

KEY INFORMATION

Ward West End

Proposal

Redevelopment to provide 7 flats with internal and external alterations

Address

11, 12 & 13 Springfield
Dundee

Applicant

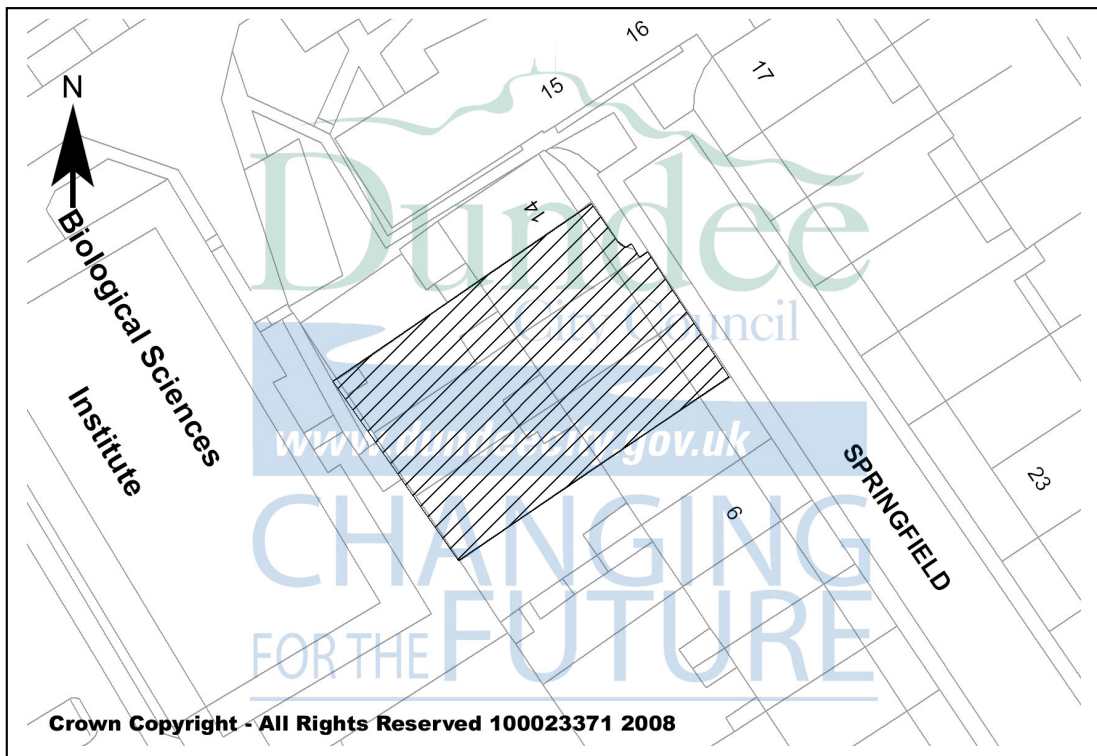
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Registered 5 March 2008

Case Officer Eve Jones



Proposed Alterations to Listed Buildings in Springfield

Proposed internal and external alterations are **RECOMMENDED FOR APPROVAL** subject to **Historic Scotland**. Report by Director of Planning and Transportation

RECOMMENDATION

It is concluded that the development will retain important architectural features of the buildings in the proposed conversion into 7 high quality flats. This will preserve and enhance the buildings which form an integral part of the largest single concentration of A Listed Buildings in Dundee. Approve with conditions subject to Historic Scotland approval.

SUMMARY OF REPORT

- Listed Building consent is sought for the change of use of three existing terraced houses, to form 7 flats with internal and external alterations.
- Plaster work and stained glass, the original traditional timber sash and case windows and traditional doors will be repaired or reinstated. Externally, the rear extensions will be extended, railings on the low front garden walls will be restored and roofs and balustrades will be repaired.
- All of the properties in Springfield are Listed Category A and were built between 1830 and 1846. The site lies very close to the University of Dundee. The properties have suffered from some unsympathetic alterations and sub-division of rooms as they were previously operated by the University as student accommodation.
- It is concluded that the development will retain important architectural features of the buildings in the proposed conversion into 7 high quality flats. This will preserve and enhance the fabric and character of the buildings which form an integral part of the largest single concentration of A Listed Buildings in Dundee and contribute to the character and diversity of the University Conservation Area.

DESCRIPTION OF PROPOSAL

Listed Building consent is sought for the change of use of three existing terraced houses, to form 7 flats with internal and external alterations.

Nos 11 and 12 will each have a 3 bedroom flat utilising the ground floor and the partial basement with a 2 bedroom flat on the upper floor. No 13, which is larger, with a full length basement, will have a 2 bedroom flat on each of the 3 floors of the building. Four of the flats will have separate private accesses.

Internally, the fine plaster work and stained glass will be retained and repaired where necessary.

Externally, the single storey kitchen extensions to the rear will be altered and extended or repaired with new slate roofs and external alterations including new folding patio doors. The original traditional timber sash and case windows will be refurbished and their original glazing pattern restored. Traditional doors will reinstated and the railings on the low front garden walls will also be restored to match the originals. Roofs, balustrades, cupolas and cast iron rainwater goods will be repaired, restored or replaced to match the existing.

SITE DESCRIPTION

The properties are 3 large, 2 storey and basement terraced townhouse at the north west corner of a neo-classical terraced street which slopes up steeply from the north side of Perth Road. All of the properties in Springfield are Listed Category A and were built between 1830 and 1846. The site lies very close to the University of Dundee.

