

KEY INFORMATION**Ward** The Ferry**Proposal**

Extension to and Change of Use from Station Buildings to form Restaurant, incorporating Signal Box

Address

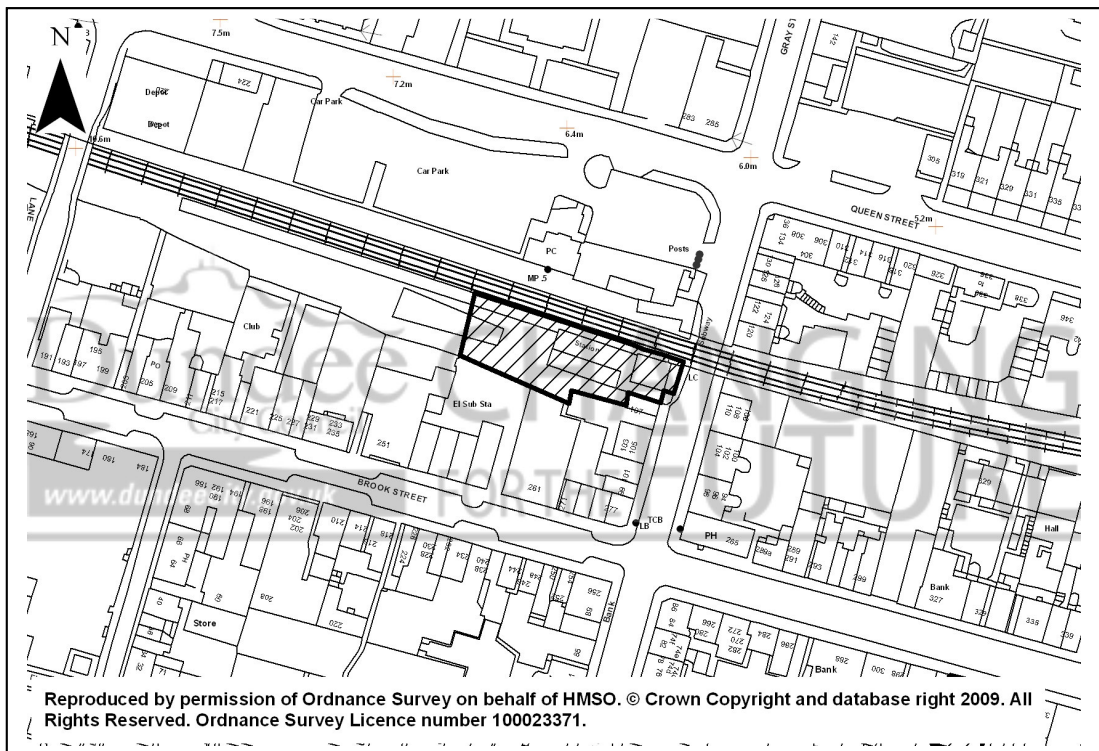
South Platform
Broughty Ferry Railway
Station
Gray Street

Applicant

Network Rail
Buchanan House
58 Port Dundas Road
Glasgow G4 0LQ

Agent

KDM Architects
15 Camperdown Street
Broughty Ferry
Dundee
DD5 3AA

Registered 22 Oct 2009**Case Officer** B Knox

Proposed Re-use of a Listed Signal Box

An extension to and Change of Use from Station Buildings to form Restaurant, incorporating Signal Box is **RECOMMENDED FOR APPROVAL** subject to conditions. Report by Director of City Development.

RECOMMENDATION

The works proposed are necessary to secure the future of the property and the character and appearance of the property shall be retained.

It is therefore considered that the works discharge the statutory duties set out in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. The proposal is considered to comply with the relevant Policies of the Dundee Local Plan Review 2005.

SUMMARY OF REPORT

- Listed building consent is sought for alterations and an extension of vacant station buildings to form a restaurant incorporating the re-erection of the former signal box at Broughty Ferry Railway Station, Gray Street, Broughty Ferry, Dundee.
- Policy 59 (Alternative uses for Listed Buildings) and Policy 60 (Alterations to Listed Buildings) are relevant to the determination of the application.
- No letters of objection have been received in relation to the application.

DESCRIPTION OF PROPOSAL

Listed building consent is sought for alterations and extension of vacant station buildings to form a restaurant incorporating the re-erection of the former signal box at Broughty Ferry Railway Station, Gray Street, Broughty Ferry, Dundee.

The first building will incorporate a vestibule, reception area with some seating. The other buildings on travelling west along the platform will incorporate a seated restaurant, a kitchen/preparation area, storage, staff and toilet facilities. On the upper level of the eastmost building will be two small offices and shower and toilet facilities. There is a separate application for the change of use of the property which relates to the use of the property.

