

**Proposed Residential Development
60-62 High Street
Arbroath
DD11 1AW**



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**187 Strathmartine Road
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Design and Access Statement

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1.0 SITE DESCRIPTION.

The site sits within the Arbroath to Harbour Conservation Area and sits on the High Street immediately to the South of the Webster Theatre. adjoins the Perth Road District Centre on the Eastern and Southern boundaries. The site extends to 630sq.m. and has clearly delineated boundaries. To the North there is a public pedestrian access route linking the Ladybridge Street/Marketgate car park to the High Street. Immediately to the North of this is the 'Webster Memorial Theatre'. To the East of the site is High Street and to the west is the Ladybridge Street/Marketgate public car park. Adjoining the southern boundary is a two and a half storey property with retail on the ground floor and residential above.

Although it is uncertain when the original buildings were constructed on the site, the site is shown as developed on the 1822 (Figure 1) and 1858 (Figure 2) maps of the area. The 1858 plan indicates that there were extensive backland buildings which covered virtually the whole of the site area. By 1901 (Figure 3) and 1959 (Figure 4) the site has been developed as a Bank building. The previous buildings on the site were demolished in 2021. The site is now cleared and surrounded by Heras site security fencing. There is no established vegetation on this urban site.



Figure 1: Site circa 1822 (reproduced with the permission of the National Library of Scotland)



Figure 2: Site circa 1859 (reproduced with the permission of the National Library of Scotland)



Figure 3: Site circa 1901 (reproduced with the permission of the National Library of Scotland)



Figure 4: Site circa 1959 (reproduced with the permission of the National Library of Scotland)

2.0 PLANNING HISTORY.

2.1 A Dangerous Building Notice (Ref 21/00007/DS) was served on the previous owner under Section 19 and 20 on 2nd March 2021. An Application for Demolition (Ref 21/00282/CON) was made on 12th April 2021. Although the Planning portal does not reveal the decision made the dates noted on the Dangerous Building Notice require demolition prior to the date the Application for Demolition was lodged. One can only presume that the demolition occurred under the compulsory requirement of the Dangerous Building Notice.

3.0 DESCRIPTION OF THE DEVELOPMENT.

3.1 The development proposes that new much needed energy efficient residential accommodation is introduced into the town centre and remove a derelict open area replacing it with an attractive, contemporary intervention in the townscape. This development will infill and re-establish the building line of the High Street.

The development will house 20 No new apartments and will encompass:

- 1No 2 bedroom, 4 person wheelchair accessible apartment.
- 1No 2 bedroom 3 person wheelchair accessible apartment.
- 1No 1 bedroom 2 person wheelchair apartment.
- 8No 1 bedroom 2 person apartments.
- 3No 3 bed 5 person apartments.
- 3No 2 bedroom 4 person apartments.
- 3No 1 bedroom 2 person apartments.

The development will provide much needed affordable rented housing in the town centre which will ensure that more people use the local facilities. 'Hillcrest Housing Association' have committed to supporting the development and continue to liaise with Angus Council Housing service.

4.0 RELEVANT PLANNING POLICIES

4.1 NPF4

4.1.1 Policy 1: Tackling the climate and nature crises.

The site is a derelict brownfield central site with no formal or maintained soft landscaping present. This clause notes that Planning Authorities should consider the global climate and nature crises when determining Applications. We would contend that the Application satisfies this Policy which encompasses the following as policy impact considerations:

- **Just transition:** as it provides a logical and appropriate transition of this unused and degraded space to a useful space. The development will fill this gap in the linear building townscape dominant in this area of the town.
- **Conserving and recycling assets;** the development utilises a brownfield, unused site. Contemporary design techniques and modern building standards will ensure emissions from the new building are minimised.
- **Local living;** the site is within the Arbroath town centre and will reinforce the community and assist sustainable community aspirations. It sits largely surrounded by other residential properties on the upper floors.
- **Compact urban growth;** the site is located within the established urban fabric of the High Street. The site will infill this gap in the building fabric of the town centre.
- **Rebalanced development;** the development will provide much needed affordable residential accommodation in a core development area.

4.1.2 Policy 7: Historic Assets and places. As the development sits within the Arbroath Abbey to Harbour Conservation Area this policy has been considered within the proposals. The design has been carefully considered, indeed the development of this unused space will contribute positively to the area. The scale of the development is deliberately subservient to the neighbouring 1865 built Grade C Listed Webster Memorial Theatre.

4.1.3 Policy 9: Brownfield, vacant and derelict land and empty buildings.

The redevelopment of this brownfield site provides a solution to an identified requirement for much needed residential accommodation. It provides a meaningful use for this presently vacant land.

4.1.4 Policy 14: Liveable Places; Design, quality and place.

The development satisfies the aims of this policy as it has been designed to improve the quality of an unused dilapidated area of no clear identifiable use. The development also satisfies the six qualities of successful places:

Healthy: The site is within an urban context. Each apartment will be constructed to exceed current Building Standards. This will ensure well insulated and ventilated houses which are affordable to inhabit.

