

**REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE
30 OCTOBER 2000**

**REPORT ON: FACADE ENHANCEMENT GRANT SCHEME: 70-76 HIGH STREET
(UPPER FLOORS)**

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 622-2000

1 PURPOSE OF REPORT

1.1 To advise Committee of a proposal to restore a significant city centre property.

2 RECOMMENDATIONS

2.1 Committee is asked, subject to the availability of resources, to approve grants to the value of £36,000 for these properties.

3 FINANCIAL IMPLICATIONS

3.1 Provision will require to be made in the 2001-2002 capital estimates for the proposed grants.

4 LOCAL AGENDA 21 IMPLICATIONS

4.1 By the successful renovation of these buildings, the distinctive architectural character of the city centre will be retained and will assist in addressing the following key theme of Dundee 21:

“places, spaces and objects combine meaning and beauty with utility.”

5 EQUAL OPPORTUNITIES IMPLICATIONS

5.1 When facade enhancement involves forming new accesses these will be constructed to enable disabled persons access to the properties wherever possible.

6 BACKGROUND

6.1 The Facade Enhancement Grant Scheme for the city centre, since its inception in June 1994, has done much in improving the quality and range of city centre premises. Recent improvements in the High Street of H Samuel has made a considerable impact on the city centre. The current application relates to two upper floor premises at 70-76 High Street. Both of these properties are Category “A” listed and form part of the Gardyne’s Land complex of buildings. Gardyne’s Land is the oldest domestic building to survive within Dundee, and is now in a dilapidated condition.

6.2 Tayside Building Preservation Trust now own the buildings and intend to embark on a three phase restoration programme which will cost in excess of £2million.

6.3 The Trust envisage that the first phase will address the problems of external deterioration on the High Street. The cost of these works are in excess of £250,000.

- 6.4 While the scheme does not normally give grant assistance for upper floors, it is contended that due to the importance of this building in its High Street context and its historical and architectural significance to Dundee that it is a project worth supporting.
- 6.5 The Trust are obtaining financial assistance from the National Lottery and Historic Scotland and see the support of the City Council as being crucial to the success of the scheme.
- 6.6 This financial year the budget for FECS has been exhausted, therefore it is recommended that, subject to the availability of resources, the grant be paid next financial year, a similar case was agreed by Committee last financial year in respect of 66 High Street (Timpson's).
- 6.7 Committee is advised that projects are currently in hand to improve the two ground floor shops.
- 6.8 Due to the scale of works two maximum grants of £18,000 each are recommended.

7 CONSULTATIONS

- 7.1 The Chief Executive, Director of Finance, Director of Support Services, Director of Corporate Planning and Scottish Enterprise Tayside, have been consulted and are in agreement with the contents of this report.

8 BACKGROUND PAPERS

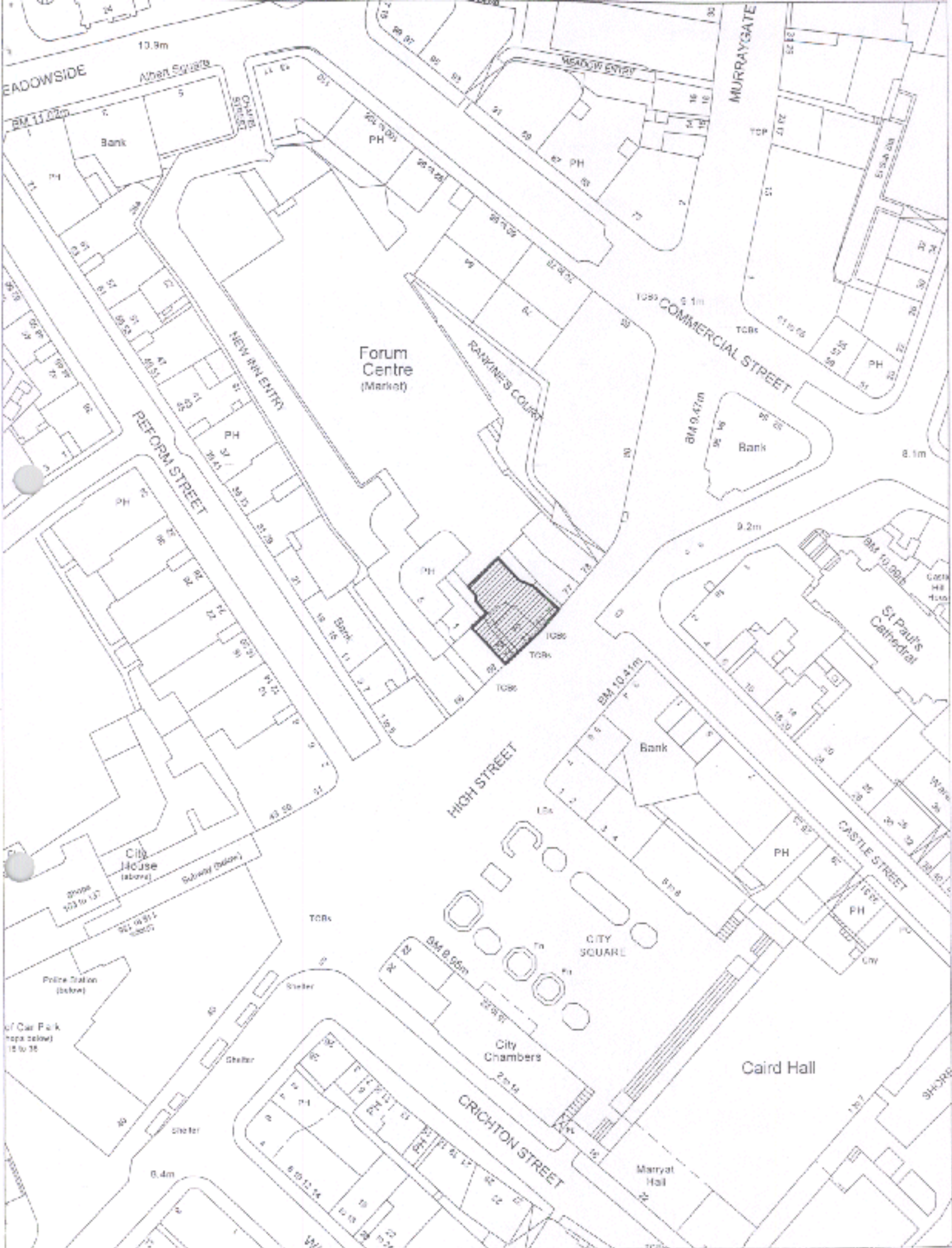
- 8.1 Minutes of Planning Committee (CDDC) City Centre Facades Enhancement Grant Scheme June 1994 – Item 3 refers.

Mike Galloway
Director of Planning & Transportation

Keith Winter
Policy & Regeneration Manager

11 October 2000

KW/JMcG/KM/CON/11/1
Dundee City Council
Tayside House, Dundee



PROJECT/WORK
 Facade Enhancement Grant Scheme

TITLE/ADDRESS
 70-75 High Street
 Dundee

Reference

Drawn By
 MJC
 Date
 22/09/00
 Scale
 1:1250



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