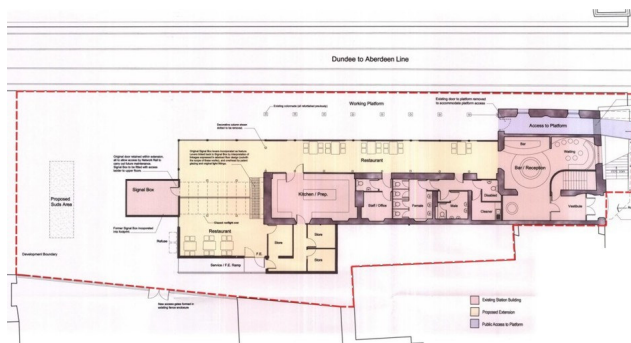
The materials for the restaurant will be a mixture of glazing, cedar lining, dark grey decorative steel bracing and columns, medium grey aluminium window frames, slate grey sarnafil finish flat roof and light grey engineering brick plinth.

The applicant indicates that the revised location of the signal box on the south platform is to ensure greater safety during construction and future safe maintenance. A feasibility study regarding the condition of the stored timbers was submitted by the applicant. This concluded that during dismantling, timbers had to be cut into smaller pieces for health and safety reasons and this, coupled with the percentage of rotted timbers, would make re-erection a time consuming and expensive operation. It is recommended that an internal lightweight steelwork braced frame built and that the reused timber would only have a cladding support function and would be fixed back to the framing.

SITE DESCRIPTION

Broughty Ferry Railway Station is located immediately to the west of Gray Street and the station straddles the main East Coast Railway Line. The station can be accessed from Gray Street, where there is a glazed canopy over the walkway. There is a canopy over the south platform with slate roof,

decorative columns and eaves, timber exposed rafters and lighting. There is a glazed canopy over the north platform and underpass which is a freestanding metal canopy with ornamental brackets to reflect the detailing on the south platform. The roof of the structure features patent glazing and second hand Scottish slates. A pedestrian underpass exists



on the west side of Gray Street and this travels below the railway line. To the north of the site is a public car park and to the south are primarily commercial properties in Brook Street. To the east at Gray Street are commercial properties with flats above.

Broughty Ferry Station is a Category A Listed building.



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, shopfronts, roller shutters, treatments to masonry and painting and use of materials.

Scottish Planning Policies, Planning Advice Notes and Circulars

The following are of relevance:

SPP23 Planning and the Historic Environment and

SHEP Scottish Historic Environment Policy

Non Statutory Statements of Council Policy

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

SUSTAINABILITY ISSUES

The proposal involves the re-use of an existing property. These proposals assist in bringing these historical buildings back to a suitable standard for the good of the travelling public and for the good of their architectural merit.

SITE HISTORY

There is extensive history to the proposals to redevelop the vacant station buildings at Broughty Ferry Railway Station. Planning permission was granted for phase 1 in June 2000 which includes the formation of

covered enclosures, glazed roofs and installation of a new access ramp. A condition was attached to ensure that the signal box was re-erected within six months. This never occurred and enforcement action was imminent. A partner listed building application was approved on 1 August 2000.

A subsequent application of a similar nature to the current application was approved on 26 January 2004 but was not implemented. The current applications were submitted to introduce a new use for the station buildings and to address the issue of potential enforcement action on re-erection of the signal box.

PUBLIC PARTICIPATION

There have been lengthy discussions for some years through a partnership approach between Network Rail, their consultants, developers, Historic Scotland, the Council and Broughty Ferry Community Council.

No letters of objection were received in relation to this application.

CONSULTATIONS

Broughty Ferry Community Council

- Generally supportive of the proposals as it allows a sympathetic change of use, does not adversely affect the listed building structures and includes restoration of the signal box;
- Noted that a decorative column is to be removed and would like it to be retained.
- Would like to see the station clock reinstated.

OBSERVATIONS

Statutory Requirements

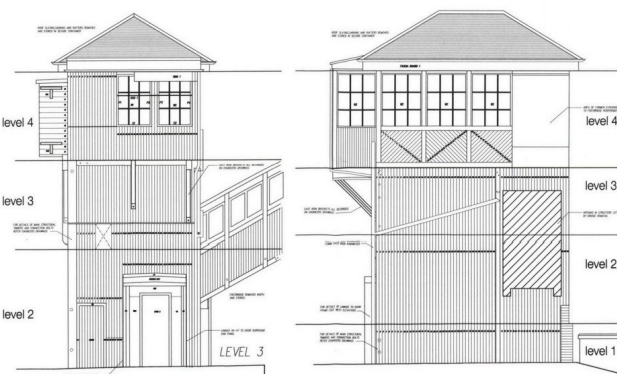
The Statutory Requirements under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

In accordance with Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 the Council is required to have special regard to the desirability of preserving the listed building or its setting or any features of special

architectural or historic interest which it possesses.

The extension is sensitive in size and design and the setting of the property shall be preserved. The works to the property itself are necessary to bring the property into an active use and shall not harm the architectural integrity of the property. The materials proposed are considered to be acceptable and shall have a neutral effect upon the appearance of the existing listed building part of the proposal.

The re-erection of the signal box is considered to be a positive inclusion within the proposed scheme. It provides a setting rich in character and a meaningful context to the station property. Due to timber rot affecting approximately 20-25% of the timbers, it is proposed that the signal box structure would be erected using a combination of re-used and replaced timbers. This is considered to be acceptable and the essence of the signal box shall be reinstated on site to act as a visual landmark for the surrounding area.



