

KEY INFORMATION**Ward** East Port**Proposal**

Conversion and extension of Clocktower and She d25 & demolition of Shed S for residential development

Address

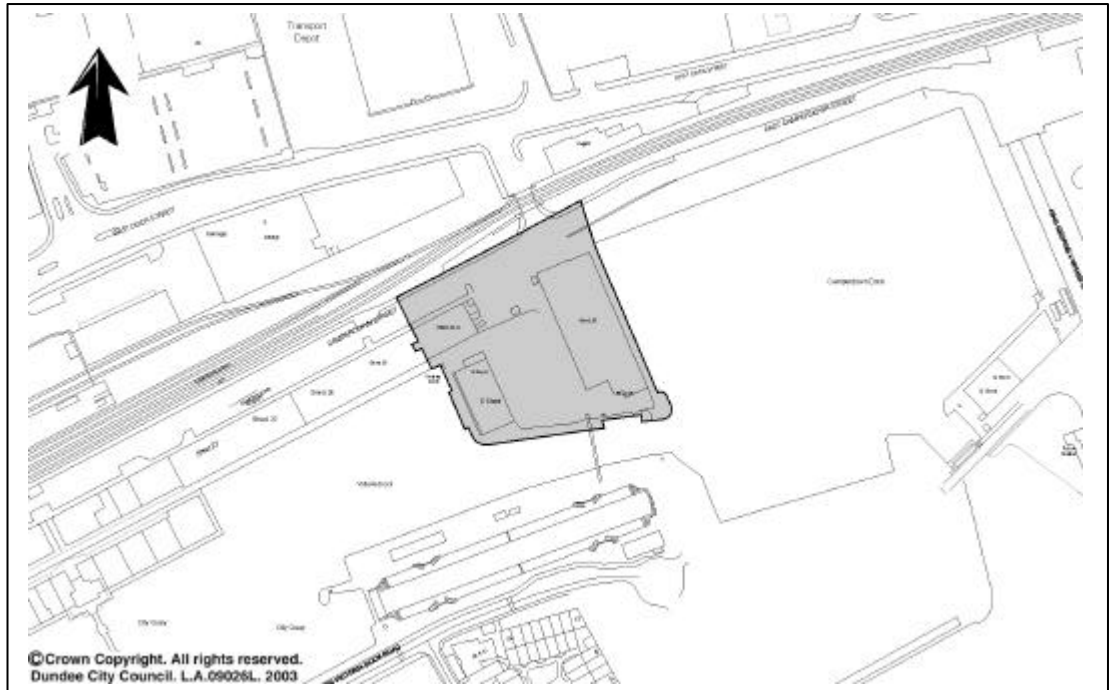
Clocktower, Shed 25 &
Shed S City Quay/
Victoria Dock
Camperdown Street
Dundee
DD1 3JG

Applicant

Forth Properties
Developments Ltd
1 Prince of Wales Dock
Edinburgh
EH6 7DX

Agent

Turley Associates
32 Alva Street
Edinburgh
EH2 4PY

Registered 2 Aug 2004**Case Officer** C Walker

Proposal to Develop Historic Dock Buildings for New Housing in City Quay

The conversion and extension of a Clocktower & Shed 25 and demolition of Shed S for residential development is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development complies with the statutory requirement to have special regard to the desirability of preserving the listed buildings or their setting or any features of special architectural or historic interest which they possess. The application is therefore recommended for **APPROVAL** with conditions.

SUMMARY OF REPORT

- Listed building consent is sought to convert the Category A listed Clock Warehouse to form 9 large loft style apartments, to demolish the Category B listed S Shed (in order to erect a new building in its place) and to convert the Category B listed Shed 25 to provide 18 houses.
- The development was advertised as a listed building application and two letters were received relating to this matter, one from the Royal Fine Art Commission for Scotland raising issues about the treatment of the listed buildings and the replacement building on the site of Shed S and one from a private citizen objecting to the demolition of Shed S and the quality of the replacement building and the form of the extension to the Clock Tower Warehouse.
- Historic Scotland was involved in pre application discussions and was consulted informally on this application. The initial informal comments received are generally supportive of the proposed development.
- The treatment of the Clock Tower Warehouse is very much in line with that advocated in the original Conservation Plan for the City Quay site and the changes will enhance its appearance. Shed 25 will be converted in a manner that pays due respect to its character and appearance. It is considered that a justifiable case has been made for the demolition of the listed building taking into account its condition, the quality of the replacement building and the fact that the proposed development secures the retention of all the other listed buildings on the site.

