

REPORT TO: PLANNING & TRANSPORTATION COMMITTEE
25 JUNE 2001

REPORT ON: MAYFIELD HOSTEL
HOUSING SITE: DRAFT SITE PLANNING BRIEF

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO 73-2001

1 PURPOSE OF REPORT

- 1.1 The purpose of the Report is to seek approval of a draft site planning brief as the basis of consultation with the local community and interested parties.

2 RECOMMENDATIONS

- 2.1 It is recommended that the committee:
- a approve the attached draft site planning brief for purposes of consultation;
 - b remit the Director of Planning and Transportation to consult with the local community and interested parties on the terms and content of the draft site planning brief;
 - c remit the Director of Planning and Transportation to report back on the result of the consultation exercise within a period of two months.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications for the Council in terms of this brief.

4 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 The purpose of the brief is to provide guidance to ensure a high quality environment is achieved by the proposed development of the site concerned and that it addresses the following key themes of 'Dundee 21';
- a Pollution is limited to levels at which natural systems can cope.
 - The brief addresses the problem of drainage by recommending natural solutions.
 - b The diversity of nature is valued and protected.
 - The brief requires the Developer to protect and enhance the sites role as part of a wildlife corridor.
 - Existing trees on the site are to be retained and protected.
 - c Local needs are met locally.
 - The brief identifies a housing site which is to be developed in a form which will offer high quality housing provided within the built up area.
 - d Access to facilities, is not achieved at the expense of the environment and are available to all.
 - By providing this site within an existing community travel distances are very substantially reduced.
 - e Health is protected by creating safe, clean, pleasant environments.
 - The purpose of the site planning brief is to secure just such environments both for occupiers of this development and nearby residents.

- f All sections of the community are empowered to participate in decision making.
 - The purpose of the report is to seek authority to consult the public and report back.
- g Places, spaces and objects combine meaning and beauty with utility.
 - The purpose of the brief is to secure a quality environment with quality architecture.
 - Existing landscaping will be enhanced.
- h Settlements are human in scale and form.
 - The brief stresses the importance of landscape, scale and form of buildings.
- i Diversity and local distinctiveness are valued and protected.
 - The brief requires the developer to protect and enhance the wildlife corridor.
 - Existing stone wall, piers gateways are to be incorporated in the design.

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 It is the purpose of this report to consult appropriate groups on those issues which affect them.
- 5.2 The brief requires developers to consult with the Tayside Police Architectural Liaison Officer to ensure that this development is secured by design.

6 BACKGROUND

- 6.1 In 1994 Dundee District Council published the Dundee District Draft Local Plan. This plan allocated the entire site under Policy EU17 - Educational Related Development. During the plan preparation process, minor changes were made to the policy and the proposals map designation. The policy read "The District Council will encourage appropriate business and research developments associated with educational institutions in "campus" locations, as identified EU17 on the proposals map".
- 6.2 The northern part of the site was allocated under Policy OS1, Existing Open Space and designated on the proposals map under OS1 - Schools.
- 6.3 In April 1997, the City Council proposed to modify the local plan by deleting Policy EU17 in respect of the Mayfield site and substituting Policy H1, Existing Residential Areas. The open space allocation of the northern part of the site was also proposed for deletion, again to be substituted by Policy H1.
- 6.4 An objection was lodged to the proposed modification whereby Policy EU17 would be removed from the site at Mayfield, Arbroath Road to be substituted by Policy H1 and the matter was considered by a Scottish Office Reporter who, after consideration, recommended that the local plan be modified to remove the EU17 designation from the site at Mayfield and apply a new Proposed Housing Site indicating that other uses, including education related use would be acceptable and emphasising that development would require to be in accordance with an appropriate planning brief.

It was also recommended that the proposed OS1 allocation for Mayfield be removed. These recommendations were accepted by the Planning and Transportation Committee at its meeting on 16 December 1997.

NB In the Adopted Plan certain reference numbers have been altered.

- 6.5 The 5.10ha site has been declared surplus to the requirements of Northern College. The whole site is covered by a Tree Preservation Order however there are development opportunities. The brief will therefore offer guidance to prospective developers.
- 6.6 The brief addresses the problem of vehicular and pedestrian access, the retention, protection and enhancement of existing trees, the protection of existing physical features and the question of drainage.

