

KEY INFORMATION**Ward** Tay Bridges**Proposal**

New teaching accommodation including facilities for school of nursing and midwifery and faculty of education and social work

Address

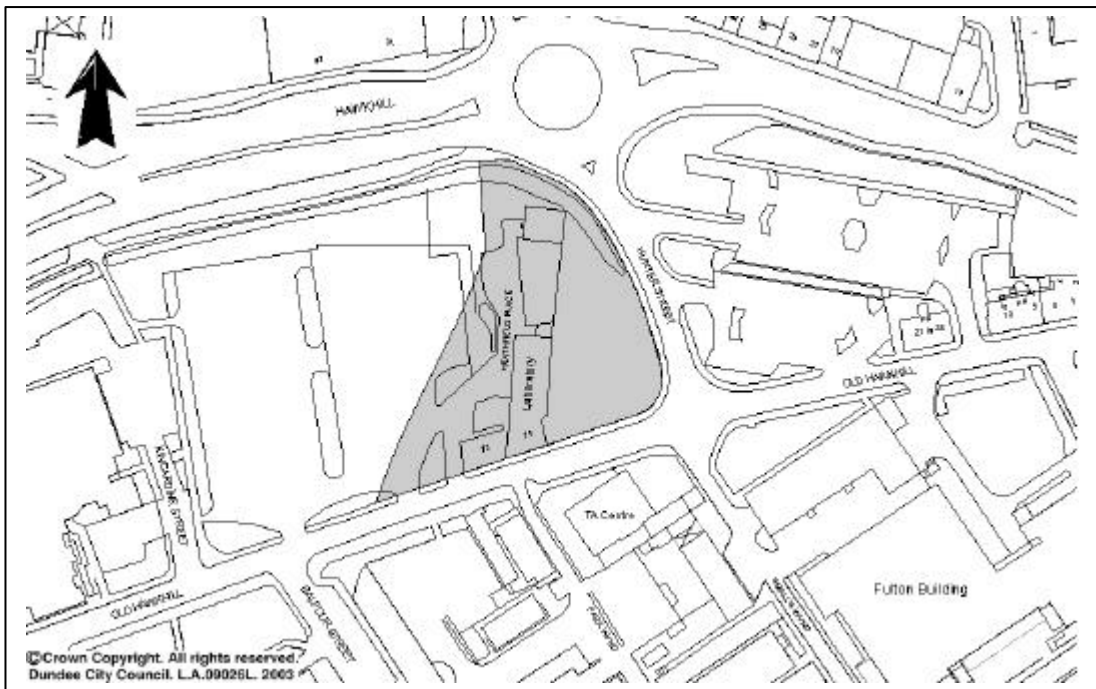
Land West of Hunter Street/North of Old Hawkhill
Old Hawkhill
Dundee

Applicant

University of Dundee
Estates and Buildings
Smalls Wynd
Dundee DD1 4HN

Agent

Campbell and Arnott Ltd
80 Commercial Quay
Leith
Edinburgh

Registered 20 April 2005**Case Officer** D Gordon

Proposed University Faculty Building at Hunter Street

The new teaching accommodation is **RECOMMENDED FOR APPROVAL** subject to conditions.
Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development is considered as a positive contribution to the redevelopment of the University's campus area and one that will complement and enhance the development proposals already approved for this local area. The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of 7000 square metres of new teaching accommodation for the University of Dundee on a site located on the northern edge of the campus area.
- The proposal raises issues for discussion in terms of urban design, development within the campus area of the University and development within a conservation area.
- No objections to the proposals have been received.
- It is considered that the proposed development is appropriate in terms of design, siting, massing, scale and materials. The appearance of the new building will provide a landmark feature on this important gateway into the north side of the campus area. In addition, the new accommodation will improve, enhance and complement the visual quality of the local area and will make a positive contribution to the continuing development of the campus area.
- There are no development plan policies or material considerations that would justify the refusal of this application.

DESCRIPTION OF PROPOSAL

The proposal under consideration involves the erection of new teaching accommodation for the University of Dundee on a site located on the west side of Hunter Street at its junctions with Hawkhill and Old Hawkhill. It is intended to provide a total of 7000 square metres of teaching space involving development at basement, ground, first and second floor levels.

The development will take the form of 3 separate but linked buildings that will sit on the edge of the site boundaries. The main entrance to the building is proposed on the Smalls Wynd, Hunter Street and Old Hawkhill junction. A more detailed explanation of the building elements of the proposed development are to be found in the 'Observations' Section below.

SITE DESCRIPTION

The site is located on the northern edge of the University of Dundee campus area and is bounded by Hunter Street to the east, Hawkhill to the north and Old Hawkhill to the south. New student flats, that are currently under construction, are located on the west boundary (Heathfield). The site is roughly triangular in plan and slopes steeply from its south-western corner on Old Hawkhill to its northern edge. The site currently accommodates buildings that are currently the subject of a conservation consent application to demolish. A feature of public art is also evident on the site.

