

KEY INFORMATION

Ward West End

Proposal

Extension at rear of building to provide a new access/fire escape stair, wheelchair lift and new toilets.

Address

Blackness Library
225 Perth Road
Dundee

Applicant

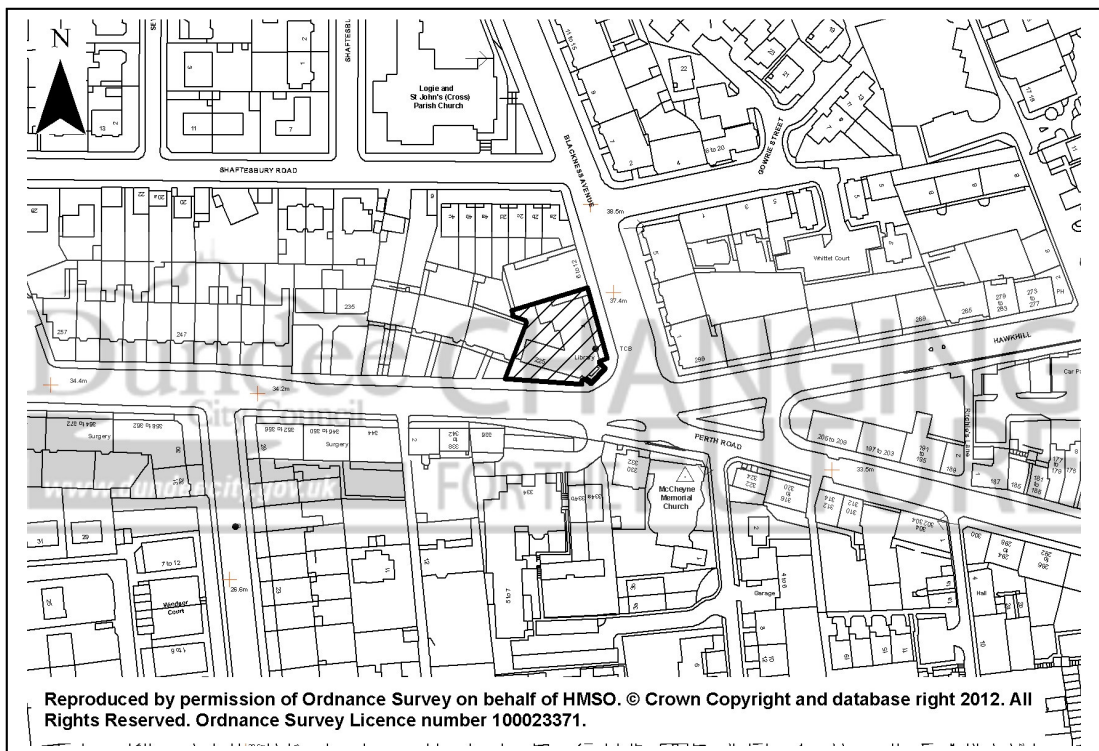
Director of Leisure &
Communities
Dundee City Council
Central Library
Level 3 Wellgate
Dundee DD1 1DB

Agent

City Architectural Services
Officer, City Development
Dundee City Council
50 North Lindsay Street
Dundee DD1 1LS

Registered 25 April 2012

Case Officer Eve Young



Reproduced by permission of Ordnance Survey on behalf of HMSO. © Crown Copyright and database right 2012. All Rights Reserved. Ordnance Survey Licence number 100023371.

Proposed Extension to Blackness Library

The extension at rear of building to provide a new access/fire escape stair, wheelchair lift and new toilets is **RECOMMENDED FOR APPROVAL**. Report by Director of City Development.

