

REPORT TO: PLANNING & TRANSPORT COMMITTEE - 10 MARCH 2008
REPORT ON: DRAFT ERSKINE STREET YARD SITE PLANNING BRIEF
REPORT BY: DIRECTOR OF PLANNING & TRANSPORTATION
REPORT NO: 66-2008

1 PURPOSE OF REPORT

- 1.1 The purpose of the Report is to seek approval of a Draft Site Planning Brief in order to proceed to consultation with adjacent 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 adjacent owners and interested parties on the 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.

3 FINANCIAL IMPLICATIONS

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

4 BACKGROUND

- 4.1 Since 2003 the Stobswell Partnership, an alliance between Dundee City Council, Scottish Enterprise Tayside, NHS Tayside, Tayside Police and Stobswell Community Forum have directed significant funds and resources for the regeneration of the Stobswell area in order to recreate an attractive place where "people choose to live and work". The Erskine Street Yard is an opportunity to create an attractive high-quality development in a prominent location at the corner of Erskine Street and Dura Street to increase residential and/or business opportunities within Stobswell.
- 4.2 The vacant Erskine Street Yard was a former coal depot and until 2005 was part of the area leased to the Erskine Street Garden Landscape Company. The Yard is held on the Dundee City Council Planning and Transportation Department account and was cleared of buildings in 2005 in anticipation of future redevelopment.
- 4.3 The Yard is bounded to the east by Erskine Street; to the south by the Erskine Street Garden Landscape Company leased premises; to the west by a new private housing development and to the north by the Mosque and Dura Street.
- 4.4 The Draft Site Planning Brief anticipates that the site can be redeveloped with a terrace of up to 5 three storey town houses and that a separate building of up to 8 flats is justified due to the townscape requirements of the northern part of the site near the Dura Street/Erskine Street Junction. A concept layout is contained within the Draft Site Planning Brief to guide the redevelopment of the site.

4.5 It is anticipated that the site can accommodate up to 5 three storey townhouses and around 8 apartments. A concept layout is contained within the Draft Site Planning Brief to guide the redevelopment of the site.

4.6 The Draft Erskine Street Yard Site Planning Brief forms the Appendix 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.

5.2 The Stobswell Neighbourhood Regeneration Framework 2002 was prepared to provide a comprehensive basis to secure, and significantly improve, the residential and commercial sustainability of the Stobswell area. Creating better dwelling choice and supporting enterprise within the Stobswell area by redeveloping brownfield sites for housing, or other appropriate uses, is a primary objective of the Regeneration Framework which aims to recreate an attractive and sustainable environment.

6 CONSULTATIONS

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

7 BACKGROUND PAPERS

7.1 Planning and Transportation Committee of the 27 September 2004 - Report 597-2004 - The Stobswell Neighbourhood Regeneration Framework 2002.

7.2 Dundee Local Plan Review 2005.

Mike Galloway
Director of Planning & Transportation

Ian Mudie
Head of Planning

IGSM/NMcD/KM

7 February 2008

Dundee City Council
Tayside House
Dundee

APPENDIX 1

THE ERSKINE STREET YARD - SITE DEVELOPMENT BRIEF

INTRODUCTION

This Draft Site Planning Brief is supplementary planning guidance to the Dundee Local Plan Review 2005 providing site-specific policy guidance for developers and designers in order that an informed design solution is achieved for the satisfactory redevelopment of this site.

The vacant Erskine Street Yard is a brownfield site situated at the corner of Dura Street and Erskine Street within the Regeneration Area of Stobswell and is owned by Dundee City Council. The site extends to 0.22ha.

Since 2002 the Stobswell Partnership, and alliance between Dundee City Council, Scottish Enterprise Tayside, NHS Tayside and Tayside Police have directed significant funding and resources for the regeneration of the Stobswell area in order to recreate an attractive place where 'people choose to live and work'. The Erskine Street Yard site provides the opportunity to create an attractive and high-quality development in a prominent location.

LOCATION & SITE HISTORY

The site is near to the Albert Street District Shopping Area of Stobswell which has excellent cross city transportation connections as well as being near to a large range of commercial and recreational amenities within the city centre, some 1km to the south.

The site is bounded to the east by Erskine Street, a traditional Victorian sandstone tenement street; to the south by the Erskine Street Garden Landscape Company premises; to the west by a new private housing development and to the north by the Mosque and Dura Street.

At the end of the 19th century the site use changed from being part of the greenspace of James's Park into industrial premises and remained so into the 1990s as a coal depot. In recent times the yard was purchased by Tayside Regional Council for the now abandoned North East Arterial road proposals.

