

**REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE 26 JUNE 2000**

**REPORT ON: KIRKTON AREA ENVIRONMENTAL IMPROVEMENTS 2000/2001**

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

**REPORT NO: 337-2000**

## **1 PURPOSE OF REPORT**

- 1.1 To update the Committee of the Kirkton Physical Regeneration Programme document and the regeneration activities proposed this year to achieve its ongoing implementation.
- 1.2 This report seeks approval from the Committee to:
- proceed to tender stage for the implementation of environmental improvement works at Beaully Square, Balgowan Square and Balgowan Place, Kirkton.
  - consider redevelopment proposals to strengthen the central core and establish a village green.

## **2 RECOMMENDATIONS**

- 2.1 It is recommended that the Committee approves:
- 1 the implementation of the projects and related fee expenditure.
  - 2 tender results to be reported to committee.

## **3 FINANCIAL IMPLICATIONS**

- 3.1 Expenditure amounting to £170,555 is committed to the Balgowan Avenue Environmental Improvement Project, Phase 2, currently on site. This will be met from Scottish Enterprise Tayside - £145,555 Scottish Homes - £15,000 and ERDF £25,000.
- 3.2 The fee expenditure to take forward the proposed projects, now before the Committee, is estimated at £22,500. This sum can be met from the Scottish Enterprise Tayside contribution to the Kirkton Physical Regeneration Programme.

Successful bids for Social Inclusion Partnership funding, with a total value of £29,500, for street lighting at these sites have been approved.

No City Council capital allocation is involved in progressing these projects.

## **4 LOCAL AGENDA 21 IMPLICATIONS**

- 4.1 The proposals impact positively on three key themes:-
- The proposed improvements will promote a high quality living environment.
  - Improved lighting and car parking facilities, where appropriate, will tackle the fear of crime and help to combat anti-social behaviour.
  - The local community has been actively involved in the identification and prioritisation of issues and the generation of possible solutions. This approach has empowered local people and develops a true sense of ownership.

## **5 EQUAL OPPORTUNITIES IMPLICATIONS**

- 5.1 The Kirkton area is in a state of transition. As demolitions have progressed the population has continued to fall and new opportunities to stabilise and sustain the community have been identified.
- 5.2 The proposals aim to breakdown the visual effects of social disadvantage and tackle the uninspiring physical environment.

## **6 BACKGROUND**

- 6.1 The Kirkton Physical Regeneration Programme document was completed in May 1999. It takes forward discrete physical elements of the Kirkton Area Strategy and Action Plan and involved the Kirkton Neighbourhood Development Group.
- 6.2 The Programme document sets out the framework for physical improvement activities in the area over the five financial years from 1999-2000 to 2003-2004, as agreed by the Community, subject to available finance. It was prepared as a bid document to potential funding bodies and seeks to secure contributions for the physical regeneration of Kirkton.
- 6.3 To date the document has attracted substantial external funding with Scottish Enterprise Tayside committing £482,800 over the five year period. A successful bid for £156,000 European Regional Development Fund grant and £40,000 was contributed by Scottish Homes to Phases 1 and 2 of the environmental improvement scheme currently on site at Balgowan Avenue. £29,500 Social Inclusion Partnership funding has also been committed to the projects now before Committee
- 6.4 The need for environmental improvement works at Beaully Square, Balgowan Place and Square and to strengthen the central core, as Phase 2 of the Programme, were identified through widespread consultation during the preparation, and on the contents, of the Programme document.

## **7 CURRENT PROPOSALS**

- 7.1 Designs for Beaully Square, Balgowan Square and Balgowan Place have been prepared in conjunction with local residents that address the concerns and meet expectations as identified by local people.
  - 1 Beaully Square acts as a major focal point of physical degradation and local concerns focus on the high incidence of crime, particularly car-related, anti-social behaviour and general vandalism. The proposal involves the creation of road access from Beaully Crescent to allow access for residents' cars to the front of houses, improved lighting and an environmental improvement scheme involving soft landscaping to improve the look of the square. The aim is to discourage troublemakers from congregating at the Square causing a nuisance, vandalising property and committing crime.
  - 2 At Balgowan Square the focus is on improving the image of the area by making it attractive for those who live on, overlook or pass by it. The proposal involves the creation of road access from Helmsdale Avenue to allow residents' access to the front of their houses for safety and security reasons. Improved lighting will allow better surveillance to discourage anti-social behaviour while landscaping and footpaths crossing the Square along desire routes will promote a high quality living environment and improve pedestrian links to local facilities.
  - 3 The issues at Balgowan Place focus on car access. At present no access exists and local residents have broken down a line of bollards to gain access to the front of their houses. The grass is churned up, the footpaths broken down and the immediate environment gives a run-down and degenerated impression. The proposal involves the

creation of a road into Balgowan Place from Helmsdale Avenue providing an off-street parking area. Improved lighting will again aim to deter anti-social behaviour and landscaping proposals will both soften the necessary hard landscaping component and promote an attractive environment.

