

**REPORT TO: PLANNING AND TRANSPORTATION COMMITTEE –
27 AUGUST 2001**

**REPORT ON: SITE OF FORMER LOGIE CENTRAL SCHOOL: SITE PLANNING
BRIEF**

REPORT BY: DIRECTOR OF PLANNING AND TRANSPORTATION

REPORT NO: 414-2001

1 PURPOSE OF REPORT

1.1 To propose a site planning brief for the site of the former Logie Central School. The proposed brief is appended to this report.

2 RECOMMENDATIONS

- 2.1 It is recommended that the Committee
- a approves the site planning brief as a consultative draft.
 - b remits the Director of Planning to consult with the West End Community Council and Logie Residents Association on the terms and content of the brief;
 - c remits the Director of Planning and Transportation to consider the results of the consultation exercise and amend the brief accordingly and to report back to Committee on the result if significant amendments are proposed.

3 FINANCIAL IMPLICATIONS

3.1 The site is owned by the Council and is being marketed by the Director of Economic Development.

4 LOCAL AGENDA 21 IMPLICATIONS

- 4.1 The purpose of the brief is to provide design principles to supplement the local plan requirements, to ensure that a high quality environment is achieved through the redevelopment of the site.
- 4.2 The brief advises on a range of materials and finishes which would provide a co-ordinated, colourful, quality environment.

5 EQUAL OPPORTUNITIES IMPLICATIONS

5.1 There are no relevant equal opportunity concerns.

6 BACKGROUND

6.1 The former Logie Central School was substantially damaged by fire in March 2001 and subsequently demolished on safety grounds, due to the fire damage and inherent structural defects. Prior to the fire the building had become redundant as a school and offers had been invited for converting it to a new use. As a category B listed building, presumption was for retention and conversion. A cleared site now provides a different redevelopment opportunity and the purpose of the site planning

brief is to provide guidance for a replacement building or buildings which will be acceptable to Dundee City Council as both planning authority and vendor of the site.

- 6.2 The School was a category B listed building and Historic Scotland agreed to its immediate demolition on safety grounds, provided that a site planning brief was prepared and that the remaining built elements (boundary walls, railings and former janitor's house) were retained. Listed Building Consent is formally required for the demolition and proposals for the quality redevelopment of the site are a normal requirement of any listed building demolition application.

7 CONSULTATIONS

- 7.1 The Chief Executive, Director of Finance, Director of Support Services, Director of Corporate Planning, and Legal Manager, have been consulted and are in agreement with the contents of this report.
- 7.2 Historic Scotland has been informally consulted and has no representations to make. The brief will be subject to consultation with the West End Community Council and Logie Residents Association.

8 BACKGROUND PAPERS

- 8.1 None

Mike Galloway
Director of Planning & Transportation

Ian Mudie
Building Quality Manager

9 August 2001

IGSM/AMS/DB

Dundee City Council
Tayside House
Dundee

SITE PLANNING BRIEF

Site of Former Logie Central School, Blackness Road, Dundee

Redevelopment Opportunity

The former Logie Central School was substantially damaged by fire in March 2001 and subsequently demolished on safety grounds.

Prior to the fire the building had become redundant as a school and offers had been invited for converting it to a new use. As a category B listed building, the presumption had been for its retention and conversion. A cleared site now provides a different redevelopment opportunity and the purpose of this site planning brief is to provide guidance for a replacement development which will be acceptable to Dundee City Council both as planning authority and vendor of the site.

The Council seeks to achieve a high quality, well designed and carefully laid out new development, employing innovative and imaginative design. It is essential that the new development relates to the surrounding townscape and surviving features of the site.

Site Description

The site's principal frontage is to the South of Blackness Road. It also has a frontage to the west of Glenagnes Road and is bounded to the east by tenements in Rosefield Street and to the north by new housing off Rosefield Street and the derelict former St Joseph's Boys Club (which has consent for redevelopment for flats, approved in 1998, planning ref D23225).

