

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

REPORT ON: ARMITSTEAD HOUSE – DRAFT SITE PLANNING BRIEF

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 29-2004

1 PURPOSE OF REPORT

- 1.1 The purpose of the Report is to seek approval of a draft site planning brief as the basis of consultation with the local community and interested parties.

2 RECOMMENDATIONS

- 2.1 It is recommended that Committee:
- a approved the attached draft site planning brief for purposes of consultation;
 - b remit the Director of Planning and Transportation to consult with the local community and interested parties on the terms and content of the draft site planning brief;
 - c remit the Director of Planning and Transportation to report back on the result of the consultation exercise; and
 - d remit the Director of Planning and Transportation to promote a Tree Preservation Order for those trees not already protected by the powers of the Conservation Area.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications for the Council in terms of this brief.

4 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 The purpose of the brief is to provide guidance to ensure a high quality environment is achieved by the proposed development of the site concerned and that it addresses the following key themes of "Dundee 21":
- a Pollution is limited to levels at which natural systems can cope:
 - the brief addresses the problem of drainage by recommending natural solutions.
 - b The diversity of nature is valued and protected:
 - the brief requires the Developer to retain and introduce landscape adjacent to a wildlife corridor.

- c Local needs are met locally:
 - the brief identifies a site which is to be developed to provide housing in a popular part of the city;
 - the brief requires the Developer to develop an under-utilised resource.
- d Health is protected by creating safe, clean, pleasant environments:
 - the purpose of the site planning brief is to secure a safe, clean, pleasant environment both for users of the site and nearby residents, whilst securing an appropriate use for the site.
- e All sections of the community are empowered to participate in decision making:
 - the purpose of the report is to seek authority to consult the public and report back.
- f Places, spaces and objects combine meaning and beauty with utility:
 - the purpose of the brief is to secure a quality environment whilst securing an appropriate use for the site.
- g Settlements are human in scale and form:
 - the brief stresses the importance of scale and form within a conservation area.
- h Diversity and local distinctiveness are valued and protected:
 - the brief stresses the significance of quality in development within conservation area.

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 It is the purpose of this report to consult appropriate groups on those issues, which affect them.
- 5.2 The brief requires the develop to consult with the Tayside Police Architectural Liaison Officer to ensure that this development is secured by design.

6 BACKGROUND

- 6.1 Armitstead House has been declared surplus to the requirements of NHS Tayside and this offers an opportunity for development. The difficulties of access; services; drainage; the restricted nature of the site; the presence of mature, protected trees and the listed buildings and structures in and adjacent to the site prompted the preparation of a site planning brief to guide future development.
- 6.2 Dundee City Council is determined to achieve a high standard of development in this attractive part of the city, within a Conservation Area and with a number of listed buildings within and adjacent to the site. The Council will also encourage and promote high quality, well designed and carefully laid out developments. This Draft

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

- 6.3 The brief identifies the various constraints brought about by the different uses or combination of uses and their different impacts on the surrounding dwellings and the appropriate safeguards needed.
- 6.4 The brief will be the subject of consultation with both the community and interested parties, therefore the Report seeks appropriate remits to carry out a consultation exercise and report back to Committee.

7 CONSULTATIONS

- 7.1 The Chief Executive, Depute Chief Executive (Support Services), Depute Chief Executive (Finance), and Assistant Chief Executive (Community Planning) have been consulted and are in agreement with the contents of this report.

8 BACKGROUND PAPERS

- 8.1 Dundee City Council – Dundee Local Plan 1998.
- 8.2 Dundee City Council – Dundee Local Plan Review 2003.
- 8.3 Dundee City Council – Dundee Urban Design Guide 2001.
- 8.4 Scottish Executive – Designing Places 2002.
- 8.5 Scottish Executive – Housing Quality PAN 67 2003.

