

KEY INFORMATION

Ward Strathmartine

Proposal

Demolition of 3 storey building structure remaining from previous partial demolition of former NCR Factory

Address

Land to west of Camperdown Leisure Park
Dayton Drive
Dundee

Applicant

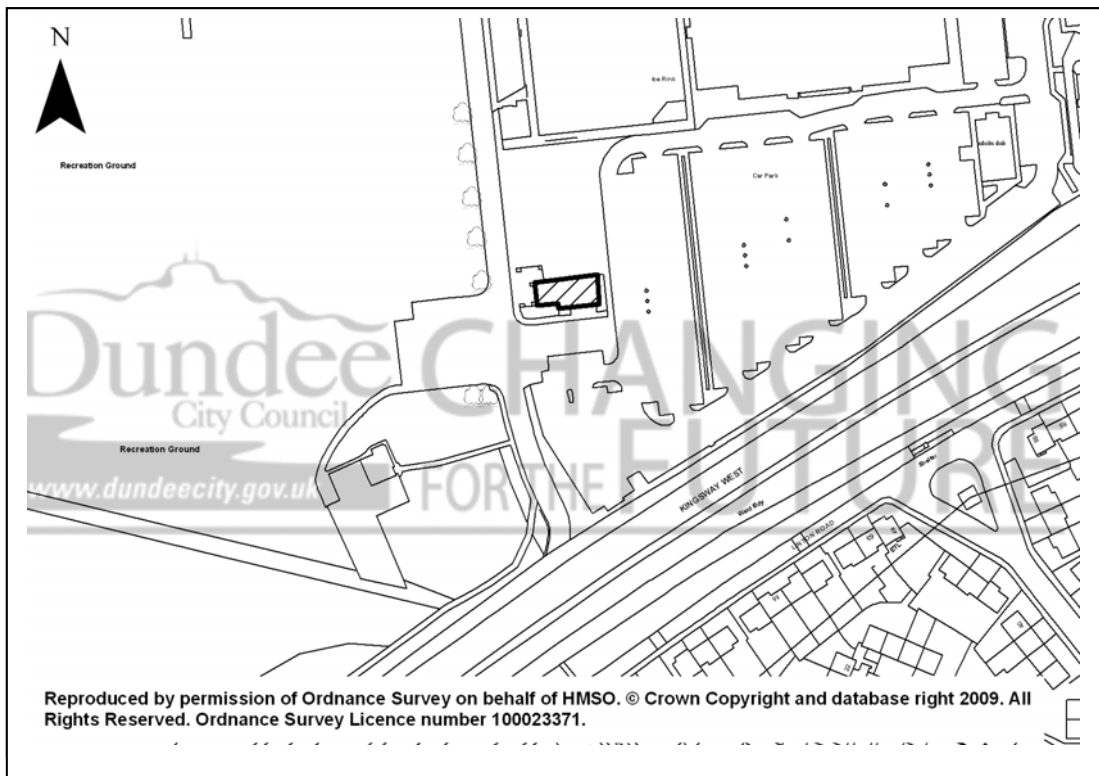
Vico Camperdown Ltd
8th Floor
80 St Vincent Street
Glasgow G2 5UB

Agent

Keppie Design Ltd
76 Tay Street
Perth PH2 8NP
FAO Tony Garland

Registered 22 May 2008

Case Officer D Gordon



Demolition of Remaining Part of Former NCR Factory

The demolition of a 3 storey building structure remaining from previous partial demolition of former NCR Factory is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of City Development.

RECOMMENDATION

The demolition of the structure is justified due to the considerable reduction in its special interest following the removal of the former factory building to the north. The application has been assessed in accordance with the provisions of Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The application is recommended for **APPROVAL**. However, it must be referred to Historic Scotland.

SUMMARY OF REPORT

- Listed permission is sought for the demolition of the remains of a former NCR factory building located within the Camperdown Leisure Park. The demolition of the main factory building was consented in 1997 and this site now accommodates various leisure uses and buildings. The structure is a Category B listed building.
- The property has been unoccupied for a number of years which is reflected in its current dilapidated appearance. The applicants' agents have submitted a Supporting Statement (and an Addendum) to accompany the application.
- The proposal requires to be assessed under the provisions of Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and Policy 62 (Demolition of Listed Buildings and Buildings in Conservation Areas) of the Dundee Local Plan Review 2005.
- An objection to the proposal has been received from Scottish Civic Trust on the grounds that the applicants have failed to submit sufficient justification for the demolition of the building.
- It has been concluded that the demolition is justified due to the significantly reduced special interest of the structure following the removal of the main factory building to the north.

