

**KEY INFORMATION****Ward** Strathmartine**Proposal**

Erection of new 1,000 pupil secondary school, with associated community use facilities, car parking, external playing fields and general hard and soft landscaping

**Address**

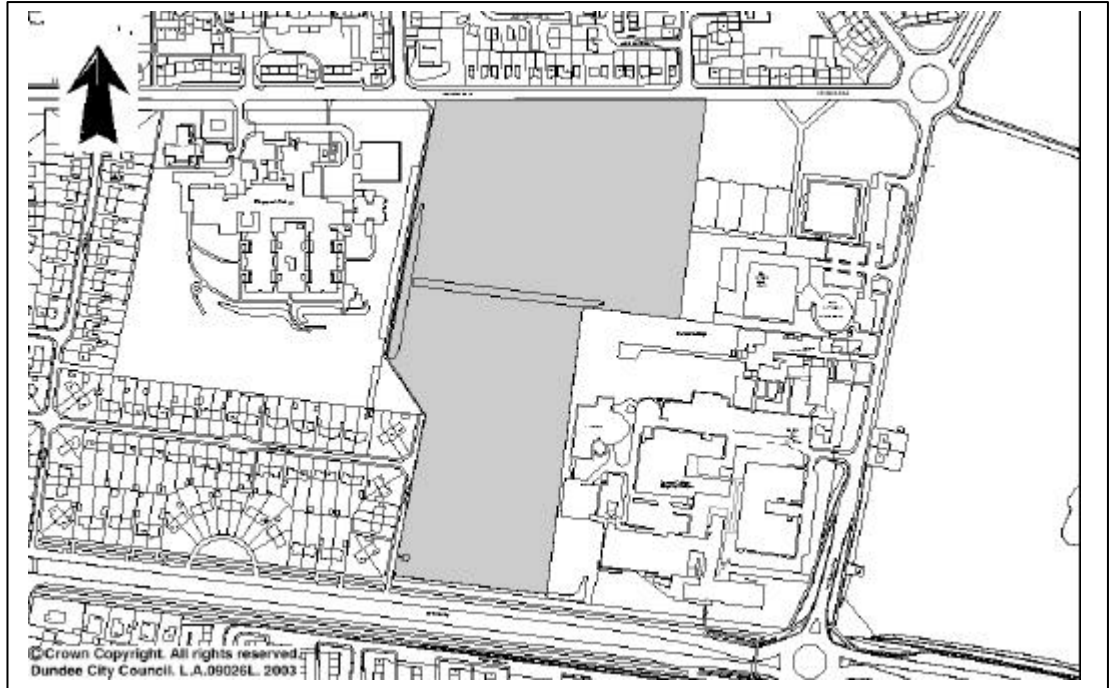
Kingspark School  
Gillburn Road  
Dundee

**Applicant**

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**Registered** 10 Nov 2005**Case Officer** D Gordon

## Proposed Details for New Secondary School in Gillburn Road

The erection of a new 1,000 pupil secondary school, with associated community use facilities, car parking external playing fields and general hard and soft landscaping is **RECOMMENDED FOR APPROVAL subject to conditions**. Report by Director of Planning and Transportation

**RECOMMENDATION**

The design, external appearance, siting, access and landscaping details associated with the proposed new RC Secondary School are considered to be acceptable and in accordance with the relevant policies of the Dundee Local Plan Review 2005. There are no material considerations that would justify departing from the policies of the development plan. Therefore the application is recommended for **APPROVAL subject to conditions**.

**SUMMARY OF REPORT**

- Permission is sought for the approval of Reserved Matters relating to the erection of a new RC Secondary School on Kirkton Park that is located on the south side of Gillburn Road. The Reserved Matters, in this instance, relate to the siting, design, external appearance, access and landscaping of the new building and its curtilage.
- Outline planning permission for the demolition of an existing school and the erection of a new Secondary School on the site under consideration was granted by the Council on 6 February 2004.
- A total of 6 objections and representations to the proposals have been submitted with the majority of the concerns expressed being opposition to the use of the site for new secondary school purposes. The removal of trees from the site has also been raised as an issue.
- The proposed development has been assessed against the relevant policies of the Dundee Local Plan Review 2005 and it is considered that the proposals are in accordance with the requirements of these policies.
- The submitted objections to the proposals are not supported in these circumstances and there are no material considerations of sufficient strength that would justify departing from the development plan and refusing this application. Therefore the application is recommended for approval with conditions.

