

KEY INFORMATION

Ward Broughty Ferry

Proposal

Proposed new secondary school and associated facilities

Address

Grove Academy
18 Camperdown Street
Broughty Ferry

Applicant

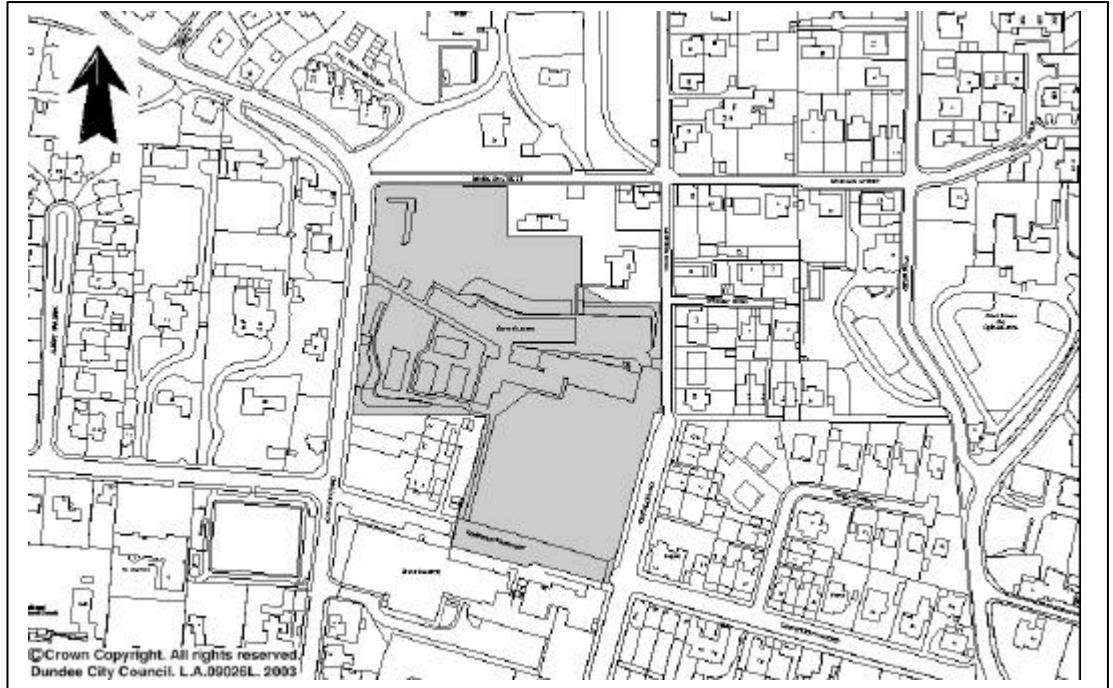
Robertson Construction
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Agent

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Registered 10 Nov 2005

Case Officer Julie Young



Proposed New Secondary School at Grove Academy

The proposed new secondary school and associated facilities is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposals for Grove Academy Secondary School are considered to be in accordance with the policies in the Dundee Local Plan Review 2005. There are no material considerations to justify departing from the development plan. Therefore the application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the erection of a new secondary school on the north side of the current Grove Academy site at Camperdown Street, Broughty Ferry.
- There have been considerable pre-application meetings between Dundee City Council and the applicant regarding design, layout and parking requirements
- Ten objections were received from surrounding residents on the grounds of the traffic and access problems, design of building and loss of trees.
- The proposal has been assessed against the relevant policies of the Dundee Local Plan Review 2005 and it is considered that the proposal complies with the policies.
- The objections are not supported in these circumstances and there are no other material considerations to justify departing from the development plan.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the construction of a new secondary school on the grounds of the current Grove Academy at 18 Camperdown Street, Broughty Ferry. The proposed school has the accommodation to provide facilities for a school roll of 1250 secondary age children. Community facilities are provided and planned so they can be used during the school day with the opportunity for other school facilities including the hall and expanded sport facilities to be opened for community use outwith school hours.

The new proposed building will be located to the north of the listed buildings at Camperdown Street. The category B listed buildings will be retained and do not form part of this application.

The submitted plans indicate the formation of a new vehicle access on Claypotts Road and all staff parking will be located at this location. Visitor and disabled parking is located closest to the main entrance to provide level access within 45m of the principle entrance. Pupil drop off and bus drop off points will be located along Claypotts Road and there will be no on site bus or pupil drop off being provided. Other accesses for children and parents accompanying them to school will be via the local network of pavements and footways. An additional pupil entrance is located off the playground at the north east corner of the site. Service access is provided off Seafield Road and service vehicles will turn within the site designated areas and leave in forward gear.

