

REPORT TO: CITY DEVELOPMENT COMMITTEE – 24 FEBRUARY 2014

REPORT ON: SITE PLANNING BRIEF - FORMER FIRE STATION, STRATHMORE AVENUE

REPORT BY: DIRECTOR OF CITY DEVELOPMENT

REPORT NO: 64-2014

1 PURPOSE OF REPORT

- 1.1 The purpose of the report is to seek approval of the Site Planning Brief for the Former Fire Station on Strathmore Avenue following consultation with adjacent owners and other interested parties.

2 RECOMMENDATION

- 2.1 It is recommended that the Committee:
- a notes the findings of the public consultation;
 - b approves the Site Planning Brief: Former Fire Station Strathmore Avenue as supplementary guidance to inform future development of the site; and
 - c refers the approved Site Planning Brief to the Development Management Committee as a material planning consideration.

3 FINANCIAL IMPLICATIONS

- 3.1 There are no financial implications arising as a result of this report.

4 BACKGROUND

- 4.1 Reference is made to Item 3 of the meeting of the City Development Committee on 9 December 2013 which approved the Former Fire Station, Strathmore Avenue Draft Site Planning Brief for the purpose of consultation.
- 4.2 Following the Committee's approval, details of the Draft Site Planning Brief was posted to 28 local residents and a notification was issued by e-mail to local councillors, Community Officers and representatives of the development industry.
- 4.3 Interested parties were asked to submit observations on the Draft Site Planning Brief within a 4 week period between 13 January and 10 February 2014.
- 4.4 A response was received from the Scottish Environmental Protection Agency (SEPA) with a request to include the requirement for a flood risk assessment prior to any development being progressed. This has been added to the Draft Site Planning Brief.
- 4.5 A copy of the Site Planning Brief that is recommended for approval forms Appendix 1 to this report.

5 POLICY IMPLICATIONS

- 5.1 This Report has been screened for any policy implications in respect of Sustainability, Strategic Environmental Assessment, Anti-Poverty, Equality Impact Assessment and Risk Management. There are no major issues.

6 CONSULTATIONS

- 6.1 The Chief Executive, the Director of Corporate Services and Head of Democratic and Legal Services have been consulted and are in agreement with the contents of this report.

7 BACKGROUND PAPERS

- 7.1 There are no background papers of relevance to this report.

Mike Galloway
Director of City Development

Gregor Hamilton
Head of Planning

GH/SP/KM

13 February 2014

Dundee City Council
Dundee House
Dundee

APPENDIX 1

DRAFT SITE PLANNING BRIEF - FORMER FIRE STATION, STRATHMORE AVENUE

February 2014

This Site Planning Brief has been prepared as supplementary guidance to the Dundee Local Development Plan. The intention of this Brief is to set clear guidelines which will ensure the successful and sustainable redevelopment of the Council owned site at the Strathmore Avenue site.

Summary

- Location: 296 Strathmore Avenue, Dundee, DD3 6SH;
- site extends to 0.25ha (0.6 acres);
- identified as a Brownfield Housing Site (ref: H17) in Dundee Local Development Plan with an indicative capacity of 7 units;
- site lies to the north of Dundee Law, with good access to trunk road and public transport networks;
- prominent site requiring redevelopment with a high quality design;
- cleared brownfield site forming part of a mixed use area;
- suitable for detached, semi-detached or terraced houses with 2 or more bedrooms;
- also suitable for a flatted development;
- landscaping required to complement existing streetscape;
- development must incorporate a SUDS; and
- water mains under part of site.

Site Description

This site lies to the north of Dundee Law and has an area of approximately 0.25ha. The site is currently owned by Dundee City Council and is identified in the Dundee Local Development Plan as a Brownfield Housing Site (ref: H17) with an indicative capacity of 7 units. The site lies within the Suburban area, as defined by the Dundee Local Development Plan.

The site is located on the northern side of Strathmore Avenue, directly opposite Lawton Road, and is accessed from Strathmore Avenue. The buildings along this section of Strathmore Avenue are set well back from the carriageway. Trees along the pavements and within the curtilages of the buildings add to the character of the street.

The site is approximately 5 minutes drive from both Dundee City Centre and the A90 Kingsway, a main trunk road. A number of bus routes serve the area. In the wider area, there are schools, shops and other services.

The site lies within a mixed use area. To the north of the site, there is a wooded area within the grounds of King's Cross Hospital; to the east a 5-storey hotel; to the southeast 3-storey residential flats; to the southwest the premises of a children's charity; and to the west 2-storey residential houses and flats.

Originally, there was a fire station on the site that occupied a number of buildings. Subsequently, the buildings were used as offices. The buildings have now been demolished and the site is available for redevelopment. Whilst most of the site has been cleared, there is a small group of shrubs and semi-mature trees on the southern boundary. There is an electrical substation on the eastern boundary of the site.

