

# 101 Seagate/3 Trades Lane



## Site Planning Brief

## Site Information

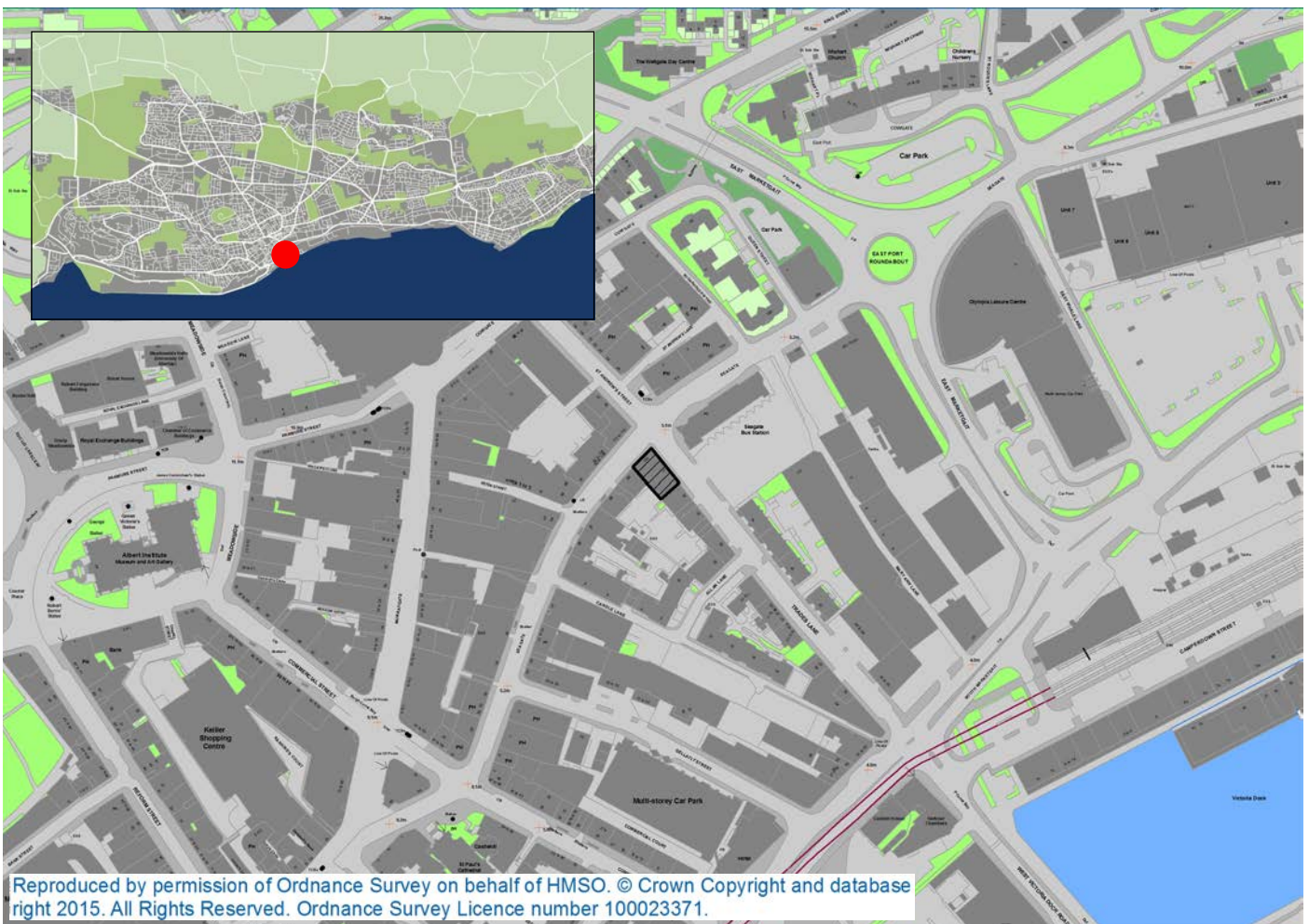
Address: 101 Seagate / 3 Trades Lane DD1 2EW

Area: 0.037 hectares

LDP Allocation: Identified as a Brownfield Housing Site, H38 in the Dundee Local Development Plan 2014 with capacity for 24 units.

Site Characteristics: Cleared site on a prominent corner within the city centre with listed buildings adjoining. Lies within the Central Conservation area and adjacent to Category A listed buildings, both of which are in residential use.

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



## Location & Site Description

This vacant site is located within the city centre area at the junction of Trades Lane, Seagate and St Andrew's Street and has an approximate area of 0.037ha. The site forms a prominent corner opposite the Seagate Bus Station.

Situated within the Central Conservation Area the site's south and west boundaries are formed by the Watson's Bond Building which is a Category A-listed apartment building. All of the services and amenities of the eastern side of the city centre are close by and the train station and the universities and college campuses are a short walk away.

## Development Options

The City Council is determined to achieve a high standard of redevelopment with all new development opportunities in Dundee and this site offers to positively add to the built character of this area and contribute to the regeneration of the city centre.

Within the last decade, residential development has taken place in the surrounding areas of Trades Lane and Candle Lane and this site could also accommodate residential development. However, due to the high volumes of pedestrian and vehicular traffic passing this site a mixed use development could be considered to allow for non-residential units on the ground floor with flats above.

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

The Dundee Local Development Plan requires that all new flats in the city centre have a minimum of 2 bedrooms or a minimum gross internal floor area of 60 sqm.

