

**REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE
27 SEPTEMBER 2004**

REPORT ON: HILLTOWN JAMAICA WORKS – SITE PLANNING BRIEF

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 604-2004

1 PURPOSE OF REPORT

1.1 The objective of this report is to seek approval of the draft Site Planning Brief for the Jamaica Works Site following consultation with the site owners, adjacent owners and interested parties.

2 RECOMMENDATION

2.1 It is recommended that the Committee:

- a approve the Site Planning Brief as Supplementary Planning Guidance to the Dundee City Council Local Plan 2004, Site H24 allocation; and
- b refer the Site Planning Brief to the Development Quality Committee as a material consideration in the determination of future planning applications for the site.

3 FINANCIAL IMPLICATION

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

4 LOCAL AGENDA 21 IMPLICATIONS

4.1 The development brief for this geographically important site seeks to address three key themes of Dundee 21:

- a “Places, spaces and objects combine meaning and beauty with utility”;
- b “Settlements are human in scale and form”; and
- c “Diversity and local distinctiveness are valued and protected”.

4.2 The development brief establishes the need to secure a quality new housing development in an area whose physical and social context is fragmented due to the number of razed sites in the vicinity and seeks to utilise the existing transport infrastructure and the potential landscape connections with Alexander Street, St Salvador’s Church and the Hilltown Park.

5 EQUAL OPPORTUNITIES IMPLICATIONS

5.1 The promotion of a new housing layout within an area well served by public transport, pedestrian and cycle networks supports an objective of Social Inclusion. The retention of physical permeability is an important objective of any informed development in drawing upon the site context and infrastructure to retain and support the existing networks of links to the site and surrounding areas.

6 BACKGROUND

6.1 Jamaica Works – Site Planning Brief – Responses

Further to the approval for public consultation (Committee Report 419-2004 refers), of the 12 consultees comprising residents, community groups, St Salvador's Church, Tayside Police and those with an interest in the site and neighbouring properties, 56 written responses were received and of those responses one joint letter of objection from 2 residents. Forty eight letters of support were received from residents of the area and members of the congregation of St Salvador's church.

6.2 Letters of Support

a Scottish Episcopal Church

"We are impressed with your plans and feel that the area will be greatly enhanced by the addition of a residential area."

b Simpson and Brown Architects for the Scottish Episcopal Church

"We welcome the proposals to use the land for houses and apartments. We consider this use to be considerably to the benefit of St Salvador's Church. To have a significant number of people living on the block again would be good for the social mission of St Salvador's and possibly also provide additional members to its congregation."

Simpson and Brown forwarded an alternative layout for the site based upon the Victorian context of the area stating that the site planning brief concept layout pays "too much respect" to St Salvador's church. However, the concept layout within the draft site planning brief seeks to place St Salvador's church at the heart of the regeneration of this area of the Hilltown as a landmark building within a 21st century townscape and no amendment to the brief is proposed.

c Residents at 36 North George Street

"We would just like to express our support for this plan; we believe it is what the area needs to improve the quality of life."

d IBP Dundee

"in principle IBP (Dundee) Ltd have no objection to the development of the site for residential purposes. In fact, they welcome the regeneration of the area We would therefore see it as essential that the design of the new housing take cognisance of this fact and appropriate acoustic insulation be built into the construction of the residential units to ensure that noise generated from IBP (Dundee) Ltd does not become an issue with the new housing owners..... We would suggest that this is an ideal time to increase the width of the currently narrow Carnegie Street, as part of the new development".

The brief has been revised to take into consideration; the widening of Carnegie Street from 4.8 m to 5.5 m by the developer: the need for the designer to incorporate sound insulation into the construction fabric of the new houses to the

requirements of Dundee City Council Environmental Health and Trading Standards Department.