Mike Galloway
Director of Planning & Transportation

Ian Mudie
Head of Planning

IGSM/DMacD/KM/SA/M

16 January 2004

Dundee City Council
Tayside House
Dundee

ARMITSTEAD HOUSE – DRAFT SITE PLANNING BRIEF

1 BACKGROUND

- 1.1 Armitstead House has been declared surplus to the requirements of NHS Tayside and thus offers an opportunity for development. Due to the difficulties of access, services, drainage, restricted nature of the site, the presence of mature trees and listed buildings and structures in and adjacent to the site. The preparation of a site planning brief to guide future development is considered essential.
- 1.2 Dundee City Council is determined to achieve a high standard of development in this attractive part of the city, within a Conservation Area, set in a mature landscape and with a number of listed buildings within and adjacent to the site. The Council will also encourage and promote high quality, well designed and carefully laid out developments. This Site Planning Brief has been prepared to provide guidance to developers and designers.

2 LOCAL PLAN CONTEXT

2.1 1998 Dundee Local Plan

- a In the 1998 Dundee Local Plan, the site is unallocated and is therefore covered by Local Plan Policy H1 – “Existing Residential Areas”. Within such areas, where residential use predominates, developments will be permitted where:
 - they do not adversely affect the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell; and
 - they are in accordance with the policies and proposals contained elsewhere within this Local Plan.
- b In terms of details, proposals must conform to Policy H10.

2.2 2003 Dundee Local Plan Review

- a In the 2003 Dundee Local Plan Review a key objective is the enhancement of Dundee’s role as a strong regional centre by means of making available a quality living environment. This will be achieved by the successful combination of factors such as location, form, quality of houses, layout, landscaping, boundary treatments, accessibility, permeability and proximity to quality facilities such as shops, schools and open space. This will be supported by a strategy of enhancing the range of and quality of housing opportunities, a balance of brownfield release and improving the choice of housing available through the encouragement of the development of houses as opposed to flats.
- b The site is referred to as H66 (Monifieth Road – Armitstead House). The site is not included within the Housing Investment Focus Area. The site is considered to be a brownfield site. In terms of detailed Policy, proposals must conform to Appendix 1 of the Local Plan Review. The Local Plan Review is a material consideration in the determination of any application.

3 LOCATION

- 3.1 The site stretches from Monifieth Road to the main Dundee– Aberdeen east coast railway line, between properties at Dundarroch Gardens and Seabourne Gardens. The site is located within the Reres Hill Conservation Area. The site is approximately 1.148 ha in area. The site slopes from north to south with a terrace at the higher level offering views over the river from that upper level.

4 OPTIONS

- 4.1 At present, a number of underused or vacant buildings occupy the site. These comprise former offices, treatment rooms, kitchens, toilet block service facilities, etc. A dwelling house/gatehouse with gatepiers and boundary wall, all listed, also occupy the site.
- 4.2 The house comprises of the early building with, to the west, a 1930's extension and a further service wing. Internally the original building contains fine plasterwork and a grand stair. Cornices and frieze work tend to have survived unscathed from the buildings "institutionalisation". However, there are some insensitive alterations and many of the doors and doorpieces have been altered. The extensions are very plain internally but are of superb stone construction, belying the period in which they were built.
- 4.3 Consent will be required and justification made for the removal of any of the buildings on the site or for the removal of any of the mature landscape. As a consequence of the history of the site, it is possible that certain uses may have left some form of contamination, and it is imperative that a report is submitted indicating proposed decontamination measures. There is one electrical sub-station within the site.
- 4.4 There appears to be four options for re-use of the building and site:
- a re-use as a clinic or nursing home, however, that would require installation of a lift and possible sub-division of some rooms and the integration of others to provide modern facilities;
 - b conversion to office space, since much of the building is already in use as an office, however, there would required to be similar alterations to those outlined above;
 - c conversion to hotel or bed and breakfast accommodation would enable the fine public rooms to remain and the extensions to be converted to bedrooms and service facilities;
 - d conversion to flats or townhouses always creates a dilemma in converting buildings of such fine interiors in a way that would have minimum damage to the interiors. The extensions could be converted to form residential accommodation; and
 - e partial conversion and partial demolition would achieve this benefit as outlined above with the extensions demolished. Access could be taken to the west of the building, however, the buildings in the site to the west are extremely close to the boundary. To secure adequate window to window distances new build would be placed to the front of the principal building to the detriment of its setting and views.

