

KEY INFORMATION

Ward Lochee East

Proposal

Conversion of former Sports hall to form 30 flats with parking and landscaping

Address

55 Burnside Street
Dundee
DD2 3AH

Applicant

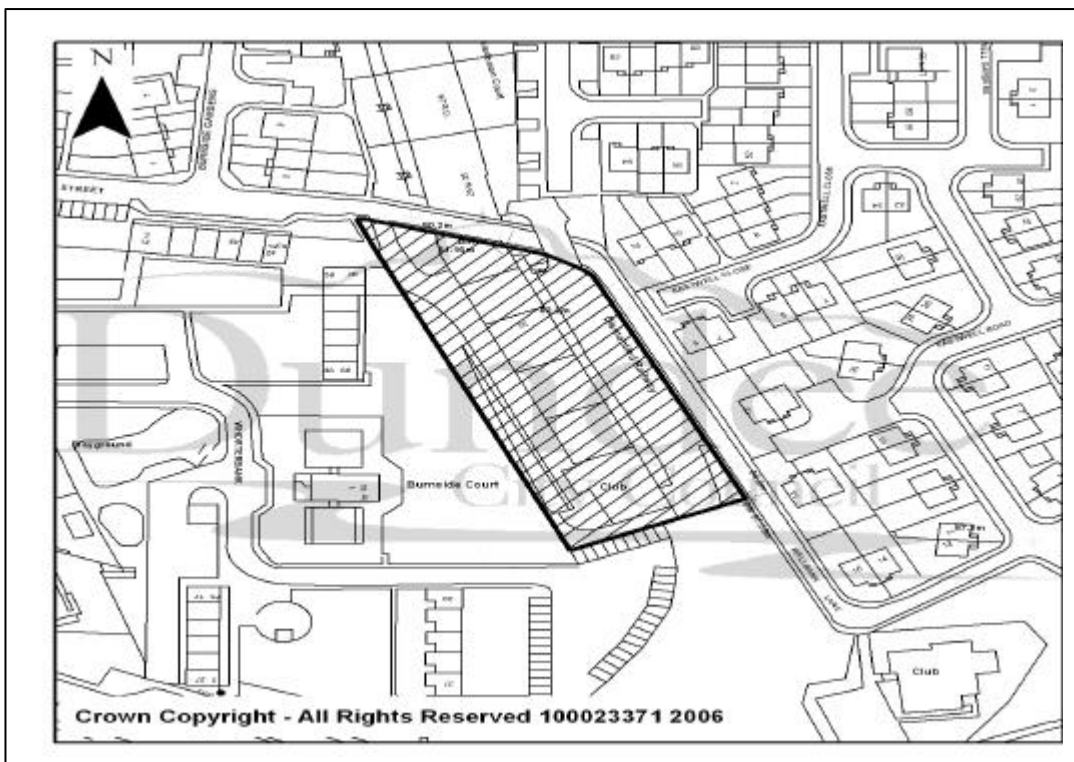
Balcraig Properties Ltd
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Agent

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Registered 24 Aug 2006

Case Officer E Jones



Residential Conversion Proposed of Former Warehouse in Burnside Street

The conversion of a former Sports hall to form 30 flats is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development complies with the relevant policies in the Dundee Local Plan Review 2005 and represents an acceptable beneficial use for an important Listed Building. Recommendation **APPROVE** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the conversion of a former sports centre, previously a jute warehouse, to form 30 flats with 39 ground floor and external parking spaces, partial excavation of the existing railway embankment and the formation of amenity garden ground. The high retaining wall to Wellbank Lane is retained in its present form, at its existing height.
- The majority of the flats are 2 bedroom but vary in floorspace. All floors are accessible by lifts and stairs. The ground floor is wholly occupied by car and cycle parking and a large area for general waste and paper waste bins close to the site entrance, accessible for refuse vehicles.
- The following policies in the Dundee Local Plan 2005 are of relevance: Policy 4 - Design of New Housing; Policy 59 - Alternative use for Listed Buildings; Policy 60 - Alterations to Listed Buildings.
- The development complies with the policies and retains the Listed Building in a beneficial use with adequate car parking and a very attractive landscaped amenity area formed by the partial excavation of the former railway embankment.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the conversion of a former sports centre, previously a jute warehouse, to form 30 flats with alterations to the building comprising new windows and doors, the formation of ground floor and external parking areas, partial excavation of the existing railway embankment and the formation of amenity garden ground.

