

Former Downfield Primary School Annex



Site Planning Brief

Site Information

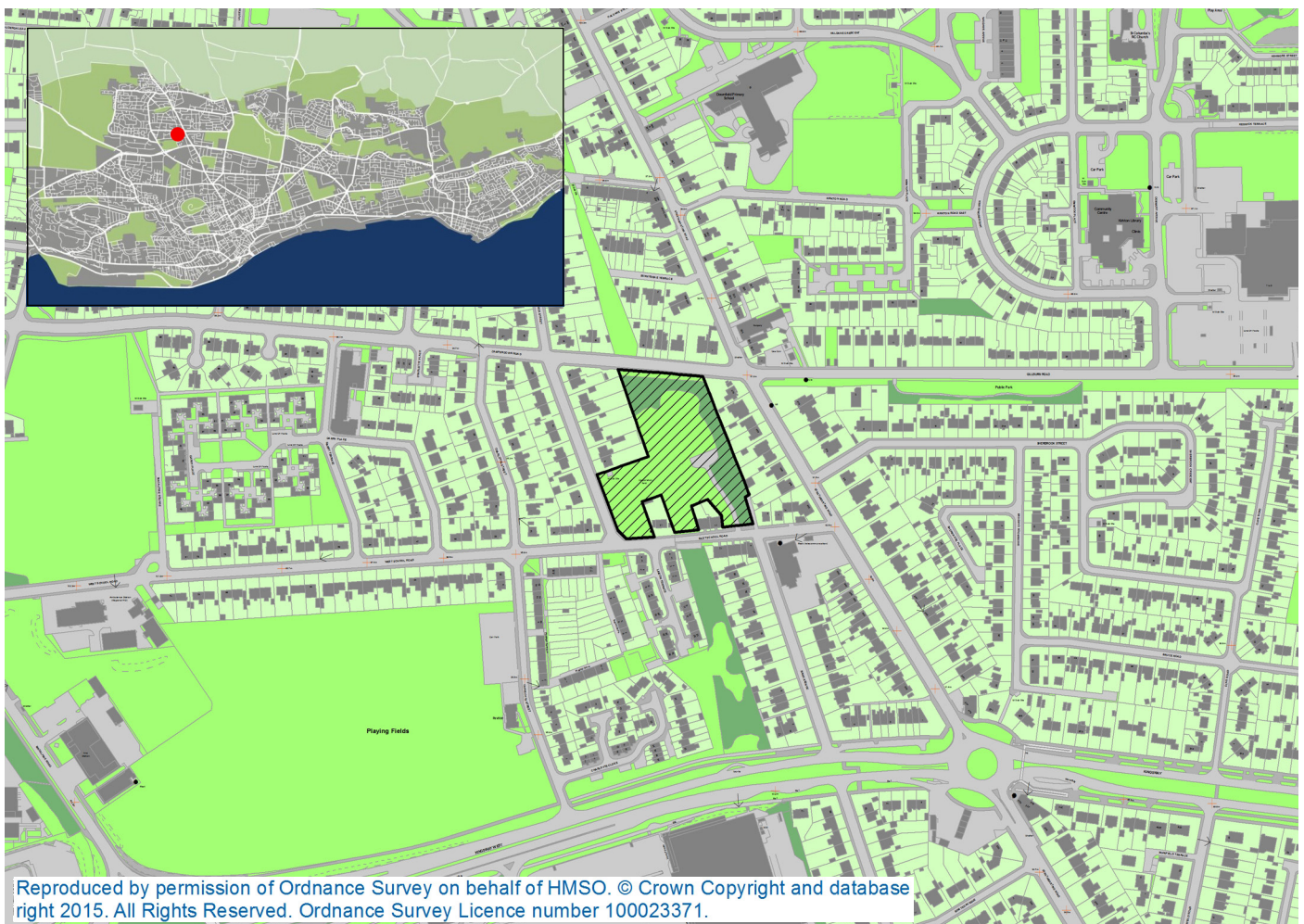
Address: Former Downfield Primary School Annex, East School Road, Dundee

Area: 1.27 hectares

LDP Allocation: Identified as a Brownfield Housing Site (ref: H28) in Dundee Local Development Plan with indicative capacity of 25 units.