- f The brief will identify the various constraints brought about by the different uses or combination of uses and their different impacts on the surrounding dwellings.

5 COMMERCIAL USES

- 5.1 The constraints on a range of commercial uses are similar with the exception that a nursing home, clinic etc would not require planning consent.
- 5.2 A nursing home, clinic etc would require the installation of a lift, possible sub-division of some rooms and the integration of others to provide modern facilities. Care should be taken to protect the principal internal spaces, particularly to the south. In terms of the access, the present arrangements work satisfactorily, however, consideration should be given to rationalising the parking layout and introducing landscaping into this area.
- 5.3 Whilst much of the building is already in use as an office, conversion to office space would require similar alterations to those outlined above. Similarly, the south public rooms should be retained and restored. The issue of access and parking would be the same as for use as a health facility.
- 5.4 Should the building be converted to hotel space the fine public rooms should be retained with the extensions converted to bedrooms and service facilities. The issue of access and parking would be the same as for use as a health facility.
- 5.5 Conversion to or partial conversion/re-development for housing purposes should be considered in terms of the local plan guidance. The Local Plan identifies the site as a brownfield opportunity, therefore houses, subject to detailed consideration, would be the preferred use.

6 HOUSE TYPE/MIXES

- 6.1 Within the city there is an over supply of private flats, particularly of one and two bedrooms. The Local Plan considers that this part of the city is particularly suited to town houses or detached or semi-detached houses. Where a case can be made in townscape terms for the inclusion of flats, or where site-specific circumstances demand, or where conversion of an existing building is proposed and houses are impractical then a flatted solution is acceptable. The balance of provision in the new build on the site should be in favour of houses. The brief will identify the appropriate location for flats and the balance of flats to houses.
- 6.2 In terms of Local Plan policy all houses must have a minimum of two bedrooms and 65% must have 3 or more bedrooms, or a minimum gross internal floor area of living accommodation of 100m². However, in the particular circumstances and location of this site all houses should have a minimum of 3 bedrooms. In terms of the Local Plan, flats, if provided, should have a minimum gross internal area of 60m². However, in the particular circumstances and location of this site, all flats should have a minimum gross internal area of 80m². Flats should be of a high standard of layout, outlook and facilities. This can be achieved by creating "stacked houses", making use of the site levels to achieve private entries, maximising the southern aspect, providing meaningful balconies (at least 6m²) and by providing covered, secure, exclusive car parking. The extension to the main house could be subdivided into town houses rather than flats.

7 HISTORY

- 7.1 Prior to 1930, Panmure Villa, as it was then known, was owned by James Smieton who ran the Panmure Works in Carnoustie, founded 1857, and had a reputation for providing facilities for his workforce, including a Literary Institute (1864). It seems that even at that date the building was used by Smieton for his workers.
- 7.2 In January 1930 Trustees of Lord Armitstead purchased the property, with the object of its being used as a convalescent home for children. The shaped flowerbed in the garden certainly dates from that period when there was also a fountain.
- 7.3 In October 1932 the home, now known as the Armitstead Convalescent Home for Children was opened, the buildings having been remodelled and largely extended by architects Thoms & Wilkie. The extension must therefore date from 1932, and not the early 1900s as suggested by the quality of the stonework and interior fittings.
- 7.4 The property was probably handed over to the Health Board sometime after 1948; thereafter it changed from a convalescent home to a children's home providing treatment. By 1969/1970 Armitstead Convalescent Home had become Armitstead Children's Hospital, under the control of the Secretary of State for Scotland.
- 7.5 Lord Armitstead (1824-1915) was the grandson of a Yorkshire vicar, and his father (also George) was probably trading with Dundee from a base in Riga, where George junior was born. His nephew, also George Armitstead (1847-1912), was Mayor of Riga from 1901-1912 and was responsible for encouraging good Art Nouveau architecture in Riga. There is also a James Armitstead Children's Home in Riga (money willed to Riga by George's brother, the Mayor's father).
- 7.6 There are a number of Armitstead benevolent trusts/funds disbursed locally within the city, these come from him and some from Lady Armitstead. There is a James Armitstead Children's Home in Riga provided by money willed to Riga by George's brother, the Mayor's father.