Secure cycle parking for staff, pupils and visitors is provided in accordance with the Council's requirements. Car and cycle parking is provided in an area enjoying good visual supervision at the main entrance and in the playground, backed up by CCTV coverage.

The proposed buildings utilise a curving central spine building out of which classroom teaching wings radiate and along which the main social areas of the school are integrated. Circulation routes throughout the building have been designed to suit appropriate pupil flows with varying corridor widths as required. At nodes where teaching

wings connect to the central spine the corridors have been widened and opened out to ease congestion. Adjacent to the main pupil entrances at the north east corner of the building an accommodation stair has been provided to assist with the vertical lift of pupils up and into the heart of the school to help distribute pupils through the building quickly and efficiently.

The materials to be used are:

Walls: Acrylic render, facing brickwork and cladding panels;

Windows: Double glazed and aluminium;

Roofs: Standing seam aluminium;

Surfaced areas: Slabbed areas and coloured asphalt;



Boundary fences: The school will be secured using existing stone walls, where possible, to retain the character of the conservation area and with 2m high contemporary boundary fencing around the perimeter with lockable gates.

Although the proposals involve substantial tree removal, the submitted plans indicate a tree replacement programme and new landscaping along the site boundaries and within the site itself.

The applicants have supported their application with the following information:

- 1 Design Statement which provides detail on:
 - a Location and site;
 - b Site and area appraisal;
 - c Building function, circulation and wayfinding;
 - d External landscaping;
 - e Architectural and design features.
- 2 An access strategy and school travel plan which have been

discussed and agreed with Dundee City Council.

- 3 A tree survey and proposed landscaping plan which aim to provide a stimulating environment which will assist and complement the education and development of the pupils attending the school.

SITE DESCRIPTION

The application site is located on the north side of Camperdown Street and is to the east of Claypotts Road. The application site extends to approximately 2.25 hectares and accommodates various buildings associated with Grove Academy Secondary School, associated play space and car parking. The existing vehicular accesses to the school (servicing and staff parking) are off Camperdown Street and Seafield Road. Pedestrian access for pupils can be obtained from these locations and also Claypotts Road. The school is presently operational. The site is bounded to the west, north and east by residential properties. 20mph speed restrictions are proposed on Claypotts Road.

The northern half of the site is steeply sloping north to south around the existing school buildings. The southern half of the site between the existing school buildings and Camperdown Street consists of a large grassed area with slight slope from north to south. The southern boundary of the site is defined by Camperdown Street, which is closed to vehicular traffic for over half of its length and is presently maintained by the school.

There is an existing stone wall which bounds the majority of the site along Seafield Road, Claypotts Road, Camperdown Street and an element of the internal boundaries which will generally be retained.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Dundee Local Plan Review 2005

The following policies are of relevance:

Policy 1: Vibrant and Sustainable Communities

This policy indicates that the City Council will promote vibrant communities, encouraging the development of an appropriate range of services and facilities close to and within housing areas. New development should be in accordance with other policies of the plan and seek to minimise any effect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell.

Policy 55: Urban Design

For all new developments the emphasis will be on design quality and the City Council will seek the creation of new public places and points of interest which incorporate architectural and landscape features and reflect and enhance historic street layouts, significant views and vistas. The Council require the use of Design Statements for planning applications for new buildings or extensions to existing buildings on significant sites.

Policy 68: Dual Use of Open Space within School Grounds

This policy recognises that school grounds can provide opportunities for both formal sports and informal community recreational activities outwith school time.

Policy 72: Trees and Urban Woodland

This policy indicates that new developments must have regard to existing healthy trees and where appropriate development proposals must be accompanied by a tree planting and landscaping scheme.

Scottish Planning Policies, Planning Advice Notes and Circulars

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

Non Statutory Statements of Council Policy

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

LOCAL AGENDA 21

Key Theme 4 is of relevance and seeks to ensure that local needs are met locally. The theme seeks to encourage the use of school buildings for community uses. The proposal includes provision of community facilities outwith school hours and therefore this theme is promoted.

Key Theme 7 is also relevant and seeks to ensure that access to facilities, services, goods and people is not achieved at the expense of the environment and are accessible to all.

The replacement school and the provision of community facilities will maintain and improve existing facilities for residents in the surrounding area.

Key Theme 12 is also relevant and seeks to ensure that opportunities for culture, leisure and recreation are readily available to all. The incorporation of community provision in the proposals will meet the aims of this key theme.

