

REPORT TO: CITY DEVELOPMENT COMMITTEE – 23 JANUARY 2017

REPORT ON: DRAFT SITE PLANNING BRIEF – FORMER MARYFIELD HOUSE

REPORT BY: EXECUTIVE DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 6-2017

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek approval of a Draft Site Planning Brief for consultation with surrounding residents, the local community and interested parties in order to promote the redevelopment opportunities at the former Maryfield House.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee
- a approves the Draft Site Planning Brief for consultation purposes;
 - b remits the Executive Director of City Development to consult with surrounding residents, the local community and interested parties on the Draft Site Planning Brief; and
 - c remits the Executive Director of City Development to report back to the Committee on the results of the consultation.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications arising from the approval of the Draft Site Planning Brief.

4 BACKGROUND

- 4.1 The site of the former Maryfield House and associated facilities is owned by NHS Tayside. The site is now no longer required by NHS Tayside and has been identified for disposal.
- 4.2 A Draft Site Planning Brief has been prepared to positively encourage the type and form of new development that should be pursued for this site.
- 4.3 The Scottish Government's Scottish Planning Policy supports development that is designed to reflect the 6 qualities of a successful place: distinctive; safe and pleasant; welcoming; adaptable; resource efficient; and easy to move around and beyond. The draft brief seeks to deliver a high quality development for housing and create a successful place through the consideration of these 6 qualities of place. The design and layout should include a range of house types and meet the Dundee Local Development Plan 2014 standards for new housing.
- 4.4 The Draft Brief also sets out details of how the site is to be accessed from the surrounding residential area. Development of the site should overlook the area of open space to the north and therefore encourage its use within the community as well as provide an opportunity to improve and enhance the green network through the site by encouraging active travel routes.

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 and there are no major issues.

6 CONSULTATIONS

- 6.1 The Chief Executive, the Executive 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.

Mike Galloway
Executive Director of City Development

Gregor Hamilton
Head of Planning and Economic Development

GH/JR/EC

10 January 2017

Dundee City Council
Dundee House
Dundee

Maryfield House

Site Planning Brief

Site Information

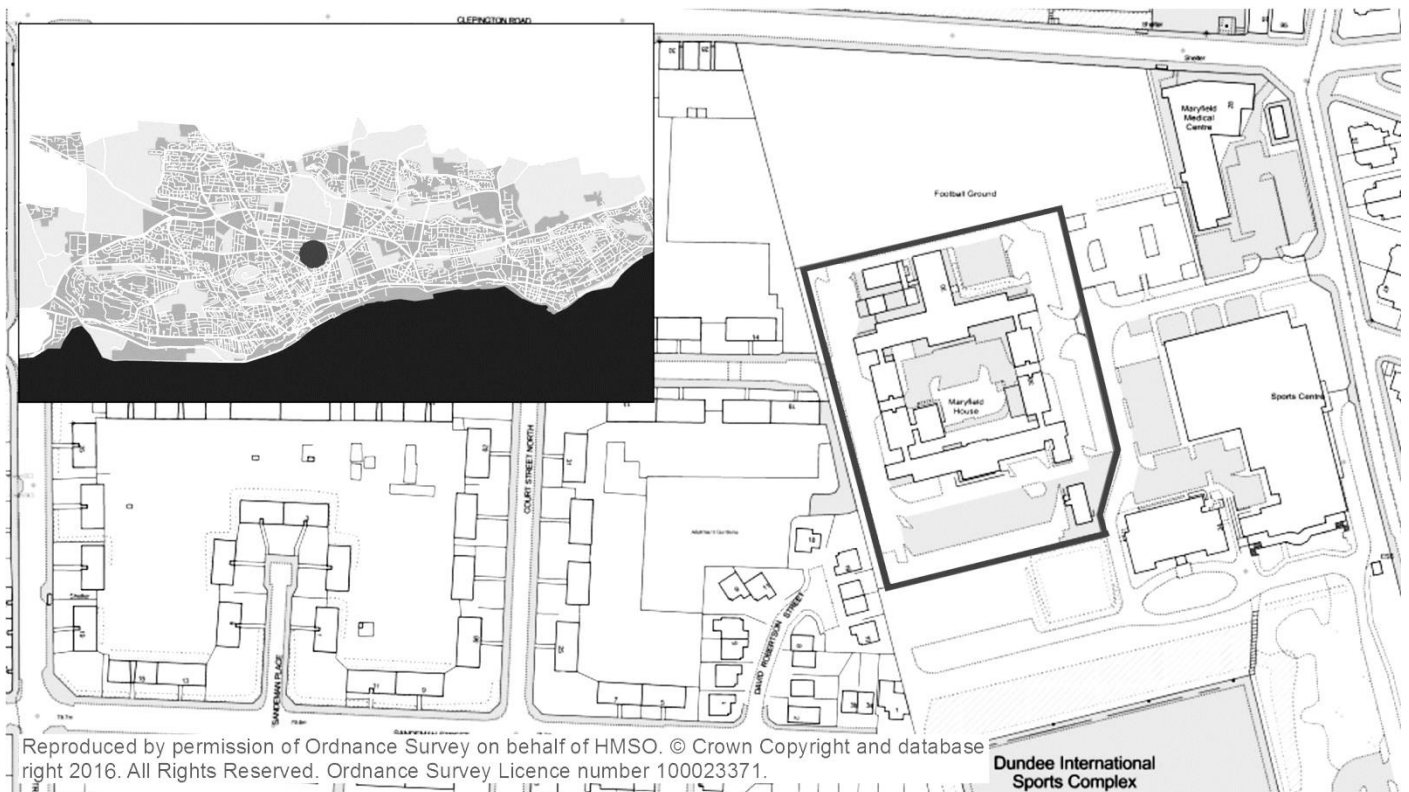
Address: The site is located to the west of Mains Loan and East of Arklay Terrace and includes Maryfield House.