Pleasant: The development provides an attractive contemporary design for this infill site. The existing site holds minimal bio-diversity. The proposals will optimise the use of the site providing generous window openings for daylight to be enjoyed.

Connected: The location of the site immediately adjacent to a primary roadway within the town centre which ensures that the site is extremely well connected. Public transport routes are linking other areas of the town and beyond are easily accessed and can be supported by these new residents. Due to its central location within this urban neighbourhood there is no requirement for car dependency as all facilities are available locally. Bicycle storage provision has also been considered within the design. Schools, parks, shops and leisure facilities are all within a short walking distance. The pedestrian access path leading from the Ladybridge Street/Marketgate car park to the High Street has been respected and will be upgraded and made safer with public lighting, etc

Distinctive: The proposals reflect the scale of the nearby existing structures. It was however felt that the Webster Memorial Theatre still be the dominant building and the design is subservient as a result. Traditional four storey properties exist within the immediate surroundings. The design provides a logical infill of the street façade. We would contend that the design has been informed by its surroundings and respond positively to it in a contemporary manner. We have ensured that the development is sympathetic to its urban setting incorporating a contemporary twist. The external materials will be ivory coloured render and buff reconstituted stone punctuated with a sympathetic fenestration pattern. Large glazed windows reflect current fenestration patterns on the High Street. Our intention is that the development contributes positively to the character and sense of place of this important part of the city. It will demonstrate that the area is indeed being regenerated and bring new families to live making the existing shops and cafes more sustainable.

Sustainable: The building will be constructed using contemporary methods utilising sound environmental principles to reduce emissions and operating costs. There will be no loss of green space or bio-diversity as the current site is largely an area of dilapidated doughtings.

Adaptable: The size and flexibility of rooms incorporates in the level of accommodation provided within these new homes allows for future flexibility of the spaces. Three wheelchair flats have been encompassed. There is a variety of apartment types accommodated within the development allowing flexibility for families requiring housing of different needs.

4.2 Angus Council Local Development Plan

4.2.1 Enshrined in the ALDP is a presumption in favour of sustainable development. This development is compliant with the ambitions noted in:

- Part 1 – A Presumption in Favour of Sustainable Development and also:
- Part 2 – Directing Development to the Right Place.

through a central regeneration strategy.

4.2.2 Policy DS3: High Quality Design and Placemaking

Policy DS3 Design Quality and Placemaking states that:

Development proposals should deliver a high design standard and draw upon those aspects of landscape or townscape that contribute positively to the character and sense of place of the area in which they are to be located. Development proposals should create buildings and places which are:

Distinct in Character and Identity:

Where development fits with the character and pattern of development in the surrounding area, provides a coherent structure of streets, spaces and buildings and retains and sensitively integrates important townscape and landscape features.

Safe and Pleasant: *Where all buildings, public spaces and routes are designed to be accessible, safe and attractive, where public and private spaces are clearly defined and appropriate new areas of landscaping and open space are incorporated and linked to existing green space wherever possible.*

Well Connected: *Where development connects pedestrians, cyclists and vehicles with the surrounding area and public transport, the access and parking requirements of the Roads Authority are met and the principles set out in 'Designing Streets' are addressed.*

Adaptable: *Where development is designed to support a mix of compatible uses and accommodate changing needs.*

Resource Efficient: *Where development makes good use of existing resources and is sited and designed to minimise environmental impacts and maximise the use of local climate and landform.*

In response to the above objectives we would contend that the proposals meet with these requirements. In order to substantiate this claim we submit the following:

1. Distinct in Character and Identity:

1.1 The development proposals follow a design-led approach informed by its setting within the urban fabric of the city. The skyline of each will now linked forming a cohesive frontage and a sympathetic intervention into the streetscape. A feature will be created by the new corner rather than an open void which does not contribute. As there is nothing worth preserving on the site there is nothing to be retained.

1.2 The orientation of the building is dictated by the existing roads; proportion, scale, height, and mass by the flanking properties. Materials, detail, finishes and colours have all been considered and are appropriate to the site and surroundings. There is no car parking provision due to the location and overriding environmental impact.

2. Safe and Pleasant

2.1 The location of the development ensures that it can benefit from existing infrastructure ensuring minimal requirement for private vehicle provision.

2.2 The development promotes active frontages by having balconies and main living

2.3 By redeveloping the site with a high-quality development it removes an eyesore.

2.4 This development fully supports this policy by creating new living places that are designed to prioritise people, over motor vehicles.

3. Safe and Pleasant

3.1 By infilling this disused site the development will promote wayfinding and a sense of orientation. The building will provide a new focal point within the townscape. Further considerations complying with this clause include:

3.2 This design solution will contribute positively to the architectural language of the area.

3.3 We would contend that the development is sympathetic to existing surrounding built form and creates an appropriate infill development. Reconstituted stonework is proposed to the public-faced to mirror the adjacent properties. (although a wide range of materials is experienced within the immediate built environment).

