

THE HILLTOWN PHYSICAL REGENERATION FRAMEWORK

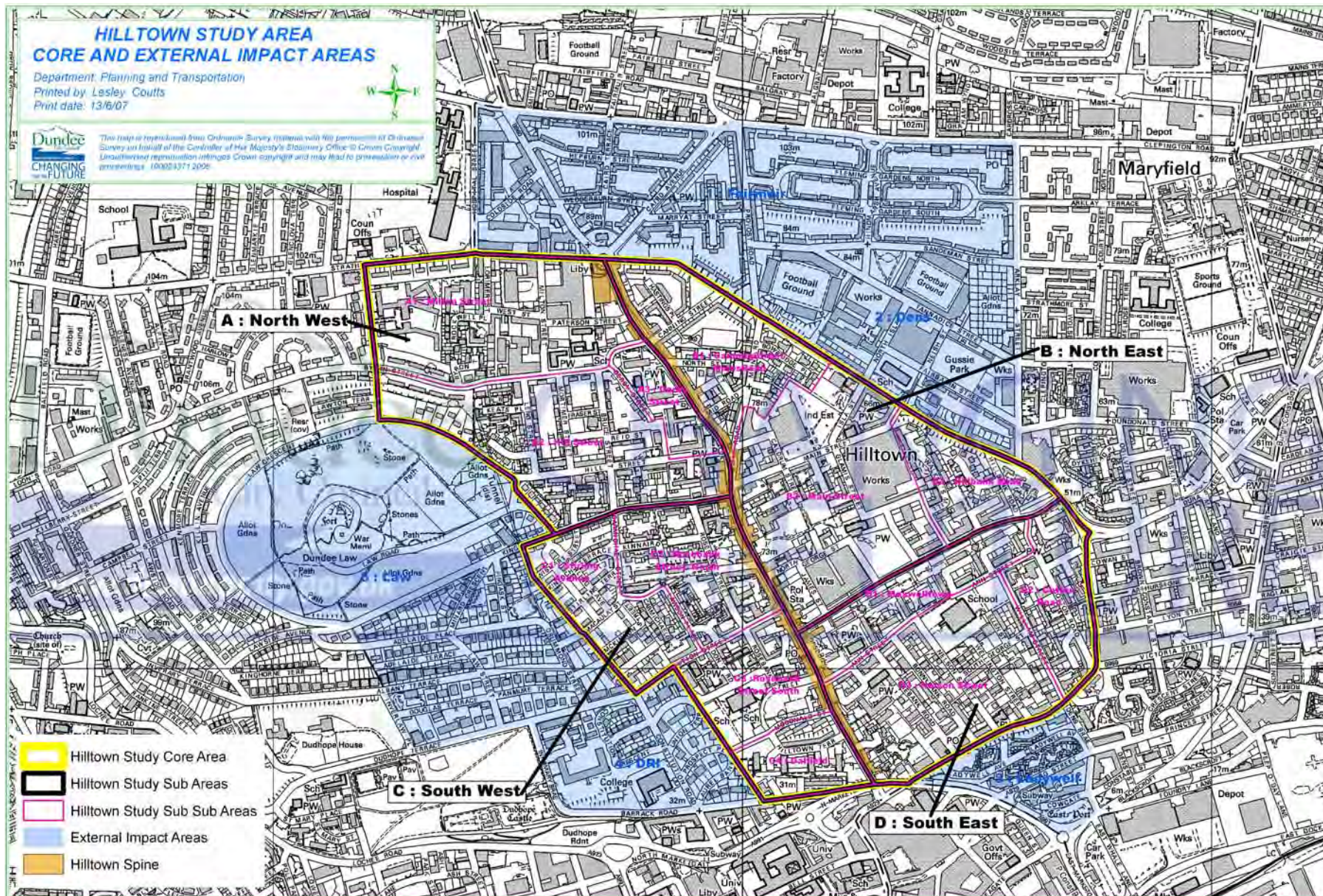


JANUARY 2008



Contents:		page
1	Background	Introduction 5
		The Hilltown Study Area 5
		A Partnership Vision 6
2	Regeneration	Housing Tenure and Mix 7
		Development Opportunities : 10
		Maxwelltown Area 10
		Ann Street 12
		Derby Street Area 15
3	Greenspace	Greenspace in the Hilltown 18
		Hilltown Park 19
4	Renewal	District Shopping Centre 21
		Buildings At Risk 22
		Opportunities for improvement 22
5	Projects Plan	Community Confidence 23
		Housing 24
		Landscape Strategy 26
		Business Strategy 28
		Roads and Transportation 30
		Community Facilities 31
		Leisure and Recreation 32
6	Summary	33

1 Background



Introduction

This physical regeneration framework has been prepared to ensure that the opportunities for significant positive changes to the Hilltown are taken. The draft enables wide ranging consultation to take place with property owners and interested parties to ensure that the area regeneration project is holistic; that resources are identified; partnership mechanisms are formed; and that the residents and business of the Hilltown have the confidence, knowledge and certainty of what the future can hold for their area.

In 2004 Dundee City Council declared their properties in the Maxwelltown and Derby Street areas of the Hilltown as surplus. These properties are some of the least desirable in the city with their immediate neighbourhoods blighted by their physical appearance, long-term voids and the transience of tenants.

Excellent opportunities exist for the regeneration and renewal of the Hilltown. A fine legacy of good buildings, good public spaces, excellent transport infrastructure, district centre shopping, a strong local identity and pride, all exist. However, many of the buildings are in poor condition and many more represent opportunities for improvement. The public spaces require investment and future management. The district centre shops are declining and many have been vacant for a long time. The challenge ahead is to build confidence and steer future investment in the Hilltown and make the connection between its present assets and future opportunities for change.

The physical regeneration framework set out aims for the Hilltown and focuses on opportunities to improve the physical environment of the area.

The Study Area

The boundaries of the Study Area, which is within the Coldside Local Community Planning Partnership Area, are formed by Victoria Road, Dens Road, and the slopes of Dundee Law to the Marketgait, - the area known locally as the Hilltown.

The Study Area is then geographically divided into four sub-areas. These sub-areas have allowed simplified data collection to provide the foundations, within a Dundee-wide context, to justify and guide future change. Future changes within the Study Area cannot be planned for without the recognition of major land uses and characteristics of adjacent areas and the influence they may have.

The study area recognises the proximity to;

- popular residential areas of the Law and Constitution Terraces and the Nelson Street / William Street area, all with buoyant housing markets,
- the city centre and its commercial, employment and transport connections, Dens Road and the Kingsway,
- the impact of Dens and Tannadice football grounds.

A Partnership Vision

The initial aim of this regeneration framework is to create a “Climate of Confidence” for future investment in the Hilltown area of Dundee City.

The physical condition of the built environment is a visual display of the current economic, social, cultural and environmental factors impacting in any area. The understanding of the myriad of factors in order that positive change will occur is not the preserve of any one discipline but will require a diverse range of talented and dynamic players, from diverse disciplines, to co-ordinate and action a holistic physical regeneration strategy.

The Objectives

- to create a “climate of confidence” for future investment in the Hilltown area of Dundee City.
- to review unpopular housing.
- to ensure that new development increases housing choice across a range of sectors and tenures.
- to create a masterplan of physical regeneration and renewal to guide change for the future of the Hilltown
- to enhance the area as an attractive place to live



2 Regeneration

Housing Tenure and Mix

The Hilltown area contains a mix of housing in terms of type, size, age and tenure. Much of this housing is of good quality and popular to a wide range of households giving the Hilltown a diverse community. However, the Hilltown also contains significant areas of unpopular housing. This framework acknowledges that both the Maxwelltown area and the Derby Street high rise areas are due for demolition in the future. The opportunities and challenges ahead are therefore :

- To provide a timetable for the remaining tenants to give clarity and certainty
- To agree the aspirations for housing tenure in the redevelopment of both Maxwelltown and Derby Street areas and plan for the future change within the Hilltown
- To develop a regeneration plan that takes account of the present and future needs for community facilities
- To design a masterplan that recognises the present and

future needs and capitalises on the current strengths of the adjacent built environment

- To approve a programme of site development briefs and co-ordinate site disposals
- To establish a timetable for complete redevelopment

The programming of resources is fundamental to achieving a logical and holistic regeneration that results in creating an attractive place where people would wish to live. The Hilltown experiences high levels of transience in population in the Maxwelltown and Derby Street areas, and such population movement prevents the settlement of strong, caring and proactive communities. The future redevelopment of the Maxwelltown and Derby Street areas are opportunities to reshape significant areas of the Hilltown by planning for strong and stable communities.



