

**REPORT TO: PLANNING & TRANSPORTATION COMMITTEE – 28 JUNE 2004**

**REPORT ON: HILLTOWN – JAMAICA WORKS – SITE PLANNING BRIEF**

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

**REPORT NO: 419-2004**

## **1 PURPOSE OF REPORT**

- 1.1 The purpose of the report is to seek approval of a draft Site Planning Brief for the Jamaica Works site as the basis of consultation with adjacent site owners and interested parties.

## **2 RECOMMENDATION**

- 2.1 It is recommended that the Committee:
- a approves the attached draft Site Planning Brief for the purposes of consultation;
  - b remits the Director of Planning and Transportation to consult with the other owners 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 results of the consultation exercise within a period of two months.

## **3 FINANCIAL IMPLICATION**

- 3.1 There are no financial implications arising from the approval of this draft site planning brief for consultation.

## **4 LOCAL AGENDA 21 IMPLICATIONS**

- 4.1 The draft Site Planning Brief for this strategically important urban site seeks to address three key themes of Dundee 21:

“Places, spaces and objects combine meaning and beauty with utility”;

“Settlements are human in scale in scale and form”; and

“Diversity and local distinctiveness are valued and protected”.

- 4.2 The draft Site Planning Brief establishes the need to secure a high quality housing development to provide a strong urban setting to St Salvador’s Church and to act as a catalyst to stimulate further development in this area whose physical and social context is fragmented due to the presence of vacant sites and derelict buildings.
- 4.3 The draft Site Planning Brief suggests the re-use of the existing road infrastructure, and recognises the architectural status of the Category A Listed St Salvador’s Church and the potential to establish a landscape plan connecting the Hilltown Park, Alexander Street and other opportunities in the immediate area.

## 5 EQUAL OPPORTUNITIES IMPLICATIONS

- 5.1 The promotion of dwellings within the context of the area well served by public transport and the opportunity to create a pedestrian network supports an objective of Social Inclusion. Permeability will be an important objective of any new development in drawing upon the site context and infrastructure to retain and support the existing network of links to the site and the surrounding areas.

## 6 BACKGROUND

- 6.1 The two approved documents relevant to the draft Site Planning Brief are the Finalised Dundee Local Plan Review and the Dundee Urban Design Guide 2001, specifically addressing national guidance on design quality in response to Scottish Executive's Designing Places 2001, and in accordance with Scottish Executive's Planning Advice Notes - Housing Quality (PAN 67) and Design Statements (PAN 68).

### Finalised Dundee Local Plan Review

- a Development Strategy paragraph 5.2 "..... new buildings and changes in land use will be essential to sustain the local economy, to promote the on-ongoing regeneration of the city and to address population change. However, to achieve this at the expense of the environmental quality of the city would be irresponsible. The maintenance and enhancement of Dundee's high quality environment is fundamental to the long term prosperity of the city."
  - b Development Strategy paragraph 5.4 "The siting, scale, design, layout and use of materials in new and existing developments has a strong bearing on the quality and vitality of the built and historic environment. All developments will be expected to enhance the townscape or streetscape."
  - c Development Strategy paragraph 5.5 "Open spaces are also an important part of our public realm and add to the city's character and local distinctiveness. They are essential to the health and wellbeing of the people of Dundee ....."
  - d Policy 6 – Open Space Provision within the Inner City states that housing developments will be required to improve supply, quality and accessibility of open spaces in the inner city to overcome existing deficiencies and aspire to the maximum standards to be contained in Supplementary Guidance.
  - e Any proposals must also conform to the standards in Appendix 1– Design of New Housing, Policy 55 - Urban Design and Policy 56 – Public Art.
- 6.2 The site is identified in the Finalised Local Plan 2003 as Proposal H24 and allocated as a brownfield housing development site.
- 6.3 It may be necessary to promote a CPO to overcome any title difficulties that may emerge in order to achieve the desired development solution. This will be the subject of a future report to Committee if necessary.

**7 CONSULTATIONS**

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

**8 BACKGROUND PAPERS**

None.

Mike Galloway  
Director of Planning & Transportation

Ian Mudie  
Head of Planning

IGSM/NMcD/KM/SA/J

7 June 2004

Dundee City Council  
Tayside House  
Dundee

---

## HILLTOWN - JAMAICA WORKS – SITE PLANNING BRIEF

### 1 INTRODUCTION

- 1.1 The demolition of the Jamaica Works and the former church on North Wellington Street, with the inclusion of two small adjacent sites, results in the opportunity to realise a high quality housing development in this strategic location on the central northern edge of Alexander Street.
- 1.2 The boundaries of the site are defined by the Category 'A' Listed St Salvador's Church to the North, Carnegie Street to the West, North Wellington Street to the East and Alexander Street to the South. Any new development must address the context of the area to provide an informed townscape solution for the setting of St Salvador's Church which is an important historical landmark building in the Hilltown area.
- 1.3 The Council is determined to achieve a high standard of housing development in this part of the city to act as a development catalyst for the wider Hilltown Area to encourage, and promote, high quality well designed and carefully planned developments in Dundee.
- 1.4 This site planning brief has been prepared to provide guidance to prospective developers and designers.

### 2 DESIGN GUIDANCE

- 2.1 The Finalised Dundee Local Plan Review, particularly at Policy 4, Policy 5, Policy 55, Policy 56 and Appendix 1, sets development standards to be interpreted regarding the site and its surrounding context. In accordance with Policy 55, the Dundee Urban Design Guide 2001 sets out the specific design principles for the formulation of an appropriate site layout and built form.

