

Kingspark School



Site Planning Brief

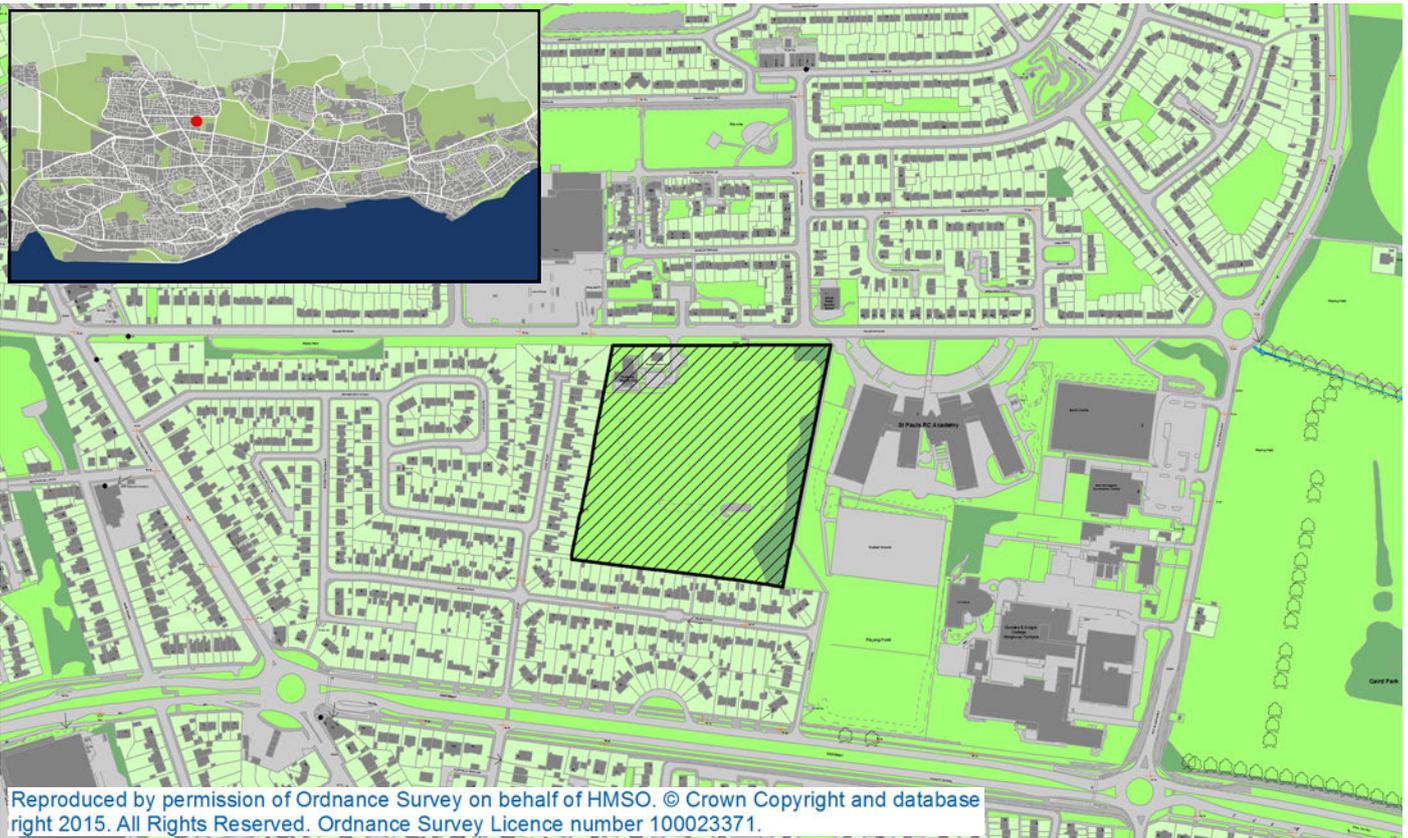
Site Information

Address: Former Kingspark School, Gillburn Road, Dundee, DD3 0AB

Area: Area for housing: 2.85 hectares;
Retained open space: 1.60 hectares

Site Characteristics: Cleared site laid to grass with mature trees adjacent to the Eastern boundary. Within an established residential area close to Caird Park. Good transport links with easy access to the Kingsway trunk road.