Apart from 1x 3 bed unit, the flats are all 2 bedroom but vary in floorspace between 83 square metres and 153 square metres and all have a combined open plan lounge/kitchen. Other than 4 attic flats, all units have patio doors in the lounge area opening onto a small balcony or terrace. All floors are accessible by lifts and stairs. The ground floor is wholly occupied by 22 indoor car spaces and cycle parking. The end bay of the building is occupied by a large area for general waste bins and paper waste bins close to the site entrance where it is accessible for refuse vehicles. A total of 39 car parking spaces are proposed, 17 in the yard to the west of the building and the site is accessed via the existing site access off Burnside Street. Two children's play areas are proposed within the extensive garden grounds created by the partial removal of the former railway embankment but the high retaining wall to Wellbank Lane is retained in its present form, at its existing height. There is a full length balcony on the east side of the building to replicate the position of the existing railway platform.

SITE DESCRIPTION

The building forms part of the original Camperdown Works and was originally a railway warehouse where the jute was off loaded from the railway at the high level on the east of the building and then stored in the building for issue to the main mill to be processed. Thus the building appears to be single storey to the embankment and is two or three storey to the yard to the west. The railway embankment to the north has been removed to enable the "sister" warehouse building to be converted to housing. The railway bridge, which is a fine Listed structure, remains between the two buildings and is

connected to the application site by a massive bridge abutment of dressed ashlar stone. The retaining wall to the east side of the railway embankment is a similar massive stone structure up to 6 metres high. The stone shell and slate roof of the building remains and is in sound structural condition although all windows and most of the door openings have been built up. The original flooring and central columns have virtually all been removed but the building is divided into 6 portions by massive cross walls.



The surrounding uses are largely residential with new housing in the grounds of the former Camperdown Works to the north and east, the flatted blocks of Whorterbank to the west and an area of open space with garage lock-ups to the south. The site lies within walking distance of High Street Lochee.

There is no through traffic from Burnside Street to Wellbank Lane but it is a popular pedestrian route.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

Dundee Local Plan 2005

The following policies are of relevance:

Policy 4 - Design of New Housing

Policy 59 - Alternative use for Listed Buildings

Policy 60 - Alterations to Listed Buildings

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

The Memorandum of Guidance on Listed Buildings and Conservation Areas is of relevance.

Non Statutory Statements of Council Policy

There are no non statutory Council policies relevant to the determination of this application

SUSTAINABILITY ISSUES

The following sustainability policy implication arises from this application:

Built Environment and Waste Management.

The issue is discussed in greater detail below.

SITE HISTORY

06/00090/FUL Planning application for conversion of the building to form 38 flats was submitted and then withdrawn on 17 May 2006 to allow the agent to address the issues raised by officers and Historic Scotland following a site visit and consultations.

PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification and was also advertised as a development contrary to the Development Plan on the grounds of the provision of flats. One letter was received from a neighbour asking for further details and concerned about hours of operation and the impact of construction work. This was not regarded as an objection and further details were sent to explain the proposals.

CONSULTATIONS

There were no adverse comments from Consultees. As noted above, Historic Scotland have been involved in the project from an early stage and have given advice and guidance which has been followed by the applicant in this

second application. These matters will be dealt with more fully in the partner Listed building application elsewhere on this agenda.

