

**REPORT TO: PLANNING & TRANSPORTATION COMMITTEE
27 AUGUST 2001**

**REPORT ON: CITY CENTRE AND ALBERT STREET/HILLTOWN FACADE
ENHANCEMENT GRANT SCHEMES**

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 328-2001

1 PURPOSE OF REPORT

- 1.1 To bring to Committee's attention requests for grant assistance under the Façade Enhancement Grant Scheme in Albert Street/Hilltown and the City Centre, and also the promotion of public art gateways.

2 RECOMMENDATIONS

- 2.1 Committee is asked to agree to the following grants:

a	148 Albert Street	£6,080
b	150 Albert Street	£6,080
c	30-36 Strathmartine Road	£25,000
d	39-41 Cowgate	£24,225
e	Forum Centre Gateways Fees	£750
	Total	£62,135

3 FINANCIAL IMPLICATIONS

- 3.1 The estimated expenditure of £62,135 in the financial year 2001/2002 is included within the current approved Financial Plan for the financial year 2001/2002.

4 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 Diversity and local distinctiveness are valued and protected. Encouraging investment in the District Centres and City Centre is a positive step to these goals.

5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 The two shops in Albert Street currently cater for disabled access, and will continue to do so. A new access door is to be built for the Strathmartine Road shop which will allow for disabled access. The existing floor level at the Cowgate will allow for disabled person access.

6 BACKGROUND

- 6.1 Committee will recall that at their meeting of 30 August 1999, they agreed to target parts of Albert Street and Hilltown being included in a Façade Enhancement Grant Scheme.
- 6.2 Grant applications have been received for three shops, two in Albert Street and one in Strathmartine Road.
- 6.3 **148 & 150 Albert Street** – The refurbishment of these two small shops, a green grocer and a baker, entails the replacement of existing inappropriate detailing with more traditional shop fronts. A 95% grant of the approved costs is recommended. Planning applications for these shops has been applied for. No building warrant is necessary.
- 6.4 **30-36 Strathmartine Road** – The proposal for this long established butcher is to introduce a modern shop front which uses high quality materials. The shop is also to be extended to provide customers with an additional range of goods as well as meeting the stringent hygiene standards. On examination of the tender documents, the Council's Quantity Surveyor arrived at a figure of £40,400. Excluding the SIPS element of FECS within Hilltown, only £25,000 is allocated for the Hilltown area. The grant offer of £25,000 represents an award of 62.5%. A planning application for the shop has been applied for.
- 6.5 **39-41 Cowgate** - At the moment this four storey property only has the ground floor property occupied, currently trading as a hairdresser. The upper floors are shortly to be renovated, providing eight flats. This category 'B' listed building is the only unimproved property in this part of the city centre. Its restoration will make a considerable impact on the built fabric of Cowgate. The proposal is to provide a traditional Victorian shopfront and to restore the upper floor, reopening currently blocked up windows.

In view of the ownership situation two grants are recommended, at a rate of 75% each.

Planning and Listed Building applications have been submitted, following pre-application discussion.

- 6.6 **The Forum Centre** – The owners of the Forum Centre, through their agents, are conscious of the fact that the existing entrances, New Inn entry, Rankines Court, Commercial Street and Chapel Street, do not contribute much at present to the growing ambience of the city centre. The High Street area has already received approval for public art gates. It is considered desirable to enhance the entrances to the Forum Centre.

To this end the owners of the centre are prepared to contribute £750 towards design fees under the auspices of the Dundee Public Art Programmes. Committee is asked to agree to contribute a similar sum for suitable designs to be worked up.

It is anticipated that these gateways will be installed next financial year 2002-2003.

7 CONSULTATIONS

- 7.1 The Chief Executive, Director of Finance, Director of Support Services, Director of Corporate Planning and Scottish Enterprise Tayside have been consulted and are in agreement with the contents of this report.

