



Dundee Eastern Quarter

Masterplan Review

Final Report - April 2025
9566-LDA-XX-XX-RP-L-0002

LDĀ DESIGN

Stallan-Brand
Architecture + Design



The Eastern Quarter - Key aims

The Eastern Quarter of Dundee City Centre presents a unique opportunity to drive positive change and foster economic growth in the heart of the city. This document outlines a strategic framework for the transformation of the area, building on its strengths and addressing its challenges. It sets out a bold vision for creating a vibrant, inclusive, and sustainable urban environment that can support diverse communities and attract a wide range of investment.

This vision builds on the previous work of the Strategic Investment Plan (SIP) focusing on an approach for the Eastern Quarter, the key aims being:

- **Demonstrate the area's potential and vision to stimulate public and private sector investment**
- **Create an attractive and well-maintained place where people want to live, work, and visit**
- **Increase the variety, density, and mix of uses.**
- **Increase the residential population and establish a local community with the broadest demographic possible**
- **Improve active travel connectivity to and through the area to strengthen links with local neighbourhoods and assets**
- **Take a multi-benefit, infrastructure-first approach to unlock development potential while improving environmental management, public health, biodiversity, climate change mitigation, public spaces, and connectivity**
- **Establish a list of City Council capital works projects that can help deliver these aims.**



The Strategic Investment Plan

The principal role of the Strategic Investment Plan (SIP) was to set out an ambitious vision for the future of the city centre and to inform development and investment around major sites, housing, employment opportunities, leisure and tourism, transportation, active travel, pedestrianisation, environmental improvements, and public realm enhancements.

The plan was structured around five key themes:

- Living
- Working
- Visiting
- Connectivity
- Public Realm

As well as identifying strategic site wide opportunities, the report breaks the City Centre into five distinct study areas. This allows for a better understanding of how different initiatives could contribute to broader placemaking themes in each part of the City Centre.

This study explores 1 of the 5 defined study areas, the Eastern Quarter in more detail. All key themes are once again considered collectively with potential capital and private investment opportunities identified throughout building on the SIP suggestions of the Eastern Quarter having a regenerative focus on city centre living.

Legend (SIP outcomes)

- Identified development and regeneration opportunities
- Identified public realm interventions
- Identified ring road junction re-design/improvements

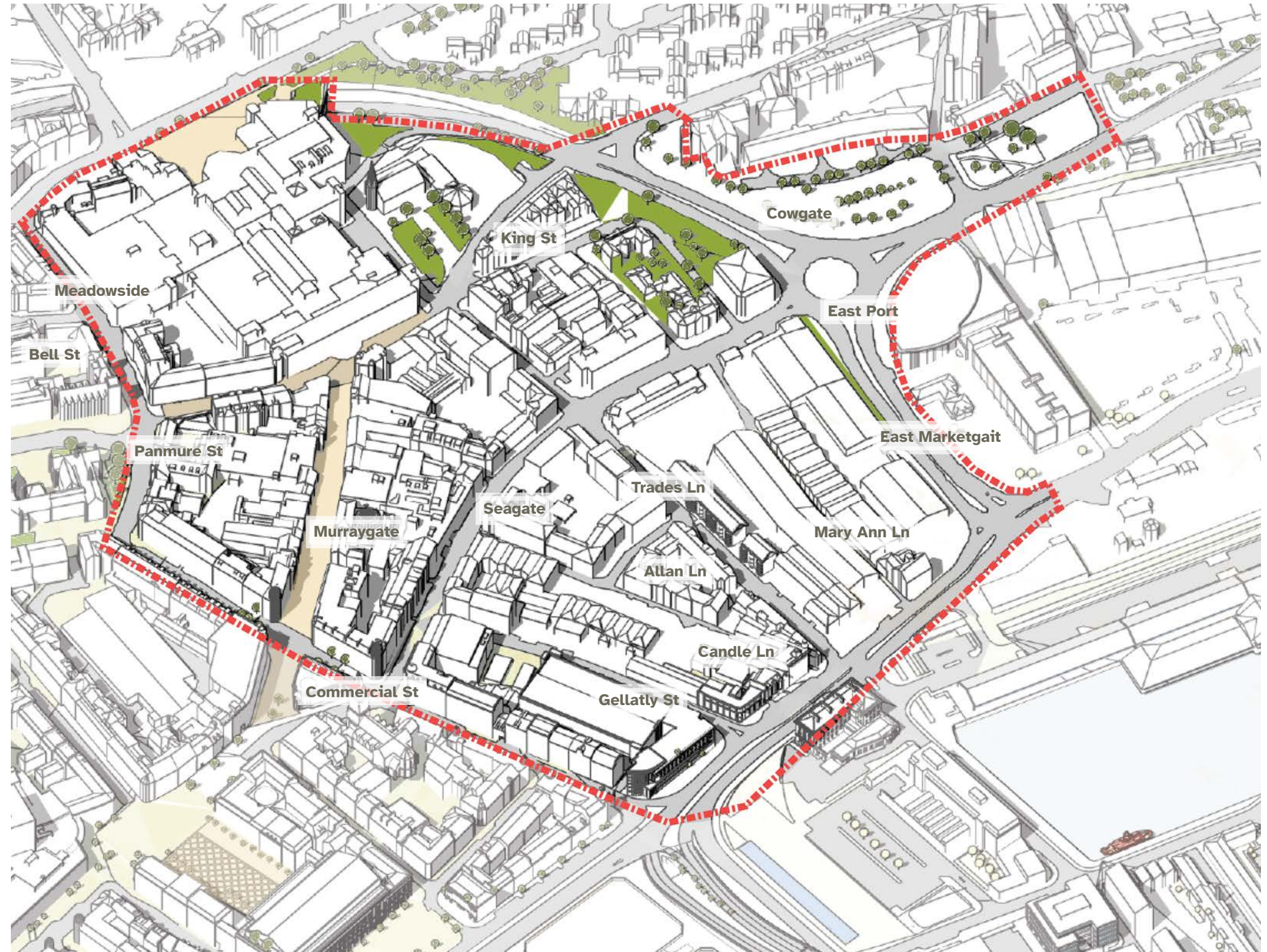


The Eastern Quarter today

The Eastern Quarter needs specific focus due to its significant challenges and opportunities. There is much to be gained in this area through improving the quality of the built environment and public realm, unlocking opportunities by rationalising and re-purposing existing building stock, along with strengthening the pedestrian connectivity within and beyond to peripheral areas and assets.

Key challenges & objectives:

- General lack of care and maintenance of private buildings.
- Undervalued streets, pends, wynds, and courtyards.
- High number of vacancies within ground floor shop fronts and upper levels.
- Concentrations of poor quality, low-rise, and low-density buildings.
- Significant number of vacant and under used buildings and sites of scale, e.g. Wellgate Centre, Watons Bond, Robertsons Bond, King's Theatre, and the Langlands & McAinsh site.
- A severe lack of green and blue infrastructure.
- The bus station on Seagate functions as a key arrival point for regional and inter-city visitors, however, the station is poor quality and the onward pedestrian route to the heart of the city centre, via the Seagate, is poor and not easily traversed.
- Poor quality active travel routes within and to peripheral areas and assets, such as City Quay, Olympia swimming pool, Gallagher Retail Park and Hotel Indigo.
- The planned Eden project raises the potential of this area and reinforces the need for improved connectivity and an enhanced public realm not only for the Eastern Quarter but onwards throughout the City Centre.



Strategic Investment Plan - Identified opportunities

Key opportunities (As identified within the SIP)

Seagate

The need for improved through movement and public realm with integrated green & blue infrastructure. Inclusive of reviewing vehicle movements, carriageway widths and the integration of active travel connections to facilitate better movement infrastructure coupled with pedestrian safety and drainage infrastructure capacity.

Development potential

Numerous vacant large scale regeneration opportunities around Mary Ann Lane alongside the Wellgate Centre. The potential to deliver city centre residential and mixed-use opportunities of varying tenures and scale.

East Marketgait & East Port

Connection opportunities through a considered approach to East Marketgait pedestrian and active travel experiences. Improvement of connectivity and onward movement through the re-design of Eastport Junction inclusive of environmental improvements at East Port car park.

Bus Station on Seagate

Considering the bus station in the wider city centre masterplan, explore opportunities to better connect the site and become more easily accessed for citizens and visitors.

Eden Project

Taking cognisance of the planned Eden Project to the east of the city and the opportunities it will present. Connectivity and perception to and from the city via Seagate and Eastport being key.



What's changed since?

Seagate

Residential, mid-market apartments by Hillcrest Developments

Candle Lane/Gellatly Street

Residential, social apartments by Hillcrest Developments

Murraygate development

Gap site residential development by Hillcrest Developments

Wellgate Centre

Following development of the Strategic Investment Plan the current owners are considering the future of the shopping centre.

