

**KEY INFORMATION**

**Ward** Tay Bridges

**Proposal**

Elevational alterations to building and formation of carpark

**Address**

Seabraes Mill  
Seabraes Lane  
Dundee DD1 4NX

**Applicant**

P4 Property (Holdings) Ltd  
C/O OPM Management  
Services Ltd  
339 Eaglesham Road  
Jackton  
East Kilbride G75 8RW

**Agent**

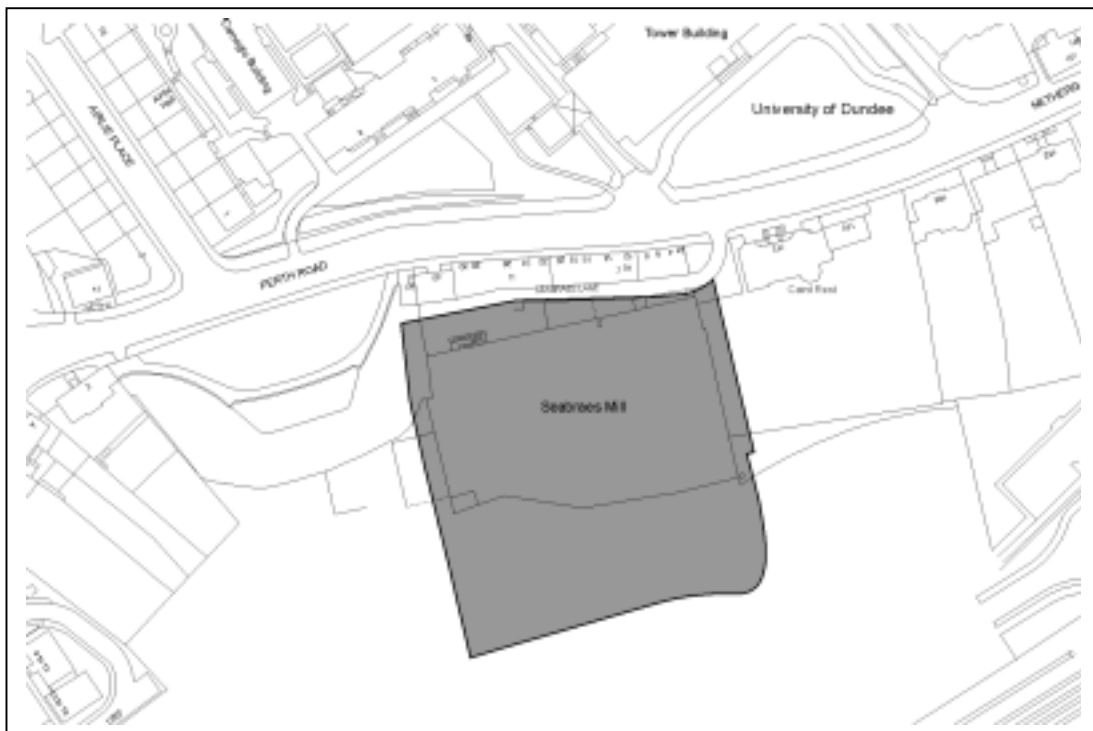
James Paul Associates  
4 Brook Street  
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**Registered**

29 August 2001

**Case Officer**

Dennis Gordon



# Proposed Elevational Alterations to Seabraes Mill

The elevational alterations to building and formation of carpark is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation.

**RECOMMENDATION**

**The proposal is in line with the development aspirations for this part of the City. The design details submitted for consideration will form a quality benchmark for future developments within the railyards area. The application is recommended for APPROVAL subject to conditions.**

**SUMMARY OF REPORT**

- Planning permission is sought for elevational alterations and extensions to a former factory building that is currently vacant.
- The proposals are considered under Policies EU 19 and EU 11 of the Dundee Local Plan 1998 that relate to the encouragement of business and educational use developments.
- The proposals are not the subject of any current objections and no adverse comments have been received from any of the consultative bodies.
- It is considered that the proposals will provide a quality benchmark for the future development of the former railyards area.

## DESCRIPTION OF PROPOSAL

The proposal under consideration involves elevational alterations to a vacant factory in addition to an extension to the south west side of the building and the formation of a new car park to the south.

The elevational alterations will involve the opening up of new windows and doorways together with the use of several finishing materials including cast stone, stainless steel cladding, pre-patinated copper, render and exposed brickwork. The proposed extension on the west side of the building will be 2 storeys in height with a plant room and conference facilities located on the roof. The finishing materials will match those proposed for the existing building.

The car park to the south will accommodate 86 spaces that will include disabled provision adjacent to the main entrance into the building. Access to the car park will be from a new access road to be constructed to the south. In addition, 14 cycle racks are also to be provided. The car park will be landscaped with grass, trees and beech hedging.

## SITE DESCRIPTION

The site in question lies on the south side of Perth Road immediately to the south of Seabraes Lane and to the west of Seabraes Park. The former railyards area is located to the south of the site.

The factory is rectangular in shape and sits on a site that slopes in a north to south direction. The building is generally 2 storeys in height although part of the northern section of the factory accommodates additional floors.

The surrounding land uses are vacant railway land, educational buildings and residential properties.

