle is coursed stone. The rear of the building to the east and its elevation to McVicar's Lane is render. The treatment for external elevations could be block, reconstituted stone, timber or an innovative material, however, in terms of sustainability there are a number of substantial stone walls that might be incorporated or re-used. Much of the brickwork is of a quality engineering brick and some of that may be reclaimed for re-use within the development.

7 AMENITY GARDEN AREAS

- 7.1 A minimum usable private garden area of 50m² should be provided for all houses although 30% should have more than 75m². Mid-terrace houses must have a private path to the street to access rear gardens without going through the house. In the case of flats, 100m² of usable private open space or 10m² per flat must be provided, whichever is the greater. Drying areas must be provided in addition to amenity space. Private garden provision may be reduced if useable sunny balconies are provided. In the case of Johnfield, the retained listed building; its curtilage should be retained to provide a setting for the building. Should it be converted to flats then its garden ground must be considered separately from amenity space for other flats.
- 7.2 The existing flats in Valentine House presently enjoy no amenity space. The removal of the former printworks will enhance the vista from these flats. Ideally, provision should be made, within the proposed layout, for amenity space for these flats.

- 7.3 The development must respect the garden ground of the flats to the east and the houses to the west. At the same time, the development must shelter its own private space from being overlooked by the flats to the east and north.

8 PARKING

- 8.1 Local Plan Review Guidance (Appendix 1) requires that at least one parking space must be provided within the curtilage of each house. 40% of private houses should have a garage or space for one. An additional 30% visitor parking should be provided where on street parking is a problem. Generally, private flats should have 130% parking whereas social rented should have 100%. This provision may be increased or decreased in light of on-street and off-street parking provision nearby. There are parking restrictions on both the Perth Road and Roseangle, adjacent to the site. Therefore, the higher parking requirement must apply. Innovative design solutions incorporating secure parking will be encouraged.
- 8.2 The existing flats in Valentine House and 150 Perth Road presently only enjoy informal parking spaces within the vacant site. Ideally, provision should be made within the proposed layout for parking spaces for these flats.
- 8.3 In the case of flats, secure indoor storage for bikes must be provided.

9 ACCESS

- 9.1 This area is characterised by narrow lanes and high walls. The over riding impression is of an intimacy of scale. Any development must seek to recreate this character. The site will be a "Homezone". Access will be taken from Perth Road. Whilst the site has a frontage to Greenfield Lane this is not an appropriate location for an access for any more than a single plot. There should be a degree of permeability within the site with at least a pedestrian route from Perth Road to Roseangle.
- 9.2 In order to maximise the amount of developable land, the circulation within the site will be seen in relation to the surrounding traffic system. Greenfield Lane is one-way south, therefore consideration should be given to making the access to this site one-way north, with the north most section two-way.
- 9.3 Granite/whin setts presently surface throughout McVicar's Lane. These should be incorporated into the new layout. Road standards will be appropriate for the size and likely capacity of the site and designed to ensure that traffic speeds are kept to 15-20mph. Roads should be 4.5m wide with a 1m service strip adjacent. All surfaces will be shared between car and pedestrian.

10 LANDSCAPE

- 10.1 Existing mature trees provide relief to the vista in both Perth Road and Roseangle and screening to the site from adjacent flats. The trees should be retained as far as possible. An attractive backdrop to any development is potentially provided by the ivies etc which have colonised boundary enclosures. Since it is likely that there will be limited opportunity for planting within the site, such existing features should be retained as far as possible.