The site slopes steeply with its highest point at the south west corner. This difference in level enabled the school to be three storeys high, with its main entrance to Blackness Road being on the middle floor. The levels are now different due to the distribution of crushed material from the demolitions. The school was set back from the street and fronted by trees and shrubs and railings. To the north of the site is the former janitor's house and an area of mature woodland.

The site is located close to the Logie Conservation Area and the West End Suburbs Conservation Area. It is prominent in views along Blackness Road in both directions, in vistas from Peddie Street and in views from the north.

Site History

This part of Dundee was not developed until the late 19th century and before that it comprised open countryside and the estates of Logie House, Balgay House and Blackness House (which was close by).

The site was first occupied by the Liff and Benvie (later Dundee West) Poorhouse, built in 1864. It was a symmetrical two-storey building, in "pointed Gothic" and set back from the street, occupying a similar footprint to that of the south range of the school. Fronting the central entrance was the main gate and porter's lodge. There were workshops, a piggery, kitchen and flower gardens and a woodland walk (in what was once a quarry). During the First World War it served as the Western Barracks. In 1919 it was purchased by the Education Authority and used as a nursery and for technical education.

In 1923 it was decided to build a new school and Logie Central School opened in 1929, designed by Charles Soutar, of McLaren, Soutar and Salmond. It was hexagonal in plan, 3 storeys high, and with a central hall dividing the inner courtyard into two enclosed playgrounds. Its frontage was of regular large 24-pane windows, with cement rendered brick in between. The main entrance and other features were clad in artificial stone, whilst stone from the poorhouse was reused elsewhere. The focal point was a copper clad clock tower with a pagoda roof. The school was surrounded by playgrounds, which were separated by railings and retaining walls. It operated as Logie School until 1976, then continued as an Annexe to Harris Academy until 1998. It was destroyed by fire on 13 March 2001 and demolished in May 2001.

Dundee Local Plan: Allocation and Policies

The site is protected by Policy OS1 – Open Space (Schools) in the Local Plan. The policy presumes the retention of the areas of identified open space including “Other areas of open space of recreational, amenity or nature conservation value to their surroundings, including areas associated with schools”.

However, the policy goes on to state that alternative uses may be acceptable, after consideration of:

- “the amount and distribution of alternative areas of open space in the vicinity;
- “the importance of the site to the visual amenity of the area; and
- “the nature conservation value of the site”.

Taking the above requirements into consideration, retention of the whole site for open space for school purposes is no longer appropriate. It is only considered necessary that an element of (semi-private) open space be retained on the Blackness Road frontage.

Design Guidance

Site Constraints

The redevelopment of the site poses a challenge, due to its topography, the requirement to retain trees and boundary railings and to expectations for a suitable replacement for the listed building.

The former janitor’s house and boundary walls, railings and gatepiers (and their bronze plaques) are protected by the category B listed building status of the school and guidance from Historic Scotland requires their retention. The trees and shrubs to the front and rear of the site make an important contribution to the area and the trees are protected by a Tree Preservation Order, which covers the whole site. Therefore all existing trees should be retained.

Form of Development

The site history is important in establishing that both previous uses had a principal single symmetrical building set back from the frontage, providing a strong townscape feature to Blackness Road.

It is expected that the new development will also provide a strong form to Blackness Road and therefore it should be of sufficient height to replace the massing of the school. Three

storey linked buildings across the frontage of the site, rising at the south east corner, will be the best means of achieving this. Lower buildings will be acceptable to the north of the site. The design should be of a high quality in order to replace the B listed building.

The Council expects that the janitor's house will be restored and reused as a single house, retaining its original garden ground. A plaque commemorating the previous uses of the site should be incorporated into the new development.

