

**REPORT TO: PLANNING & TRANSPORTATION COMMITTEE - 14 AUGUST 2006**

**REPORT ON: SITE PLANNING BRIEF - WIMBERLEY HALLS OF RESIDENCE, UNIVERSITY OF DUNDEE**

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

**REPORT NO: 325-2006**

## **1 PURPOSE OF REPORT**

1.1 The purpose of this report is to seek approval of the principles of a draft site planning brief for the University of Dundee's site at Wimberley Halls of Residence, Glamis Drive, as the basis of consultation with the local community and interested parties.

## **2 RECOMMENDATION**

2.1 It is recommended that the Committee:

- a approves the draft site planning brief for purposes of consultation;
- b remits 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; and
- c remits the Director of Planning and Transportation to report back on the result of the consultation exercise.

## **3 FINANCIAL IMPLICATIONS**

3.1 There are no financial implications for the Council in terms of this draft site planning brief.

## **4 LOCAL AGENDA 21 IMPLICATIONS**

4.1 The purpose of the draft site planning 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 The diversity of nature is valued and protected:
  - the draft site planning brief seeks to protect and increase existing landscaping.
- b Health is protected by creating safe, clean, pleasant environments:
  - the purpose of the draft site planning brief is to secure a safe, clean, pleasant environment.
- c 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;

- d Settlements are human in scale and form:
- the draft site planning brief stresses the importance of scale and form within the area.
- e Diversity and local distinctiveness are valued and protected:
- the draft site planning brief seeks to stress the significance of quality in development within the area.

## **5 EQUAL OPPORTUNITIES IMPLICATIONS**

- 5.1 It is proposed that the appropriate groups are consulted on the terms of the draft site planning brief.

## **6 BACKGROUND**

- 6.1 The site at Wimberley Halls of Residence, Glamis Drive is currently owned by the University of Dundee who provide student accommodation within nine, two storey flat roofed units. The University has decided that the accommodation is no longer suitable for their requirements and will cease to provide accommodation on the site from October 2006. Consequently, an opportunity has arisen for the redevelopment of the site.
- 6.2 The site is allocated in the Dundee Local Plan Review (2005) as a suburban brownfield housing development opportunity (Proposal H40).

## **7 DRAFT SITE PLANNING BRIEF**

- 7.1 The draft site planning brief seeks to encourage a high standard of development in keeping with the immediate residential environment. With this in mind the salient points of the draft site planning brief are as follows:
- all properties should have an average gross internal floor area of at least 150m<sup>2</sup>, although none should be smaller than 120m<sup>2</sup>;
  - all parking will be provided within the curtilage of each individual plot to avoid potential abuse of unallocated spaces by hospital visitors and staff;
  - access to the site will be from Hillside Terrace;
  - The future development of the site will provide an opportunity to cease pedestrian movement from Hillside Terrace to Ninewells Avenue. This may go some way to relieving the parking congestion that exists at the moment by non residents parking and walking to Ninewells Hospital. This issue will need to be explored during the public consultation period.
  - the perimeter planting shall be retained and enhanced where necessary to enhance the sense of privacy that exists;

- a number of trees have been identified as worthy of retention and should be incorporated into any site layout;
- given the challenge of incorporating existing planting in the layout it is anticipated that garden sizes will vary. However, each property must have at least 150m<sup>2</sup> of useable private space;
- an agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 will be required to prevent the occupation of properties by 3 or more unrelated people; and finally
- it is expected that the site will accommodate approximately 16 properties.

7.2 The draft site planning brief is attached to this report.

## **8 CONSULTATIONS**

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

## **9 BACKGROUND PAPERS**

9.1 Dundee City Council - Dundee Local Plan Review 2005.

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Mike Galloway  
Director of Planning & Transportation

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Ian Mudie  
Head of Planning

IGSM/AW/KM

4 August 2006

Dundee City Council  
Tayside House  
Dundee

## **APPENDIX A**

DRAFT SITE PLANNING BRIEF - WIMBERLEY HALLS OF RESIDENCE, UNIVERSITY OF DUNDEE.

