

REPORT TO: CITY DEVELOPMENT COMMITTEE – 19 AUGUST 2013

**REPORT ON: SITE PLANNING BRIEF
QUEEN VICTORIA WORKS & REGENT WORKS SITE**

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 309-2013

1 PURPOSE OF REPORT

1.1 The purpose of the Report is to seek approval of the Site Planning Brief following consultation with adjacent owners and other interested parties.

2 RECOMMENDATION

2.1 It is recommended that the Committee

- notes the findings of the public consultation;
- approves the Queen Victoria Works and Regent Works Site Planning Brief as supplementary planning guidance to inform future development of the site; and
- refers the approved Site Planning Brief to the Development Management Committee as a material planning consideration.

3 FINANCIAL IMPLICATIONS

3.1 There are no financial implications arising as a result of this report.

4 BACKGROUND

4.1 Reference is made to Item V of the meeting of the City Development Committee on 22 April 2013 which approved the Queen Victoria Works and Regent Works Draft Site Planning Brief for the purpose of Consultation.

4.2 Following the Committee's approval, details of the Draft Site Planning Brief and a link to the Council's webpage was posted to 156 residential properties and 34 commercial properties in the vicinity of the site, to the owner of the site, Dundee Civic Trust, Historic Scotland, the West End Community Council, Community Spirit and the local Chapter of Architects.

4.3 Interested parties were asked to submit observations on the Draft Site Planning Brief within a six week period.

4.4 At their meeting on the 23 April 2013 the residents of the adjacent Coffin Mill/Pleasance Court buildings expressed their satisfaction to Council Officers on the Draft Site Planning Brief and hoped that the Brief would trigger interest in comprehensive redevelopment of the site soon.

4.5 Historic Scotland responded by welcoming the preparation of the Brief and agreed that an imaginative high quality design solution for the redevelopment of the listed buildings could provide a focus for redevelopment on the remainder of the site.

- 4.6 Historic Scotland recognised that its role in redevelopment proposals will mainly focus on proposals to demolish any of the buildings on the site because they are protected by the Conservation Area designation. The Site Planning Brief refers to the provisions within the Scottish Historic Environment Policy for demolition which must be addressed in a Conservation Statement and Design Statement for the redevelopment of the site.
- 4.7 Historic Scotland noted that the listed Queen Victoria Works mill building and the unlisted building fronting onto Brook Street are both recorded in the Buildings at Risk Register for Scotland as being in poor condition. In order to establish what is important, and what is less so, the feasibility, potential and characteristics of the site and wider Conservation Area should be covered in the Conservation Area Statement.
- 4.8 No further comments were received on the consultation.
- 4.9 No changes are proposed as a result of the comments received. A copy of the Site Planning brief that is recommended be approved forms Appendix 1 to this report.

5 POLICY IMPLICATIONS

- 5.1 This Report has been screened for policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management.
- 5.2 The promotion of this site for redevelopment respects, protects and enhances the listed buildings and wider Conservation Area status with appropriate new uses in accordance with the built environment aims of the Single Outcome Agreement.

6 CONSULTATIONS

- 6.1 The Chief Executive, the Director of Corporate Services and Head of Democratic and Legal Services have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

- 7.1 None

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9 July 2013

Dundee City Council
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SITE PLANNING BRIEF: QUEEN VICTORIA & REGENT WORKS, BLACKNESS, DUNDEE

INTRODUCTION

This Site Planning Brief has been prepared as planning guidance to the Development Plan in order to stimulate interest for the redevelopment of this extensive privately owned site. Comprehensive proposals for the site identified, including the re-use of the Category B listed Queen Victoria Mill and boundary walls are sought.

LOCATION

The site covers 1.5Ha at the west end of the Blackness Conservation Area and is divided by Douglas Street. All the buildings within the site are likely to be in poor structural condition and no structural survey has been undertaken in the preparation of this Brief.

QUEEN VICTORIA MILL BUILDING

Built between 1828 and 1834 the 9 bay 2½-storey Mill is constructed from sandstone rubble with tooled dressings. The mill is Category B listed and an imaginative approach to its reuse is encouraged as a focus for wider redevelopment of the site. The curtilage walls between Brook Street and Douglas Street are also Category B listed and these should also be retained as an important part of the Conservation Area characteristics.

DESIGN GUIDANCE

As with all new developments in Dundee, a high standard of design to buildings, open space and infrastructure is required. The stone, slate and cast iron columns salvaged from the site should be reused to provide the basis for good contemporary design that reflects 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.

Any application for the demolition of a listed building, or buildings worthy of retention in a Conservation Area, must be fully supported by reports on the condition and marketing history of the building along with the feasibility study which explores the viability of retaining the building for active use.

Conservation and Design Statements must be submitted with a planning application for this important site as the provisions in the Scottish Historic Policy for demolition (SHEP tests) must be addressed for an application that proposes either partial or substantial demolition of buildings within a Conservation Area. Guidance on the necessary content of Conservation Statements can be found on Historic Scotland's website www.historic-scotland.gov.uk and the anticipated content of Design Statements can be found on the Scottish Government's website www.scotland.gov.uk

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 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.

All houses must have a minimum of 2 bedrooms and 65% of houses must have 3 or more bedrooms or a minimum gross internal floor area of 100sqm. All houses must have a minimum of 50sqm private useable garden ground whilst 30% should have more than 75sqm. Flats must have at least 100sqm of communal amenity space or 10sqm per flat, which ever results in the greater area and provision should also be made for useable balconies or external drying greens.

The larger portion of the site is self-contained by its Listed 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.

In order to protect privacy a distance of 18m between facing windows of habitable rooms must be observed and private garden areas must not be overlooked by living room windows of neighbouring dwellings.

HOUSES IN MULTIPLE OCCUPATION

The evaluation of redevelopment proposals will include due consideration to the Council's policy on houses in multiple occupation which determine the cumulative impact on residential amenity in any given area. The occupation of residential uses on this site by 3 or more unrelated people may be prevented through an obligation under Section 75 of the Town and Country Planning (Scotland) Act 1997.

CAR PARKING

All houses must have at least one car parking space within the curtilage and flats should have a minimum of 100% car parking provision.

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 in the development process is recommended in order that appropriate and engaging methods of public artwork are achieved.

DRAINAGE AND GROUND CONDITIONS

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.

APPENDIX 1

Site Plan