DESCRIPTION OF PROPOSAL

The proposal under consideration involves the demolition of the remains of a former NCR factory that was demolished as part of the Camperdown Leisure Park Phase 1 development. The property sits in an isolated position on the south side of the Camperdown Leisure Park between the Ice Arena and Kingsway West.

No redevelopment proposals for the site have been submitted to accompany this listed building application.

SITE DESCRIPTION

The structure the subject of this application is a 3 storey, plus basement, brick clad building that supports a flat roof. The building housed the reception, boardroom and administration offices of the factory that was located to the north. The west, south and east facades of the structure remain in their original form although the window and door openings have been in filled for security purposes. The north elevation of the building displays its junction with the former production factory with door and openings exposed by demolition. The property has been vacant for a number of years which is reflected in its current dilapidated appearance.

Internally, a number of the features remain although the property has suffered some damage. However, the painting on the rear wall of the upper level of the building (which shows an interpretation of the contemporary and historic context of Dundee) has been protected with plywood sheeting and still appears to be in good condition.

The area to the north east, east and south east of the site accommodates a variety uses associated with the leisure park including the access roads, landscaping and car parking. To the north-west, west and south west is the open space and former sports facilities associated with the factory complex. Further to the north and west is Camperdown Park. Residential properties are located to the south on the south side of Kingsway West.

The property under consideration is a Category B listed building.

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 62: Demolition of Listed Buildings and Buildings In Conservation Areas - applications for the demolition of a listed building or building that is worthy of retention in a



Conservation Area 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 the demolition of buildings is permitted, applications must be supported by acceptable proposals for the redevelopment or treatment of the cleared site.

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

Scottish Planning Policy 23: Planning and the Historic Environment.

Scottish Historic Environment Policy (SHEP).

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

The Camperdown Leisure Park has been the subject of a number of planning applications for development in recent years. It is considered that the most relevant to the application under consideration

are:

96/22441/D - Erection of Leisure Centre including Ice Arena, Cinema, Hotel, Public House/Restaurant and Tourist Information Centre - Approved 1 August 1997.

97/01386/LBC - Partial Demolition of Factory to Form Tourist Information Centre - Approved 1 August 1997.

PUBLIC PARTICIPATION

The application was advertised in accordance with statutory requirements.

An objection to the proposals has been submitted by the Scottish Civic Trust. The Trust object to the failure of the applicants to provide sufficient justification for the demolition of the Category B listed building. They believe that the building could be successfully repaired and converted into an appropriate leisure/retail use and could therefore be integrated into the overall scheme for the site in an interesting and positive way.

The members will already have access to this letter and the points raised are considered in the "Observations" Section of this Report below.

CONSULTATIONS

Historic Scotland has been informally consulted on this application and has indicated that, amongst other things, in view of the current merit of the building, issues of national significance would not be raised should this Council be minded to grant consent for the demolition of the building based on the currently submitted information. This is on the understanding that such consent made robust provision for the salvage, restoration and appropriate relocation of the Scales mural and the 1947 commemorative plaque.

If the Members are minded to approve this application it will require to be referred to Historic Scotland in the first instance.

OBSERVATIONS

Statutory Requirements

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 setting or any features of special architectural interest which they possess.

The application involves the demolition of the remains of a former NCR factory that previously existed on the north side of the structure. A description of the remaining building is contained in the 'Site Description' section of this Report above. The property is a Category B listed building.

Scottish Historic Environment Policy (SHEP) (Historic Scotland 2008) provides specific advice on the demolition of listed buildings. This states that no listed buildings should be demolished unless it can be clearly demonstrated that every effort has been made to retain it. In this respect, planning authorities should only approve such applications where they are satisfied that the following factors have been fully considered:

- a the building is not of special interest; or

- b the building is incapable of repair; or
- c the demolition of the building is essential to delivering significant benefits to economic growth or the wider community; or
- d the repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable price.

The structure occupies an isolated position within the Leisure Park with an expanse of tarmac located to the south and east and the floor slab of the demolished factory and the Dundee Ice Arena to the north. The property currently has a dilapidated appearance due in part to the requirement for the infilling of doors and openings to prevent further vandalism to the building. While it is unfortunate that the re-use of the building for an appropriate alternative use has not been taken up by the owners (through the terms of consents previously granted for the property), it is considered that the fragmented character of this structure has significantly reduced its special interest from that which the former factory enjoyed prior to its demolition consented in 1997. The current appearance of the building only serves to accentuate this situation.