## POLICY BACKGROUND

There are no National or Structure Plan policies or proposals that are of relevance to this current planning application for elevational alterations and extensions to the factory building.

## Dundee Local Plan 1998

Policy EU19 - The site is contained within an area where the Local Authority will encourage appropriate business and research developments and supporting uses associated with higher educational institutions in "campus" locations.

Policy EU11 - The application site is located adjacent to the former railyards area where the Council will encourage the development of industry/business/leisure opportunities in accordance with a planning brief for the site.

## LOCAL AGENDA 21

The development proposes the re-use and upgrading of a vacant factory building and is considered sustainable in line with the key themes of Agenda 21.

## SITE HISTORY

D19506 - Erection of traffic barrier and gates - Approved 14/7/94.



D24979 - Change of Use from factory to non-residential institutional use (Class 10) - Application withdrawn 22/02/01.

## PUBLIC PARTICIPATION

The applicants originally carried out the statutory neighbour notification procedure on 27/08/01. A letter of representation was received from Dundee University, which commented on the disposal of land to the east of the application site which in their ownership. Following several material amendments to the proposals, the applicants re-notified the adjoining owners/occupiers of these changes on 05/04/2002. Dundee University subsequently withdrew their original comments on the proposals on 30/04/2002.

The Right to Ride Network commented on the original proposals

submitted for consideration. They advised that there was a need to provide secure cycle parking provision within the curtilage of the site. The amended proposals submitted by the applicants have taken account of these comments and have made provision for such facilities adjacent to the proposed main entrance located on the south side of the building.

## CONSULTATIONS

The relevant Council and outside bodies have been consulted with regard to the proposals. The Council's Director of Environmental and Consumer Protection Department has commented on the introduction of new plant and machinery adjacent to residential accommodation. It has been suggested that a condition relating to total noise breakout from the proposed roof top plant room would be appropriate in this instance.

## OBSERVATIONS

The determining issues for the Committee in this instance are whether the proposed development is in accordance with the relevant policies and proposals of the Dundee Local Plan 1998 and if not, are there any material considerations that are of such a weight as to indicate that the development plan should not be accorded the priority which the statute has given to it.

The application site is located within an area where the Council will encourage appropriate business and research developments associated with higher educational institutions in campus locations. The applicants have advised that they intend to use the building for Class 5 (industrial) and Class 4 (business) uses. The use of the building for these purposes does not require the benefit of planning permission due to the existing use rights of the factory. Consequently, it is only the elevational alterations and the proposed extensions that are the subject of this planning application.

The proposed alterations and extensions to the building are considered acceptable in design terms. The details submitted indicate that the factory will be visually transformed (through the creative use of a limited pallet of appropriate finishing

materials and new openings) from a bland industrial building to a vibrant business park property. Indeed, architectural reference is made to the acclaimed Dundee Contemporary Arts Centre located to the east by the use of exposed brick, render and pre-patinated copper finishing.

The proposals will effectively re-orientated the building with the new main access into the building being from the south ie linked to the new car parking area. This will have the benefit of reducing the vehicular traffic on the narrow Seabraes Lane to the north.

## DESIGN

It is considered that this proposal will set a quality benchmark for the design of any new buildings to be located within the former railyards in the future.

## CONCLUSION

The proposals fit with the Councils aspirations for this part of the City. The design details put forward for consideration are of a quality that will improve and enhance the appearance and function of this vacant factory building.

## RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following conditions:-

- 1 the development hereby permitted shall be commenced within five years from the date of this permission;
- 2 samples of the finishing materials proposed to be used shall be submitted to the Council for approval and if approved the development shall be carried out only in accordance with such approved samples;
- 3 that details and specifications of the proposed exposure of the existing brickwork shall be submitted for the consideration of the planning authority and no work shall begin until written approval of the planning authority has been given;
- 4 that details of the design of all new openings in the building and the thickness/depth of all the

proposed external cladding materials shall be submitted to the planning authority in the form of drawings at a scale of 1:50. The drawings should include dimensions of the distance that the finishing materials will project from the face of the original walls of the existing building. No work shall begin until written approval of the planning authority to the details has been given.;

- 5 development shall not begin until details of a scheme of hard and soft landscaping works have been submitted to and approved in writing by the planning authority. Details of the scheme shall include:
  - 1 soft and hard landscaping works
  - 2 location of new trees, shrubs, hedges and grassed areas
  - 3 schedule of plants to comprise species, plant sizes and proposed numbers/density
  - 4 a programme for completion and subsequent maintenance
- 6 all hard and soft landscaping works shall be carried out in accordance with the scheme approved in writing by the planning authority;
- 7 before development begins, details of a bicycle racking system for 14 bicycles shall be submitted to and approved in writing by the planning authority. The approved racking system shall be installed before the approved building works are completed.

## Reason

- 1 to comply with Section 58 of the Town and Country Planning (Scotland) Act 1997;
- 2 to ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area;
- 3 to ensure that the proposed development has a satisfactory external appearance in the

interests of the visual amenities of the area,

- 4 to ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area
- 5 to ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area
- 6 to ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area
- 7 to ensure adequate cycle rack provision for the users of the building the subject of this permission.