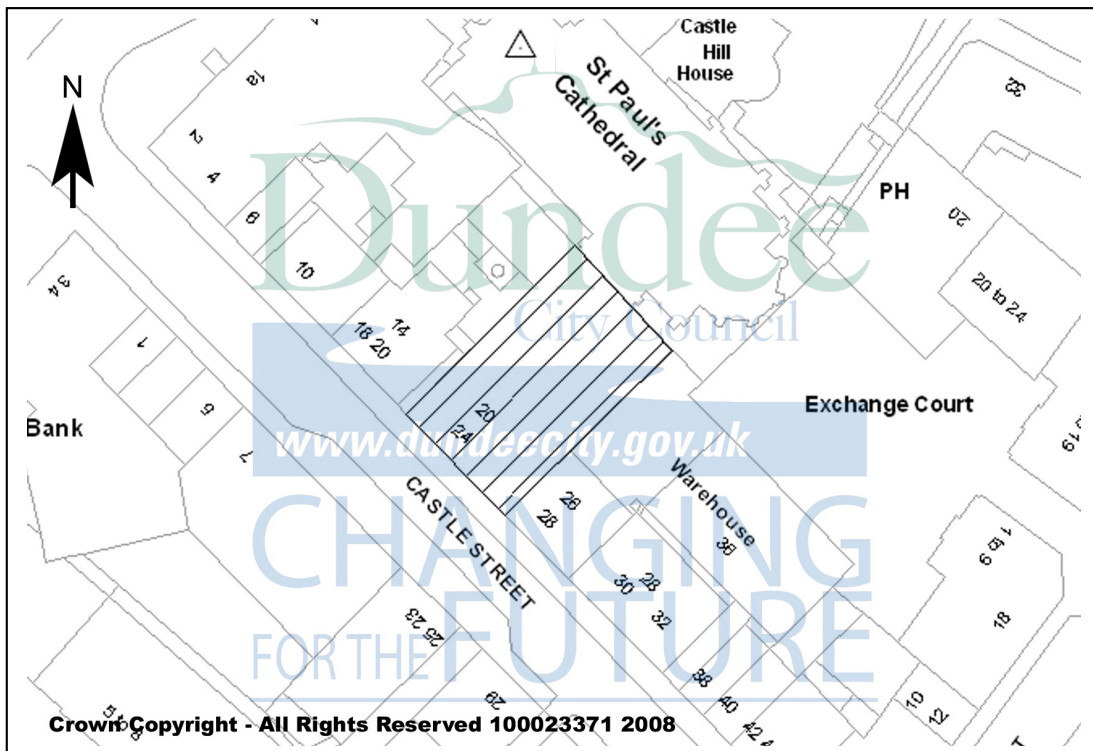


KEY INFORMATION

Ward Maryfield

Proposal

Conversion of Premises forming Nine Flats

Address22 Castle Street
Dundee
DD1 3AF**Applicant**Gairoch Development Co Ltd
c/o Ritchie Dagen & Allan
Suite Two, Stewarts House
Kingsway East
Dundee
DD4 7RE**Agent**Ritchie Dagen & Allan
Suite Two, Stewarts House
Kingsway East
Dundee
DD4 7RE**Registered** 30 May 2008**Case Officer** P Macari

Proposed Restoration Works to Listed Building in Castle Street

The conversion works are **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of Planning and Transportation.

RECOMMENDATION

The proposals comply with the provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the Development Plan and National Guidance. The views of the objector are not supported. The application is recommended for **APPROVAL** subject to conditions.

SUMMARY OF REPORT

- This application seeks listed building consent to convert an existing C(s) listed public house into nine flats. As well as internal alterations, the proposals include restoring the existing window openings on the front elevation, removing the existing windows, installing an iron tracery in each window opening and installing new windows behind the existing window openings and tracery.
- Policy 59 (Alternative Uses for Listed Buildings) and Policy 60 (Alterations to Listed Buildings) of the Dundee Local Plan Review 2005 are relevant to the outcome of this application.
- This application was advertised in the Edinburgh Gazette and Dundee Evening Telegraph as development effecting a listed building and Development in Conservation Area. One letter of objection has been received from the Architectural Heritage Society for Scotland (AHSS). The AHSS consider that the proposals do not represent a sympathetic restoration of the building.

