

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

**REPORT ON: ANN STREET/NELSON STREET – DRAFT SITE DEVELOPMENT
BRIEF**

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 622-2004

1 PURPOSE OF REPORT

1.1 The purpose of the report is to seek approval of a draft development brief as the basis of consultation with adjacent site owners and interested parties.

2 RECOMMENDATION

2.1 It is recommended that the Committee:

- a approves the attached draft development brief for the purposes of consultation;
- b remit the Director of Planning and Transportation to consult with the other owners and interested parties on the terms and content of the draft site planning;
- c remit the Director of Planning and Transportation to report back on the results of the consultation exercise within a period of two months; and
- d remit the Director of Planning and Transportation to put forward the final brief as a basis for assembly of the development site.

3 FINANCIAL IMPLICATION

3.1 There are no financial implications arising from the approval of this development brief.

4 LOCAL AGENDA 21 IMPLICATIONS

4.1 The development brief for this 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 high quality new landmark housing development on a site whose buildings have been the subject of vacancy, dereliction and repeated fire raising.

5 EQUAL OPPORTUNITIES IMPLICATIONS

5.1 The promotion of new housing within the context of the site and immediate area well served by public transport and pedestrian networks, and the creation of new

residential dwelling types to sustain local choice support objectives of Social Inclusion.

6 BACKGROUND

6.1 The Finalised Dundee Local Plan and the Dundee Urban Design Guide 2001 contain the standards appropriate to the redevelopment of the site in response to rational guidance on design quality in the Scottish Executive's Designing Places 2001, and in accordance with the Scottish Executive's Planning Advice Notes - Housing Quality (PAN67) and Design Statements (PAN 68) the policies and design guidance particularly relevant to the site are:

- a Development Strategy, paragraph 5.2: "new buildings and changes in land use will be essential to sustain the local economy, to promote the ongoing regeneration of the city and to address population change. However, to achieve this at the expense of the environmental quality of the city would be irresponsible. The maintenance and enhancement of Dundee's high quality environment is fundamental to the long term prosperity of the city."
- b Development Strategy, paragraph 5.3: "the siting, scale, design, layout and use of materials in new and existing developments has a strong bearing on the quality and vitality of the built and historic environment. Development will be expected to enhance the townscape or streetscape."
- c Any proposals must conform to the standards contained in Appendix 1 – Design of New Housing, Policy 55– Urban Design and Policy 56– Public Art, depending upon the construction costs.

6.2 The property at 28-30 Nelson Street and 85-89 Ann Street have lain vacant and in serious disrepair for some considerable time. Repeated fire raising resulted in emergency action being taken on the 19 June 2004 by the City Engineer to demolish 28 Nelson Street under Section 13 of the Building (Scotland) Act 1959. A Dangerous Building Notice was subsequently served on the owners of 30 Nelson Street and 85/89 Nelson Street also requiring demolition of these buildings. Agenda Note Item 6 was presented to the Development Quality Committee for consideration of these matters at its meeting of the 30 August 2004.

6.3 To demolish the buildings and leave the site unused will result in derelict land, probably with fly tipping. It is essential to encourage development of the site. The site is in 3 ownerships. Experience suggests this will make it difficult to bring about an early development and it may be necessary for the Council to take a lead role in assembling the site.

6.4 The two buildings adjacent are also currently partially derelict. The brief allows for the potential inclusion of these for redevelopment.

7 CONSULTATIONS

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

8 BACKGROUND PAPERS

Planning and Transportation Committee Report 604-2004 Hilltown Jamaica Works Site Planning Brief.

Mike Galloway
Director of Planning & Transportation

Ian Mudie
Head of Planning

IGSM/NMcD/KM/SA/A

17 September 2004

Dundee City Council
Tayside House
Dundee

HILLTOWN – ANN STREET/NELSON STREET**DRAFT SITE PLANNING BRIEF****1 INTRODUCTION**

- 1.1 The derelict and fire damaged property at 28-30 Nelson Street and 85-89 Ann Street is to be demolished as a public safety measure. The resultant site is an important location and will not be left derelict and vacant. The adjacent property at 69-83 Ann Street is mostly derelict. All the shops are vacant and boarded up and it appears only 2 out of 18 flats are occupied. The key site is the demolition site at the corner of Ann Street/Nelson Street and this is the focus of this brief, though ideally development should encompass the adjacent property at 69-83 Ann Street. This derelict property will impact detrimentally on the viable redevelopment of the site, thus the brief includes this property and assumes demolition.
- 1.2 The site forms the corner between Ann Street and Nelson Street and redevelopment proposals must address the context and demonstrate the potential of the site, and immediate area by proposing a building of contemporary and innovative design as the 21st century's townscape contribution to Ann Street. Particular regard must be given to the creation of a north-south axis with St Salvador's Church as a tall and important historical landmark building in the Hilltown area and the creation of a new counterpoint building to form a new landmark to the south.
- 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 to arrive at an informed solution to the redevelopment of this site.