RECOMMENDATION

It is concluded that the material planning considerations weigh in favour of the proposed development. It is therefore recommended that planning permission be granted in accordance with the Development Plan.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a two storey extension to the rear of the library to provide additional facilities as follows:
 - a lift to provide disabled access to the upper floor.
 - a new access stair which will also serve as a separate fire escape stair.
 - additional toilets and baby changing facilities.
- Blackness Community Library is a prominent two storey, red sandstone, Edwardian building located on the corner of Perth Road and Blackness Road. It is B Listed and lies within the West End Suburbs Conservation Area. The building is wedge shaped with two wings meeting at an acute angle. It is elevated above the road with a grand stepped entrance at the apex.
- The extension will be modern in design and materials and be located in a very restricted space to the rear of the building. The external walls will be rendered in buff and pink to match the stone at the rear of the building and the roof will comprise a dark grey membrane to simulate lead.
- The application was notified to 27, predominantly residential neighbours. There were no comments from neighbours. The proposal complies with the relevant provisions of the development plan and with Government guidance.
- The extension will allow the upper floor to be used independently of the library uses on the ground floor thus promoting more sustainable use of the building outwith library hours.
- The application is referred to Committee for a decision as the City Council is the applicant and owner of the site.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the erection of a two storey extension to the rear of the library to provide additional facilities as follows:

- a lift to provide disabled access to the upper floor.
- a new access stair which will also serve as a separate fire escape stair.
- additional toilets and baby changing facilities.

The extension will be modern in design and materials and be located to the rear of the building. The external walls will be rendered in buff and pink to match the stone at the rear of the building and the roof will comprise a dark grey membrane to simulate lead.

SITE DESCRIPTION

Blackness Community Library is a prominent two storey Edwardian building located on the corner of Perth Road and Blackness Road. The building is wedge shaped with two wings meeting at an acute angle. It is elevated above the road with a grand stepped entrance at the apex. The building is Listed Category B and lies within the West End Suburbs Conservation Area.

The main elevations are red sandstone but the rear is more modest and plain, finished in buff and pink sandstone. There is a later, single storey extension to the rear of the northern wing which provides a disabled toilet, stairs down to the basement and the existing disabled access.

Access to the disabled access is taken along a narrow path between the library and the building to the north.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

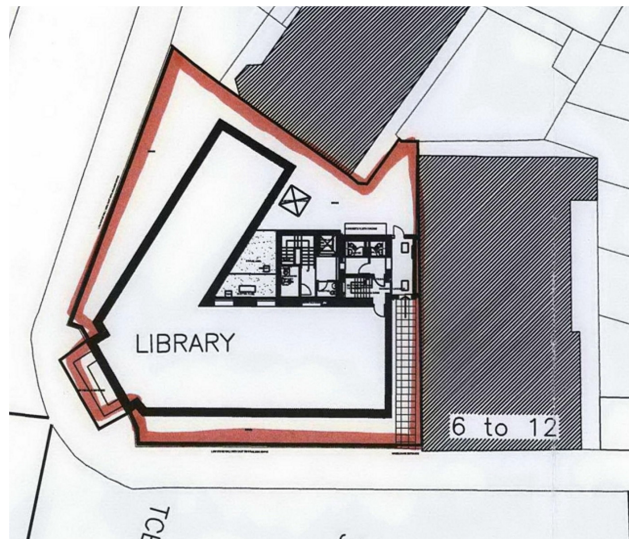
There are no policies relevant to the determination of this application.

Dundee City Council Development Management Committee

Dundee Local Plan 2005

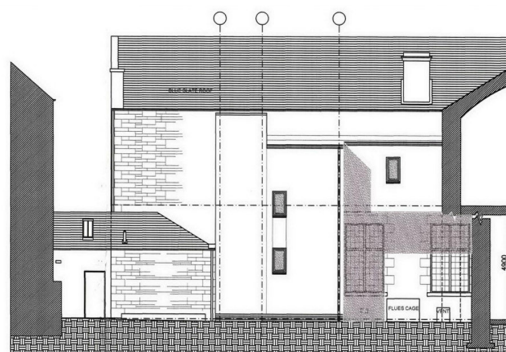
The following policies are of relevance:

Policy 1 - Vibrant and Sustainable Communities.

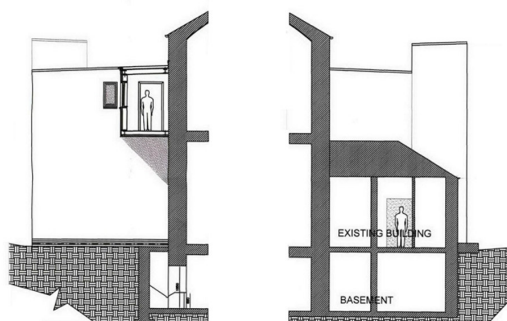


Policy 60 - Alterations to Listed Buildings.