Housing Tenure

The 2001 Census data indicated that 63% of dwellings in the Hilltown Study Area were in rented tenure, which compares to a citywide average of 46%. It is considered that a future ambition should be to significantly increase the percentage of affordable private housing in the Hilltown.



1) Maxwelltown High and Low rise, - An area formed by 606 flats, but there could be an opportunity to build circa 240 new dwellings to the Dundee Local Plan Review 2005 standards.



2) Derby Street High and Low rise, - An area formed by 460 flats, but there could be an opportunity to build circa 180 new dwellings to the Dundee Local Plan Review 2005 standards.

The demolition of Maxwelltown and the Derby Street areas creates the opportunity for new build housing to further increase the proportion of private housing in the Hilltown area close to the 2001 Dundee average. It is recognised however, that demand for good quality social rented housing also exists and that sites in the Hilltown should be available to this sector. Dundee City Council's Local Housing Strategy (LHS) contains a short term target of 98 social rented dwellings in the Hilltown and this target will be satisfied through the development of sites by Hillcrest Housing Association at Lawside Works, Jamaica Works and James Street.

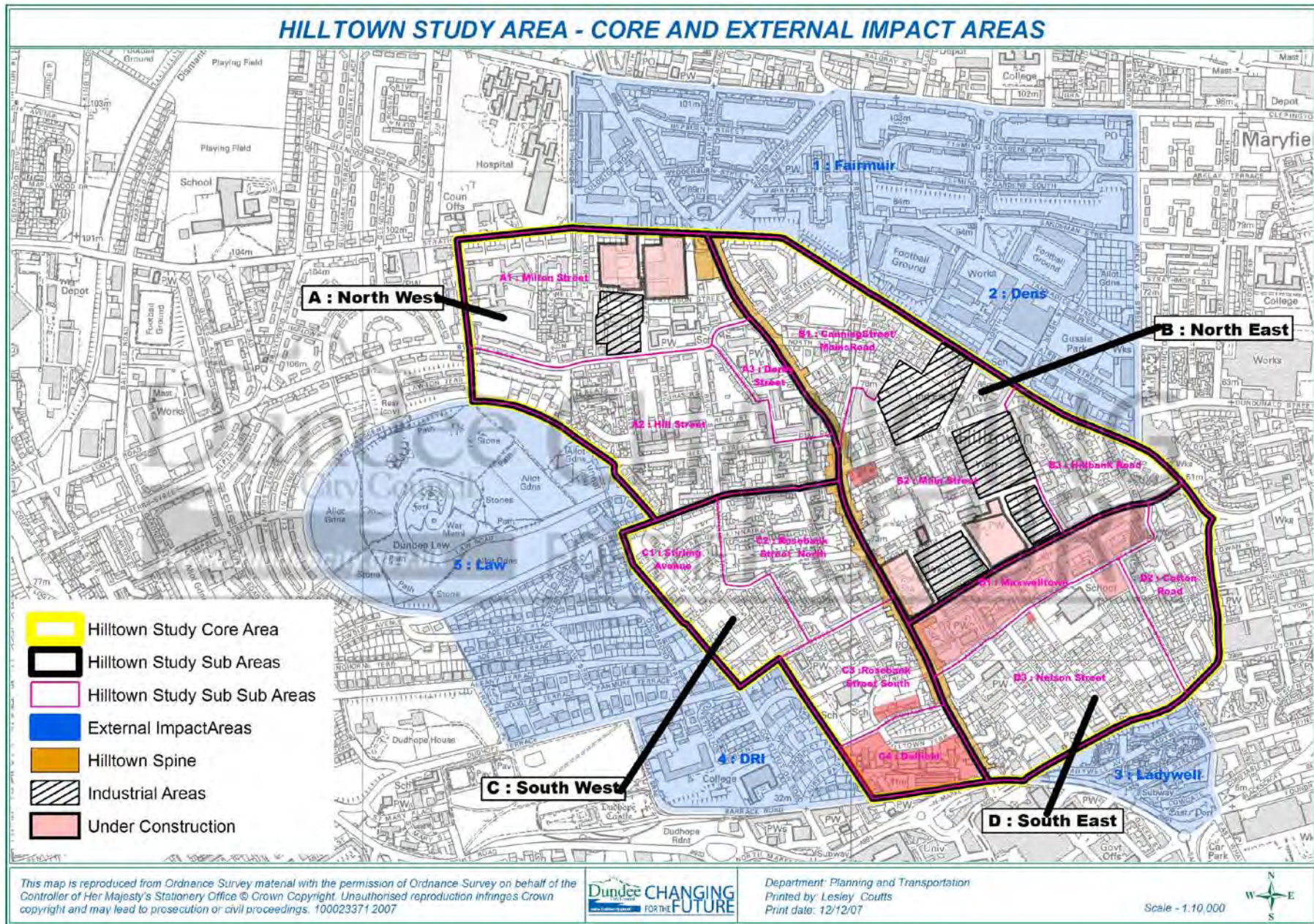
The LHS long term target is to provide a total of 250 social rented dwellings by 2034 in the Hilltown. As well as the major redevelopment opportunities presented at both the Maxwelltown and Derby Street areas it is anticipated that Housing Associations will bring forward further smaller sites which could count for some of this target. Therefore the total number of social rented dwellings necessary to achieve the long term LHS target is estimated at 100 dwellings and should be shared between the redevelopment of both the Maxwelltown and Derby Street areas, where it is estimated that a total number of some 420 dwellings can be built to the Local Plan Review 2005 Appendix 1 standards. The resultant increase in private dwellings in the Hilltown area would bring the percentage of owner occupied dwellings to approximately 50%, 4% short of the 2001 Dundee average.

The findings of a Dundee Housing Need, Demand and Affordability Study, to conclude in March 2008, will provide the opportunity to review and thereafter agree the tenure for future development opportunities in the Hilltown Study Area.

Action

The redevelopment of the Maxwelltown area will comprise a tenure mix of 20% of dwellings for RSC accommodation and 80% for owner occupied dwellings.

Whilst the high-rise flats at Derby Street have been declared as surplus no demolition date is expected for at least five years. Therefore nearer that time the overall tenure of the Study Area is to be reviewed before a tenure mix is proposed for the redevelopment of the Derby Street area.



Development Opportunities

The Maxwelltown and Derby Street areas, constructed in the late 1960s and early 1970s are typical of the planning, architecture and comprehensive housing regeneration programmes of the period by building contrary to the historical building patterns of the area. The demolition of these areas presents an opportunity for a regeneration approach that will knit the urban fabric back together again with a plan that draws strength from the remaining legacy of fine buildings in the adjacent area, the established pockets of soft landscaping, the frontage to the district shopping centre of the Hilltown and the re-establishment of the historical street patterns to dictate the urban scale and proportion of the brown-field development sites. The design framework plans for buildings and uses that will 'fit' into the surrounding urban landscape.

The development opportunities of the Maxwelltown and Derby Street areas will be shaped by dwellings that meet the minimum standards of Appendix 1 of the Dundee Local Plan Review 2005. However to provide the necessary buildings heights and building forms, a new urban townscape to "fit" with the surrounding Victorian and earlier buildings, buildings of four and five storeys, and where justifiable 6 stories on occasion, should be built.



