

**KEY INFORMATION****Ward** East Port**Proposal**

Part demolition and conversion of existing buildings to form residential development.

**Address**

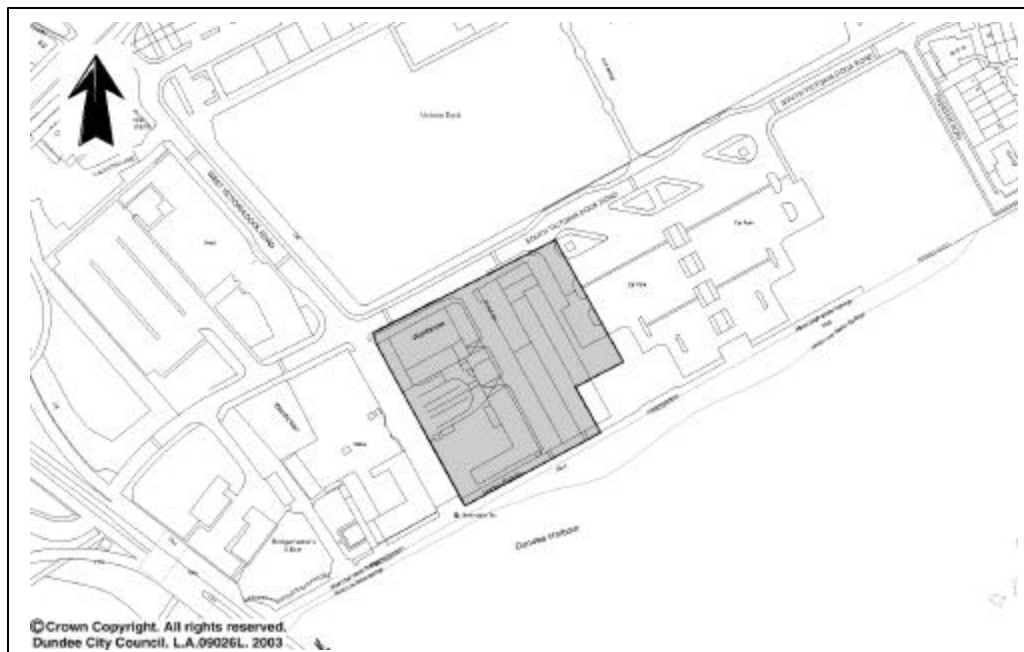
Land to East and West of Works Yard Lane and South of South Victoria Dock Road, Dundee DD1 3BP

**Applicant**

Forth Property Developments Ltd  
1 Prince of Wales Dock  
Edinburgh EH6 7DX

**Agent**

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Edinburgh  
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**Registered** 23 Dec 2003**Case Officer** C Walker

# Proposed Housing Development at South Victoria Dock Road

The part demolition and conversion of existing listed buildings to form residential development is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

**RECOMMENDATION**

The proposed development complies with the statutory requirement to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. It is therefore recommended for APPROVAL.

**SUMMARY OF REPORT**

- Listed building consent is sought for a residential development involving the retention of most of the listed buildings by converting them to housing. It is proposed to demolish the unlisted Nicol and Jack building to the north of the former Harbour Workshops and the eastern extension to the former Panmure Shipyard. In addition substantial alterations are proposed to the former Arctic Tannery building which suffered a serious fire earlier this year.
- Letters were received objecting to the proposed development from the Royal Fine Art Commission for Scotland and the Architectural Heritage Society of Scotland, the principal concern being that the new build flatted blocks are excessively high.
- It is considered that the proposed development achieves a satisfactory conversion of the listed buildings. All of the original features of merit are retained and many unattractive additions are removed.
- The new build flats and townhouses to the north and west of the courtyard do not in themselves require listed building consent but it is considered that their design is satisfactory and appropriate for the setting of the listed buildings.
- It is therefore concluded that the statutory duty set out in Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 is discharged in this instance.

