

**KEY INFORMATION**

Ward West End

**Proposal**

Partial demolition of the facade and redevelopment within proposed residential flats

**Address**

Land at Former Tay Rope Works  
Magdalen Yard Road  
Dundee

**Applicant**

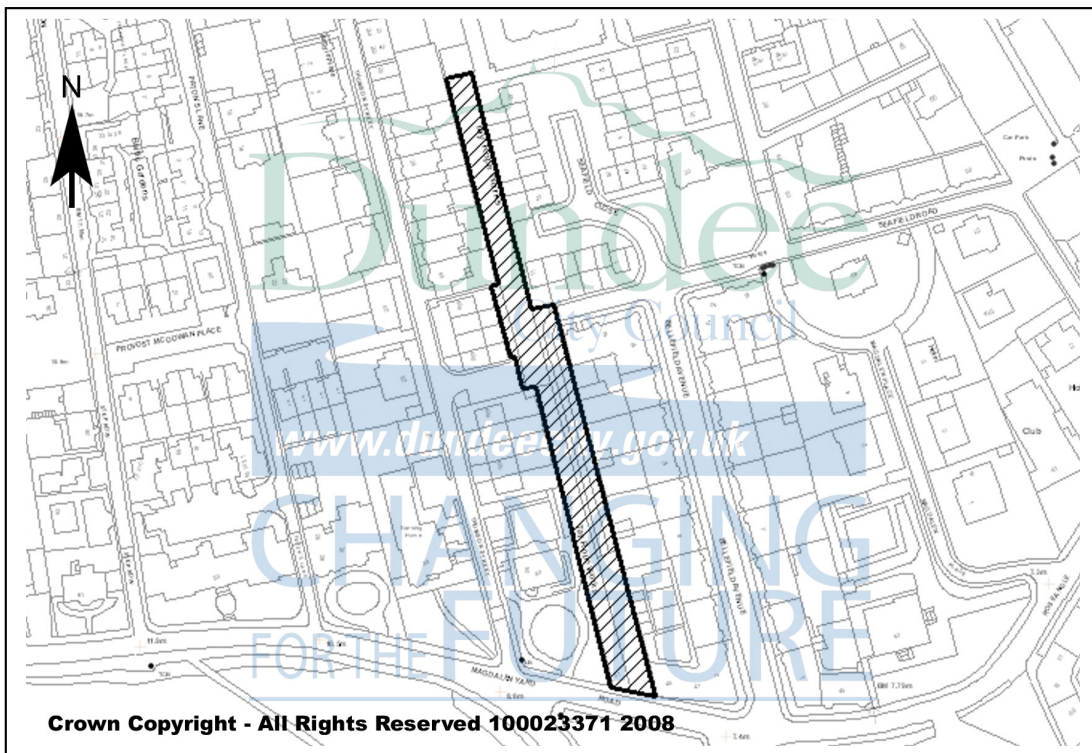
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**Agent**

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Registered 14 April 2008

Case Officer Eve Jones



## Part Demolition of Facade Requires Listed Building Consent

The partial demolition of the facade and redevelopment within proposed residential flats is **RECOMMENDED FOR APPROVAL** subject to conditions and reference to Historic Scotland. Report by Director of Planning and Transportation

**RECOMMENDATION**

The proposal will retain the original facade and preserve the historic and architectural reference to the Tay Rope Works. The objections are not supported. Accordingly, the application is recommended for **APPROVAL** subject to conditions.

**SUMMARY OF REPORT**

- Listed building consent is sought for the partial demolition of the facade of the former Tay Rope Works and its incorporation into the new building which is proposed to be erected on the site. The entrance to the site will be formed through the original gateway.
- The site was originally occupied by the Tay Rope Works which dated from mid 19th Century. The listed structure at the southern elevation on to Magdalen Green is the ground floor gateway of the original building, dated 1885, with a later stone facade at upper level. The original building was partly destroyed by fire in 1986.
- There were 13 objections to this application and most respondents considered that the proposed development was inappropriate or unsympathetic to the site.
- A pre-application comment from Historic Scotland advised "the proposals are acceptable in terms of the treatment of the listed structure".
- The proposed development retains the original frontage, retains and repairs the original brick walls, retains the elongated form of the former Rope Works and creates a new lane similar to the many lanes which are a characteristic of the Perth Road Lanes Conservation Area. This will enhance the setting of the listed gateway and make the site of the former rope works accessible to the public.

## DESCRIPTION OF PROPOSAL

Listed building consent is sought for the partial demolition of the facade of the former Tay Rope Works and its incorporation into the new building which is proposed to be erected on the site. The applicant's agent has submitted a Justification Statement in support of the partial demolition and incorporation into the new building and a Construction Method Statement to detail the proposed treatment of the facade if planning permission and listed building consent is granted.

As the site is a Category C(s) listed building which is protected for its contribution to the streetscape, this application is not referred to Historic Scotland for a final decision but falls to be determined by the Development Quality Committee.

## SITE DESCRIPTION

The site was originally occupied by the Tay Rope Works which dated from mid 19th Century. The site, as required by the manufacture of rope, is extremely long and narrow. The listed structure at the southern elevation on to Magdalen Green is the ground floor gateway of the original building with a later stone facade at upper level. The entablature at the facade is dated 1885. The original building was partly destroyed by fire in 1986. The adjoining facade is not listed.

## 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 60 Alterations to Listed Buildings

## Scottish Planning Policies, Planning Advice Notes and Circulars

The following policies are of relevance:

NPPG18: Planning and the Historic Environment.



