

**REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE  
22 JANUARY 2001**

**REPORT ON: DRAFT URBAN DESIGN GUIDELINES**

**REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION**

**REPORT NO: 1-2001**

## **1 PURPOSE OF REPORT**

- 1.1 The Draft Urban Design Strategy for Dundee was approved by Committee on 13 December 1999. A report on subsequent consultations was submitted to the meeting of 26 June 2000 and on 28 August 2000 committee approved the revised Urban Design Strategy on the understanding that it would be augmented by more detailed Urban Design Guidelines referenced to actual developments in Dundee.
- 1.2 Draft Urban Design Guidelines are now submitted for consideration by committee under cover of this report and are intended both as an aid to developers and consultants when seeking to address the objectives of the Urban Design Strategy and as a tool for development control purposes by constituting a material consideration in the determination of planning applications.
- 1.3 Colour copies of the Draft Urban Design Guidelines, to comprise Part 3 of the Urban Design Strategy for Dundee will be placed in the Members Lounges prior to committee and will also be displayed at committee.

## **2 RECOMMENDATIONS**

- 2.1 The committee endorse the Draft Urban Design Guidelines.
- 2.2 The committee remit the Director of Planning and Transportation to consult with relevant Council Departments, the Community Councils, amenity societies and developers on the draft guidelines and report back to committee in August 2001.
- 2.3 The committee commend the Urban Design Guidelines to the Development Quality Committee as a material consideration for development control purposes.

## **3 FINANCIAL IMPLICATIONS**

- 3.1 There are no financial implications for the City Council in approving this Report.

## **4 LOCAL AGENDA 21 IMPLICATIONS**

- 4.1 The draft Urban Design Guidelines have positive implications for Local Agenda 21 by promoting characterful and socially diverse forms of development which can help to ensure that "Settlements are 'human' in scale and form" and that "Diversity and local distinctiveness are valued and protected."

## **5 EQUAL OPPORTUNITIES IMPLICATIONS**

- 5.1 Good Urban Design supports Social Inclusion by virtue of promoting lively mixed-use, mixed-tenure areas, safe and attractive streets and land-use patterns which reduce isolation and are suitable for public transport systems.

## **6 BACKGROUND**

- 6.1 In the revised NPPG1, the Scottish Ministers emphasise the importance of high standards of building, engineering and urban design. Local Government is remitted to deliver policies which encourage originality and innovation and also protect against poor design. The Urban Design Guidelines will address the City Council's obligations in this regard.
- 6.2 The Urban Design Strategy provides a common reference for those involved in land-use planning and development control, traffic management, the design of roads and the use of public open space. The Strategy is based on current thinking on how to achieve more integrated, sustainable and socially inclusive developments and the Draft Design Guidelines comprising Part 3 of the Strategy Document are intended to help developers and their designers to address the objectives of the Strategy.
- 6.3 The Draft Guidelines are illustrated by reference to completed developments in Dundee which are examples of good practice or solutions suitable for wider application.

The Design Guidelines address:

- Context and Local Distinctiveness
- New Buildings, Extensions to Existing Buildings and Infill Developments
- Safe and Attractive Residential Streets
- Public Art
- Design Statements

## **7 CONSULTATIONS**

- 7.1 The Chief Executive, Director of Finance, Director of Support Services and Director of Corporate Planning, have been consulted and are in agreement with the contents of this report.

## **8 BACKGROUND PAPERS**

- 8.1 Report No 640-1999  
Report No 354-2000  
Report No 443-2000  
An Urban Design Strategy for Dundee  
NPPG1 (Revised) The Planning System paras 15 and 16

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KW/COS/KR

20 December 2000

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