DESCRIPTION OF PROPOSAL

Listed building consent is sought for the following works:

- a Alterations and an extension to the Category A listed Clock Warehouse to form 9 large loft style apartments on the upper floors, with parking at ground floor level for 12 cars. Alterations to the building are proposed including the removal of a corrugated iron clad lift shaft on the east elevation and its replacement with a small extension, the opening up of new windows (principally in areas currently bricked up), the formation of new windows and 2 terraces at roof level and the restoration of the clock.
- b The demolition of the Category B listed S Shed erection (in order to erect a new building in its place) and
- c The conversion of the Category B listed Shed 25 including the rebuilding of the roof on the western section to provide 18 houses.

It is also proposed to relocate the Category B listed railings between the Clock Warehouse and Shed 25 back to their original position.

A Listed Building Impact Assessment was submitted with this application seeking to justify the alterations to the listed buildings and the demolition of Shed S.

SITE DESCRIPTION

The site comprises a group of 3 listed buildings, the Category A listed Clock tower warehouse and the Category B listed Shed S and Shed 25.

The Clock Tower Warehouse is a very imposing 5 storey and attic stone building constructed in 1877. It sits at the end of a long run of transit sheds and is a landmark feature within the City Quay site, being visible from Dock Street for a considerable distance. Its interior includes cast iron columns and brick arches. It is currently vacant but was used until recently for the storage of furniture and is in reasonable condition.

Shed S (or South Shed) is a whitewashed brick building with ashlar base and eaves courses constructed in

1874. It sits on the east side of Victoria Dock just south of the Clock Tower Warehouse. Its condition is very poor having been vacant for some time and having been affected by subsidence.

Shed 25 sits on the west side of Camperdown Dock and comprises 2 bays, the older eastern bay by the dock built in 1864 and the western extension built in 1880/90. These are single storey brick buildings which are in reasonable condition having been used for intermittent storage in recent times.

The railings between the Clock Tower Warehouse and Shed 25 are also category B listed.

The ground between the buildings is finished in setts whereas Camperdown Street to the north is paved in bitmac. Further to the north is the Dundee to Aberdeen railway track and then East Dock Street. To the west is the row of transit sheds on the north side of Camperdown Street, the western portion of which has been converted into the City Quay retail development.



To the east is Camperdown Dock (including the Sea Cadets building and the storm water storage tank) and to the south is the entrance to Victoria Dock which is crossed by a pedestrian swing bridge.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

Dundee Local Plan 1998

The following policies are of relevance:

Policy BE17 requires alterations to a listed building to have regard to the restoration or enhancement of its architectural and historic character.

Dundee Urban Nature Conservation Subject Local Plan 1995

There are no policies relevant to the determination of this application.

Finalised Dundee Local Plan Review

Policy 60 is similar in wording to Policy BE17 of the adopted Local Plan.

Scottish Planning Policies, Planning Advice Notes and Circulars

NPPG 18 Planning and the Historic Environment sets out the framework for dealing with planning applications affecting listed buildings.

Non Statutory Statements of Council Policy

In March 1998 the Council adopted Urban Design Guidance for the Redevelopment of Victoria Dock. This Guidance anticipated the conversion of these buildings to housing as well as a bar/restaurant and offices/studios.

In December 2003 the Council approved an amendment to the Master Plan for the City Quay development to reflect changes which had taken place since 1998. The amended Master Plan indicates a housing development on this site similar to the current application proposals with the sole exception that Shed S was to be converted to "live/work" units.