The regeneration of the Maxwelltown and Derby Street areas will remove physical blight by creating new buildings, spaces and networks of an informed and lasting urban quality: a place where new buildings provide an instant relationship with the existing but progress on design and detail to create an attractive visual townscape; a place where people would want to live; a place where modern planning and architecture integrate into the surrounding built environment.

The Maxwelltown Area

Maxwelltown is adjacent to the main District Shopping Centre on the Hilltown which should continue to provide the local shopping needs for residents. As the city centre is a short walk away, and with the existing public transport links, the necessary work / life service infrastructure is already established. The consultation programme determined the additional community needs of the wider area and should new buildings / facilities be required then it is likely that these will be located at the Hilltown frontage of Maxwelltown. Any identified demand for more commercial premises should bring vacant properties along the Hilltown back into use.

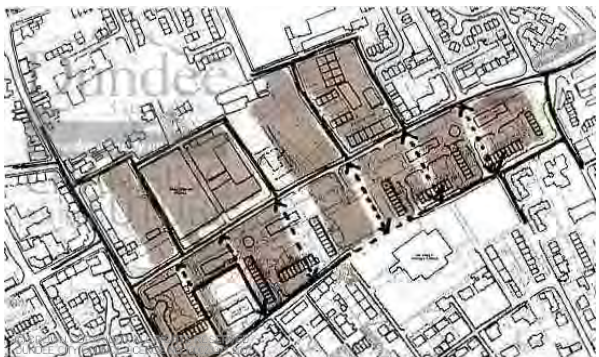
Maxwelltown



Plan of the Maxwelltown, Area Circa 1900 - the plan illustrates a strong north/south grid building pattern providing good permeability and a coherent structure to the built environment.



Plan of the Maxwelltown Area 2006 - The plan illustrates that the 1960s/70s Maxwelltown area was developed with a strong east / west building pattern, contrary to the historical grid of the wider area. All the streets on either side of Alexander Street were severed by the new building plan and the topography distorted by digging down 6 metres into the ground. This level change fractured the natural topography and effectively created an island development with no strong physical links to the adjacent commercial and residential areas. The overall form of development has exacerbated the perceptions of social exclusion for the remaining residents of the area and created an environment for anti-social behaviour.



Proposed new urban block plan for the Maxwelltown Area - The proposed plan illustrates the near re-creation of the historical street pattern of the Maxwelltown area to provide the urban building plot proportions that will integrate with the adjacent scale of the built environment. This layout allows easy pedestrian movement through the area and provides natural surveillance, enabling dwellings to benefit from solar gain and for the glimpses and views the city centre and the river Tay beyond to be retained.

Ann Street

Ann Street today retains its original Victorian width of some 8.5m and the remaining tenements between 65-73 Ann Street give an impression as to the original form of the street. The Windmill Bar as a local landmark is gone and the buildings of Ann Street today illustrate small scale incremental growth through each quarter of the 20th century. The width of the street, the differing building heights, different building lines and architectural styles form a visual impression of an unattractive, uncomfortable and uncertain place.

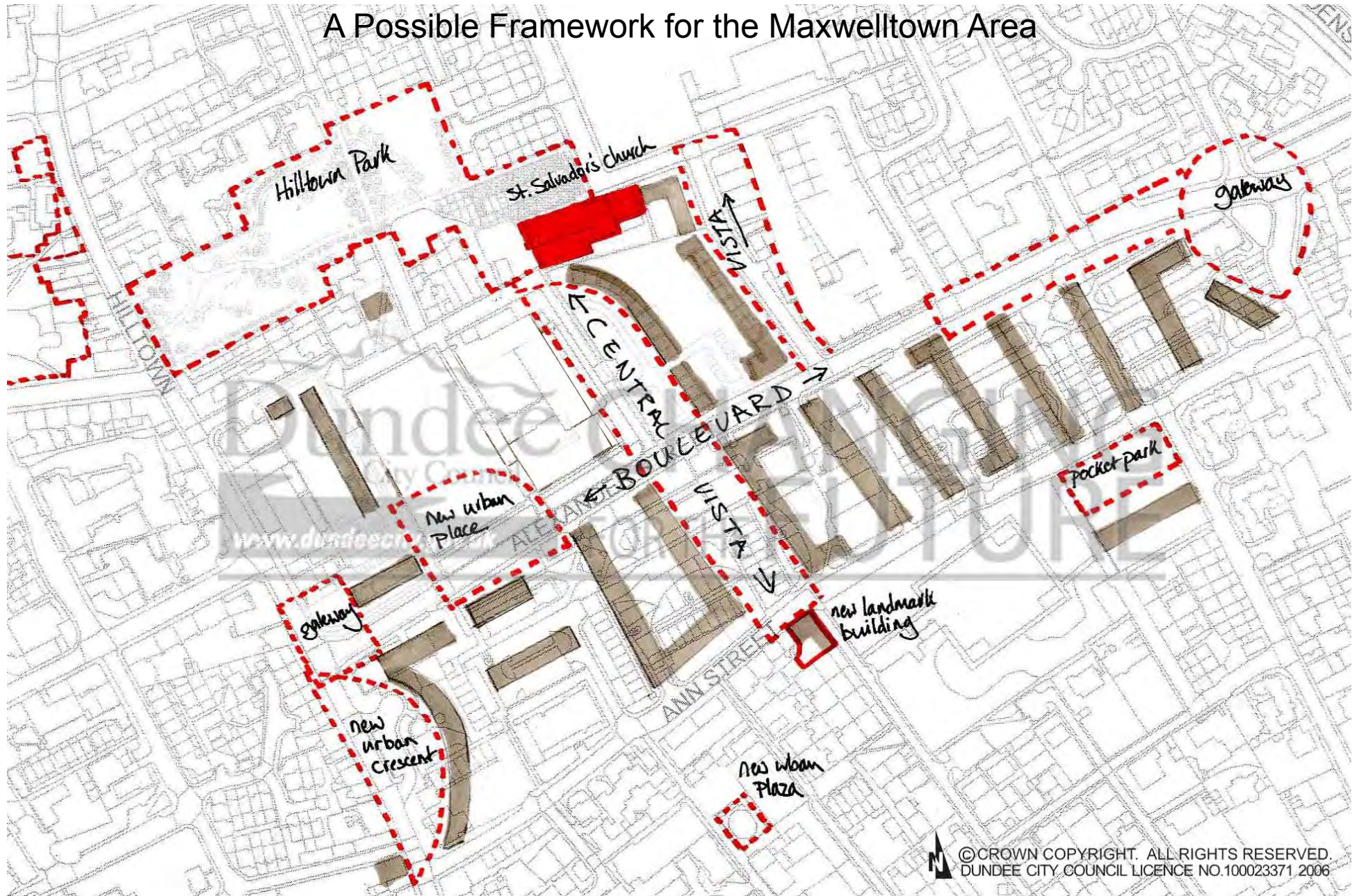
To redress these inherent streetscape issues, it is proposed that Ann Street be redesigned as part of Maxwelltown as a residential street where the existing width allows for formalised on-street parking and street trees. New buildings should form new edges to the street with gardens, walls, fences, railings and gates. Their architectural form should 'fit' into the landscape and create an attractive new Ann Street.