Area: The site is approximately 1.1 ha

LDP Allocation: Maryfield House has no specific designation within the Dundee Local Development Plan 2014.

Site Characteristics: The site contains Maryfield House which is a former Hospital Nurses Residence currently being used as office accommodation, within a former hospital site. Additional freestanding properties are located within the north and southeast areas of the site. A circular vehicular route with parking surrounds the building. The site is bounded by a high stone wall to the west, open space to the north and sports facilities to the west and south.

Land Ownership: Maryfield House is owned by NHS Tayside.



Location & Site Description

The development site is located to the west of Mains Loan and to the east of Arklay Terrace within the Maryfield area of the city. The site contains a number of existing properties, none of which are of particular architectural merit and therefore provide an opportunity for demolition and redevelopment of the site. To the north of the site is an area of open space with a medical centre to the east. To the south is the Dundee International Sports Centre with sports facilities and pitches. The surrounding area is primarily residential with the Maryfield Conservation Area adjacent to the site to the east. There are bus stops close to the site along Clepington Road.

Unless otherwise stated in this Site Planning Brief, all development will require to conform to the policies and design guidance set out in the Local Development Plan and associated Supplementary Guidance. The development will be expected to meet the 6 qualities of place as set out in the Scottish Government's Scottish Planning Policy to ensure a high quality development layout and design.

Development Options

Housing is the preferred use for this site. An opportunity exists to create a high quality housing development that provides a mix of house types and sizes. The development must contribute positively to the surrounding built and natural environment. The development will be required to meet the Inner City Standards for housing as set out in Policy 9 Appendix 3 of the Dundee Local Development Plan 2014.