The NPPG indicates that planning authorities should have regard to the acceptability of the proposal in terms of preserving and enhancing the character or appearance of the area and should be assessed in terms of their impact on the area.



The Memorandum of Guidance on Listed Buildings and Conservation Areas 1998 is of relevance to this application.

## Non Statutory Statements of Council Policy

There are no non statutory policies of relevance.

## SUSTAINABILITY ISSUES

It is considered that this application raises no issues in relation to the Council's sustainability policies.

## SITE HISTORY

There is planning history in respect of planning applications for changes of use or new development on the site to the north of the facade. There were no relevant listed building applications.

06/00703/FUL - planning application for the erection of 11 flats in 2 blocks of 7 and 4 units, the erection of 4 single storey houses, access road and environmental improvements to boundary walls. The application was refused by the Development Quality Committee on 30 October 2006. The applicant lodged an appeal and the application was considered at a Public Inquiry on 26 - 27 June 2007. The appeal was dismissed on 19 July 2007.

06/00019/LBC - Partial demolition of facade and redevelopment within frontage of proposed residential flats. This listed building application dealt solely with the proposed alterations to the Category C(s) listed frontage to the former Rope Works. The application was approved by the Development Quality Committee on 30 October 2006.

08/00292/FUL - Planning application for the erection of 11 flats in 2 blocks of 7 and 4 units, the erection of 3 single storey houses, access road and environmental improvements to boundary walls. This application is reported elsewhere on this agenda.

## PUBLIC PARTICIPATION

This application was advertised in accordance with statutory procedures and there were 13 objections to this application. The majority of these objections were submitted via the public access web site but they referred in the majority to the planning issues raised by the whole development rather than the specifics of the Listed Building proposals. Most respondents did consider that the proposed development was inappropriate or unsympathetic to the site, two requested the facade be retained and objected to the destruction of the listed building.

The partner planning application was also the subject of statutory Neighbour Notification, was advertised as an application potentially contrary to the

Development Plan and also affecting the setting of a Conservation Area and a Listed Building. The planning application received 50 objections and 2 letters of support. A number of the objections also referred to the adverse impact on the listed building.

## CONSULTATIONS

A pre-application comment was received from Historic Scotland which advised that the Inspectorate considered that "the proposals are acceptable in terms of the treatment of the listed structure". It goes on to state that "the new block on Magdalen Yard Road, which incorporates the listed elevation, does so with sensitivity and retains the original function of the elevation as primarily an entrance way.

## 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 or their settings or any feature of historic interest which they possess.

The ground floor gateway is all that remains of the original building, the stone urns and pediment which are shown in early photographs were removed and replaced by the current stone facade on the upper floor around 1910.

There were historically two rope works in this part of the City. One between Union Place and Step Row has left little imprint on the current landforms as the site has been incorporated into new developments, gardens and open space and is now lost. The Tay Rope Works site is now a unique but virtually unseen and unappreciated feature which by the nature of the rope making technique, required long narrow buildings. The footprint and the red brick boundary walls remain as an important part of the City's industrial heritage.

The proposed development retains the original frontage, retains and repairs the original brick walls, retains the elongated form of the former Rope Works and creates a new lane similar to the many lanes which are a characteristic of the Perth Road Lanes Conservation Area. This will enhance the setting of the listed gateway and

make the site of the former rope works accessible to the public.

The development removes an area of dereliction which has been partly vacant for many years and of little benefit to the character of the Listed Building or the Conservation Area. The new development is modern but it is of good design and proportions, it is not a pastiche or fake Victorian tenement. The materials seek to relate to the existing tenements by the use of red sandstone but the construction is of its time and using modern materials and construction methods.

The proposal is considered to preserve and enhance the listed building and its setting as confirmed by Historic Scotland.

## 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 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.

Historic Scotland has commented on a pre-application consultation as follows; "Although the second storey of the elevation is to be removed, this is a later addition and of lesser interest; its removal, and that of the structure to the rear, is mitigated by retention and repair of the brick boundary walls, which are important in maintaining the linear character of the former rope walk."

It is considered that the proposals comply with Policy 60 - NPPG18: Planning and the Historic Environment

The NPPG indicates that planning authorities should have regard to the acceptability of the proposal in terms of preserving and enhancing the character or appearance of the area and should be assessed in terms of their impact on the area.

The Memorandum of Guidance on Listed Buildings and Conservation Areas - the Memorandum contains guidance on applications for developments which affect Listed Buildings.

As noted, Historic Scotland considers that the proposal complies with the national guidance on development and the historic environment. It is considered that the proposed development accords with the guidance in the Memorandum for alterations to a listed building on a site within a Conservation Area.

Representations - this is a proposal which has generated a high level of response from the public, both immediate neighbours and other interested parties. The majority of the representations comment on the wider planning issues and are dealt with in the partner planning application.

Modern developments in traditional environments always result in strong views. It is considered that the high quality design of the layout and the buildings complies with the Council's declared objectives to preserve and enhance the architectural and historic character of listed buildings and maintain the architectural integrity of the building and its historic interest. It is considered that the objections are of insufficient strength to justify the refusal of this application.

## CONCLUSION

The application seeks listed building consent to remove the later addition to the original Tay Rope Works entrance and incorporate the facade into a new development with the entrance to the site being formed through the original gateway. This will retain the historic and architectural reference to the Rope Works and the formation of the lane, with the restoration of the boundary walls, will further preserve the footprint of this historic site and make it accessible to the public. Historic Scotland has given informal comments and supports the proposal. The objections are not supported.

## 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 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 any new 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.

### **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.