Proposed Active travel connections

Wider city connectivity generated by the city centre movement plan to Victoria Road, Meadowside and Bell Street developments

Connectivity to and from the proposed Eden Project considered as part of on-going 'Eden Connections' project - to focus on travel via Seagate and Meadowside

Property vacancies

Marks & Spencer no longer occupying Murraygate amongst other small scale retail closures on Murraygate. Vacancies on Trades Lane industrial units & Vauxhall car dealership (South Marketgait)

Exchange Street

Environmental improvements coupled with feature lighting to improve place making

Murraygate/Commercial Street

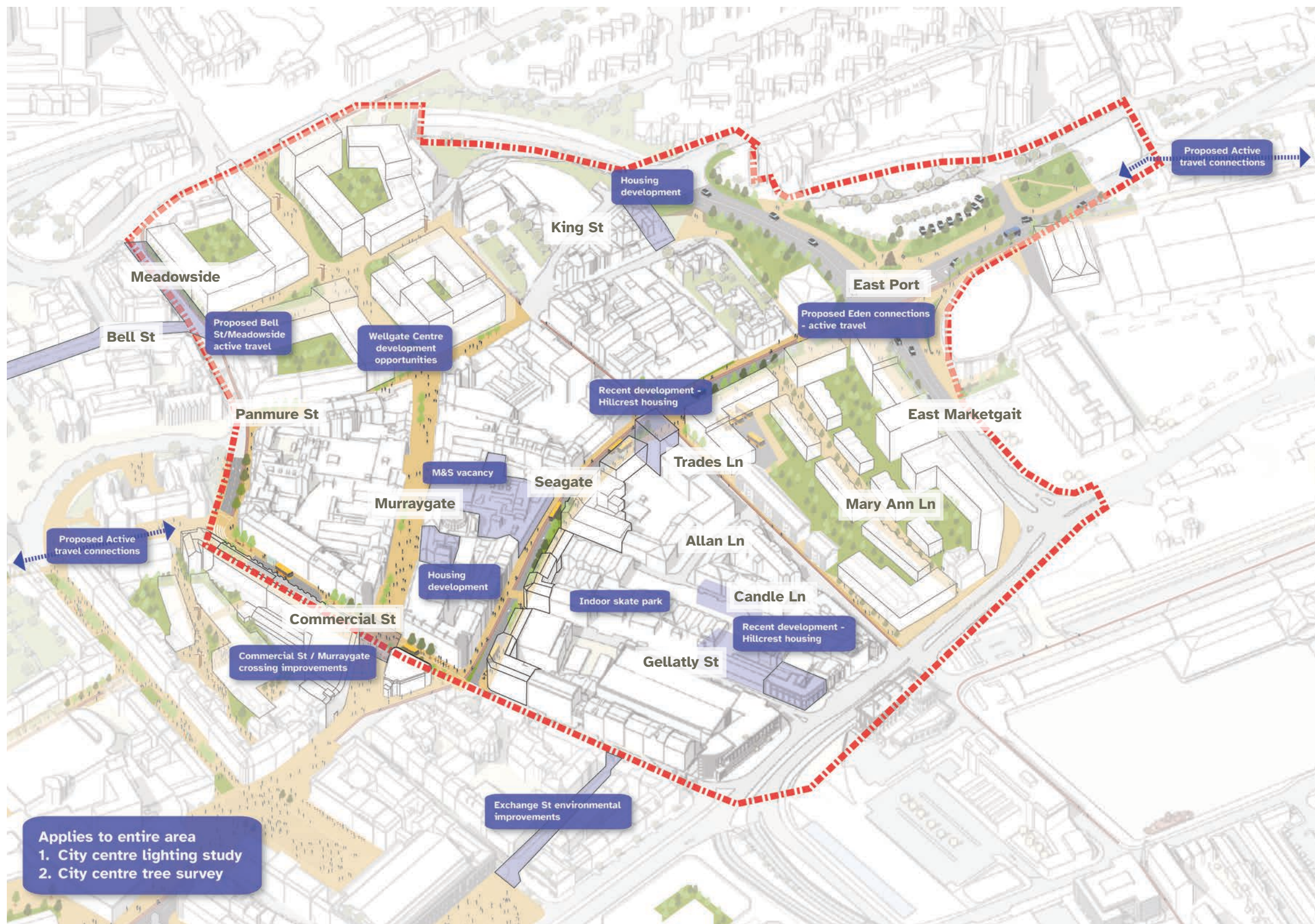
Public realm & carriageway works to improve pedestrian safety at the existing pedestrian crossing

City centre studies

Ongoing city wide tree condition survey and lighting surveys/studies

Opening of indoor skate park

Occupying a former car garage on Gellatly St



What other development opportunities exist

Watsons & Robertsons Bond

A prime refurbishment opportunity for residential/ co-living use, preserving the building's architectural integrity and heritage within the city. This approach would preserve its historical value while adapting it for modern living.

41-44 Murraygate (former Marks & Spencer)

The refurbishment and conversion of the existing listed building into a modern mixed-use and ground floor active uses coupled with existing wynd improvements. Fostering innovation and economic growth, creating a dynamic link to potential Wellgate opportunities and connections to Seagate

50-60 Murraygate (former Tesco & Sports Direct)

Facade retention and refurbishment would enable a change of use, breathing new life into the building. Beyond this a wider study of this city block could regenerate into courtyard living, ground floor active use with a supporting public realm and new through route connecting Murraygate with Albert Square

Murraygate/ Commercial Street upper floors

Commission a study of vacant upper floors to reveal potential re-use and refurbishment, re-imagining their function in ways to benefit the city's economy with potential funding incentives

Gellatly Street & Allan Lane

Land amalgamation to promote development on Gellatly Street. Opportunity to improve the urban design by enhancing east-west connectivity, joining Allan Lane with Trades Lane through to Commercial Street. This would link several developments uniting and regenerating south of Seagate, into a city centre neighbourhood

King's Theatre

A focused preservation and restoration project to address its aging structure while highlighting its historical significance. Revitalising the building could unlock its potential for renewed cultural and community use, breathing life back into this iconic venue and a cultural heart for the Eastern Quarter

Trades Lane ground floors

Integrating green and blue infrastructure on Trades Lane can address city drainage issues while unlocking development opportunities. This approach would also support increased ground-floor activation, enhancing the area's vibrancy and sustainability when coupled with residential opportunities

Magnum House

A beacon for the city when arriving from the east. Incorporation of bold, modern design elements and public art installations that reflect the city's vibrant creative industry. Improving first impressions but also celebrating Dundee's rich artistic heritage.



Infrastructure upgrades are key to unlocking development

Unlocking development opportunities within Dundee's Eastern Quarter hinges on the enhancement of key infrastructure, particularly in terms drainage. Strategically addressing this element is crucial for enabling a range of regeneration projects and overcoming current challenges faced by Dundee City Council, Scottish Water, and other key stakeholders.

Improving drainage infrastructure is a multi-faceted approach which will go beyond the unlocking of these sites for regeneration projects by contributing to the development of attractive places that people visit, and that locals feel comfortable living and working in. This is an important strategy for the delivery of the overall EQ aims.

Scottish Water's objectives for the area include addressing capacity issues within the existing network and mitigating flood risks along the southern edge of the Eastern Quarter.

Key focus areas:

Commercial Street

Drainage infrastructure here is at capacity. Works elsewhere in the city need to connect at Albert Square. Scottish Water are also looking to up-grade infrastructure which currently is facilitated through culverts below a number of building basements on Commercial Street.

East Port

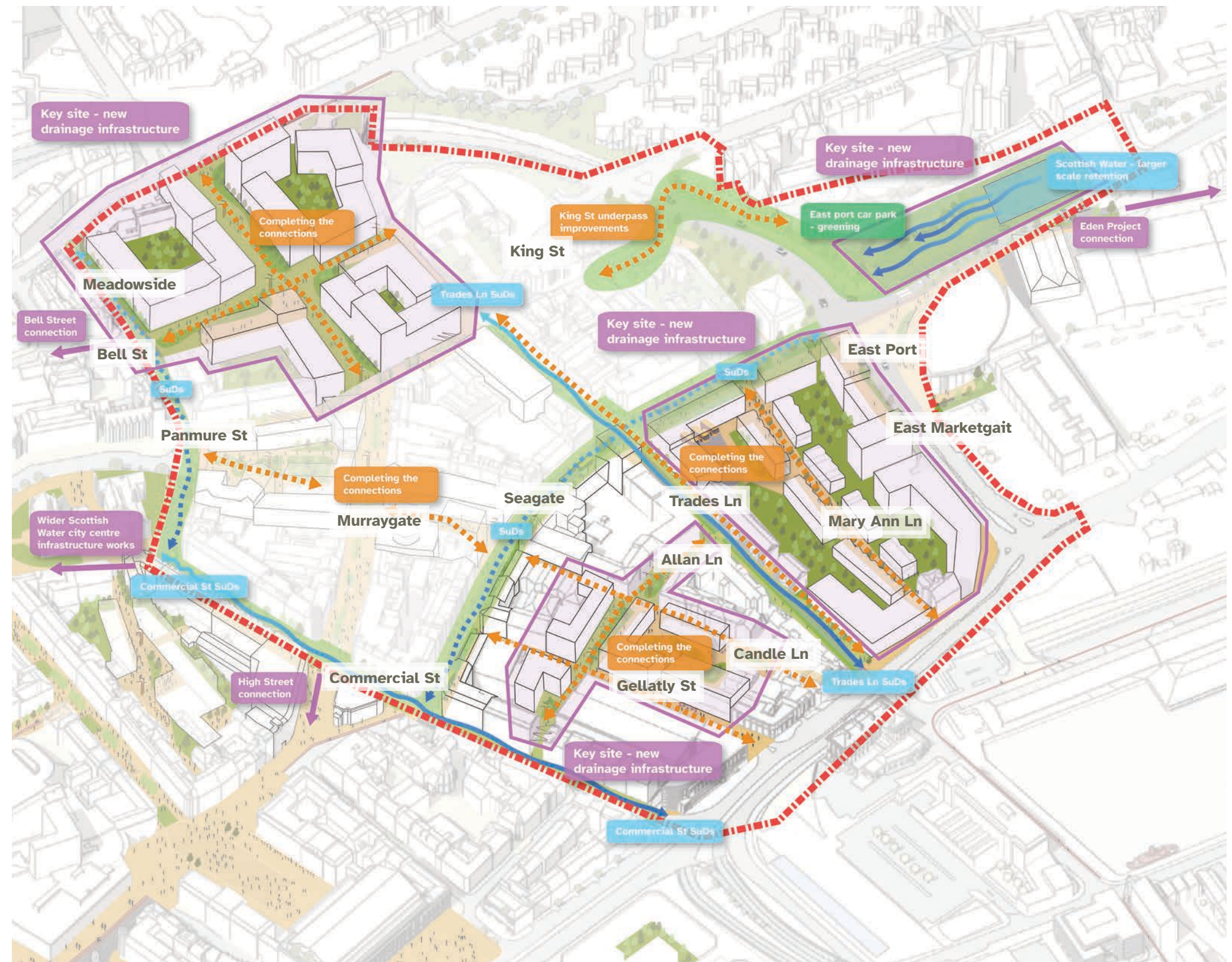
Similar to Commercial Street, drainage infrastructure works to the east of the city need intervention around East Port to direct flows away from the Eastern Quarter and relieve existing city centre infrastructure pressures.