- 4 Strengthen Central Core/Village green. The central core is identified in the Programme document as the area around Derwent Avenue where there is an existing concentration of local services. Community consultation during the preparation of the Programme confirmed that this area should continue to be the focus of Community activity. The establishment of a village green within the core was identified as an area of community use which should include improved play provision, particularly for the youth age group.

## **8 CONSULTATIONS**

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

## **9 BACKGROUND PAPERS**

- 9.1 Minute of Planning and Transportation Committee, Kirkton Area Physical Regeneration Programme, 20 September 1999 - Item 18.
- 9.2 Minute of Planning and Transportation Committee, Balgowan Avenue, Kirkton Environmental Improvements, 20 September 1999 - Item 19.

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Mike Galloway  
Director of Planning and Transportation

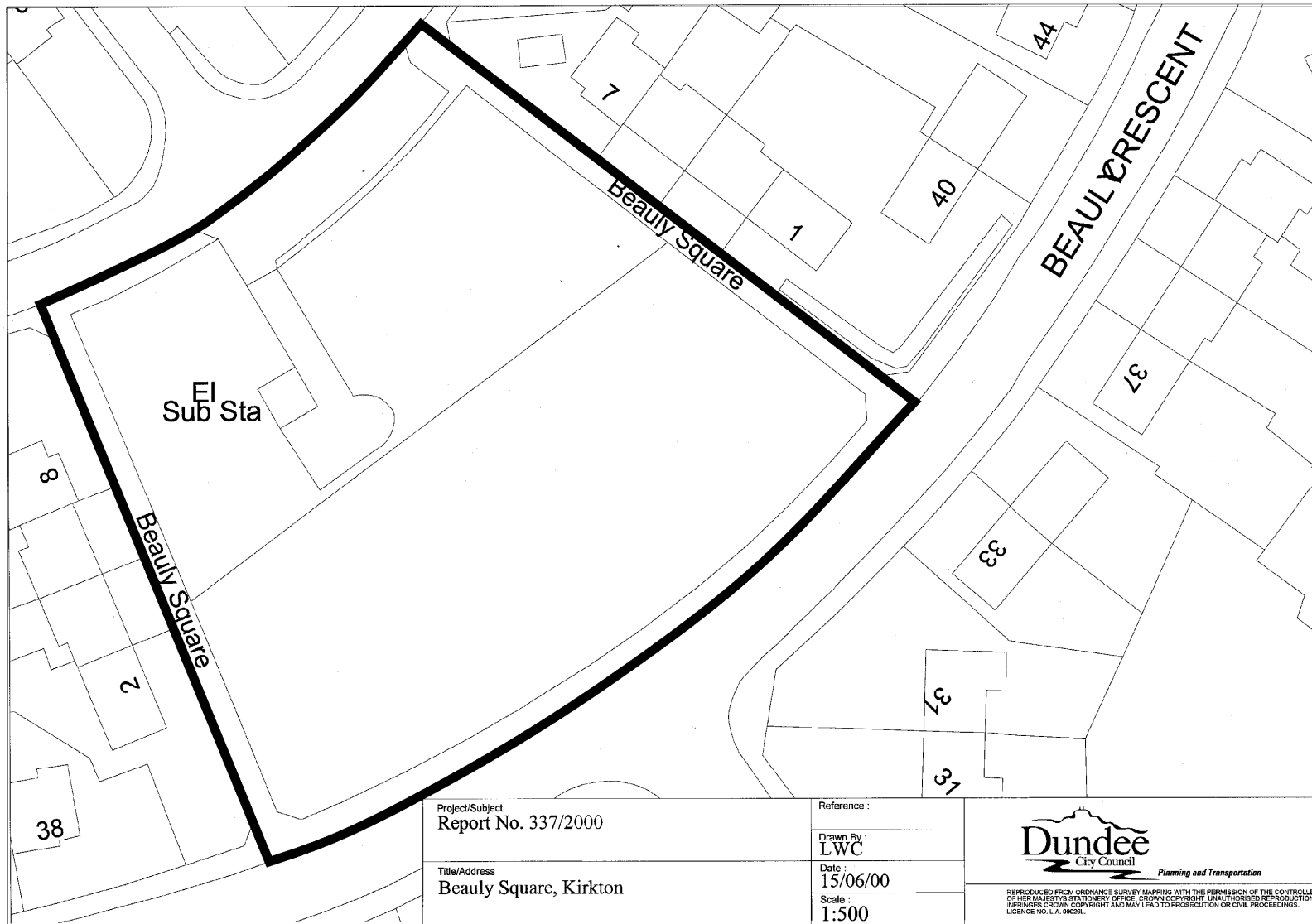
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Keith Winter  
Policy and Regeneration Manager

