

REPORT TO: POLICY AND RESOURCES COMMITTEE - 14 AUGUST 2006

REPORT ON: DESIGN COMPETITION FOR YOUNG ARCHITECTS
CONTEMPORARY AFFORDABLE HOUSING - SITE PLANNING
BRIEF AND COMPETITION GUIDELINES

REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION

REPORT NO: 295-2006

1 PURPOSE OF REPORT

- 1.1 The report on the Design Competition for Young Architects was considered by the Policy and Resources Committee on 14 February 2006. The Director of Planning and Transportation was remitted to bring forward proposals for a Design Competition and investigate with Communities Scotland a means of achieving the development of affordable housing.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee:
- a approve the Site Planning Briefs for the Victoria Street and Lower Princes Street site appended to this Report;
 - b approve the Design Competition Guidelines appended to this Report;
 - c remit the Director of Planning and Transportation to initiate the Competition and invite eligible architects to enter; and
 - d remit the Director of Planning and Transportation to report back to Committee the outcome of the competition towards the end of 2006.

3 FINANCIAL IMPLICATIONS

- 3.1 There is no change to the Financial Implications as previously reported to Committee, ie:
- a the proposal is to dispose of the sites at District Valuer's market valuation rather than auction them in order to provide a basis for selection on quality of design.
 - b there will also be a small sum of prize money which will be determined following consultation with other potential contributors. Any contribution towards this sum from the Council, will be contained within the Planning & Transportation Revenue Budget 2006/07.

4 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 The briefs address two key themes of Dundee 21:
- a places, spaces and objects combine meaning and beauty with utility; and
 - b diversity and local distinctiveness are valued and protected.

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 There are no equal opportunities implications associated with this report.

6 BACKGROUND

- 6.1 Members will recall that at the Policy and Resources Committee held on 14 February 2006 they agreed to dispose of two sites at Victoria Street and Lower Princes Street, and remitted the Director of Planning and Transportation to bring forward proposals for a design competition and investigate with Communities Scotland a means of achieving the development of affordable housing as part of the Design Competition.
- 6.2 The proposals for the Design Competition, in the form of a Site Planning Brief and Design Competition Guidelines are appended for Members consideration.

7 CONSULTATIONS

- 7.1 The Depute Chief Executive (Support Services), Depute Chief Executive (Finance), Assistant Chief Executive (Community Planning), Director of Economic Development, the Principal Architectural Services Officer, Communities Scotland and Dundee Institute of Architects have all been consulted and are in agreement with the contents of this report.

8 BACKGROUND PAPERS

- 8.1 Report No 438-2005.
- 8.2 Report No 16-2006.

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18 July 2006

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YOUNG ARCHITECTS DESIGN COMPETITION

DESIGN COMPETITION GUIDELINES

YOUNG ARCHITECTS DESIGN COMPETITION

DESIGN COMPETITION GUIDELINES

1 BACKGROUND

- 1.1 Dundee City Council, through this Competition, aims to address the current lack of imaginative house design in the city and set a benchmark for quality and cost effectiveness that others can follow. The Council is keen to promote Dundee as a place where design matters and a place where young talent is fostered.
- 1.2 This competition is about designing quality homes for the first time buyer at the more affordable end of the market and a radical rethinking of the design criteria that might appeal to the younger age group and their contemporary lifestyle expectations is essential.
- 1.3 In judging this Competition, emphasis will be on design quality, deliverability and affordability. These Guidelines should be read in conjunction with the Site Planning Brief.

2 ELIGIBILITY

- 2.1 Entrants should be fully qualified architects resident and working within the Dundee Institute of Architects area or students of architecture currently employed or soon to be employed, in a practice within the DIA area who are under the age of 40 on 1 January 2007.
- 2.2 Entrants can be sole practitioners, work for an architectural or other related practice or within other spheres of employment. The governing qualification is that architects will require to provide at an early stage, tangible evidence that they are capable of delivering a scheme in conjunction with an experienced developer.
- 2.3 Entrants working within an architectural practice will require to provide evidence that they will be involved in all stages of the project from design, meetings, presentations, to delivery and implementation.

