

KEY INFORMATION

Ward Maryfield

Proposal

Conversion of 1st, 2nd, 3rd and 4th floors to 24 flats and construction of new escape stair links and plant

Address

36-40 Seagate
Dundee
DD1 2EJ

Applicant

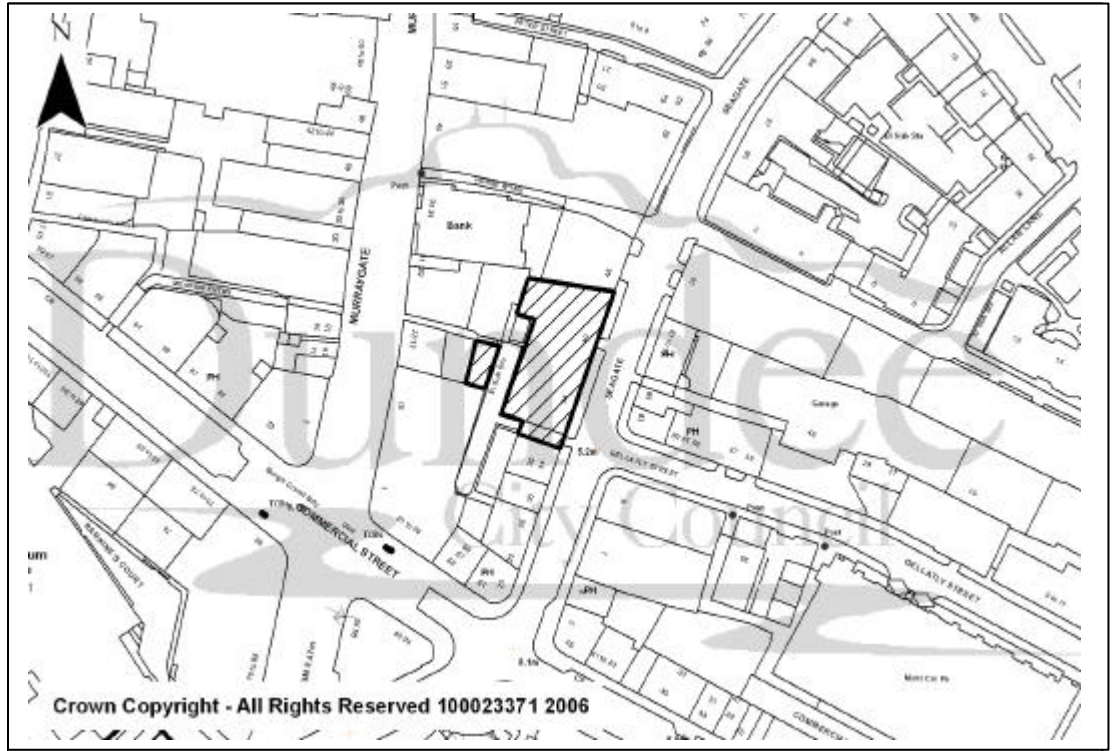
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Registered 21 Mar 2007

Case Officer C Walker



Conversion of Listed Building Proposed in Seagate

The conversion to 24 flats is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The treatment of the listed building is handled sensitively and any interventions are well designed and complementary to the character and appearance of the building. The application is recommended for **APPROVAL** subject to Historic Scotland's right to call in the application.

SUMMARY OF REPORT

- Listed building consent is sought to convert the upper floors of this Category B listed building to 24 flats. Minimal elevational alterations are proposed to the front of the building and more substantial alterations are proposed to the rear.
- Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and Policy 60 of the adopted Local Plan requires alterations to a listed building to have regard to the preservation or enhancement of its architectural or historic character.
- It is considered that the development will preserve the character of the listed building and that the requirements of Section 14 of the Act are discharged.

DESCRIPTION OF PROPOSAL

Listed building consent is sought to convert the upper floors of this Category B listed building to 24 flats. The principal access to the flats is proposed through the adaptation of existing openings in the front elevation of the building but there is also a new fire escape proposed over a 3 level enclosed bridge crossing the laneway to the rear of the building. Bin stores and plant is also provided in a new building replacing the warehouse building to the east of the laneway.

Minimal elevational alterations are proposed to the front elevation of the building (removal of window bars, formation of entrance doors in existing openings and formation of new roof lights). More substantial alterations are proposed to the rear of the building both to extend an existing 2 storey area of the building to 4 storeys and to form the fire escape bridge. These extensions are designed in a contemporary manner with finishing materials of white render, timber cladding, brickwork and grey membrane roofs. It is proposed to replace all the windows on the existing building.

