

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

**REPORT ON: WESTPORT – SITE PLANNING BRIEF**

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

**REPORT NO: 461-2001**

## **1 PURPOSE OF REPORT**

- 1.1 The purpose of the Report is to seek approval of a draft site planning brief as the basis of consultation with adjacent site owners and interested parties.

## **2 RECOMMENDATIONS**

- 2.1 It is recommended that the Committee:
- a approve the draft site planning brief for the purposes of consultation (The draft brief is available in the Councillors' lounges and will be displayed at Committee);
  - b remit to 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;
  - c remit the Director of Planning and Transportation to report back on the results of the consultation exercise within a period of two months.

## **3 FINANCIAL IMPLICATIONS**

- 3.1 There are no financial implications arising from the approval of this Design Brief.

## **4 LOCAL AGENDA 21 IMPLICATIONS**

- 4.1 The development of this strategically important site within the city will contribute to the viability and vitality of the city centre's emerging Cultural Quarter. The city centre will be further enhanced by addressing a key theme of Dundee 21 "places, spaces and objects combine meaning and beauty with utility".

## **5 EQUAL OPPORTUNITIES IMPLICATIONS**

- 5.1 The promotion of a mix of uses at a site well served by public transport supports an objective of Social Inclusion. Pedestrian permeability is an important objective within the Cultural Quarter and the development will respect and retain the existing road layout of East Henderson's Wynd and St David's Lane within the site.

## **6 BACKGROUND**

- 6.1 There are two documents relevant to this site: The Dundee Local Plan 1998 and the Dundee Cultural Quarter – Development and Investment Strategy 2000 by the Dundee Partnership, EDAW and Urban Cultures. This site lies within the Blackness Conservation Area and is adjacent to the South Tay Street Conservation Area.

- 6.2 The strategically prominent site, which is highlighted in the Cultural Quarter Strategy, invites a brief that seeks an excellent urban design.

*“A major opportunity exists on the north side of the Hawkhill by-pass at the junction of Hawkhill with Marketgait. The Council owned car park could be taken with the cleared Bett Properties Ltd site to form a developable area of approximately 0.5 acres (0.2 hectares).*

*There exists some additional land in Council ownership to the west of the car park fronting Hawkhill adjacent to which lies the Doghouse Pub. The Westport Bar (Council owned but currently leased out) might also feature in any larger site assembly. This could potentially be significantly enlarged as the Glenvarigill Peugeot Garage was relocated. This would give further significant frontage northwards along Marketgait almost linking through to the Tay Mills with its University accommodation and a small range of businesses” – Dundee Cultural Quarter Development and Investment Strategy.*

- 6.3 A visually powerful and dynamic architectural statement is a prerequisite of the design for the Westport as the site represents a physical link from the emerging Cultural Quarter focussed around South Tay Street into the Blackness area. The development should be of an urban civic scale reflecting the importance of the site and as a visual termination and a landmark building at the Westport on the approach from the Marketgait

The site is contained within the Blackness Conservation area and is adjacent to the South Tay Street Conservation area. However, there is no precedent for historical pastiche and a detailed design using innovative construction techniques and the highest quality materials in contemporary and elegant forms is appropriate.

- 6.4 The development should be a building for higher educational needs with student accommodation on the upper floors, or a cultural/leisure development, or a quality hotel or an office. Housing, other than for student accommodation, is not envisaged within the site due to the potential disturbances from the concentration of bars and nightclubs within the area.
- 6.5 In the event of obtaining a beneficial development, it may be necessary to invoke a CPO to overcome any title difficulties that may emerge, in order to achieve the desired architectural result.

## **7 CONSULTATIONS**

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

## **8 BACKGROUND PAPERS**

- 8.1 Dundee Cultural Quarter – Development and Investment Strategy 2000 by the Dundee Partnership, EDAW and Urban Cultures.
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Mike Galloway  
Director of Planning & Transportation

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Keith Winter  
Policy and Regeneration Manager

3 August 2001

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Dundee City Council  
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# WESTPORT DEVELOPMENT BRIEF

## LOCATION

The site is formed by the area of land once occupied by a nightclub, currently owned by Betts plc, and the of-street car park immediately adjacent owned by the City Council. There is additional ground adjoining to the west which is also in City Council ownership and which could be incorporated into a new development. Part of this area is leased to the operators of the West Port Bar. The three parcels of land are separated by whin – setted laneways, St David's Lane and East Hendersons Wynd, both of which accommodate sewers. See Figure 1.