Action

- To consult with the community groups to establish the need for future community services and amenities.
- To hold a series of design workshops with the residents and community groups to establish their views as to what makes a good or a bad living environment.
- To draft plans for the Maxwelltown and Derby Street areas upon the findings of the design workshops
- To report those findings to committee for approval and to progress detailed designs to give certainty to the future uses and capacities within these areas

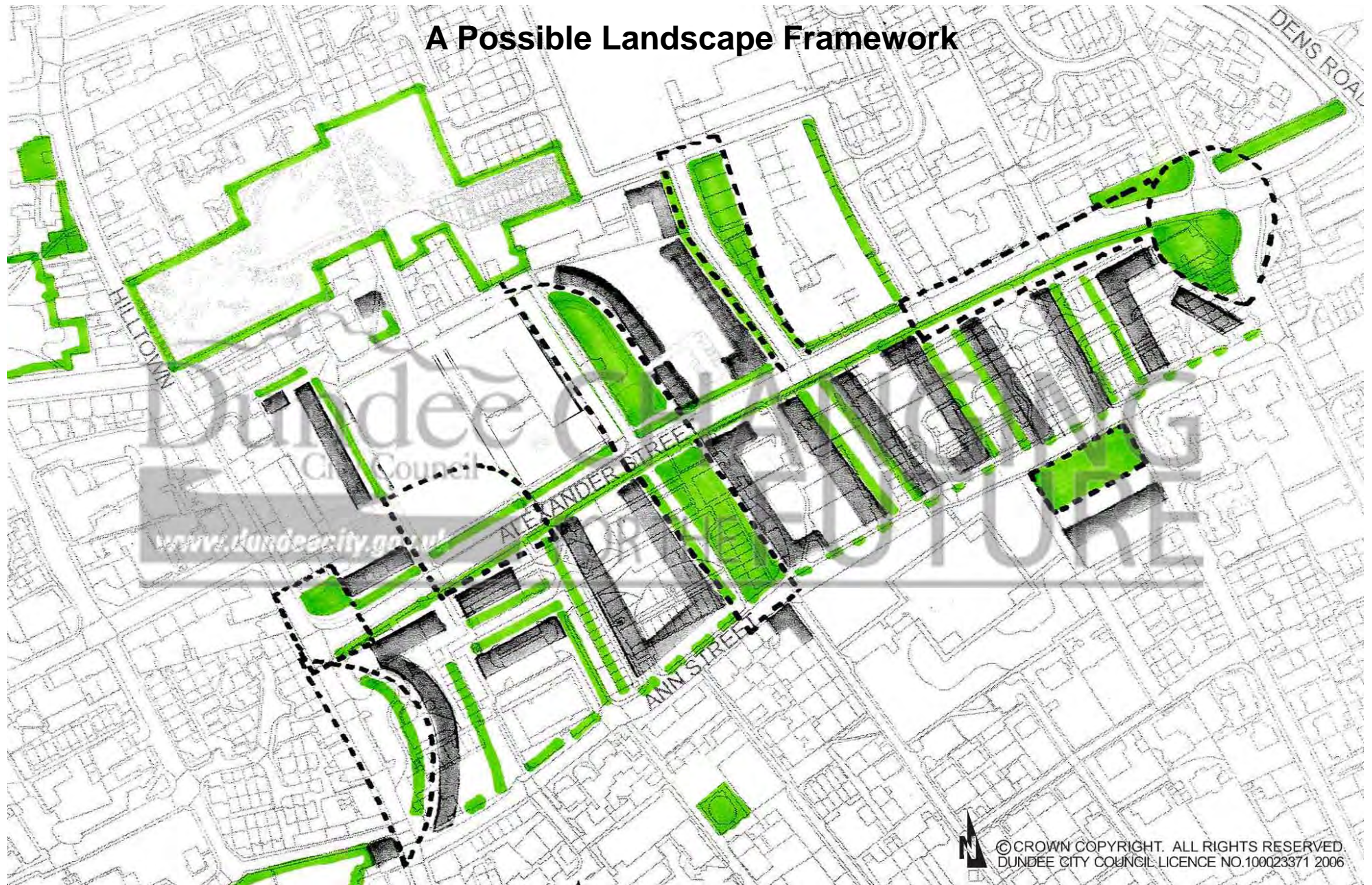


A Possible Framework for the Maxwelltown Area

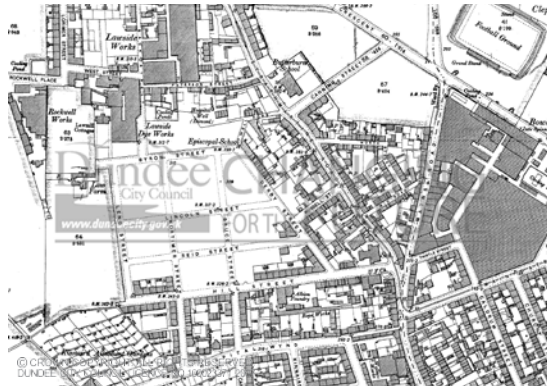


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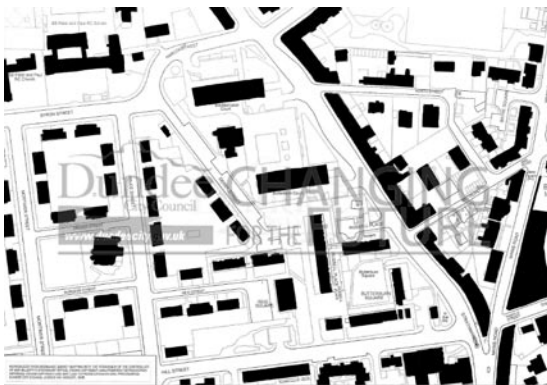
A Possible Landscape Framework



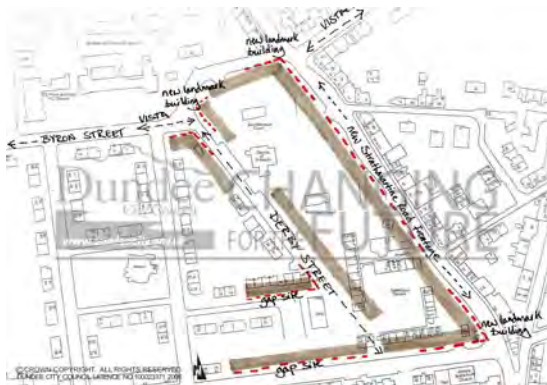
The Derby Street Area



Plan of the Derby Street Area in 1900 - Illustrates the planned rigid grid layout of Byron Street, Lincoln Street, Reid Street and Leng Street on greenfields as the city grew northwards. The continuous building lines of the east side of Strathmartine Road and the western side between Hill Street and Well Street (now Harcourt Street) are established. Derby Street is connected to both Well Street and Hill Street and Russell Street links the Strathmartine Road with Derby Street. Tenement buildings formed the corners of Hill Street/Derby Street and Reid Street/ Derby Street.