It is considered that the proposals are sympathetic to the character and appearance of the building and in keeping with the style of property. The application is therefore considered to discharge the statutory duties set out above.

Material Considerations

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

The Development Plan

Dundee Local Plan Review 2005 - Policy 59 states that 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. The proposed restaurant is considered an acceptable use for the buildings. The extension is sensitive and the setting of the property shall be preserved. The works to the property itself are necessary to bring the property into an active use and shall not harm the architectural integrity of the property. The application is therefore considered to be in compliance with the demands of this Policy.

Policy 60 indicates that 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. As discussed above, the proposal is acceptable in terms of preserving and enhancing the listed buildings.

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

SHEP Scottish Historic Environment Policy - the SHEP notes that work which affects the character of a listed building will require listed building consent. Change should be managed to protect a building's special interest while enabling it to remain in active use. As discussed above it is considered that the proposal represents a balance between bringing the building back into active use with the architectural

integrity and character and appearance of the property. It is considered that the works will not be harmful to the features possessed by the property and as such are considered to be acceptable.

SPP23 Planning and the Historic Environment - once a building is listed, any demolition works, or any works which alter or extend the building in a way which would affect its character or its setting as a building of special architectural or historic interest, require listed building consent. It is for the planning authority to:

- consider whether the proposed works will require listed building consent.

- notify Scottish Ministers where the planning authority is minded to grant listed building consent in the case of Category A, B and the demolition of C(S) buildings
- determine the application, except where cases are called in by Scottish Ministers for their own determination or where the local authority is the applicant.

It may be appropriate to consider enabling development if this can be shown to be the only means of retaining a listed building. In such case, development must be managed carefully and a high quality end product achieved which protects the listed building and its setting and is the minimum necessary to enable its conservation and re-use. The new development should be designed to retain and enhance the special interest, character and setting of the listed building. It is considered that these aspects have been fulfilled and the building shall be brought back into use whilst retaining the fabric of the property.

One of the decorative columns currently in place shall be removed to accommodate the new use. It is considered that in this case the high quality end product and the re-use of the building outweigh the retention of this particular column. In any case, it is the only one of the columns within the station complex that is to be removed as part of the proposals. It is therefore considered that the above aspects have been fulfilled and the building shall be brought back into use whilst retaining the fabric of the property.

The extension shall sit to the west of the existing building and shall remain subservient in appearance, thus protecting the setting of the Listed Building. The materials proposed are modern and do not attempt to recreate the appearance of the main building. This has a neutral effect and ensures that the extension does not visually detract from the main property.

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

Design

The design and layout of the proposed development has been the subject of pre-application discussions. As discussed above, the design, appearance, form, scale, style and materials are considered acceptable at this location and will add to the continual improvement and re-use of the station buildings and surrounding area.

As a result of the Community Council comments the agents were approached regarding the reinstatement of the station clock and the retention of a decorative column. They have indicated that they would be willing to provide a reinstated station clock and it is intended that a condition is placed on any approval to ensure this.

With regards to the column, it has been noted that the previous approval for a similar scheme included the removal of the same column and whilst it is regrettable it is considered that it is outweighed by the need to bring the property back into active use.

CONCLUSION

The proposal complies with the relevant Local Plan policies. It is encouraging to see this A-listed building restored and reused and it is considered that the development proposals will improve the appearance of the immediate and surrounding environment. There are no material considerations that would justify the refusal of the application contrary to the approved development plan policies.

RECOMMENDATIONS

RECOMMENDATION 1

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

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 five years beginning with the date of this consent.

- 2 The timber signal box shall be re-erected in accordance with a scheme which has gained the prior approval of the Council and Historic Scotland, within two years of the date of this consent or prior to the first use of the restaurant (whichever comes first) unless otherwise agreed in writing with the Council
- 3 Details of alterations to the wall at the underpass at Gray Street 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 Details of the proposed colour(s) for all timber features and ironwork (by way of a BS number or colour swatch), details of the proposed timber sash and case windows with astragals, detailed specifications for proposed railings and lighting design 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 any treatment or cleaning to stonework 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 Details of the treatment of the walls on the north elevation within the present entrance, at the west gable and the finish and condition for the proposed internal walls of the listed building 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 That prior to the commencement of development on site, full details for the reinstatement of the station clock shall be submitted to the Council for approval. These details shall

include details of siting and clock detail design. The clock shall be installed and functioning within two months of the first use of the property.

Reasons

- 1 To comply with Section 16 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
- 2 To ensure that the previously stored signal box is reinstated within the site as an integral part of the listed buildings and historic character of the railway station, all in the interests of enhancing the character and appearance of the locality.
- 3 To ensure a satisfactory standard of appearance of the development.
- 4 To reserve these matters for future consideration by the Council in the interests of the preservation of the architectural character of the group of listed buildings
- 5 In order to ensure that the character and appearance of the building as a building of architectural and/or historic interest is retained
- 6 In order to ensure that the character and appearance of the building as a building of architectural and/or historic interest is retained.
- 7 To ensure a high quality finish to the development and reinstate a lost historical feature.