DESCRIPTION OF PROPOSAL

This application seeks listed building consent to convert an existing public house into nine flats at 22 Castle Street Dundee. The existing public house is situated at first floor level with a false ceiling protecting the existing roof space. The proposals will involve removing the existing false ceiling and creating two additional upper floors without altering the height of the building or altering the existing roof. This will allow the proposed residential accommodation to spread over three floors. Six of the proposed flats will have four bedrooms and three will have three bedrooms. The flats will have a family bathroom, an open plan kitchen, dining and living area with the master bedroom served by ensuite facilities. Access to the flats will be taken from the original church entrance of Castle Street with the existing stair providing access to the first floor flats. A new communal stair will provide access from the first floor to the six remaining flats situated on the second and third floors.

As well as internal alterations the proposed conversion also includes several external alterations. These take the form of removing the existing windows on the front elevation and restoring the original window openings and installing an iron tracery. Similar works are proposed to the south-east, north-west and north-east elevations. However, these works also involve removing the remaining original leaded and stained glass windows. The existing first floor fire-escape and external stairwell adjoining the north-west elevation will be removed. Immediately behind the proposed traceries, a new glazed elevation will be formed with modern windows. This elevation will take on the shape of the existing window openings to maintain the historic appearance of the building.

SITE DESCRIPTION

The property at 22 Castle Street is C(s) listed and was formerly known as

St Paul's Church. The building was constructed in 1812 with the church being located at first floor level in



what is now Dexter's Public House. The front elevation of the original building had three gothic style arched



windows with a timber tracery with leaded glass windows. At ground floor

level entrance is gained through a centrally located two-leaf door with a moulded Tudor arch door case flanked by cast-iron cluster columns. Delineating the ground and first floor and existing today is a full width moulded cornice and band course. There was also a coped parapet with stepped angle dies and four pendant dies. The original stepped angle dies have been filled in to form an extended string course above the coped parapet of the building. The pendent dies have also been removed.

The former ecclesiastical use of 22 Castle Street is still evident from the existing lead stained glass window openings on the south-east, north-west and north-east elevations as well as the ornate church ceiling. However, the original pointed arch windows on the front elevation were partially filled in to create traditional window openings associated with the surrounding tenement buildings. The building was superseded as a place of worship in 1855 when

St Paul's Cathedral was completed. Since then the building has been used for a variety of purposes with each purpose leading to changes in both the interior and exterior.

The application site is situated on the northern side of Castle Street and adjoins a four storey tenement building to the west with commercial units on the ground floor, and, to the east a three storey building with commercial units on the ground floor. The tenement building adjoining the site to the west has residential accommodation on the upper floors where as the adjoining building to the east houses office accommodation on the upper floors. To the south west the application site adjoins a derelict two storey building previously used as a bakery. To the south the site is bound by St. Paul's Cathedral. To the west of the site there is a communal access into a small courtyard formed by the adjoining buildings of the application site, the former bakery, Chalmers Hall and the four storey tenement building adjoining the site to the west. A steel external fire

escape projects out of the western elevation of the former church at first floor level and descends to ground level in the courtyard. The existing public house uses the courtyard as bin store.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

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

Dundee Local Plan 2005

The following policies are of relevance:

Policy 59: Alternative Uses For Listed Buildings - suitable alternative uses will be considered for listed buildings where this is necessary to secure their future. Any adaptation of the fabric must be undertaken carefully and sensitively and have minimum impact on the architectural and historic interest, character and setting of the building. Reference should be made to other policies in the Plan.

Policy 60: Alterations To Listed Buildings - the alteration of a listed building will only be acceptable where the proposals have regard to the preservation or enhancement of its architectural or historic character. Alterations will not be permitted where the works would diminish the architectural integrity of the building or its historic interest.

The City Council will provide specific supplementary guidance on the following: window and door alterations, advertisements, shop fronts, roller shutters, treatments to masonry and painting and use of materials.