16 June 2000

KW/NM/EH

Dundee City Council  
Tayside House  
Dundee



Project/Subject  
Report No. 337/2000

Title/Address  
Beaul Square, Kirkton

Reference :

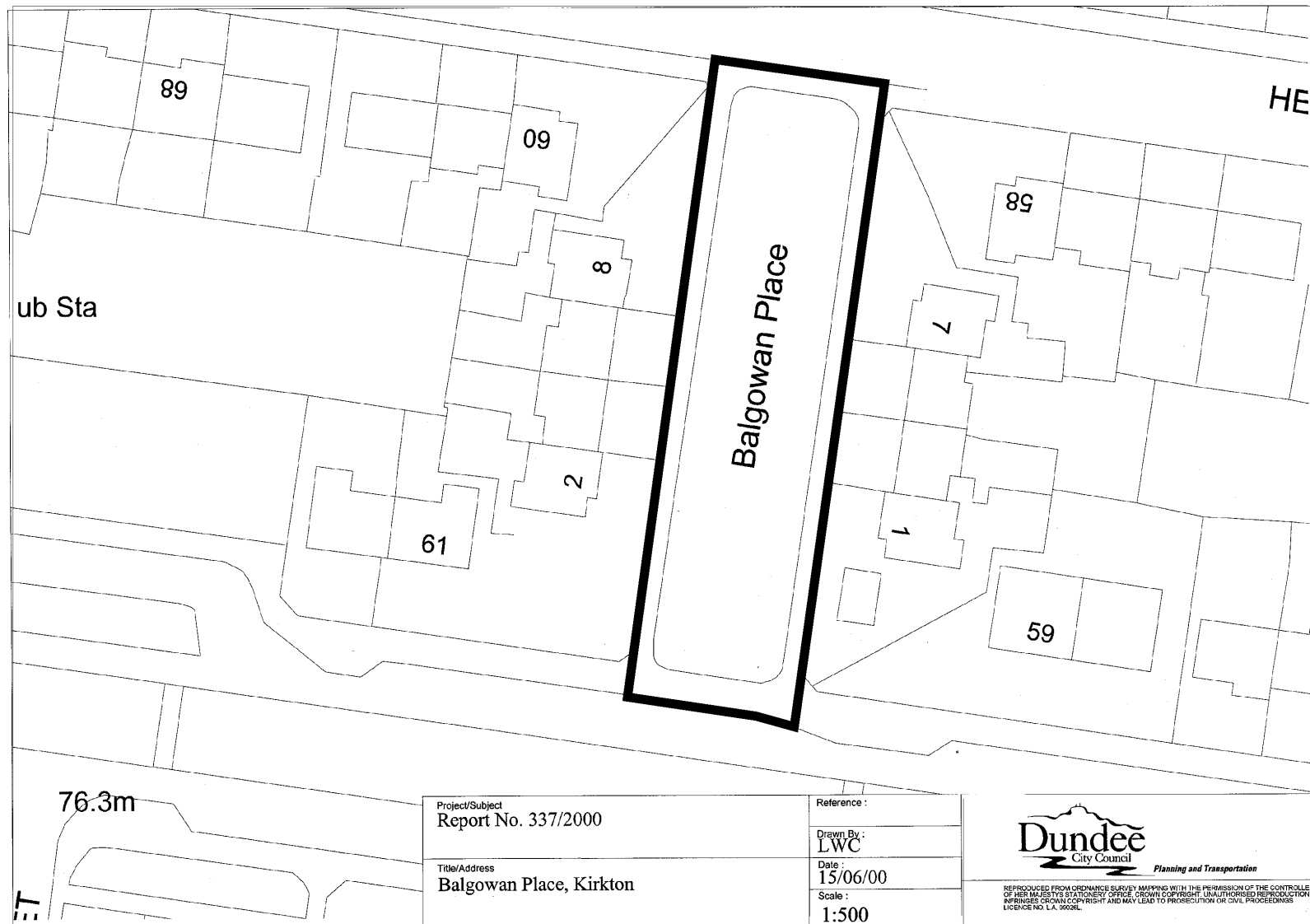
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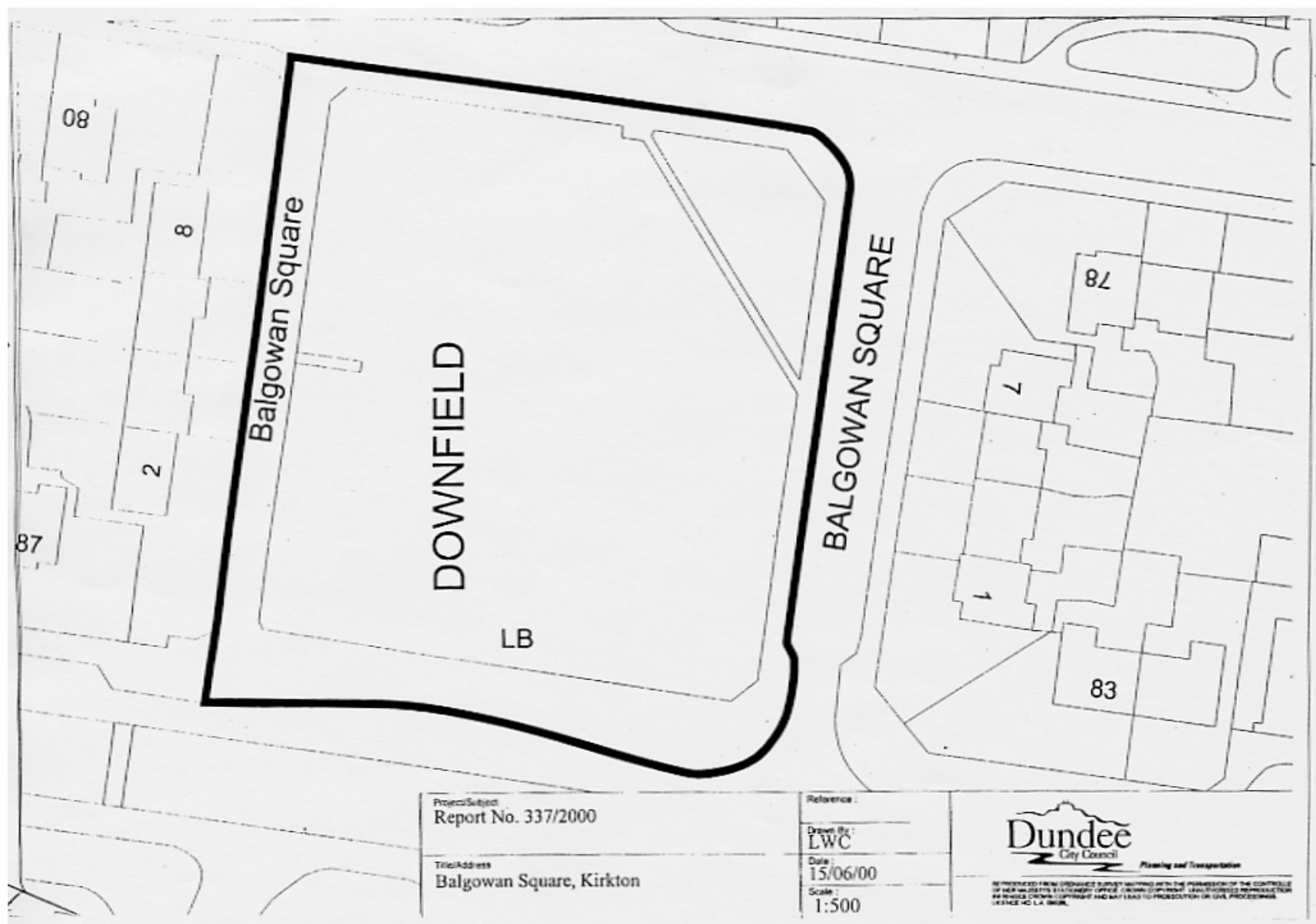
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