8 BACKGROUND PAPERS

- 8.1 Minutes of Planning June 1994
Minutes of Planning and Transportation Committee April 2000, Item VII refers

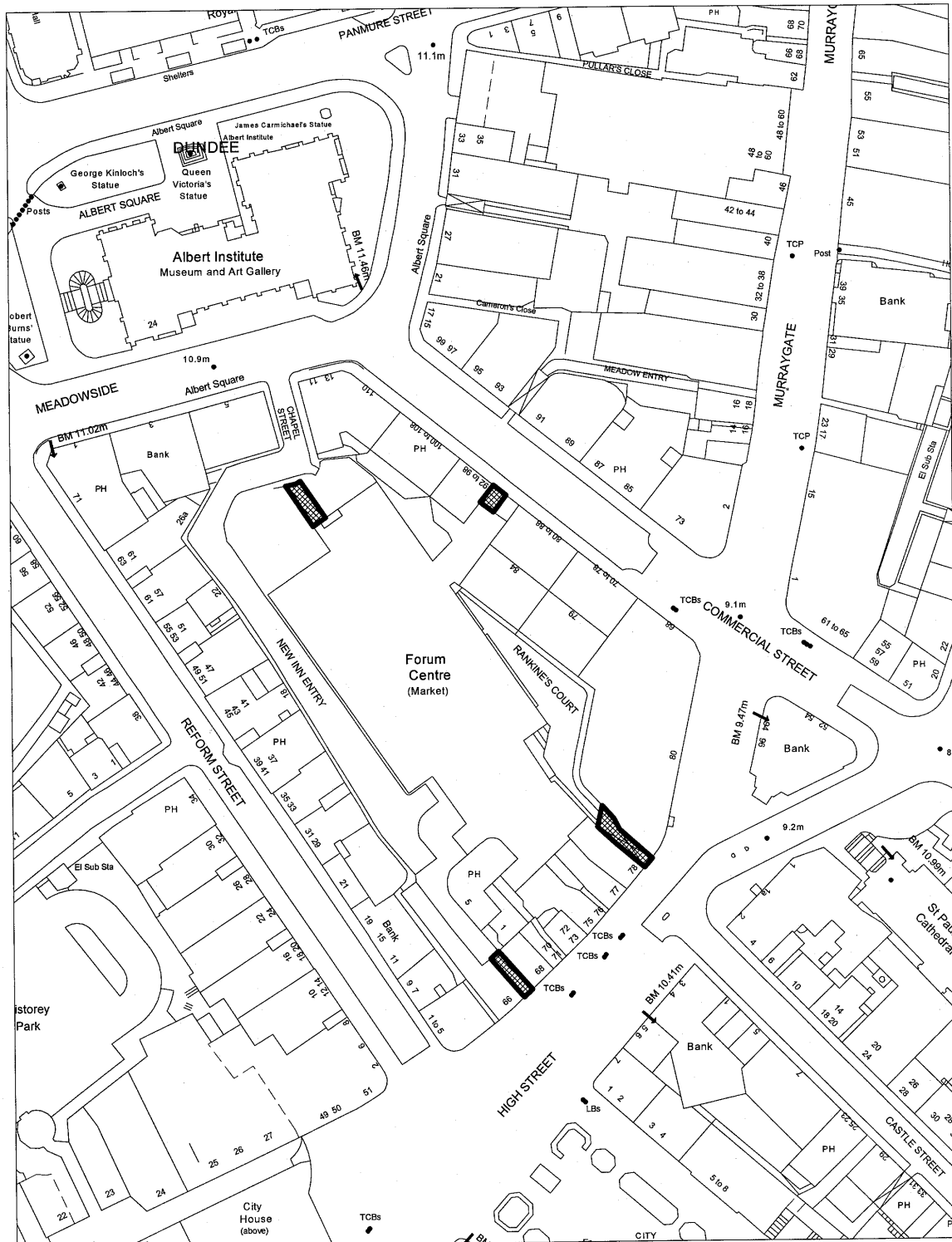
Mike Galloway
Director of Planning & Transportation