4. Well Connected

This development relies on the existing infrastructure supporting existing public transport links. The development wholly supports the needs of people before the movement of motor vehicles.

4.1 The location of the development is critical to the car-free principle adopted. Existing services and public transport routes are to be used.

4.2 Sensitive integration of sustainable and active travel infrastructure has been incorporated through secure internal bicycle stores within the property. Public transport links are close by.

4.3 Current pedestrian circulation routes have been respected integrating the site fully with existing green infrastructure networks.

4.4 There is no change to the existing footpath infrastructure which are well-connected with the wider environment beyond the site boundary and have been respected.

4.5 The development provides a mix of apartment types that enhance accessibility by reducing reliance on private cars as required by this clause.

5. Adaptable

5.1 The development provides much needed housing provision in this sought after location. The dominant residential form in the area is apartments. There is limited opportunity to obtain rented apartments in the area and this will provide a modern energy-efficient living environment.

6. Resource Efficient

6.1 The development promotes the sustainable use of resources and waste management throughout the full lifecycle of development. Although not appropriate for establishing a neighbourhood or district heat networks contemporary energy efficient heating and cooling of the properties has been considered.

6.2 Passive design strategies have been adopted to support natural heating, shading and cooling of buildings through balconies and limiting window openings to north and East.

6.3 Roof mounted solar collectors will be utilised to integrate renewable energy principles and low carbon technologies to support heating, cooling and electricity generation.

6.4 Heat convertors are also to be installed on all hot water outlets in order that this heat is captured and re-used within each apartment.

6.5 Water conservation has been considered and the development utilises water reduction taps and wc cisterns; sustainable drainage systems are to be operated with underground tanks being used to service the requirements of the development. Similar to other approved developments in built-up areas, it is anticipated that surface water attenuation will be provided below ground. Flows will be restricted to a rate agreed with 'Scottish Water' on submission of a formal connection application. Attenuation will likely take the form of proprietary cellular crates wrapped in an impermeable liner, with a flow control valve to restrict flows.

6.6 Specification of durable, high quality, low maintenance materials for building and landscaping, which have low embodied energy/carbon over their full lifecycle will be utilised.

6.7 Designated and appropriate space for the storage, separation and collection of domestic waste will be agreed with Angus Council Cleansing Service. The development currently encompasses a private refuse area with an attractive gated frontage to ensure an open yet secure aspect.

TC1 Housing Land Supply / Release

Although not within the identified sites this is a windfall site made available through the demolition of an unsafe building.

TC2 Residential Development

The site is compatible with current and proposed land uses in the surrounding area and within the development boundary for Arbroath. The site is not allocated or protected for any other use and the development proposals are consistent with the character and pattern of development in the surrounding area.

TC3 Affordable Housing

This development is supported by 'Hillcrest Housing Association' and has been vetted through their in-house processes to ensure compliance with their strict standards and requirements. Negotiations with Angus Council Housing are ongoing.

TC19 Retail and Town Centre Uses

The previous use was as an office space. (Area office for Scottish Environmental Protection Agency). There is no appetite in this post-Covid environment, encouraging many to work from home, to rebuild office accommodation. This development will introduce residential accommodation which in turn will provide more people helping to ensure the existing town centre services are more sustainable.

PV3 Access and Informal Recreation

The core pedestrian access path linking Ladybridge Street/Marketgate car park to the High Street has been retained and will be enhanced.

PV5 Protected Species

As there are no buildings, structures or established foliage on the site there are no natural habitats for any protected species.

PV8 Built and Cultural Heritage

Although located next to the grade C listed Webster Memorial Theatre it does not affect it in any way. The development has been deliberately designed to fit into the current townscape and be subservient to the Theatre.

PV11 Energy Efficiency - Low and Zero Carbon Buildings

The new development is using roof mounted solar collectors which will be utilised to integrate renewable energy principles and low carbon technologies to support heating, cooling and electricity generation. Electric boilers are to be used. The building envelope will be highly insulated in excess of current Building Standards and promote low running costs for the tenants.

PV12 Managing Flood Risk

There is no flood risk apparent for this town centre site.

PV15 Drainage Infrastructure

The site had enjoyed foul and surface water connections directly into the sewer in High Street. The Applicant proposes underground SUDS tanks to ensure a modern sustainable solution for this development.

5.0 SUMMARY

The development proposes that new much needed energy efficient residential accommodation is introduced into the town centre and remove a derelict open area replacing it with an attractive, contemporary intervention in the townscape. The design is clearly specifically for this site, is of a high quality and will contribute positively in enhancing the distinct character and identity of this part of the town centre. The design and layout respects the character of adjoining properties within the surrounding area and does not have a detrimental impact on existing residential amenity and parking.

Due to the urban nature and the nearby location of Ladybridge Street/Marketgate public car park there are no car parking spaces allocated within the curtilage of this town centre development.