

**REPORT TO: PLANNING & TRANSPORTATION COMMITTEE
3 DECEMBER 2001**

REPORT ON: DUNDEE – THE URBAN DESIGN GUIDE

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 637-2001

1 PURPOSE OF REPORT

- 1.1 The purpose of the Report is to seek approval of the Urban Design Guide as informed by the results of the external consultation exercise with architects, local developers, academic and Government bodies, Tayside Police and Local Community groups, the results of which were reported to the Planning and Transportation Committee of 27 August 2001 (Item 15 refers).

2 RECOMMENDATIONS

- 2.1 It is recommended that the Committee approve the Urban Design Guide for Dundee.
- 2.2 It is also recommended to refer the Urban Design Guide to the Development Quality Committee as a material consideration in the determination of future planning applications.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications arising from the approval of this Design Guide.

4 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 The production of this Urban Design Guide directly addresses three key themes of Dundee 21 –

“Places, spaces and objects combine meaning and beauty with utility”

“Settlements are ‘human’ in scale and form”

“Diversity and local distinctiveness are valued and protected”

The Urban Design Guide seeks to inform everyone involved in the development process to create a better Dundee by utilising a series of basic design principles. These principles must be employed at the outset of any development for the production of a sustainable, functional and aesthetically enhanced urban environment.

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 The analysis, promotion and progression of surrounding context, community structures, transport infrastructures and pedestrian site permeability support the objectives of Social Inclusion.

6 BACKGROUND

- 6.1 The Urban Design Guide has been created as a direct response to the suggestions of the National Planning Policy Guidelines 1 & 3 in the promotion of good informed design within the environment and is in accordance with the aspirations of the Scottish Executive's "A Policy on Architecture for Scotland" and "Designing Places".

NPPG 1, Pt 40 "Development briefs and design guidance can be an effective means of promoting specific opportunities for development. By highlighting the standards of development planning authorities are seeking, design guides and briefs can aid the creation of higher quality developments."

"Buildings must not only meet our practical needs for shelter, space and services but also respond to social, cultural, environmental and economic objectives".

Scottish Executive: A Policy on Architecture for Scotland

- 6.2 The Urban Design Guide provides a definition of what constitutes Urban Design, an overview of the development evolution of Dundee and a series of design principles to be employed by the developers, designers and planners about to embark upon new projects.
- 6.3 Urban Design is essentially defined as the relationship between different buildings: the relationship between buildings and the streets, squares, parks, waterways and other spaces which make up the public domain; the nature and quality of the public domain; the relationship with one part of a town or city with another part; and the patterns of movement and activity which are thereby established – in short, the complex relationship between all the elements of built and unbuilt space. Development design must address the wider parameters of context and the city, not stand in isolation.
- 6.4 The Urban Design principles are intended to set the framework for urban design in Dundee, and by reference to developments in Dundee, they aim to raise design expectations generally and demonstrate that achieving good development is a thoughtful rather than an onerous or expensive task. Good design does not have to be expensive design.
- 6.5 The key development principles in the Guide are:

Context and Local Distinctiveness

Sustainability

New buildings

Safe and Attractive Streets

Public Art

Design Statements

Each of the informed topic areas set the basic agenda that a complete analysis of the site, infrastructure, local community, construction and architectural form must be assessed prior to a planning application approach ensuring a specific, cohesive and inclusive design solution for any site.

“Urban Design provides a means of improving the quality of people’s lives through the creation and subsequent maintenance of liveable and sustainable environments”. **Urban Design Alliance.**

- 6.6 The Urban Design Guide will be displayed at the Committee Meeting and copies will be available in the Committee Members’ lounges. Upon approval the guide will be accessed directly from the website.

7 CONSULTATIONS

- 7.1 Some 66 invitations to comment on the Draft Urban Design Guide were issued. However, the number of responses was disappointing.

	<u>Issued</u>	<u>Responses</u>
• Developers	21	0
• Agents	15	0
• agencies/organisations	18	4
• community councils/community groups	8	1
• amenity societies	4	3

- 7.2 The tenor of the responses was, in the main highly supportive. All respondents welcomed the production of the Urban Design Guidelines. All approved the succinctness of the document. All welcomed the emphasis on good design, although it is clear certain groups have a different perception of good design and what it could and should achieve. Many also commended the direction in which Dundee has moved in this respect over the last number of years. A number felt certain policies could be clarified and that diagrams might be clearer.

- 7.3 The quality of the comments received, the clear concern for securing and enhancing a quality built environment so obviously held by the various organisations, community groups and amenity societies, is in stark contrast to the various agents and developers. The total disinterest shown by those responsible for the provision of such quality on the ground is disappointing and alarming. Not one of the 36 agents or developers invited to respond took the opportunity to comment upon or make input to the Urban Design Guide.

- 7.4 The Urban Design Guide has been revised to take account of these points by clarifying the general layout of the guide, simplifying diagrams and text to more clearly illustrate the policies. In addition, the title of the document has been improved from being called a Strategy to a Guide, as it seeks to inform and direct good design criteria to those involved in all respects of the development process.

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

8 BACKGROUND PAPERS

Report 640 - 1999

Report 354 - 2000

Report 443 - 2000

Report 1 - 2001

National Planning Policy Guideline 1

National Planning Policy Guideline 3

Scottish Executive: A Policy on Architecture for Scotland
Designing Places

Urban Design Alliance Manifesto

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15 November 2001

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