

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

Erection of
community/church hall with
alterations to existing B
Listed church

Address

Central Baptist Church
4-6 Ward Road
Dundee

Applicant

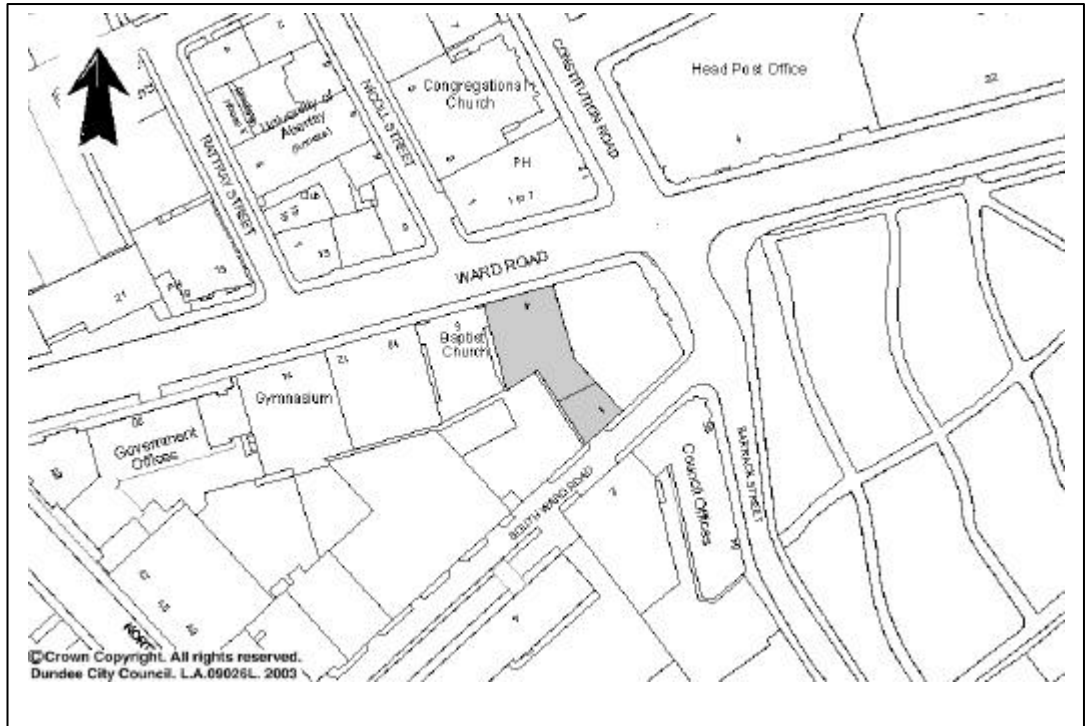
Central Baptist Church
CBC Church Office
9a Ward Road
Dundee DD1 1LP

Agent

Oliver Chapman Architects
313 Cowgate
EDINBURGH EH1 1NA

Registered 22 August
2005

Case Officer Eve Jones



Proposed Extension to Church in Ward Road

The erection of a community church hall with alterations to existing B listed church is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development complies with Policy 55: Urban Design and Policy 61: Development in Conservation Areas of the Dundee Local Plan Review 2005 and represents a well designed extension to the Listed Building.
Recommendation:
APPROVE subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a community/church hall extension to the Central Baptist Church. The two storey extension will provide a glazed link from the existing building to a main hall, kitchen and toilets on the ground floor and multi-purpose meeting rooms on the upper floor. The design is modern with a masonry wall pierced by a glazed entrance and upper floor projecting window.
- The site lies between two significant Listed Buildings, the red sandstone, Gothic Baptist Church to the west and the cream ashlar, classical, former Barrack Street Museum to the east and lies within the Central Area Conservation Area.
- The proposed development has a detailed, comprehensive supporting statement which explains the requirements of the client, the justification for the demolition of the existing building and the rationale behind the design of the new building. The Church has an expanding congregation which supports a wide range of community and out-reach activities.
- The development complies with the relevant policies in the Dundee Local Plan Review 2005 and is described by Architecture and Design Scotland as " A modest but commendable proposal for a difficult site . . . and support the applicant's commitment to secure good contemporary architecture".

DESCRIPTION OF PROPOSAL

Planning permission is sought for the replacement of the "C" listed former Auction Rooms at 4 Ward Road by the construction of a new two storey extension to the adjoining Baptist Church to form church halls. The extension will allow direct access into a central foyer which serves the main hall, kitchen and toilets on the ground floor and the multi-purpose meeting rooms on the upper floor. Part of the facade of the new extension will be a solid masonry wall with a glazed entrance and upper floor projecting window to allow views of the interior. A part glazed roof will provide additional natural light to this north facing site. The curved steel roof will not be visible from street level and will minimise the mass of the building and the impact on the adjoining Listed buildings.