2 DESIGN GUIDANCE

- 2.1 The Finalised Dundee Local Plan 2004, particularly at Policy 4, Policy 5 and Appendix 1, sets development standards to be interpreted with particular regard to the site and 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 2004 at Policy 4, and the provision of the site planning brief, justifies the need to create a five storey building at the corner of Ann Street/Nelson Street to provide the necessary urban townscape requirements of the site necessitates a building composed of differing dwelling types to attain such height on a constrained site and therefore the standards contained within Appendix 1 for inner city flats will be regarded as the minimum quantitative standards to be applied with minimum gross internal floor area of 60m² per flat.

There are a number of possible permutations of dwelling mix that the redevelopment of the site could achieve to provide a viable development proposal. It is anticipated that around 15 dwellings could be accommodated on the site comprising a mix of flats and maisonettes though 3 townhouses could be located to the western end of the site.

2.3 Form

The site should be developed into one distinct building following the established building line of Ann Street and returning the corner to Nelson Street. The use of bold innovative architectural design and the use of a variety of materials is sought to create a new landmark building. Particular attention should be paid to the provision of large extents of glazing on both the north and south elevations with balconies where appropriate and the articulation of the ground floor to provide security and privacy as well as to provide natural supervision of Ann Street. Replication of historical styles and domestic details are inappropriate to create the modern identity sought and to establish a benchmark of architectural quality for other development opportunities in the immediate area.

The submission of 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 formation of a new axis with St Salvador's church and to demonstrate how the proposals will form a landmark building that provides a new corner to Ann Street – Nelson Street.

The Tayside Police Architectural Liaison Officer will be consulted in order to achieve security by design consistent with the other requirements of this brief.

2.4 Materials

It is expected that the building materials employed will be of a high quality and particularly the use of natural stone, wet-dash harling 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 the future redevelopment of the wider area. The promotion of sustainable construction systems and techniques will also be encouraged to promote good environment practice within the redevelopment of this brownfield site.

2.5 Amenity Area

The development should achieve a useable private garden area of 100m² or 10m² per flat, whichever is the greater and drying areas should be provided in addition to the amenity space, however, useable balconies will be regarded as amenity space.

2.6 Ann Street

The site lies at the end of the vehicular access from the Hilltown and it is envisaged that in order to develop the character of Ann Street as an urban residential street the developer will reduce the portion of Ann Street, to the immediate north of the site, to 6.3m by extending the southern footway northwards by 2m thereby reducing the width and providing the opportunity for street tree planting and narrow landscaped space to act as a buffer between the public footway and the ground floor dwellings of the redevelopment proposed. The construction of the footway will be in accordance with the construction standards contained within the Road Standards document and

any tree planting proposed along the footway immediately to the north of the site (the species and standard to be agreed).

2.7 Parking and Access

The private development of the site should achieve 130% car parking provision and social rented development should provide 100% car parking provision and innovative design solutions incorporating secure parking for cars and bicycles etc will be encouraged in this location.

All vehicular access will be achieved off Nelson Street and it is envisaged that car parking provision will be contained in a pen to the rear of the site though the innovative remodelling of the footway to Ann Street and associated tree planting could result in on-street car parking spaces being provided.

2.8 Design Statement

In accordance with Policy 55 of the Finalised Dundee Local Plan 2004 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 of the site and the strategic position of the site for a high quality development to act as a catalyst to the intervention and redevelopment of the adjacent wider area of the Hilltown. The principle contents of a Design Statement are stated in the Dundee Urban Design Guide.

2.9 Drainage

The developer will satisfy the appropriate authorities that all existing subsoil drainage and water courses are identified and suitably renovated or removed. On no account will surface water be permitted into the foul system. Best Practice Management in the employment of Sustainable Urban Drainage Systems will be used and pre-application guidance should be sought from the Dundee City Council SUDS Group as to the form the drainage scheme for the site should take.

3 THE DEVELOPMENT PROCESS

- 3.1 The site of 28-30 Nelson Street and 85-89 Ann Street is currently owned by 3 people, and the properties at 69-83 Ann Street are similarly in multiple ownership. If unresolved site assembly remains an impediment to viable redevelopment it may be necessary for the Council to take a lead role in assembling the site.