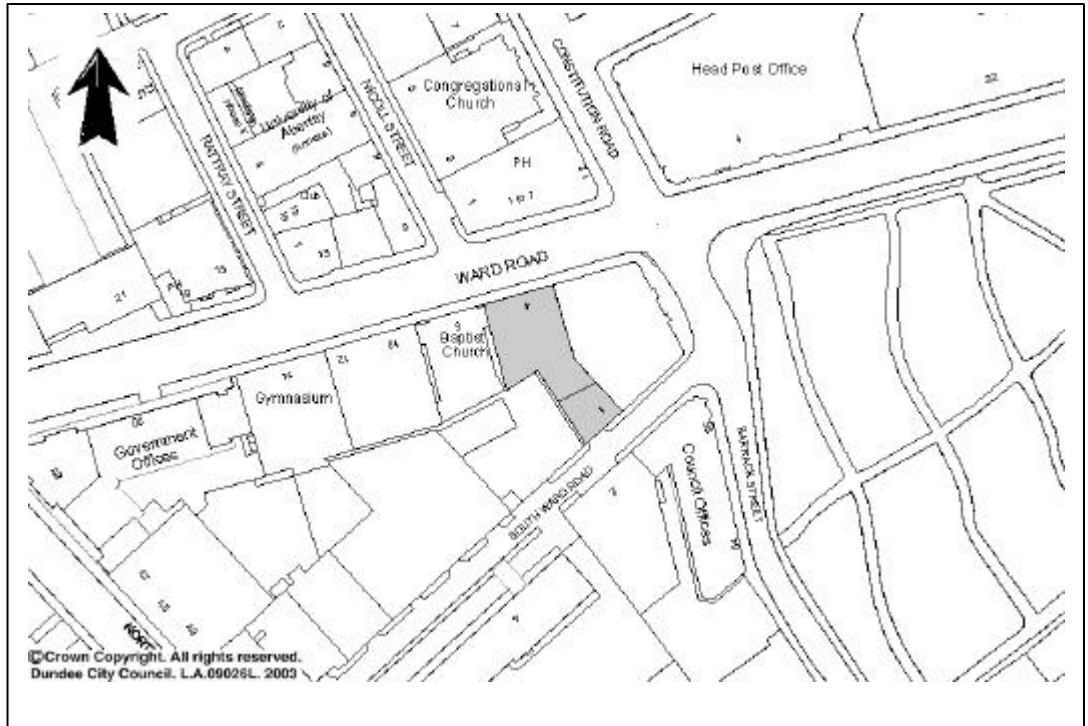


KEY INFORMATION**Ward** Tay Bridges**Proposal**

Demolition of existing C listed auction house

AddressCentral 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 Demolition of Former Auction House in Ward Road

The demolition of an existing listed auction house is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed demolition of the Category "C" Listed former Auction Rooms is considered to be in accordance with NPPG 18, the Memorandum of Guidance on Listed Buildings and Conservation Areas and Policy 62 of the Dundee Local Plan Review 2005. The applicants' agent has submitted a detailed and extensive supporting statement. One objection is not supported. Accordingly the application is Recommended for APPROVAL subject to conditions and to consultation with Historic Scotland in the first instance.

SUMMARY OF REPORT

- Listed Building consent is sought for the demolition of the Category "C" Listed former Auction Rooms at 4 Ward Road to allow the construction of a new extension for church halls to the adjoining Central Baptist Church.
- NPPG 18 - Planning and the Historic Environment, the Memorandum of Guidance on Listed Buildings and Conservation Areas and
- Policy 62 of the Dundee Local Plan Review 2005 all state that any proposed demolition of a listed building must be supported by full justification and the submission of acceptable proposals for the redevelopment of the site. Detailed justification has been submitted and a planning application for the replacement building appears elsewhere on this agenda.
- The former Auction Rooms are in poor condition and are not suitable for restoration and conversion for use by the Church. The Church has a large congregation and supports a wide variety of activities which require to be accommodated. The proposed new extension is a high quality design which complements the adjoining Barrack Street Museum and Central Baptist Church.
- One objection was received from a Dundee resident who objects to the loss of any listed building and considers that Ward Road has lost enough of its character. There is no reference to the quality of the replacement building.
- Historic Scotland have been consulted informally and do not object to the proposed demolition but will require to be formally consulted before any permission can be issued.

DESCRIPTION OF PROPOSAL

Listed Building consent is sought for the demolition of the "C" listed former Auction Rooms at 4 Ward Road in order to allow the construction of a new extension to the adjoining Baptist Church to form church halls.

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 comprises twin gabled large open rooms, one single storey the other single storey with attic. One has a slate roof, the other is corrugated sheeting. The building is rendered to Ward Road and is painted white. The site has a rear access to South Ward Road and includes a rear yard, store and single storey garage. The buildings are all in a poor state of repair.

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 62: Demolition of Listed Buildings and Buildings 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

There is no planning history to the Auction Rooms site.



Application reference 05/00739/FUL is for the erection of the new church halls and is elsewhere on this agenda.

PUBLIC PARTICIPATION

The application was the subject of statutory notices in both local and national newspapers. One objection was received from a Dundee resident who objected to the loss of any listed building on the grounds that Ward Road has already lost a lot of character and the loss of another old building will damage the character of the area. There was no reference to the proposed new extension to the Church.

CONSULTATIONS

There were no adverse comments from consultees.