11 SERVICES

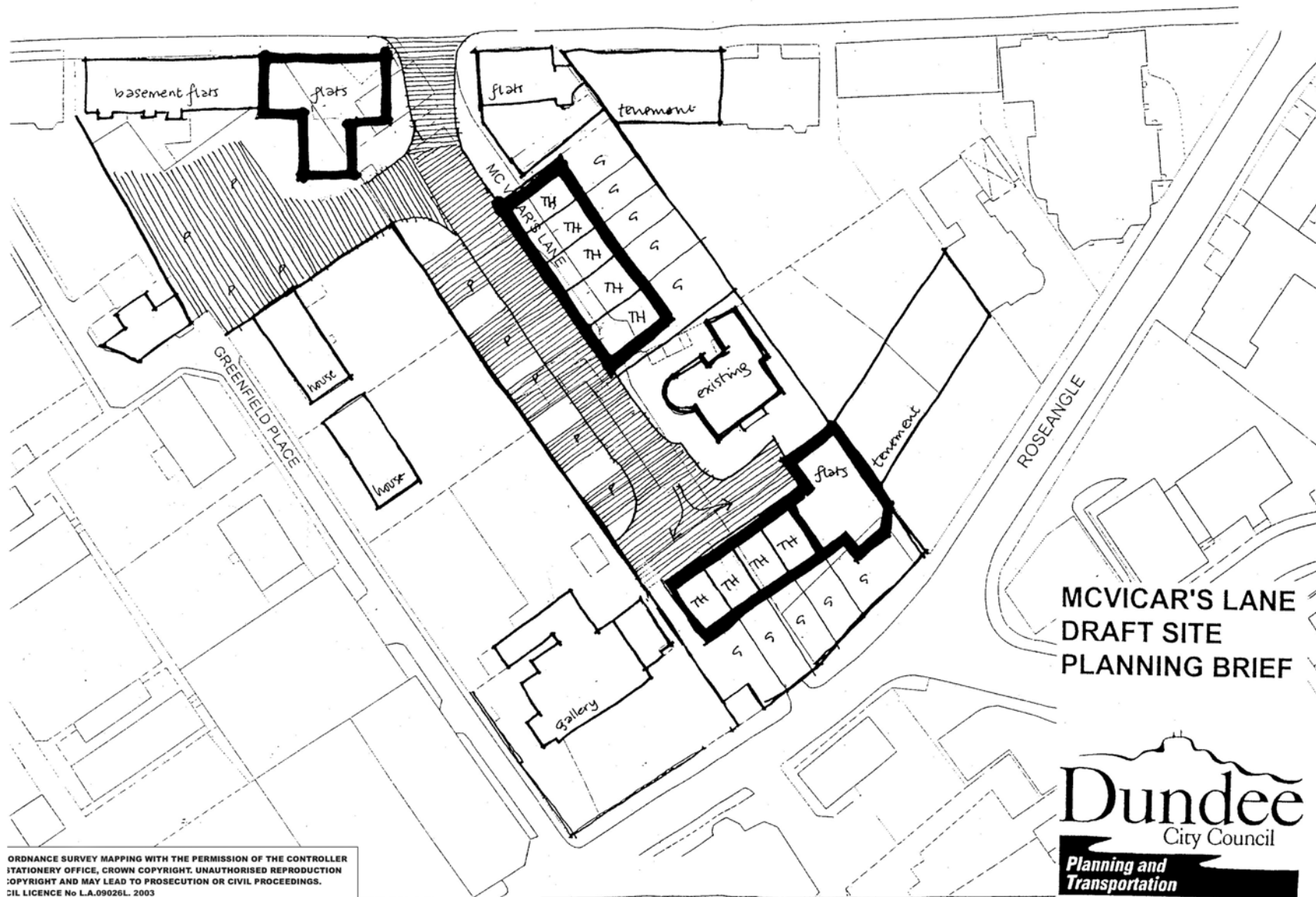
- 11.1 There are two electrical sub-stations within the site. The developer will require to establish whether either or both are still needed. They will require to be relocated as appropriate. Care must be taken to ensure that a relocated sub-station does not cause noise nuisance to existing and future residents. The sub-station to the south fronts Roseangle, and whilst this is undoubtedly convenient from the point of view of access, it makes no contribution to the streetscape at this location.

12 DRAINAGE

- 12.1 There is an existing sewer on the line of McVicar's Lane. This must be retained, however, subject to agreement with the City Council, Scottish Water and the developer, it may be diverted at the expense of the developer. Diversion must be a balance between securing a suitable layout against the cost of diversion. A separate drainage system is required for roof and hard surface run off from the site. A sustainable urban drainage system would be appropriate, and should seek to achieve a nett reduction in roof area and hard surface. Town house gardens and parking areas laid in porous material would help to attenuate run-off. It is unlikely that water-holding features would be necessary.

