

**REPORT TO:** Leisure, Arts and Communities Committee - 14 March 2011

**REPORT ON:** Broughty Ferry Esplanade - Castle Green Management Plan Review - Refreshment Facilities

**REPORT BY:** Director of Leisure and Communities  
Director of City Development

**REPORT NO:** 139 - 2011

## **1 PURPOSE OF REPORT**

- 1.1 This report advises Committee of the conclusions of the feasibility study carried out by Broughty Ferry Development Trust in respect of the provision of suitable facilities for refreshments in the vicinity of Castle Green and the beach, as part of the Castle Green Management Plan Review.
- 1.2 The report also advises the results of the subsequent consultation carried out by the Trust in respect of the conclusions of the study.
- 1.3 The report further identifies a number of actions to be incorporated in the Castle Green Management Plan Review as a consequence of the implementation of these conclusions.

## **2 RECOMMENDATION**

- 2.1 It is recommended that the Committee:
  - a. Congratulate Broughty Ferry Development Trust on the work undertaken to produce a feasibility study and proposals for the development of facilities at the Esplanade, - Appendix 1, which can be viewed at <http://www.dundee.gov.uk/equanddiv/equipact/>
  - b. Note the outcome of the study and agree note the content of the executive summary of the study carried out by Nicoll Russell Studios for Broughty Ferry Development Trust - Appendix 2.
  - c. Promote an appropriate marketing package to invite expressions of interest from potential developers.
  - d. Agree that the Castle Green Masterplan Review should address the following:
    - incorporate a site, as identified by the Feasibility Study, for the purposes of the development of a refreshment facility;
    - identify an appropriate landscape strategy in the area of the development proposal.
    - identify a suitable alternative off-road route for the Green Circular between Brook Street / Esplanade and St Vincent Street;
    - a review of the parking arrangements in the vicinity of the toilet block taking advantage of the removal of the East Coast Watersports building;
  - e. Remit officers to identify a site within the Esplanade area to accommodate a relocated Adventure Golf site;
  - f. Remit officers to work with the Trust to establish ground conditions and carry out a review of traffic management in the Castle Green vicinity.
  - g. Agree that steps be taken to demolish the former East Coast Watersports Building as soon as is practicable to create the conditions for successful implementation of this report providing justification in respect of a Conservation Area consent application.

## **3 FINANCIAL IMPLICATIONS**

- 3.1 There are no financial implications for the City Council in noting the conclusions of this study.
- 3.2 Proposals set out in paragraph 2.1 (d), 2.1 (e) and the closure of Mill Street would require to be built into future capital estimates.

- 3.3 The costs of demolishing the East Coast Watersports Building will be met from the provision of Health and Safety Works contained in the Chief Executive's 2011-2014 Capital Plan.

## **4 BACKGROUND**

- 4.1 Reference is made to the Leisure, Arts & Communities Committee of 26 April 2010, (Report 168-2010 refers) when the report, "Castle Green Masterplan" was considered. The Committee agreed to:

- a. Note the outcome of the Masterplan Review and public consultation.
- b. Agree key priorities for future development as outlined in paragraph 4.6.
- c. Remit the Director of Leisure and Communities and the Local Community Planning Partnership to continue to progress implementation of the revised Masterplan and report back in due course.

- 4.2 Subsequently, elements of the plan have been implemented; however aspirational locations for refreshment facilities within the Masterplan were not progressed. As part of the on-going LCPP consultation it has become apparent that the lack of refreshment facilities within the Castle Green and Beach areas is a major issue in the view of the community. Two proposals by a developer to address this deficiency attracted a vast array of objections and petitions against each proposal. These proposals were refused at the Development Quality Committee and the latter subsequently refused on appeal.

- 4.3 The recently established Broughty Ferry Development Trust offered to explore the issue of a refreshment facility and undertook an assessment of sites and buildings in the area and successfully obtained grant aid to fund the feasibility study. A draft of the study conclusions was the subject of a public consultation exercise. The overwhelming response to the conclusions and sketch proposals were favourable. Adjustments were made to the Study document and that is what is presented to Committee

- 4.4 The study and its conclusions have been scrutinised by the Council's officers. They are in agreement with the thrust of the report and are of the view that the conclusions could provide both the basis of a design guidance and a means to market the site as an opportunity to provide both refreshment facilities in this area and enhance the overall visitor attractiveness and tourist potential of within Broughty Ferry.