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



Introduction

The former Kingspark School site is now surplus to Dundee City Council's requirements. An opportunity exists to create a high quality housing development providing a mix of house types and sizes, whilst retaining an area of open space for community use. The Site Planning Brief has been prepared in support of the Dundee Local Development Plan 2014 (LDP).

Location & Site Description

The site is located to the south of Gillburn Road some 0.25km north of the Kingsway. It is bounded to the north, west and south by modern residential properties, whilst to the east lies St Pauls RC Academy and playing fields. Vehicle and pedestrian access to the site is currently from the north via Gillburn Road. A private dwelling house (former Kingspark School House) and Gillburn Road Children's Respite Unit buildings lie to the west of the entrance and are currently occupied.

Design Guidance

Development is expected to meet all relevant Local Development Plan policy standards. Policy 9 of the LDP requires the design and layout of new housing developments in Dundee to be of a high quality and contribute to creating places that build on and enhance the identity of different parts of the city. The layout for the site should be designed with houses fronting onto Gillburn Road and onto the recreational area to the south of the site.

Public Realm

A high quality of design and layout is expected to complement the wider setting of the development site. The area of recreational open space at the south end of the site will be retained by the Council to serve the existing residents in the area as well as the new housing. The existing fence along the path to the eastern boundary of the site will be removed to create a number of pedestrian routes linking into the proposed site and area of recreational open space.



New boundary treatments should have regard to and generally allow for the natural surveillance of surrounding streets, pathways and open space. Public realm proposals should fully take into consideration potential for improvements to the biodiversity of the site and its surroundings. The trees along the northern and eastern site boundaries should be retained. The removal of any trees should form part of the landscaping proposals for the site.

Given the topography of the site, the SUDS should be located in the North East corner.

