

REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE - 26 JUNE 2000

REPORT ON: ELIZA STREET/MAINS LOAN DEVELOPMENT BRIEF

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 308/2000

1 PURPOSE OF REPORT

- 1.1 This report brings to Members' attention the development potential of the inner city block contained by Dura Street/Eliza Street/Molison Street/Mains Loan and seeks Members' support for the form of development to be promoted. A draft Development Brief has been produced for marketing purposes. Copies of the draft Brief will be available in the Members' Lounges.

2 RECOMMENDATIONS

- 2.1 The Committee is recommended to approve the terms of the Eliza Street/Mains Loan Development Brief and remit officers of the Council to consult with the local community and interested parties and report back to Committee on the outcome of these consultations.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no direct financial implications in approving this Development Brief. However, in due course, it may be necessary to compulsorily purchase private property on the site or to dispose of City Council owned property. If either of these scenarios arise, separate reports will be brought to the Committee for consideration.

4 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 The part refurbishment/part redevelopment of properties within this block can demonstrate that high standards of residential amenity can be achieved in inner-city areas by employing innovative and imaginative design. The rejuvenation of this block can also help to contribute towards the viability and attractiveness of the wider Albert Street area.

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 The promotion of a mix of uses and tenures at a site well served by public transport supports the objectives of Social Inclusion.

6 BACKGROUND

- 6.1 The Dura Street/Mains Loan/Molison Street/Eliza Street block accommodates a variety of uses in mostly small properties. About half the block is in City Council ownership, having been part of the landtake for the North East Arterial Road. Now that the plans for this road are abandoned, an appropriate new use for this underused site is a priority.

- 6.2 In many ways, this block has the problems symptomatic of the wider Albert Street area. The shops and commercial premises are somewhat run-down and difficult to service. There is an over abundance of small tenement flats which have poor standards of outdoor amenity ground and no dedicated car parking. Meanwhile there is a substantial backland area but it is used in an ad-hoc fashion and subject to vandalism and neglect.

- 6.3 Consequently, solutions for this site may have a demonstration value for the wider Albert Street area and with this in mind the Development Guidelines promote a solution for this inner

city location which meet all the residential amenity standards expected of new developments in the Local Plan.

6.4 Thus the illustrative layout attached indicates

- a A house, 8 flats and 12 car parking spaces at 8-18 Mains Loan in addition to the retention of the four existing shops. This demonstrates how two existing tenements of 12 small flats could be refurbished to create eight larger units, including four maisonettes, with large south facing balconies looking over a large communal green area. A house would be created incorporating the accommodation over a pend access to the former plumbers premises.
- b Six new lock-ups in the backland area to be available either for adjacent residents or to relocate the several existing stores on the site.
- c Refurbishment of the Dura Street block of the Wallaces' premises to allow vehicular servicing of shops from the rear and improvement of the upper levels to provide two flats with dedicated parking in the backland area accessed by a new footpath.
- d Six new family townhouses with integral garages and front and rear gardens on the site of the existing Wallaces Bakery fronting Eliza Street.
- e Nine flats in a new building to complete the Molison Street/Eliza Street corner with lawn/drying green and 12 associated car parking spaces.
- f The backland area transformed to be a communal landscaped amenity area, also accommodating visitor parking for the residential units.

7 CONSULTATIONS

- 7.1 The Chief Executive, Director of Finance, Director of Support Services, Director of Corporate Planning, Director of Education, Director of Housing, Director of Economic Development and Director of Neighbourhood Resources & Development have been consulted and are in agreement with the contents of this report.

8 BACKGROUND PAPERS

- 8.1 The Albert Street Study.
8.2 The draft Development Brief for the site.

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