Policy 61: Development within Conservation Areas - within Conservation Areas all Development Proposals will be expected to preserve or enhance the character of the surrounding area. This will require the retention of all features which contribute to the character and appearance including unlisted buildings of townscape interest, trees and landscape features and historic pattern of streets and spaces, as identified in the Conservation Area

management plans to be advanced in the near future.

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

Scottish Planning Policy 23: Planning and the Historic Environment sets out the framework for dealing with

purposes, is consistent with the Sustainability policies of this Council.

SITE HISTORY

There is no planning history relevant to the outcome of this application.

This application is accompanied by Planning Application Ref 08/00386/COU.

PUBLIC PARTICIPATION

This application has been advertised in the Edinburgh Gazette and Dundee Evening Telegraph as development affecting a listed building. One letter of objection has been received from the Architectural Heritage Society for Scotland. The concerns raised are that the proposed conversion does not represent a sympathetic restoration of the building and does not adequately reverse previous alterations that threatened the character of the building, eg the proposals do not restore the original ceiling or the ornate pinnacles and hood moulds of the original facade. Architectural Heritage Society conclude by stating that the application site is suited for conversion and subdivision into flats, whereby an alternative use should be sought.



applications relating to listed buildings. It makes particular reference to the "Memorandum of Guidance on Listed Buildings and Conservation Areas" which provides more detailed guidance on listed building proposals.



Memorandum of Guidance on Conservation Areas and Listed Buildings 1998 (Historic Scotland).

Non Statutory Statements of Council Policy

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

SUSTAINABILITY ISSUES

The conversion of the upper level of the C(s) listed building for residential

CONSULTATIONS

No adverse comments have been received from Consultees.

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 settings or any feature of historic interest which they possess.

In accordance with Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the Council is required to have special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

The property at 22 Castle Street was

formerly known as St Paul's Church. The building was constructed in 1812 with the church being located at first floor level in what is now Dexter's Public House. The front elevation of the original building had three gothic style arched windows with a timber tracery with leaded glass windows. At ground floor level entrance was gained through a centrally located two-leaf door with a moulded Tudor arch door case flanked by cast-iron cluster columns that still exists today. Delineating the ground and first floor and existing today is a full width moulded cornice and band course. There was also a coped parapet with stepped angle dies and four pendant dies. The original stepped angle dies have been filled in to form an extended string course above the coped parapet of the building. The pendant dies have also been removed.

The former ecclesiastical use of 22 Castle Street is still evident from the existing window openings on the south-east, north-west and north-east elevations as well as the ornate church ceiling. The building was superseded as a place of worship in 1855 when St Paul's Cathedral was completed. Since then the building has been used for a variety of purposes with each purpose leading to changes in both the interior and exterior. Although the original internal fabric of the listed building was significantly altered through previous redevelopment work, the current proposals will involve the restoration and exposure of the original decorative ceiling which has been hidden from view by a false ceiling as well as the restoration of the original window openings on the front elevation.

The current proposals involve the formation of two additional floors in the building to accommodate nine flats. While the original windows in the front elevation of the building were removed as part of previous redevelopment works, the applicant proposes to re-establish the original window openings, remove the existing glazing and install an open tracery. The tracery will replicate the original leaded glass window pattern of the windows. An independent window elevation shall be erected behind the existing window openings to serve the proposed flats. This process will be repeated for all of the existing windows in the south-east, north-west, south-west and north-east elevations

with the tracery installed in each opening matching the design of the original timber tracery specific to each window. While there is an argument for the retention of the existing windows, the existing windows have been damaged through the formation of fire exits, the installation of ventilation flues and vandalism that has gone undetected and untreated. Any repairs would detract from the visual appearance of the windows through the contrast between old and new glazing. The proposed tracery will restore the historic appearance of the building while also supporting the sustainable re-use of the building for residential purposes. This is because the existing windows do not open and therefore fail to satisfy current building standards for residential developments. The proposed redevelopment of 22 Castle Street is considered to safeguard the historic character of the listed building through exposing the ornate church ceiling and gothic window openings of the front elevation.