Site Characteristics: The site has been cleared of all buildings and is grassed. There are a number of semi mature trees on site with the main access from East School Road to the south. The site is reasonably flat in nature.

Land Ownership: Owned by Dundee City Council and available for immediate sale.



Location and Site Description

The site is located to the north of the Kingsway and lies between Strathmartine Road, Camperdown Road, Frederick Street, West School Road and East School Road. The former primary school annex has been demolished to leave a vacant site and an electrical substation adjacent to the west of the site.

Unless otherwise stated in this Site Planning Brief all development will require to conform to the policies and design guidance set out in the LDP and associated Supplementary Guidance.

Design Guidance

House Type and Layout

The site is suitable for detached or semi-detached houses. Houses should be no more than two storeys high in order to help maintain the privacy of residents of surrounding properties. There is a wide variety of styles of housing in the surrounding area. As such, contemporary styles of architecture and modern designs for the public realm may be suitable for this site. New development should overlook roads and paths to ensure routes benefit from natural surveillance and are well lit, attractive and interesting.

It is important that the development retains the integrity and character of the current streetscapes along Camperdown Road, West School Road and East School Road and Frederick Street. Dwellings sited along Camperdown Road, West School Road and East School Road should be set back from the footway edge in the interests of the visual appearance of the streetscape. Dwellings sited along Frederick Street should respect the established building line.

Movement and Access

A permeable network of streets and pathways should be created to provide access and a choice of routes through the development. Vehicle access to the site can be taken from Camperdown Road and/or East School Road and pedestrian access from Camperdown Road, East School Road and/or Frederick Street.

Landscaping and Open Space

Given the size of the site and the area of open space that will be lost to development, there is a need for appropriate provision of



public open space within the site. This could be provided centrally within the development or at the south west corner of the site where there is a group of semi-mature trees worthy of retention.

Although the majority of trees on the site should be retained, the group of mainly coniferous trees in the northwest corner of the site, adjacent to Camperdown Road, is densely planted and requires management. As such, consideration for their removal would be subject to a full tree survey/arboricultural impact assessment and replacement planting on the site delivered through an agreed landscape plan. Landscaping along the shared boundaries of the site should be retained and improved where appropriate in the interests of the amenities of the occupiers of the new dwellings and those in the existing neighbouring dwellings.

Sustainable Urban Drainage Systems (SUDS)

A flood risk assessment will be required. It is unlikely that any form of drainage connection would be permitted into the nearby Gelly Burn culvert due to known downstream flood risk areas associated with that watercourse. Care should be taken to ensure that development or construction does not affect the Gelly Burn Culvert. This culvert runs east – west along the northern boundary of the site.

Additional Information

Further information on this site can found in the Housing Site Information Document on the Council website

http://www.dundecity.gov.uk/sites/default/files/publications/CD_LDP_Housing_Site_Information_Jan14.pdf



Dundee City Council
City Development Department
Planning Division
Dundee House
North Lindsay Street
Dundee
DD1 1LS

This information is made available in large print or in an alternative format that meets your needs.	
Chinese	欲知詳情，請致電：01382 435825
Russian	Более подробную информацию можно получить позвонив по телефону: 01382 435825
Urdu	مزید معلومات کے لئے برائے مہربانی 01382 435825 پر فون کریں۔
Polish	po dalszą informację zadzwoń pod numer 01382 435825
Alternative Formats	For further information please contact the issuer of this publication

Planning Enquiries

Development Plans & Regeneration
Planning Division
e-mail: localdevplan@dundeecity.gov.uk
Telephone: 01382 433105

Site Purchase Enquiries

Asset Management & Property Development
Property Division
e-mail: david.godfrey@dundeecity.gov.uk
e-mail: alastair.kay@dundeecity.gov.uk
Telephone: 01382 433138