The Dundee Local Plan Review 2005 identifies the site as 'H31' for 'Brownfield Housing Proposals'.

In 2005 the site was cleared of all buildings to the satisfaction of the City Engineer in anticipation of future development and the land-clearance project files are available for inspection. These documents however do not form part of the sales particulars for the site and an independent site investigations by interested parties is advised.

PLANNING HISTORY

There is no recent planning history for the Erskine Street Yard, however in the immediate site locality there have been a number of recent developments:

- In 2006 planning approval was given for the demolition of the derelict property on the north-east corner of Erskine Street and the erection of eleven apartments, planning

application reference number 05/00890/FUL refers. Dundee City Council has acquired all interests in this property and demolition and site clearance are anticipated in 2008.

- In 2005/6 environmental improvements took place along Dura Street and included upgrading the footways and lighting along Erskine Street as well as planting permanent trees.
- Since 2003 all of the brownfield and gap sites along Arthurstone Terrace, to the south of Erskine Street, have been developed for both private and social rented housing and the land adjacent to the west of the Erskine Street Yard has been redeveloped with private housing.

FUTURE LAND USES

The City Council is determined to achieve a high standard of redevelopment with all new development opportunities in Dundee and many parts of the wider Stobswell area are undergoing land-use change from industrial and commercial premises to housing. This site offers opportunity for designers and developers to positively reshape the built character of this area and contribute to the regeneration successes of Stobswell.

The Dundee Local Plan Review 2005 identifies the site as appropriate for housing which, as a new use would provide greater dwelling choice within the Stobswell Housing Investment Focus Area. The predominant dwellings with the area are Victorian Tenements and in order to retain families and attract newcomers to settle in the area a greater range of dwelling types are needed to provide for the long-term sustainability of Stobswell.

Other uses, or a range of uses, will not be precluded if the proposed uses are not deemed to adversely affect the growing residential character of Erskine Street and the wider area.

THE DESIGN STATEMENT & PRE-APPLICATION MEETINGS

The Dundee Local Plan Review 2005, Policy 55 'Urban Design' states that "The City Council requires the use of a Design Statement for planning applications for listed buildings, for new buildings or extensions to existing buildings on significant sites". The Erskine Street Yard is a 'significant site' and a Design Statement must be submitted with the planning application. The Design Statement must illustrate an exploration of the site context and should include clear diagrams indicating the selection of a range of option layouts, construction materials etc. Comprehensive guidance on the preparation and content of Design Statements is provided in the Scottish Government's Planning Advice Note 68 'Design Statement'. The use of pre-application discussions between relevant Dundee City Council Planning and Transportation Department Officers and the developer / agent are encouraged early in the design process and will aid the production of an appropriate Design Statement that clearly demonstrates the merits of redevelopment proposals.

DESIGN GUIDANCE & HOUSE STANDARDS

The Dundee Local Plan Review 2005 at Appendix 1 requires such an 'Inner City' site to be developed with houses only and it is anticipated that the site can accommodate around 5 three-storey town-houses, however one four-storey building comprising 8 flats is considered appropriate, in addition to the townhouses, because the townscape potential of this site could justify a four storey building in the north east of the site.

Policy 5 of the Dundee Local Plan Review 2005 outlines that high quality of design and detail is expected for this and all new housing development in Dundee and the Dundee

Local Plan Review 2005 Appendix 1 - Design of New Housing quantitative policy standards applicable to the site are:

1 Townhouse dwellings

a) **'House Type'**

All houses to have a minimum of 2 bedrooms with 65% to have more than 3 bedrooms or a minimum gross internal floor area of 100sqm living accommodation.

b) **'Car/Cycle Provision'**

All houses to have at least 1 space within the curtilage of each house and in addition 40% of the houses to have a garage or space for a garage and 30% visitor parking should be provided within the site. Appropriate secure storage for household waste must also be provided.

c) **'Amenity/Garden Space'**

A minimum of 50sqm of useable garden ground should be provided for all houses although 30% should have more than 75sqm.

d) **'Privacy'**

A minimum distance of 18m is to be maintained between the facing windows of habitable rooms or between balconies and the facing windows of habitable rooms. Living room windows and balconies should not unacceptably overlook private gardens of houses.

