

REPORT TO: CITY DEVELOPMENT COMMITTEE - 25 OCTOBER 2010

REPORT ON: DRAFT SITE PLANNING BRIEF
40-44 CONSTITUTION STREET, HILLTOWN, DUNDEE

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 597-2010

1 PURPOSE OF REPORT

- 1.1 The purpose of the Report is to seek approval of a draft Site Planning Brief in order to consult with the communities of the Coldside Ward and other 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 City Development Department to consult with the communities of the city centre and interested parties on the content of the draft Site Planning Brief;
 - c remits the Director of City Development Department to report back upon the consultation findings in and seek approval of the Brief.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no direct financial implications arising from approval of this report.

4 BACKGROUND

- 4.1 The vacant brownfield site at 40-44 Constitution Street, covering 428sqm, is owned by Dundee City Council. It is situated in the Hilltown regeneration area close to the local shops, parks, bus stops on the Hilltown spine, and the city centre is a fifteen minute walk away.
- 4.2 The site is held on the Dundee City Council Housing Revenue Account and it is anticipated that a residential development of 6 flats would result in an appropriate form of development. If three adjacent privately owned single-storey properties are merged with the site the capacity would increase. A commercial use for the site is unlikely to be successful as the site is out-with the designated 'Hilltown District Centre' and is on a busy cross city vehicular route with no prospect of adequate on-street parking.
- 4.3 The site has lain vacant for a considerable number of years and this Draft Site Planning Brief has been prepared to set out the planning parameters for redevelopment as well as being the first stage in determining community and interested party opinion on promoting the site for the future redevelopment. Subject to Committee approval, the finalised Site Planning Brief would be used as part of the sales particulars to market the site.

- 4.4 Within the last five years the Hilltown regeneration area has received significant investment to improve the infrastructure and open space amenities from the Dundee Partnership and Community Groups. The promotion of the development of vacant brownfield sites will assist the regeneration programme by providing opportunities for private investment, more modern dwelling choices in the area and signalling further investment for positive change.
- 4.5 The site is not within a conservation area or adjacent to any listed buildings but its redevelopment with a building of a quality non-traditional design to add visual interest to the street and contribute to the regeneration ethos of the wider area is an important tenet of the Draft Site Planning Brief.
- 4.6 The Draft Site Planning Brief is appended to this report.

5 POLICY IMPLICATIONS

- 5.1 This Report has been screened for policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management.
- 5.2 The redevelopment of this site accords with the principles of the Hilltown Physical Regeneration Framework 2008 by promoting vacant brownfield sites for quality redevelopment thereby repairing the gaps in the built environment of the Hilltown.

6 CONSULTATIONS

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

7 BACKGROUND PAPERS

- 7.1 None.

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Director of City Development

Iain Jack
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IJ/NMcD/ES

13 September 2010

Dundee City Council
Tayside House
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APPENDIX 1

DRAFT

Site Planning Brief

40-44 Constitution Street, Hilltown, Dundee

INTRODUCTION

This Site Planning Brief has been prepared as supplementary planning guidance to the Dundee Local Plan Review 2005 in order to provide site specific planning information for the redevelopment of this brownfield gap site. The vacant site is owned by Dundee City Council and is close to local shops, parks, bus stops on the Hilltown spine, and the city centre is a fifteen minute walk away.

LOCATION AND SITE HISTORY

Over the previous five years the Dundee Partnership and local community groups have directed significant investment into the Hilltown area in order to create a more attractive neighbourhood. The regeneration programme will continue with the large-scale redevelopment of the nearby Maxwelltown site, principally for housing, as well as a comprehensive programme of environmental improvements in the area.

The site at 40-44 Constitution Street is 'L' shaped and covers an area of 428sqm, previously occupied by a Victorian tenement. The northern boundary of the site fronts onto Constitution Street; the western boundary is formed by a four-storey stone built Victorian tenement and drying green; the south boundary is formed by rear garden fences; and the eastern boundary is adjacent to three single storey stone built office/commercial buildings.

FUTURE LAND USES

The site is outwith the Dundee Local Plan Review 2005 designated 'Hilltown District Centre' and because of the high volumes of traffic on Constitution Street, no proposals for commercial use would not be considered acceptable. However, the site does offer a redevelopment opportunity for a relatively small flatted residential development fronting onto Constitution Road with associated car parking and communal areas to the rear, thereby adding to the range of new dwelling choice within the wider Hilltown area. No soil quality or other on-site investigations have been undertaken.