## CONTEXT

The site forms one edge of an expansive and busy junction on the Inner City Ring Road. The context is poor with a disparate group of undistinguished buildings. Small car parks and low buildings adjoin two other sides of the junction. The four storey buildings along the historic Westport to the south are too far away to give spatial definition and the junction itself is dominated by the large central roundabout and the solid pedestrian barriers formed by low walls. See Figure 2.

The challenge in exploiting this site will be to create a landmark development which addresses the issues of scale and vista inherent to this important location on the Inner Ring Road while also creating a sheltered micro-climate away from the junction for users of the development and as a suitable attraction within the 'Cultural Quarter'.

## FUTURE USE

The site falls within the zone identified in the Dundee Local Plan 1998 for 'Education Related Development' and adjoins Tay Works (1851, Category A Listed for Architectural or Historic Interest) which is occupied on the upper levels by the University of Abertay.

The development should equal the scale and massing of Tay Works to reinforce the institutional character of the North-West City Centre and establish a scale consistent with the new Overgate Centre immediately to the south.

The development should be of an occupation relating to : higher educational needs with student accommodation on the upper floors; a cultural/leisure development; a quality hotel and offices. Housing, other than student accommodation, is not envisaged within the site. Any car parking must form part of a detailed landscape plan within the development to accommodate the requirements of the development users.