SITE DESCRIPTION

The former Auction Rooms are situated between the Barrack Street Museum to the east and the Central Baptist Church to the west, both of which are Category B Listed buildings. The building was constructed in 1909 and is in a poor state of repair. The Baptist Church was erected in 1895 of red sandstone in the Gothic style with an imposing two storey oriel window to the first floor Sactuary. The south side of Ward Road is of mixed character from the open area of the Howff in the east, the varied 18th and 19th century civic buildings including Barrack Street Museum, to the 1980's Government buildings at the junction with North Lindsay Street. The north side is predominantly stone built traditional buildings with the modern office building of Telephone House.

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 55 - Urban Design.

Policy 61 - Development in Conservation Areas.

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

NPPG 18 - Planning and the Historic Environment sets out the framework for dealing with applications affecting listed buildings.



The Memorandum of Guidance on Listed Buildings and Conservation Areas.

Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application

LOCAL AGENDA 21

Key Theme 15 requires that diversity and local distinctiveness are valued and protected but Key Themes 1, 7 and 13 support efficient use of resources, accessibility of facilities and services and the creation of useful and beautiful places.

SITE HISTORY

Application reference 05/00740/LBC, elsewhere on this agenda is for the demolition of the Category C Listed former Auction Rooms.

PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification and no objections were received. A single objection was received to the Listed Building application for demolition

hence its reference to Committee for determination. In accordance with Committee requirements, this application is also referred to Committee to enable Members to consider both the demolition and the proposed replacement building.

CONSULTATIONS

There were no adverse comments from consultees.

Historic Scotland has been involved in pre-application discussions. In view of the location of the site between two Category B Listed Buildings within the Conservation Area, Historic Scotland has requested that the design of the proposed new Church extension be the subject of consultation with Architecture and Design Scotland.

Architecture and Design Scotland (A+DS) aims to raise the quality of new development so that high standards of layout and design are the rule, not the exception. The submitted proposals were considered by the Design Review Panel on 8 November 2205. A number of points of architectural detail were raised but the Panel concluded as follows;

"This is a modest but commendable proposal for a difficult site. A+DS considers the scale and architectural approach to be appropriate for this location but feel it could be even bolder at roof level. Nonetheless, A+DS support the applicant's commitment to secure good contemporary architecture".

OBSERVATIONS

In accordance with the provisions of Section 25 of the Town and Country Planning (Scotland) Act 1997, the Committee is required to consider

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

Policy 55: Urban Design.

The policy states that for all new developments the emphasis will be on design quality ... which respect the setting of listed buildings. Design Statements are required for

...extensions to existing buildings on significant sites. A fully comprehensive, detailed Design Statement has been submitted and a detailed model showing the street context is also available. The Statement explains the brief set out by the client to cater for all the varied uses the church halls are required to accommodate. The rationale for the demolition of the existing buildings and the design of the replacement is fully explored. The proposed development complies with Policy 55.

Policy 61 - Development in Conservation Areas.

The policy states that all development proposals will be expected to preserve or enhance the character of the surrounding area. This requires the retention of all features which contribute to the character and appearance. The demolition of the C Listed existing buildings is the subject of application 05/00740/LBC considered elsewhere in this agenda. The replacement building is considered in respect of this policy.

This proposal is for the construction of a purpose built two storey extension to the existing, adjoining Church to provide meeting and function rooms on a single site when currently they are provided in separate buildings elsewhere in the City Centre. The Church provides a number of outreach activities to the local community and hosts a large number of activities which benefit all ages. The proposed new building combines the flexibility of accommodation required to meet the Church's needs with the provision of a new well designed modern building.

The design of the building complements the existing Church by revealing the east elevation which has been hidden by the existing Auction Rooms and will be visible from the street via the glazed foyer. The elevation to Ward Road has been carefully designed to complement rather than compete with the adjoining two major City Centre buildings of quite separate character. The A+DS report notes;

"The architectural treatment and use of materials is consistent with the adjacent properties. The use of Scottish stone is to be commended."

It is considered that the proposed development will contribute to the diverse mix of buildings in Ward

Road, will ensure the retention and continued development of the Church and its contribution to the City and will comply with Policy 61.

It is concluded that the proposed development complies with the terms of the development plan.

Other Material Considerations

The policies in the Dundee Local Plan Review as detailed above reflect the requirements in the National Guidance for the consideration of this application. The Memorandum of Guidance on Listed Buildings and Conservation Areas advises that where new development affects a Listed Building, it should seek to preserve the building or its setting. In respect of new developments in Conservation Areas, the Memorandum requires that new building is well designed, respects the character of the area and contributes to its enhancement. For the reasons given above, it is considered that this proposal complies with the Guidance.

There were no objections to this application.

It is concluded that the material considerations support the granting of planning permission in accordance with the provisions of the development plan.

Design

The design issues have been fully considered in the Observations above.

CONCLUSION

The proposed development complies with the relevant policies in the Dundee Local Plan Review and with national planning guidance and there are no material considerations which would support a decision contrary to those policies. Accordingly the application is Recommended for APPROVAL subject to conditions.

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 Full details of the design and materials proposed for the glazed entrance feature and projection window on the Ward Road elevation and the glazed roof lights shall be submitted to the City Council for approval and if approved, the works shall be completed only in accordance with such approved details.

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 in order to safeguard the visual amenity of the Conservation Area