

KEY INFORMATION

Ward Maryfield

Proposal

Erection of 43 No flatted development with underground residential parking

Address

Tay Spinners Ltd
Arbroath Road
Dundee

Applicant

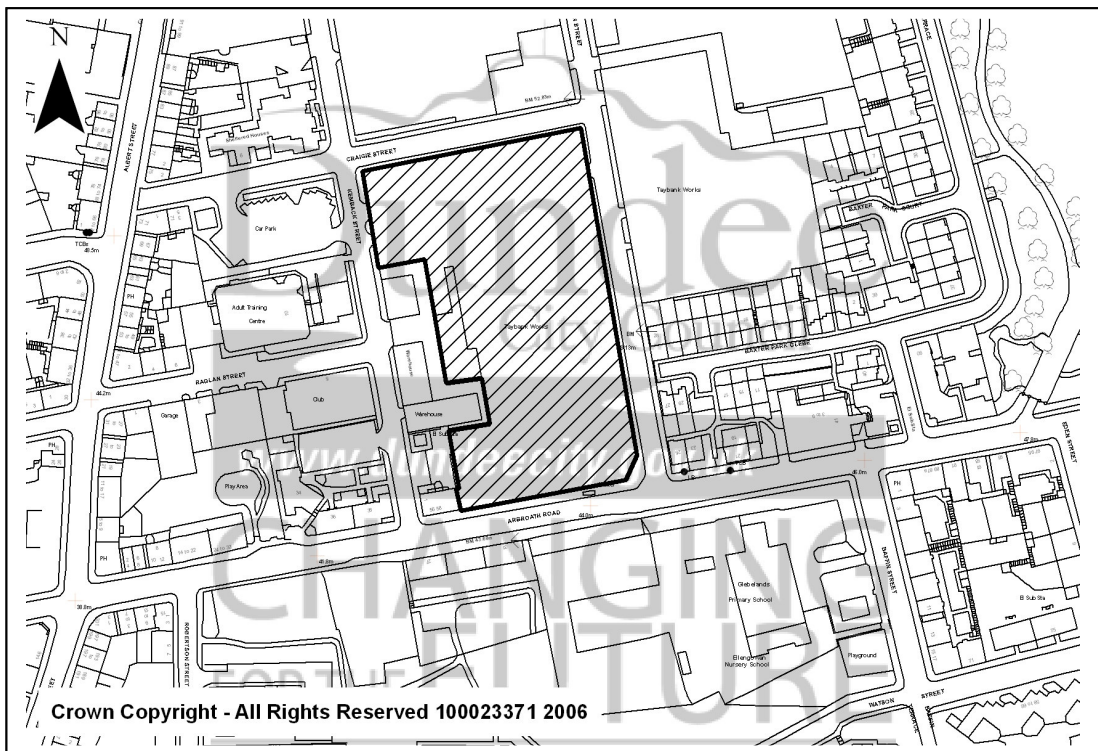
Discovery Homes Ltd
Orchardbank Cottage
Orchardbank Industrial Estate
Forfar
DD8 1TD

Agent

Leadingham Jameson
Rogers and Hynd
18 South Tay Street
Dundee
DD1 1PD

Registered 26 June 2007

Case Officer S Johnson



Amended Design for Housing Development in Arbroath Road

The erection of a flatted development with underground residential parking is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

RECOMMENDATION

The proposal complies with Policy 59 and 60 of the Dundee Local Plan Review 2005. The statutory duty set out in Section 14 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997 is also discharged. The application is recommended for **APPROVAL** with conditions.

SUMMARY OF REPORT

- Listed building permission is sought for the erection of 43 flatted properties with underground parking at Tay Spinners Ltd, Arbroath Road, Dundee.
- Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and Policy 60 (Alterations to Listed Buildings) of the adopted Local Plan require the Council to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.
- There have been no objections to the details under consideration.
- It is considered that the development will preserve and enhance the appearance and character of the listed building and consequently the aspirations of Policy 60 are met and the requirements of Section 14 of the Act are discharged. Historic Scotland have been consulted and are in agreement with this proposal.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of 43 flatted properties with underground residential parking at Tayspinners Ltd, Arbroath Road, Dundee.

It is proposed to provide accommodation over four levels. The lower floor will provide underground residential parking for 49 vehicles, bicycle storage and 4 apartments. The majority of these apartments will provide two bedrooms.

The apartments on the ground floor level, first floor levels and second floor levels will provide a mixture of two bedroom apartments with some three bedroom apartments. These apartments will have patio/balcony areas along the south and east elevations which incorporate the listed building facade.

The listed building facade along Arbroath Road will remain fully intact and will be supported via a series of steel frames. These steel frames will also define the individual balcony areas. The new building will be apparent through the existing windows in the listed facade. The top floor of the new build will be approximately 3.4metres higher than the existing listed facade. The north elevation overlooking the internal courtyard area will have Parisian balconies for a number of the apartments.

Amenity space will be provided to the rear of the apartments with additional visitor and disabled parking spaces and bin storage areas.