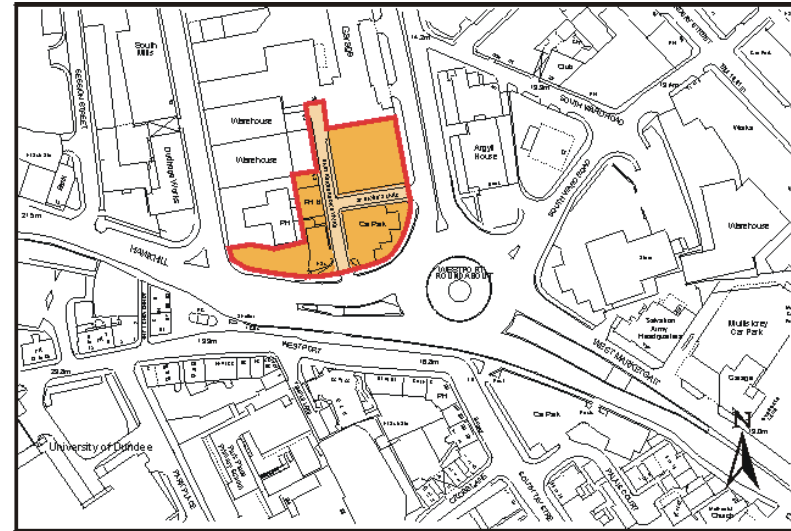


Figure 1

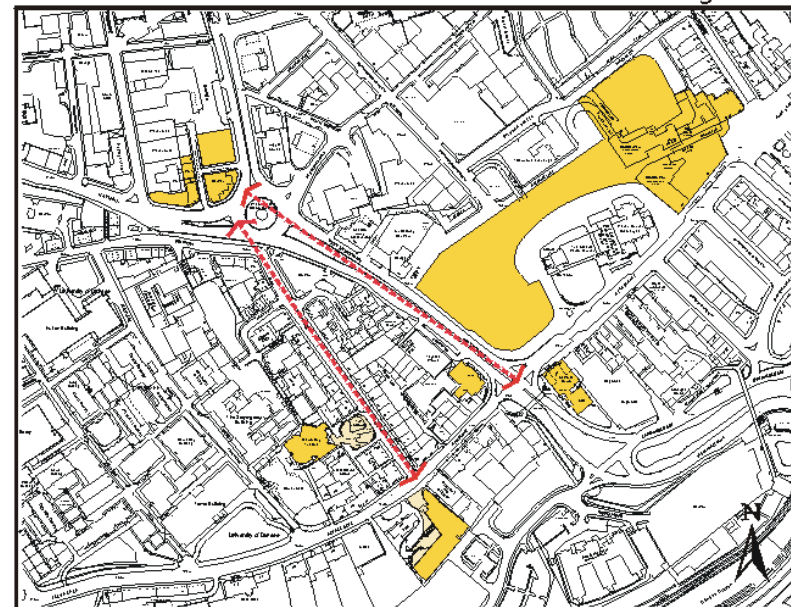


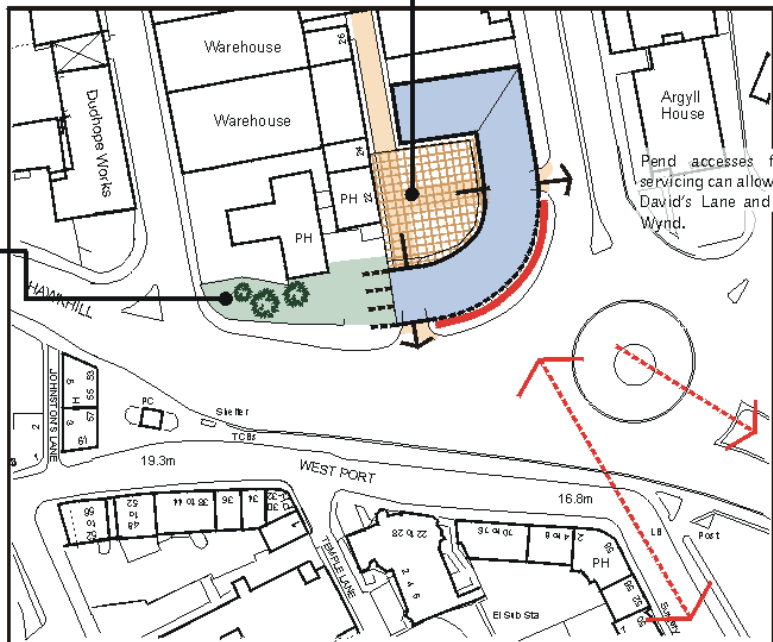
Figure 2



Figure 3

Within the redevelopment site, the domestic scale of the Westport Bar and the inherent charm and quality of the historic laneways suggest the creation of a sheltered court or plaza. (open or covered) away from the traffic of the Inner Ring Road. Here, a more 'close-grained' mix of uses and a variety of architectural treatments would be appropriate and would benefit the objective of promoting the "Cultural Quarter".

Existing trees form an attractive setting for the adjacent Public House and are worthy of retention and improvement within a landscape plan.



The dynamic form and scale will present an imposing image to West Marketgait and become a point of orientation and focus to establish the character of this perceived urban hub.

The linear axis of South Tay Street will be reinforced by the creation of a landmark building as a polar compliment to the already established DCA.

## DESIGN PARAMETERS

Figure 3 shows a particular solution for illustrative purposes only. It is not intended to inhibit other designs but to graphically indicate the design parameters listed below:-

A visually powerful and dynamic architectural statement is a prerequisite of the design for the Westport as the site represents a physical link from the emerging Cultural Quarter focussed around South Tay Street into the Blackness area. The development should be of an urban civic scale reflecting the strategic importance of the site not only to the Cultural Quarter but as a visual termination and a landmark building at the Westport on the approach from the Marketgait. The site is contained within the Blackness Conservation Area and is adjacent to the South Tay Street Conservation Area; however there is no precedent for historical pastiche and a detailed design using innovative construction techniques and the highest quality materials in contemporary and elegant form is appropriate.

By following a building line at the heel of the existing footway, the redevelopment should bring a positive edge to the north side of the Westport and, in conjunction with the historic buildings to the west and south, improve the spatial definition of this focal point of the emerging Cultural Quarter.

In order to develop Dundee's initiatives in procuring Public Art, the developer should engage artists from the outset of design so as to enliven the building and the streetscene or to help create a space which has the potential to accommodate cultural activities or events.

This illustration shows a footprint of c1,250 square metres, which in a structure, for instance, of 5 stories at the corner with 3 storey flanking wings, would give a total gross area of c.5,000 square metres.