

# Foggyley Gardens



## Site Planning Brief

## Site Information

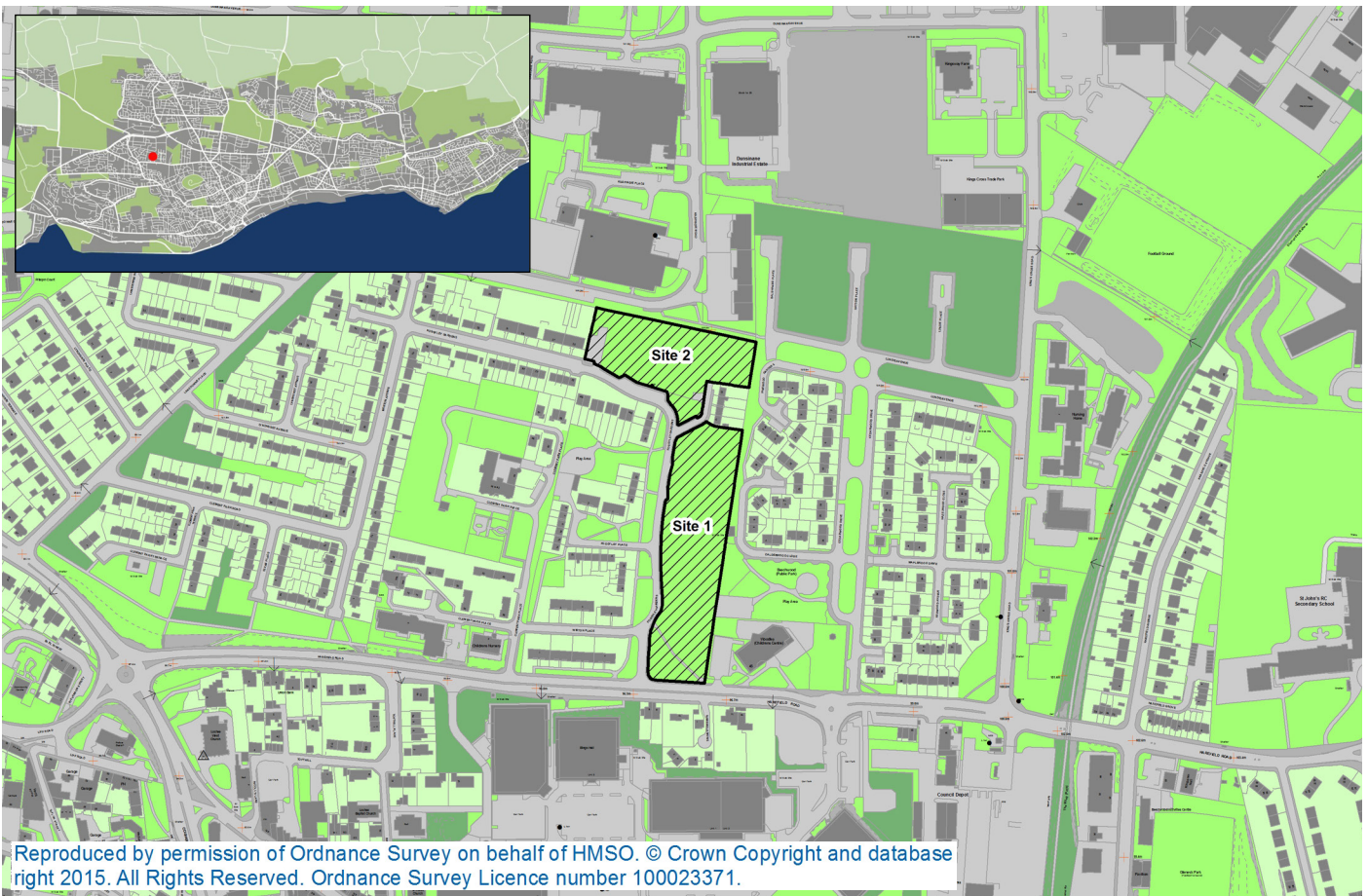
Address: Foggyley Gardens, Dundee, DD2 3LF

Area: 1.96 hectares

LDP Allocation: Allocated as a brownfield housing site H12 in the Dundee Local Development Plan 2014 with capacity for 40 homes.