## DESCRIPTION OF PROPOSAL

Listed building consent is sought for a residential development involving the retention of most of the listed buildings by converting them to housing. It is proposed to demolish the unlisted Nicol and Jack building to the north of the former Harbour Workshops and the eastern extension to the former Panmure Shipyard. In addition substantial alterations are proposed to the former Arctic Tannery building which suffered a serious fire earlier this year.

It is proposed to convert the brick built B listed former Panmure Shipyard buildings to the east of the site to form 11 townhouses and 3 apartments in the 2 storey buildings and 3 apartments in the north facing 3 storey section. No significant alterations to the buildings are proposed, the only changes being the removal of some unattractive additions to the buildings, the introduction of some new doors and the formation of balconies on the south facing elevation. The demolition of the eastern bay of the buildings will provide garden areas for the dwellings.

At the western end of the site it is proposed to form a courtyard with the Category A listed stone built former Harbour Workshops to the east and the stone shell of the former Arctic Tannery to the south being converted to form 12 townhouses and 4 apartments. The former Harbour Workshops have a domestic appearance so their conversion can be achieved without major changes although it is proposed to form dormers on the east and west elevations and to remove some ugly rear extensions and additions. The former Arctic Tannery is being substantially altered following the fire with extensive glazing being formed on the south elevation.

The part of the former patent slip above ground (the rest is buried under Tay Bridge landfill) forms the focal point of the courtyard and will be restored to its original state and part of it will be used for parking. Traditional surfacing materials are retained or introduced within the remainder of the courtyard area.

A modern development of 4 townhouses to the north (at the former Nicol and Jack premises) and the erection of 2 blocks of apartments on

either side of the patent slip to the west of the site will complete the courtyard. The proposed apartments are 6 storeys in height with the ground floor primarily devoted to access to the courtyard and garaging for cars. Proposed finishing materials are facing brick and coloured rendered walls and copper standing seam roofs. The courtyard to the rear provides parking for the development and garden ground for the townhouses.

Full details of the new build development of 4 townhouses and 37 apartments to the north and west of the listed buildings, are set out in the report on the accompanying application for planning permission (ref no 04/00006/FUL) elsewhere in this Agenda.

The applicants have submitted a Supporting Statement to explain the proposed development and to justify the limited demolition of and alterations to the listed buildings on the site.



## SITE DESCRIPTION

The site is just under a hectare in extent. It includes the Category A listed former harbour Workshop buildings (the original building dates from 1837) which subsequently became the Arctic Tannery from 1882 along with the patent slip ramp to the west. In the eastern part of the site is the Category B listed former Panmure Shipyard buildings dating from the late 19th century, the shipyard where Discovery was built. These buildings are now vacant and were last occupied by Wm Stewart Hacklemakers Ltd. To the north is an unlisted brick building formerly occupied by Nicol and Jack.

The site sits between the Tay and Victoria Dock with vacant ground and then the main City Quay car park to the east and vacant ground formerly occupied by the Royal Marine Reserve and Sea Cadets to the west.

## POLICY BACKGROUND

### Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

### Dundee Local Plan 1998

The following policies are of relevance:

The City Quay area is allocated for mixed use development in line with the approved Planning Brief under Policy EU 9.

Policies BE1, 2 and 3 promote good design, townscape and use of materials and Policy BE17 requires alterations to a listed building to have regard to the restoration or enhancement of its architectural and historic character.

### Dundee Urban Nature Conservation Subject Local Plan 1995

There are no policies relevant to the determination of this application.

### Finalised Dundee Local Plan Review

This site is allocated for housing under Proposal H34. Policy 55 promotes good urban design and Policy 60 is similar in wording to Policy BE17 of the adopted Local Plan.

### Scottish Planning Policies, Planning Advice Notes and Circulars

NPPG 18 Planning and the Historic Environment sets out the framework for dealing with applications affecting listed buildings. More detailed guidance is provided in the "Memorandum of Guidance on Listed Buildings and Conservation Areas" published by Historic Scotland.

## Non Statutory Statements of Council Policy

In March 1998 the Council adopted Urban Design Guidance for the Redevelopment of Victoria Dock. This Guidance anticipated the development of housing on the south side of Victoria Dock.