2) Flats

a) **'House Type'**

All flats to have a minimum of 80sqm living accommodation

b) **'Car/Cycle Provision'**

All flats to have 130% for car space and 30% visitor parking should be provided within the curtilage of the site. Secure indoor storage for cycles and household waste must be provided.

c) **'Amenity/Garden Space'**

A minimum of 100sqm of useable private communal garden ground should be provided, in addition to a clothes-drying area. The provision of useable balconies is encouraged however their provision will not enable a reduction of the extent of the private communal area. *(variation to the Dundee Local Plan Review 2005 standards).

d) **'Privacy'**

A minimum distance of 18m is to be maintained between the facing windows of habitable rooms or between balconies and the facing windows of habitable rooms. Living room windows and balconies should not unacceptably overlook private gardens of houses.

FORM & DETAIL OF NEW BUILDINGS

A high standard of site planning and architectural design is required to create a positive 'sense of character' for this site and the thoughtful integration of townscape modelling and

Careful orientation of buildings to maximise solar gain should be the starting points to developing a successful site layout. The high quality of design anticipated will be achieved through the use of contemporary modern architectural styles, construction details and landscape features. The use of cladding/construction materials that respond harmoniously with the surrounding area should create a valued 21st century townscape contribution to Erskine Street and Dura Street.

The Dundee Local Plan Review 2005, Policy 57 'Visual Impact on Major Routes' requires that development improves the quality of the environment of Dundee Concept Layout as the site has a boundary with Dura Street, the main commuter and freight route into the City Centre from the north.

SECURED BY DESIGN STATUS

The Tayside Police Architectural Liaison Officer must be consulted by the Applicant / Agent in order to achieve 'Secured by Design' status consistent with the other requirements of this brief. The achievement of the 'Secured by Design' criteria must be included within the content of the Design Statement.

The site is separated from Dura Street by a high stone wall and whilst the wall is not listed it could remain as part of the built character of the area and be built into with a new four storey apartment building. Breaches may be made through the wall to form doorways to give pedestrian access to and from the site onto Dura Street and Erskine Street. The retention of the wall suggests a vehicular site entrance over 20m from the Dura Street/Erskine Street junction which is in accordance with Dundee City Council 'Streets Ahead' 2006 Roads Standards.

The anticipated new four storey building will form a new landmark corner with Dura Street. The new building will be of a high quality of architectural design and detail and of an appropriate urban scale in this location overlooking Dura Street and will have an aspect from every other elevation. A short terrace of three-storey townhouses allied to a four storey flatted building is the envisaged form of the redevelopment to the western side of the site.

CONSTRUCTION MATERIALS

It is expected that the construction facing materials will be of a high quality and the careful selection of innovative cladding systems, natural stone or other materials will be encouraged to achieve a strong and attractive architectural aesthetic. The use of sustainable construction systems and techniques is encouraged to promote good environmental practice with the redevelopment of this brownfield site.

VEHICULAR ACCESS

Vehicular access to the site can only be achieved from Erskine Street and the new roadway created to service the development will be constructed in accordance with the current roads construction standards, if Local Authority adoption is required. A schedule of appropriate hard landscaping materials is provided within the 'Streets Ahead' Roads Standards and the selection of high quality finishing materials with low maintenance requirements and attractive finish and colour, adding to the overall quality of development, is encouraged.

LANDSCAPE

The creation of an area of greenspace, in addition to the provision of private garden ground within the development, is anticipated in order to form a soft edge boundary with Erskine

Street. This greenspace should contain trees with an appropriately mature specification. All communal landscaping will be subject to a maintenance agreement, which must be submitted as part of the planning application.

DRAINAGE

The Dundee Local Plan Review 2005, Policy 75 'Sustainable Urban Drainage Systems' (SUDS)- states that "All appropriate development proposals must be accompanied by a Sustainable Drainage Scheme at the time of submitting a planning application. This must be supplemented by a Drainage Impact Assessment that shows the impact of a 1 in 200-year rainstorm event". Pre-application guidance should be sought from the Dundee City Council SUDS Group as to the form the drainage scheme for the site should take. (Contact Linda Robinson, Assistant Engineer, 01382 433433

USEFUL OFFICER CONTACTS

DCC Economic Development Department

Colin Craig, Estates Manager, DCC Economic Development Dept, tel. 01382 434349 or email colin.craig@dundeecity.gov.uk, or

DCC Planning and Transportation Department

Nigel McDowell, Planning Officer, Partnership and Regeneration Team, tel. 01382 433464, or email nigel.mcdowell@dundeecity.gov.uk or

Charlie Walker, Senior Planning Officer, Development Quality Case-officer, tel. 01382 433378 or email charlie.walker@dundeecity.gov.uk

Site Plan