LOCAL AGENDA 21

The development of this site is considered to be sustainable because it is close to the city centre and can therefore be made accessible to the public. The appropriate treatment of the site's unique heritage can contribute to the protection of local distinctiveness.

SITE HISTORY

Outline planning permission was granted for the redevelopment of Victoria and Camperdown Docks in February 1999 (application ref no D22266 refers). Since then the retail portion of the development, some 150

houses and the Apex Hotel have been completed. Planning permission was granted in September 2004 for a further 73 dwellings at Works Yard Lane (04/00006/FUL) and there is a current application for outline planning permission for a residential development on the site of the car park and adjoining ground to the east (04/00761/OUT), all on the south side of South Victoria Dock Road.

PUBLIC PARTICIPATION

The development was advertised as a listed building application and two letters were received relating to this matter, one from the Royal Fine Art Commission for Scotland and one from a private citizen objecting to the development (copies available for inspection in the Members Lounges).

The RFACS raises issues about the treatment of the listed buildings and the replacement building on the site of Shed S.

The individual objection is concerned about the demolition of Shed S and the quality of the replacement building and the form of the extension to the Clock Tower Warehouse.

These views are fully considered in the Observations section of this Report.

CONSULTATIONS

Historic Scotland was involved in pre application discussions and was consulted informally on this application. The initial informal comments received are generally supportive of the proposed development.

OBSERVATIONS

In accordance with the provisions of Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the Council is required to have special regard to the desirability of preserving the listed buildings or their setting or any features of special architectural or historic interest which they possess.

The treatment of the Clock Tower Warehouse is very much in line with that advocated in the original Conservation Plan for the City Quay site. By choosing large loft style apartments, the need for any significant intervention is minimised. The most obvious changes are the

removal of the unsightly corrugated iron structure on the east elevation and its replacement with a metal clad structure with north and south facing windows. The enlarged windows on the north and south elevations of the existing building will enhance its appearance. Internally the cast iron columns will be preserved and conditions can be imposed to ensure that the original character is maintained.

In a similar vein Shed 25 will be converted in a manner that pays due respect to its character and appearance. The roof over the western bay will be rebuilt (much if it has already been replaced with asbestos cement sheeting) and the trusses will be exposed over communal areas and in the living/dining areas of the eastern bay.

The relocation of the listed railings back to their original position will represent an enhancement to this structure.

Clearly the most controversial element of this proposal is the demolition of Shed S. This has come about as a result of the condition of that building. The Listed Building Impact Assessment submitted with this application indicates that there have been signs of structural movement and that it is not economically justifiable to repair the building and bring it back to a suitable use. This assessment also disagrees with the original Conservation Plan for the City Quay site, ascribing a limited local significance to the building. Taking into account the current condition of the building, it is considered that a justifiable case has been made for the demolition of the listed building, particularly since the application secures the retention of all the other listed buildings on the site. It is further considered that the replacement building on the site of Shed S is of an appropriate design and scale and will serve to complement the setting of the listed buildings to the north and east.

It is concluded that the statutory duty set out in Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 is discharged in this instance.

Other Considerations

The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy Background section above. Policy BE17 requires alterations to a listed building to have regard to the restoration or enhancement of its architectural and historic character. The listed buildings are sensitively treated in accordance with the requirements of Policy BE17 and in addition it is considered that the design of the development and the finishing materials chosen are of a high quality and in keeping with the character of the surrounding area.

It is concluded from the foregoing that the proposal complies with the provisions of the development plan.

The Finalised Dundee Local Plan Review

Policy 60 is similar in wording to Policy BE17 of the adopted Local Plan and this policy is complied with for the reasons given above.

The Master Plan and Conservation Plan for City Quay

The revised Master Plan indicates a housing development in the converted Clock Tower Warehouse and Shed 25 buildings and the conversion of Shed S to what are described as live/work units.