Planning permission was granted in outline for the provision of a community swimming pool, additional classrooms and specialist educational accommodation on 29th April 2002. Conditions were applied relative to:

- the submission of details of siting, design and external appearance of the buildings, the means of access and landscaping for subsequent approval by the Council within 3 years of the decision;
- the provision of a traffic assessment;
- the submission of details of plant and equipment; and the
- provision of a tree survey.

A site planning brief was agreed at the Planning and Transportation Committee on 29th June 2004 and is a material consideration in the determination of an application for the site.

The application now before the Council is a full planning application requiring the discharge of the principle of the land use proposed but also comprehensive details of the development as a whole.

PUBLIC PARTICIPATION

The applicant has carried out the statutory notification of neighbours. Nine valid objections and representations have been received. The objections relate to the following issues:

- Traffic and access;
- Loss of trees;
- Loss of open space;
- Adverse visual impact due to scale and design;
- Adverse impact on residential amenity due to noise, litter and overlooking;
- Problem with water, drainage and electricity services.

CONSULTATIONS

The following consultations were undertaken and the following comments were received:

- Broughty Ferry Community Council object to the proposal on the grounds of parking/congestion problems, loss of open space, loss of trees, drainage issues and loss of Victorian stone walls.
- Scottish Water have no comment.
- Scottish Environmental Protection Agency have no comment
- The Head of Environmental Health and Trading Standards has concerns about potential noise levels from any plant and machinery situated on the building or within the site.
- The Council's Forestry Officer has concerns regarding the inaccuracy of the tree survey plan as many trees, which are on site, have not been shown on the submitted plans. Full details of proposed replacement planting are required. Conditions will be attached to ensure that full details are submitted and details of how existing trees will be protected during construction.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider

- a whether the proposals are consistent with the provisions of the development plan; and if not
- b whether an exception to the provisions of the development plan is justified by other material considerations.

Background

There has been ongoing discussion between the various City Council Departments and the applicant regarding the proposal for a new school at Grove Academy.

The educationally-led design process investigated options for the design of the teaching accommodation in tandem with the architectural approach to quality and innovative design. The approach is one which investigates and promotes new ways to organise and arrange the secondary school's different types of spaces and spatial arrangements, consistent with Dundee City Council's educational and accommodation requirements, project costs and programme.

A successful building requires to be easily comprehensible to all users and it must be easy to navigate. A feature drum provides a single entrance point to the school for staff, visitors and community use. The drum becomes the critical element in the design, creating an attractive and welcoming space while providing a functional and secure entrance, permitting the operational requirements of secure access from this to the school and community facilities.

The entrance design splits the drum at its centre to funnel the community to one side and the school to the other side. The two halves of the entrance are supervised and controlled by the Administration Office and Community Reception respectively with added supervision from the FM office located centrally. This PE area is easily locked down to provide community use out of school hours without compromising school security.

The layout utilises a curving spine building and classroom teaching wings radiate from this and the major social areas are integrated along the curve. Circulation routes throughout the building have been designed to suit appropriate pupil flows. Radiating teaching wings generally allocated to a single department per floor enables the corridor lengths to be kept to a

minimum and prevents circulation between faculties.

The use of rooflights, floor voids, varying widths, framed windows and interspersed social areas and the corridors are given their own identity to assist in wayfinding and replace institutional corridors of the past.

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 1 states that new development should seek to minimise any effect on the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell. The building has been designed in accordance with the estimated school roll, teaching and leisure facilities required and parking requirements as specified by the City Council. The building is contemporary in style and uses environmentally friendly materials and construction methods. The curve on the building provides an interesting feature at this location which is adjacent to a conservation area. The design and layout of the building are discussed in greater detail under Policy 55 below. The parking was discussed and agreed at pre-application meetings with the City Council. It is considered acceptable and appropriate to introduce a new vehicular access and car park at the Claypotts Road side of the site. The applicant has submitted a school travel plan and school access strategy, which are both considered acceptable and address any issues regarding traffic and access. The proposal therefore complies with policy 1 of the Local Plan.

The applicant submitted a design statement, which is required under Policy 55: Urban Design. The design of the building is based on spatial characteristics set by the range of room types, varying intensity of light, contact friendly materials, different colours and a sense of transition from place to place. Physical characteristics such as room temperature, acoustics, sound insulation, lighting and air quality all impact on teaching and the learning experience. Air quality and solar gain are addressed through a carefully developed natural ventilation strategy. Good natural daylight is provided by large windows, rooflights

and voids by the entrance atria and community accommodation.

