

**REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE –
28 OCTOBER 2002**

REPORT ON: DRAFT DEVELOPMENT BRIEF – PARKER STREET, DUNDEE

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 708-2002

1 PURPOSE OF REPORT

- 1.1 This highly prominent site, owned by the City Council and overlooking the junction between Lochee Road and North Marketgait, has been vacant since 1996. However, the site has recently been the subject of developer interest.
- 1.2 Within the central housing suburb, the former Dundee Royal Infirmary site presently being converted and developed for flats and houses, and the flatted housing development at City Quay, are both selling well. These are both quality developments, offering above average standards of amenity and accommodation. It therefore seems appropriate to keep this momentum going by seeking the development of the Parker Street site.
- 1.3 An opportunity exists on this principal gateway to the city centre to create a bold and imaginative development of good quality, which can be a strong visual symbol and new civic landmark for the city. In order to achieve this, a Design Brief to guide the development of this site is required.

2 RECOMMENDATIONS

- 2.1 Approve the content of the draft Development Brief.
- 2.2 Remit the Director of Planning and Transportation to engage in consultations with the local Community Council and other interested parties.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no direct financial implications arising from the approval of this Development Brief.

4 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 The redevelopment of this site will help to contribute to the viability and vitality of the city centre. With the successful improvement of this important site, the distinctive character of the City Centre will be enhanced and assist in addressing a key theme of Dundee 21 “Places, spaces and objects combine meaning and beauty with utility”.
- 4.2 The upgrading of the major access corridors into the City Centre will have considerable benefits for the visual elements of the environment and accessibility.
- 4.3 The development of this site will help to discourage commuting.

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 Provision for pedestrians is an important objective and access for the disabled is an issue which will be addressed in the development of this site.

6 BACKGROUND

- 6.1 Residential tenement buildings on this site were demolished in the 1970s to make way for the construction of a phase of the inner ring road. Until 1996 the site was occupied by flat roofed single storey temporary buildings, which accommodated the former Tayside Regional Council’s Public Transport Unit. Since 1996, the property has remained vacant and is becoming increasingly derelict.
- 6.2 The site is now owned by Dundee City Council. The site is included within the Dundee Local Plan 1998 as a proposed housing site requiring a bold, imaginative design. Proposal HS1 refers.
- 6.3 The site is bounded by the Marketgait, part of the Ambassador Route network. The site’s present condition and lack of use is detrimental to the Ambassador Route’s aims and objectives.
- 6.4 The purpose of the Brief is to :
- identify a development opportunity.
 - promote the site.
 - confirm acceptable land use policy options.
 - promote high standards of design and inspire better and more imaginative architecture.
 - augment the principles of Dundee City Council’s Urban Design Guide.
 - provide a context for dialogue with prospective developers/users.
 - provide a framework for Development Quality decision making.
 - supplement site sale particulars for the Director of Economic Development.

7 CONSULTATIONS

7.1 The Chief Executive, Director of Finance, Director of Support Services, Director of Corporate Planning, Director of Economic Development and Director of Housing, have been consulted and are in agreement with the contents of this report.

8 BACKGROUND PAPERS

8.1 None.

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Director of Planning & Transportation

Iain Jack
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IJ/PJ/EJ

18 October 2002

Dundee City Council
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PARKER STREET HOUSING SITE DEVELOPMENT BRIEF

1 VISION

- 1.1 This highly prominent site overlooking the junction between Lochee Road and North Marketgait has been vacant since 1996. An opportunity exists on this principal gateway to the city centre to create a high quality, bold and imaginative housing development, which may be housing, education related, office or hotel, or indeed a mixture, which can be a striking visual symbol and new civic landmark for the city. The resultant building is likely to be tall relating to the upper level at Garland Place.