Trades Lane

Introduction of enhanced infrastructure along Trades Lane will alleviate and also future proof the Eastern Quarter's development opportunities, particularly if Wellgate & Mary Ann Lane sites were to materialise.

Supported by Dundee City Council, Scottish Water are also looking to complement these below ground infrastructure improvements with above ground interventions. There is a strategic need for above ground Sustainable Urban Drainage Systems (SuDS), alongside this, environmental improvements and the integration of active travel corridors.

Furthermore, connecting these initiatives through Seagate and Meadowside will establish a more holistic, robust drainage infrastructure, future-proofing the Eastern Quarter for re-development, enhancing private investment opportunity and benefiting the wider city's eastern edge.



Potential interventions & precedent

01 | Commercial Street & Murraygate

Key opportunities

Murraygate environmental improvements

Environmental upgrades to Murraygate, including above-ground planters, removal of unnecessary street furniture, and improved lighting. These changes, along with added seating areas, will create a more inviting and functional public space, aligning with improvements seen in other city centre streets. Funding - Public

Commercial Street - SuDS

A joint initiative addressing city centre drainage challenges through blue infrastructure replacement and rerouting. Above and below-ground works will enhance drainage capacity and enable future development. The project includes Sustainable Urban Drainage Systems (SuDS) and improved active travel routes. Public realm upgrades, including lighting and environmental improvements, will further revitalize the area. Funding - Joint venture with Scottish Water, Public

Upper floor uses study

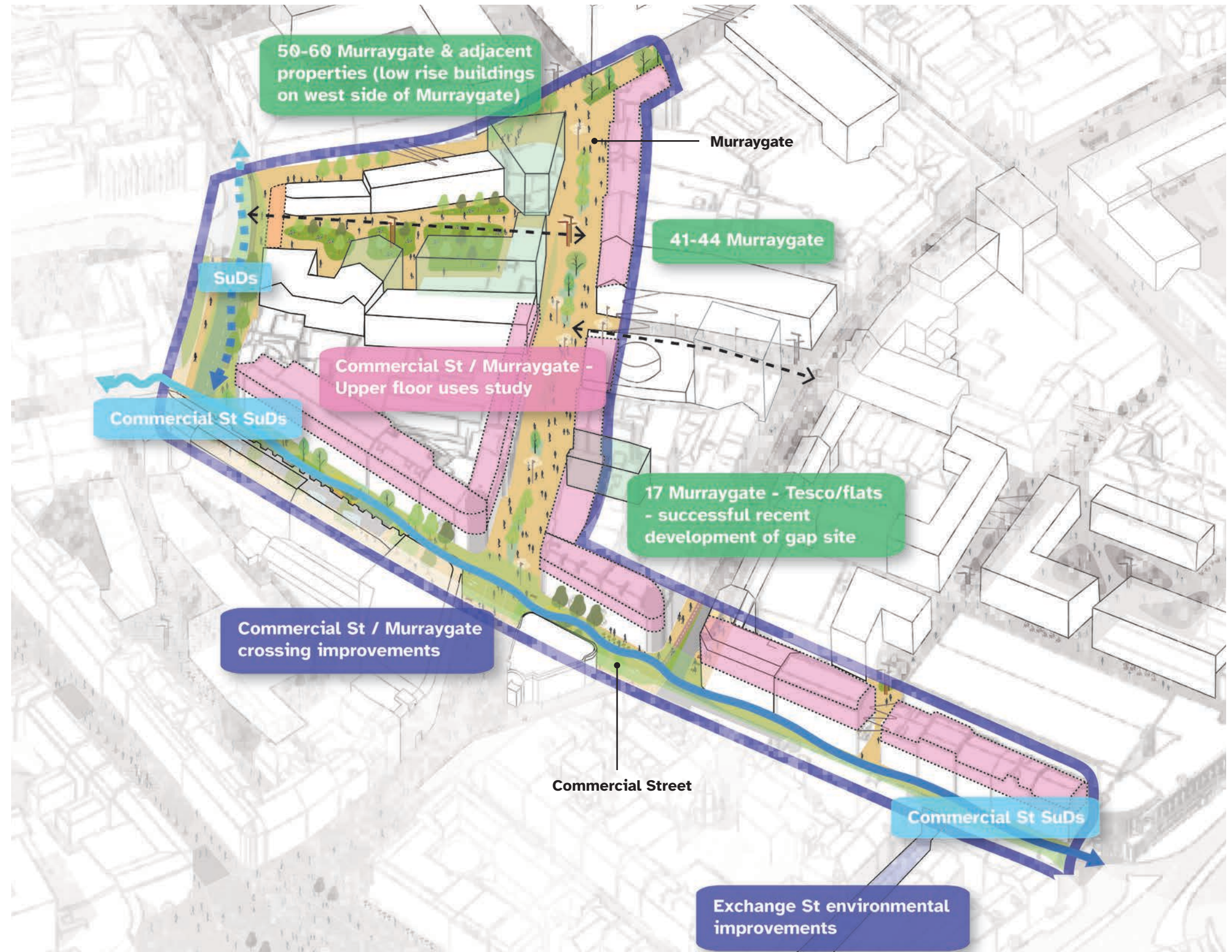
Commission a study to assess upper floor vacancies in the Eastern Quarter, focusing on Commercial Street and Murraygate. The study will explore refurbishment and re-purposing opportunities, alongside potential funding and incentives for property owners to stimulate regeneration. Funding - Public

50-60 Murraygate (former Tesco & Sports Direct)

Retaining the historic façade along Murraygate, with demolition of back-of-house infrastructure to allow for new residential development in a courtyard setting. The project includes improved public routes to Albert Square and potential for ground-floor activation to enhance vibrancy and accessibility. This development will provide economic uplift and foster a sense of community by creating attractive, usable public spaces and supporting local businesses. Funding - Private

41-44 Murraygate (former Marks & Spencer)

Refurbishment of the former Marks & Spencer listed building (Cat B) to create mixed use and ground floor active uses with shared amenities on Murraygate. The project will also activate the Seagate façade with ground-floor food and beverage (F&B) opportunities, integrating a courtyard and retaining the existing historic Horse Wynd through-route to enhance connectivity and footfall. Funding - Private





Gordon Street, University College London

Gordon Street was formerly a loading yard, before opening up as a road. This city street has now been transformed through environmental improvements into a lively public space, which as soon as it opened was buzzing with life. With the feel of a town centre streetscape, it is now a space where people can get to know each other, catch up with friends and enjoy spending time, welcoming to residents, as well as students and staff.

The meanwhile design is part of Camden's investigations into pedestrianisation streetscapes. It includes new cycle lanes and biodiverse planting, as well as generous places to sit, work and lunch. The scheme is part of the council's Green Corridor within the draft Local Plan (2024).

Gordon Street is a fantastic example of the transformational value of giving urban space back to people and nature through considered environmental improvements. This kind of change makes the everyday significantly healthier and better and, with careful planning, collaboration and community co-design, can be achieved in any city.

Relevant to:
Murraygate
Commercial Street
Meadowside



Candleriggs, Glasgow

Candleriggs in Glasgow, part of the historic Merchant City, has undergone significant redevelopment, blending modern design with the area's rich architectural heritage. While preserving the historic facades, the project has integrated contemporary elements, including public art installations and creative lighting, to enhance the character of the area.

This regeneration has transformed Candleriggs into a vibrant mixed-use development, attracting retail, residential, and cultural activity. The fusion of local art with the historic surroundings has helped to reenergize the neighbourhood, contributing to the ongoing cultural and economic revitalization of Merchant City.

Relevant to:
The Wellgate Centre
Mary Ann Lane
Murraygate



Virginia Court, Glasgow

Virginia Court is a development situated in Glasgow's lively Merchant City, in the bustling City Centre. The development is centred around its key courtyard and is surrounded by apartments and office spaces, which seek to combine contemporary and historic architecture. This project, sought to preserve the distinctive local streetscape and architectural heritage while creating a dynamic environment that attracts both residents and visitors.

The complex features retail units, cafes, and restaurants, establishing a lively social hub that encourages foot traffic through the courtyard and surrounding streets. Ground and basement floors host retail and leisure venues, while upper floors offer apartments. The nearby Stirling Library's, with its historic architecture, further enriches the area by linking Virginia Court with other significant city landmarks, including Princes Square and Candleriggs.

Major transit hubs, including Glasgow Central and Queen Street railway stations, as well as Buchanan Street's underground station are located nearby, enhancing accessibility.