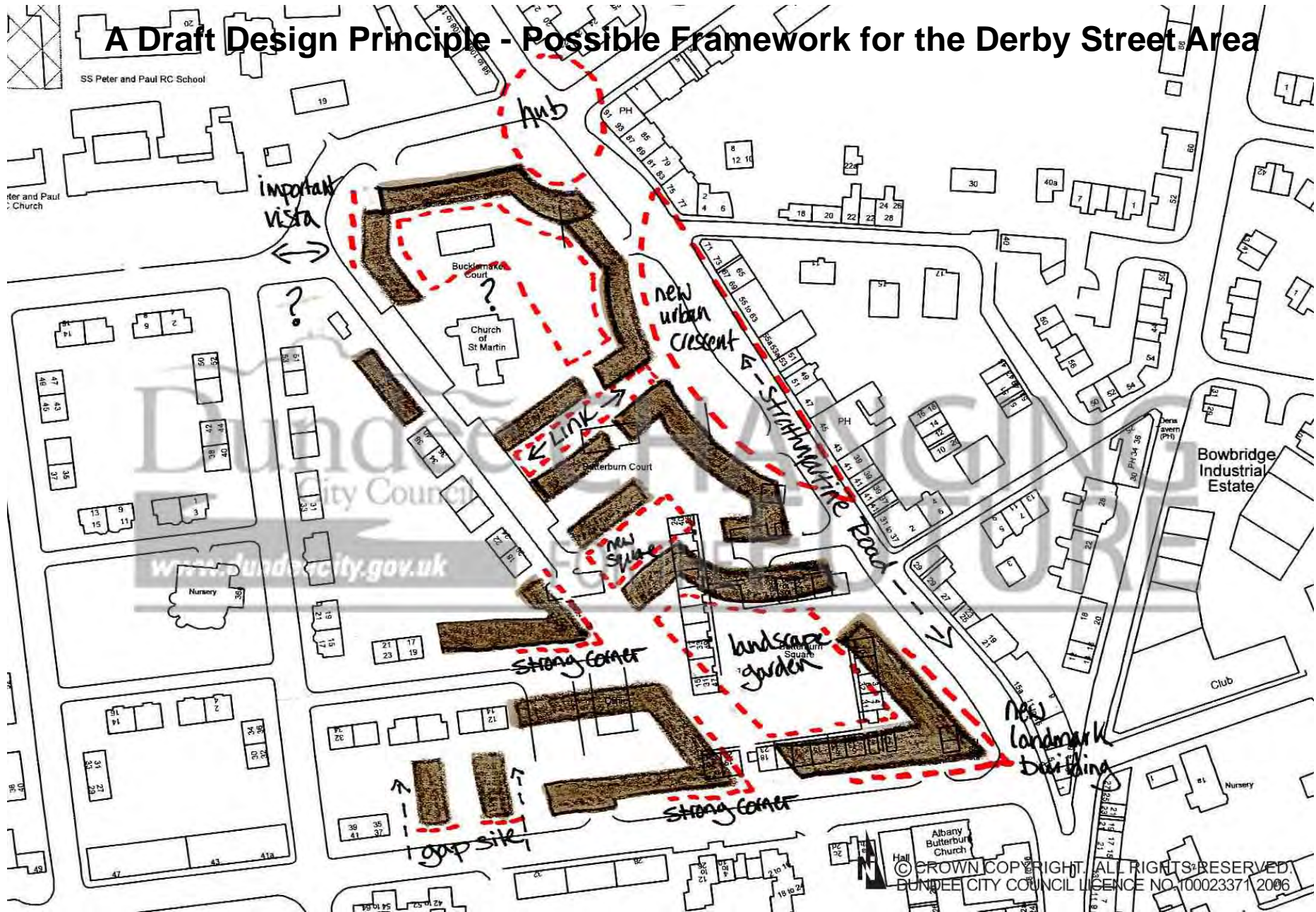


Plan of the Derby Street Area in 2006 - the Byron Street/Hill Street grid area remains. Derby Street is now a cul de sac and the high rise towers of Bucklemaker Court, Butterburn Court and the low-rise of Butterburn Square and Russell Place to the western side of Strathmartine Road are at odds with the remaining Victorian concept of a commercial street. Changes in level, awkward landscaped areas, an exaggerated range of building heights, poor architecture and a series of inhospitable 'recreational' areas culminate to form a residential area that does not 'fit' with its surrounding area context.

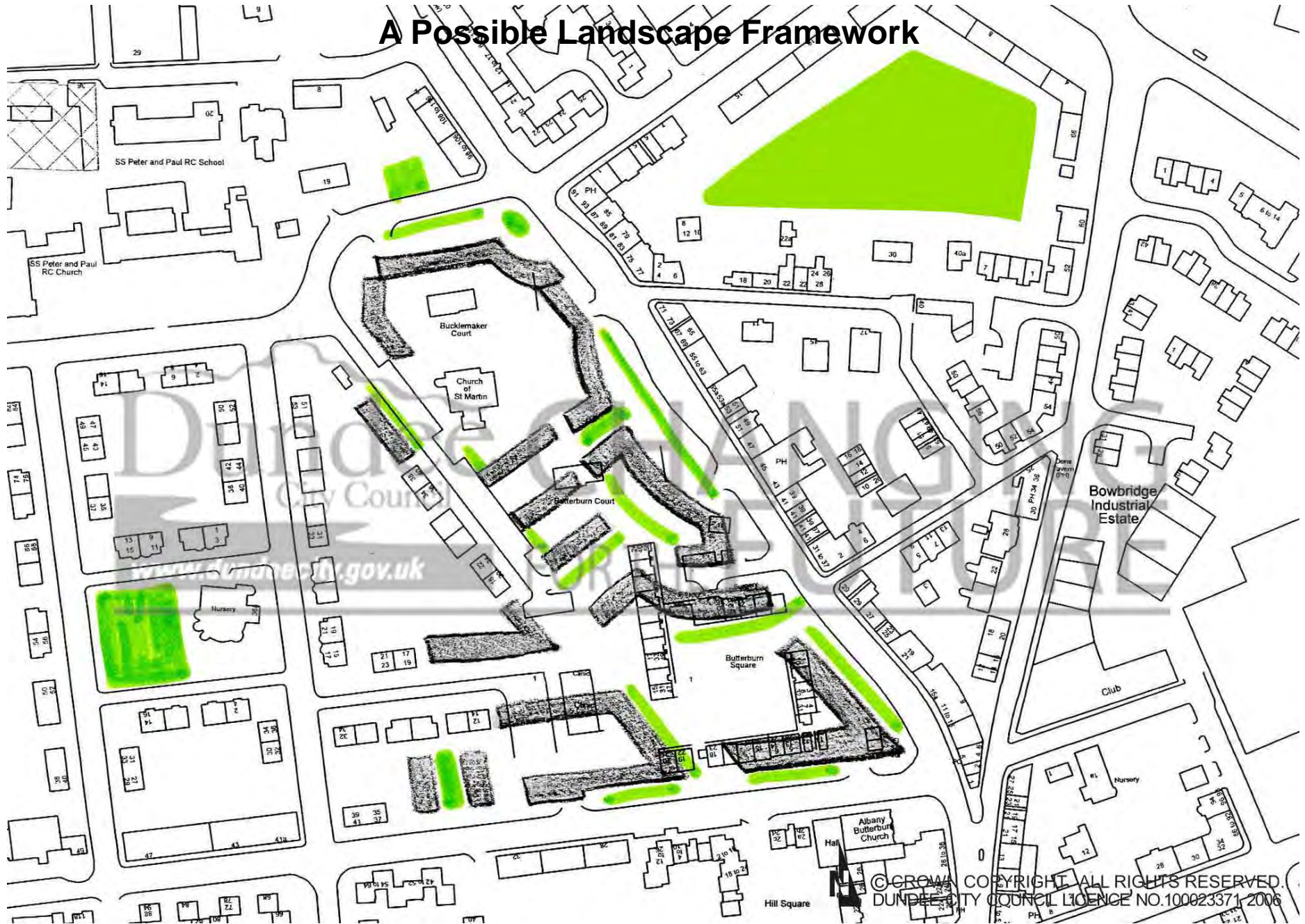


Basic urban building plan for the Derby Street Area in 2012 - the block plan reinstates the western edge of the Strathmartine Road with town houses and apartments, extending Derby Street to Hill Street and recreates Russell Street as a pedestrian link between Derby Street and Strathmartine Road. It is proposed that taller buildings be situated to make prominent new street corners. Valued landscape planting should be retained where possible and under-used areas of 'amenity ground' should be considered for redevelopment.

A Draft Design Principle - Possible Framework for the Derby Street Area



A Possible Landscape Framework



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3 Greenspace in the Hilltown

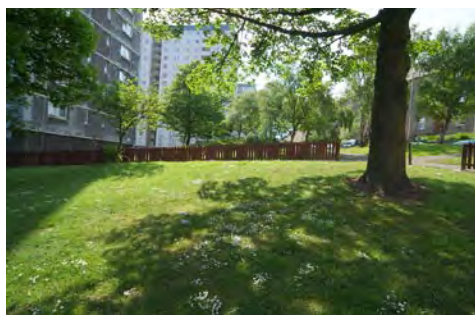
The Hilltown already contains areas of open space, amenity space, and areas of important greenspace. However, greater linkages need to be made between these spaces and other opportunity sites in order to make a coherent network of greenspace.