- 4.5 Whilst the original Castle Green Management Plan included the closure of Mill Street and the incorporation of Windmill Gardens into Castle Green this has not yet been carried out. The study confirms this element of the Management Plan. The conclusions of the study also have implications for other elements of the Management Plan, in particular the adventure golf site and parking arrangements at the toilet block.

- 4.6 The success of the elements of the Management Plan already carried out has led to a degree of parking congestion in the vicinity of Castle Green. This report seeks authority for joint working between the Trust and officers to carry out studies to address this.

## **5 POLICY IMPLICATIONS**

- 5.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. There are no significant issues.

- 5.2 An Equality Impact Assessment has been carried out and will be made available on the Council website at <http://www.dundee.gov.uk/equanddiv/equimpact/>

## **6 CONSULTATIONS**

- 6.1 The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance), Head of Finance and Assistant Chief Executive (Community Planning) have been consulted and are in agreement with the contents of this report.

## **7 BACKGROUND PAPERS**

- 7.1 Dundee City Council - Report No168-2010 - 26 April 2010
- 7.2 Dundee City Council - Dundee Local Plan Review 2005
- 7.3 Dundee City Council - Urban Design Guide
- 7.4 Dundee City Council - Dundee 21 Plan for Sustainability
- 7.5 Scottish Executive - Designing Places 2007
- 7.6 Equality Impact Assessment

**Stewart Murdoch**  
**Director of Communities**

**Mike Galloway**  
**Director of City Development**

**2 March 2011**

## Feasibility Study: Potential Refreshment Facility - Castle Green / Esplanade Area, Broughty Ferry

### Executive Summary

#### MAIN FINDINGS

- There is ample evidence of the latent demand for a facility providing refreshments in close proximity to the various attractions at, and in the immediate vicinity of, Castle Green.
- There are no facilities within easy reach of the existing attractions.
- There is no prospect in the near future of any of the existing buildings accommodating the range of food, drinks, amenity and facilities to which the Masterplan refers.
- The former watersports centre is an impediment to fulfilling the objectives of the Masterplan.

#### CONCLUSIONS

We conclude that the ideal way forward is demolition of the watersports centre and its replacement on a different footprint nearby, with a sustainable, new-build, multi-purpose building which has community facilities and a café at its heart.

This conclusion has been presented to the local community for comment via public meeting and local press coverage. The overwhelming majority of feedback has been extremely positive and supportive of the proposals for a high quality, sensitive development that provides a café and community facility, as described in this report.

Some comments in relation to parking and traffic flow (car and bicycle) were offered at the public meeting. At present, the car park has parking for 37 cars, and we believe that if the existing semi-derelict watersports building is demolished, this number can be increased, even within the enhanced pedestrian-friendly landscaping proposals around the old Public Toilets pavilion. Notwithstanding this, the Broughty Ferry Development Trust proposes to work with Dundee City Council and the Community Planning Partnership to further explore potential improvements.

The Trust is currently exploring a number of potential models that might be appropriate for taking the project forward as a community initiative. Irrespective of the outcome of such work, the Trust hopes that the conclusions of the Architectural component of the Study will illustrate to Dundee City Council the type of facility and design approach that it believes would enhance the area, and will inform any subsequent updating of the masterplan or indeed any development brief for the site. The Trust would expect that the collaborative partnering approach, and support it has received to date from the Council, will continue forward from this point and that the Trust will be invited to play an active role in the finalisation of any such Council deliberations.

The sensitivity of the site cannot be overstated. The Trust believes that any final proposals for the site (whether put forward by the Trust itself or by any third party) should be of the highest design quality and subject to comment by Architecture & Design Scotland as part of the planning process.

Projects such as Dundee's V&A proposals and overall waterfront redevelopment show that there is undoubtedly an appetite for regeneration, and an expectation of the highest quality design in the region. The time is right for vision and ambition, and the Trust hopes to continue to play its own part in ensuring that the on-going development of Broughty Ferry aspires to the high levels of quality that such a location deserves.