Type of development

The site does not lend itself to redevelopment for suburban villa style housing but requires a strong built form. Individual houses or substantial numbers of flats will not be accepted. If housing is to be supported it will have to be justified by high quality design and specification, low number of units, and the provision of a single built form of appropriate scale to the front of the site.

The only housing types that would be considered are large town houses, on the Blackness Road frontage, with additional terraced housing to the rear. A small number of flats (no more than four) will be considered at the south eastern corner justified as a landmark building to terminate Peddie Street. The provision of home work spaces will be encouraged.

Materials

The emphasis should be on providing a co-ordinated, colourful, high quality environment, that respects the surrounding townscape, but is clearly contemporary. The following materials and finishes would meet this requirement:

- Elegant detailing.
- Strong colour.
- Traditional red brick. Timber boarding. Glass brick. Coloured renders. Glazing.
- Reconstituted or salvaged slate and tiles. Contemporary roof sheeting materials.
- Windows and doors of metal or timber and with strong co-ordinated colour. The use of large fenestration details to the south aspect will be appropriate.
- Metalwork, such as balconies and street furniture.
- Combine quality modern and traditional hard landscaping finishes.

Landscaping/Garden Area/Amenity

The ground fronting Blackness Road should be retained and managed as an open soft landscaped area, communal to the development. Any subdivision should be with matching railings and should not give the impression of subdivision. There should be no development (sheds, fences, clothes drying equipment, etc) in this area. The woodland to the rear should be incorporated into the private gardens of the houses in this area.

For housing, private soft landscaping garden provision of at least 50m² for houses should be provided. Any approved apartment block will require at least 100m² of usable private space (reduced if private usable balconies are provided).

External Lighting

Detailed consideration should be given to the night time scene and the provision of external lighting for the development.

Lighting for security, pedestrian safety and aesthetics should all be professionally designed and co-ordinated to achieve a general feeling of wellbeing without being glaring and intrusive. The use of traditional style lighting fittings in keeping with the neighbouring Logie Conservation Area should be incorporated.

“White light” and the use of energy efficient lamp sources should be used in keeping with the energy efficiency policies of the Council.