## DESCRIPTION OF PROPOSAL

Planning permission is sought for the construction of a new RC Secondary School on Kirkton Park. The Members are reminded that this application is for the approval of Reserved Matters only with the principle of the use of the site for a new secondary school being established through the approval of an outline planning application for such a development on 06/02/2004. Reserved Matters relate only to siting, design or external appearance of any building to which the application relates, the means of access to such a building and the landscaping of the site.

The submitted plans indicate the formation of two new vehicle accesses on Gillburn Road. The principal entry point for pupils on foot is also from Gillburn Road.

The proposed buildings are to be located on the north side of Kirkton Park. The new site layout identifies radiating blocks of buildings that centre round the southern edge of a parking and entrance zone for the school that faces on to Gillburn Road to the north. These radiating blocks will be predominantly 2 - 3 storeys in height. These buildings, and the curtilages, will be finished in a limited palette of materials to include:

**Walls:** Fair faced block work, smooth render (white and coloured) and metal cladding panels.

**Windows:** Aluminium frame double glazed windows and aluminium frame double glazed curtain walling.

**Roofs:** Metal standing seam roof

**Surfaced areas:** textured paving

**Boundary fences:** Metal screen fencing.

The applicants have supported their application with the following information:

- a A Design Statement which comprehensively provides a detailed description of the proposals, the design philosophy adopted in response to the Council's brief which related educational and community requirements to the most efficient and effective design of internal and external spaces, landscaping and access. It also explains why

the selected design solution is the most appropriate for the site in terms of built form and the quality of spaces created.

- b A Tree Survey and proposed Landscaping Plan which identifies the trees which are to be removed from the site and those that are to be retained and protected during construction works. The plan also offers replacement planting proposals for the trees that are to be removed.

## SITE DESCRIPTION

The application site is located to the north of Kingsway; to the east of Kingspark School; to the south of Gillburn Road and to the west of Dundee College. The application site extends to approximately 6.6 hectares which presently accommodates public



open space/playing fields. The proposal is located in an area that is dominated by residential properties to the north and south east and educational uses to the east and west. The site is bounded by Trunk and local distributor roads.

## POLICY BACKGROUND

The development plan comprises the Dundee and Angus Structure Plan 2001-2016 (approved by Scottish Ministers with amendments in October 2002) and the Dundee Local Plan Review (adopted in August 2005).

### 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. The Council will require the use of Design Statements for planning applications for new buildings on significant sites. All development will, in its design and layout, be expected to contribute to an environment which is safe and accessible to all.

### Policy 56: Public Art

This policy indicates that the Council will support and promote public art in new construction projects.

### 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

The following statements of Government policy relevant to the determination of this application

**Designing Places: A Policy Statement for Scotland.** This policy promotes excellence and best practice in the design of buildings and the spaces around buildings. It also includes reference to the preparation of Design Statements by applicants for major projects.

## Non Statutory Statements of Council Policy

Reference is made to the decisions of the Council in May and December 2003 in respect of a consultation exercise which was undertaken into draft site planning briefs for each of the proposed PPP school sites. This exercise subsequently informed the design process which followed. Reports 320-2003 and 655-2003 are relevant.

### 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.

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 associated facilities will improve 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.

### SITE HISTORY

Planning permission was granted in outline for a new secondary school with associated facilities and the demolition of the existing school 06.02.2004 (03/00705/OUT refers. Certain conditions were applied relative to:

- a 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;
- b the provision of car parking;
- c the submission of details of plant and equipment;
- d provision of a tree survey and landscaping scheme;
- e a scheme covering disposal of surface water,

f a schedule of playing field provision to compensate for the loss of paying fields on the application site.

The present application relates to same site boundary as that previously approved in outline. The application now before the Council is for the approval of Reserved Matters. This relates only to the discharge of the matters identified in (a) and (d) above. The remaining matters contained in (b), (c), (e) and (f) are to be dealt with separately during the discharge of conditions attached to the approved outline application 03/00705/OUT.

### PUBLIC PARTICIPATION

The applicant has carried out the statutory notification of neighbours. In addition, the application was advertised in the local press under the requirements of the Town and Country Planning (Scotland) Act 1959 and the Local Government (Miscellaneous Provisions) (Scotland) Act 1981.