In December 2003 the Council approved an amendment to the Master Plan for the City Quay development to reflect changes which had taken place since 1998. The amended Master Plan indicates a housing development on this site achieved through conversion of the listed buildings and new build housing to the west.

A Conservation Plan was drawn up for the original City Quay development in 1999. It recognises the importance of the listed buildings on this site. It suggested a heritage use for the Harbour Workshops area stressing the importance of retaining the courtyard "feel" to the group of buildings.

## LOCAL AGENDA 21

The development of this site is considered to be sustainable because it is close to the city centre and can therefore be made accessible to the public. The appropriate treatment of the site's unique heritage can contribute to the protection of local distinctiveness.

## SITE HISTORY

Outline planning permission was granted for the redevelopment of Victoria and Camperdown Docks in February 1999 (application ref no D22266 refers). Since then the retail portion of the development, some 150 houses and the Apex Hotel have been completed.

## PUBLIC PARTICIPATION

This listed building application was advertised and two letters were received from the Royal Fine Art Commission for Scotland and the Architectural Heritage Society of Scotland stating concerns about the treatment of the listed buildings (copies available for inspection in the Members Lounges).

The RFACS is concerned that the treatment of the listed buildings is not bold enough and that the connection

between the former Arctic Tannery and the former Harbour Workshops building is awkward.

The AHSS states that it is positive about the conversion and restoration of the listed buildings but is concerned about the treatment of the patent slip and its setting.

These views are fully considered in the Observations section of this Report.

## CONSULTATIONS

Historic Scotland was consulted informally and their initial comments are generally supportive of the conversion of the listed buildings but they have reservations about some of the details of the development and the scale and location of the flatted blocks to the west of the development.

## OBSERVATIONS

In accordance with the provisions of Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the Council is required to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

It is considered that the proposed development achieves a satisfactory conversion of the listed buildings. All of the original features of merit are retained and many unattractive additions are removed. The eastern bay of the former Panmure Shipyard, which is proposed for demolition, is an addition to the original building and has been substantially altered over time to accommodate large industrial machinery.

The removal of the unlisted Nicol and Jack building enhances the setting of the Category A listed former Harbour Workshops. As with the former Panmure Shipyard, the building is retained intact, with the only significant intervention being the introduction of small dormers on the east and west elevations. These dormers are of an appropriate scale and design.

The former Arctic Tannery building has been substantially destroyed by fire other than the stone ground floor section. A modern treatment for the upper floors of this structure is appropriate and in keeping with the listed building. The junction between

the new build element and the former Harbour Workshops is not ideal and a condition is therefore proposed to rectify this.

Initially the patent slip was to accommodate parking for 18 cars. This was a very poor use for what is arguably the most important structure on the site. The plans have subsequently been amended to restore the patent slip and to significantly reduce the extent of car parking.

The new build flats and townhouses to the north and west of the courtyard do not in themselves require listed building consent but an assessment needs to be made as to whether there is an adverse impact on the listed buildings. The formation of a courtyard around the patent slip is appropriate and the proposed surfacing of this area respects the setting of the listed buildings and structures. The scale of the new flats to the west of the site is high but no higher than the types of structures associated with ship building which would historically have been present in this area. The design of the proposed new development is satisfactory and appropriate for the setting of the listed buildings.

It is therefore concluded that the statutory duty set out in Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 is discharged in this instance.

## Other Considerations

### a The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above. In this case Policies BE1, 2 and 3 promote good design, townscape and use of materials and Policy BE17 requires alterations to a listed building to have regard to the restoration or enhancement of its architectural and historic character. The listed buildings are sensitively treated in accordance with the requirements of Policy BE17 and in addition it is considered that the design of the development and the finishing materials chosen are of a high quality and in keeping with the character of the surrounding area. It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

## b The Finalised Dundee Local Plan Review

The policies of the Finalised Plan are almost identical to those in the adopted Local Plan. The site allocation for housing under Proposal H34 does not set out any criteria for the proposed development.