Parking

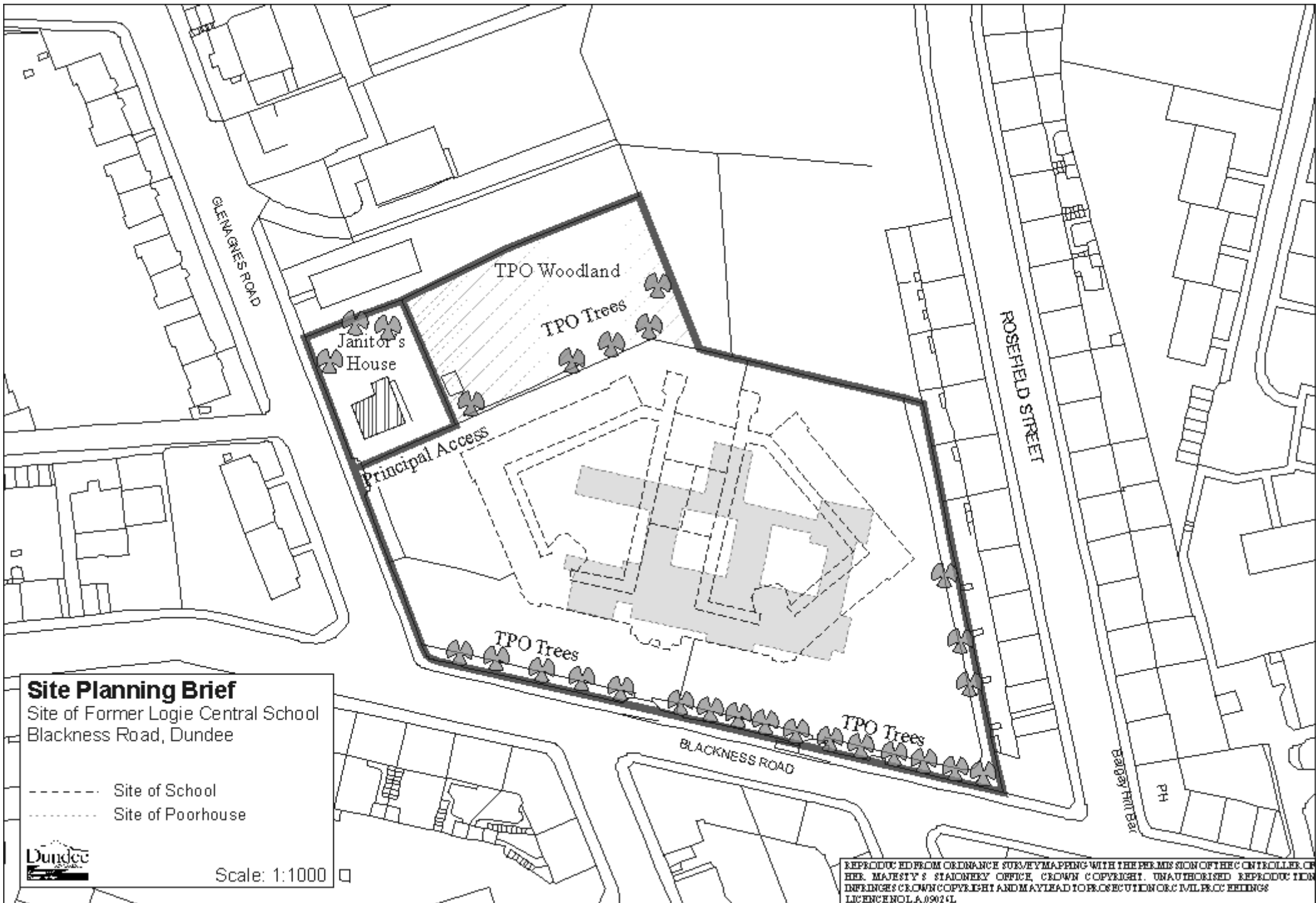
Parking provision will differ depending on the selected use of the site. For housing, garaging and parking (at a standard of 130%) will be required. Garages may be incorporated into the development and could be used to increase height.

Access

Accesses onto Blackness Road should be retained for pedestrian use, with vehicle access restricted to the access off Glenagnes Road. The gateway to Blackness Road may be widened with the gatepiers and railings reinstated.

Mobility

The provision of dropped kerbs will be required affording wheelchair access to/from within the development linking both sides of Glenagnes Road and Blackness Road.