- 6.7 The Dundee City Council Corporate Plan overview identifies the need to ensure that people with the greatest mobility and choice of housing would want to live and work in the city. High quality housing will contribute towards this. The Brief also addresses Corporate Plan objectives of improving the perception of the City, safety in the Community and the strategic regeneration of communities.
- 6.8 In terms of developing strategies and ideas in relation to housing quality and the form of future development within the city there is an opportunity on this particular site to secure an 'arcadian' rather than suburban layout ie a greater attention to the mature arboreal setting and a reduction in the dominance of the motor car and roadway.
- 6.9 There is a clear statement of policy at Local Plan Proposal HS45 that the development be of high quality. It is appropriate therefore that the proportion of flats be reduced from 15% - 20% to 10% and that 75% of all dwellings have 3 or more bedrooms.
- 6.10 It is appropriate to anticipate a favourable conclusion to the Homezone experiment at DRI therefore the brief recommends this approach at Mayfield site.

7 CONSULTATION

- 7.1 The Chief Executive, Director of Finance, Director of Support Services, and Director of Corporate Planning, have been consulted and are in agreement with the contents of this report.
- 7.2 The brief will be the subject of consultation with both the community and interested parties therefore the Report seeks appropriate remits to carry out a consultation exercise and report back to committee.

8 BACKGROUND PAPERS

- 8.1 Dundee District Council - Draft District Local Plan

Dundee City Council - Reporter's Report - Proposed modifications to the Draft District Local Plan Report 890/97.

Mike Galloway
Director of Planning and Transportation

K G Winter
Policy and Design Manager

24 May 2001

KW/DMACD/KR SA/A

MAYFIELD HOSTEL SITE

INTRODUCTION

The Northern College and its successor, the University of Dundee have declared the site at Arbroath Road/Broughty Ferry Road surplus to requirements. As a result a prominent site in a popular location is available for development.

The Council is determined to achieve a high standard of development in this attractive part of the city and will encourage and promote high quality, well designed and carefully laid out developments. This site planning brief has been prepared to provide guidance to developers and designers.

The site is south facing with views over the river. The site is bounded to the east by school playing fields; to the north by Arbroath Road with school playing fields beyond; to the west and south east by housing and to the south by Broughty Ferry Road, now a trunk route.

The site is in three parts, a heavily wooded north section with the remains of a walled garden; a midsection containing the original Mayfield Halls with the extension and main block with landscaping along its west edge; and the south section comprising the drive approach to the original block with peripheral landscaping and avenue planting adjacent to the drive.

Due to the impact the trees make on the site and the contribution they make to the surrounding area, a Tree Preservation Order covers the whole site. Whilst a number of trees are showing decay, this is due to neglect and absence of a maintenance regime. The site is bounded to the west and south by a stone wall and to the north by railings on a stone cope. Both the original Broughty Ferry Road access and the Arbroath Road access have fine gate piers and railings.

DUNDEE DISTRICT LOCAL PLAN: ALLOCATION - PROPOSAL - HS45 MAYFIELD

"5.10ha site: the former Mayfield Halls of Residence now vacant. An opportunity for a high quality private housing development, although other uses, for example an education related use, may also be acceptable. A Tree Preservation Order covers the entire site. A development brief will be prepared to ensure that proposals have regard to the sensitive nature of the site."

Policy EU19 also states "... Education related development may also be acceptable on the Mayfield site at Arbroath Road identified under proposal HS45."

DESIGN GUIDANCE

The Local Plan guidelines at Policy H10 set guidelines for amenity which will be interpreted with particular regard to the features of this site, and the description of proposal HS45, within an identified suburban area.

House Type/Mix: In this suburban location the site will be developed mostly with houses. In terms of Policy H10 and as the anticipated capacity of the site is in excess of 30 units 15% to 20% flats, might be allowed, however Local Plan proposal HS45 seeks a high quality development and, given the nature of the site, in this case, flats should be limited to 10%. These could be located on the site of the hostel building or in two storey "town house" style units. Whilst the Local Plan generally requires more than half the houses on any site to have 3 or more bedrooms, in this instance, at least 75% of all units should have 3 or more bedrooms in keeping with the high quality development sought in proposal HS45.