3 DEVELOPER ENGAGEMENT

- 3.1 The importance of deliverability has already been emphasised and thus developer engagement will need to be established at an early stage. The developer can be an NHBC registered private house builder, or other Registered Social Landlord or developers holding third party certification and will require the approval of Dundee City Council.

4 COST

- 4.1 Proposals are welcome which achieve a maximum construction cost of £75,000 for a single bedroom unit and £100,000 for a two bedroom unit. These costs are at 2006 levels and are to include:
 - land costs (to be set at District Valuers valuation);

- each dwellings construction cost;
- landscaping, boundary treatments, car parking provision, public utilities and sewer provision; and
- design costs, preliminaries, fees, overheads, development finance, sales and marketing costs.

5 COMPETITION STAGES

- 5.1 An advert will be placed in the local press seeking indications of interest to be submitted within a period of one month. The competition will then be in two stages.

Stage 1

Following an assessment of those architects placing an interest, submissions will be invited within a period of two months. It is during this stage that architects will require to engage with an approved developer and be capable of showing tangible evidence of deliverability as part of the submission. Also, at this stage architects will require to indicate their design intent. A range of details will be required to be submitted by applicants setting out their developer organisational details, experience in construction and property development, financial standing, technical capacity and legal status to be able to deliver projects successfully. Failure to provide these details, the indication of design intent, and how deliverability will be achieved, will render the submission ineligible.

Stage 2

Following consideration of submission by the Judging Panel, up to five selected finalists will be invited to make final submissions within a period of three months. Prior to developing their submissions, architects should take note of the section below - Judging Criteria. Each architect selected to and submitting a valid entry into this stage of the competition will given a disbursement of £1,000.

Following consideration of the final submissions the Judges will announce an architect/developer to implement the proposals. Further meetings may be required before a final decision is made. The Judges decision will be final and no further correspondence will be entered into.

6 SUBMISSIONS

- 6.1 Respondents can submit whatever plans, sections, elevations, sketches and electronic imagery they feel is appropriate to be successful in the competition. A written Design Statement will be required which shall demonstrate how the respondent is proposing to achieve the design requirements of the Brief and will include details of costs.
- 6.2 However, finalists should note that this is very much a live exercise and as such there should be no fundamental design changes following the competition completion. It is expected that a full planning application will require to be made within 3 months after the competition conclusion, and work on site will begin within 6 months thereafter.

7 JUDGING PANEL

7.1 The Judging Panel will be supported by technical assessors. The Judges are:

Fiona Grant	Planning & Transportation Convener, Dundee City Council
Mike Galloway	Director of Planning & Transportation, Dundee City Council
Sandy McAllister or	Dundee Institute of Architects
Roger Brunton	Dundee Institute of Architects
Andrew Nicoll	Dundee Civic Trust
A Representative of	University of Dundee School of Architecture
Lorraine Kelly	Rector of University of Dundee

7.2 The judging panel will convene at the end of Stage 1 to assess submissions and these will be graded accordingly to conformity with the Planning Brief, the quality of the architect's design intent, and the delivery capability. Consideration of these three criteria will be in equal measure. At the end of Stage 2 architects and their developers will require to present their proposals to the Judges. The assessment by the judges will adhere strictly to the judging criteria as set below.

8 TECHNICAL ASSESSORS

8.1 A Technical Assessment Panel will be arranged in order to provide professional assistance for the Judges.

9 JUDGING CRITERIA

9.1 Following an examination of the detailed submissions, presentations by the architect/developer and subsequent interviews, an evaluation scoring process will take place, in line with key criteria set by Dundee City Council. A general weighting ration for the evaluation of short-listed bidders will be on the basis of 60% on quality and 40% on cost. Quality is the extent to which the quality criteria have been exceeded above basic requirements and cost is the extent to which the proposals will achieve or exceed the target development cost.