It is understood that water mains run north to south through the west of the site. To allow for any repair or maintenance of the water mains in the future, any development (including parking areas and private gardens) must be at least 6m from these water mains. Scottish Water should be contacted for further details on this matter.

Development Options

An opportunity exists to create a high quality housing development on this site. The development must contribute positively to the quality of the surrounding built and natural environment. The design and siting of the development should respect the character and amenity of the place. Any proposal should also incorporate new landscape and planting works appropriate to the local context.

Design of Housing

In the suburban area, the Dundee Local Development Plan seeks the development of houses rather than flats, unless a Site Planning Brief indicates otherwise. This Site Planning Brief identifies an opportunity for houses or flats to be built on this site. It is considered that the site is suitable for flats because:

- 1 the water mains restrict development on the western part of the site;
- 2 flats are in keeping with many of the other residential properties in the area; and
- 3 a flatted development will allow a landmark building to be constructed on the site.

However, should a flatted development be the preferred option, the flats should be contained within one building and no houses should be built on the site.

The Dundee Local Development Plan sets the following standards for new houses in the suburban area:

- 75% of houses should have 3 or more bedrooms or a minimum gross internal floor area of 100m²;
- all tenures should have at least 1 car parking space within the curtilage of each house. Private houses with 3 bedrooms should have at least 2 spaces. Private houses with 4 or more bedrooms should have at least 3 spaces;
- the average private useable garden ground per house should be 140m², with a minimum garden size of 120m²; and
- a minimum of 18 metres between the facing windows of habitable rooms.

Where a Site Planning Brief identifies that a site is suitable for flats, the Plan sets the following standards for new flats in the Suburban area:

- a minimum of 150% car parking should be provided with at least 1 space dedicated to each flat;
- the development must provide an attractive outdoor space for occupants; this space may be private communal garden or private garden for each flat. Separate drying areas should be provided; and

- a minimum of 18 metres between the facing windows of habitable rooms. Living room windows and balconies of flats should not overlook private gardens of houses.

Due to the location of the site adjacent to the Inner City boundary and given the area available for development on the site, it is considered appropriate to vary the Plan's internal space standards for flats on this site, effectively applying the standard for flats in the Inner City Area. Where flats are proposed for this site, they should have 2 or more bedrooms or a minimum gross internal floor area of 60m².

Design and Site Layout

The site benefits from a prominent location adjacent to the junction of Strathmore Avenue and Lawton Road. Any development on the site will be particularly visible from the south. As such, the Council seeks a creative, high-quality redevelopment of the site that respects the quality of the surrounding built and natural environment.

There is variety in the design, style, age and materials of the surrounding buildings. It is expected that the design of the redevelopment will contribute positively to this variety. As the site faces south, there is an opportunity for new dwellings to benefit from solar gain.

Should houses be the preferred option for the site, there is an opportunity to create a mixed development of detached, semi-detached and terraced houses, which are all deemed to be acceptable for this site. These properties could be 2, 2½ or 3 storeys in height. Should a flatted development be proposed, it is expected that this will be a single building no more than 3 storeys high. This will allow a well designed, landmark building to be constructed.

All buildings on the site should be set well-back from the footway edge to respect the existing open character of Strathmore Avenue and to allow space for landscaping in the interests of the visual appearance of the streetscape. To maintain the natural environment of the street, the planting of semi-mature trees along the boundary with Strathmore Avenue is encouraged, whilst justification will be required for the removal of any of the semi-mature trees currently on the site.

The development must be designed to ensure that the amenity of the neighbouring residential properties is maintained. It is particularly important that windows and any balconies on new buildings within the development do not significantly overlook the windows and gardens of the neighbouring properties to the west of the site. Development cannot take place where the water mains run under the west of the site; this will help to protect the amenity of the properties to the west. Subject to discussions with Scottish Water, there may be an opportunity to maintain residential amenity through the planting of trees and shrubs on the west of the site.

Sustainable Urban Drainage Systems (SUDS)

Given the scale of the development, a Sustainable Urban Drainage System must be designed into the redevelopment of the site. Early discussions on SUDS and flood mitigation measures with the City Engineer, Scottish Water and SEPA are recommended. It is unlikely that any form of drainage connection would be permitted into the nearby Dens Burn culvert due to known downstream flood risks associated with that watercourse and a flood risk assessment for any proposed development will be required.

Further Information

The Council encourages early pre-application discussions with developers and their agents to ensure high quality developments. There is no charge for these discussions. To arrange a meeting, please e-mail development.management@dundee.gov.uk or telephone 01382 433105.

Additional information can be found at:

www.dundee.gov.uk/citydevelopment/siteplanningbriefs