Policy 61 - Development in Conservation Areas.



WEST ELEVATION seen only from back court



SOUTH ELEVATION will not be seen NORTH ELEVATION will not be seen

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

SHEP - Scottish Historic Environment Policy.

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 implications arise from this application:

The extension will safeguard community use for the building by providing disabled access to the upper floor and improved facilities for users. It will allow the upper floor to be used independently of the library uses on the ground floor thus promoting more sustainable use of the building outwith library hours.

SITE HISTORY

01/30282/DLA and 01/30283/LBC for the existing single storey rear extension were approved.

12/00247/LBC The partner listed building application will be determined by Historic Scotland as the application site is owned by the City Council.

PUBLIC PARTICIPATION

The application was notified to 27, predominantly residential neighbours. There were no comments from neighbours.

CONSULTATIONS

Scottish Water had no objections to the application.

The Head of Environmental Protection considers that there will be no noise impact on adjacent residents from the lift machinery to be installed.

OBSERVATIONS

Statutory Requirements

Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance with the development plan unless material considerations indicate otherwise.

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 1: Vibrant and Sustainable Communities - the policy encourages the development of an appropriate range of services and facilities close to and within housing areas provided the development seeks to minimise any affect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell.

There are no issues relating to parking, traffic or smell.

The proposed extension is located to the rear of the building in a small enclosed rear yard where available space is restricted by existing flues, a ventilation terminal, an electrical transformer and the space required for bin storage. The design was constrained by the internal space standards required to provide an escape stair and wheelchair access to the lift. The extension will not be visible from the street and will present a blank gable to the adjacent property to the north. There will be three windows in the stair and corridor which will face the south wing of the building and the blank side gable of the adjacent tenement. The design and layout are acceptable and minimise any impact on residents.

Noise: The lift mechanism will be installed in the roof of the extension and the manufacturer has provided noise output levels. As noted above, the Head of Environmental Protection considers that there will be no adverse impact on adjacent residents from noise.



Policy 1 also requires that other policies in the Plan are met and this will be considered later in the report.

Policy 60: Alterations to Listed buildings - alterations must have regard to the preservation or enhancement of the architectural or historic character of the building.



The restricted access for plant and machinery and the restricted site for construction dictated both the type of structure and the materials. The use of masonry was discounted due to the restricted space available, the potential impact on the listed building, cost and timescale factors. The lift shaft accommodates the lifting gear at roof level and to minimise the impact of the extension, a shallow pitched roof is required which cannot be slated. The use of modern materials and building construction are justified. The extension is hidden at the rear of the building and is a clear modern addition which does not detract from the character of the building. Maintaining and increasing use of the building will help to retain it in use to its long term benefit. It is concluded that the development complies with Policy 60.

Policy 61: Development in Conservation Areas - all development proposals will be expected to preserve or enhance the character of the surrounding area. As noted the extension is at the rear of the building, unseen from public areas and other buildings. It is concluded that the development complies with Policy 61.

Policy 1 requires that developments comply with other policies in the Plan. Accordingly it is concluded that the development also complies with

Policy 1.

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

Statutory Duty

Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the planning authority shall have special regard to the desirability of preserving the building or its setting. It is considered, for the reasons set out above, that approving the application will meet the statutory duty.

It is also concluded from the foregoing that the statutory duty set out in Section 64 of the Act, to preserve or enhance the character or appearance of the Conservation Area would be satisfied by the approval of this proposal.

Other Material Considerations

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

SHEP Scottish Historic Environment Policy

The SHEP notes that work which affects the character of a listed building will require listed building consent. Change should be managed to protect a building's special interest while enabling it to remain in active use. It is concluded that the requirements of the SHEP have been met in this case and raise no additional issues.

It is concluded that the material consideration weighs in favour of the application.

Design

The design issues have been addressed in the observations above.

CONCLUSION

It is concluded that the material planning considerations weigh in favour of the proposed development. It is therefore recommended that planning permission be granted in accordance with the Development Plan.

RECOMMENDATION

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

- 1 No Conditions attached to this consent.

Reason

- 1 No Reasons attached to this consent.