Keith Winter
Policy & Regeneration Manager


3 August 2001

KW/JMcG/MS CON/11/1

Dundee City Council
Tayside House
Dundee



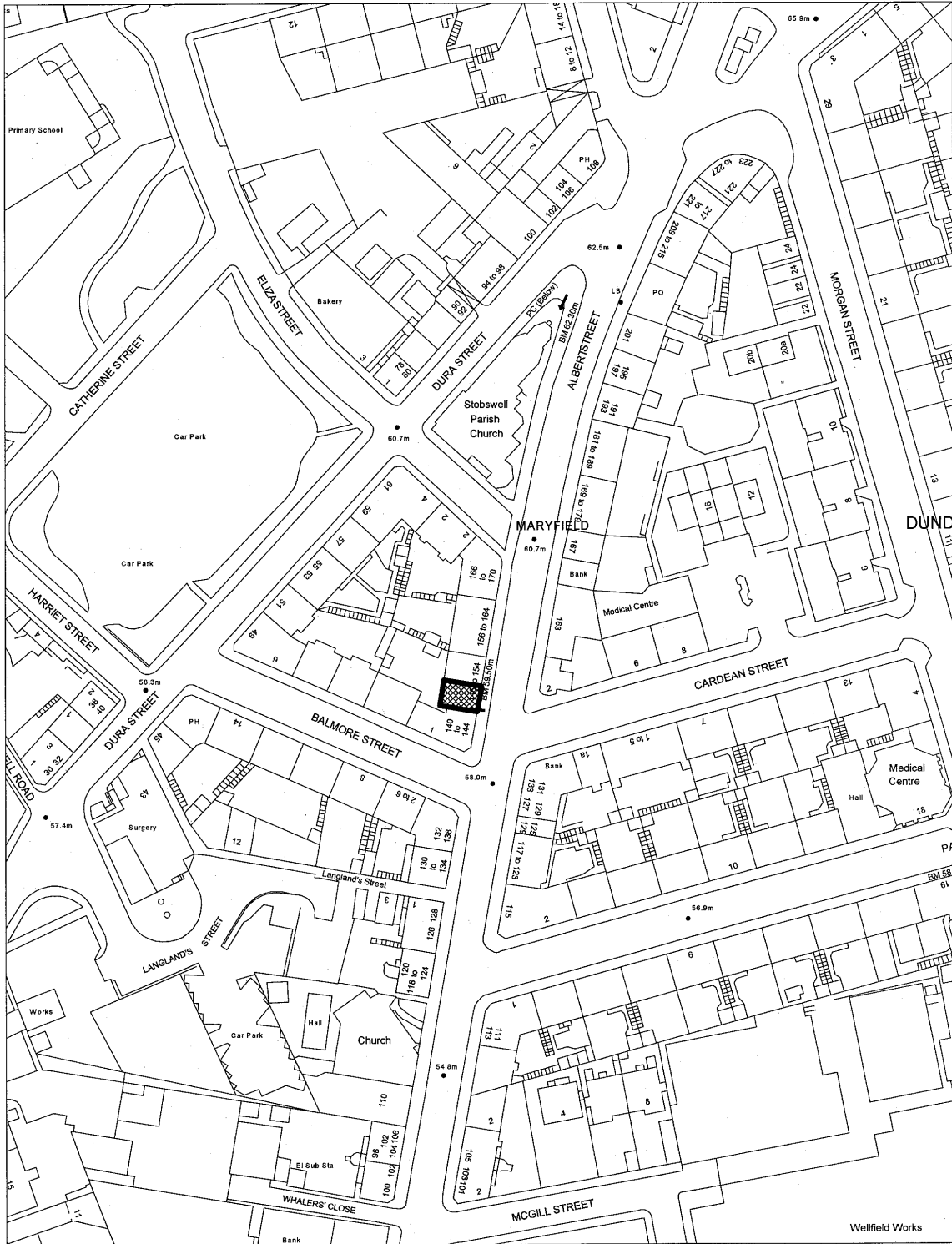
Project/Subject Facade Enhancement Grant Scheme	Reference:
Title/Address Forum Centre Gateway Dundee	Drawn By: AGB Date: 20/08/01 Scale: 1:1250