PRE-APPLICATION MEETINGS

Pre-application discussions between relevant Dundee City Council City Development Department Officers and the developer / agent are encouraged. Whilst the site is small, and the content of this Brief outlines the planning parameters for the site, pre-application discussions can bring together input from a range of planning specialisms in order that the determination of a planning application does not involve revisions and potential delays.

THE NEW BUILDING

A high standard of architectural design is required for development in Dundee and the careful organisation of the site to achieve the necessary amenities of car parking, communal garden ground and privacy as well as a building that positively responds to the street should be the starting points for a successful development.

The site is relatively small, and without incorporating the three single storey adjacent properties on Constitution Street, it is unlikely to achieve more than 6 flats and associated amenity space as well as a requirement for 100% car parking (See Residential Design Guidance section).

It is anticipated that a three storey building would give an appropriate scale and mass on the site and be able to accommodate 100% car parking and the requisite amenity space of 100sqm within the curtilage of the site. The shape of the site lends itself to redevelopment that may not exactly follow the established building line of the street and thereby add difference and greater visual interest, and possibly more privacy, to residential proposals.

The built characteristics of the immediate area are of traditional late 19th and early 20th Century stone-built dwellings with some brick and harled buildings of the late 20th Century. Whilst no stipulation is made to limit or promote certain materials, those selected by the designers must be of high quality in terms of maintenance, longevity and visual qualities. The site is not within a conservation area or adjacent to any listed buildings but its redevelopment with a building of a quality non-traditional design to add visual interest to the street and contribute to the regeneration of the wider area is important.

When developing the layout and details the Tayside Police Architectural Liaison Officer must be consulted by the designer in order to meet 'Secured by Design' status along with the other requirements of this Brief.

RESIDENTIAL DESIGN GUIDANCE

The Dundee Local Plan Review 2005 in Appendix 1 'Design of New Housing' provides quantitative standards for residential development which state that such an 'Inner City' site should be developed with houses only in order to provide greater dwelling choice across Dundee. However, the Local Plan Policy 4 "Design of New Housing" considers it appropriate to vary the standards to reflect the constraints of a site. The site is relatively small and a development of houses would not successfully address the townscape requirements, or economic viability, of the site therefore this Brief advocates the development of the site with flats.

a) Flat Type

In accordance with the Dundee Local Plan Review 2005 all new flats are to have a minimum of 2 bedrooms with a minimum gross internal floor area of 60sqm living accommodation. However, to provide greater dwelling choice in this area, where there is a high concentration of relatively small flats, the minimum standard of 60sqm should be exceeded by at least another 10sqm, and the top floor could provide larger penthouse accommodation to take advantage of southerly views across the city.

In order to provide the opportunity for a mix of dwelling in the area Dundee City Council operates a policy that no House in Multiple Occupation Licenses will be granted for new flats in the city centre. A condition of planning approval will be a requirement for the developer to enter into a Section 75 Agreement prohibiting such use of new residential accommodation.

b) Amenity Grounds

Useable private garden areas of 100sqm or 10 sqm per flat, whichever is greater, must be provided, though the extent of private garden areas may be reduced if useable south facing balconies are provided. It is likely that balconies would be well placed on the south elevation overlooking communal garden and car parking areas. Drying areas must be provided in addition to amenity space.

c) Car / Cycle Provision / Waste

The Dundee Local Plan Review 2005 requires sites in the 'inner city area' should achieve 130% car parking for private and 100% for social rented development. Given that the site is not extensive, on-street car parking is limited in the wider area and there are no public car parks nearby, the car parking requirement is marginally reduced so that 100% car parking

provision is met within the curtilage of the site. Secure storage for cycles and household waste should also be specifically provided.

d) Privacy

The Dundee Local Plan Review 2005 requires a minimum distance of 18m between the facing windows of habitable rooms, or between balconies and the facing windows of habitable rooms in order to provide privacy. The distance from the north building line to the face of the buildings opposite on Constitution Street is approximately 12m. If the established rear building line is followed the habitable window to window distance with the dwellings on Rosebank Terrace would be 20m away.

The north building line of the site to Constitution Street could be brought back by 2-3 metres only from the back edge of the footway to provide an enclosed semi-private landscaped area creating a privacy buffer to the street to provide greater privacy to any ground floor flats and to increase the habitable window to window distance on Constitution Street. Whilst this may still fall short of the requirements of the Local Plan, due to the existing built urban context, some flexibility is considered appropriate.

DRAINAGE

There is no opportunity for a sustainable urban drainage system to be incorporated into the development given the extent of the site. It is anticipated that all the foul and rainwater will be connected into the existing Scottish Water drainage network. Early dialogue with Scottish Water is advised.