A total of 6 objections and representations have been received. These objections raise a variety of issues that relate mainly to the principle of the use of the site for a new school and associated purposes. These include, amongst others:

- 1 The site is not the most appropriate for the use proposed
- 2 The proposal will result in an over-provision in this area of the city
- 3 The proposal will adversely impact on road traffic and pedestrian safety in the local area
- 4 The capacity to accommodate 1000 pupils is an over estimation
- 5 The pupils will be drawn for all over the city and will not identify with the school
- 6 The land is not suitable for development by virtue of poor drainage infrastructure
- 7 The provision of a RC School is a backward step in integration in the community
- 8 The proposal will result in the removal of trees from the site.
- 9 Noise and light form the all weather pitches will have an adverse impact on the area.

The Members are reminded that the application under consideration relates only to matters relating to siting, design, external appearance, access and landscaping of the site. Consequently, the majority of the above matters raised are considered to be invalid at this time.

### CONSULTATIONS

The following consultations were undertaken the following comments were received:

- a The Director of Contract Services has advised that the proposed landscaping proposals are acceptable and appropriate for the site.

### 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

### The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy Background section above.

The proposal under consideration involves the erection of a new 1000 pupil secondary school with associated community use facilities, car parking, external playing fields and general hard and soft landscaping.

Policy 1: The proposal will result in a new education facility being provided at an appropriate location within this sector of the city. The proposal also incorporates facilities for community use. Planning permission was granted in 2004 for a similar scale of proposal and therefore the principal of the continued use of the site for education and community use purposes is established. As indicated in greater detail below it is considered that the proposals are satisfactory in terms of siting, design, appearance, access and landscaping. Also as indicated below local residents have raised concerns about land use, traffic related matters, size of the proposal, impact on

infrastructure, environmental issues and the removal of trees and these are addressed in detail below.

With regard to access to the site, this is to be taken from Gillburn Road located to the south. No access to the school is proposed from Foster Road / Kingsway to the north. Gillburn Road is considered to be the only appropriate solution to the servicing of the site. The arrangements submitted for determination are considered to be acceptable and in line with the Site Planning Brief and the Schools Access Strategy for this site

Subject to the terms of proposed conditions as indicated it is considered that the proposals are acceptable and compliant Policy 1 of the Dundee Local Plan Review.

Policy 55: The applicants, in support of their proposals, have submitted a Design Statement for consideration. This Statement explains and illustrates the design principles and design concept behind the proposals for the new school and identifies why the selected design solution is the most appropriate, in terms of built form, for the site under consideration.

The applicants advise that the overall design concept of the new school has been driven by the following factors:

- 1 the development should create a soft radial massing arrangement focussing on the entrances to the north
- 2 the buildings require to have sufficient scale and massing in order to achieve a presence as a modern educational development
- 3 the heart of the building should be modern and enhanced by the use of modern materials and sculptural form
- 4 there is no rear elevation to the development as all sides are highly visible and consequently must be of a high architectural quality
- 5 that an internal "street" should link all the linear blocks of the development and this 'street' should be specifically designed to suit the site
- 6 the school should be easily accessible for disabled personnel
- 7 servicing and deliveries should be easily and discretely accessed.

In addition to the above, and fundamental to the site layout, is the concept that the scheme should sit comfortably in this greenfield site and provide a healthy east / west classroom orientation. This has been achieved by radiating predominantly 2 and 3 storey blocks round a north parking and entrance zone. This maximises the light to the classrooms while opening up the building to the associated landscape and playing fields located within the curtilage of the school. The central social area, assembly and chapel, is softer and more sculptural than the rest of the building thus identifying its importance within the complex and this is enhanced through the use of softer external landscaping.

The overall massing of the development is a balanced 'bookend' solution with the 2.5 to 3 storey end blocks holding the two, 2 storey central blocks. This massing strategy also allows for the external south facing social areas to enjoy maximum natural light and creates a central focus towards the main entrances. It is also considered that placing the building back from the edge of the Gillburn Road reduces the visual impact of the larger blocks when viewed from the north.

In order to create a contextual relationship with the adjacent 'Dance' building and Dick McTaggart Centre a barrel-vaulted roof and a 'S' shaped roof have been adopted into the design of the new school. These are to be metal standing seam roofs.

The applicants advise that the proposed finishing materials are to be taken from a limited palette that is considered appropriate to the site and its prime location. It is considered that the limited use of materials will create unity and rhythm within the radial development and avoid complicated maintenance programmes in the future. It is anticipated that the primary materials will be fair faced block, white and coloured render, aluminium framed double glazed curtain walling and metal standing seam roof sheeting.

Taking into account the foregoing it is considered that the proposals are compliant with Policy 55 of the Dundee Local Plan Review.