6.3 **Letter Against**

Residents at 34 and 40 North George Street

"We were not made aware of your change of position in the local plan allocation and oppose this change for the following reasons:

- a an influx of 30-40 families would be devastating for all of us in that noise levels would rise, antisocial behaviour, vandalism etc;
- b the volume of traffic would not only create problems for us but also for the surrounding industrial units;
- c we believe that this area is an unsafe environment for families due to the industrial traffic which regularly flows through this area; and
- d a play park area would only entice teenagers and drug addicts to congregate in the evenings."

The potential issues stated by the single letter of objection cannot be specifically addressed within the site planning brief. Some are of such a nature that they can only be considered at the detailed planning stage, once a development proposal comes forward. No amendments to the brief are proposed.

7 **CONSULTATIONS**

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

8 **BACKGROUND PAPERS**

Planning and Transportation Committee – 28 June 2004, Draft Hilltown – Jamaica Works – Site Planning Brief, Report 419-2004.

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IGSM/NMcD/KM/SA/H

17 September 2004

Dundee City Council
Tayside House, Dundee

APPENDIX 1**HILLTOWN JAMAICA WORKS – SITE PLANNING BRIEF****1 INTRODUCTION**

- 1.1 The demolition of the Jamaica Works and the former church on North Wellington Street, with the inclusion of two small adjacent sites, results in the opportunity to realise a high quality housing development in this strategic location on the central northern edge of Alexander Street.
- 1.2 The boundaries of the site are defined by the Category 'A' Listed St Salvador's Church to the North, Carnegie Street to the West, North Wellington Street to the East and Alexander Street to the South. Any new development must address the existing context of the area and its potential to provide an informed townscape solution for the setting of St Salvador's Church which is an important historical landmark building in the Hilltown area.
- 1.3 The Council is determined to achieve a high standard of housing development in this part of the city to act as a development catalyst for the wider Hilltown Area, encouraging and promoting high quality, well designed and carefully planned developments in Dundee.
- 1.4 This site planning brief has been prepared to provide guidance to prospective developers and designers.

2 DESIGN GUIDANCE

- 2.1 The Finalised Dundee Local Plan Review, particularly at Policy 4, Policy 5, Policy 55, Policy 56 and Appendix 1, sets development standards to be interpreted regarding the site and its 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.
- 2.2 House Type/Mix

The Finalised Local Plan Review requires that sites in the inner city be developed with houses only of which 65% should have three or more bedrooms. The site is identified as site H24 in the Finalised Dundee Local Plan Review and as such is allocated as a brownfield housing development site. Policy 4 – Design of New Housing, through site planning briefs considers it appropriate to vary the standards to reflect the constraints or opportunities offered by the development of a particular site.

The concept layout suggests between 35 to 40 units, of 3 storey townhouse form, however, within the context of creating contemporary urban townscape a four storey building comprising 12 apartments, or 6 maisonettes, or a mix of both dwelling types, could be justified at the corner of North Wellington Street and Alexander Street. It is anticipated that the overall number of dwellings would not exceed 40.

2.3 Form

The site should be developed into distinct components: the strong architectural form of a curved terrace which provides a dynamic built form, framing the foreground to St Salvador's church onto Carnegie Street; and a simple terrace of townhouses, with a consistent building line, creating the new western edge of North Wellington Street. Particular attention should be given to the architectural articulation of windows, doors and garden boundaries of the gable elevations.

The creation of a "pocket-park" between the proposed development site and Carnegie Street is essential to provide the foreground to St Salvador's church creating a new vista from Alexander Street, a landscape link between Alexander Street and the Hilltown Park and to act as a "buffer" area between the proposed housing site and the industrial premises on Carnegie Street.

An axonometric, 3-dimensional drawing of a scale based at 1:250, or larger, must be submitted to determine any proposals in relation to the height and form of St Salvador's church.

Architectural innovation will be required to create an identity for this site, and utilised to maximise privacy with a variation of physical boundary designs whilst seeking to protect existing and create new views within and outwith the site. Natural supervision of public space should be achieved.

The Tayside Police Architectural Liaison Officer will be consulted by the developer in order to achieve "Secured by Design" status for any proposal.