The Conservation Plan, which was drawn up for the original City Quay development in 1999, recognises the importance of the listed buildings on this site. It regards the Clock Tower Warehouse as the most imposing building on the site and suggests a residential use for it. It also regards the S Shed and Shed 25 as being of outstanding and considerable importance respectively but does not suggest any new uses for these buildings.

It is considered that the proposed development generally complies with the requirements of both the Master Plan and the Conservation Plan although it is now proposed to demolish Shed S and replace it with a new build residential development. The issue of the demolition of this building has been dealt with above.

The views of Objectors and Consultees

The RFACS is generally satisfied with the conversion of the Clock Tower Warehouse but has some concerns about the design of the eastern extension to the building and the treatment of the interior. It is also concerned that the demolition of the roof at the western bay of Shed 25 and the failure to provide loft accommodation in the eastern bay is wasteful of these assets and that the building on the site of Shed S is too anodyne and suburban for such a prominent location.

This application was the subject of extensive discussions prior to its submission. The Council also involved Historic Scotland in these discussions. The conversion of the Clock Tower Warehouse is very much in line with the guidance provided in the Conservation Plan and will serve to preserve and enhance the character and appearance of the listed building.

The treatment of Shed 25 involves the conversion of almost all of the building with the only significant change being the rebuilding of the roof over the western bay. The location and spacing of the trusses over the eastern bay is such that it would not be practicable to provide loft accommodation but the applicants are prepared to expose some of the original trusses over living/dining accommodation. It is considered that the treatment of this building will serve to preserve its character and appearance.

The RFACS does not take issue with the demolition of S Shed but considers the replacement building to be too small and suburban for such a prominent location. However a large building on this site would detract from the setting of the listed Clock Tower Warehouse and in pre application discussions the advice given was that any building on this site should be low rise. The proposed building is not dissimilar in plan form and scale to the building it replaces and the finishing materials match those on other buildings in the vicinity.

The individual objector is concerned about the demolition of S Shed and the quality of the replacement building and the form of the extension to the Clock Tower Warehouse. These matters have been considered in the assessment of the development in the context of the statutory duty set out in Section 14 of the Planning (Listed

Buildings and Conservation Areas) (Scotland) Act 1997.

It is concluded from the foregoing that the statutory duty set out in Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 is discharged in this instance and that the other considerations generally weigh in favour of granting and do not justify the refusal of listed building consent. It is therefore recommended that listed building consent be granted with conditions.

Design

The treatment of the listed buildings and any modern interventions to them all serve to enhance their character and appearance. The new building on the site of Shed S is of an appropriate scale and design for the site and relates well with the adjoining listed buildings. The choice of finishing materials for the buildings and for the treatment of the surrounding ground adds to the quality of the development.

CONCLUSION

The proposed development complies with the statutory requirement to have special regard to the desirability of preserving the listed buildings or their setting or any features of special architectural or historic interest which they possess.

RECOMMENDATIONS

Recommendation 1

This consent shall not be issued unless and until Historic Scotland formally decides to clear the application.

Recommendation 2

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

- 1 The works must be begun not later than the expiration of 5 years beginning with the date of this consent
- 2 Samples of the finishing materials proposed to be used, including any new windows and doors, 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 Exact details of the relocation of the listed railings shall be

submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.

- 4 The clock mechanism within the Clock Tower Warehouse shall be restored to working order to the satisfaction of the Council prior to the occupation of any of the dwellings within that building.
- 5 Exact details of the treatment of the interior of the Clock Tower Warehouse, including the exposure of the columns and brick jack arches, shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.
- 6 The listed Clock Tower Warehouse and Shed 25 shall be maintained and repaired in accordance with the recommendations set out in paragraphs 5.1 - 5.4.2 of the Listed Building Impact Assessment by Simpson and Brown dated March 2004.
- 7 Details of the exposure of original trusses in Shed 25 over the living/dining accommodation of the dwellings shall be submitted to the Council for approval before any development is commenced and if approved the development shall be carried out only in full accordance with such approved details.

Reasons

- 1 To comply with Section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
- 2 In order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.
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