Policy 56: The applicants have submitted a public art strategy in support of their application. This proposes the dedication of a specified financial contribution for the provision

and development of public art within of the new school projects including this new school on Kirkton Park. In addition, for the PPP project as a whole the applicant has agreed to finance the employment of an artist to work with the school communities to promote the strategy proposed. Given the scale of each individual project it is considered that, although the 1% for art criterion specified in the policy is not met, it is considered that the proposed strategy is imaginative in educational terms and will develop into the future as the school becomes established in the community. Accordingly, it is concluded that the proposals are acceptable as a justifiable compromise solution within the broad objectives of this policy.

Policy 72: The applicants have also submitted a Landscape Plan for the site. As indicated on the Schedule accompanying these plans 13 immature trees are to be removed from the site. However, landscaping plans submitted by the applicants indicate that 71 new extra heavy standard trees and additional landscaping is proposed and that environmental gardens are to be developed (Sensory Garden and Science Garden). New planting will compensate for the loss of the existing trees.

The principle aim of the landscape and external works for the school is to provide a stimulating environment that will assist and complement the education and development of the pupils attending the school. It is considered that the submitted proposals will achieve this aim and provide a quality environment not only for the pupils of the school but also for the wider community by the provision of a high quality development and the retention of landscape features of merit. Accordingly, it is concluded that the proposals are compliant with the terms of Policy 72 of the Dundee Local Plan Review.

It is concluded from the above that the siting, design, external appearance and the landscaping of the development are appropriate to its setting. Consequently, it is also concluded from the foregoing that the proposals comply with the provisions of the development plan.

Accordingly the application falls to be considered in terms of other material considerations to determine whether an

exceptional refusal of planning permission is merited.

## Other Material Considerations

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

### Site Planning Brief 2003

The function and relevance of the brief is outline above. The client and architect had reference to the approved brief (following community consultation) in bringing forward detailed proposals. It is considered that the proposed development in terms of design, appearance, siting, access and landscaping is generally compliant with the broad terms of the brief.

## Objections

With regard to the objections submitted for consideration, it is concluded that the majority of the issues raised by the local residents relate only to the principle of the use of the site for new secondary school purposes. These matters are not of relevance to the determination of this application for reserved matters.

No objections have been submitted to the siting (within the site), the design or the external appearance of the new building.

With regard to landscaping, concerns have been expressed about the removal of trees from the site. It is considered that this matter has been discharged above in the comments offered on the acceptability on the submitted landscaping plans for the curtilage of the new school. The Director of Contract Services has no objections to the proposals. This aspect of the proposals is considered to be satisfactory subject to the imposition of a condition requiring the submission of additional information relating to replacement planting and the provision of tree protection.

With regard to access to the site, this matter has been discussed and discharged above.

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 relating to commencement dates, tree planting and protection, landscaping and finishing materials.

## 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 and external spaces and the use of materials are appropriate for their function and setting in the local community.

## CONCLUSION

It is concluded that the proposal complies with the provisions of the development plan. The principal of locating a new secondary school and all the related facilities proposed on this site has been established by the approval of outline planning application 03/00705/OUT. The design of the new building, together with the associated landscape works and access arrangements, are considered appropriate for the site.

## RECOMMENDATION

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

- 1 The development to which this permission relates shall begin within 2 years of the date of this approval or 5 years from the date of the approval of the original outline application, whichever is the later.
- 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 Development shall not begin until the following details have been submitted to and approved in writing by the Council:
  - a arrangements, in accordance with revised BS5837, 2005, for the protection, during construction works, of trees and shrubs to be retained within the site, and:
  - b a programme for the undertaking of the approved landscaping

works and arrangements for subsequent maintenance.

For the avoidance of doubt, all landscaping works shall be carried out in accordance with the scheme approved by the Council (TGP Landscape Architects drawing 1417/Ext/L02, dated 25/11/2005 refers.

- 4 Details of all boundary treatments shall be submitted to the Council for approval and if approved the development shall be carried out only in accordance with such approved details
- 5 The Public Art Strategy for the proposed school shall be implemented in accordance with the provisions of the strategy submitted to and received by the Council on 22 December 2005.

## Reasons

- 1 To comply with Section 59 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 protect those landscape features which are of significant amenity value to the area and which would ensure a satisfactory standard of appearance of the development.
- 5 In order to ensure a satisfactory appearance for the new school and to ensure compliance with Policy 56 of the Dundee Local Plan Review 2005.