

Conversion of Former Parkview School and Lodge to Housing

KEY INFORMATION

Ward West End

Address

Parkview School
309 Blackness Road
Dundee

Applicant

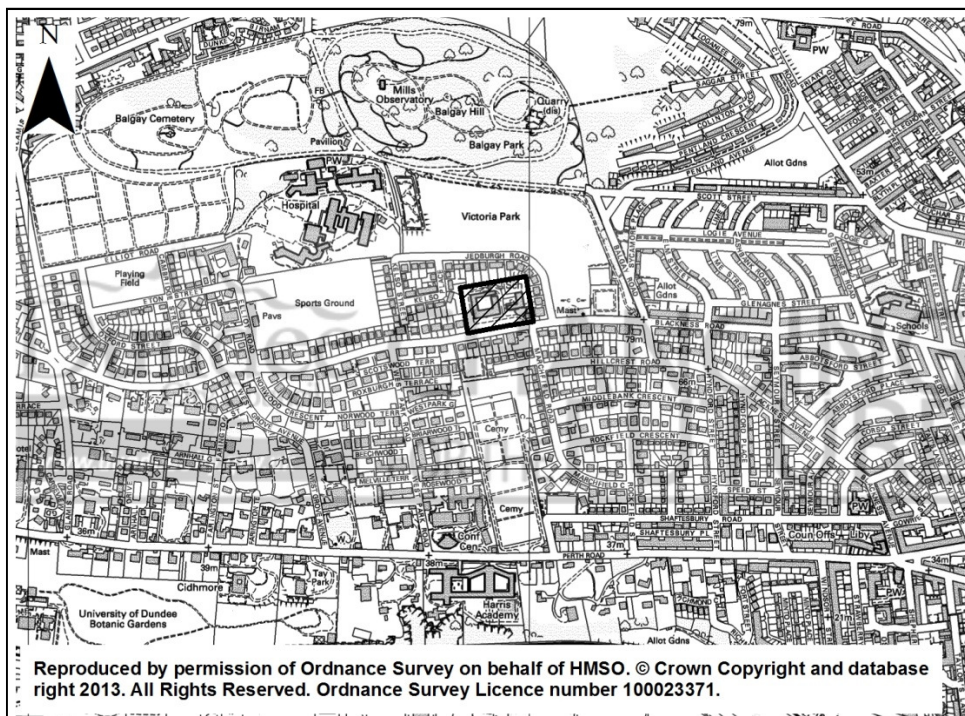
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Whiteburn Parkview LLP
Clock Tower
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Agent

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Registered 22 Feb 2013

Case Officer Eve Young



SUMMARY OF REPORT

- Listed Building Consent is sought for conversion of the existing former school building for residential use and alterations and extension to the existing lodge to form a house.
- The former school building occupies a prominent, elevated site on the north side of Blackness Road. It comprises the fine Scots Jacobean main building completed in 1896 as the Balgay Industrial School for Girls which was latterly used as a boys school which closed in 2009.
- The development seeks to retain the best elements of the listed buildings. The main school building is of a scale and layout which is readily adapted to residential use providing a variety of unit sizes and styles. The alterations to the lodge are sympathetic and provide improved accommodation to ensure its future use.
- There were no objections to the application.
- The application is being referred to Committee for determination at the request of a Ward member.
- More details can be found at: <http://idoxwam.dundeecity.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=MIIHNRGC68000>.

RECOMMENDATION

The proposal satisfies the requirements of Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. There are no material considerations that would justify refusal. It is therefore recommended that the application is **APPROVED** subject to conditions and to the right of Historic Scotland to call in the application.

1 DESCRIPTION OF PROPOSAL

- 1.1 Listed Building Consent is sought for works to convert the existing former school building for residential use and alterations and extension to the existing lodge to form a house.