Relevant to:
50 -60 Murraygate
41 - 44 Murraygate

02 | Seagate, Murraygate

Key opportunities

Watsons and Robertsons Bond

Modernisation and retrofitting of historic factory warehouses along Seagate for provision of inner city housing. Opportunity to provide ground level activation through amenity, F&B & independent retail. Funding - Private

41-44 Murraygate (former Marks & Spencer)

The project will also activate the Seagate façade with ground-floor F&B opportunities with integrating of a courtyard and retaining the existing Horse Wynd through-route enhancing connectivity and footfall. Funding - Private

Seagate active travel & SuDS

Extension of Scottish Water SuDS project scope to include parts of Seagate, intersecting with active travel improvements and plans to create a green corridor connecting the city centre to the east and potential Eden Project site. Funding - Joint venture with Scottish Water, other key stakeholders, public

King's Theatre

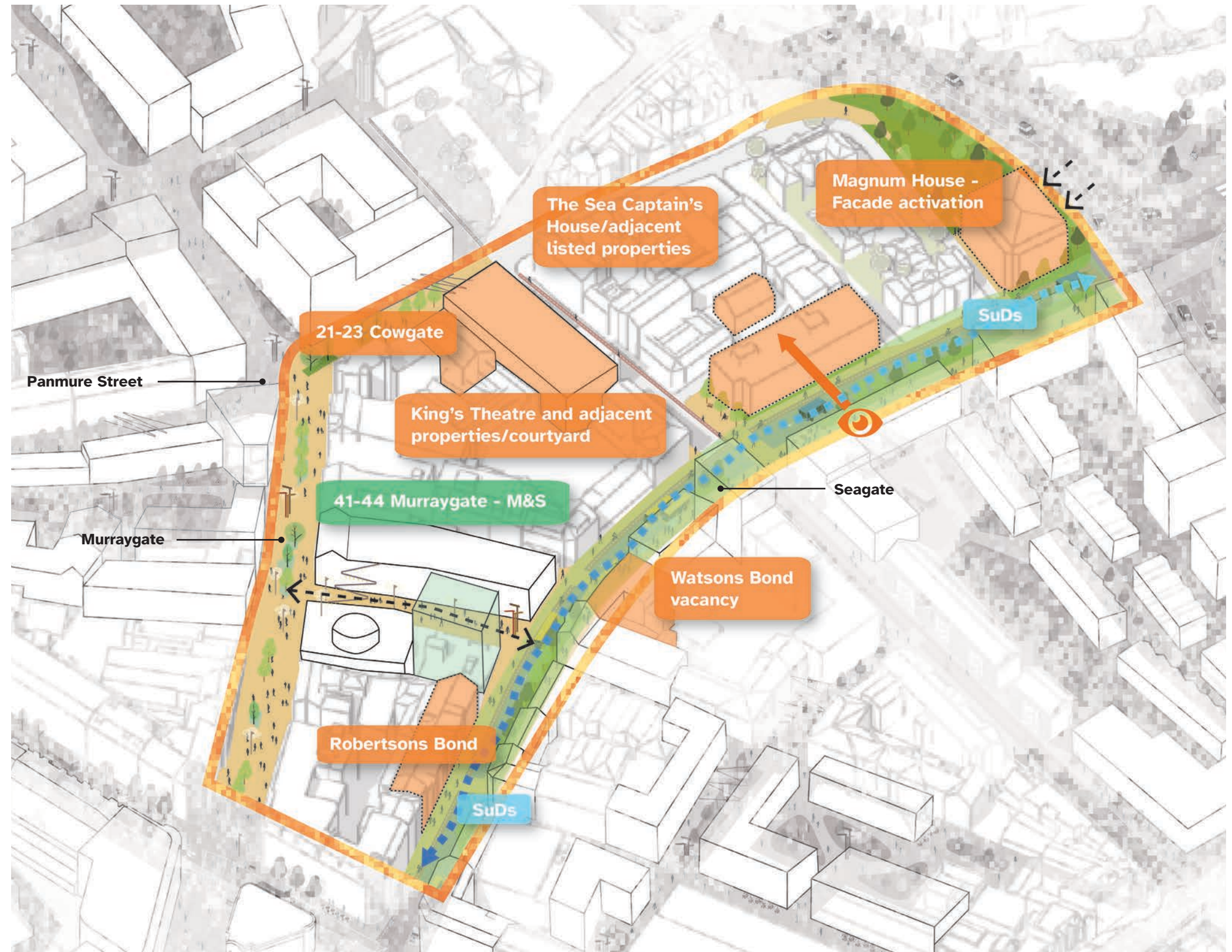
A project to modernise the King's Theatre, neighbouring properties (21-23 Cowgate), and courtyard could potentially look to combine public and private developer funding (previous examples being the Filmhouse in Edinburgh) and deal with existing ownership issues. The modernisation of the theatre would bring a valuable addition to the arts scene in the city centre, which is currently lacking spaces for live performances or shows. Funding - Public or Potential Joint Venture

The Sea Captain's House/adjacent opportunities

Recognition to The Sea Captain's House (circa 1760-1770, cat-B listed) and conjoined linen calendering building (1822, cat-B listed) as key heritage assets in the area and rationalisation of adjacent offices/vacant buildings in block to improve footfall, visibility and activity in the area. Funding - Potential Joint Venture, public & private

Magnum House facade activation

Opportunities for public art/murals on east-facing facade of Magnum house to provide backdrop or entrance gateway to the city centre at a key moment along Eden Connections route. Funding - Public





McLellan Works, Glasgow

McLellan Works in Glasgow is a revitalisation project that has transformed a historic building on Sauchiehall Street into a modern workspace hub. Originally built as a commercial building, it now houses a mix of flexible office spaces, co-working areas, and creative studios, all while preserving the building's original architectural features. This adaptive reuse has breathed new life into a once underutilised space, offering a dynamic environment for businesses and creatives alike.

The transformation of McLellan Works has contributed to the ongoing regeneration of Glasgow's city centre, attracting entrepreneurs, start-ups, and established companies. By blending heritage with contemporary design, the project has helped to reinvigorate Sauchiehall Street, fostering a vibrant community of professionals and contributing to the economic and cultural growth of the area.

Relevant to:
41-44 Murraygate



Paisley Central Library, Paisley

Paisley Central Library, represents a significant step in modernising and revitalising public cultural spaces. The project focuses on transforming the historic library into a contemporary, multifunctional facility that meets the evolving needs of the community. The design integrates modern architectural elements with the existing historic fabric, creating a dynamic and inviting environment that enhances both functionality and aesthetics.

The redevelopment includes innovative features such as flexible learning spaces, digital resources, and community areas, all designed to foster engagement and support diverse activities. The new library layout emphasises accessibility and openness, making it a central hub for learning, culture, and social interaction. The project approach ensures that the library not only preserves its historical significance but also adapts to contemporary demands, reinforcing its role as a vital community asset.

Relevant to:
Kings Theatre



Facade animation

Activating and engaging building facades with art installations and projections significantly enhances first impressions and fosters a vibrant urban environment. By integrating dynamic visual art and projections, facades become interactive canvases that capture attention and spark curiosity. This approach not only highlights the creativity of local artists and the creative industry but also transforms buildings into focal points for cultural events and seasonal celebrations.

The ability to adapt the artwork for different occasions and themes ensures that the facades remain fresh and relevant, continuously engaging both residents and visitors. This innovative use of space enriches the urban experience, driving foot traffic, supporting local culture, and contributing to a lively, ever-evolving cityscape.

Relevant to:
Magnum House

03 | Gellatly Street & Trades Lane

Key opportunities

Gellatly Street development sites

Opportunities to transform former light industrial area and under utilised parcels into modern mixed-use development that reflects the growing needs of the city today. A development around Gellatly Street area would seek to build a thriving community to the area and crucially improve connectivity through enhancing a physical connection through Allan Lane and Commercial Street.

Funding - Private

Gellatly Street ground floor provision for existing businesses

Development around the Gellatly Street area would take into consideration existing businesses and services in the area e.g. Matthew's Foods, Passion Park Skatepark, and ensure appropriate accommodation/upgrade to facilities. This has the benefit of activating the development and bringing footfall to the area.

Funding - Private

Allan Lane environmental/active travel interventions

The Allan Lane connection would enhance part of Dundee's street pattern, prioritise pedestrian and active travel movement, and bring high quality public realm works to the city centre through developer funding.