Form: The three sections of the site offer distinct opportunities and require different treatments. The north section, due to the heavy tree cover of considerable amenity value offers restricted opportunities for development with the greatest of these being the seclusion afforded by the trees surrounding the former walled garden. The mid section offers the option of either a totally cleared site or a partially cleared site with the original building retained, converted to flats, with parking etc to the rear and access achieved from the original drive and the more modern buildings removed. The south section

could contain south facing houses within the area prescribed by the avenue trees. Due to the sloping nature of the site a levels survey will be required with any planning application. The railings and gate piers at Arbroath Road should be removed from the present entrance to the new entrance. If the main building is to be converted to flats then the original drive would offer the best approach to the flats. If the original building is to be removed then its site offers the best location for new flats. Novel roads standards should be adopted throughout the site. It is appropriate to anticipate a favourable conclusion to the present Homezone experiment. Homezone principles should therefore be used on this site.

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

Materials: It is expected that materials will be of a high quality. The point of reference should be adjacent houses and the main building. Harl, wet dash, reconstituted stone or block should be used. Roofs should be dark in colour again using existing properties as a reference. Boundaries should be solid and 1.5m - 1.8m around gardens to secure privacy. Architectural innovation will be required to maximise privacy and integrate the fine trees, similarly on the south part of the site care must be taken to secure the benefits of the views for all units.

Amenity/Garden Area: All dwellings should have useable private space. Open gardens to the street or other public areas will not be considered private. For choice some gardens may be smaller while others are larger, however each house should have at least 120sqm of useable private space. Flats must have at least 15sqm of useable private space. This area may be reduced if flats have usable private balconies ie practical sitting out area ie practical sitting out area.

Drying areas may be included within the gardens of houses but must be provided in addition to amenity space of flats.

There must be 18m between facing windows of habitable rooms and private garden areas must not be overlooked by living room windows.

Parking: Proposal HS45 seeks high quality housing. It is expected therefore that each house will have 2 car spaces in lock up garage provision within the curtilage. Each dwelling will have one off street visitor space. Where garages are detached they will be constructed with pitched roofs and in materials to match the adjacent dwelling. The flatted accommodation will have the same standards with parking contained in garage blocks or in the case of new build, possibly within the building structure to contribute to scale. Large areas of open parking are not acceptable. There should be adequate space for the storage of bicycles suitably distributed through the flatted part of the site.

Access: Access should be taken from Arbroath Road or from Murray Street. This would require the closure of Murray Street at Broughty Ferry Road. The access from Arbroath Road should be approximately 90m from Kenilworth Avenue. Vehicular access must not be taken directly from Broughty Ferry Road. Scottish Executive has indicated that it will require a Traffic Impact Assessment if more than 100 units are developed. The main access from Broughty Ferry Road may be retained for pedestrian purposes.

Landscaping: The Tree Preservation Order covering the site contains a number of outstanding specimens and these must be retained. This planting must be augmented along the south edge and on the inside of the drive. Developers should subtract the area of trees in assessing the net area of the site. A full tree survey and plan must be submitted with any application for planning permission as must a comprehensive landscaping plan. All existing trees and landscaping, including canopy and root area must be protected during construction works especially road, footpath and drainage construction. Any trees to be removed will be replaced on a 2 for 1 basis. If the original building is to be retained then an area of landscaping should remain undeveloped to provide a suitable setting for the building. Provision should be made to supplement the existing tree cover to create an 'arcadian' environment.

A Woodland Management Plan will be required, possibly reinforced by means of Section 75 Agreement to identify areas of trees in shared ownership and a prescription for their management, maintenance and replacement.

The site forms part of a wildlife corridor in terms of the Urban Nature Conservation Subject Local Plan. The design should make suitable provision for Nature Conservation. Development which would adversely affect the viability of the corridor will not normally be permitted. New development should permit the passage of wildlife through the site. The landscape proposals must contain indigenous species and attract wildlife. The developer must ensure the minimum disturbance of wildlife habitat during construction. Where disturbance is unavoidable, species should be transferred to alternative 'safe' locations within the site.

Drainage: The developer will satisfy the appropriate authorities that all existing subsoil drainage and water courses are identified and suitably renovated. On no account will surface water be permitted into the foul system. Best Management Practice in the form of detention/retention ponds incorporating suitable landscaping features in appropriate locations will be sought.

MAYFIELD HOSTEL SITE PLANNING BRIEF NOTIONAL LAYOUT