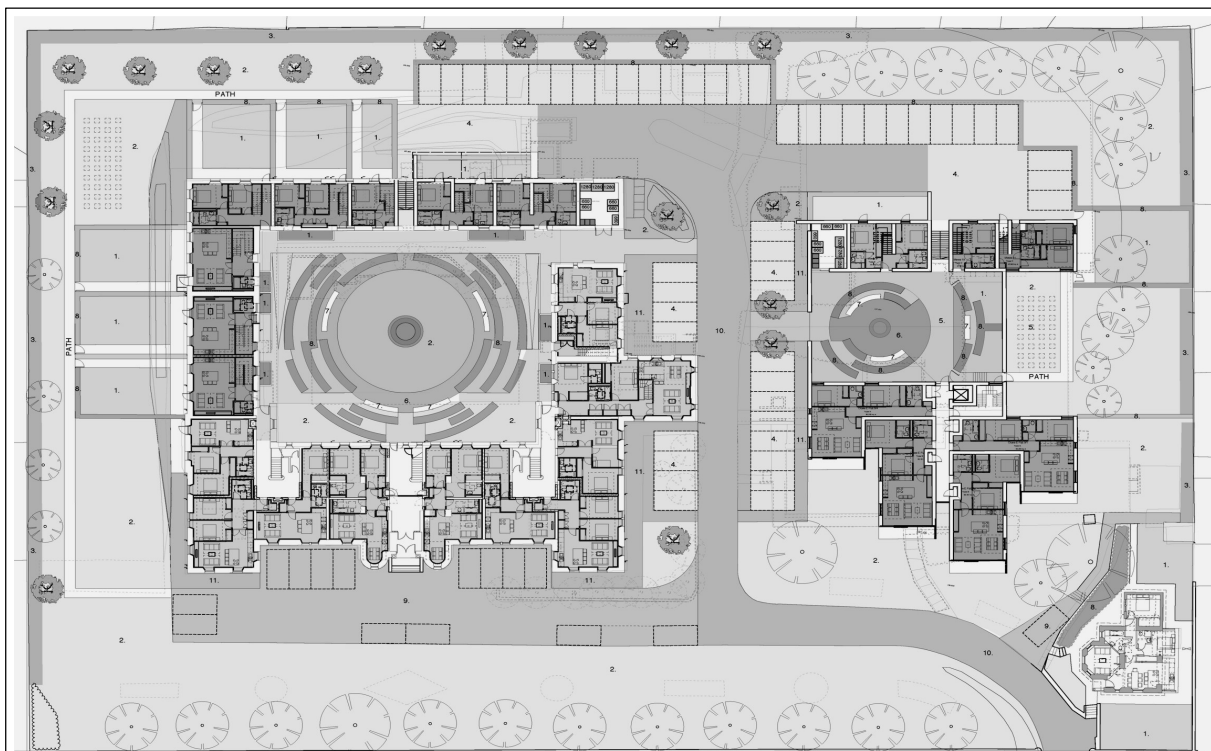


Figure 1 – Site Layout

- 1.2 The external alterations to the main building comprise the change of some windows to form doors to provide access to private gardens and terraces; the formation of a new zinc roof to replace the unsympathetic mansard roof extension at the north west and north sides of the building and the removal of a rendered escape stair. It is proposed to refurbish existing windows where possible; install a new central stair from first to second floor, retain and re-use existing stairs at each end of the main elevation and remove suspended ceilings. The existing canopy around the central courtyard is supported by simple cast iron brackets and it is intended that this be retained and restored. The existing vehicle access, gatepiers and boundary walls will be unchanged.
- 1.3 The alterations to the lodge comprise the removal of an unsympathetic extension and the remodelling of the building. The extension will be render and glass with a zinc roof.

2 SITE DESCRIPTION

- 2.1 This former school building occupies a prominent, elevated site on the north side of Blackness Road, commanding views south to the Tay and north to Balgay Hill. It comprises the fine Scots Jacobean main building completed in 1896 as the Balgay Industrial School for Girls. A residential block of less architectural merit was added to the east of the building in the 1970s. The building was latterly used as a boys school which closed in 2009. The main school, lodge, and boundary walls were Listed Category B in 1989.