The applicant was advised to contact Waste Management to discuss refuse disposal facilities and the end portion of the ground floor has now been given over to the accommodation of waste disposal and paper refuse bins. This is immediately adjacent to the entrance to the site, convenient for the refuse disposal vehicles to access.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider

- a whether the proposals are consistent with the provisions of the development plan; and if not
- b whether an exception to the provisions of the development plan is justified by other material considerations

The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above

Policy 4: Design of New Housing States:

"The design and layout of all new housing in Dundee should be of a high quality. As a basis for achieving this, new development will be required to conform to the Design Standards contained in Appendix 1 of this Local Plan unless:

- a the City Council, through either site allocation in the Local Plan or site planning briefs, considers it appropriate to vary the standards to reflect the constraints or opportunities offered by the development of a particular site; or
- b the proposal is within an established low density residential area, in which case the density of the new development should reflect this and more generous external space standards will be required.

New housing development should also have regard to the principles of the City Council's Urban Design Guide.

In addition, new housing development should meet "Secured by Design" standards. New residential streets should be designed to promote low vehicle speeds of 20 mph or less. New housing should have regard to opportunities to maximise energy efficiency and promote sustainable waste management.

Where conversion of a listed building or other building worthy of retention is proposed, there may be limited flexibility in applying parking and garden ground requirements where compliance is impractical. The development of flats through conversions of buildings of merit may also be acceptable where conversion to flats is the only appropriate action."

This proposal is for the conversion of a listed building worthy of retention to form flats. Flats are the only form of residential development which is suitable for this site due to the scale and structure of this building. The site lies within the Inner City where Appendix 1 requires a certain standards of flat size; parking provision; usable private garden ground and privacy standards.

The proposal meets the requirements. The site is large enough to provide in excess of 1200 square metres of private usable amenity space, much more than the minimum of 300 square metres required by Appendix 1. The space is also attractive and of high quality, with 2 children's play areas.

Policy 59: Alternative Uses For Listed Buildings states:

"Suitable alternative uses will be considered for listed buildings where this is necessary to secure their future. Any adaptation of the fabric must be undertaken carefully and sensitively and have minimum impact on the architectural and historic interest, character and setting of the building. Reference should be made to other policies in the Plan."

Part of this building has previously been in use as a sports centre but has been vacant for some time. The scale and structure of the building makes alternative uses difficult to achieve. The site lies within a residential area and the "sister" building to the north was converted to residential use some time ago. Alterations to the fabric are considered in respect of Policy 60 and also in the partner Listed Building application, elsewhere on this agenda.

The proposal complies with Policy 4 in terms of the quality of the residential development. It is considered that the proposed development complies with Policy 59.

Policy 60: Alterations to Listed Buildings states:

"The alteration of a listed building will only be acceptable where the proposals have regard to the preservation or enhancement of its architectural or historic character. Alterations will not be permitted where the works would diminish the architectural integrity of the building or its historic interest."

The stone shell and slate roof of the building remains and is in sound structural condition although all windows and most of the door openings have been built up. The proposed change of use will involve the replacement of the windows, additional windows on the west elevation and on the east elevation where part of the building will be revealed by the removal of part of the railway embankment. Three windows on the south elevation will be filled in. The former ground floor vehicle doors will be widened to allow ground floor parking. Full details of the window proposals have been submitted. The alterations to this former mill building are essential to allow it to be brought back into beneficial use. It is concluded that the proposals comply with Policy 60.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

Other Material Considerations

The other material considerations to be taken into account are as follows:

The Memorandum of Guidance on Listed Buildings and Conservation Areas is of relevance and supports alternative use for listed buildings in order to ensure their retention. As noted, Historic Scotland have been involved since the pre-application stage and the partner Listed Building application will be referred to Historic Scotland for ratification.

Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

Section 59 of the Act requires that in considering whether to grant planning permission for development which affects a listed building or its setting,

the planning authority shall have special regard to the desirability of preserving the building or its setting. It is concluded for the reasons set out above, that the proposed development will preserve the building and its setting in accordance with these requirements.

Sustainability policy implication: Built Environment.

The proposed development will ensure the retention and beneficial use of a B Listed Building which forms an important part of the Built Environment of the City.

Waste Management: In consultation with Waste Management, the architect has amended the plans to incorporate a large area for general waste bins and paper waste bins close to the site entrance where it is accessible for refuse vehicles.

It is concluded from the foregoing that sufficient weight can be accorded to the material considerations such as to justify the grant of planning permission in accordance with the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

Design

As noted in the text of the report, the alterations to the building are acceptable and the proposed garden amenity area will complement and enhance the building.

CONCLUSION

This is a particularly large former Mill building, constructed on a massive scale and this has been a key factor in the housing conversion which is now proposed. The resulting flatted development follows considerable discussion between the applicant, agent, officers of the Council and Historic Scotland. The development complies with the Development Plan and with National Guidance on Listed Buildings. Accordingly, the application is Recommended for APPROVAL subject to conditions.

RECOMMENDATION

It is recommended that consent be GRANTED subject to the following conditions:-

- 1 The development hereby permitted shall be commenced within five years from the date of this permission
- 2 Prior to the commencement of development a comprehensive Site Investigation Report in accordance with PAN 33 Development of Contaminated Land shall be submitted to and approved by the City Council.
- 3 Prior to the commencement of development any required remediation measures identified in the Site Investigation Report to be approved in accordance with Condition 2 shall be carried out and the completion of the works shall be notified in writing to the City Council for verification. No construction of dwellings can commence until the verification process has been completed in writing.
- 4 Prior to the commencement of development, a comprehensive landscaping scheme for hard and soft landscaping shall be submitted for approval and if approved, the works shall be carried out only in accordance with such approved details.
- 5 The landscaping scheme as detailed in condition 4 shall be fully implemented in accordance with the approved details within 6 months of the completion of the development. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted in terms of this condition.
- 6 before the any of the residential units is first occupied the bin stores, cycles stores, car parking and manoeuvring areas in the same section of the building, as indicated on the approved drawings, shall be provided and thereafter kept available for use at all times.
- 7 Full details of the children's play areas shall be submitted prior to the commencement of development and if approved, shall be fully implemented in accordance with the approved details within 6 months of the

completion of the development. The play areas shall be retained for the use of residents unless alternative provision is agreed in writing with the City Council.

- 8 Remedial works to the fabric of the building shall be carried out using retained demolition material or new materials to replicate the original. Samples of materials to be used shall be provided on site for the approval of the City Council prior to the commencement of remedial works and if approved, the works shall be carried out in accordance with such approved details.
- 9 Full details of the position and form of all proposed ducts, flues and vents shall be submitted prior to the commencement of development and if approved, the development shall be carried out only in accordance with such approved details.
- 10 The new windows, doors and balconies shall be in accordance with the submitted details.
- 11 The access must be constructed in accordance with details which have previously been submitted to and approved by Dundee City Council as Roads Authority in accordance with DCC specifications.
- 12 Full details of the proposed elevated terrace on the east elevation at the line of the railway platform is required to be submitted prior to the commencement of development and if approved such works shall be completed only in accordance with such approved details. For the avoidance of doubt it should be noted that access to the terrace shall only be from each individual flat and there shall be no direct access along the length of the building.

Reasons

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 in the interests of the amenities of the future occupants of the residential accommodation

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- 5 in the interests of the amenities of the future occupants of the residential accommodation
- 6 in the interests of the amenities of the future occupants of the residential accommodation
- 7 in the interests of the amenities of the future occupants of the residential accommodation
- 8 in order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.
- 9 in order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.
- 10 in order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.
- 11 in order to ensure the safe movement of vehicular traffic onto the public highway
- 12 in order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.