A Design Statement has been submitted which indicates that a primary consideration was respect for the listed building and that other considerations were designing appropriate entrances and exposing as much of the original fabric as possible.

SITE DESCRIPTION

The site comprises the former Robertson's Bond, an imposing 4 storey and attic red sandstone building on the west side of Seagate. The building is category B listed and lies within the Central Area Conservation Area.

It dates from 1887 and is described in the list description as a Jacobean 4 storey basement and attic red-ashlar fronted bonded store. The ground floor is in retail use and the upper floors are vacant having last been used as a bonded warehouse.

There is a laneway which runs through a pend to the south of the building and continues through to the rear of the building and the site also includes a 2

storey stone warehouse building on the west side of this laneway.

The building to the north is part of the Marks and Spenser retail premises. To the south are stone and slate buildings with ground floor commercial uses and upper floor flats. To the west are the rear elevations of commercial properties on Murraygate. To the east, on the opposite side of Seagate is a mix of commercial and residential properties.



POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Dundee Local Plan Review 2005

Policy 60 requires alterations to a listed building to have regard to the preservation or enhancement of its architectural or historic character.

Scottish Planning Policies, Planning Advice Notes and Circulars

NPPG 18 Planning and the Historic Environment sets out the framework for dealing with planning applications affecting listed buildings.

Non Statutory Statements of Council Policy

There are no non statutory statements of Council policy relevant to the determination of this application.

SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application.

SITE HISTORY

Planning permission and listed building consent were granted in 1996 to convert and extend the upper floors of this building to 28 flats – applications 96/22225/D and 96/1336/DLB refer. These consents were not implemented.

More recently, in April 2004 planning permission and listed building consent were granted to convert the first and second floors of the building to a leisure use – applications 03/00530/COU and 03/00531/LBC refer. Work on this project was commenced but never completed.

There is an accompanying application for planning permission for the development currently proposed, the Report on which is contained elsewhere in

this Agenda – application 07/00219/COU refers.

PUBLIC PARTICIPATION

The proposal was advertised as a listed building application. No public comment was received.

CONSULTATIONS

Historic Scotland will have the opportunity to consider the proposals when they are formally referred to them if Members are minded to approve the application.

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 setting or any features of special architectural or historic interest which they possess.

Minimal elevational alterations are proposed to the front elevation of the building, these being the replacement of windows, removal of window bars, formation of entrance doors in existing openings and formation of new roof

lights. The replacement windows will be designed to match the character of the listed building. The new entrances will use existing openings on the building and the details of the proposals are in keeping with the building.

More radical intervention is proposed to the rear of the building with the demolition of an unlisted 2 storey warehouse building on the east side of the lane to the rear of the listed building and the erection of a new fire escape bridge. It is also proposed to extend an existing 2 storey area of the listed building to 4 storeys and to create small recessed balconies on the north elevation of the building. These extensions are designed in a contemporary manner with finishing materials of white render, timber cladding, brickwork and grey membrane roofs.

Internally it is proposed to interfere as little as possible with the structure of the building and to expose existing features such as timber collar beam roofs, cast iron columns and internal stonework.

It is considered that the development will preserve the character of the listed building and that the requirements of Section 14 of the Act are discharged.

Other Material Considerations

The other material consideration to be taken into account is the Development Plan. In this instance the only relevant provision is Policy 60. The matter of compliance with this policy has already been considered in the assessment of the proposed development under Section 14 of the Act and it was considered that the proposal would preserve the character and appearance of the listed building.

Design

The treatment of the listed building is handled sensitively and any interventions are well designed and complementary to the character and appearance of the building.

CONCLUSION

The proposed development will serve to preserve this visually important listed building. It also complies with the policies of the adopted Local Plan.

RECOMMENDATION

Recommendation 1

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

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 Details of all proposed replacement windows and new windows, including roof lights, shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.
- 4 Full details of the new entrance doors on Seagate shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.
- 5 Details of the treatment of the interior of the building including the exposure of timber collar beam roofs, cast iron columns and internal stonework shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.
- 6 Details of any vents or flues to be inserted on the exterior of the building shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full

accordance with such approved details. In particular every effort shall be made to avoid flues or vents on the front elevation of the building by using existing chimney flues or rear elevations for any such features.

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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