### **INTRODUCTION:**

The University of Dundee currently provides accommodation for students within nine buildings located at their Wimberley, Glamis Drive site. The University has decided that this accommodation is no longer suitable for their requirements and will cease to provide accommodation on the site from October 2006. Consequently an opportunity has arisen for the redevelopment of this well appointed site located in a desirable part of the city.

The Council is determined to achieve the highest standard of development befitting of the quality and location of the site. This planning brief has been prepared to provide guidance to developers and designers on what the Council would deem acceptable.

The site area is approximately 1.32Ha and is south facing with partial views to the river Tay. Ninewells Avenue is tightly bound to the eastern and northern parts of the site, with Invergowrie Drive to the south and the residential dwellings of Glamis Drive and Hillside Terrace to the west. There are currently nine flat roofed units in total positioned in a random manner throughout the site. Of the nine, only one of them is free standing with the other eight grouped in pairs, linked by a first floor room.

### **DUNDEE CITY LOCAL PLAN REVIEW (2005):**

The site is allocated in the Local Plan as a suburban Brownfield housing development opportunity (Proposal H40).

### **HOUSE TYPE/MIX:**

As the site is located within an established low density residential area inside the Dundee suburban boundary there is an expectation that the density of any new development should reflect this and offer more generous external space standards. In this suburban location all properties should have an average gross internal floor area of at least 150m<sup>2</sup>, although none should be smaller than 120m<sup>2</sup>. With this in mind it is anticipated the site can accommodate sixteen two storey properties.

### **PARKING/ROAD LAYOUT:**

All parking will be provided within the curtilage of the properties, consequently a minimum of three car park spaces should be provided per property. Garages may be situated in such a manner within each individual plot to enhance the sense of enclosure.

The new roadway created to serve the development will be a shared surface approximately 3m in width to enhance the levels of privacy. An appropriate layout to achieve a design speed of no greater than 10mph within the development is anticipated.

**FORM:**

Architectural innovation will be required to create an identity for this site as well as incorporating the natural features of the existing landscaping and the south facing views of the Tay.

**MATERIALS:**

There is no typical building material that prevails in the immediate vicinity of the site and as a consequence the Council will remain open minded in terms of the use of high quality and innovative building materials.

**LANDSCAPING:**

On the whole substantial and mature planting skirts the perimeter of the site providing a high degree of privacy and creating a sense of enclosure. In addition, there are a number of fine specimens scattered across the site that must be retained and sympathetically incorporated into any future development.

Any development on this site must have regard to the existing healthy mature trees, the survival and retention of which will be strongly encouraged through sensitive site layouts and both during and after construction. Development proposals must be accompanied by a tree planting and landscaping scheme which includes a supporting justification and sufficient map based material to document existing planting within the application site, as well as new planting and maintenance arrangements thereafter.

**AMENITY/GARDEN AREA:**

Given the challenging nature of incorporating the existing planting on the site, some gardens may be smaller while other larger, however, each property must have at least 150m<sup>2</sup> of useable private space.

There must be at least 18m between facing windows in habitable rooms or balconies. Private garden areas in adjacent plots or of dwellings in neighbouring sites must not be overlooked by windows of habitable rooms or balconies.

**ACCESS:**

Access to the site will be from Hillside Terrace as Glamis Drive cannot support such an access point at the southern end of the site

The suitability of existing pedestrian links through the site to access Ninewells Avenue needs to be explored. The future development of the site will provide an opportunity to cease pedestrian movement from Hillside Terrace to Ninewells Avenue. This may go some way to relieving the parking congestion that exists at the moment by non residents parking and walking to Ninewells Hospital.

**RECYCLING:**

Dundee City Council sets high standards for door-to-door collection of materials for recycling. Besides meeting the normal requirements for refuse collection, the development should make provision for all properties to store bins for recycling.

**HOUSES IN MULTIPLE OCCUPATION:**

Dundee City Council has grown increasingly aware of family homes being occupied by a number of students thus reducing the provision of family sized homes in the city. Given the close proximity of this site to Ninewells Hospital the Council will require an agreement under section 75 of the Town and Country Planning (Scotland) Act 1997 to prevent the occupation of properties by 3 or more unrelated people.