- 2.2 Access is gained through a simple gateway through a low stone wall with wrought iron railings past a single storey, stone built, gate lodge. There is an all weather football pitch at a lower level to the north east of the site and associated garages and stores. There are trees predominantly around the perimeter of the site, mainly along the front elevation and the football pitch.
- 2.3 The site lies within a well established residential area comprising mainly detached and semi-detached dwellings of individual and traditional design along Blackness Road and Jedburgh Road. The dwellings on Jedburgh Road back on to the east and north boundaries of the site and lie at lower levels in relation to it. Blackness Road is a busy local distributor road serving the West End and is a bus route. The West End Suburbs Conservation Area lies to the south of Blackness Road and does not include this site.

3 POLICY BACKGROUND

- 3.1 The following plans and policies are considered to be of direct relevance:

DUNDEE LOCAL PLAN REVIEW 2005

Policy 59: Alternative uses for Listed Buildings

Policy 60: Alterations to Listed Buildings

PROPOSED DUNDEE LOCAL DEVELOPMENT PLAN

Policy 48: Listed Buildings



Figure 2 – South Elevation Main Building

SCOTTISH PLANNING POLICY, PLANNING ADVICE NOTES AND CIRCULARS

(b) Scottish Historic Environment Policy (SHEP)

- 3.2 There are no other plans, policies and non-statutory statements that are considered to be of direct relevance.

4 SITE HISTORY

- 4.1 13/00086/FULL is the associated planning application for this development which is considered elsewhere on this agenda.

5 PUBLIC PARTICIPATION

- 5.1 The application was the subject of statutory advertisements and no representations were received.

6 CONSULTATIONS

- 6.1 **Historic Scotland** – The required statutory consultation has been sent to Historic Scotland. Should Members be minded to approve this application, the consent cannot be issued unless and until Historic Scotland has indicated that it does not intend to call in the application.

7 DETERMINING ISSUES

- 7.1 Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance with the development plan unless material considerations indicate otherwise.

THE DEVELOPMENT PLAN

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

- 7.2 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.

- 7.3 The features of the site have been assessed to identify the significance of their architectural or historic importance. The prominent site, the fine stonework, the decorative Scots baronial frontage and the building form around a central courtyard are all important elements of the historic building which can be retained and will contribute to a successful re-use of the building for residential purposes.

- 7.4 This development seeks to retain the best elements of the listed building. The main school building is of a scale and layout which is readily adapted to residential use providing a variety of unit sizes and styles. It has been vacant since 2009 and has recently been subject to metal theft causing some damage to the fabric of the building. It has a fairly modest interior given its original purpose and lacks decorative panelling and plasterwork. Rooms are quite functional and well proportioned. The most significant features of the interior are the views out taking advantage of the elevated location, well above surrounding dwellings.



Figure 3 – West Elevation



Figure 4 – Canopy to Courtyard

- 7.5 The proposed alterations retain the character and fabric of the building and seek to make minimal intrusions as detailed above. Key features such as the tiled entrance, the original timber entrance doors and the memorial plaque to a benefactor will be retained. It is considered that the development has been designed to complement the existing listed building and respect its setting. The alterations to the lodge are sympathetic and provide improved accommodation to ensure its future use.
- 7.6 It is concluded from the foregoing that approval of this application will comply with the statutory requirements

OTHER MATERIAL CONSIDERATIONS

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

(a) THE DEVELOPMENT PLAN

7.8 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 – the policy supports suitable alternative uses for listed buildings to secure their future. As noted, this building has been vacant since 2009 and the conversion is sensitive to the character of the buildings.

7.9 **The proposal satisfies Policy 59.**

7.10 **Policy 60: Alterations To Listed Buildings** – as noted above, it is considered that the proposed alterations are sympathetic to the listed buildings and will retain their character.

