

**KEY INFORMATION**

Ward Lochee

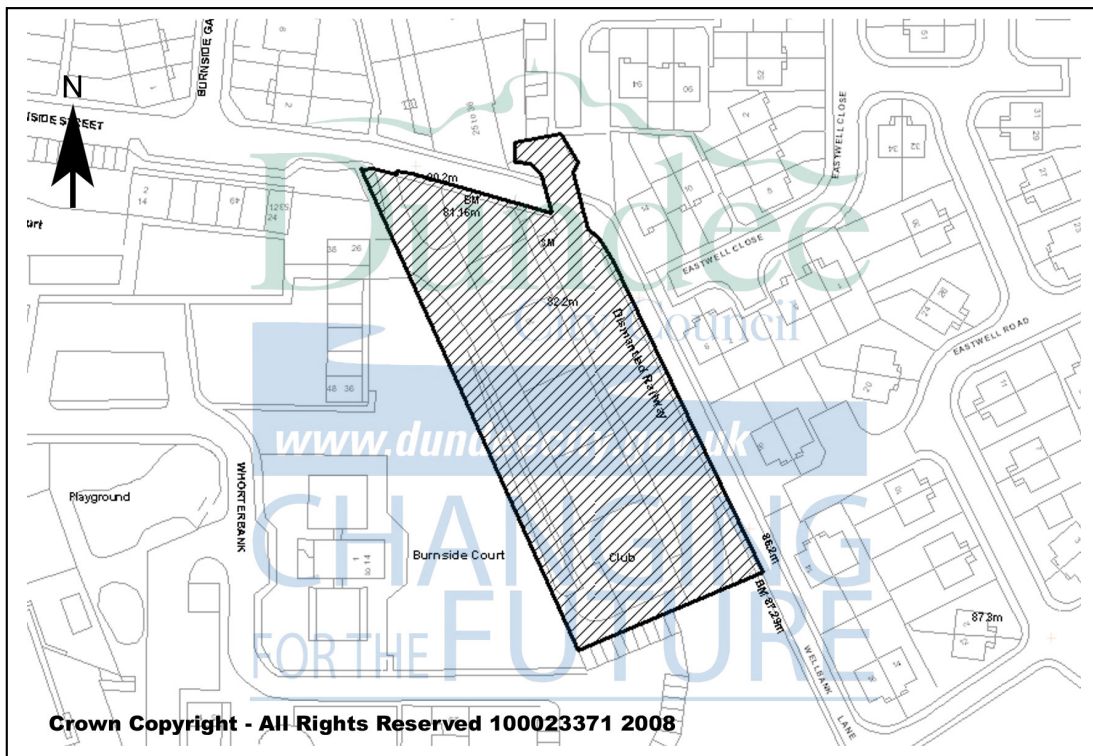
**Proposal**

Conversion of former sports hall to 39 flats

**Address**55 Burnside Street  
Dundee  
DD2 3AH**Applicant**Wellbank Estates Ltd  
8 Main Street  
Dundee  
DD3 7EZ**Agent**Donald Install Associates  
Bridgeway House  
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Chester  
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Registered 27 Mar 2008

Case Officer Eve Jones



## Listed Building Consent Sought for Sports Centre Conversion

The conversion of former sports hall to 39 flats is **RECOMMENDED FOR APPROVAL** subject to conditions and reference to Historic Scotland. Report by Director of Planning and Transportation

**RECOMMENDATION**

The proposed development complies with the relevant policies in the Dundee Local Plan Review 2005 and represents an acceptable beneficial use for an important Listed Building. It is therefore recommended for APPROVAL subject to conditions and reference to Historic Scotland.