2 BACKGROUND

- 2.1 Residential tenement buildings on this site were demolished in the early 1970s to make way for the construction of a phase of the inner ring road. Until 1996 the site was occupied by flat roofed single story temporary buildings, which accommodated the former Tayside Regional Council's Public Transport Unit. Since 1996, the property has remained vacant and is quickly becoming derelict.
- 2.2 The site is owned by Dundee City Council. All enquiries should be made in the first instance to Director of Economic Development.
- 2.3 The purpose of the Brief is to:
- identify a development opportunity.
 - promote the site.
 - confirm acceptable land use policy options.
 - promote high standards of design and inspire better and more imaginative architecture.
 - augment the principles of Dundee City Council's Urban Design Guide.
 - provide a context for dialogue with prospective developers/users.
 - provide a framework for Development Quality decision making.
 - supplement site sale particulars for Director of Economic Development.

3 POLICY REVIEW

- 3.1 A number of National and Local policies and guidelines apply which will require to be considered by prospective developers:
- a Scottish Executive "A Policy on Architecture for Scotland" and "Designing Places".
 - b Dundee and Angus Structure Plan Finalised Written Statement 2002. Environmental Resources Policy 6 requires new developments to make a positive contribution to the identity, character and quality of the built environment.
 - c Dundee Local Plan (1998).
 - d Urban Design Guide – New housing development should have regard to this City Council document.

3.2 Dundee Local Plan 1998 General Policies:

- Policy BE1 – Design quality – The Policy applies to all new developments and highlights the requirement for high standards of design, integration, landscaping, etc.
- Policy BE2 – Townscape Policy – Emphasises requirement for quality in new developments and the City Council's desire to see incorporation of new public spaces, protection of significant vistas, etc.
- Policy BE3 – Use of Materials – Encourages appropriate and imaginative use of materials, especially in conservation areas and on main approaches to the city.
- Policy BE24 – Public Art – Involve Public Art in future building developments.

3.3 Dundee Local Plan Specific Policies and Proposals:

- Policy H10 – provides guidelines for the design and development for new housing.
- Policy H15 – energy efficiency requirements.
- Proposal HS1 – Parker Street – Flatted housing opportunity requiring a bold imaginative design. Note: a requirement for this site be reserved for students' accommodation will no longer apply in the Local Plan Review.

4 SITE AND CONTEXT APPRAISAL

4.1 Context

- a The site lies adjacent to the junction of the inner ring road and a principal arterial route to the city centre from the north west of the city, and is thus in a very prominent position on a gateway to the city centre. The junction, and its fringes to the northwest are maturely and attractively landscaped.
- b To the north of the site lies the former Dundee Royal Infirmary presently being sensitively converted for flats and housing offering high standards of quality accommodation. This development is selling well, indicative of the popularity of this area, and which this site can reinforce.
- c The former DRI grounds rise steeply from the site and the mature trees within these grounds form a lush and impressive backdrop to the site, when viewed both from a distance and at closer range.
- d To the east of the site facing Parker Street lies a prominent flatted tenement building which abuts further tenement flats on Barrack Road.
- e Dudhope Park and Castle lie to the northeast of the site.
- f South of the site, across the junction and forming an edge to the city centre and Blackness Development area, the townscape is much more urban in character. This edge is dominated by a poor quality 1970's office block occupied by Tayside Police. The Blackness frontage in itself is also of poor quality but when viewed more distantly from the site, the overall historic character is visually more appealing.

4.2 Site Character

- a The site is 0.2 HA/ Despite its elevated position overlooking the inner ring road, the site is relatively flat. The main feature of the site is a 9 metre high, stone retaining wall, which extends along and beyond the northern boundary of the site and features a stone stair. The western and southern fringes of the site are heavily landscaped.
- b Being close to the junction, noise from traffic is an obvious problem.
- c Retention of the existing building and boundary enclosures is not an option.
- d The underlying ground conditions and presence of services are not known.

4.3 Ease of Movement

- a Vehicular access to the site is to be taken from Parker Street, which has a direct access from the Marketgait. Within the site it is expected that any vehicular movement and parking be towards the northern edge of the site as far as possible, in order that a strong built form can be developed for the southern edge to the site. The presence of vehicular movement would detract from this.
- b Pedestrian access to site can be taken from Parker Street or from the public footway, which passes along the southern edge of the site. The stone stair allows pedestrian access between Parker Street and Barrack Road. The difference in level created by the stone retaining wall from Barrack Road creates alternative pedestrian access opportunities to provide a direct pedestrian link from the proposed development to the Dudhope Park level.
- c Public transport services access Barrack Road and Lochee Road.