Site Characteristics: Cleared site laid to grass with mature trees adjacent to the boundaries. Within an established residential area close to the Lochee District Centre. Good transport links with easy access to the Kingsway A90 trunk road.

Land Ownership: Owned by Dundee City Council and available for immediate sale



## Location and Site Description

The development area comprises two sites separated by a short access road serving four terraced cottages. The northern site (site 2) is predominantly flat with the southern site (site 1) offering a gentle slope southwards. Foggyley Gardens is located off Harefield Road, north of The Stack – a mixed use development adjacent to the Lochee District Centre and south of Dunsinane Business Area. Residential properties lie to the east and west of the site. This includes a mixture of housing, including 2, 3 and 4 storey 1960s Council Housing that has experienced a significant number of “right to buy” sales together with more recently built private housing for sale. Residential properties to the east are screened by an unbreached boundary wall which dates back to the Cox Brothers estate of the 1800s and mature trees within the site are remnants of the original designed landscape.

Unless otherwise stated in this Site Planning Brief all development will require to conform to the policies and design guidance set out in the LDP and associated Supplementary Guidance.

## Development Options

An opportunity exists to create a high quality housing development providing a mix of house types and sizes. Situated near to the successfully redeveloped Stack Leisure and Retail development and Lochee District Centre the site benefits from good transport connections and an open southerly aspect. The existence of mature trees towards the boundaries of the site offers opportunity for an excellent landscape setting with minimal impact on the layout of potential developments.

## Design Guidance

### House Type/Mix

The Foggyley Gardens sites are located within the suburban area identified in the Local Development Plan. Whilst the Local Development Plan encourages the development of houses in suburban areas,



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to ensure the preservation and successful incorporation of the cluster of mature Lime trees to the south and east of Site 1, a flatted solution may be considered in this location. The flats, associated car parking and communal garden ground will not exceed more than 30% of the total area of Site 1. The flatted block will not exceed 4 storeys and will only be deemed acceptable if the existing landscaped setting is retained and enhanced to provide usable communal garden area.

### Movement, Access

A pedestrian/cycle route accessing the development should be created along the line of the historic driveway on the eastern edge of the site. It is very unlikely that this route will be used by persons other than those who will occupy the properties on Site 1. However it is imperative that this avenue of trees is restored and maintained to offer a quality link to Harefield Road and beyond. This route should be overlooked by the new development to ensure that the route is attractive, well lit, interesting and ultimately benefit from natural surveillance.

### Landscaping

Any development on these sites must have regard to the existing healthy mature trees (during and after construction), the survival and retention of which will be strongly encouraged through sensitive site layouts. All trees within the site are subject to tree preservation orders. Development proposals must be accompanied by a tree planting and landscaping scheme which includes a supporting justification and sufficient map based material to document existing planting within the application site, as well as new planting and maintenance arrangements thereafter.

Substantial and mature planting skirts the eastern perimeter of Site 1 with an avenue of Lime and Wellingtonia evident. This avenue will be retained and where practical to do so, utilised as a pedestrian/cycle route.

A cluster of mature Limes are present on the southern boundary of Site 1. These are of visual streetscape importance in respect to views along Harefield Road and

will be retained. It is suggested that the most appropriate way of maximising the potential of this particular space would be as communal garden ground for flats.

### Form

The Council has approved a Physical Regeneration Framework for Lochee that sets down a vision for the area. Among the proposals, the Council desires that Lochee is a place with a range and choice of housing. With this in mind it is suggested that 2-3 bedroom houses and a low density flatted development may offer the best mix for the site.

Architectural innovation will be required to create an identity for this site incorporating the natural features of the existing

landscaping. Quality boundary treatments will be of paramount importance to ensure the historic integrity of this area is retained, new development is not dominated by parked cars and that blank facades are avoided.

The boundary treatment to the north of Site 2 will need to take account of the industrial uses to the north.

## Additional Information

Further information regarding the site characteristics may be found within the Housing Site Information document, available on the internet at: [www.dundee.gov.uk/publication/CD\\_hsi](http://www.dundee.gov.uk/publication/CD_hsi) or via contacts shown below.



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City Development Department  
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<b>This information is made available in large print or in an alternative format that meets your needs.</b>	
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