### Design & Materials

A high standard of architectural design is required for this site as it forms a prominent corner with a high passing footfall from the bus station to the city centre. The high quality of design anticipated will be achieved through the use of contemporary architectural style and construction details as well as through the innovative use of materials to compliment the surrounding character of the Central Conservation area.

The surrounding listed buildings are constructed from a range of materials such as sandstone and red brick with a mix of architectural detailing. Whilst no stipulation is made to limit or promote certain



Demolition of the site



Flats opposite to the site



Flats in converted listed building to west of site



Rear of the site

materials those selected by the designers must be of high quality in terms of maintenance, longevity and visual qualities.

The overall height of the new building is expected to be as high as the existing adjacent buildings on Trades Lane and Seagate to form a visually strong corner. The new building could exceed the established building height and celebrate the prominent position by exceeding the existing buildings by a maximum of circa 2-storeys or approximately 6 metres in height.

### Car / Cycle / Waste Provision

Given the physical constraints of the site and the close proximity to the Gellatly Street multi-storey car park no car parking provision is required. However, secure indoor storage for cycles and household waste in the communal areas should be provided.

### Amenity Space and Privacy

It is likely that balconies would be well placed on the south elevation overlooking the communal car parking area to the surrounding Watson’s Bond development. However, the position of balconies should not compromise the privacy of surrounding dwellings.

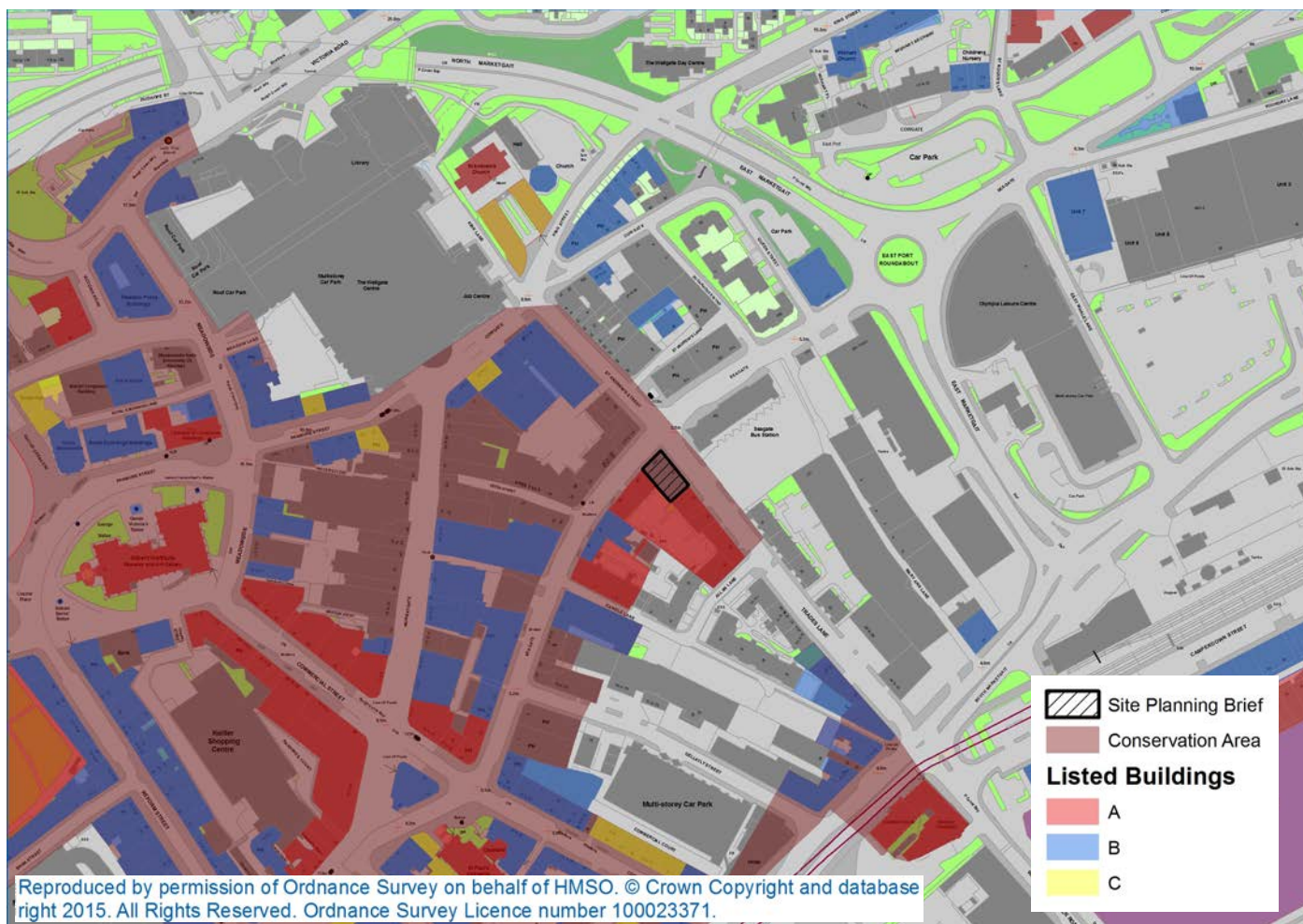
### Additional Information

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

and the Central Conservation Area

Appraisal - <http://www.dundecity.gov.uk/centralconservationarea>



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