13 SUBMISSIONS

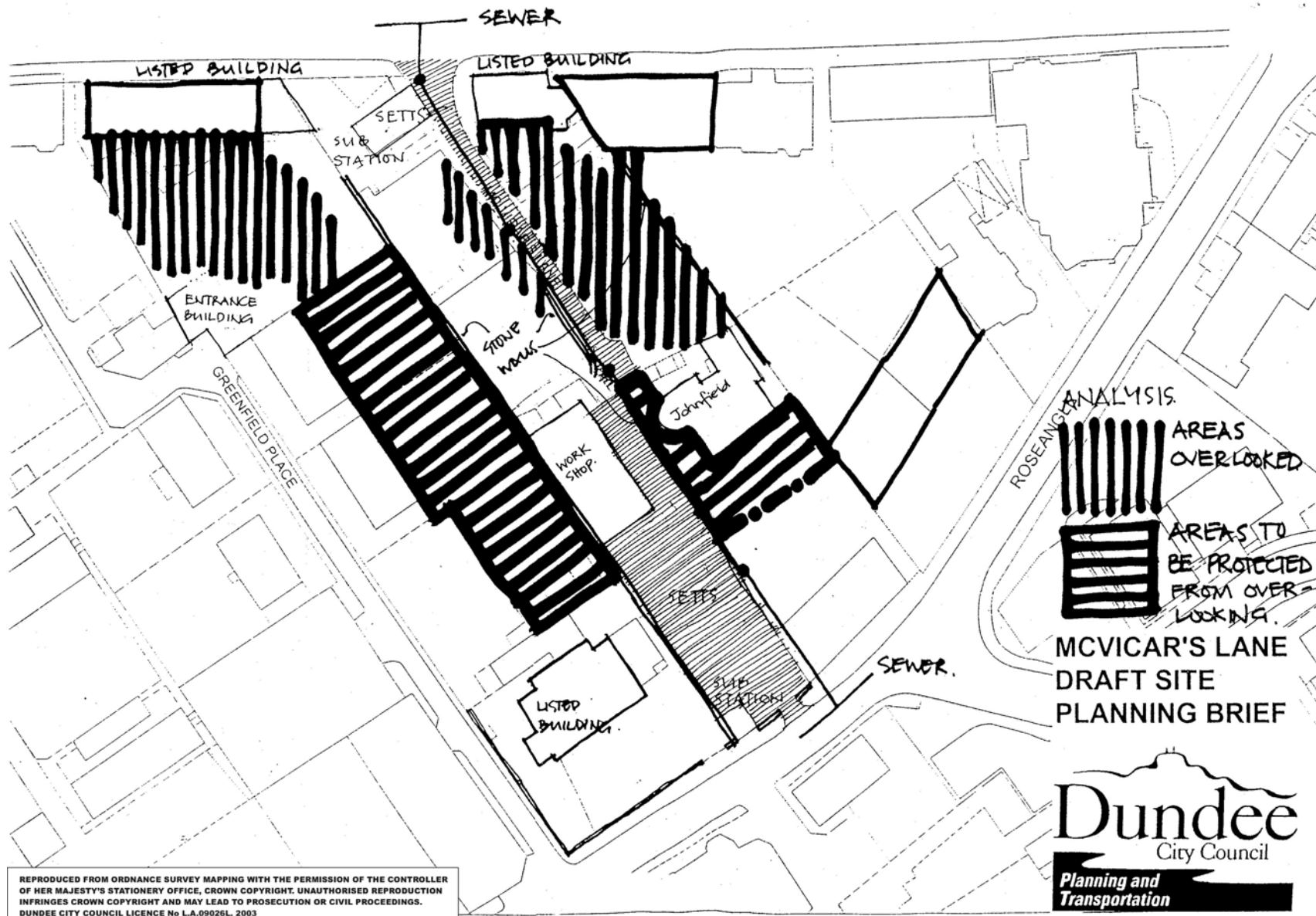
- 13.1 Drawings will require to be submitted showing, in axonometric form, the relationship of the proposed buildings to existing buildings, particularly on the Perth Road and Roseangle frontages.



**MCVICAR'S LANE
DRAFT SITE
PLANNING BRIEF**



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