8 CONTEXT

- 8.1 This area is characterised by large houses set behind high walls, within mature landscapes. In many cases the houses have been converted to flats with dwellings set in the garden grounds. The over riding impression is of a grand scale and sense of enclosure and privacy. Any development must seek to recreate this character.
- 8.2 It is essential that reference be made to the Reres Hill Conservation Area Appraisal, adopted by the City Council in 2000 and the Dundee Urban Design Guide. Both are a material consideration in dealing with any application for planning consent.
- 8.3 To the north, the site abuts Monifieth Road, on the far side of which is Reres Park. Immediately opposite the entrance to Armitstead House is the entrance and gate piers of Reres Park. To the east is Seabourne Gardens, a layout of detached dwelling units in the garden of Seabourne House, which is flatted. Along the east boundary is a high stone wall. To the west are the dwellings set in the grounds of the former Dundarroch House. The west boundary is low, offers virtually no privacy, the houses are extremely close to the boundary and overlook the south west part of the site. The north boundary is formed by the listed wall and gate piers with the listed gatehouse in the north east corner of the site. The south boundary is the fence line of the main east coast rail line, however, immediately north of that boundary is a substantial shelter belt of trees.

9 GUIDANCE

- 9.1 The principal consideration is the treatment and setting of the original House. Key factors are the City Council policy on Development in Garden Ground, Reres Hill Conservation Area Assessment and the Dundee Urban Design Guide.
- 9.2 The development must comply with each of the following criteria:
- a the proposal is of high quality design and uses materials appropriate to its surroundings;
 - b the total footprint of new buildings does not exceed one and half times the footprint of the original main house unless there has already been development within the garden ground exceeding this limit and where further development would not detrimentally affect the appearance and character as now exists;
 - c notwithstanding the above, the final proportion of ground covered by buildings, hard-standings, garages etc must not amount to more than 40% of the original house and garden(*) with at least 60% cultivatable garden ground;
 - d prevailing densities in the area are respected;
 - e no new building is proposed in front of the main elevation of the original house; extensions exceeding 20% of the volume of the original building will only be acceptable if designed in such a way as to appear independent and linked discreetly to the original house;
 - f prominent frontages and elevations of architectural character on the original house will remain largely intact;
 - g the proposal conforms to the Council's non-statutory guidance on Breaches in Boundary Walls;
 - h a full tree survey is submitted along with the planning application to enable a comprehensive landscape assessment to be undertaken. Ultimately, the need to retain existing trees and landscape features may override the above criteria; and
 - i where development is permitted, new tree planting and landscaping will be required which should reflect, and where appropriate enhance, the character and stature of that already existing.
- 9.3 In respect of (b) above, the footprint will be part of the original home after demolition.
- 9.4 In respect of (c) above, the provision of garages, hardstanding etc for the original house will be included in the 40% limit.
- 9.5 In respect of (e) above "in front of the main elevation" will be continued as indicated on the attached diagram.
- 9.6 In respect of (f) above the south and east elevations will be considered "prominent" and particular care must be given to the treatment of any post demolition west elevation.

10 FORM

- 10.1 The existing building, particularly on the east elevation and the main entrance elevation, will be kept free of new buildings with sufficient space to appreciate key features.
- 10.2 In the case of construction of garage courts/lock up garages will be located to the north east, north west and north of the main building.