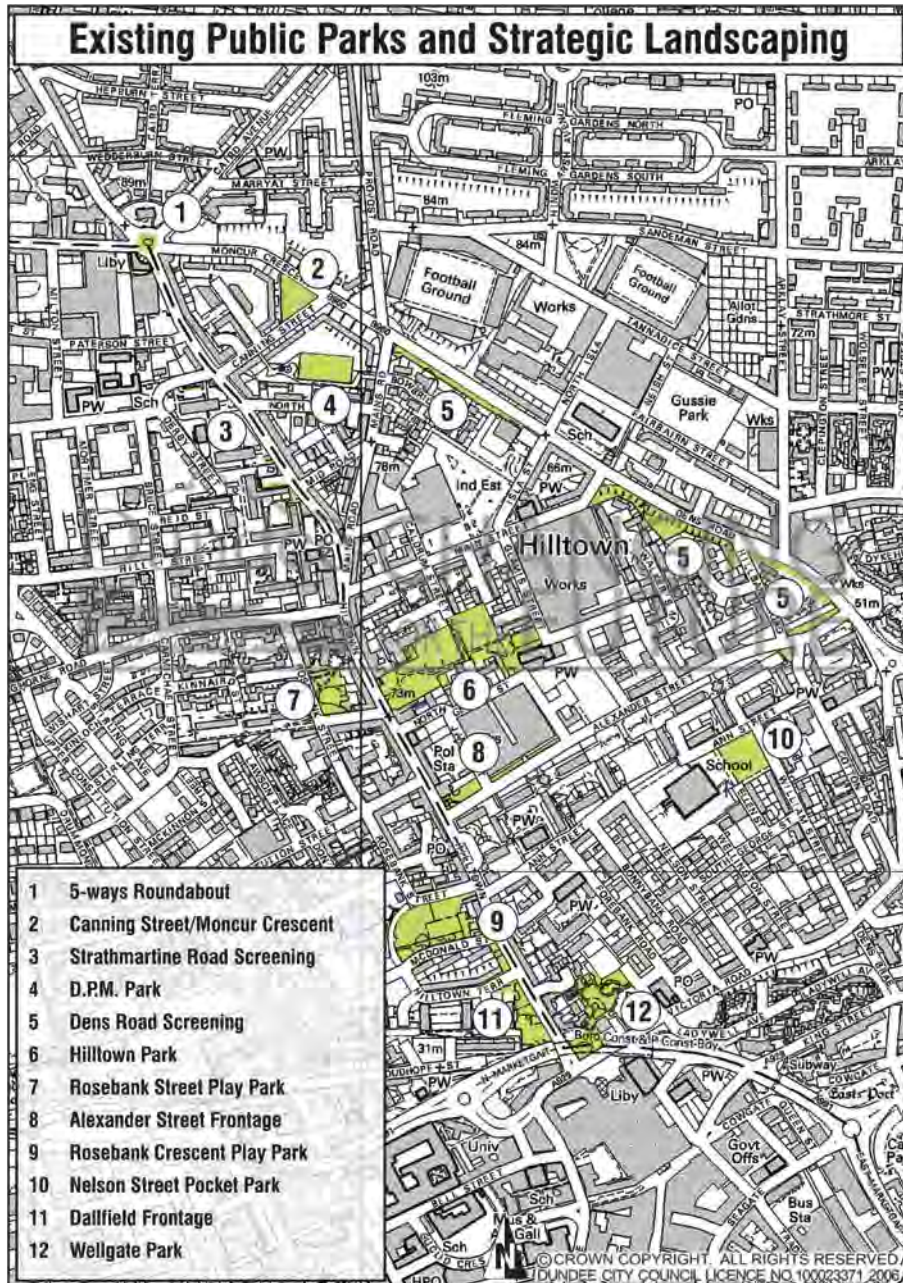
The landscape plan is a fundamental element of the physical regeneration framework. It will connect the strands of existing and proposed open space and offer extensions to the living environment.

Seasonal variation provides a visual interest and changes how we use, and view, open space throughout the year. The landscape plan will capitalise on areas that are often regarded as being just :a street; a seating area; a roundabout; a tree; or a place to walk the dog, in order to capitalise on greenspace opportunities.

The proposed landscape plan has been developed from the existing context of the Hilltown and from a knowledge of how places are currently used and how they could be used in the future. Contemporary design and well chosen planting will significantly enhance greenspace quality, reduce maintenance burdens and help give the area a new image.

The Better Neighbourhood Services Fund Environmental Programme, 2003-06, funded the restoration of the Hilltown clock and redesigned its setting, gave a tree planting structure to the west side of the Strathmartine Road, funded the redesign of the Five-Ways roundabout, and was a lead partner in the recreation of the Hilltown Park. These projects are key urban features along the Hilltown spine and demonstrate that a high quality environment is possible. The landscape plan proposes introducing street trees and urban features in strategic locations to provide both the visual and physical links with the existing landscape network and to continue to bring forward proposals primarily along, and parallel with, the Hilltown spine.





The Hilltown Park - the Arts Park

The irregular boundaries of the Hilltown Park and the remnants of Caldrum Street belie the park’s creation during the 1970s from the comprehensive clearance of derelict mills tenement buildings and a redundant church due to a lack of demand for development. No holistic planting plan was undertaken and all subsequent development adjacent turned its back to the park. The only improvements undertaken in the park sought to eradicate anti-social behaviour. By 2004, the pathways and lighting of the park were in need of renewal, but the potential of the place as a catalyst of hope and positive change for the wider are was obvious. The Better Neighbourhood Services Fund, the European Regional Development Fund and DCC Planning and Transportation Department all recognised the need and had the confidence to fund the transformation of the park. Future projects and initiatives should take place to build community ownership and activities within the park as a primary greenspace within the Study Area.

Action

Please see Landscape Strategy at page 26 in the Projects Plan.



Entrances

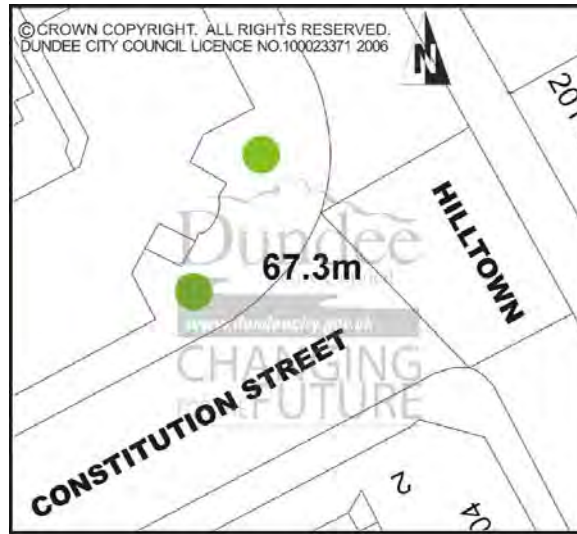


Attractive Planting



Lighting, paths and seats

Examples of future landscaping proposals



4 Renewal

The physical condition of the Hilltown is a visual display of how the current economic, social, cultural and environmental factors are impacting on the area. The Hilltown has many corner shops and newsagents, take-away food premises and pubs abound, second-hand goods shops, a few hairdressers, butchers and undertakers are all present to service local needs. However, clusters of empty shop premises along the length of the Hilltown spine from the Five-Ways roundabout to the Wellgate Centre are vacant. The decline in the market demand for relatively small business premises is evident across similar areas of Dundee and is typical of the commercial



and retail pressures affecting all Scottish cities as the population's needs and demands in shopping and service provision continually change.

Although all district shopping areas are unique, and their improvement mechanisms can not always be replicated, nonetheless a pro-active approach has proven successful elsewhere in the city resulting in premises being brought back into use. We need to understand the unique range of factors affecting the Hilltown in order to assemble and implement a sustainable range of improvement measures.

Action

Establish a working group with DCC Economic Development, Housing and Planning and Transportation Departments to agree a property improvement programme and develop a tailored innovative re-use strategy for vacant commercial premises. The working group should establish partnership alliances with agencies who may be able to facilitate business enterprise.

