

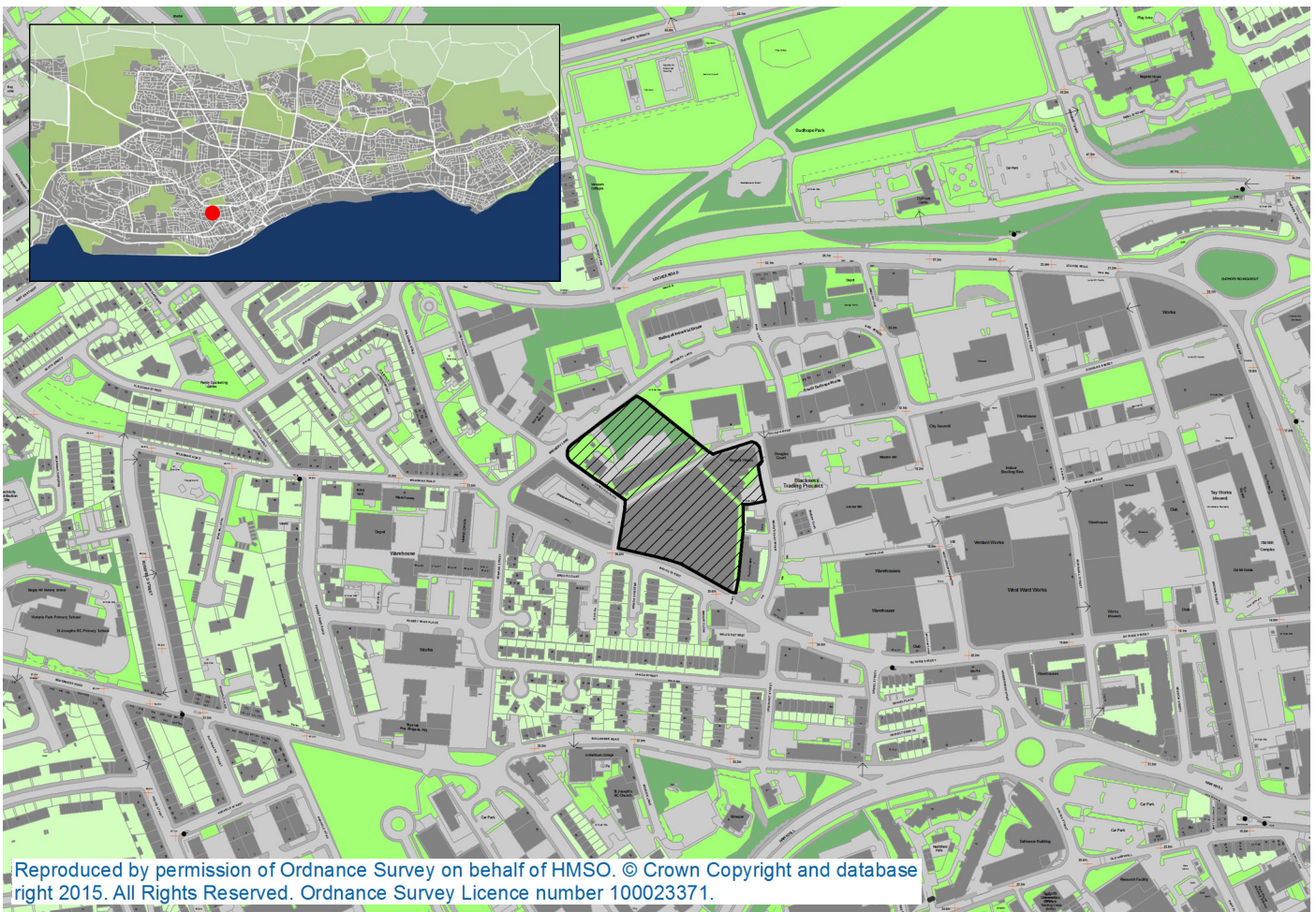
Queen Victoria and Regent Works



Site Planning Brief

Site Information

Address:	The site covers the addresses of Queen Victoria Works, Brook Street, DD1 5QH and DD1 5QU, Land North East of Lower Pleasance, DD1 5QW and Regent Works, DD1 5BA.
Area:	1.5 ha
LDP Allocation:	Identified as a Brownfield Housing Site (H09) with an indicative capacity of 40 units.
Site Characteristics:	The site contains a vacant and derelict Category B listed Mill and B listed boundary walls, redundant buildings and groups of trees.
Land Ownership:	The site is in private ownership



Location & Site Description

The site is located at the west end of the Blackness Conservation Area and is divided by Douglas Street. Built between 1828 and 1834 the 9 bay 2½-storey Mill is constructed from sandstone rubble with tooled dressings. The Queen Victoria Mill building is located in the centre of the site and it, along with the curtilage walls between Brook Street and Douglas Street, are Category B Listed. Although no structural survey has been undertaken in the preparation of this Brief, it is considered that all the buildings on site are likely to be in a poor structural condition. The listed Mill and walls should be retained as an important part of the Conservation Area.

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.

Design Guidance

A high standard of building design, open space and infrastructure is required. The stone, slate and cast iron columns salvaged from the site should be incorporated into the new buildings to highlight and reflect the industrial history of the site.

The surrounding listed buildings are constructed from local sandstone and whilst no stipulation is made to limit or promote certain materials, those selected must be of high quality in terms of maintenance, longevity and appearance.

House Type/Mix

The Development Plan designates the site as appropriate for housing; however, in order to secure the reuse of listed buildings on the site, a broader mix of

housing and commercial workspace would also be appropriate and would reflect the established uses in the wider area. Proposals for retail use within the site will not be supported.

Whilst there is a general preference that 'Inner City' sites be developed with houses, the surrounding listed buildings provide an important context to this site's redevelopment. As such, it is likely that the Queen Victoria Mill building could be sympathetically converted into flats with each flat meeting the Local Development Plan minimum requirement of 60 sqm internal floor area. In order to develop the remainder of the site with appropriate buildings and open space, a mix of flats and/or houses is considered acceptable in principle.

Landscaping and Open Space

The larger portion of the site is self-contained by its Listed boundary walls and it should be possible within this site to provide areas of useable and attractive soft landscaped open space that are considered as semi-public and privately managed by the future owners of the development.



Public Art

It is anticipated that the scale of redevelopment will activate the Council's 'percent for art' policy. Discussion with the Council at an early stage in the development process is recommended in order to advise on and ensure the achievement of appropriate and engaging methods of participation in development of public artworks.

Site Constraints

All appropriate development proposals must be accompanied by Sustainable Drainage proposals that are developed in agreement with the Council and Scottish

Water at the time of submitting a planning application. A comprehensive survey of topography, services and ground conditions is essential.

Additional Information

Further information on this site can found in the Housing Site Information Document on the Council website

http://www.dundee.gov.uk/sites/default/files/publications/CD_LDP_Housing_Site_Information_Jan14.pdf.

and [Blackness Conservation Area Appraisal](#)



Milne's East Wynd



Boundary of site on Brook Street



Coverted Mill at Pleasance Court



Lower Pleasance



Douglas Street

Dundee City Council
City Development Department
Planning Division
Dundee House
North Lindsay Street
Dundee
DD1 1LS

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