The applicants have submitted a Supporting Statement and an Addendum to accompany this application. The agents advise that following the first stage demolition of the NCR factory, the remaining building was marketed for a period of 6 years to identify a new use which would be compatible with the then current and future development of the greater Camperdown site. They advise that no viable offers were received. Notwithstanding this, in order to ensure that the case for the demolition of the building could be fully demonstrated, the agents were requested to submit details of whether the building was marketed by inviting offers or whether an asking / guide price was indicated. To date this information has not been submitted for consideration.

It is considered that the demolition and removal from the local environment of any listed building without good cause is unfortunate and should be avoided. However, in this instance, it is

concluded that the re-use of the building in the short term is extremely unlikely leading realistically to only further deterioration of the building in terms of both its condition and appearance. The fragmented character of the structure has significantly diminished its special interest to such an extent as to satisfy the requirements of Scottish Historic Environment Policy (SHEP) in this matter.

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 62 states that applications for a listed building must be fully supported by reports on the condition and marketing history of the building along with a feasibility which explores the viability of retaining the building in active use.

The applicant's agents have submitted a Supporting Statement (and Addendum) for the demolition of the building. It is considered that the terms of the Statement are adequate in certain respects but do fall short of fully demonstrating the need to remove the structure from the site. However, in light of the conclusions reached in the consideration of the demolition of the building under the requirements of SHEP, the terms of the submitted justification are, on balance, supported in this instance.

Objections

The Scottish Civic Trust have expressed concerns about the property lying unoccupied and unused for a number of years and the consequent visual isolation of the structure within the leisure park. They have objected to the proposal on the grounds that the application does not contain sufficient justification for the demolition including the submission of full structural/feasibility/marketing reports that fully demonstrate that the building cannot be converted to an appropriate use.

It is considered that the terms of the submission by the Trust have been discussed and discharged above.

Historic Scotland

Informal discussions on the demolition of the building have taken place with Historic Scotland. Historic Scotland has commented that they have reviewed the previous history and have considered the merit of the building as it currently exists. It has been concluded by HS that its fragmentary character means that its special interest is considerably reduced from that which the factory enjoyed prior to the demolition of the main factory consented in 1997. Additionally, it is also considered extremely regrettable that the commissions which allowed for these demolitions were not robust in actively securing an integrated use for the remainder of the building.

Historic Scotland considers that the provision of additional marketing information would allow the planning authority to fully assess whether demolition is justified in this case. However, in view of the current merit of the building, HS do not consider that issues of national significance would be raised should the Council be minded to grant consent for the demolition on the basis of currently submitted information provided that such a consent made robust provision for the salvage, restoration and appropriate relocation of the Scales mural and 1947 commemorative plaque.

It is concluded that there are no material considerations of sufficient weight that would support the refusal of this application.

Design

There are no design issues in respect of this proposed demolition.

Conclusion

CONCLUSION

It is concluded from the foregoing that the provisions of Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 have been discharged. The demolition of the structure is justified, on balance, due to the significantly reduced special interest of the structure due to the previous demolition of the main factory building to the north.

There are no material considerations of sufficient weight to justify the refusal of this application.

RECOMMENDATION

Recommendation 1

- 1 This consent shall not be issued unless and until Historic Scotland has formally decided that the listed building application will not be called in for determination by the Scottish Ministers.

Recommendation 2

It is recommended that consent be GRANTED subject to the following conditions:

- 1 That works must be begun not later than 5 years beginning with the date of this consent.
- 2 Following the removal of the structure the land shall be restored to a condition and standard that has been agreed in writing with the planning authority. For the avoidance of doubt, the agreed restoration works shall be carried out within 1 month of the date of the demolition of the structure or within a further period time that has been agreed in writing with the planning authority.
- 3 That prior to the demolition of the structure, a Method Statement for the removal of the painting (mural) from the upper level of the reception area shall be submitted to and agreed in writing with the planning authority. This Statement shall also include full details of the restoration and relocation of the painting.

Reasons

- 1 To comply with Section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
- 2 To ensure that the site maintains a level of environmental quality commensurate with the appearance of the surrounding area
- 3 In order to protect, salvage, restore and relocate a mural that depicts a contemporary interpretation of the historic

context of the building in Scotland.