The houses are paired with porticos supported by columns forming the main accesses. There is a balustrade at the upper level providing a further design feature which contributes to the unified design of the street. There are fine views southwards towards the Tay.

The properties have some well detailed plasterwork, stained glass and each has a circular cupola above the staircase in need of repair. All have suffered from

some unsympathetic alterations and sub-division of rooms. They were previously operated by the University as student accommodation. The original railings have long been removed from the front elevations.



The Memorandum of Guidance on Listed Buildings and Conservation Areas.

Non Statutory Statements of Council Policy

There are no policies of relevance to this application.

SUSTAINABILITY ISSUES

The following sustainability policy implication(s) arise from this application:

Policy 5 Built Environment - the issue is discussed in greater detail below.

SITE HISTORY

08/00171/COU - The partner planning application in respect of the proposed redevelopment and alterations is considered elsewhere on this agenda.

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 60 - Alterations to Listed Buildings.

Scottish Planning Policies,

PUBLIC PARTICIPATION

The application was advertised as a development affecting a Listed building. There were no objections.

CONSULTATIONS

There were no adverse comments from consultees.

OBSERVATIONS

In accordance with the provisions of Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the Council is required to have special regard to the desirability of preserving listed buildings or their settings or any feature of historic interest which they possess.

These are large terraced houses on three floors with 6/7 bedrooms, bathrooms and a large kitchen and stores. They have limited demand as individual family houses and given their previous use by the University as student accommodation, may have lawful use as houses in multiple occupation for up to 10 people. The buildings have been unsympathetically altered and maintained in the past.

The proposed sub-division respects the character of the buildings by restoring



Planning Advice Notes and Circulars

The following are of relevance:

NPPG18: Planning and the Historic Environment.

the main lounge and maintaining the layout and proportions of the original rooms. The interventions to create the sub-divisions are limited and the main foyers and staircases are retained with the glass cupola over each stair being repaired.

In addition, the applicant proposes to repair and renovate the roofs and balustrades; reinstate the original glazing; replace the original style of railings along the front elevations and restore damaged plasterworks within the buildings. This represents a high level of investment in the redevelopment of these buildings which could set a standard for the redevelopment of other houses within Springfield.

There are many multiple occupancy properties in Springfield and the University has recently sold a number of similar properties. The street has suffered from a degree of neglect and unsympathetic alterations in the past and this is the first opportunity to support a redevelopment proposal which could regenerate these fine listed buildings.

The proposal is considered to preserve the listed buildings and their setting and incorporates the repair and restoration of original features of the buildings both external and internal. This complies with the requirements of Section 14 of the Act as detailed above.

Other Material Considerations

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

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 60: Alterations To Listed Buildings - "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."

It is considered that the proposal will retain significant architectural details within the individual flats and restore

or replace external features integral to the original character of Springfield.

It is concluded that the proposals comply with Policy 60.

The Memorandum of Guidance on Listed Buildings and Conservation Areas

The Memorandum contains guidance on applications for developments which affect Listed Buildings. It is considered that the proposed development accords with the guidance in the Memorandum for alterations to listed buildings on a site within a Conservation Area.

NPPG18: Planning and the Historic Environment - the NPPG indicates that planning authorities should have regard to the acceptability of the proposal in terms of preserving and enhancing the character or appearance of the area and should be assessed in terms of their impact on the area.

It is considered that the proposals will preserve and enhance the architectural features of the buildings and will restore the railings to the front elevation which will enhance the appearance of the street.

CONCLUSION

It is concluded that the development will retain important architectural features of the buildings in the proposed conversion into 7 high quality flats. This will preserve and enhance the fabric and character of the buildings which form an integral part of the largest single concentration of A Listed Buildings in Dundee and contribute to the character and diversity of the University Conservation Area.

RECOMMENDATION

Recommendation 1

This consent shall not be issued unless and until Historic Scotland has formally decided that the listed building application will not be called in for determination by the Scottish Government.

Recommendation 2

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

- 1 The works must be begun not later than the expiration of 5 years beginning with the date of this consent
- 2 Samples of the finishing materials proposed to be used shall be submitted to the Council for approval and if approved the development shall be carried out only in accordance with such approved samples
- 3 Full details of the proposed new railings to the eastern boundary walls shall be submitted and approved prior to the commencement of the development and if approved, the walls and railings shall be completed in accordance with the approved details prior to the occupation of the first dwelling hereby approved. Details should include any repair or replacement of the stone boundary walls to which the railings will be attached.
- 4 The repair and refurbishment of the external fabric of the building shall be carried out in accordance with details, including Method Statements appropriate to the specific works, which have previously been submitted to the City Council for approval. Works may not commence until such details have been approved and the works shall be carried out only in accordance with such approved details. For the avoidance of doubt this shall include roofs, balustrades, cupolas, external walls, columns, rainwater goods, doors and windows.
- 5 The repair and refurbishment of the internal fabric of the building shall be carried out in accordance with details, including Method Statements appropriate to the specific works, which have previously been submitted to the City Council for approval. Works may not commence until such details have been approved and the works shall be carried out only in accordance with such approved details. For the avoidance of doubt this shall include windows, internal doors, plasterwork, stained/coloured glass and any original coloured floor tiles.

- 6 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.

Reasons

- 1 To comply with Section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
- 2 In order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.
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