11 AMENITY GARDEN AREAS

- 11.1 A minimum usable private garden area of 120m² should be provided for all houses although 40% should have more than 160m². However, due to the location a minimum garden area of 150m² is required and 40% of housing will be 200m². Mid terrace houses must have a private path to the street to access gardens without going through the house. In the case of flats, 100m² of useable private open space or 10m² per flat must be provided or whichever is the greater. However, due to the location of this site there should be a minimum of 150m² of private open space or 15m² per flat, whichever is greater.
- 11.2 Drying areas must be provided in addition to amenity space. Private garden provision may be reduced if useable sunny balconies are provided. Where a building is converted to flats then its garden ground must be considered separately from amenity space for other flats or dwellings.

12 MATERIALS

- 12.1 The predominant building material within the area is coursed stone. The treatment for external elevations could be stone reclaimed from demolition, reconstituted stone, timber or a render. In terms of sustainability there are a number of substantial stone buildings and walls that might be incorporated or reused.

13 PARKING

- 13.1 Local Plan Review Guidance (Appendix 1) requires that at least one parking space must be provided within the curtilage of each house. 40% of private houses should have a garage or space for one. An additional 30% visitor parking should be provided where on street parking is a problem. Generally, private flats should have 130% parking whereas social rented should have 100%.
- 13.2 However, in the particular circumstances and location of this site all houses should have two car spaces within the curtilage in lock up garage provision. Flats should have parking provided in parking courts. Areas of parking space are not acceptable.
- 13.3 The existing gatehouse presently only enjoys informal parking space within the general access and circulation space. Provision should be made, within the proposed layout, for parking space for this house.
- 13.4 In the case of flats, secure indoor for bikes must be provided.

14 ACCESS

- 14.1 This area is characterised by large houses set behind high walls, within mature landscapes. Any development must seek to recreate this character.

14.2 The site will be a Homezone. Access will be taken from Monifieth Road. This access should respect the formal entrance feature and in particular its relationship to the formal entrance to Reres Park. The existing access, albeit of seemingly restricted width, has successfully coped with the vehicle manoeuvres typically associated with the children's home ie numerous movements of private cars, ambulances, service vehicles and buses delivering patients to the premises. The gatepiers present a superb set piece when seen in conjunction with the gatepiers of Reres Park. This relationship should be retained.

14.3 Road standards will be appropriate for the size and likely capacity of the site and designed to ensure that traffic speeds are kept to 15-20mph. Roads should be 4.5m wide with a 1m service strip adjacent. All surfaces will be shared between car and pedestrian.

15 LANDSCAPE

15.1 Existing mature trees provide relief to the vista, screening to the site from Monifieth Road and screening to the site from the railway line. The trees should be retained as far as possible.

15.2 Both the belt of mature trees along the south boundary, and along the north boundary within the policies of Armitstead House will require a tree survey to be carried out from which will be identified those trees which are to be retained and protected, felling measures and a planting plan. A tree survey must be carried out and a planting plan submitted as part of any planning application.

16 SERVICES

16.1 There is an electrical sub-station within the site. The developer will require to establish whether it is still needed. It will require to be relocated as appropriate. Care must be taken to ensure that a relocated sub-station does not cause noise nuisance to existing and future residents.

17 DRAINAGE

17.1 A separate drainage system is required for roof and hard surface run off from the site. A sustainable urban drainage system would be appropriate, and should seek to achieve a nett reduction in roof area and hard surface. Town house gardens and parking areas laid in porous material would help to attenuate run off. It is unlikely that water-holding features would be necessary.

18 SUSTAINABLE WASTE RECYCLING

18.1 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.

19 SUBMISSIONS

19.1 Drawings will require to be submitted, showing in axonometric form, the relationship of the proposed buildings to existing buildings, particularly to Armitstead House.

20 CONSULTATION

- 20.1 All submitted proposals will be the subject of consultation with local community representative bodies and local amenity organisations in addition to normal neighbour notification.