The surrounding area to the south is predominantly educational in character. To the north, there are variety of business and industrial uses. A surface car park is located to the east side of the site.

The site is contained within the University Conservation Area.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

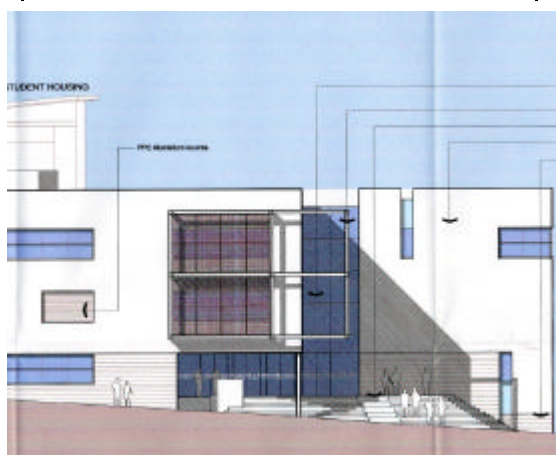
There are no policies relevant to the determination of this application.

Dundee Local Plan Review 2005

The following policies are of relevance:

Policy 28 - Higher Education Development. The Council support further education development generally and particularly in association with relevant business and research expansion. In order to ensure compatibility with the Local Plan, "Campus Development Plans" will require to be produced in liaison with the Council for the development of these Institutions.

Policy 29 - Major Institution Masterplans. The Council supports the development of appropriately detailed Masterplans to provide a strategic context for the consideration of individual development proposals within sites indicated on the Proposals Map. It is expected that these Masterplans would be approved by the Council and would form a material consideration in the determination of planning applications.



Policy 55 - Urban Design. For all new developments the emphasis will be on design quality and the City Council will seek the creation of new public places and points of interest which incorporate architectural and landscape features and reflect and enhance the historic street layouts, significant views and vistas. The Council will also require the use of Design Statements for planning applications for new buildings or extensions to existing buildings on significant sites. All development will, in design and layout, be expected to contribute to an environment which is safe and accessible to all.

Policy 56 - Public Art. The Council will continue to support Public Art through the adopted Public Art Strategy and the Percentage of Art Policy.

Policy 61 - Development within Conservation Areas. Within conservation areas, all development

proposals will be expected to preserve or enhance the character of the surrounding area.

Policy 79 - Contaminated Land. When considering development proposals involving sites where the presence of contamination is suspected, the Council will require the applicants to submit the results of an investigation that assesses the nature and extent of contamination and the proposed remediation measures to render the site fit for the use proposed.

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

National Planning Policy Guideline 18 - Planning and the Historic Environment

Designing Places - A Policy Statement for Scotland

Non Statutory Statements of Council Policy

The following policy statements are of relevance:

Dundee - The Urban Design Guide

Also of relevance is the University of Dundee Campus Plan that has been approved by the Council as a material consideration in the determination of planning applications located within the campus area. This Campus Plan is currently being reviewed in consultation with this Council.

LOCAL AGENDA 21

The development will result in the redevelopment of a brownfield inner city site and is therefore considered to be sustainable and consequently consistent with the aims of Local Agenda 21.

SITE HISTORY

04/00720/CON - Demolition of the former Heathfield Works - Application remains to be determined. The application requires to be referred to Historic Scotland as demolition of an unlisted building in a conservation area.

PUBLIC PARTICIPATION

The applicants have undertaken the statutory neighbour notification procedure and no objections to the proposals have been submitted.

CONSULTATIONS

The relevant outside bodies and Council departments have been consulted with regard to the proposals. No adverse comments have been received.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider:

- a whether the proposals are consistent with the provisions of the development plan; and if not
- b whether an exception to the provisions of the development plan is justified by other material considerations.

Also, in accordance with the provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the Council is required to have special regard to the desirability of preserving and enhancing the character or appearance of the conservation area.

The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above.

The proposal under consideration involves the erection of a new teaching block for the University of Dundee on a site that is located on the west side of the junction of Hunter Street and the Hawkhill / Old Hawkhill. This site is roughly triangular in plan and is steeply sloping from its south-western corner on Old Hawkhill to its northern edge. The proposed new building will comprise of three separate but linked building elements that will combine to create a strong urban form on the adjacent street frontages.

With regard to the Hunter Street frontage, the building will present a continuous sweeping curve from a raised landscaped area facing the Student Village, to the main entrance area at the junction with Old Hawkhill and Smalls Wynd. The curve will read

simply as a smooth rendered block on a polished masonry base. The curved block will have a strong horizontal emphasis that is carried through into the architectural detailing with recessed horizontal slot windows and a large area of curtain walling behind a framework of exposed steel channels. Neutral coloured solar control glass will provide solar and glare control to the internal accommodation. A brise soleil formed with stainless steel woven mesh stretched between the exposed channels, sits in front of the clear glazing within the curtain walling to counteract glare and give the elevation additional visual depth with shifting patterns of light and shade. The framework is deliberately extended beyond the gable of the building on the Hunter Street/Hawkhill junction to create a focus of attention feature and also to identify the northern edge of the northern zone of the University Campus. The rear elevation of this block aligns itself with the axis of Smalls Wynd, which leads to the heart of the campus.