Funding - Private

Trades Lane ground floor commercial activation

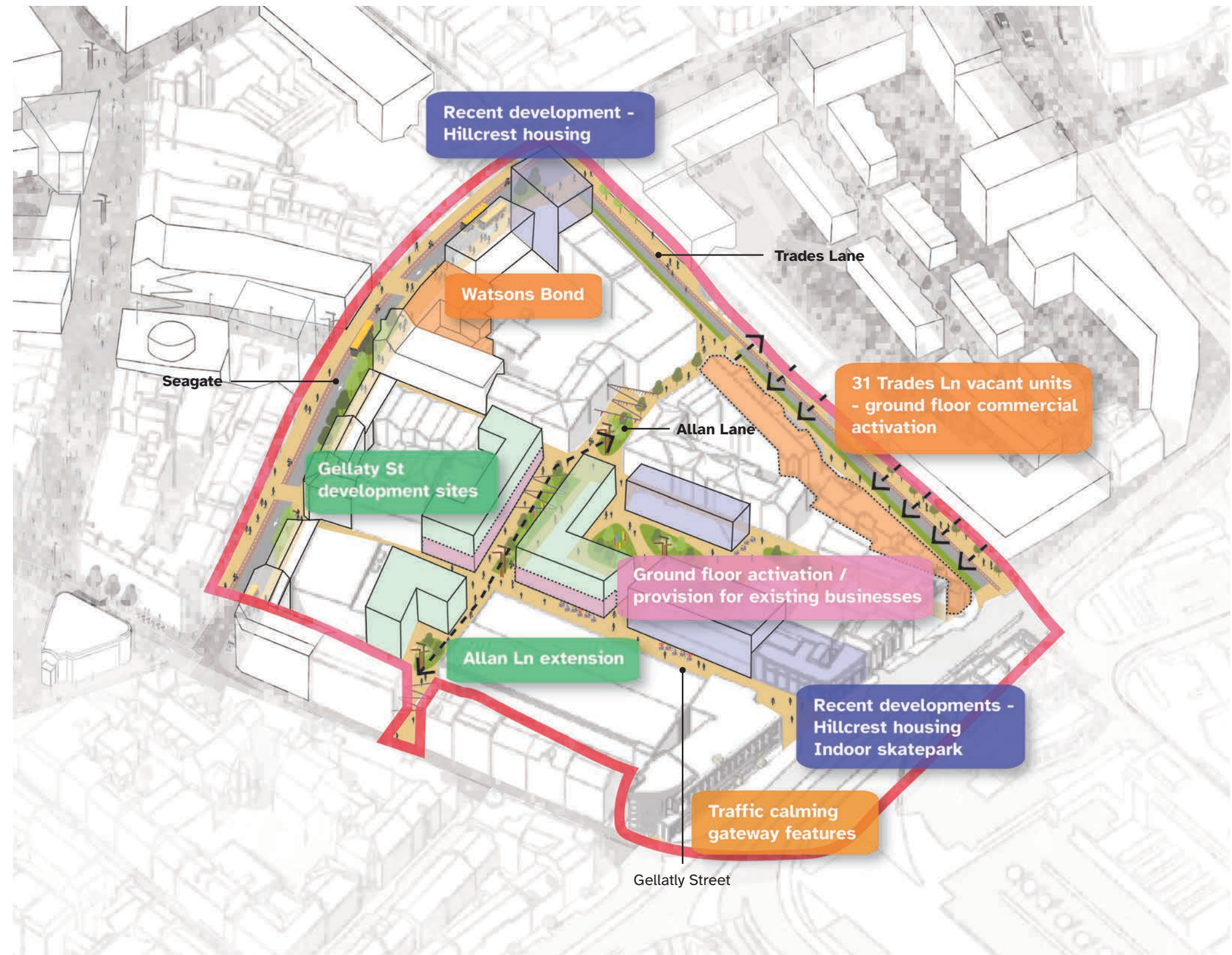
Activation to ground floor units along Trades Lane to bring activity and footfall to the area while reversing decline of retail. The activation can be accompanied by public realm works such as footway widening, SuDS and active travel improvements.

Funding - Private

Watson's and Robertson's Bond

Modernisation and retrofitting of historic factory warehouses along Seagate, likely for provision of inner city housing. Opportunity to provide ground level activation and retail units.

Funding - Private





The Avenues, Glasgow

The Sauchiehall Street Avenue has been the pilot project of Glasgow City Council's ambitious City Region Deal funded programme, the "Avenues". A place-making scheme that aims to transform key city centre streets into exemplars of sustainable infrastructure. The programme facilitates and encourages active travel and mitigates the effects of climate change whilst also ensuring economic benefits. The improvements are designed to rebalance traffic modes, introduce green and SMART infrastructure, and ensure people are at the heart of the project vision and design strategy.

The project has brought significant benefits by creating a safer, greener, and more pedestrian-focused streets. The introduction of new public realm infrastructure, such as extended footpaths, seating, and reduced carriageway widths to slow down traffic. Instead of relying on cameras or filters, the physical redesign encourages behavioural changes in local drivers, representing an innovative approach to promote safer streets and community well-being.

Relevant to:
Seagate
Trades Lane



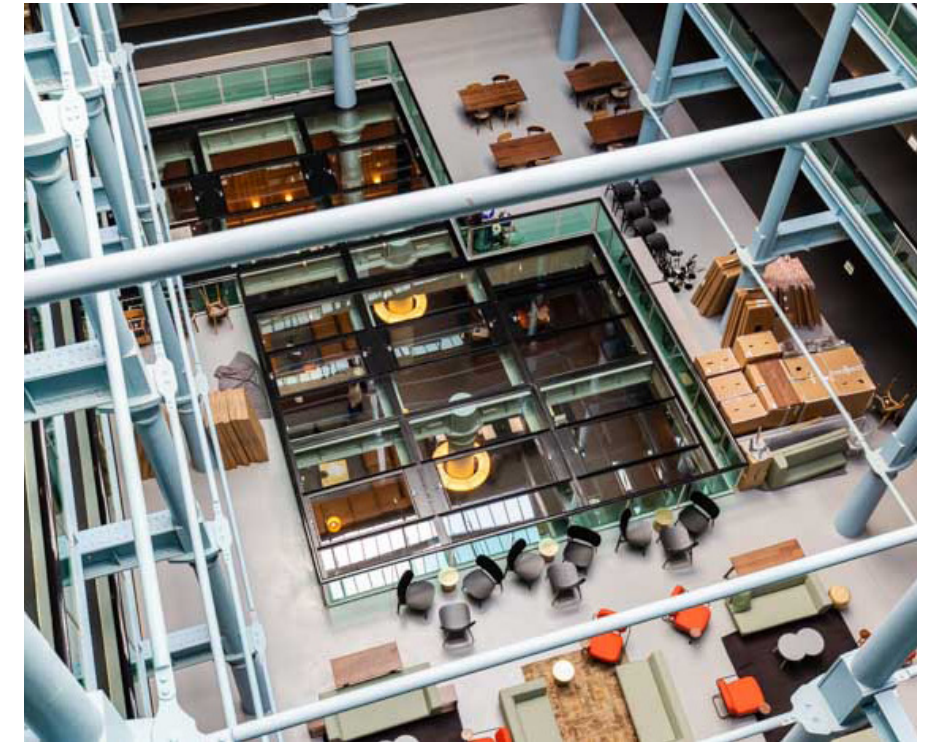
The Pipe Factory, Glasgow

The ongoing retrofit of the historic Pipe Factory in Glasgow represents a key part of the city's efforts to revitalize its East End, especially the Barras area. This project, aims to transform the 19th-century factory into an accessible community hub and creative space. The Grade B-listed building, known for its Italian Renaissance architectural style and rich industrial history, will now serve as a collaborative workspace focused on arts, education, and local enterprise.

To ensure energy efficiency and modern usability, the renovation includes significant structural updates. A new lift shaft will improve accessibility, while exposed original brick and timber beams inside will preserve historical character. The design also incorporates underfloor heating powered by an air-source heat pump, enhancing sustainability.

The ground-floor and upper levels will offer spaces for local organisations which foster community development and creative projects. Friends of the Pipe Factory, one such organisation, acquired the building in 2021 and the retrofit is part of a broader strategy to rejuvenate the Barras, supporting Glasgow's arts sector and providing career pathways through accessible, locally-centered training and workspace.

Relevant to:
Watsons Bond
Robertsons Bond
Kings Theatre



Ducie Street Warehouse, Manchester

Ducie Street Warehouse in Manchester is a former industrial building that has been transformed into a dynamic social and cultural hub. Once a disused warehouse, it has been reimagined to house a mix of co-working spaces, dining areas, event venues, and hotel, blending Manchester's industrial heritage with modern design. This adaptive reuse has preserved the building's character while giving it new purpose, making it a key destination in the city.

The transformation of Ducie Street Warehouse has reinvigorated the surrounding area, drawing in creatives, professionals, and visitors alike. Its multi-functional spaces have supported both local businesses and the wider community, fostering collaboration, innovation, and social engagement. This redevelopment has contributed to the ongoing regeneration of Manchester's Piccadilly area, enhancing its reputation as a vibrant urban district.

Relevant to:
Watsons Bond
Robertsons Bond

04 | Trades Lane & Mary-Ann Lane

Key opportunities

Trades Lane active travel & SuDS

A joint initiative addressing city centre drainage challenges through blue infrastructure replacement and rerouting. Above and below-ground works will enhance drainage capacity and enable future development. The project includes Sustainable Urban Drainage Systems (SuDS), improved active travel routes, and enhanced public transport access. Public realm upgrades, including lighting and environmental improvements, will further revitalize the area.

Funding - Joint venture with Scottish Water, other key stakeholders, public

Rationalisation of East Port roundabout

Improvements to pedestrian movement, connectivity and active travel around the East Port roundabout area, which currently acts as a multi lane transport artery. Coordination with Olympia Centre, with the aim improving access to leisure facilities for Dundee residents.

