

FINAVON STREET DUNDEE



WHY: what is driving the change?

Abertay Housing Association

The purpose of Abertay Housing Association is to provide social housing to people in housing need. We have around 1,760 houses in Dundee. **Abertay aims to enhance the quality of life in our communities.**

Introduction & Background Context

A Proposal of Application Notice (PAN) was submitted to Dundee City Council by Abertay Housing Association (AHA) in November 2015 confirming their intent to submit an application for residential development at Finavon Street, Fintry.

Purpose of this Exhibition

The purpose of this public exhibition seeks to obtain feedback from the local community on the proposed development.

These consultation boards seek to provide further information on the site context, design evolution, and proposed development components applicable to the forthcoming planning application.

Fintry and the Proposed Site

The site previously contained 54 'Orlit' type modular concrete houses, constructed during the first phases of development of Fintry in the late 1940's.

The site is currently vacant following the demolition of the majority of these Orlit houses between 2009 and 2011 and is designated as a 'Brownfield Housing Site' in the Dundee City Council Local Development Plan.

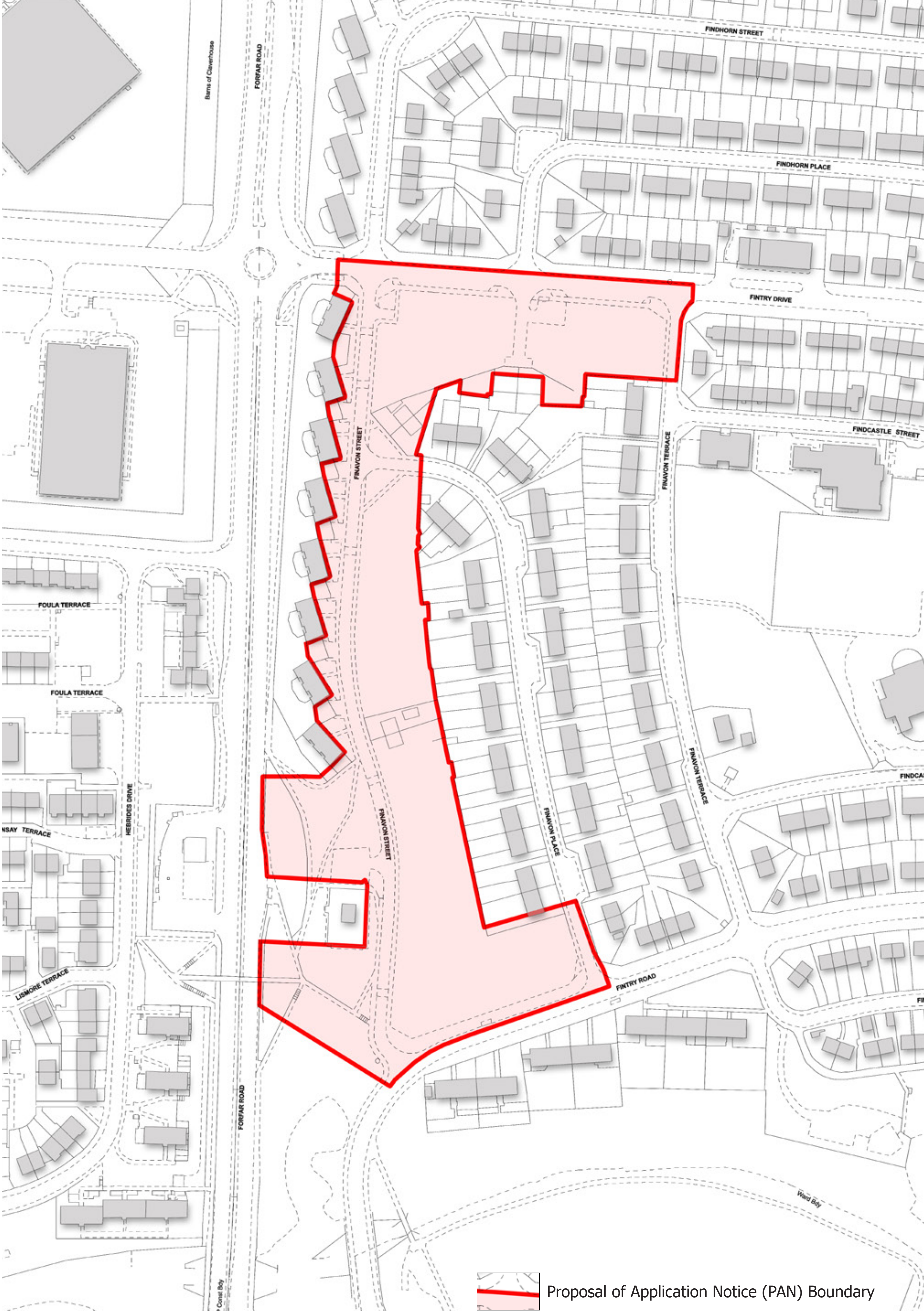
The Future of the Site

Redevelopment of this site provides the opportunity to create approximately 70 new houses and flats on Finavon Street.

The majority of these houses and flats will be social rented accommodation, managed by Abertay Housing Association, contributing to the supply of housing to the local community in Fintry. It is anticipated that a limited number of flats will be constructed by Abertay Housing Association for private sale.

The proposed development will include new landscape works to improve the existing streetscape along Finavon Street and to incorporate the houses currently located on Finavon Street and Fintry Drive

LOCATION PLAN



SITE AERIAL PHOTOGRAPH WITH EXISTING BUILDINGS IDENTIFIED



The south of the site as seen from the Forfar Road



Ths south of the site



The site as seen from Finavon Place



The site as seen from Fintry Road



**BARTON
WILLMORE**
Planning · Design · Delivery

FINAVON STREET DUNDEE



SITE CONTEXT AND PLANNING

Fintry

The site is well served by a range of local services and amenities including:

- Fintry Primary School, Fintry Community library and the Finmill Community Centre
- Local shops and supermarkets, including amenities on Fintry Drive and Fintry Road
- Public transport links to local bus services
- Public open space at Finlathen Park and the Dighty Green Corridor and open space and sports facilities at Caird Park
- Links to the Green Circular and Core Path Network

All of these facilities are located within the maximum recommended walking distance of 1,600 meters from the site, as set out in Scottish Government advice.



SITE OPPORTUNITIES AND CONSTRAINTS DRAWING

Opportunities and Constraints

The proposed development site covers an area of approximately 1.6 Hectares (3.95 Acres).

The land surrounding the development site is predominantly in residential use and all of the surrounding land uses are compatible with the residential development proposed.

A number of residential units are located between and directly adjacent to the proposed parcels of development. The scheme has been designed to respond positively to these existing houses. No land under the ownership of these houses will be used as a part of this proposal.

The site is well served by an existing road and footpath network, with access available from from Finavon Street, Fintry Drive and Fintry Road.

