

Former Macalpine Primary School



Site Planning Brief

Site Information

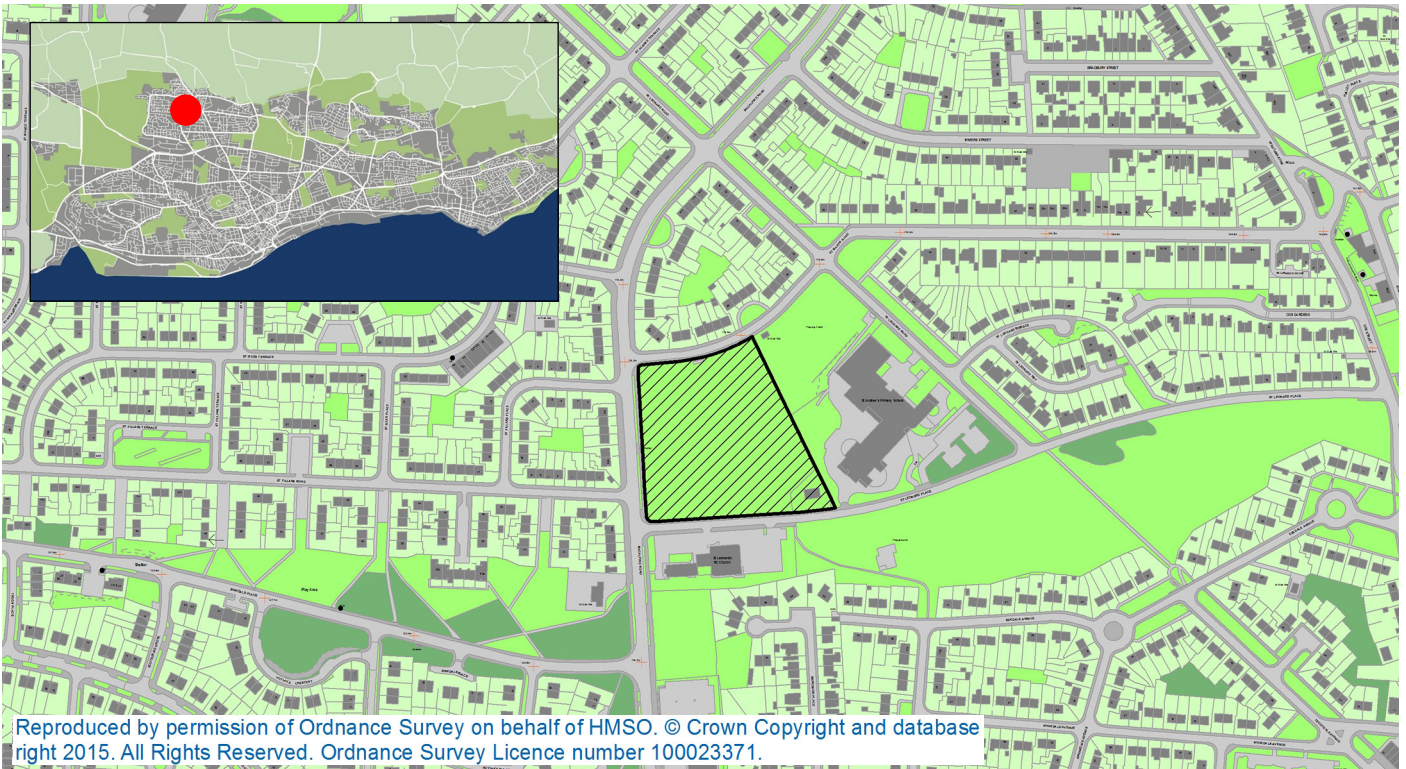
Address: Former Macalpine Primary School site, St Leonard Place, DD3 9HD

Area: 1.58 ha

LDP Allocation: Identified as a Brownfield Housing Site, H30 in the Dundee Local Development Plan 2014 with a capacity for 25 units suitable for housing only

Site Characteristics: Adjacent to St Andrew's Primary School and surrounded by housing. Cleared site laid to grass with mature trees in the south-east corner

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



Location & Site Description

The site is located in the north of Dundee, in the St Mary's suburb on the site of the former Macalpine Primary School and is approximately 1.58ha in size. Adjoining the site to the east is the St Andrew's Primary School whilst semi-detached and terraced housing is found to the north and west of the site and the St Leonards RC church is located opposite the southern boundary. This area is close to the Kingsway, bus routes and a number of green spaces.



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/Mix

Two and three bedroom houses may offer the best mix for this site; built as two-storey houses with the potential for a third storey in the roof.

Movement, Access and Parking

The preferred vehicle access points are from Macalpine Road and St Leonard Place. Given the proximity of the site to the school entrances, the development must be carefully designed to ensure safety for pedestrians and cyclists.

This brief requires dwellings to face onto the three perimeter streets. If vehicle access cannot be provided from the rear of properties, those dwellings fronting these perimeter streets will have driveway access.

A permeable network of streets and pathways should provide a choice of routes through the development, linking with surrounding areas. These should be overlooked by the fronts of new housing to ensure routes are attractive, well lit, interesting and benefit from natural surveillance.

Landscaping

A high quality public realm is expected to complement the wider setting of the development site. Trees on the site should be retained where possible. Public realm proposals should fully take into consideration potential for improvements to the biodiversity of the site and its surroundings.

This brief requires a row of street trees to be provided along Macalpine Road and these should be located within the front gardens or in the existing roadside landscaping strip. These trees should be of an appropriate size and species for this roadside location.

To properly serve the development, an area of public open space must be provided within the development. This should be around 700sqm in area and located in the south eastern corner adjacent to several mature trees. As the lowest point on the site this is also a potential location for a SUDS feature.

Additional Information

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

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



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