- 2.2 House Type/Mix

The Finalised Local Plan Review requires that sites in the inner city be developed with houses only of which 65% should have three or more bedrooms. The site is identified as site H24 in the Finalised Dundee Local Plan Review and as such is allocated as a brownfield housing development site. Policy 4 – Design of New Housing, through site planning briefs considers it appropriate to vary the standards to reflect the constraints or opportunities offered by the development of a particular site.

The concept layout suggests between 35 to 40 units, of 3 storey townhouse form, however, within the context of creating contemporary urban townscape a four storey building comprising 12 apartments, or 6 maisonettes, or a mix of both dwelling types, could be justified at the corner of North Wellington Street and Alexander Street. It is anticipated that the overall number of dwellings would not exceed 40.

- 2.3 Form

The site should be developed into distinct components; the architectural form of a curved terrace which provides a dynamic built form in its own right and frames the foreground to St Salvador's church onto Carnegie Street. A simple terrace of townhouses, with a consistent building line, creating the new western edge of North

Wellington Street is envisaged. Particular attention should be given to the architectural articulation of windows, doors and garden boundaries of the gable elevations.

The creation of a “pocket-park” between the proposed development site and Carnegie Street is essential to provide the foreground to St Salvador’s church creating a new vista from Alexander Street, a landscape link between Alexander Street and the Hilltown Park and to act as a “buffer” area between the proposed housing site and the industrial premises on Carnegie Street.

An axonometric, 3-dimensional drawing of a scale based at 1:250, or larger, must be submitted to determine any proposals in relation to the height and form of St Salvador’s church.

Architectural innovation will be required to create an identity for this site, and utilised to maximise privacy whilst seeking to protect existing and create new views within and outwith the site and to achieve supervision of public space.

The Tayside Police Architectural Liaison Officer will be consulted in order to achieve “secure by design” status for any proposal.

#### 2.4 Drainage

The developer must satisfy the appropriate authorities that all existing subsoil drainage is identified and suitably renovated or removed. Pre-application guidance should be sought from the Dundee SUDS Group as to the form the drainage scheme for the site should take to ascertain the most appropriate sustainable drainage system for the site.

#### 2.5 Materials

It is expected that the building materials employed will be of a high quality and particularly the use of modern renders and innovative cladding systems will be encouraged to achieve the unique architectural aesthetic required to establish an agenda of bold contemporary architecture for the site and as a template for future redevelopment of the wider area. The promotion of sustainable construction systems and techniques will also be encouraged to promote good environmental practice with the redevelopment of this brownfield site.

Within the overall architectural rationale particular attention must be given to:

- establishing a clear hierarchy of boundary details to Alexander Street, the “pocket park” and the front and back gardens to the house plots;
- the gable details of the roof eaves/junctions in order that the repetition of standard domestic details is avoided; and
- ensuring a high window to wall ratio is achieved.

It is anticipated that the overall site layout will generate a formal visual order.

## 2.6 Garden Area

All dwellings should have useable private space. Open gardens to the street or other public areas will not be considered private. A minimum private useable garden ground of 50 m<sup>2</sup> should be provided for all houses whilst 30% of houses should have more than 75 m<sup>2</sup> of useable garden ground. There must be 18 m between facing windows of habitable rooms and private garden areas must not be overlooked by living room windows of neighbouring houses.

## 2.7 Parking

All house plots must achieve 1 car parking space within the curtilage of the dwelling and 40% should have a garage or space for a garage.

## 2.8 Access

All vehicular access to the site will be achieved from both Carnegie Street and North Wellington Street and it is anticipated that the new roadway created to service the development on the eastern side of Carnegie Street will be constructed with an appropriate shared surface layout to achieve a design speed of no greater than 10mph.

## 2.9 Design Statement

In accordance with Policy 55 of the Finalised Dundee Local Plan Review and Scottish Executive Planning Advice Note 68 – “Design Statements”, any development proposals for this site require to be supported by a Design Statement due to the surrounding context and the strategic position of the site for a high quality development to act as a catalyst to the redevelopment of the adjacent and wider area of the Hilltown. The principal contents of a Design Statement are stated in the Dundee Urban Design Guide.

## 2.10 Landscape

New street trees should be planted in a formal manner to achieve the envisaged streetscape along North Wellington Street, with one tree planted in the front garden area of every other house plot. The tree species and standard to be agreed, although it is anticipated that a species of smaller growing habit would be used to differentiate between the boulevard planting envisaged for Alexander Street.

An incidental tree planting layout should be provided for the “pocket-park” area along Carnegie Street to achieve a useable open space that maximises solar gain and augments a vista to St Salvador’s Church. This area will be contained by a metal boundary railing, or other boundary details, subject to agreement.

Any tree species selected will be indigenous, although “foreign” species may be used for occasional specimen planting within the open space area or within garden grounds.

## 2.11 Alexander Street Boulevard

The site lies at the mid point on the northern side of Alexander Street. As Alexander Street is an important east-west cross-city vehicular route and due to its

relatively long linear nature, the development proposal should plan for the creation of a boulevard tree planting plan by allowing a new footway width of 1.8m from the edge of the carriageway, a 1.8m width hard-landscaped area to allow for tree planting, and another 1.8m wide footway before the garden boundary of the south most dwellings. The trees specified should be of 250-350mm girth, with a canopy base no lower than 2 metre from the finished surface level and planted at approximately 6 metre centres, with the species subject to agreement.