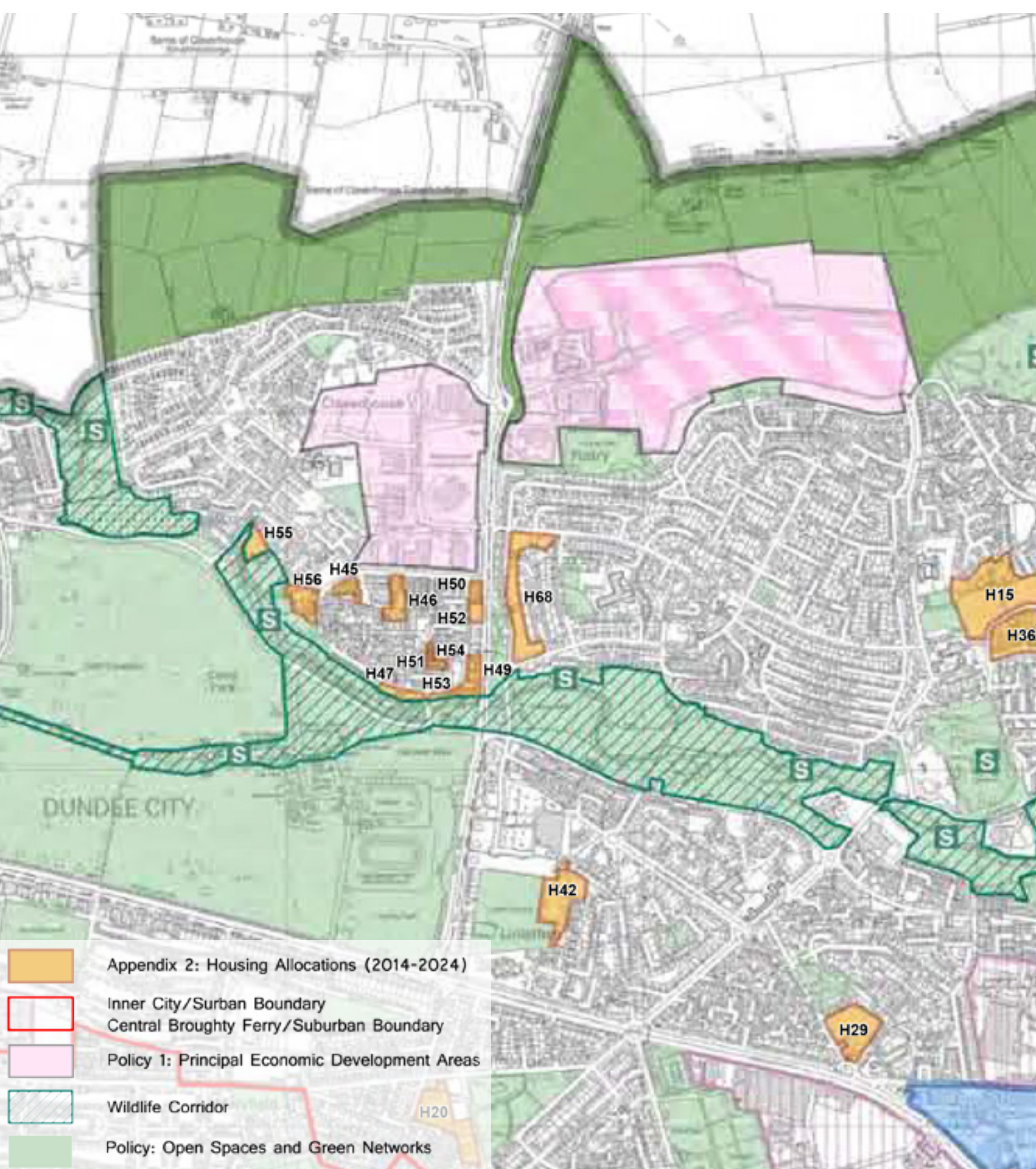
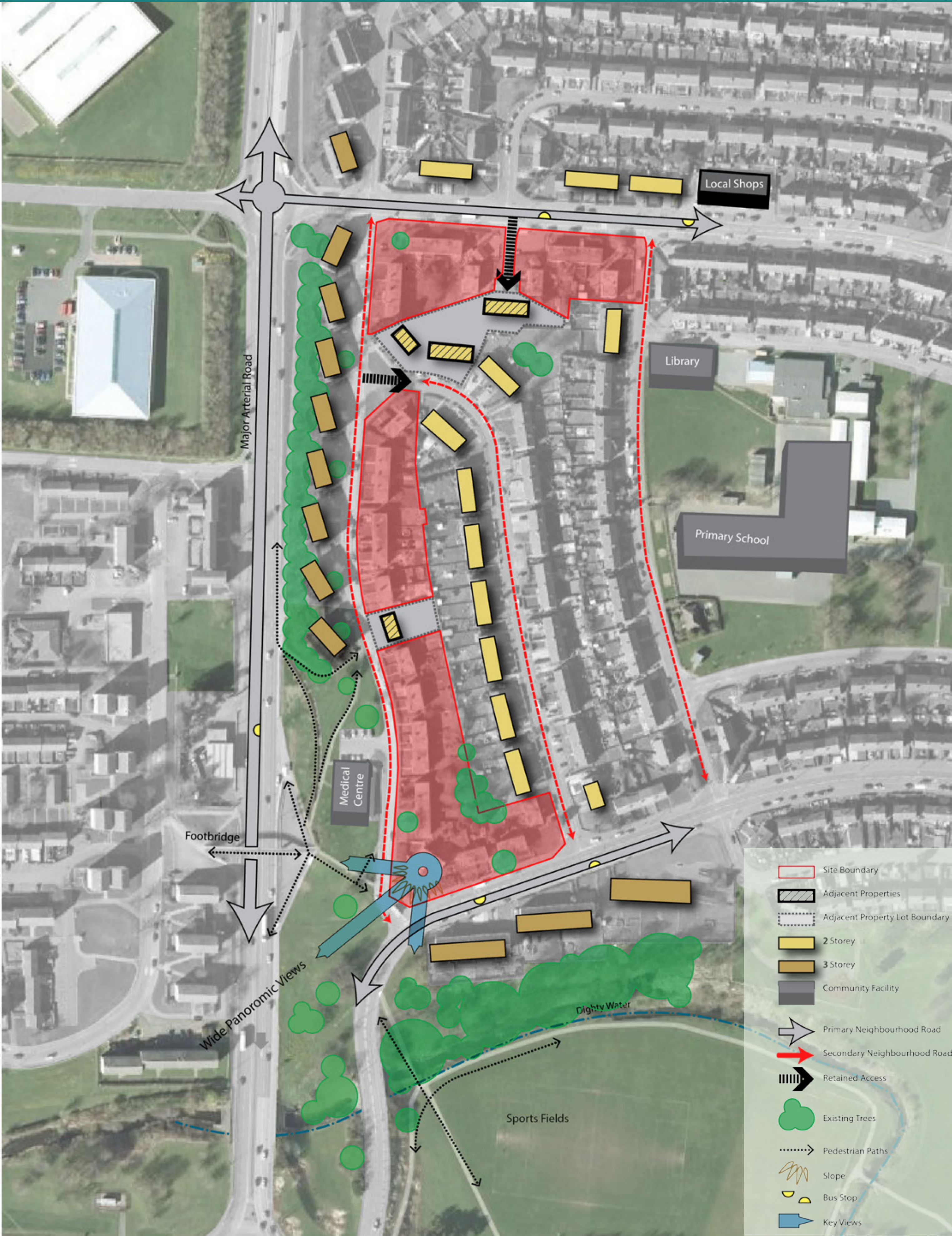
The site is generally level, sloping slightly down-hill from Fintry Drive to Fintry Road. There is a steep embankment between the southern edge of the site and the junction between Finavon Street and Fintry Road.