**SUMMARY OF REPORT**

- Listed Building consent is sought for the conversion of a former sports centre, previously a jute warehouse, to form 39 flats with alterations to the building including new and additional doors and windows, roof terraces and balconies.
- The building forms part of the original Camperdown Works and was a railway warehouse where the jute was off loaded from the railway at the high level on the east of the building and then stored for issue to the main mill to be processed.
- The stone shell and slate roof of the building remains and is in sound structural condition although all windows and most of the door openings have been built up. The original flooring and central columns have virtually all been removed but the building is divided into 6 portions by massive cross walls.
- The following policies of the Dundee Local Plan 2005 are of relevance: Policy 59 - Alternative use for Listed Buildings; Policy 60 - Alterations to Listed Buildings and The Memorandum of Guidance on Listed Buildings and Conservation Areas. The proposal complies with the policies and the guidance.

## DESCRIPTION OF PROPOSAL

Listed Building consent is sought for the conversion of a former sports centre, previously a jute warehouse, to form 39 flats with alterations to the building comprising new and additional windows and doors, the formation of small terraces within the roof space, the formation of ground floor and external parking areas and partial excavation of the existing railway embankment.

Alterations to the building relate mainly to the provision of doors and windows for the proposed flats and include a full length balcony on the east side of the building to replicate the position of the existing railway platform. The existing ground floor entrance doors will be retained and replicated in the upper floors and new timber framed sash and case windows will be inserted to retain the rhythm of the existing windows. New inserts to the building will be dressed in stone quoins with stone lintols to match the existing.

## SITE DESCRIPTION

The building forms part of the original Camperdown Works and was originally a railway warehouse where the jute was off loaded from the railway at the high level on the east of the building and then stored in the building for issue to the main mill to be processed. Thus the building appears to be single storey to the embankment and is two or three storey to the yard to the west. The railway embankment to the north of this site has been removed to enable the "sister" warehouse building to be converted to housing some years ago. The railway bridge, which is a fine Listed structure, remains between the two buildings and is connected to the application site by a massive bridge abutment of dressed ashlar stone. The retaining wall to the east side of the railway embankment is a similar massive stone structure up to 6 metres high. The stone shell and slate roof of the building remains and is in sound structural condition although all windows and most of the door openings have been built up. The original flooring and central columns have virtually all been removed but the building is divided into 6 portions by massive cross walls.

## POLICY BACKGROUND

### Dundee and Angus Structure Plan 2001-2016

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



### Dundee Local Plan 2005

The following policies are of relevance:

- Policy 59 - Alternative use for Listed Buildings.
- Policy 60 - Alterations to Listed Buildings.

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

The following is of relevance:

- The Memorandum of Guidance on Listed Buildings and Conservation Areas is of relevance.

## Non Statutory Statements of Council Policy

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

## SUSTAINABILITY ISSUES

The following sustainability policy implication arises from this application:

- Built Environment: the proposed development will ensure the retention and beneficial use of a B Listed Building which forms an important part of the Built Environment of the City.

## SITE HISTORY

06/00090/FUL for conversion of this building to 38 flats were withdrawn to enable the applicant to amend the proposals following discussions with officers and Historic Scotland.

06/00778/FUL and 06/00761/LBC for conversion of the building to form 30 flats were approved by the Development Quality Committee on 4 December 2007.

08/00247/FUL the partner planning application is considered elsewhere on this agenda.

## PUBLIC PARTICIPATION

The application was the subject of statutory advertisements and one objection was received to this Listed Building application. However, the terms of the objection related to planning matters and the objection has been considered in the report on the planning application 08/00247/FUL elsewhere on this agenda.

## CONSULTATIONS

There were no adverse comments from Consultees. As noted above, Historic Scotland has been involved in the project from an early stage and supports the beneficial reuse of this building.



**OBSERVATIONS**

In accordance with the provisions of Section 14 of the Planning (Listed Buildings and Conservation Areas)(Scotland) Act the Committee is required 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.

The stone shell and slate roof of the building remains and is in sound structural condition although all windows and most of the door openings have been built up. The new windows and doors are of timber and the designs respect the character of the building. The retention of the massive stone boundary wall on the east elevation and the terracing of the former railway embankment to form amenity grounds will also retain the significant elements of the history of the building.

It is concluded that the proposed development will preserve the features of the building and its setting in accordance with the requirements of Section 14.

