

REPORT TO: CITY DEVELOPMENT COMMITTEE – 8 DECEMBER 2014

REPORT ON: DRAFT SITE PLANNING BRIEF – FORMER KINGSPARK SCHOOL

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 297-2014

1 PURPOSE OF REPORT

- 1.1 The purpose of this report is to seek approval of a Draft Site Planning Brief for consultation with local communities and interested parties in order to promote the redevelopment opportunities at the former Kingspark School on Gillburn Road.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee:
- a approves the Draft Site Planning Brief for consultation purposes;
 - b remits the Director of City Development to consult with the local communities and interested parties on the Draft Site Planning Brief; and
 - c remits the Director of City Development to report on the results of the consultation.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications arising from the approval of the Draft Site Planning Brief.

4 BACKGROUND

- 4.1 The site of the former Kingspark School and associated facilities is owned by Dundee City Council. The school was demolished in 2013, with the site now surplus to Council requirements for educational purposes. Since the demolition, the site has been grassed and is currently vacant land; used by neighbouring communities on an informal basis for dog walking and a kick about area.
- 4.2 This draft Site Planning Brief has been prepared to guide the type and form of development that should be pursued for this site and identify the area of open space to be retained for community use. This open space area would be owned and maintained by the Council.
- 4.3 A high quality housing development is proposed for the majority of the site. The design and layout should include a range of house types and meet the Local Development Plan standards for new housing. The area of open space will be retained to serve the existing residents in the surrounding area as well as the new housing.
- 4.4 The draft Brief sets out details of how the site and area of open space are to be accessed from the surrounding residential area. The woodland to the Eastern boundary and trees along the site boundaries will be retained and enhanced where appropriate. The fence between this path and the development site will be removed to provide pedestrian access to the proposed area of open space.

5 POLICY IMPLICATIONS

- 5.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. There are no major issues.

6 CONSULTATIONS

- 6.1 The Chief Executive, the Director of Corporate Services and Head of Democratic and Legal Services have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

- 7.1 There are no background papers of relevance to this report.

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Director of City Development

Gregor Hamilton
Head of Planning

GH/CC/EC

19 November 2014

Dundee City Council
Dundee House
Dundee

APPENDIX 1

DRAFT SITE PLANNING BRIEF – FORMER KINGSPARK SCHOOL

Introduction

The former Kingspark School site is now surplus to Dundee City Council's requirements. An opportunity exists to create a high quality housing development providing a mix of house types and sizes, whilst retaining an area of open space for community use. The Site Planning Brief has been prepared in support of the Dundee Local Development Plan 2014 (LDP).

Site information

- area for housing: 2.85 hectares;
- retained open space: 1.60 hectares
- cleared site laid to grass with mature trees adjacent to the Eastern boundary;
- within an established residential area close to Caird Park;
- good transport links with easy access to the Kingsway trunk road; and
- owned by Dundee City Council and available for immediate sale.

Location and Site Description

The site is located to the south of Gillburn Road some 0.25km north of the Kingsway. It is bounded to the north, west and south by modern residential properties, whilst to the east lies St Pauls RC Academy and playing fields. Vehicle and pedestrian access to the site is currently from the north via Gillburn Road. A private dwelling house (former Kingspark School House) and Gillburn Road Children's Respite Unit buildings lie to the west of the entrance and are currently occupied.

Design Guidance

Policy 9 of the LDP requires the design and layout of new housing developments in Dundee to be of a high quality and contribute to creating places that build on and enhance the identity of different parts of the city. All new housing development will require to conform to design guidance set out in the LDP. The layout for the site should be designed with houses fronting onto Gillburn Road and onto the recreational area to the east of the site.

Public Realm

A high quality of design and layout is expected to complement the wider setting of the development site. The area of recreational open space at the east end of the site including, the tree belt, will be retained by the Council to serve the existing residents in the area as well as the new housing. The existing fence along the path to the eastern boundary of the site will be removed to create a number of pedestrian routes linking into the proposed area of open space.

New boundary treatments should have regard to and generally allow for the natural surveillance of surrounding streets, pathways and open space. Public realm proposals should fully take into consideration potential for improvements to the biodiversity of the site and its surroundings. The trees along the northern site boundary should be retained. The removal of any trees within the site should form part of the landscaping proposals for the site.

Given the topography of the site, the SUDS should be located in the North East corner.

Movement, Access and Parking

The current vehicular access to the site from Gillburn Road should be retained as the only vehicular access into the site. Due to a level difference between the site and Gillburn Road, direct access from any housing fronting onto Gillburn Road would not be supported.

A permeable network of pathways should be part of any layout providing a choice of routes through the development and linking with surrounding areas.

New streets within the development site will be designed to 20mph. These streets should be overlooked by the fronts of new housing to ensure routes are attractive, well lit, interesting and benefit from natural surveillance.