7.11 **The proposal satisfies Policy 60.**

(b) Proposed Dundee Local Development Plan

7.12 **Policy 48: Listed Buildings** - for the same reasons, the requirements of Policy 48 of the Proposed Dundee Local Development Plan are also satisfied.

(c) Scottish Historic Environment Policy (SHEP)

7.13 The SHEP notes that where a proposal involves alteration or adaptation which will sustain or enhance the beneficial use of the building and does not adversely affect the special interest of the building, consent should normally be granted. It is concluded that the development meets the policy guidance in the SHEP.

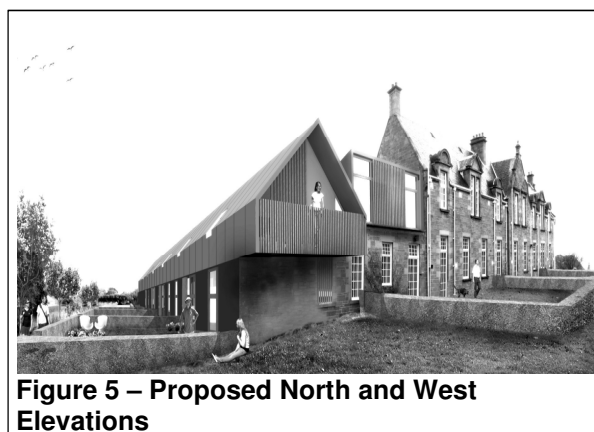


Figure 5 – Proposed North and West Elevations

7.14 **It is concluded from the foregoing that the material considerations support the granting of Listed Building Consent.**

8 CONCLUSION

8.1 It is concluded that the development will retain the character and appearance of these buildings which occupy a prominent location in the west end of the city. The alterations and additions in the proposed conversion will ensure their future as required by national guidance and local policies.

8.2 The proposal satisfies the requirements of Section 14 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. There are no material considerations that would justify refusal.

9 RECOMMENDATION

Recommendation 1

- 9.1 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 Scottish Ministers.

Recommendation 2

- 9.2 It is recommended that consent be GRANTED subject to the following conditions:
- 1 Full details of the proposed new windows and doors shall be submitted to the City Council for approval prior to the commencement of work and the works shall be carried out only in accordance with such approved details.
 - 2 Full details of the position and form of all proposed ducts, flues, vents and downpipes shall be submitted prior to the commencement of development and the development shall be carried out only in accordance with such approved details.
 - 3 A Method Statement for the proposed renovation and repair of the existing windows and doors shall be submitted prior to the commencement of development and the development shall be carried out only in accordance with such approved details. Please refer to Historic Scotland's Guidance Note on "Windows" for advice.
 - 4 The canopy around the existing courtyard shall be repaired and restored using as much of the original materials as possible. For the avoidance of doubt, the cast iron supports must be restored and re-used.
 - 5 The tiled floor in the entrance to the main building shall be retained and restored.
 - 6 The original front doors to the main building, which have been retained, shall be renovated and restored.
 - 7 The memorial plaque on the east elevation of the main building shall be retained in situ.
 - 8 A Method Statement for any repairs or treatment of the stonework shall be submitted prior to the commencement of development and if approved, the development shall be carried out only in accordance with such approved details. Please refer to Historic Scotland's Guidance Note on "External Walls" for advice.

REASONS

- 1 In order to ensure that the character and appearance of the building as a building of architectural and/or historic interest is retained.
- 2 In order to ensure that the character and appearance of the building as a building of architectural and/or historic interest is retained.
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- 4 In order to ensure that the character and appearance of the building as a building of architectural and/or historic interest is retained.

- 5 In order to retain the decorative tiling 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 The plaque forms part of the history and character of the listed building which should be retained.
- 8 In order to ensure that the character and appearance of the building as a building of architectural and/or historic interest is retained.