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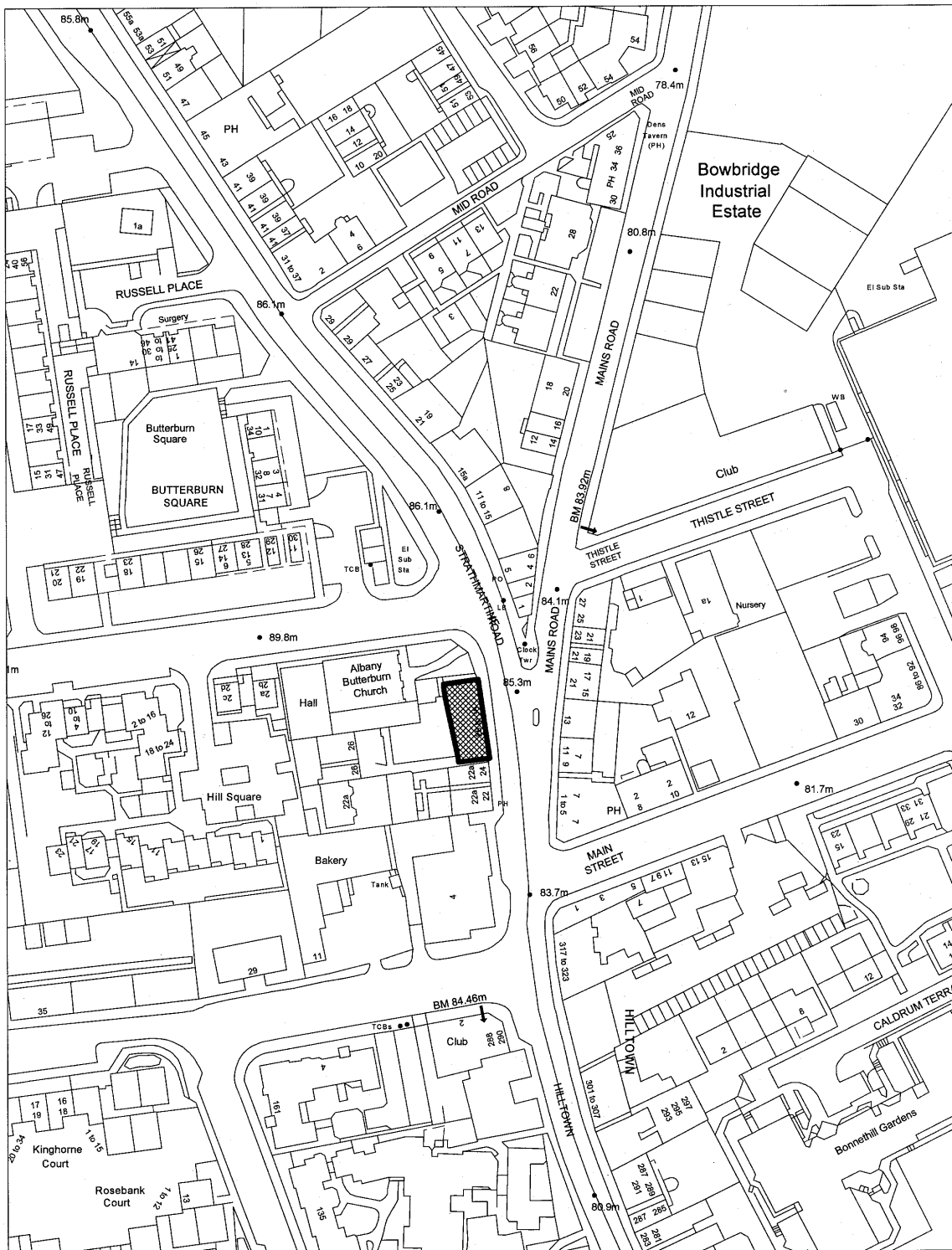


Project/Subject Facade Enhancement Grant Scheme	Reference :
Title/Address 148 Albert St Dundee	Drawn By: AGB Date: 17/08/01 Scale: 1:1250