**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.

**POLICY 59: Alternative Uses for Listed Buildings States:**

"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."

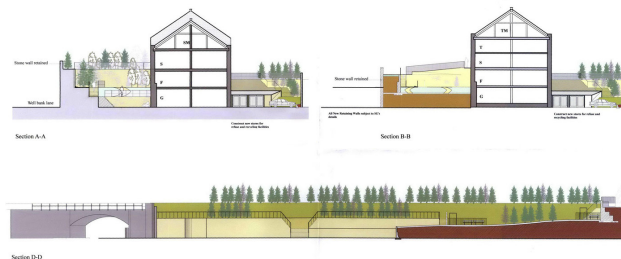
This proposal is for the conversion of a listed building worthy of retention to form flats. Flats are the only form of residential development which is suitable for this site due to the scale

and structure of this building. Part of this building has previously been in use as a sports centre but has been vacant for some time. The scale and structure of the building makes alternative uses difficult to achieve. The site lies within a residential area and the "sister" building to the north was converted to residential use some time ago. It is considered that the proposed development complies with Policy 59.



**Policy 60: Alterations to Listed Buildings States:**

"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 proposed change of use will involve the reinstatement of the windows, and a number of additional windows and doors on all of the elevations of the building. The new windows will be multi pane timber sash and case. Full details of the window proposals have been submitted. The new windows replicate the spacing and proportions of the original but more windows are required to reinstate the building for residential use as opposed to its previous industrial use. The attic flats are proposed to have small inset terraces within the roof line. All of the patio doors to the flats have painted folding timber shutters to replicate the industrial sliding doors of the original mill. The proposed balconies have stone slab floors on a steel frame with simple steel railings. The platform

level on the east side of the building will become the second floor of flats and a balcony the length of the building will replicate this feature of the site.

The alterations to this former mill building are essential to allow it to be brought back into beneficial use. It is concluded that the proposals comply with Policy 60.

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

The Memorandum of Guidance on Listed Buildings and Conservation Areas is of relevance and supports alternative use for listed buildings in order to ensure their retention. As noted, Historic Scotland has been involved since the pre-application stage and supports the beneficial re-use of the building.

It is concluded from the foregoing that sufficient weight can be accorded to the material considerations such as to justify the grant of listed building consent in accordance with the provisions of the development plan. It

is therefore recommended that permission be granted with conditions subject to ratification by Historic Scotland.

**Design**

As noted in the text of the report, the alterations to the building are acceptable.

**CONCLUSION**

This is a particularly large former Mill building, constructed on a massive scale which affects the options for redevelopment of the building. The previous permission for 30 flats was constrained by parking requirements and did not make best use of the space available. The revised proposals, for 39 flats and 51 parking spaces, meet the requirements of the Development Plan and with National Guidance on Listed Buildings. The alterations required by the additional flats are acceptable and are of the same character and design as previously approved.

Accordingly, it is Recommended that Consent be granted subject to conditions. If Members are minded to approve the application, it must be

referred to Historic Scotland in the first instance.

## RECOMMENDATION

### 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 Scottish Ministers.

### Recommendation 2

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 Remedial works to the fabric of the building shall be carried out using retained demolition material or new materials to replicate the original. Samples of materials to be used shall be provided on site for the approval of the City Council prior to the commencement of remedial works and if approved, the works shall be carried out in accordance with such approved details.
- 3 The new windows, doors and balconies shall be in accordance with the submitted details.
- 4 Full details of the proposed elevated terrace on the east elevation at the line of the railway platform is required to be submitted prior to the commencement of development and if approved such works shall be completed only in accordance with such approved details. For the avoidance of doubt it should be noted that access to the terrace shall only be from each individual flat and there shall be no direct access along the length of the building.
- 5 Full details of the proposed attic level terraces shall be submitted prior to the commencement of development and if approved the works shall be carried out only in accordance with such approved details.
- 6 Full details of the position and form of all proposed ducts, flues and vents shall be submitted prior

to the commencement of development 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 In order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.
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