9.2 The basic criteria are set out in the background to these guidelines. These are **design quality, deliverability and affordability**.

9.3 Other criteria for assessing schemes are taken from the Brief, including:

House Type/Mix

- Compliance with the Site Planning Brief
- balance of units achieved, houses/larger flats/smaller flats;
- appeal to all age groups - noise attenuation, space for guests, flexible accommodation, minimising common maintenance, outdoor sitting or entertainment space; and
- extent of achievement of an inclusive environment; and

Detail Design, Materials

- quality of design;
- quality of materials;
- quality of detailing;
- durability and ease of maintenance;
- degree of sustainable construction; and
- use of renewable energy sources.

Private and Communal Space

- quality of usable garden area; and
- size of balconies;
- quality of communal space.

Car Parking

- achievement of car parking;
- degree of innovation.

10 MEDIA INVOLVEMENT

- 10.1 In order to bring this competition to wider public attention, Dundee City Council reserves the right to involve the media during and after the competition process.

YOUNG ARCHITECTS DESIGN COMPETITION

CRESCENT LANE/PRINCES STREET SITE PLANNING BRIEF

YOUNG ARCHITECTS DESIGN COMPETITION

CRESCENT LANE/PRINCES STREET SITE PLANNING BRIEF

1 BACKGROUND

- 1.1 Dundee City Council is keen to promote Dundee as a place where design matters and a place where young talent is fostered. The Council is concerned at the dearth of imaginative architecture in house building, in particular homes to cater for the young first time buyer, at the less expensive end of the market.
- 1.2 Another major concern is the out migration of young people, particularly graduates, from the city. The city therefore has to make itself appealing to young people, and a key element in this is the availability of quality, affordable housing.
- 1.3 There are many small incidental areas of open space left over from roads schemes and demolitions which could more usefully be put to housing and some of these have the potential to stimulate regeneration. One such site is at Crescent Lane/Princes Street which comprises two areas. Submissions should be made for both areas as a single project.
- 1.4 The objective of this brief is to set out the planning criteria for consideration with the emphasis on design quality, affordability and deliverability.

2 POLICY BACKGROUND

- 2.1 Promoting good design is central to the Scottish Executive's aspirations as promoted in their documents "A Policy on Architecture for Scotland" and "Designing Places". The Dundee Local Plan Review 2005 promotes the emphasis on design quality for all new development and is complimented by the "Dundee Urban Design Guide".
- 2.2 The Local Plan also contains Appendix 1 - Design of New Housing which sets out specific housing standards which should generally be adhered to. However, with affordability and first time buyers in mind, the Local Plan policies will be applied flexibly, in anticipation of imaginative solutions which will have to demonstrate how the quality of the environment can be achieved.

3 DESCRIPTION OF SITE

- 3.1 The site comprises two areas: Area A, Crescent Lane/Victoria Street and Area B, Princes Street/Lower Princes Street. The photographs illustrate the sites topographical characteristics.
- 3.2 Area A is 0.086 ha and is bounded by Victoria Street, a principal bus route, and which is also bus only westbound. The site is also bounded by Crescent Lane and overlooks a well landscaped public car park. The site also faces onto the rear facades of traditional tenements fronting Ferguson Street. The surrounding uses are generally housing, but there is also open space, car park, a health centre and a church.
- 3.3 Area B is the larger site at 0.231 ha and is bounded by Princes Street, a bus route, and Lower Princes Street, a principal arterial route. It has good views southwards

towards the Tay estuary. The surrounding uses are residential and open space. Abutting the site is an unsightly City Council materials yard which is likely to be relocated.

- 3.4 Both areas were formerly occupied by 19th Century tenements and will likely contain old cellars and masonry substructures. There is an ongoing redevelopment by Servite Housing Association on a site of similar ground conditions at Victoria Street and information should be available which will assist in assessing local ground conditions. A site investigation report will be available for inspection, however, this should not relieve the development team of their duties, obligations and responsibilities to undertake their own investigations, to satisfy themselves as to the prevailing site conditions. Middle Street, which has long since disappeared, ran through Area B and there is a possibility that there are services and drainage present.