Vehicular and pedestrian access will be taken from Morgan Street.

The proposed finishing materials will be orange/red brick, buff "Powerwall" smooth cement render, light brown/silver cedar linings. The roof will be light grey metallic "Kalzip" or similar approved standing seam roof system. The glazing will be white timber double glazed units.

SITE DESCRIPTION

The application site is located to the north of Arbroath Road, to the west of Morgan Street, to the south of Craigie Street and to the east of Kemback Street. The B-listed buildings of the

former Tay Spinners works have been demolished apart from a retained façade of the original listed building fronting onto Arbroath Road and Morgan Street. Some of the residential units have been built already and work has been undertaken on Craigie Street. To the east and west are residential and commercial properties, to the south are residential properties and a school and to the north is a commercial property.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Lilybank Works, Arbroath Road, Dundee

Bik A 06



Dundee Local Plan 2005

Policy 59: alternative Uses For Listed Buildings - suitable alternative uses will be considered for listed buildings where this is necessary to secure their future. Any adaptation of the fabric must be undertaken carefully and sensitively and have minimum impact on the architectural and historic interest, character and setting of the building. Reference should be made to other policies in the Plan.

Policy 60: Alterations To Listed Buildings - the alteration of a listed building will only be acceptable where the proposals have regard to the preservation or enhancement of its architectural or historic character. Alterations will not be permitted where the works would diminish the architectural integrity of the building or its historic interest.

The City Council will provide specific supplementary guidance on the following: window and door alterations, advertisements, shopfronts,

roller shutters, treatments to masonry and painting and use of materials.

Scottish Planning Policies, Planning Advice Notes and Circulars

The following is relevant to the determination of this application:

Memorandum of Guidance on Listed Buildings and Conservation Areas 1998 (Historic Scotland).

Non Statutory Statements of Council Policy

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

SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application.

SITE HISTORY

Two previous planning applications and one listed building consent were approved (Planning reference: 06/00762/FUL and 04/00686/FUL and 04/00685/LBC). The last planning application was an amendment to the approved planning application 04/00686/FUL to substitute 10 townhouses and 6 two storey for 17 townhouses at Craigie Street. The previous approved planning application was for the partial demolition of the former spinning works and the erection of 43 townhouses and 45 apartments.

PUBLIC PARTICIPATION

Statutory neighbour notification was carried out and the application was advertised as being contrary to the development plan. No objections were received to this proposal.

CONSULTATIONS

Historic Scotland was consulted on the previously approved listed building consent (Planning reference 04/00685/LBC) and have been informally consulted during the consideration of this application. They are in agreement with the proposals.

OBSERVATIONS

In accordance with the provisions of Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the Committee is required to have special regard to the desirability of preserving listed buildings or their settings or any features of special architectural or historic interest which they possess.

The listed building facade along Arbroath Road will remain fully intact and will be supported via a series of steel frames. These steel frames will also define the individual balcony/patio areas along the south and east elevations.

The new building will be apparent through the existing windows in the listed facade. The top floor of the new build will be approximately 3.4metres higher than the existing listed facade.

In this case it is considered that the Category B listed building is being treated in a sensitive manner and any interventions are well designed and complementary to the character and appearance of the building.

Historic Scotland have been involved in pre-application discussions and on the final amended drawings and are satisfied with this proposal. It is considered that significant efforts have been undertaken by the agents to preserve the appearance and integrity of the existing listed building. This has resulted in a scheme that not only allows the appearance and character of the building to remain but also enhances its setting in the local area.

It is concluded that the development will preserve the character of the listed building and that the statutory duty set out of Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 is discharged.

Other Material Considerations

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

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 terms of Policy 59, as there is only the facade remaining of this category "B" listed building, residential

development is considered to be consistent with the terms and aspirations of this policy.

In terms of Policy 60 (Alterations to Listed Buildings), this matter has already been considered in the assessment of the proposed development under Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and it was concluded that the proposals would preserve the character and appearance of the listed building.

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

It is considered that this visually important site that fronts directly onto Arbroath Road will be developed with an appropriate building of a scale and appearance that is appropriate for this location and the listed building facade.

The proposed finishing materials will be orange/red brick, buff "Powerwall" smooth cement render, light brown/silver cedar linings to remain in keeping with the materials used for the residential development already taking place within the site. The roof will be light grey metallic "Kalzip" or similar approved standing seam roof system. The glazing will be white timber double glazed units.

In addition, the planters, fences and gates to the refuse areas will use materials, brick and metal, reminiscent of the site's industrial past.

It is therefore considered that the proposed development, by virtue of its size, scale, architectural form and finishing materials, would not be detrimental to the character and appearance of this listed building or the area.

CONCLUSION

The new building does not dominant or detract from the integrity or appearance of the existing listed building facade. The application complies with the development plan. It is recommended that listed building consent be granted with conditions.

RECOMMENDATION

It is recommended that consent 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 and details of the screens between the balcony areas 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 a future maintenance plan for the listed building facade shall be submitted to the Council for approval and if approved the development shall be carried out only in accordance with such approved details.

Reasons

- 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.