Historic Scotland has been involved in pre-application discussions and has not raised any objections to the proposed demolition. However the quality of the proposed replacement building is an issue in the consideration of the acceptability of the proposed demolition. In view of the location of

the site between two Category B Listed Buildings and in a 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 (A & DS).

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 listed buildings and their setting or any feature of special architectural or historic interest which they possess.

NPPG 18 Planning and the Historic Environment.

The Guidance advises that in all cases of proposed demolition, "prior consideration should be given to the scope for recycling buildings which have clear historic or architectural significance". Consideration of applications for demolition should be based upon: the importance of the building; the condition of the building; the adequacy of efforts to retain the building in use and the extent to which the community would benefit from the redevelopment.

The former Auction Rooms are much smaller than the other Listed Buildings in Ward Road, the majority of which are Category B. It lacks the presence of these larger tenements, offices and civic buildings. It is the only one of the listed buildings in the street which is not stone faced. The A+DS report (see above) notes;

"The existing Auction House is of local interest only and sits somewhat awkwardly in the context of the street. Its demolition will help secure the future of the church which is a much more important piece of architecture".

A structural assessment of the former Auction Rooms has been carried out which demonstrates that the main building has been constructed in an ad hoc manner and there is evidence of bulges and cracks in the walls, sagging and spreading of the roof trusses, leaks around the roof lights with asbestos and corrugated tin on some of the roofs and walls. The walls and roof are not insulated. In general, the buildings have been neglected and are in a poor state of repair.

In this particular case, the proposal is for the demolition of the C listed building in order to form an extension to the adjoining B listed Church. The submitted statement of justification states that the building is not suitable to be renovated and upgraded to provide additional accommodation for the Church due to its physical condition, the limited accommodation it could provide and the steps which limit access.

The site has not been marketed for alternative uses. This is not a stand alone redevelopment proposal, it is 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 submitted proposals were considered by the Design Review Panel of Architecture and Design Scotland (A+DS) 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 consider 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".

It is considered that a justifiable case has been made for the demolition of the listed building particularly as the provision of a new extension will assist the retention of the existing B Listed Church in its current use.

It is considered that the proposal complies fully with the criteria in NPPG 18 in this regard.

It is 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 Material Considerations

The Memorandum of Guidance on Listed Buildings and Conservation Areas recommends that there should be a presumption in favour of the preservation of Listed Buildings except where a strong case can be made for demolition after full consideration of a) the importance of the building; b) the condition of the building and c) the possible alternative uses for the building. It is considered that the submitted justification as detailed above is in accordance with these requirements.

There have been preliminary informal consultations with Historic Scotland prior to the submission of this application. Historic Scotland but did not raise significant objections to the principle of the demolition of this building but has requested that the planning application for the proposed replacement building be referred to Architecture and Design Scotland for formal design comments. Should Members be minded to approve this application, it will then require to be referred to Historic Scotland for formal consideration.

The Development Plan

The provisions of the Dundee Local Plan Review 2005 relevant to the determination of this application are specified in the Policy background section above. Policy 62 states that any application for demolition of a listed building must be fully supported by reports on the condition and marketing history of the building along with a feasibility study which explores the viability of retaining the building in active use. Where demolition is permitted, applications must be supported by acceptable proposals for the redevelopment of the site.

It is considered that the submission complies with the requirements of Policy 62 and that a strong justification has been made for the demolition which is proposed.

Objection

One objection was received from a Dundee resident, not a neighbour, who objected to the loss of any listed building. It was stated that Ward Road has already lost a lot of character with the erection of the Social Security building and the loss of another old building will damage the character of the area. There was no reference to the proposed new extension to the Church.

It is conceded that the Social Security building does not make a positive contribution to the character of the area or the other Listed Buildings in Ward Road. The buildings along the south side of Ward Road vary in plot size; building height, between 2 and 6 storey; building style; materials and design. Demolition of this building will not create a break in a uniform street frontage. Indeed the existing building, although old, is quite out of character with the adjoining Barrack Street museum and the Baptist Church. Its proposed replacement is a building of larger scale and complementary design using traditional materials for the stone frontage. It is considered that the proposals for demolition must be considered in conjunction with the justification for the Church to have new, improved accommodation and the quality of the proposed replacement building and therefore the objection is not supported.

Design

As noted above, the design of the proposed replacement building is of high quality which is an essential part of the supporting justification for the demolition of the listed building.

CONCLUSION

It is therefore concluded that the application has satisfied the requirements of NPPG 18, the Memorandum of Guidance on Listed Buildings and Conservation Areas and the relevant policy in the Dundee Local Plan Review 2005. The objection is not supported. It is recommended that listed building consent be granted with conditions. If Members are minded to approve the application, it must be referred to Historic Scotland in the first instance.

Recommendation 1

This consent shall not be issued unless and until Historic Scotland has

formally decided that the application will not be called in for determination by the Scottish Ministers.

Recommendation 2

It is recommended that Listed Building consent be granted subject to the following conditions.

RECOMMENDATION

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 The buildings cannot be demolished until a contract has been signed for the erection of the replacement building comprising an extension to the Central Baptist Church and the City Council has been notified of the timetable for works to commence and agreed same in writing.

Reasons

- 1 To comply with Section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
- 2 to ensure that redevelopment of this site takes place immediately following demolition of the existing building, thereby ensuring that an unattractive gap does not exist in the street scene to the detriment of the character and appearance of the area