Buildings At Risk

There are a number of buildings in the Hilltown that are in a poor state of repair. These buildings signal a lack of care or investment by their owners and give a negative impression of the Hilltown. Many of these properties will be in multiple ownership and comprehensive agreements have been impossible to reach allowing maintenance works to proceed. The consequences are having far reaching effects on the area. However the future should not be bleak as the Hilltown has many buildings in good condition and some properties in single ownership have been refurbished to a high standard over the past year. These recent investments reflect the rises in the Dundee wide property market where properties once thought financially unviable are now being brought back into use as attractive opportunities for some private investors however multiple ownership and tenement management remain an issue.



Opportunities for Improvement

There are a number of buildings in prominent locations, constructed within the last thirty years along the Hilltown that through some additions or adjustment to their elevations, entrances or boundaries offer tremendous opportunity to visually change the character and impact on their wider area - opportunities to significantly improve their townscape potential - to be made more visually attractive, to add more colour and detail, to enhance privacy, security and focus on long-term investment.

Action

Discussion with the owners of key properties is essential to illustrate the potential to improve the appearance of the built environment of the Hilltown. We need to understand the owners' long-term maintenance plans and the need to explore if targeted grant assistance, such as 'Facade Enhancement Grants Schemes' are necessary.



5 Projects Plan

Introduction

The projects plan lists a series of key regeneration projects under the themes of 'Community Confidence', 'Housing', 'Landscape Strategy', 'Business Strategy', 'Roads and Transportation' and 'New Community Facilities', 'Leisure and Recreation'. The Projects Plan has been developed from the objectives of the Hilltown Physical Regeneration Framework and in response to the findings of the consultation events undertaken in 2007. It is anticipated that many of the projects will be the subject of further consultation with owners and interested parties as project teams are established, and as the projects themselves progress through to completion.

Theme: Community Confidence	Objectives	Projects/Stages	Expected Completion	Lead Partners	Funding
1 Planning Representation	No formally recognised group exists to represent the needs and wishes of the residents and businesses of the Hilltown Study Area.	1 To assist the development of the Top of the Hill Forum, the existing tenants and residents groups are to come together to provide a neighbourhood representative structure for the Study Area and the Coldside LCPP Area.	By end of 2008	Project team to include: Leisure & Communities Department and Planning & Transportation Department	No Funding Required
2 Officers and Partners Steering Group	No officer and partner group, beyond the Maxwelltown Task Group, as yet exists to take forward the regeneration projects plan in detail.	1 To form a Study Area Steering Group with representation from key DCC departments, Communities Scotland, Housing Associations, other interested agencies and parties of the Study Area. 2 Develop the database of names given during the consultation programme for future invitation and distribution etc.	By end of March 2008	Project team to include: Planning & Transportation Department, Leisure & Communities Department, Housing Department, Economic Development Department, Communities Scotland, Housing Associations etc.	No Funding Required

Theme: Community Confidence	Objectives	Projects/Stages	Expected Completion	Lead Partners	Funding
		3 Provide a study tour to “best practice” regeneration examples in other Scottish towns and cities.	By end of March 2008	Project team to include: Planning & Transportation Department, Leisure & Communities Department, Housing Department, Top of the Hill Community Forum.	Community Scotland £1,600 approved.
Theme: Housing	Objectives	Projects/Stages	Expected Completion	Lead Partners	Funding
1 New Housing	To guide redevelopment of sites for a range of dwellings with more balanced tenures to ensure that the Hilltown Study Area is an area of popular housing choice in the future.	<p><u>Maxwelltown Area</u></p> <p>1 Prepare a re-housing and demolition programme for the residents and properties in the Maxwelltown area.</p> <p>2 Prepare Site Planning Briefs to guide the future redevelopment of the Maxwelltown area.</p> <p><u>Derby Street Area</u></p> <p>1 Prepare a programme of investment for the refurbishment of defective elements to the low-rise housing at Russell Place, Butterburn Square and Hill Street.</p> <p>2 Prepare a future management strategy for the Derby Street area.</p>	<p>Ongoing</p> <p>From March 2008</p> <p>Ongoing</p>	<p>Project team to include: Planning & Transportation Department, Housing Department, Economic Development Department, Communities Scotland Housing Associations etc.</p> <p>Project team to include: Housing Department, Planning & Transportation Department, Leisure & Communities Department etc.</p>	<p>Not yet identified</p> <p>Not required for first stages of project</p>

Theme: <i>Housing</i>	Objectives	Projects/Stages	Expected Completion	Lead Partners	Funding
		<u>Brownfield Sites</u> 1 Identify opportunities for development and their indicative capacity. 2 Identify land ownership and ascertain owner's long-term plans.	Ongoing	Project team to include: Planning & Transportation Department, Economic Development Department, Housing Department	Not required
2 Privately Owned Housing and other Property in Disrepair or with Communal Management Issues	To compile a schedule of privately owned buildings in the Study Area that are deemed to be in poor structural condition and/ or are poorly maintained by their owners.	To prepare an action plan of properties that require remedial action - which could accord with existing EHTS Department/ Waste Management Department strategy.	April 2008 thereafter	Project team to include: (Possibly informed by/to the Serious Disrepair Group projects), Planning & Transportation Department, Housing Dept. (Private Sector Services), EHTS Department, Waste Management Department, Community Safety Wardens Section etc.	Not required for first stage of project. Not yet identified
3 Opportunities for Improvement to Buildings	There are prominent buildings that through some additions or adjustment to their elevations, their lighting or their security offer good opportunity to significantly improve the character and impact of their wider area.	To compile a schedule of properties that appear to be in good general condition but with relatively minor adjustment could be significantly improved.	April 2008 thereafter	Project team to include: (Possibly informed by/to the Serious Disrepair Group projects) Planning & Transportation Department Economic Development Department Housing Dept (Private Sector Services) Housing Associations etc.	Not required for first stage of project. Not yet identified

Theme: <i>Landscape Strategy</i>	Objectives	Projects/Stages	Expected Completion	Lead Partners	Funding
Improvement or Refurbishment Projects	To continue a programme of environmental improvements within the publicly owned open space of the Hilltown Study Area. These projects will be designed to reduce present maintenance burdens with high quality high visual quality projects that enhance the uses of the open space and positively contribute to a more attractive residential environment.	Improvement or Refurbishment Projects		Project team to include:	
		1 Caird Avenue - street trees.	1 March 2009	1 Planning & Transportation Dept.	1 Not yet identified
		2 Constitution Street/Hilltown Corner - street trees.	2 March 2009	2 Planning & Transportation Dept.	2 Circa £10,000 to be identified.
		3 Forebank Road Pocket Park refurbishment.	3 March 2008	3 Planning & Transportation Dept. VDLF	3 VDLF(55K)
		4 Wellgate Park refurbishment.	4 March 2008	4 Planning & Transportation Dept. CRF, ERDF, DCS	4 P&T Capital Allocation 2007/08, ERDF, CRF (137K)
		5 Hilltown Terrace/ Hilltown Frontage - redesign of green space.	5 March 2010	5 Housing Dept and Planning & Transportation Dept.	5 Circa £60,000 to be identified.
		6 Harcourt Street - new seating area.	6 March 2008	6 Planning & Transportation Dept.	6 P&T Capital Allocation 2007/08 (c22K)
		7 Stirling Street - refurbish area around playpark.	7 March 2009	7 Planning & Transportation Dept.	7 Circa £30,000 to be identified.
		8 DPM Park - conclude on use and develop design strategy.	8 March 2010	8 Planning & Transportation Dept. and Leisure & Communities Dept.	8 Not identified
		9 Alva Square/Stirling Street - removal of redundant play park area	9 March 2009	9 Planning & Transportation Dept. and Housing Dept.	9 Not identified
		10 Kinghorne Road Street trees	10 March 2008	10 Planning & Transportation Dept. ERDF	10 P&T Capital Allocation 2007/08 & ERDF (c14K)