The proposals restore and safeguard the remaining historic character and setting of the C(s) listed building through preventing the loss of architectural integrity and historic interest. To a large extent, previous attempts at redeveloping the application site have resulted in the loss of architectural integrity. This is evident through the closure of the original window openings on the front elevation, the removal of the pendant dies, filling in of the stepped angled dies as well as the failure to preserve the original stained and lead glass windows on the south-east, north-west and north-east elevations. While the proposals will lead to the removal of the original windows altogether, their replacement with a tracery following the original leaded glass pattern of each window will significantly improve the appearance of the building as well as promote the re-use of listed buildings for sustainable modern purposes. The remaining fabric of the building will be preserved given the exposure of the church ceiling and gothic window openings. It is therefore considered that the proposed redevelopment of 22 Castle Street seeks to enhance the appearance of the listed building while retaining the remaining historic fabric.

The proposed redevelopment of 22 Castle Street will enhance the

appearance of the existing streetscape and Central Conservation Area. This is because rather than assume the appearance of the adjoining tenement buildings the original gothic window openings of the application site will be restored highlighting the architectural prominence and historic importance of the former St Paul's Church.

It is considered that the proposals comply with Section 14 and Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, as the proposals have special regard to preserving the listed building and its features whilst providing modern living accommodation in a sustainable way that enhances the appearance of the Central Conservation Area.

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

Policy 59 (Alternative Uses for Listed Buildings) encourages the re-use of listed buildings where the proposed uses have little impact upon on the historic fabric of the building. In the case of 22 Castle Street, the original internal fabric of the listed building was significantly altered through previous redevelopment work. The current proposals will involve the exposure of the original decorative ceiling which has been hidden from view by a false ceiling as well as the restoration of the original window openings on the front elevation.

Although the existing ceiling has been damaged by water ingress and the installation of a suspended ceiling, the applicant proposes to carry out a thorough investigation into the condition of the ceiling followed by a method statement outlining the processes involved in its restoration.

While the original windows in the front elevation of the building were removed as part of previous redevelopment works, the

applicant proposes to re-establish the original window openings, remove the existing glazing and install an open tracery in its place. The tracery will replicate the original stained glass window pattern of the windows. An independent window elevation shall be erected behind the existing window openings to serve the proposed flats. This process will be repeated for all of the existing windows in the south-east, north-west and north-east elevations. While there is an argument for the retention of the existing windows, the existing windows have been damaged through the formation of fire exits, the installation of ventilation flues and vandalism that has gone undetected and untreated. It is therefore considered that any repairs would detract from the visual appearance of the windows through the contrast between old and new glazing. The proposed tracery will restore the historic appearance of the building while also supporting the sustainable re-use of the building for residential purposes. The proposed redevelopment of 22 Castle Street is considered to safeguard the historic character of listed building through exposing the ornate church ceiling and gothic window openings of the front elevation. The proposals satisfy the criteria of Policy 59.

Similar to the objectives of Policy 59, Policy 60 seeks to safeguard the character and setting of listed buildings through preventing the loss of architectural integrity and historic interest. To a large extent previous attempts at redeveloping the application site have resulted in the loss of architectural integrity of the building this is evident from the significant alterations to the front elevation as well as the failure to preserve the original stained and lead glass windows on the south-east, north-west and north-east elevations. While the proposals will lead to the removal of the original windows altogether, their replacement with a tracery following the original leaded glass pattern will significantly improve the appearance of the building as well as promote the

re-use of the listed building for sustainable modern purposes. The remaining fabric of the building will be preserved given the exposure of the church ceiling and gothic window openings. It is therefore considered that the proposed redevelopment of 22 Castle Street seeks to enhance the appearance of the listed building while retaining the remaining historic fabric. The proposals are considered to comply with the provisions of Policy 60 (Alterations to Listed Buildings) of the Dundee Local Plan Review 2005.

With regard to Policy 61 (Development in Conservation Areas), the proposed redevelopment of 22 Castle Street will enhance the appearance of the existing streetscape and Central Conservation Area. This is because rather than assume the appearance of the adjoining tenement buildings the original gothic window openings of the application site will be restored highlighting the architectural prominence and historic importance of the former St Paul's Church. Further, the partial restoration of the front elevation of the building will visually demonstrate the historic evolution of Castle Street through the different architectural styles displayed by the application site and adjoining buildings.