5 POSSIBLE OPTIONS FOR FUTURE USE

5.1 The site is suitable for a variety of uses.

- a Student residences – in the Dundee Local Plan 1998 (Proposal HS1) mention is made that the site be reserved for student residences.
- b Housing – in the Dundee Local Plan 2002 Consultative Draft the site is indicated as a potential housing site with a notional capacity of 20 units.
- c Education related use – the sites situation in close proximity particularly to Abertay University would make inclusion of some education use here appropriate (Educational Related Use (Campus) Development – Policy EU19).
- d Commercial use – the position relative to the city centre would also allow inclusion of a Class 4 office use or a hotel.

6 PRINCIPLES – PLANNING AND DESIGN

6.1 Size of Development

It is not the intention of this Brief to state exactly the number of units which are permissible on this site. It is the requirement to create a qualitative, bold and imaginative design that is of paramount importance for this site. On a general

guideline, however, the height of the tenements on Barrack Road should not be exceeded. The other important capacity consideration is reference Local Plan Policy H10, which specifies that houses in city centre locations may be flats, but must have two or more bedrooms, balconies and 100% parking provision. In order that good quality standard of accommodation is achieved, the following minimum standards will apply.

Minimum Floorspace (2 bed)	75 square metres
Minimum Bedroom Floorspace	12 square metres
Minimum Balcony Area	8 square metres

6.2 Site Layout

Again, a requirement to achieve a bold and imaginative design is the pre requisite for this site. However, and with reference to the height guideline mentioned in 6.1 above, the present open aspect of the existing tenements in Parker Street towards the south and west should not be compromised to any great degree. This would point to a layout which has its taller elements to the north and west of the site, but it is for the designer to express how this should be best handled. Parking requirements (see para 4.3a) will also have a bearing on this. The development may well have a frontage to Barrack Road. The ability of the design of the development to ‘turn a corner’ to a development and not create blank gables has an important contribution to make in planning the urban form. This is particularly important in this development’s case because the elevations facing the western approach, Lochee Road, the Marketgait, Parker Street and Barrack Road should be afforded equal priority in attention to detail.

6.3 Height and Massing

As stated in 6.1 and 6.2, the present height of the Barrack Road tenements, Garland Place, should not be exceeded, and the open aspect of Parker Street tenements should not be unduly compromised. This is not to suggest that an eight storey building should be proposed for as much as the site as possible as this may result in a bulky and overpowering development, which might overly impact on the attractive backdrop of the site (see para 4.1c). The design solution must be appropriate to this site whilst remaining bold and imaginative. Taller elements such as stair/lift towers, possible larger penthouse type accommodation and any other architectural devises will be permitted, but only if they contribute significantly to the aim to create a striking visual point of arrival, gateway or “beacon” feature for the development, and to add richness and interest to the development and this is indeed likely to result in a tall, possibly 7 or 8 storey element on part of the site.

