

**REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE  
26 JANUARY 2004**

**REPORT ON: DUNTRUNE DEMONSTRATION GARDEN: SITE DEVELOPMENT  
BRIEF**

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

**REPORT NO: 17-2004**

## **1 PURPOSE OF REPORT**

- 1.1 To advise Committee of guidelines for the development of the site and to seek approval of the draft development brief as the basis of consultation with adjacent site owners and interested parties.

## **2 RECOMMENDATIONS**

- 2.1 It is recommended that the Committee:
- a approves the attached Brief for the purposes of consultation with adjacent residents and interested parties; and
  - b remits the Director of Planning and Transportation to report back on the results of the consultation exercise within a period of two months.

## **3 FINANCIAL IMPLICATIONS**

- 3.1 There will be no financial implications as a result of this report.

## **4 LOCAL AGENDA 21 IMPLICATIONS**

- 4.1 The development brief for this site seeks to address three key themes of Dundee 21:
- a "Places, spaces and objects combine meaning and beauty with utility";
  - b "Settlements are human in scale and form"; and
  - c "Diversity and local distinctiveness are valued and protected";

## **5 EQUAL OPPORTUNITIES IMPLICATIONS**

- 5.1 The promotion of private dwellings within the context of the site area is well served by public transport and a pedestrian network supports an objective of social inclusion.

## **6 BACKGROUND**

- 6.1 The Dundee City Council is to market Duntrune Demonstration Garden, a prominent site in a popular location available for development.
- 6.2 The Council is determined to achieve a high standard of private development in this attractive part of the city and will encourage and promote high quality and well designed development. This Planning Brief has been prepared to provide guidance to developers and designers.

- 6.3 The two documents relevant to the development brief are the Finalised Dundee Local Plan 2003 and the Dundee Urban Design Guide 2001.
- 6.4 In Policy 4 “Design of New Housing” it states that::
- “the design and layout of all new housing in Dundee should be of a high quality”.
- The design of the housing should reflect the high quality of the surrounding late Victorian dwellings. The quality and architectural design of the development should achieve the design principles in the Dundee Urban Design Guide 2001. Appendix 1 of the Finalised Dundee Local Plan 2003 provides the design standards which this brief should adhere to.
- 6.5 In accordance with Policy 55 “Urban Design”, the design and layout of the development should:
- “contribute to an environment which is safe and accessible to all”.
- The design and layout of the development will have minimum impact on pedestrian and vehicular access on Duntrune Terrace.
- 6.6 Policy 75 states that new development should be accompanied by a Sustainable Drainage System. It is recommended that porous material is used on the driveways, and soakaway areas in the rear garden would be suitable for this development.
- 6.7 The site is allocated as housing development in the Finalised Dundee Local Plan 2003, it is therefore covered by Policy 2 “Housing Land Release”. Under this policy additional housing land is acceptable where:
- a housing development is in accordance with all other policies in the Local Plan;
  - b It will make a positive contribution to quality and choice of housing available in the local area; and
  - c it satisfies all the housing standards contained in Appendix 1 of the local plan or those in any site planning brief approved by the City Council.

## **7 CONCLUSIONS**

- 7.1 The attached Brief identifies an acceptable approach to development of the site to achieve a quality housing development.
- 7.2 The contents of the site planning brief will be subject to consultation with adjacent residents and other interested parties. The result of the consultation will be reported back to Committee within a period of two months.
- 7.3 It is proposed that the Brief be issued to prospective developers as part of the sale particulars.

## **8 CONSULTATIONS**

- 8.1 The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance), Assistant Chief Executive (Community Planning) and the

Director of Housing have been consulted and are in agreement with the contents of this report.

## **9 BACKGROUND PAPERS**

9.1 Finalised Dundee Local Plan 2003 and Dundee Urban Design Guide 2001.

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16 January 2004

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## **DUNTRUNE DEMONSTRATION GARDEN: SITE PLANNING BRIEF**

### Introduction

Duntrune Demonstration Garden is located in the east of Dundee in West Ferry, with Claypotts Road to the north and Strathern Road to the south. The 0.3 hectare site is located off Duntrune Terrace in a suburban residential area.

The site is close to Dawson Park and is serviced by public transport on Strathern Road and Claypotts Road providing access to local services.

The Council is determined to achieve a high standard of private development in this attractive part of the city and encourages a high quality and well designed development.

This Site Planning Brief has been prepared to provide guidance to developers and designers.

### Design Guidance

The Finalised Dundee Local Plan 2003, in particular Policy 4 and Appendix 1, sets development standards to be interpreted with particular regard to the site and the surrounding context. The Dundee Urban Design Guide 2001 sets out specific design principles for the formulation of an appropriate site layout and built form.

### House Type/Mix

In this suburban location the site will be developed with houses only. The site is suitable for low-density large housing with a capacity of no more than 4 units with 3 or more bedrooms. The house type should be large detached dwellings reflecting existing housing on Duntrune Terrace, which is late Victorian in style and has a high window to wall ratio.

### Form

The site location and adjacent housing should encourage a development of high architectural innovation. Existing elevations on Duntrune Terrace incorporate bay windows, porches and have common eaves. The rhythm of these elevations should be repeated to provide a strong frontage to the development.

Existing boundary walls and hedges should be retained, except with the removal of any necessary sections at the front to provide driveway access.

The materials used should be in harmony with the existing character and architectural style of existing development and slate roofs in particular.

The Tayside Architectural Liaison Officer should be consulted in order to achieve security by design consistent with other requirements of this brief.

### Amenity Garden Area

The sub-division of the site into 4 units provides an average private garden size of approximately 250m<sup>2</sup>. The surrounding urban form dictates large garden sizes and high

quality development. High quality development subsequently requires a substantial garden size.

There must be at least 18 metres facing windows of habitable rooms. Windows of habitable rooms must not overlook private garden areas of dwellings in neighbours sites.

#### Access

Vehicular access into the site will be taken from Duntrune Terrace. Sections of the existing wall/hedge will be removed to provide adequate access into the individual plots.

#### Parking

Each house plot will have a minimum of two car-parking spaces within the curtilage of the dwelling. A garage should be provided for each dwelling behind the building line, preferably to rear of the property. The garages should be detached and will be constructed in a form and in materials to match the adjacent dwellings.

#### Landscape

The existing landscape is a walled garden, designed with a variety of trees and plants. New development should seek to protect existing trees and planting on the site. Removal of topsoil will only be permitted for the footprint of the house and the driveway. Any developer will submit a comprehensive landscape plan to ensure all boundaries and planting retain a high quality landscape and provide an attractive streetscape.

#### Drainage

The developer will satisfy the appropriate authorities that all existing subsoil, drainage and watercourses are identified and suitably renovated. On no account will surface water be permitted into the foul system. Best practice management should be adopted in the employment of Sustainable Urban Drainage Systems. The use of porous material in the construction of the driveways and the provision of soakaway areas in the rear gardens to deal with roof water will provide a suitable scheme for this development.

#### Sustainable Waste Recycling

In line with Council Policy the developer should liaise with Dundee City Council regarding the incorporation of recycling provision for each property. Details of any recycling provision should be discussed with the Waste Management Department of the Council.



