

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

Change of use from vacant storage to 12 no flats including elevational alterations

Address

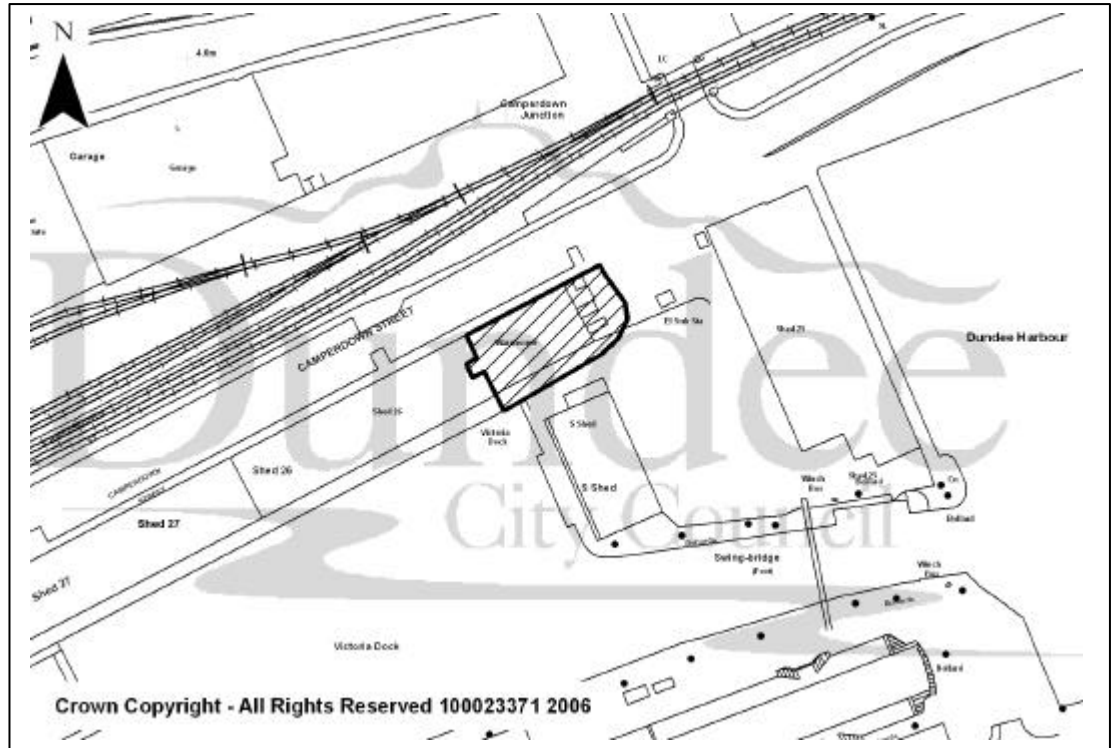
Clock Tower Warehouse
Camperdown Street
Docks

Applicant

Lindores Ltd
Harbour Chambers
Dock Street
Dundee
DD1 3HW

Agent

Parr Partnership
23 City Quay
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Registered 26 Oct 2006**Case Officer** C Walker

Proposed Conversion of Clock Tower Warehouse in City Quay

A change of use from vacant storage to 12 no flats including elevational alterations is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development will serve to preserve this visually important listed building. It also complies with the policies of the adopted Local Plan and the approved Conservation Plan for the City Quay development. The application is recommended for **APPROVAL**.

SUMMARY OF REPORT

- Listed building consent is sought to convert the Category A listed Clock Warehouse, a very imposing 5 storey and attic stone building constructed in 1877, to 12 large loft style apartments.
- Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and Policy 60 of the Local Plan require the Council to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.
- The Architectural Heritage Society of Scotland wrote objecting to the proposed development, their principal concerns being the removal of the internal stone staircase and the design of the eastern extension to the building.
- Despite the concerns of the AHSS, it is considered that the development will preserve the character of the listed building and that the requirements of Section 14 of the Act are discharged.

DESCRIPTION OF PROPOSAL

Listed building consent is sought to convert the Category A listed Clock Warehouse to 12 large loft style apartments on the upper floors, with parking at ground floor level for up to 28 cars (14 spaces with facilities for a second car at each by means of a hydraulic lift).

It is proposed to provide 3 apartments on each of the first, second and third floor levels and 3 duplex apartments on the fourth floor and attic levels.

Internally it is proposed to remove the stair at the south east corner of the building and insert a new stair and lift at a central location on the north elevation of the building. Other than these interventions, it is intended to retain as much as the internal character of the building as possible, including the cast iron columns and brick jack arches. In order to retain as much as possible of the internal character, it is proposed to adopt a layout that allows some of the brick jack arches to be expressed within rooms, to use internal glass partitions to light spaces with limited access to windows and to provide internal services (such as lighting, fire protection etc) that have a minimal impact on the building.

External 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, principally to provide west facing balconies. It is also proposed to open up new windows (principally in areas currently bricked up), and to form new windows on the west elevation and on the clock tower. Finally it is proposed to form a small dormer along the length of the north elevation and a larger dormer and 3 roof terraces on the south elevation. Finally it is proposed to restore the clock.

Finally it is proposed to form a hard landscaped courtyard area in setts between the converted Clock tower building and other buildings to the south, although the majority of these works fall outwith the site of the current application and were approved in the context of a previous application for the redevelopment of this area (04/00647/LBC refers). These works

include a pedestrian route through the site to the swing bridge to the south.