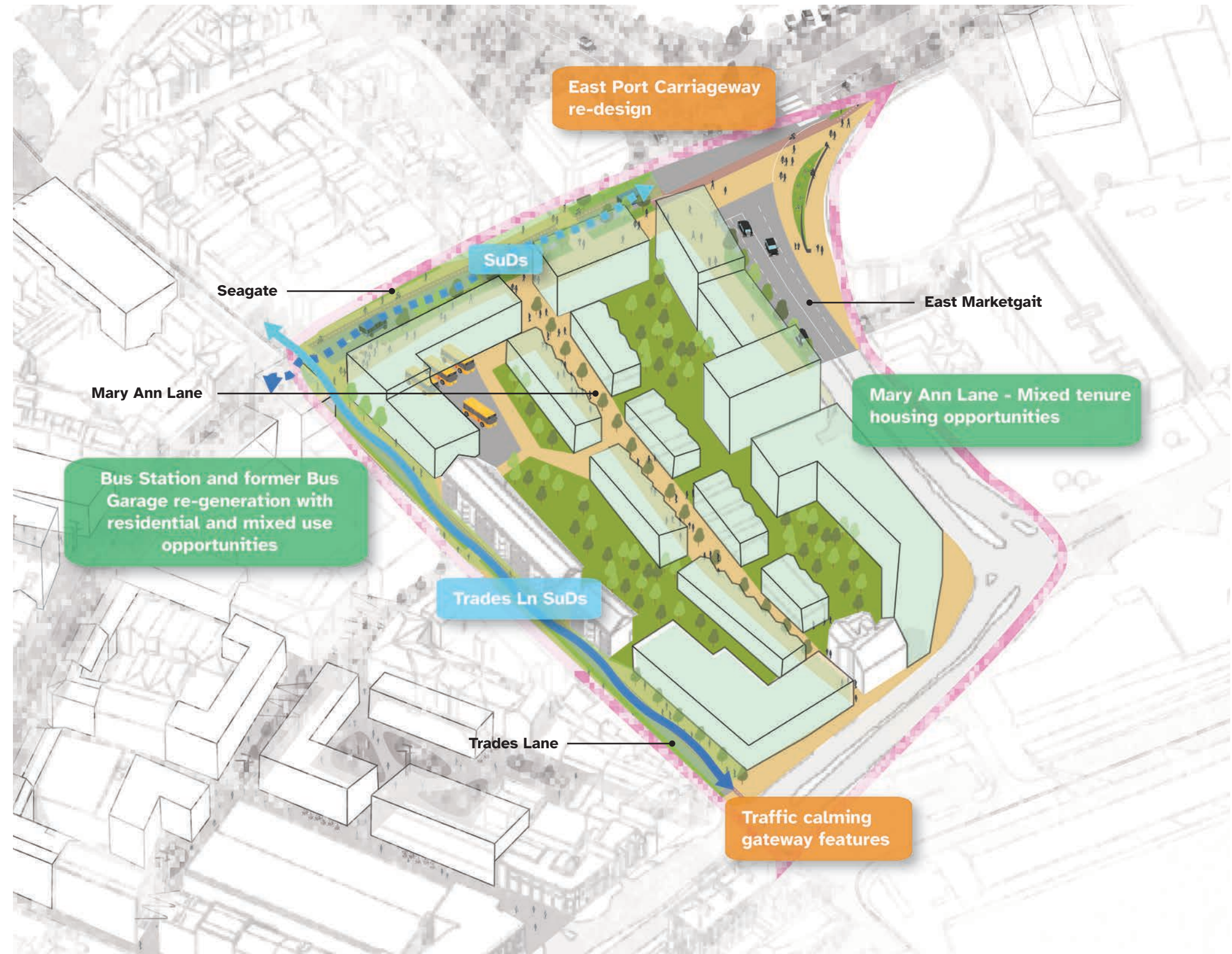
Funding - Joint venture with Transport Scotland, Sustrans, other key stakeholders, public

Mary Ann Lane, Bus Station and former Bus Garage development sites -

Opportunities to re-develop the bus station into a more appropriate facility coupled with the delivery of inner city housing through development of the light industrial area. Similarly to the Gellatly St parcels, the development would seek to build a thriving community in the area and bring environmental improvements along Mary Ann Lane such as lighting and greenery.

Funding - Private

[For further information, refer to CCSIP \(City Centre Strategic Investment Plan 2050\).](#)





Laurieston, Glasgow

The Laurieston Masterplan in Glasgow is a transformative urban regeneration project aimed at revitalizing the historic Laurieston area. It focuses on creating a mixed-use neighbourhood that blends residential, commercial, and community spaces while preserving the district's heritage. The masterplan emphasizes sustainability, public spaces, and connectivity, with carefully designed streetscapes and green areas to foster a vibrant, livable environment.

This regeneration has reinvigorated Laurieston, attracting new residents and businesses while enhancing the quality of life for the local community. By integrating modern design with historic charm, the project has helped to reconnect the area with the wider city, promoting economic growth and social cohesion. The Laurieston Masterplan stands as a key example of how thoughtful urban design can successfully balance heritage conservation with contemporary development.

Relevant to:
Mary Ann Lane
Langlands & McAinsh site



Grey to Green, Sheffield

The “Grey to Green” project in Sheffield is an innovative urban regeneration initiative aimed at transforming former industrial areas into vibrant, eco-friendly public spaces. Focusing on sustainable infrastructure, the project replaced grey, hard surfaces with green corridors, rain gardens, and pedestrian-friendly routes. These green spaces not only improve the city's resilience to flooding but also enhance biodiversity and air quality, creating a more welcoming and sustainable urban environment.

The project has revitalized key areas of Sheffield, boosting the local economy and encouraging investment in surrounding developments. By prioritising environmental sustainability and public well-being, “Grey to Green” has reconnected the community with nature, making the city centre more attractive for residents, businesses, and visitors alike. It serves as a pioneering example of how urban landscapes can be re-imagined to benefit both people and the planet.

Relevant to:
Trades Lane
Seagate
Commercial Street



Dundashill, Glasgow

The masterplan for Dundashill envisions it as a vibrant residential neighborhood with a variety of green spaces and pathways that connect key areas for community activities. The development includes playgrounds, shared gardens, scenic viewpoints, street art, and a central plaza, providing residents with opportunities for recreation, relaxation, and connection within a lively outdoor environment.

Community-building is central to the scheme and homes are arranged in a manner not only to provide social focal points but also for biodiversity and eco-friendly water management. The development also includes smaller seating areas for quiet reflection, offering sweeping views of the city. Nearby, a dedicated play space invites children to engage in imaginative play with equipment for climbing, storytelling areas, and spots for picnics. This blend of amenities encourages both neighborly interaction and environmental sustainability.

Each home in Dundashill is crafted with a selection of custom designs, offering open-plan layouts and private gardens with city views. Energy-efficient features come standard, with every home equipped with heat pumps and solar panels, lowering carbon emissions and energy costs. Additionally, the development is pursuing certifications from Building with Nature and the Home Quality Mark to provide residents with confidence in the quality and sustainability of their homes.

Relevant to:
Mary Ann Lane
Trades Lane

05 | East Port & Kings Street

Key opportunities

A key opportunity that lies within the East Port area is the inclusion of an overall enhanced active travel corridor that creates interlinking spaces and connections between currently disjointed elements in the area. Ease of movement will be facilitated between the Kings Street underpass - East Port car park - the current East Port roundabout area by Olympia, with the potential to link outwith the area towards neighbouring assets and the Eden Project.

East Port

A joint initiative addressing city centre drainage challenges through blue infrastructure replacement and rerouting. Above and below-ground works will enhance drainage capacity and enable future development.

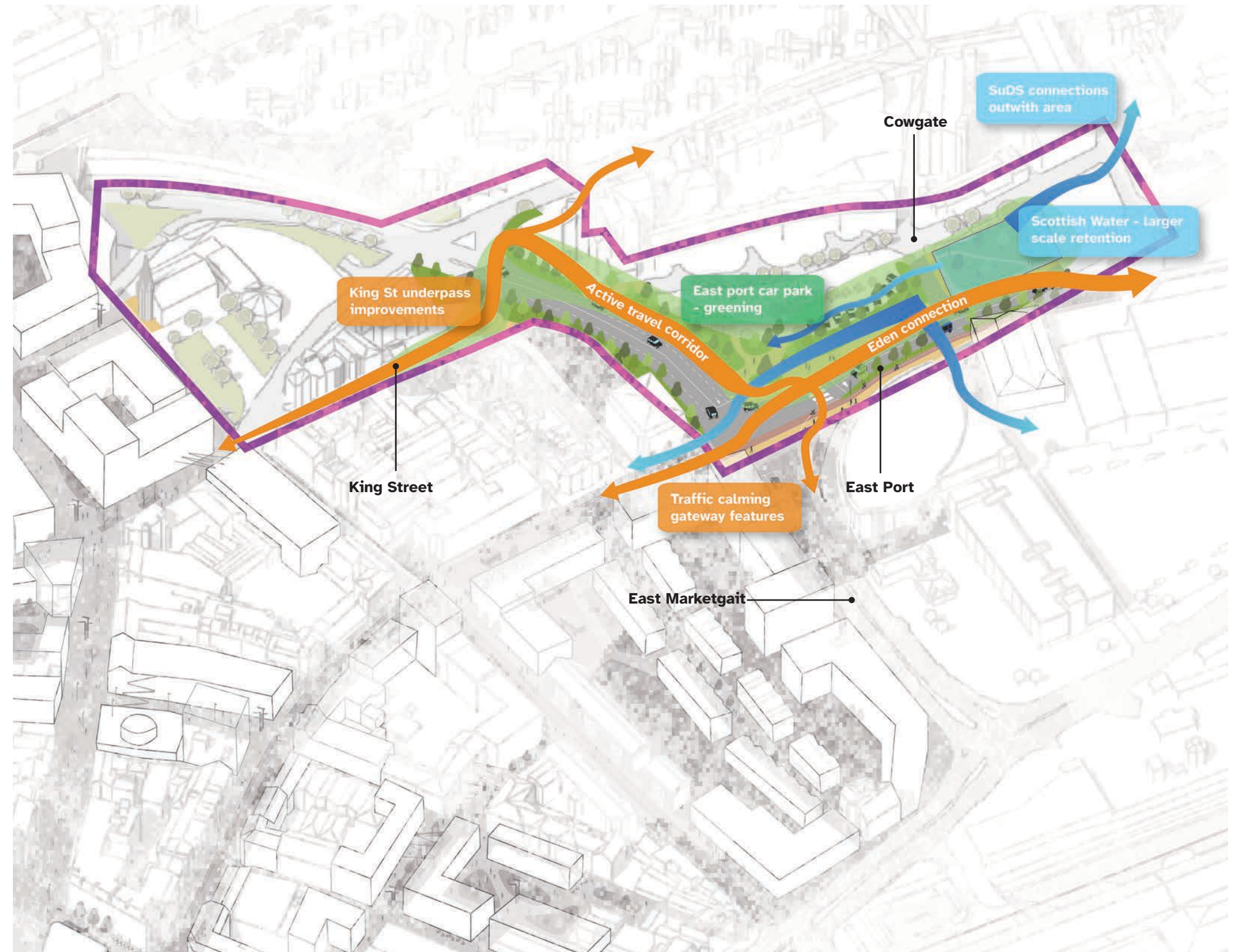
The project around the existing East Port Car park could include Sustainable Urban Drainage Systems (SuDS) at a larger scale - e.g. underground storm tanks - compared to the inner city streets, for increased water retention and wider alleviation of flooding and runoff. Funding - Joint venture with Scottish Water, other key stakeholders, public

