

Maxwelltown Works



Site Planning Brief

Site Information

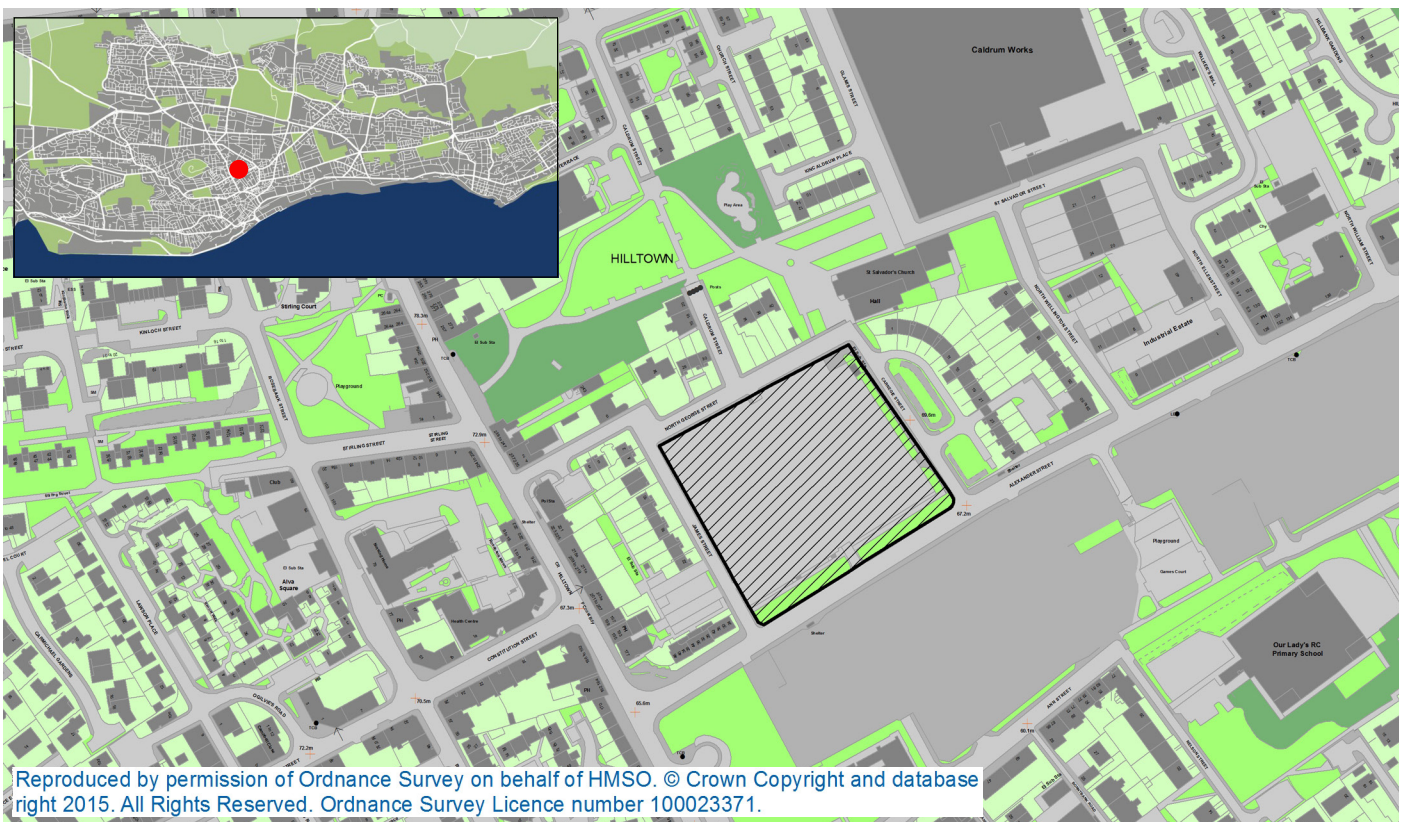
Address: The site is bounded by James Street, North George Street and Carnegie Street and lies on the north side of Alexander Street, DD3 7AW.

Area: 1.19 hectares

LDP allocation: Identified as a Brownfield Housing Site (ref: H62) in Dundee Local Development Plan with indicative capacity of 50 units.

Site Characteristics: Former industrial site, cleared of buildings. Located within a quality residential neighbourhood with easy access to green space and the city centre; Situated opposite the proposed site for a new primary school and community facility.

Land Ownership: The site is privately owned.



Location and Site Description

This former industrial works is located in a primarily residential area with the surrounding streets containing a mixture of flatted and terraced dwellings. The site is bounded by James Street, North George Street and Carnegie Street and lies on the north side of Alexander Street. The Category A listed St Salvador's Church lies to the north of the site and Hilltown Park is within easy reach via Caldrum Street and the retail and local commercial activity on the Hilltown is within walking distance.

The site itself has been cleared of all buildings leaving large areas of hard surfacing and several level changes, with the largest of these occurring in the north eastern corner. This location also contains an electricity sub-station and it is likely that cables are located below the landscape strip that runs along this side of Carnegie Street. Earth works may be required to remove the extensive hard surfacing, treat any contamination and deal with the level changes.

Design Guidance

Development of the site is expected to be delivered in the short to medium term in order to match the development of the proposed primary school and community facilities on the south side of Alexander Street and to help realise the wider vision for the regeneration of the Hilltown area

A high quality of development is essential given the sites location at the centre of significant past and future investment in this important area of the city.

Development is expected to meet Local Development Plan policy standards and provide an interesting layout and design which integrates visually with the street scene and adjacent developments.

House Type/Mix

The site offers an excellent opportunity to create a high quality housing development of mixed house types and

sizes which should be designed to provide a frontage onto surrounding streets.. A small number of flats may be accepted for appropriate urban design reasons or to address the ground condition issues within the site. Flats would comprise no more than 25% of the housing mix. Development must respect the form and setting of the Category A listed St Salvador's Church.

Movement, Access and Parking

Maxwelltown Works is situated adjacent to Hilltown District Shopping Centre and lies on main transportation corridors giving excellent connectivity to most areas of the city.

An internal road will be necessary to access the site. Historically, the site was divided by Elizabeth Street which ran in a north/south direction from North George Street to Alexander Street. The line of this former road is still visible on site with public utility services which must be protected located under the surface. This



is the only access from Alexander Street that will be acceptable. Other access is possible from each side of the site.

All internal roads should be developed to the standards contained in Dundee City Council's Streets Ahead document and the Scottish Government's Designing Streets. All parking should be accommodated within the curtilage of properties on the site.

Form and Landscaping

The redevelopment of the site should be sympathetic to the existing residential context and the landscaping on adjacent streets, particularly the green spaces on Carnegie Street and on Alexander Street where it is intended to create tree lined street frontages. Houses should be set back from the heel of the pavement and garden trees incorporated to contribute to the streetscene. An unequipped Local Area for Play should be incorporated in the housing layout.

It is expected that the broad tree planted and landscaped strip which occupies the southern edge of Maxwelltown Works must be retained and incorporated into any redevelopment proposals for the site.

Site Constraints

Earth works may be required to remove the extensive hard surfacing, treat any contamination and deal with the level changes.

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.



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