SITE DESCRIPTION

The site comprises the Category A listed Clock tower warehouse, 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.

To the south is Shed S (or South Shed), a whitewashed brick building with ashlar base and eaves courses constructed in 1874. It sits on the east side of Victoria Dock. Its condition is very poor having been vacant for some time and having been affected by subsidence.



To the east is Shed 25, which 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. Further 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 Review 2005

Policy 60 requires alterations to a listed building to have regard to the preservation or enhancement of its architectural or historic character.

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 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.

SUSTAINABILITY ISSUES

There are no specific sustainability policy implications arising from this application.

SITE HISTORY

Planning permission and listed building consent were granted in January 2005 to convert the Clock tower warehouse and Shed 25 to apartments and to erect a new building housing development on the site of Shed S - applications 04/00646/FUL and 04/00647/LBC refer. Those consents have not been implemented.

The previously approved treatment of the Clock Towner warehouse building involved its conversion into 9 flats and was broadly similar to the current proposals. The most significant differences are the fact that the current application involves 3 additional flats and the removal of the internal stair.

There is an accompanying application for planning permission for the development currently proposed, the Report on which is contained elsewhere in this Agenda - application 06/00968/COU refers.

PUBLIC PARTICIPATION

The proposal was advertised as a listed building application. The Architectural Heritage Society of Scotland wrote objecting to the proposed development. They have compared the proposals with the previously approved scheme and are concerned about the removal of the internal stone staircase, the increase in the number of units (which they feel will lead to a greater degree of intervention in the building) and the design of the eastern extension to the building.

Copies of this letter are available for inspection in the Members Lounges and the points raised are considered in the Observations Section of this Report.

CONSULTATIONS

Historic Scotland was involved in pre application discussions and the initial 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 listed buildings or their setting or any features of special architectural or historic interest which they possess.

In this case the Category A listed building is being treated in a sensitive manner. The proposed external changes are quite limited. The removal of the corrugated iron extension on the east elevation and its replacement with a much more open balcony extension will serve to enhance the character and appearance of the building. The provision of new openings in bricked up areas and limited openings on the Clock Tower is handled in a sensitive manner and will preserve the character and appearance of the building. The alterations to the roof of the building will significantly enhanced accommodation and due to the height of the building and the significant parapet, these changes will not be visually obtrusive.

Internally the stair tower will be removed but this loss will be compensated for by the preservation of much of the internal character of the building with the brick jack arches and cast iron columns being expressed within living spaces.

It is considered that the development will preserve the character of the listed building and that the requirements of Section 14 of the Act are discharged.

Other Material Considerations

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

a The Development Plan

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

In terms of Policy 60, this matter has already been considered in the assessment of the proposed development under Section 14 of the Act and it was considered that the proposal would preserve the character and appearance of the listed building.

b The Letter of Objection from the AHSS

It is the opinion of the AHSS that the proposed development is of an inferior standard to that previously approved on the site. One of their principal concerns focuses on the removal of the internal stone staircase. They are also concerned about the impact of the increase in the number of units in the building, but the only significant manifestation of this increase is the removal of the staircase.

Although it is a very plain and functional feature, there is no doubt that the staircase adds to the character of the listed building. Its removal therefore detracts from the listed building. However this negative factor needs to be counter balanced by the totality of the proposed development which involves the reuse of a significant listed building. More importantly, the proposed internal arrangements seek to maximise exposure of the items of interest within the building, including the brick jack arches and cast iron columns. It is considered that on balance the proposed development, including the removal of the staircase, will preserve the character of the listed building.

The other major concern of the AHSS relates to the design of the eastern extension to the building. The existing corrugated iron clad structure is unattractive and it is considered that the proposed development represents a significant improvement to the listed building. The AHSS feels that the design of the previously approved extension was superior but the more open aspect of the current proposal reveals more of the listed building.

Despite the concerns of the AHSS it is concluded that the proposed development will preserve the character and appearance of the listed building.

c The Master Plan and Conservation Plan for City Quay

The revised Master Plan indicates a housing development in the converted Clock Tower Warehouse.

The Conservation Plan, which was drawn up for the original City Quay development in 1999, regards the Clock Tower Warehouse as the most imposing building on the site and suggests a residential use for it.

It is considered that the proposed development complies with the requirements of both the Master Plan and the Conservation Plan.

Design

The treatment of the listed building is handled sensitively and any interventions are restricted to that necessary to provide an attractive level of internal accommodation.

CONCLUSION

The proposed development will serve to preserve this visually important listed building. It also complies with the policies of the adopted Local Plan and the approved Conservation Plan for the City Quay development. It is recommended that Listed Building consent be granted subject to conditions.

RECOMMENDATIONS

Recommendation 1

This consent shall not be issued unless and until Historic Scotland has formally decided that the application will not be called in for determination by Scottish Ministers.

Recommendation 2

It is recommended that consent 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 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 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.

- 4 Details of the treatment of the curtilage of the site, including the location of the listed railings and gateways, the retention and reuse of setts and the retention of railway tracks 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.
- 5 Details of the treatment of the interior of the building including the exposure of brick jack arches and cast iron columns 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 Full details of the treatment of the north and south entrances to the building, including the reuse of the existing doors, 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.
- 7 Full details of all new window openings, including roof lights, 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.
- 3 In order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.
- 4 In order to safeguard the setting of the statutorily listed building.
- 5 In order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.

- 6 In order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.
- 7 In order to safeguard the appearance of the statutorily listed building and to improve its architectural appearance.