East Port car park greening

In conjunction with the SuDS strategy, expansion and improvement of existing greening, alongside reduction or removal of car parking in the area. The increased planting will allow biodiversity to flourish and bring environmental improvements along this key part of the corridor to the proposed Eden Project site. Funding - Public

King Street underpass improvements

Opportunities for artwork, feature lighting and other environmental improvements along King St, through the underpass and towards Cowgate for a clearly marked, accessible and safe pedestrian link between the Eastern Quarter and wider Dundee. Funding - Public





Sighthill, Glasgow

The Sighthill redevelopment in Glasgow exemplifies a progressive urban strategy by integrating green and blue infrastructure, which significantly enhances the area's environmental and social value. The inclusion of sustainable drainage systems (SuDS) alleviates pressure on the existing drainage network, effectively managing stormwater and reducing flood risk. This approach not only supports wider development opportunities by attracting investment and fostering a vibrant community but also prioritises residents' health and well-being. The combination of green spaces and blue infrastructure creates inviting, nature-rich environments that encourage outdoor activity and relaxation, making Sighthill a model for sustainable urban living and a catalyst for improved quality of life.

Relevant to:
East Port & East Marketgait



Colinton Tunnel, Edinburgh

Colinton Tunnel in Edinburgh is a notable example of adaptive reuse and community-focused urban design. Originally constructed in the 19th century as a railway tunnel, it has been transformed into a unique public art space and pedestrian route. This redevelopment preserves the tunnel's historical character while repurposing it to serve contemporary needs, creating a distinctive and engaging environment for residents and visitors.

The tunnel's purpose extends beyond merely providing a functional pathway; it serves as a cultural landmark that enhances the local area's appeal. Through the incorporation of artistic installations and creative lighting, Colinton Tunnel has become a celebrated community space that fosters public interaction and appreciation for local art. This innovative approach not only revitalizes a historical structure but also contributes to the cultural and social vibrancy of Edinburgh.

Relevant to:
Kings Street Underpass
Other city centre underpasses



Alfred Place, Westminster

Alfred Place Gardens in Westminster is a notable urban renewal project that redefines a historic space with a focus on modern design and community engagement. The redevelopment has transformed a previously underutilised area into a vibrant urban oasis, incorporating lush green spaces, contemporary landscaping, and multifunctional public areas. By blending the historic charm of the site with modern amenities, the project creates a dynamic environment that enhances the area's aesthetic appeal and functionality.

The design of Alfred Place Gardens emphasizes accessibility and inclusivity, featuring pathways that connect various sections of the gardens and invite both relaxation and social interaction. This revitalization effort not only rejuvenates the space but also fosters a sense of community and well-being, offering a green refuge within the bustling city. The project exemplifies a successful integration of historical preservation with contemporary urban planning, contributing to the broader enhancement of Westminster's urban landscape.

Relevant to:
East Port & East Marketgait
Kings Street Underpass

06 | Wellgate

Key opportunities

Panmure Street environmental improvements

Environmental upgrades to Panmure Street, including above-ground planters, removal of unnecessary street furniture, and improved lighting. These changes, along with added seating areas, will create a more inviting and functional public space, aligning with improvements seen in other city centre streets.

Funding - Public

Re-development of The Wellgate Centre -

A development at the site of the Wellgate Centre would deliver crucial and strategically located inner city housing stock and improve permeability in the city centre, as 21st needs shift away from the need for a central, indoor shopping centre. Ground floor activation and accommodation for existing business/artists studios can drive footfall in the area.

Funding - Private

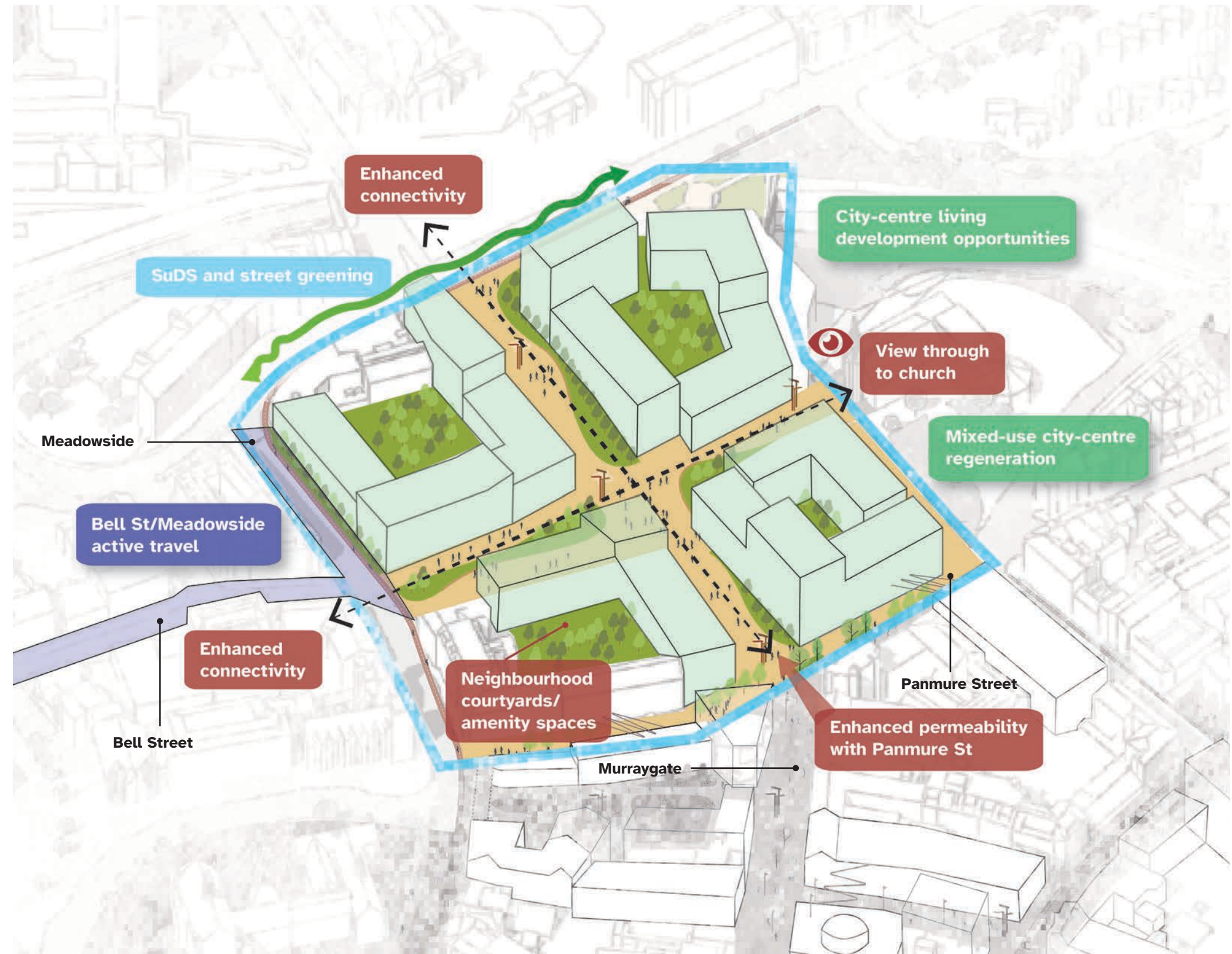
Mixed-use development environmental/active travel interventions

The configuration of the development can be designed to restore part of Dundee's street pattern in conjunction with other potential developments in the city centre. The newly formed streets would prioritise pedestrian and active travel movement, bringing a high quality public realm and well-maintained spaces to the city centre through developer funding.

The works can intersect with the active projects on Bell St and Meadowside, allowing for easy vehicle-free access and strong connectivity.

Funding - Private, potential Joint Venture with public bodies and key stakeholders

[For further information, refer to CCSIP \(City Centre Strategic Investment Plan 2050\).](#)





Buchanan Wharf, Glasgow

The redevelopment of Buchanan Wharf in Glasgow has skilfully merged modern design with respect for its historic context, introducing key through routes and lively public spaces in the city's core. By preserving the architectural character of existing buildings and incorporating contemporary elements, the project has enhanced connectivity and accessibility.

The mixed-use nature of the development, which includes office spaces, residential units, and retail areas, has significantly boosted the city's economy. This diverse usage has attracted businesses, residents, and visitors, fostering economic growth and creating a vibrant urban environment. The addition of new pedestrian pathways and communal areas further enriches the space, promoting relaxation and interaction and contributing to the revitalization of Buchanan Wharf as a dynamic and integrated part of Glasgow's urban landscape.

Relevant to:
The Wellgate Centre



Dublin Landings, Dublin

A vibrant, multi-use development inspiring a culture of dynamic, experience-rich urban living. The design for this community integrates both residential and commercial spaces, taking into consideration the evolving landscape and future of the docklands.

Dublin's waterfront has a unique identity, shaped by its traditional, durable materials that resonate on a human scale and give the area its distinctive character. Historically, the docklands were defined by materials like natural wood, brick, and dark-painted iron, creating an environment that balanced functionality with a strong sense of place. The buildings varied in size, shape, and material, each adding to the rich, identifiable character of the area.