Theme: Landscape Strategy	Objectives	Projects/Stages	Expected Completion	Lead Partners	Funding
Long-term Management Projects		<p>Long-term Management Projects</p> <ol style="list-style-type: none"> 1 Establish a 'Friends of.. .' group for the parks within the Hilltown Study Area. 2 Consider the need for children's play facilities 3 Promote the Hilltown Park and Wellgate Parks as for arts performance venues. 4 Establish a green-space network pedestrian trail between green-spaces to establish a variety of pedestrian networks within the area. 5 Conclude on the Coldside Open space Inventory pilot project assessing of quality and use of green-space and recommendations for change within the Coldside LCPP area. 	<ol style="list-style-type: none"> 1 March 2009 2 End of 2008 3 Ongoing 4 March 2009 5 June 2008 	<p>Project team to include:</p> <p>Leisure & Communities Dept.</p> <p>Planning & Transportation Dept.</p> <p>DCS</p> <p>Etc</p> <p>Project team to include: Leisure and Communities Department Planning and Transportation Department DCS etc.</p>	<ol style="list-style-type: none"> 1 Not required for first stage 2 Not required for first stage. 3 Not required for first stage. 4 Not required for first stage. 5 Not required for first stage.

Theme: <i>Business Strategy</i>	Objectives	Projects/Stages	Expected Completion	Lead Partners	Funding
Business Premises Promotion	To prepare a programme of projects and develop policies that guide new and support existing appropriate commercial, and other businesses, along the Hilltown District Shopping Centre and along the wider Hilltown spine.	<ol style="list-style-type: none"> 1 Compile property ownership database. 2 Establish 'Steering Group' with representatives from DCC Economic Development Dept, DCC Planning and Transportation Dept, Communities Scotland, Business/ Employment Agency etc. 3 Correlate information from: <ul style="list-style-type: none"> · the business survey 2007; · the photographic survey 2007; · the tenements survey 2007. 4 Assess the area/properties in most need and prepare investment action plan. 5 Secure action plan funding. 6 Secure partnerships with business development agencies. 7 Explore scope and change of land-use policy to support and or redefine the boundaries of the District Shopping Centre. 	<ol style="list-style-type: none"> 1 By March 2008 2 By March 2008 3 May 2008 4 Over the length of the project 5 From March 2008 6 From March 2008 7 From March 2008 	<p>Project team to include:</p> <p>Planning & Transportation Department</p> <p>Economic Development Department</p> <p>Communities Scotland</p> <p>Possibly Scottish Enterprise Tayside</p> <p>Local Employment Agency Dundee Historic Environment Trust</p> <p>Community Regeneration Fund (possibly)</p>	<ol style="list-style-type: none"> 1 ERDF 2008/2010 requested for the refurbishment of commercial premises owned by DCC as the first stage. 2 Not required. 3 Not required.

Theme: Business Strategy	Objectives	Projects/Stages	Expected Completion	Lead Partners	Funding
		<p>8 Secure future funding for a Facade Enhancement Project and agree programme and properties for investment.</p> <p>9 Prepare Site Planning Briefs for sites within the Hilltown area to direct future commercial/business opportunities to the Hilltown District Shopping Centre.</p> <p>10 Contact those businesses who said that they would be interested in forming, or receiving information on, a Business/Traders Group to determine long-term feasibility and purposes of such a group.</p>	<p>8 By end of 2008</p> <p>9 By end of 2008</p> <p>10 February 2008 and programme by end of 2008</p>		<p>10 Not required for first stage of the project.</p>

Theme: Roads & Transportation	Objectives	Projects/Stages	Expected Completion	Lead Partners	Funding
	To ensure that the Hilltown Study area is well served by public transportation connections to other transport hubs and areas of Dundee, and to ensure that any barriers to public transport are removed.	<p>To compile a schedule of all public transport routes through the study area to enable an assessment to be made of the links with other areas across Dundee to determine any existing, and predetermine future, needs.</p> <p>Explore options to remove the physical barrier caused by the steepness of the Hilltown, between the Wellgate and Alexander Street, for particularly the elderly residents of the area.</p>	<p>Strategy complete by end 2008</p>	<p>Project team to include: Planning & Transportation Department Economic Development Department Communities Scotland (Sustrans possibly)</p>	Not yet identified
		<ol style="list-style-type: none"> 1 Compile a conditions report on the existing roads and footways within the study area. 2 Correlate study with the Roads Maintenance Programme. Determine funding required and develop a programme for expenditure. 3 Review 'double-yellow' road marking positions along and adjacent to the Hilltown spine in order to determine if further on-street car parking can be achieved. 	By end of 2008		<p>1 Not yet identified.</p> <p>2 Not required.</p> <p>3 Not yet identified.</p>

Theme: <i>Community Facilities</i>	Objectives	Projects/Stages	Expected Completion	Lead Partners	Funding
	<p>There is desire from the Top of the Hill Community Forum, the Maxwelltown Information Centre, the Community Regeneration Forum and the majority of those surveyed for a new multipurpose community building that should be located within or near to the Maxwelltown area. It is anticipated that a new building could be located within or near to the Maxwelltown area to conveniently serve the wider Hilltown Area.</p>	<ol style="list-style-type: none"> 1 Site visits to new community buildings in Dundee and in other parts of Scotland in order to develop a brief to progress development of a multipurpose building. 2 Identify specific locations within the redevelopment of the Maxwelltown and/or adjacent area and develop feasibility study with indicative costing. 3 Identify possible funding sources. 	<ol style="list-style-type: none"> 1 By end of March 2008 2 By end of 2008 3 By end of 2008 	<p>Project team to include:</p> <p>Leisure & Communities Department</p> <p>Housing Department</p> <p>Planning & Transportation Department</p> <p>Economic Development Department</p>	<ol style="list-style-type: none"> 1 Not necessary for the first stages of the project. 2 Not yet identified 3 Not yet identify

Theme: <i>Leisure and Recreation</i>	Objectives	Projects/Stages	Expected Completion	Lead Partners	Funding
	<p>Proximity to the Dundee International Sports Centre, the Olympia Centre, the Dudhope and Baxter Parks, the refurbished facilities of St Johns School and the Tannadice and Dens Park football grounds provides the opportunity for greater links/and or awareness made of the recreational opportunities provided by these existing services.</p>	<ol style="list-style-type: none"> 1 Group established to list and promote the leisure activities available within and the surrounding Study Area. 2 Group to bring forward an advertising campaign within schools, local agencies and local press to publicise the recreational opportunities on offer. 	<p>By end of 2008</p>	<p>Project team to include:</p> <ul style="list-style-type: none"> Leisure & Communities Department Education Department Economic Development Department 	<ol style="list-style-type: none"> 1 Not necessary for the first stage of the project. 2 Publicity material to be developed in-house.

5 Summary

This draft physical regeneration framework outlines the key issues currently affecting the Hilltown and suggests the possible actions to reshape the built environment and create an attractive residential area. The partnership vision calls for a proactive approach from all the key players to effect positive change and the implementation of action plans for change may require radical and lateral approaches. The key issues and the solutions to redress them are complex but it is fundamental that engagement, consultation and continued dialogue with the residents, businesses and communities of the Hilltown proceeds to create confidence and transparency and ultimately ownership of their Hilltown.

اگر آپ کو انگریزی سمجھنے میں مشکل پیش آتی ہے تو برائے کرم نیچے دیئے گئے تپے پر رابطہ قائم کریں
 नेवर उवाठुं टिंरालिस ब्रमा दिस समस्त दिस वठिठायी वुंसी वै उं वृपा वरवे ठेठां सिउे ठेठे पडे उे मंपरव वठे:
 ইংরেজী বুঝতে অস্ববিধা হলে অনুগ্রহ করে নীচের ঠিকানায় যোগাযোগ করুন।
 如果閣下對英語不十分明白，請與以下地址聯絡：

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1st January 2008