6.4 Materials and Detailing

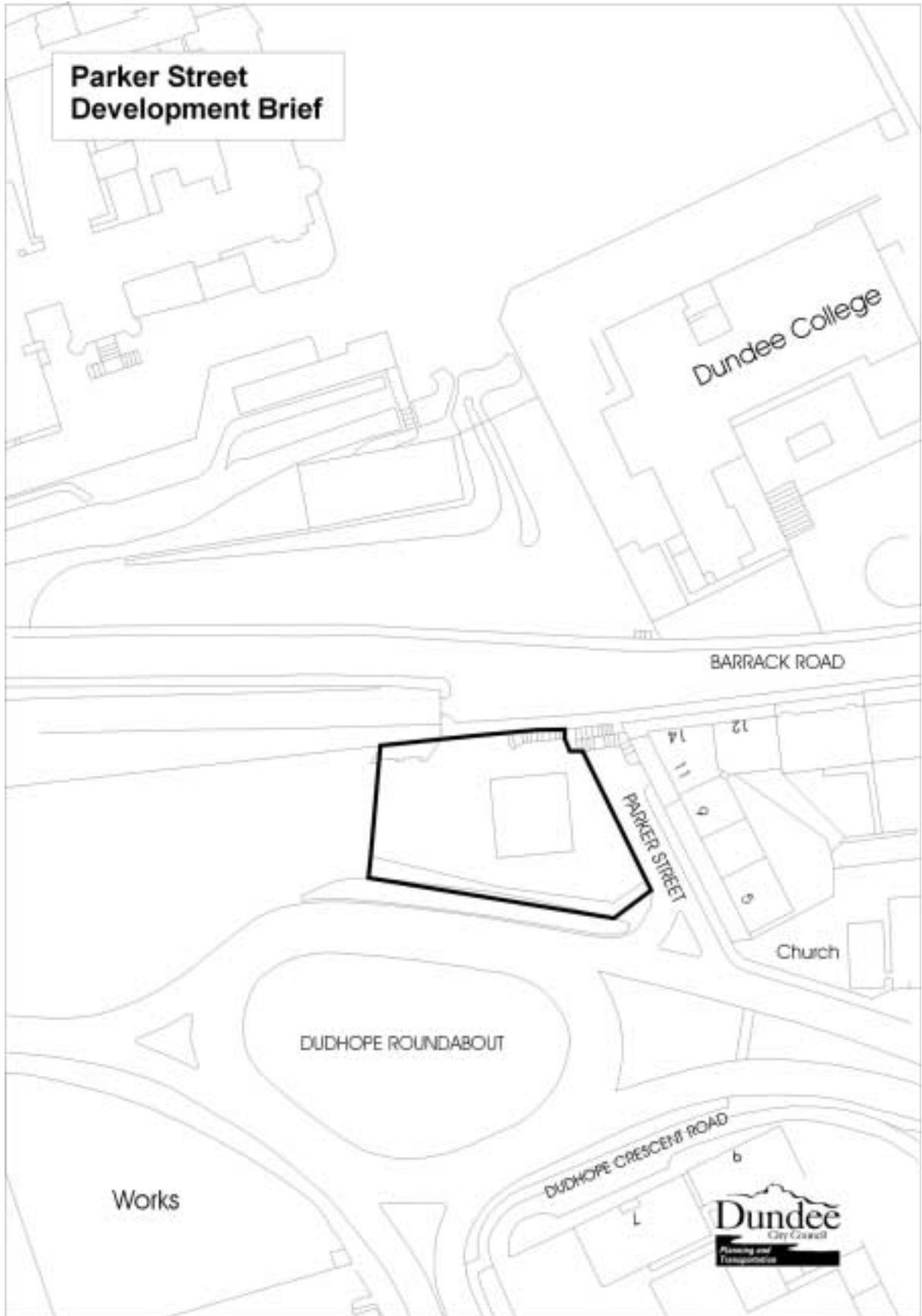
Whilst the predominant material in the vicinity to which reference could be made is natural stone, this is not necessarily being suggested. As indicated throughout this Brief, the main criteria is to develop a bold and imaginative design and therefore materials can be traditional and/or contemporary. The use of appropriate innovative materials would be sought.

The selection of materials and detailing should take account of durability and ease of maintenance. Materials should also be of good texture, colour and pattern and be lively and attractive.

7 THE URBAN DESIGN GUIDE

- 7.1 Prospective developers should refer to this document. This has been produced to set criteria for developers and designers embarking on new projects, and aims to raise design expectations for development.
- 7.2 A number of particular references in the Guide are pre-requisite in relation to this site and are brought to developer's attention.
- **New Buildings** – Should be well designed, flexible and outwardly expressive as to their purpose. An agenda of imaginative and innovative contemporary architecture is sought to discourage 'off the peg' design.
 - **Public Art** – Major buildings in prominent locations will be subject to a future Percent for Art Policy whereby 1% of the project costs will be used to enhance the project.
 - **Design Statements** – These are needed at the Planning Application stage to demonstrate that the local context has been appreciated and fully appraised and that the development proposals are based on consistent design principles.

**Parker Street
Development Brief**



Dundee College

BARRACK ROAD

PARKER STREET

Church

DUDHOPE ROUNDABOUT

Works

DUDHOPE CRESCENT ROAD

Dundee
City Council
Planning and Transportation