Design Guidance

House type/Layout

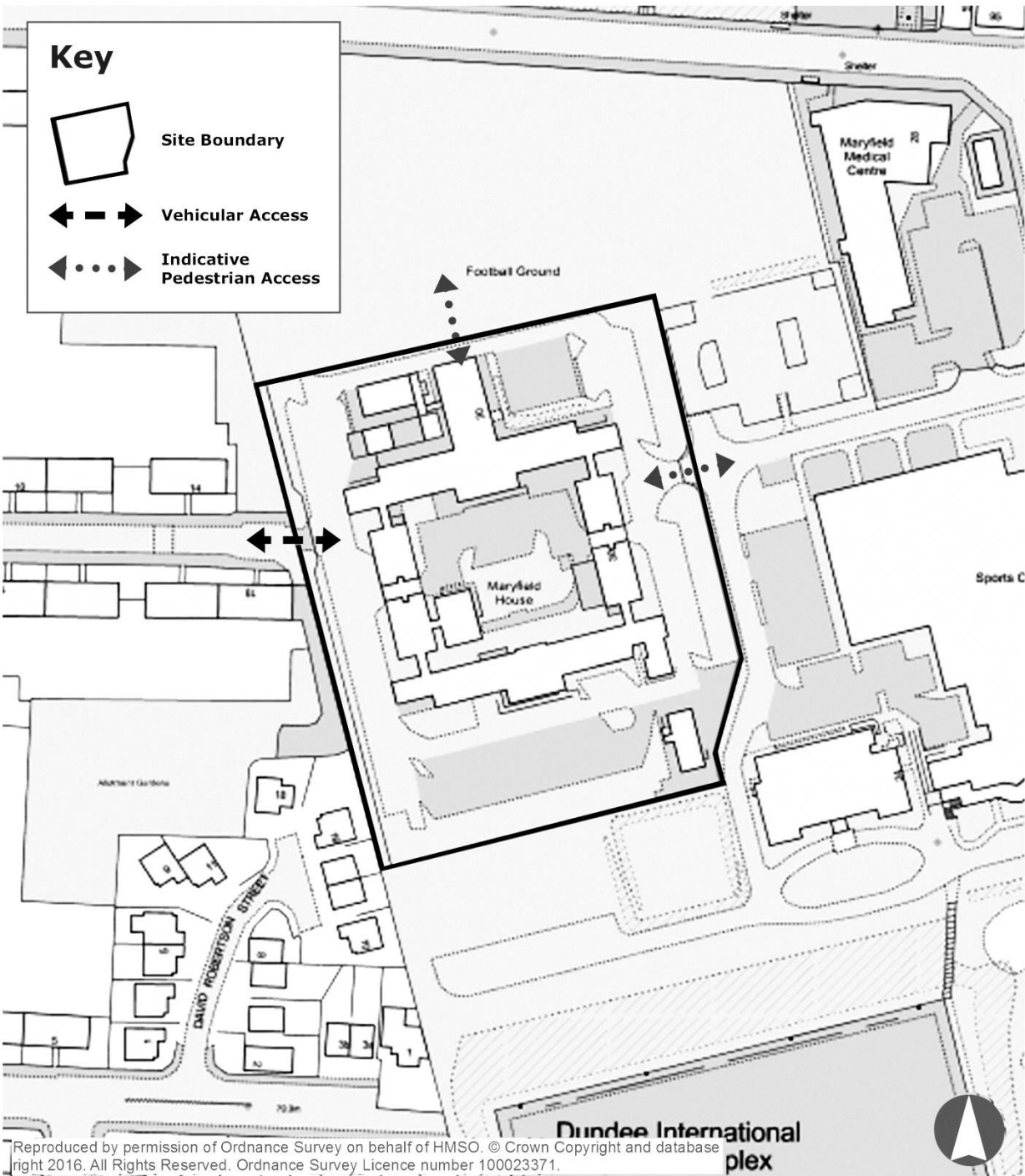
The site should be developed with a mix of high quality house types including detached and semi-detached reflecting the density of surrounding dwellings. Flats will not be encouraged on the site. The layout of the development should seek to incorporate existing built environment features such as the stone wall to the west of the site. Given the slope of the site the layout should take advantage of a south facing elevation, maximising natural light through the orientation of the development. Development along the north of the site should ensure that the front of the houses will overlook the area of open space to the north providing natural surveillance.

Movement, Access and Parking

Vehicular access should be taken from the west off Arklay Terrace, re-opening the original entrance through the stone wall. Vehicular access will not be permitted through the existing access to the west which serves the Dundee International Sports Centre and the Maryfield GP Practice. Active travel opportunities should be enhanced through ensuring good permeability through the site. Pedestrian and cycle access should be explored using the existing access point off Mains Loan as well as a new access on Arklay Terrace. Off street parking should be provided for each of the properties with suitable provision in accordance with Appendix 3.

Landscape and Open Space

A high quality public realm will be expected for the site with links to the area of open space to the north. The use of landscaping and street trees will be encouraged to improve and enhance the green network within the area.



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