2.4 Drainage

The developer must satisfy the appropriate authorities that all existing subsoil drainage is identified and suitably renovated or removed. Pre-application guidance should be sought from the Dundee SUDS Group as to the form the drainage scheme for the site should take to ascertain the most appropriate sustainable drainage system for the site.

2.5 Materials

It is expected that the building materials employed will be of a high quality and particularly the use of modern renders and innovative cladding systems will be encouraged to achieve the unique architectural aesthetic required to establish an agenda of bold contemporary architecture for the site and as a template for future redevelopment of the wider area. The promotion of sustainable construction systems and techniques will also be encouraged to promote good environmental practice with the redevelopment of this brownfield site.

Within the overall architectural rationale particular attention must be given to:

- establishing a clear hierarchy of boundary details to Alexander Street, the "pocket park" and the front and back gardens to the house plots;
- the gable details of the roof eaves/junctions in order that the repetition of standard domestic details is avoided; and

- ensuring a high window to wall ratio is achieved.

It is anticipated that the overall site layout will generate a formal visual order.

The designer will ascertain the level of acoustic standards to be achieved within the construction fabric of the housing proposals to the satisfaction of Dundee City Council Environmental Health and Trading Standards Department.

2.6 Garden Area

All dwellings should have useable private space. Open gardens to the street or other public areas will not be considered private. A minimum private useable garden ground of 50 m² should be provided for all houses whilst 30% of houses should have more than 75 m² of useable garden ground. There must be 18 m between facing windows of habitable rooms and private garden areas must not be overlooked by living room windows of neighbouring houses.

2.7 Parking

The finalised Dundee Local Plan Review 2004, Appendix 1 states that all house plots must achieve 1 car parking space within the curtilage of the dwelling and 40% should have a garage or space for a garage.

2.8 Access

All vehicular access to the site will be achieved from both Carnegie Street and North Wellington Street and it is anticipated that the new roadway created to service the development on the eastern side of Carnegie Street will be constructed with an appropriate shared surface layout to achieve a design speed of no greater than 10mph.

Carnegie Street is presently 4.8 m wide and will be widened to 5.5 m wide by the developer and in accordance with the construction standards contained within the Tayside Road Standards document. Consideration should be given however to appropriate measures to prevent this from encouraging any potential 'rat-run' between Hilltown and Alexander Street.

2.9 Design Statement

In accordance with Policy 55 of the Finalised Dundee Local Plan Review and Scottish Executive Planning Advice Note 68 – "Design Statements", any development proposals for this site require to be supported by a Design Statement due to the surrounding context and the strategic position of the site for a high quality development to act as a catalyst to the redevelopment of the adjacent and wider area of the Hilltown. The principal contents of a Design Statement are stated in the Dundee Urban Design Guide.

2.10 Landscape

New street trees should be planted in a formal manner to achieve the envisaged streetscape along North Wellington Street, with one tree planted in the front garden area of every other house plot. The tree species and standard to be agreed,

although it is anticipated that a species of smaller growing habit would be used to differentiate between the boulevard planting envisaged for Alexander Street.

An informal tree planting layout should be provided for the “pocket-park” area along Carnegie Street to achieve a useable open space that maximises solar gain and augments a vista to St Salvador’s Church. This area will be contained by a metal boundary railing, or other boundary details, subject to agreement.

Any tree species selected will be indigenous, although “foreign” species may be used for occasional specimen planting within the open space area or within garden grounds.

2.11 Alexander Street Boulevard

The site lies at the mid point on the northern side of Alexander Street. As Alexander Street is an important east-west cross-city vehicular route and due to its relatively long linear nature, the development proposal should plan for the creation of a boulevard tree planting plan by allowing a new footway width of 1.8m from the edge of the carriageway, a 1.8m width hard-landscaped area to allow for tree planting, and another 1.8m wide footway before the garden boundary of the south most dwellings. The trees specified should be of 250-350mm girth, with a canopy base no lower than 2 metre from the finished surface level and planted at approximately 6 metre centres, with the species subject to agreement.