Policy 55 promotes good urban design and Policy 60 is similar in wording to Policy BE17 of the adopted Local Plan. Policies 55 and 60 have already been covered in the section of this Report dealing with Policies BE1, 2, 3 and 17 of the adopted Local Plan.

## c The Master Plan and Conservation Plan for City Quay

The revised Master Plan indicates a housing development on this site achieved through conversion of the listed buildings and new build housing to the west in a manner identical to the current proposals.

The Conservation Plan, which was drawn up for the original City Quay development in 1999, recognises the importance of the listed buildings on this site. It suggested a heritage use for the Harbour Workshops area stressing the importance of retaining the courtyard "feel" to the group of buildings.

It is considered that the proposed development complies with the requirements of both the Master Plan and the Conservation Plan albeit that there is no longer a requirement for heritage uses at this location.

## d The views of Objectors and Consultees

Essentially all the representations received in connection with the proposed development are generally satisfied with the treatment of the listed buildings but voice concerns about the scale of the new build flatted blocks to the western edge of the site. The RFACS consider that the listed buildings could have been developed with greater flair. Since the original submission of this application there was a fire at the former arctic tannery and this has provided an opportunity to develop the shell of the listed building with a very modern intervention. In addition some units have been removed from the development

thereby slightly reducing the impact of parking at the site. This has also had the beneficial effect of removing most of the parking from the patent slip which has concerned the AHSS.

The concerns about the new build flats focus on the overshadowing impact of these blocks and the impact on views to and from the listed buildings.

Although the listed buildings appear domestic in scale, their function was always industrial and historically they would have been surrounded by high buildings connected with shipbuilding. The relationship between the converted listed buildings and the proposed 6 storey flats is very similar to the existing relationship between the townhouses and flats further to the east in the City Quay development. It is further considered that that relationship works well and does not lead to an unsatisfactory standard of residential amenity. It is not considered that the new development in any way detracts from the setting of the adjoining listed buildings.

The scale of the City Quay site with the expanse of the Tay to the south and Victoria Dock to the north means that an excessive amount of two and three storey buildings appears inappropriate in design terms and there is a clear justification for terminating the western edge of the development with buildings of this scale.

It is considered that the design of these buildings and the finishing materials proposed for them are satisfactory.

It is concluded from the foregoing that the statutory duty set out in Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 is discharged in this instance and that the other considerations generally weigh in favour of granting and do not justify the refusal of listed building consent. It is therefore recommended that listed building consent be granted with conditions.

## Design

The treatment of the listed buildings and any modern interventions to them all serve to enhance their character and appearance. The new build townhouses at the former Nicol and Jack building and the new flatted blocks to the west of the site are of an appropriate scale and design for the site and relate well with the adjoining listed buildings. The choice of

finishing materials for the buildings and for the treatment of the surrounding ground adds to the quality of the development.

## CONCLUSION

The proposed development complies with the statutory requirement to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

## RECOMMENDATIONS

### Recommendation 1

This consent shall not be issued unless and until Historic Scotland formally decides to clear the application.

### Recommendation 2

It is recommended that planning permission be GRANTED subject to the following conditions:-

- 1 The works must be begun not later than the expiration of 5 years beginning with the date of this consent
- 2 samples of the finishing materials proposed to be used shall be submitted to the Council for approval and if approved the development shall be carried out only in accordance with such approved samples
- 3 details of any new or replacement windows and doors for the proposed development shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details
- 4 details of hard and soft landscaping of the site including the design of fencing and the species, sizes and maintenance regimes for planting shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details
- 5 Revised details of the junction between the new build development at the former Arctic Tannery and the existing

buildings at the former Harbour Workshops that retain the south gable wall of the latter building intact shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details

- 6 Repairs to the listed buildings shall be carried out in accordance with the details set out in the Supporting Statement by Simpson & Brown Architects but amended to take account of the fire damage to the former Arctic Tannery building.

## Reason

- 1 To comply with Section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
- 2 to ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 3 in order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.
- 4 in order to safeguard the setting of the statutorily listed building
- 5 in order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.
- 6 in order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.