4 HOUSE TYPE/MIX

- 4.1 Homes are to be aimed at the first time buyer and a radical rethinking of the design criteria that might appeal to the younger age group, and their contemporary lifestyle expectations, is essential. For example, noise attenuation, space for guests or study, outdoor sitting or entertaining space, minimising or avoiding common maintenance such as shared stairs or open space, bike and car parking and flexible accommodation capable of responding to a changing lifestyle are all appealing features and it is essential that these are included as far as is possible. Also, proposals should indicate what measures have been taken to promote an inclusive environment. In addition, properties should be affordable to the target market.
- 4.2 Housing for couples will be houses and larger flats capable of accommodating two persons with useable private space/balconies. For single persons homes can include flats but could also be a house. It is expected therefore that most of the homes will be 2 bedroom houses and flats, and a much smaller proportion of single bed flats. The smaller Area A would most likely accommodate flats with the larger Area B being developed for houses and larger flats. All homes must have a gross internal floor area of at least 75m².
- 4.3 No upper limit has been placed on the number of units that can be built on each site. The guiding factors should be the criteria set out above and the scale and massing of the development which should respect each sites surroundings. Area A generally is surrounded by traditional 4 storey tenement structures whilst Area B is surrounded by more modestly scaled 2-3 storey modern buildings.

5 MATERIALS

- 5.1 It is expected that the materials employed will be of a high quality to achieve the unique architectural aesthetic required to establish an agenda of bold contemporary architecture for the site. The promotion of sustainable construction systems and techniques will also be encouraged to promote good environmental practice, and cognisance should be given to the Councils Sustainable Development Guide for Construction. Particular attention should be given to good detailing and the use of low maintenance materials. In accordance with Local Plan Policy 55, a Design Statement should accompany submissions.

- 5.2 Entrants are encouraged to explore the potential for using renewable energy sources, reducing energy consumption, maximising daylight provision, reducing noise and other forms of pollution, reducing water consumption and encouraging reductions in waste through recycling.

6 PRIVATE SPACE

- 6.1 This should be usable for example as an extension of house outdoor. Flats in particular should have balconies of at least 6m² and be attractive in terms of size and outlook. Houses should have a usable garden area of a minimum of 50m² and preferably not be overlooked by a habitable room of neighbouring properties.

7 CAR PARKING

- 7.1 All houses must achieve one car parking space within grouped car parking. Although the Local Plan indicates that this may be reduced in light of on and off street car parking provision nearby, this area is close to the city centre and commuter parking in surrounding streets takes place. It is advised therefore that all parking should be contained on-site. Entrants are encouraged to consider innovative ways of accommodating the car.

8 VEHICULAR ACCESS

- 8.1 Area A - access should be taken from Crescent Street as Crescent Lane is too narrow.
- 8.2 Area B - access should be taken from Princes Street.

9 OPEN SPACE/LANDSCAPING

- 9.1 Area A - there are some semi-mature trees on site which could be retained, but this is not essential.
- 9.2 Area B - is basically a grassed site but there is a mature landscaped strip along its boundary with the Council yard which forms a useful screen. Retention should be considered. The tree boulevard that exists on the south verge of Lower Princes Street should be continued along the north verge.

10 PLANS/SKETCHES/PHOTOGRAPHS TO BE INCLUDED IN THE BRIEF (SEE MOCK UP OF FINAL BRIEF FORMAT ATTACHED)

- 10.1 Location Plan.
- 10.2 Site Plan to show sites, site sizes, street names, vehicular access points, boulevard planting, surrounding land uses, road hierarchy, bus routes, any relevant existing feature/landscaping, views to be retained. Note, sites too small to show notional layout.
- 10.3 Photographs to show existing site conditions.
- 10.4 Oblique aerial photographs to show site in context to its surroundings.
- 10.5 Brief to be single sheet A3 double sided and folded to A4 or A5.