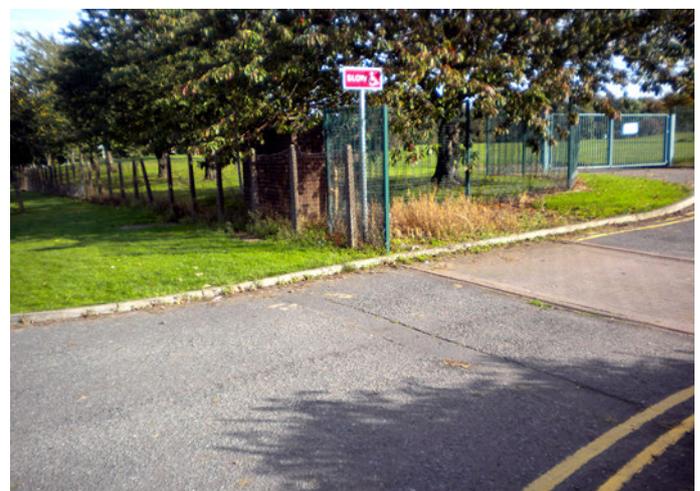
Movement, Access and Parking

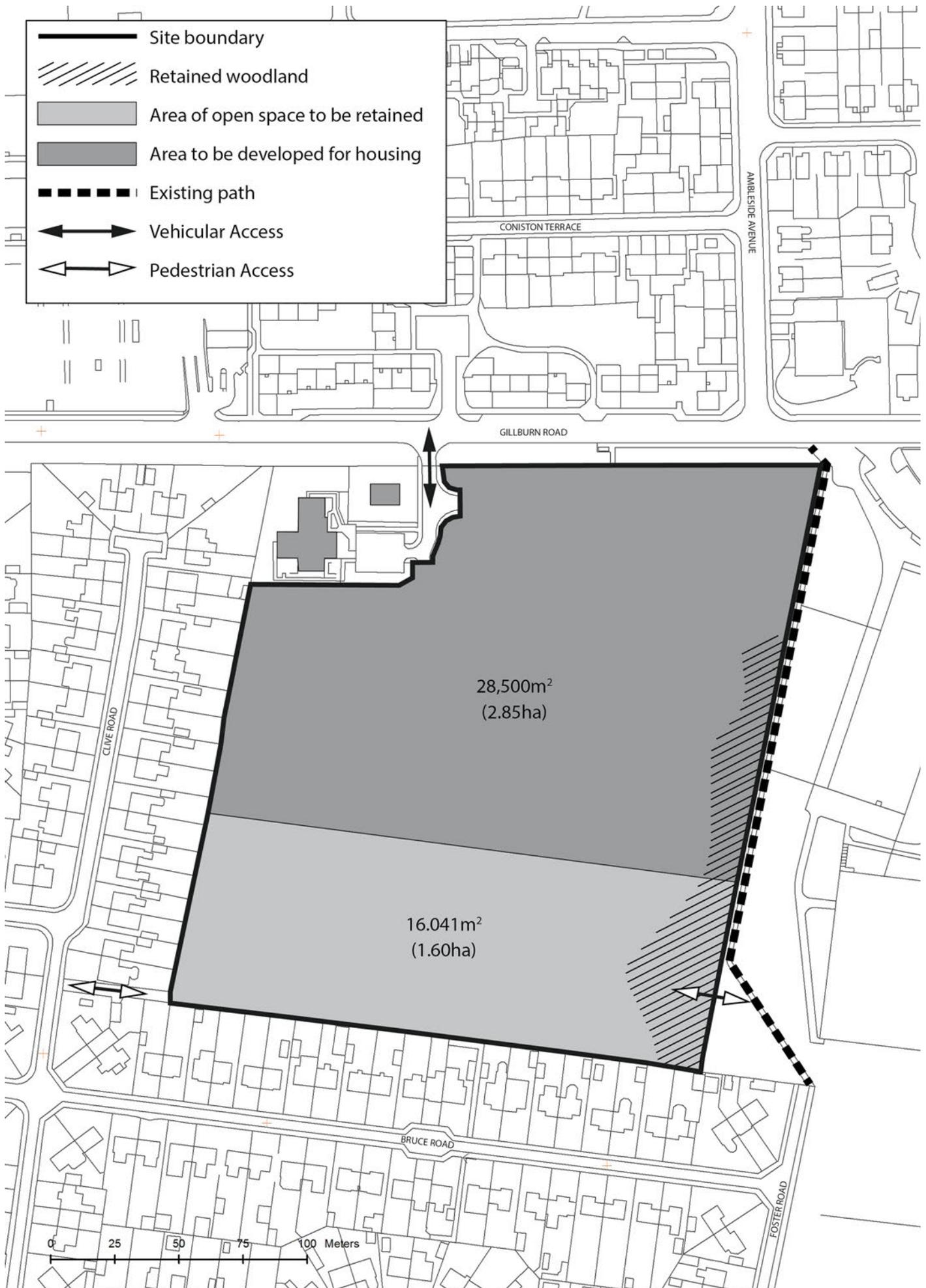
The current vehicular access to the site from Gillburn Road should be retained as the only vehicular access into the site. Due to a level difference between the site and Gillburn Road, direct access from any housing fronting onto Gillburn Road would not be supported.

A permeable network of pathways should be part of any layout providing a choice of routes through the development and linking with surrounding areas.

New streets within the development site will be designed to 20mph. These streets should be overlooked by the fronts of new housing to ensure routes are attractive, well lit, interesting and benefit from natural surveillance.

Access for maintenance of the area of recreational open space should be included within the layout of the new housing development.





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