Site Planning Brief

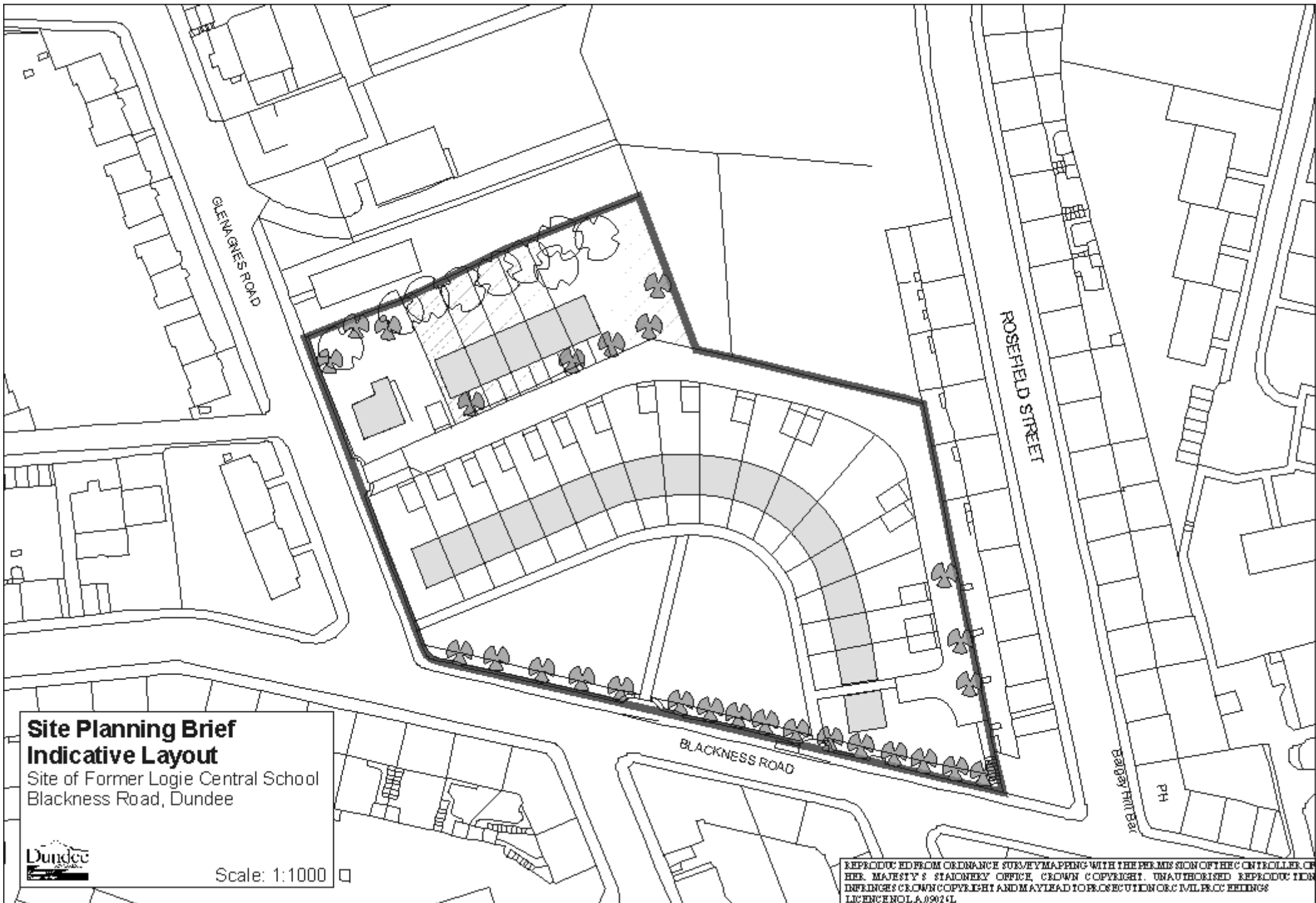
Site of Former Logie Central School
Blackness Road, Dundee

- - - - - Site of School
- Site of Poorhouse



Scale: 1:1000

REPRODUCED FROM ORDINANCE SURVEY MAPS WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE, CROWN COPYRIGHT. UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL OR CRIMINAL LICENCE NO. LA 0902 GL