The building makes use of environmentally friendly and economic use of resources, through the use of solar energy, utilising a standing seam aluminium roof which uses recycled aluminium, specifying timber from sustainable forests and applying water based paint products. Maintenance and replacement is minimised through the use of robust and durable materials.

The new design for Grove Academy aims to provide the new school with a civic quality at the heart of the community and seeks to meet the Council's aspirations for a modern, iconic building for the 21st century. The design will deliver innovative, sustainable and affordable quality architectural design. It provides modern teaching accommodation and facilities within flexible, adaptable buildings equipped to enhance learning environments which will be used by pupils, staff and the wider community.

The main building has been designed to maximise the potential of the restricted site. The footprint has been extended further into the site and uses the steeply sloped embankment area to reduce the impact of the PE area. This reduces the building mass in the central area of the site. The design retains Camperdown Street as a civic streetscape providing a milling place for pupils on arrival at school. This space is enhanced by the new building which cantilevers over the street at first floor level and provides a presence from either end of Camperdown Street. Pupils are then funnelled up a rising and curving ramp towards the main entrance.

The main teaching accommodation radiates out in wings from the central spine of the building. The main spine of the building has been set back from the boundary to minimise overlooking and lessen impact onto neighbouring properties.

The Council are satisfied with the aims of the proposal, the concepts behind the design and the resultant layout and design of the new proposed school building. Therefore the proposal satisfies Policy 55 of the Plan.

Policy 68 recognises that open space within school grounds can be used for dual purposes outwith school time. There is not sufficient external space

around the school for outdoor activities. The applicant has indicated that the school presently use Dawson Park for physical education activities and this procedure will continue with the new proposed school. Therefore the proposal complies with this policy.

Policy 72 states that new developments must have regard to existing healthy trees and where appropriate development proposals must be accompanied by a tree planting and landscaping scheme. The applicant has provided a tree survey outlining which specific trees are to be removed, managed and maintained. A landscaping plan was also submitted which shows where new trees will be planted. The applicant provided supporting information within their design statement on external landscaping. It states that the proposed external works aim to introduce a facility that is of benefit both to the pupils and teaching staff and to ensure that it is an attractive development within the community. The existing landscape environment is mature and provides an excellent framework to the school. The existing trees will be retained and managed, where practical as they add value to the site. Proposed selected extra heavy tree planting will replace trees lost due to development and also will be interspersed with retained trees to provide a variety of age and species around the school grounds. All new tree planting will be located to avoid CCTV surveillance cameras and will take cognisance of "Secured by Design".

The site is steeply sloping and maximum use is made of the changes in levels to provide open terraces either planted, paved or grassed as outdoor spaces or wildlife gardens. Shrubs will be located on steep areas instead of grass to reduce maintenance issues. The aim of the hard and soft landscape will reflect the existing sense of civic character that the site currently possesses using a contemporary theme. All grass, existing trees and new planting within the site will be maintained to ensure the sustainability of soft landscaping. A maintenance schedule will be prepared for the school which will outline appropriate tasks to be carried out during the year and the number of visits required.

Playspaces and external hard landscaped areas are maximised using terraces and creating platform areas with retaining walls on steep slopes.

Proposed materials will include asphalt or bitmac with coloured chips, divided into different use zones and paved space on more feature areas. Spaces will provide a contemporary feel and maximise the space available for active play or social interaction. Benches are introduced as part of the terraces and towards the edges of the open spaces for socialising and outdoor dining.

Entrance and key feature areas such as Camperdown Street are highlighted using quality paving.

A flexible courtyard is provided which will enable external teaching or the facility of an outdoor performance space. It will principally be hard landscaping but will include feature planting, simple paving and contemporary benches.

An area is set aside as a wildlife/habitat garden and will include native boundary planting, bulbs and wildflower meadows on the north boundary. This will be developed with the school to encourage a variety of habitats to increase the students understanding of the UK's flora and fauna. There will also be a number of raised planters throughout the site, which will include plant species to maximise seasonal interest and impact. Species will be chosen for attractive scent, texture and colour to provide autumn, spring and summer interest and to attract wildlife to assist with environmental study.

A condition will be attached to ensure that the trees to be retained are protected during development and to ensure that appropriate replacement planting takes place within the site.

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

Other Material Considerations

The other material considerations to be taken into account are as follows:

Objections

1 Traffic and access

Parking has been provided in accordance with the Council's parking standards and will be located off Claypotts Road. A service access will be located at Seafield Road and visibility will be provided, which does not exist at present. The proposed parking, traffic movement and

circulation are all considered acceptable.