The new urban design focuses on diversity in building scale and form, with varied rooflines and building massing to create a visually engaging environment. This not only enhances variety but also opens up river views and allows ample sunlight to flow into the residential spaces. Inspiration is also drawn from the rugged beauty of Ireland's coastal landscapes, combining soft and hard surfaces to create varied streetscapes.

Relevant to:
The Wellgate Centre
Mary Ann Lane



The Strand, London

The redevelopment of The Strand in London has carefully balanced modern functionality with respect for its historic architecture, introducing key through routes and creating vibrant public spaces in the heart of the city. By preserving the iconic facades, the project maintains the area's historical character while enhancing pedestrian connectivity and accessibility. New dwell spaces and public areas provide moments of pause amidst the bustling urban environment, fostering greater community engagement and interaction. This sensitive approach has revitalized The Strand, transforming it into a dynamic corridor that seamlessly links cultural, commercial, and public realms within the busy city core.

Relevant to:
The Wellgate Centre
Commercial Street
Panmure Street

**Looking to the future:
Next steps**

Next steps - short term

The study findings from the Eastern Quarter Masterplan Review highlight a range of private, public, and potential joint venture opportunities, all of which are closely interconnected.

To strategically advance these initiatives, a focused approach is essential. The following list outlines the key public and joint venture opportunities identified, accompanied by an indicative budget scaling and short, medium and long term intervention programme. These recommendations aim to prioritise impactful projects that will unlock development potential and strengthen investment opportunities and partnerships across numerous sectors.

- Magnum House - facade activation**
Opportunities for public art/murals on east-facing facade of Magnum house to provide backdrop or entrance gateway to the city centre at a key moment along Eden Connections route.
Funding - Public (£)
- King Street - underpass improvements**
Opportunities for artwork, feature lighting and other environmental improvements along King St, through the underpass and towards Cowgate for a clearly marked, accessible and safe pedestrian link between the Eastern Quarter and wider Dundee.
Funding - Public (£)
- Murraygate - environmental improvements**
Environmental upgrades to Murraygate, including above-ground planters, removal of unnecessary street furniture, and improved lighting. These changes, along with added seating areas, will create a more inviting and functional public space, aligning with improvements seen in other city centre streets.
Funding - Public (£)
- Panmure Street - environmental improvements**
Environmental upgrades to Panmure Street, including above-ground planters, removal of unnecessary street furniture, and improved lighting. These changes, along with added seating areas, will create a more inviting and functional public space, aligning with improvements seen in other city centre streets.
Funding - Public (£)
- Commercial Street & Murraygate - upper floor uses study**
Commission a study to assess upper floor vacancies in the Eastern Quarter, focusing on Commercial Street and Murraygate. The study will explore refurbishment and re-purposing opportunities, alongside potential funding and incentives for property owners to stimulate regeneration.
Funding - Public (£)
- Commercial Street - environmental improvements, active travel & SuDS**
A joint initiative addressing city centre drainage challenges through blue infrastructure replacement and rerouting. Above and below-ground works will enhance drainage capacity and enable future development. The project includes Sustainable Urban Drainage Systems (SuDS) and improved active travel routes. Public realm upgrades, including lighting and environmental improvements, will further revitalize the area.
Funding - Joint venture with Scottish Water, Public (££)
- East Port car park greening**
In conjunction with the SuDS strategy, expansion and improvement of existing greening, alongside reduction or removal of car parking in the area. The increased planting will allow biodiversity to flourish and bring environmental improvements along this key part of the corridor to the proposed Eden Project site.
Funding - Public (££)
- Pends and Wynds - lighting strategy**
A short term project, with the aim of setting out proposals which will enhance the environment and safety in pends and wynds.
Funding - Public (£)

Legend
Low cost - (£)
Medium cost - (££)
High cost - (£££)



Following thereafter - medium/long term

Trades Lane - Ground floor commercial activation
Activation to ground floor units along Trades Ln to bring activity and footfall to the area while reversing decline of retail. The activation can be accompanied by public realm works such as footway widening, SuDS and active travel improvements
Funding - Public (££)

Trades Lane - Environmental Improvements, Active Travel & SuDS
A joint initiative addressing city centre drainage challenges through blue infrastructure replacement and rerouting. Above and below-ground works will enhance drainage capacity and enable future development. The project includes Sustainable Urban Drainage Systems (SuDS), improved active travel routes, and enhanced public transport access. Public realm upgrades, including lighting and environmental improvements, will further revitalize the area.
Funding - Joint venture with Scottish Water, other key stakeholders, public (£££)

East Marketgait
Junction re-configuration to make a safer movement through route for pedestrians and cyclists. The project would further compliment East Port car park works and join with Scottish Water drainage infrastructure plans.
Funding - Joint venture with Scottish Water, other key stakeholders, public (£££)

Kings Theatre
A project to modernise the Kings Theatre could potentially look to combine public and private developer funding (previous examples being the Filmhouse in Edinburgh) and deal with existing ownership issues. The modernisation of the theatre would bring a valuable addition to the arts scene in the city centre, which is currently lacking spaces for live performances or shows.
Funding - Private or Potential Joint Venture (£££)

Seagate - Environmental Improvements, Active Travel & SuDS
Extension of Scottish Water SuDS project scope to include parts of Seagate, intersecting with active travel improvements and plans to create a green corridor connecting the city centre to the east and potential Eden Project site.
Funding - Joint venture with Scottish Water, other key stakeholders, public (£££)

Legend
Low cost - (£)
Medium cost - (££)
High cost - (£££)



Project shortlist

Murraygate - Environmental Improvements

Environmental upgrades to Murraygate, including above-ground planters, removal of unnecessary street furniture, and improved lighting. These changes, along with added seating areas, will create a more inviting and functional public space, aligning with improvements seen in other city centre streets.
Funding - Public (£)

Panmure Street - Environmental Improvements

Environmental upgrades to Panmure Street, including above-ground planters, removal of unnecessary street furniture, and improved lighting. These changes, along with added seating areas, will create a more inviting and functional public space, aligning with improvements seen in other city centre streets.
Funding - Public (£)

King Street - Underpass Improvements

Opportunities for artwork, feature lighting and other environmental improvements along King St, through the underpass and towards Cowgate for a clearly marked, accessible and safe pedestrian link between the Eastern Quarter and wider Dundee.
Funding - Public (£)

Commercial Street - Environmental Improvements, Active Travel & SuDS

A joint initiative addressing city centre drainage challenges through blue infrastructure replacement and rerouting. Above and below-ground works will enhance drainage capacity and enable future development. The project includes Sustainable Urban Drainage Systems (SuDS) and improved active travel routes. Public realm upgrades, including lighting and environmental improvements, will further revitalize the area.
Funding - Joint venture with Scottish Water, Public (££)

East Port Car Park Greening

In conjunction with the SuDS strategy, expansion and improvement of existing greening, alongside reduction or removal of car parking in the area. The increased planting will allow biodiversity to flourish and bring environmental improvements along this key part of the corridor to the proposed Eden Project site.
Funding - Public (££)

Commercial Street & Murraygate - Upper floor uses study

Commission a study to assess upper floor vacancies in the Eastern Quarter, focusing on Commercial Street and Murraygate. The study will explore refurbishment and re-purposing opportunities, alongside potential funding and incentives for property owners to stimulate regeneration.
Funding - Public (£)

Magnum House - Facade Activation

Opportunities for public art/murals on east-facing facade of Magnum house to provide backdrop or entrance gateway to the city centre at a key moment along Eden Connections route.
Funding - Public (£)

Kings Theatre

A project to modernise the Kings Theatre could potentially look to combine public and private developer funding (previous examples being the Filmhouse in Edinburgh) and deal with existing ownership issues. The modernisation of the theatre would bring a valuable addition to the arts scene in the city centre, which is currently lacking spaces for live performances or shows.
Funding - Private or Potential Joint Venture (£££)

- Legend**
Low cost - (£)
Medium cost - (££)
High cost - (£££)

Connected spaces, thriving places

By enhancing the interconnectedness of Dundee's green spaces, pedestrian-friendly streets, public transit, and cultural landmarks, the city can foster a healthier and more dynamic environment that benefits residents, businesses, and visitors alike. This strategy aims to make every part of the city easily accessible and inviting, encouraging more walking, cycling, and public engagement while reducing reliance on cars and promoting sustainability.

As a starting point, quick wins can be made to the likes of Commercial St, Murraygate and Panmure St through environmental upgrades such as above-ground planters, removal of unnecessary street furniture, and improved lighting, building upon the relative success of these areas.

Building off the recent waterfront transformation and strong arts and culture scene, Dundee is well-positioned to lead a holistic streets and public realm improvement strategy in conjunction with major built environment projects such as a new future for the Wellgate Centre, the Eden Project and reconfigurations to existing retail in the city centre. These modifications can kickstart more holistic transformation in other parts of the city.

Dundee's compact layout and strong street pattern can be enhanced with such transformations and attention to improving connectivity through existing light industrial areas which are not currently conducive to a safe and hospitable public realm. The spaces and corridors can host high quality public realm in conjunction with modern development, encouraging pedestrian movement and active travel thereby reducing congestion and improving air quality.

The ambitious Scottish Water plans to integrate SuDS and further green-blue infrastructure would enhance Dundee's environmental sustainability, helping to mitigate the effects of climate change and biodiversity crises.

Public transport improvements, such as more accessible bus routes and connections, could seamlessly link residential areas with the city's key cultural and commercial zones, reducing car dependency and creating a more socially inclusive city. Through such interconnected public realm improvements, Dundee could further solidify its identity as a forward-thinking, livable, and resilient city, where every step truly counts.



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