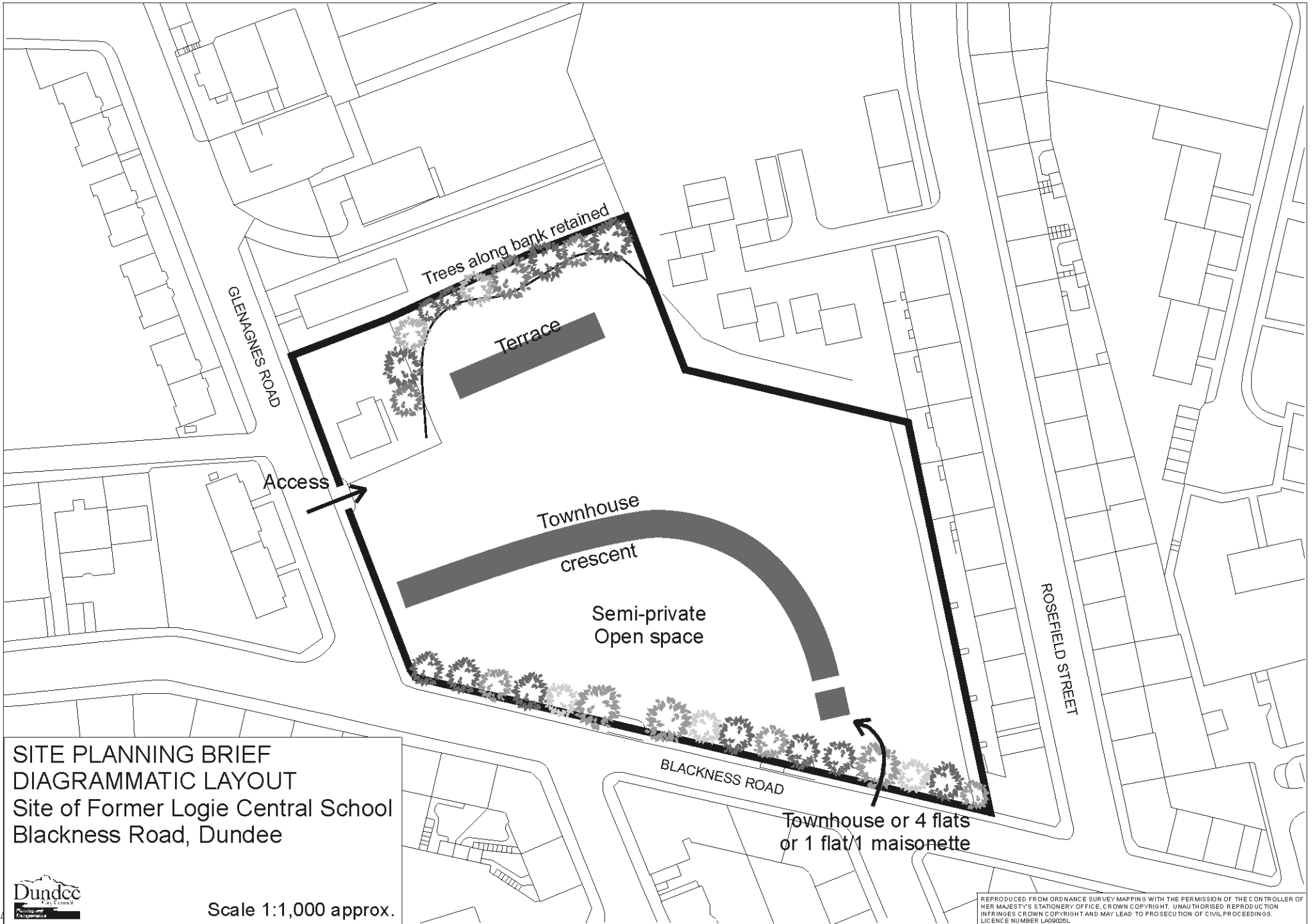
**Site Planning Brief
Indicative Layout**

Site of Former Logie Central School
Blackness Road, Dundee



Scale: 1:1000

REPRODUCED FROM ORDINANCE SURVEY MAPS WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE, CROWN COPYRIGHT. UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT AND MAY LEAD TO PROSECUTION OR CIVIL OR CRIMINAL PROCEEDINGS. LICENCE NO. LA 0902 01



**SITE PLANNING BRIEF
 DIAGRAMMATIC LAYOUT**
 Site of Former Logie Central School
 Blackness Road, Dundee



Scale 1:1,000 approx.

REPRODUCED FROM ORDNANCE SURVEY MAPPING WITH THE PERMISSION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE, CROWN COPYRIGHT. UNAUTHORISED REPRODUCTION INFRINGES CROWN COPYRIGHT AND MAY LEAD TO PROSECUTION OF CIVIL PROCEEDINGS. LICENCE NUMBER LA00001