On the Old Hawkhill frontage the teaching space building will be rectilinear with an over sail to its east end. This will create a partly covered main entrance area. On the south side of the building ie facing onto Old Hawkhill, a stainless steel mesh screen will sit in front of the floor to ceiling glazing on the upper levels. This, similar to the function of the mesh on the Hunter Street elevation, will have the practical function of eliminating glare and reducing solar gain from the teaching spaces while, at the same time, maintaining natural light and ventilation. The exposed framework is extended beyond the gable of the structure to highlight and accentuate the main entrance to the building.

The third block of the new structure is a drum that is to be located within the central area of the development site. This drum will contain three of the four lecture theatres to be provided within the building. The drum acts as a hinge, physically separating the main blocks of the building while resolving the angles created by the shape of the site. It sits back from the edge of the campus and creates landscaped spaces that will benefit both the building and the wider campus area. A second entrance to the building is taken from this landscaped area.

The main entrance to the building is located on the Old Hawkhill / Hunter

Street junction. This entrance has important role to play in the both the function and appearance of the building. Its importance is accentuated by the use of a single flight of wide steps rising up from the pavement to the main atrium floor level while students with disabilities are provided with a platform lift at the western end of the steps under the cover of the building above.

The architectural concept of the proposed new building has been specifically designed to respond to the context of the approved University Campus Plan and other local influences. The proposals have been developed over a number of months through the progression of designs in conjunction with representatives of the University and this Council. It is considered that the scale, massing, materials and appearance of the new building are in accordance with the design principles originally agreed for the development of the site. The development will provide a high quality building that will make a positive contribution to the environmental improvement of the surrounding conservation area. Consequently, it is concluded that the proposal is in accordance with Policy 29 (Major Institution Masterplans), Policy 55 (Urban Design) and Policy 61 (Development within Conservation Areas). In addition, as the proposed use of the new building is for University related teaching purposes, it is also concluded that the proposal is in accordance with Policy 28 (Higher Education Development).

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

It is also concluded from the foregoing that the statutory duty set out in the relevant sections of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 is discharged in this instance.

Other Material Considerations

The other material considerations to be taken into account are as follows:

In light of the above, it is concluded that the proposals are in accordance with the various relevant National Planning Policies and Guidance on urban design. In addition, the proposals are also in accordance with the Masterplan for the development of the University Campus area.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations such as to justify the refusal of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

Design

The proposed new building is a contemporary design of high quality. Its proposed form expresses the functions contained within the building and it also responds well to the civic demands of the site and its context within the campus area. The applicants propose a limited palette of materials, including polished masonry, render, glass and steel and stainless steel woven mesh that are appropriate both to the nature of the building and the aspirations of the University.

CONCLUSION

The principle of the development is supported through the relevant land use policies of the Dundee Local Plan Review 2005 and the terms of the approved University of Dundee Campus Plan. The proposal will be a landmark structure in a highly prominent location at one of the principle entry points into the developing University campus area. The new building will make a positive contribution to the environmental quality of the surrounding area and will fully complement the series of high profile developments that are currently evident in the local area.

RECOMMENDATION

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

- 1 The development hereby permitted shall be commenced within five years from the date of this permission.
- 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 Development shall not begin until a scheme for landscaping works have been submitted and approved in writing by the

planning authority. For the avoidance of doubt, details shall include:

- a location of existing and new trees, shrubs, hedges and grassed areas
 - b schedule of plants to comprise of species, plant sizes and proposed numbers / density.
 - c a programme for completion and subsequent maintenance
 - d existing landscape features and vegetation to be retained and, in the case of damage, restored.
- 4 Development shall not begin until a scheme to deal with any contamination on the site has been submitted to and approved in writing by the planning authority. The scheme shall contain details of proposals to deal with any contamination to include:
- a the nature, extent and type(s) of contamination on the site;
 - b measures to treat/remove any contamination to ensure the site is fit for the use proposed;
 - c measures to deal with any contamination during construction works;
 - d condition of the site on completion of decontamination measures; and

Before the site is occupied, the measures to decontaminate the site shall be fully implemented as approved by the planning authority.

- 5 That the building hereby granted permission shall not be occupied until details of the relocation of the existing Public Art feature and details of the required new public art features have been submitted to and agreed in writing with the planning authority.
- 6 That total noise from all electrical and mechanical services shall not exceed NR45, during day time, as measured 1 metre external to the facade of the nearest residential

accommodation. For the avoidance of doubt, day time shall be from 0700 hrs to 2300hrs.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997.
- 2 In order to safeguard the visual amenity of the Conservation Area.
- 3 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 4 To ensure that the site is fit for the use proposed.
- 5 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 6 In order to protect the amenity of residents from mechanical and electrical services noise.