

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

**REPORT ON:** VICTORIA STREET/ALBERT STREET DEVELOPMENT BRIEF

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

**REPORT NO:** 339/2000

## **1 PURPOSE OF REPORT**

- 1.1 This report brings to Members attention the redevelopment potential of the properties on the northwest corner of the Victoria Street/Albert Street junction and seeks Members support for the form of redevelopment 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 Victoria Street/Albert Street Development Brief and remit officers of the Council to consult with the local community and interested parties and report back on the outcome of these consultations to Committee.

## **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 properties 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 re-use of an inner city site is compatible with the objectives of Local Agenda 21 by virtue of availing of existing social and technical infrastructure and by helping to reinforce and sustain the viability of an established district centre.

## **5 EQUAL OPPORTUNITIES IMPLICATIONS**

- 5.1 Locating a mixed development of integrated very sheltered housing and mainstream housing for local needs along the central spine of a district centre which benefits from excellent public transport can reduce the isolation often experienced by the elderly and promote social inclusion.

## **6 BACKGROUND**

- 6.1 The properties comprising 5-21 Victoria Street and 2-22 Albert Street accommodate 38 flats and 10 commercial premises. The flats have been empty for some time and most of the commercial properties also lie vacant, the exceptions being a bookmakers and hot food takeaway on Albert Street and a public house on Victoria Street. The properties are almost all in City Council ownership, having been acquired (for demolition) over the years to allow for the construction of the

North East Arterial Road. Now that the plans for this road have been abandoned the redevelopment of these derelict properties is a priority.

- 6.2 The Development Brief identifies the site as suitable for a mixed development of integrated very sheltered housing for the elderly and mainstream housing to meet local needs. This is an ideal use due to the sites proximity to the shopping street and to other health and social services and because the car parking requirements would be moderate. Using the Local Plan standards, the site can easily accommodate adequate parking as well as provide substantial garden/amenity ground.
- 6.3 A mixed-use complex can also bring the architectural scale and massing needed to maintain the historic streetscape of Albert Street which by and large is characterised by 3 or 4 storey stone tenements. A redevelopment brings the opportunity to set back the building line at the Victoria Street/Albert Street corner which can allow one elevation of the complex to overlook a new pedestrian space at the junction and also open up views of the Trinity Church Hall (former TSB Bank) from the north and reinforce its role as a local landmark at the bottom of Albert Street.

## **7 CONSULTATIONS**

- 7.1 The Chief Executive, Director of Finance, Director of Support Services, Director of Corporate Planning, Director of Social Work, Director of Housing, Director of Economic Development and Director of Neighbourhood Resources & Develop, 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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Mike Galloway  
Director of Planning & Transportation

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Keith Winter  
Policy and Regeneration Manager

KGW/COS/KR

14 June 2000

Dundee City Council  
Tayside House  
Dundee