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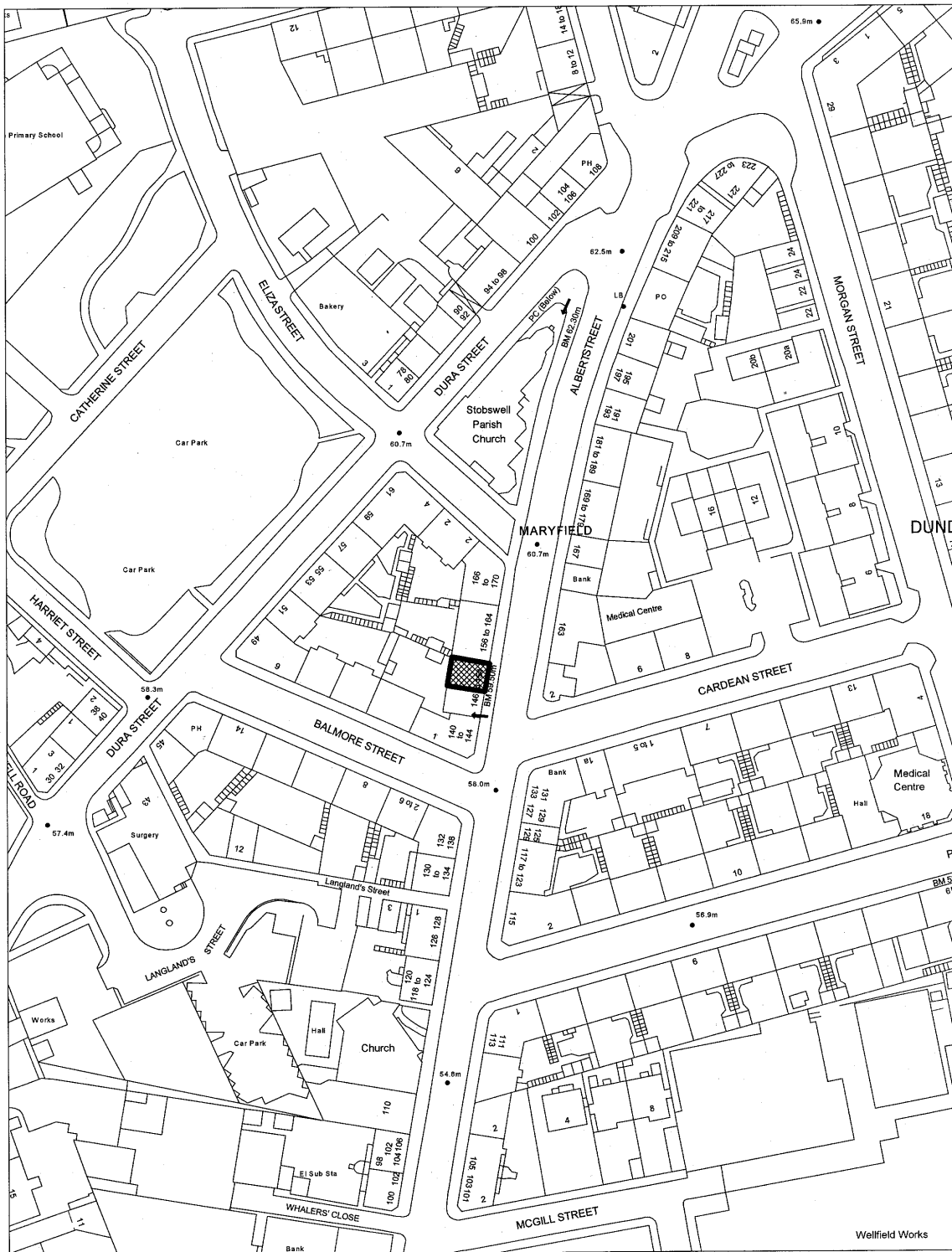


Project/Subject Facade Enhancement Grant Scheme	Reference :
Title/Address 30-36 Strathmartine Rd Dundee	Drawn By : AGB Date : 17/08/01 Scale : 1:1250