2 Loss of trees

The Council's Forestry Officer has assessed the tree survey and landscaping details submitted by the applicant. He concludes that there are some trees missing from the tree survey, no details have been provided of how trees will be protected during construction and a condition will be attached to ensure that full and accurate details of tree survey, protection during construction and replacement planting are submitted prior to development commencing on site.

3 Loss of open space

The applicant has provided external and internal recreation areas and confirm that Dawson Park will be used for physical education as at present.

4 Adverse visual impact due to scale and design

The main building has been designed to maximise the potential of the restricted site. The footprint has been extended further into the site and uses the steeply sloped embankment area to reduce the impact of the 3 storey PE area. This reduces the building mass in the central area of the site. It is considered that the proposed building pays respect to surrounding buildings and uses the natural slope within the site and trees to minimise any potential adverse impact on neighbouring residents.

5 Adverse impact on residential amenity due to noise, litter and overlooking

The main school will operate on a normal school day basis and any activities outwith will be within the swimming pool and internal gym area. Bins will be provided within the school and its grounds. Therefore it is not considered that the proposal will adversely affect the amenity enjoyed by local residents.

6 Problem with water, drainage and electricity services

Scottish Water and SEPA have not provided any comment on the proposals. The Council are

satisfied with the proposals for the drainage to enter the public system. The services will be subject to separate requirements from the service providers.

School Access Strategy

This makes recommendations for access points, pedestrian routes, vehicle access, service access and drop-off locations. The Council are in agreement with the findings and recommendations. Any works required to footways and carriageways outwith the application site will be carried out by the City Council.

Drainage

The applicant has confirmed that foul and attenuated surface water connections into adjacent Scottish Water sewer. They confirm that they have consulted both Scottish Water and SEPA who are satisfied with the drainage proposals.

It is concluded from the foregoing that insufficient weight can be accorded to any of the material considerations such as to justify the refusal of planning permission contrary to the provisions of the development plan. It is therefore recommended that planning permission be granted with conditions.

Design

The content of the design statement and the other information submitted by the applicant has been considered as outlined above and it is considered that the design of the buildings, external spaces and the use of materials are appropriate for their function and setting in the local community.

CONCLUSION

It is considered that the proposal complies with the relevant policies in the Dundee Local Plan Review 2005. The objections do not carry sufficient weight to merit refusal of the application. Therefore the application is recommended for APPROVAL subject to conditions.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following condition(s):

- 1 The development hereby permitted shall be commenced

within five years from the date of this permission.

- 2 Details of the proposed finishing materials for the building, car park and hard landscaped surfaces 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.
- 3 Details and samples of all boundary treatments 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 No development shall take place until there has been submitted to and approved by the planning authority a full and accurate scheme of landscaping, which shall include indications of all existing trees and hedgerows on this land, and details of any to be retained, together with measures for their protection in the course of development in accordance with BS5837.
- 5 All noise from mechanical and electrical plant shall not exceed NR35 as measured 1metre from the facade of any residential property.
- 6 The adjacent footways and carriageways along Claypotts Road and Seafield Road shall be made good, in a manner acceptable to Dundee City Council, if any damage is caused during the construction period.
- 7 A School Travel Plan shall be prepared and submitted in writing to the Council for approval in accordance with the details contained in the submitted School Travel Plan Framework submitted to the Council by the applicant under cover of their letter of 16 November 2005.
- 8 The Public Art Strategy for the proposed school shall be implemented in accordance with the provisions of the strategy received by the Council on 22/12/05.
- 9 Details of the proposed surface and foul drainage arrangements

shall be submitted for the written approval of the Council in consultation with Scottish Water and the Scottish Environmental Protection Agency prior to the commencement of the development hereby approved. If approved the proposed arrangements shall be carried out only in full accordance with such approved details.

- 10 The Access Strategy for the proposed school shall be implemented in accordance with the findings and recommendations of the strategy document received by the Council on 05/01/06.

Reasons

- 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 a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 5 To protect the amenity of neighbouring residents from unacceptable noise levels.
- 6 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
- 7 To encourage alternative travel options to reduce the number of vehicle trips to the school and to raise awareness about travel issues such as air pollution and road safety.
- 8 To ensure the proposal meets the aims of Policy 56 of the Dundee Local Plan Review 2005.
- 9 To ensure adequate and satisfactory drainage of the site.
- 10 In the interests of pedestrian and traffic safety and residential amenity.