The proposed redevelopment of 22 Castle Street is considered to comply with the provisions of the Development Plan.

b Memorandum of Guidance on Listed Buildings and Conservation Areas

It states in para 2.15: New uses for old buildings may often be the key to their continued survival. It may be justifiable for planning authorities to relax control over use, zoning, density, plot ratio, day lighting, and other restrictions where this would enable an historic building or group of buildings to be given a new lease of life.

It is considered that the proposed development complies with the Guidance as detailed in this report.

c Views of the Objector

One letter of objection has been received from Architectural Heritage Society of Scotland. The concerns raised relate to proposed use of the building, the failure to restore the ornate ceiling, the front elevation and the windows. While the restoration of the entire building back to its original form would be favourable, it has to be acknowledged that given the level of damage caused by past redevelopment works much of the original character and historic fabric of the building has been damaged beyond repair or removed altogether which makes restoration impossible without compromising the appearance of the building through the use of modern materials. It is therefore considered that while the proposals do not fully restore the historic fabric and character of the building, the remaining fabric and character of the building will be retained with the original purpose of the building preserved through the part restoration of the front elevation.

While the applicant may have originally proposed to cover the original ceiling, the proposals now include its retention and incorporation into the proposed flats.

The concerns of The Architectural heritage Society of Scotland are not supported.

d Supporting Statement

The supporting statement submitted as part of this application for listed building consent demonstrates that the original window openings in the front elevation of the building have been partially closed and the original windows and tracery removed with the remaining opening glazed with green painted steel casement windows. Further, the existing leaded and stained glass windows on the south-east, north-west and north-east elevations have been damaged through the introduction of extraction vents/flues and the formation of fire exits. It is acknowledged that rather than damage the fabric of the building the previous occupiers utilised

the existing window openings. However, in doing so the historic character of the building was significantly damaged as the windows could not be repaired without replacing each pane of glass such is the construction of leaded glass windows. It is therefore considered that while the re-use of the building for residential purposes will safeguard the remaining historic fabric of the interior, the removal of the remaining original windows and installation of a tracery replicating the leaded glass pattern will ensure that the historic character of the exterior is retained. This is especially the case on the front elevation where restoring the original gothic window openings will expose the original ecclesiastical design and use of the building.

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 Listed Building Consent contrary to the provisions of Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and the development plan. It is therefore recommended that planning permission be granted with conditions.

Design

The proposed redevelopment of 22 Castle Street is considered to enhance the appearance of the building while also exposing the original use of the building.

CONCLUSION

It is concluded that the re-development of 22 Castle Street will preserve and enhance this C(s) listed building and its setting which forms an integral part of Dundee City Centre and Central Conservation Area. The proposals comply with the provisions of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, the Development Plan and National Guidance. The views of the objector are not supported. The application is recommended for APPROVAL subject to conditions.

RECOMMENDATION

It is recommended that consent 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 BEFORE WORK STARTS ON SITE, a detailed method statement outlining the processes involved in exposing and restoring the original ornate ceiling of the C(s) listed building shall be submitted to the Council for written approval. Thereafter, all works associated with the roof of the building shall be carried out in accordance with details approved by virtue of this condition.
- 3 BEFORE WORK STARTS ON SITE, a detailed method statement detailing the processes involved in removing the existing windows, restoring the original window openings on the front elevation, installing the tracery and erecting the glazed elevation behind the existing window openings shall be submitted to this Planning Authority for written approval. Thereafter all works relating to the proposed window alterations shall be carried out in accordance with details approved by virtue of this condition. For the avoidance of doubt elevational details of the existing and proposed interior and exterior window openings as well as detailed sections to a scale of no less than 1:20 should accompany the method statement.

Reasons

- 1 To comply with Section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
- 2 In the interests of restoring the historic character of the building
- 3 In the interests of safeguarding the historic character and fabric of the C(s) listed building.