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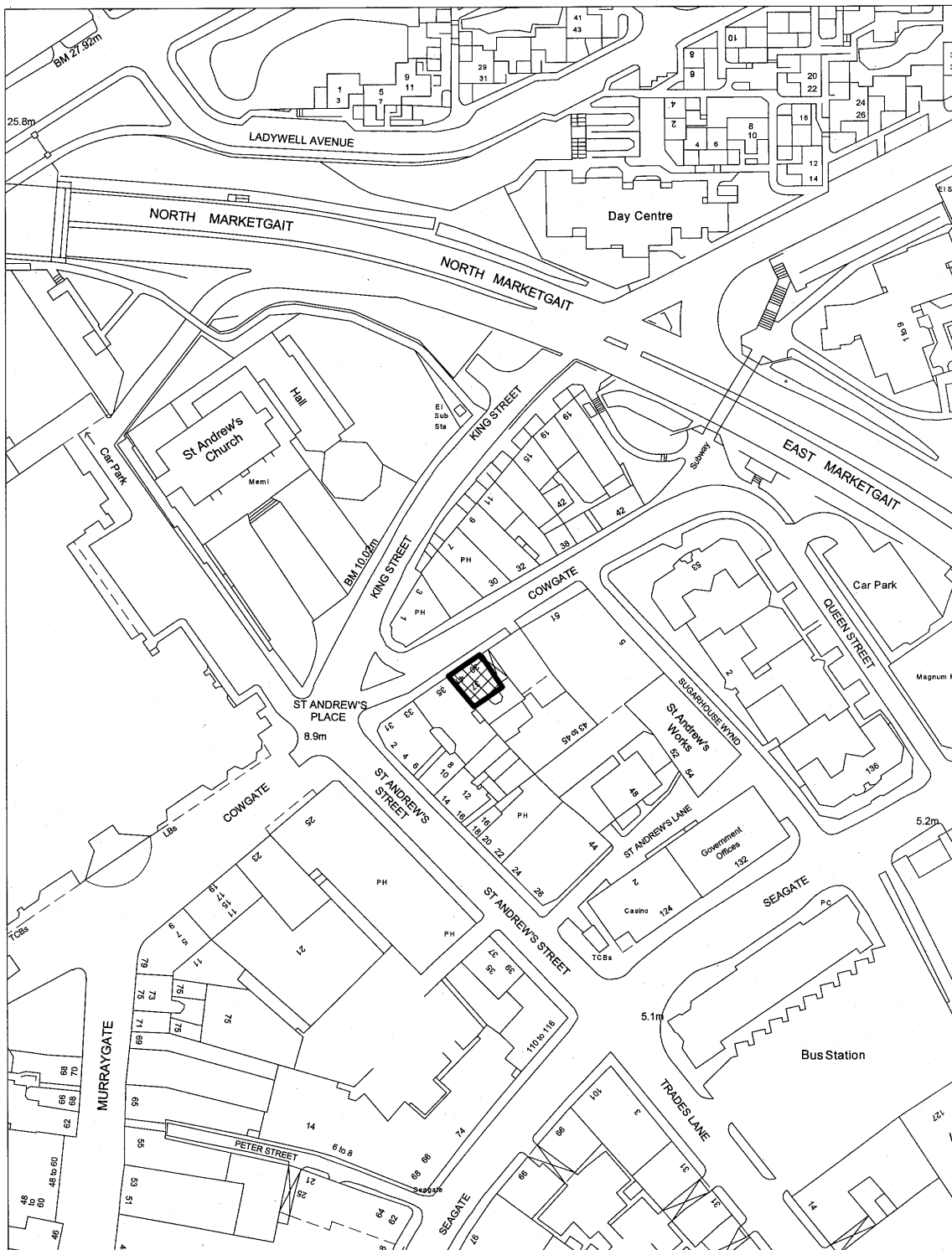
Project/Subject Facade Enhancement Grant Scheme	Reference :
Title/Address 150 Albert Street Dundee	Drawn By : AGB Date : 17/08/01 Scale : 1:1250




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Project/Subject Facade Enhancement Grant Scheme	Reference :	 <i>Planning and Transportation</i>
Title/Address 39-41 Cowgate Dundee	Drawn By : AGB Date : 17/08/01 Scale : 1:1250	

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