The site has been cleared with a limited number of existing trees. Where possible these trees will be retained and incorporated into the proposed development.

Design Standards

In addition to consideration of relevant Local Development Plan policies on transport, accessibility and other issues, the proposed development would be designed to comply with a range of additional guidance documents including:

- Scottish Government's Designing Streets
- Scottish Government's Designing Places
- Dundee City Council Streets Ahead Roads Standards
- Dundee City Council Urban Design Guide
- Dundee City Council Sustainable Development Guide



Planning Policy Context & Site Suitability

The site is allocated as a housing site (Housing Site H68) within the Dundee Local Development Plan (LDP). Within this site, the principle of residential development is supported subject to addressing design, amenity, transport and other relevant planning considerations. AHA believe in the suitability and deliverability of the site for residential development as follows:

- Commitment from AHA to deliver mainly social rented housing and include these properties within their existing portfolio;
- Potential to provide affordable housing provision within an area with identifiable housing need;
- The site's brownfield status - previously containing AHA housing stock housing prior to their demolition;
- Compatibility with the nature and character of the immediate residential area; and
- Sufficient transport and infrastructure capacity to enable/service the proposed development.

What's Best?

In summary, the site is included in Dundee City Council's local development plan for housing development and the residential proposals would comply with respective LDP housing policies (i.e. Policy 8) that require the delivery of housing on allocated housing sites (like Finavon Street) in the short term to address identifiable housing need within Dundee.

The overall design has considered the housing design criteria within the LDP and other guidance documents to ensure the design has appropriate regard to housing types, amenity garden ground, privacy and car parking.

This should create a responsive, proportionate, compatible outcome that respects residential amenity whilst also enhancing the character of the surrounding area.



FINAVON STREET DUNDEE



MASTERPLAN DEVELOPMENT



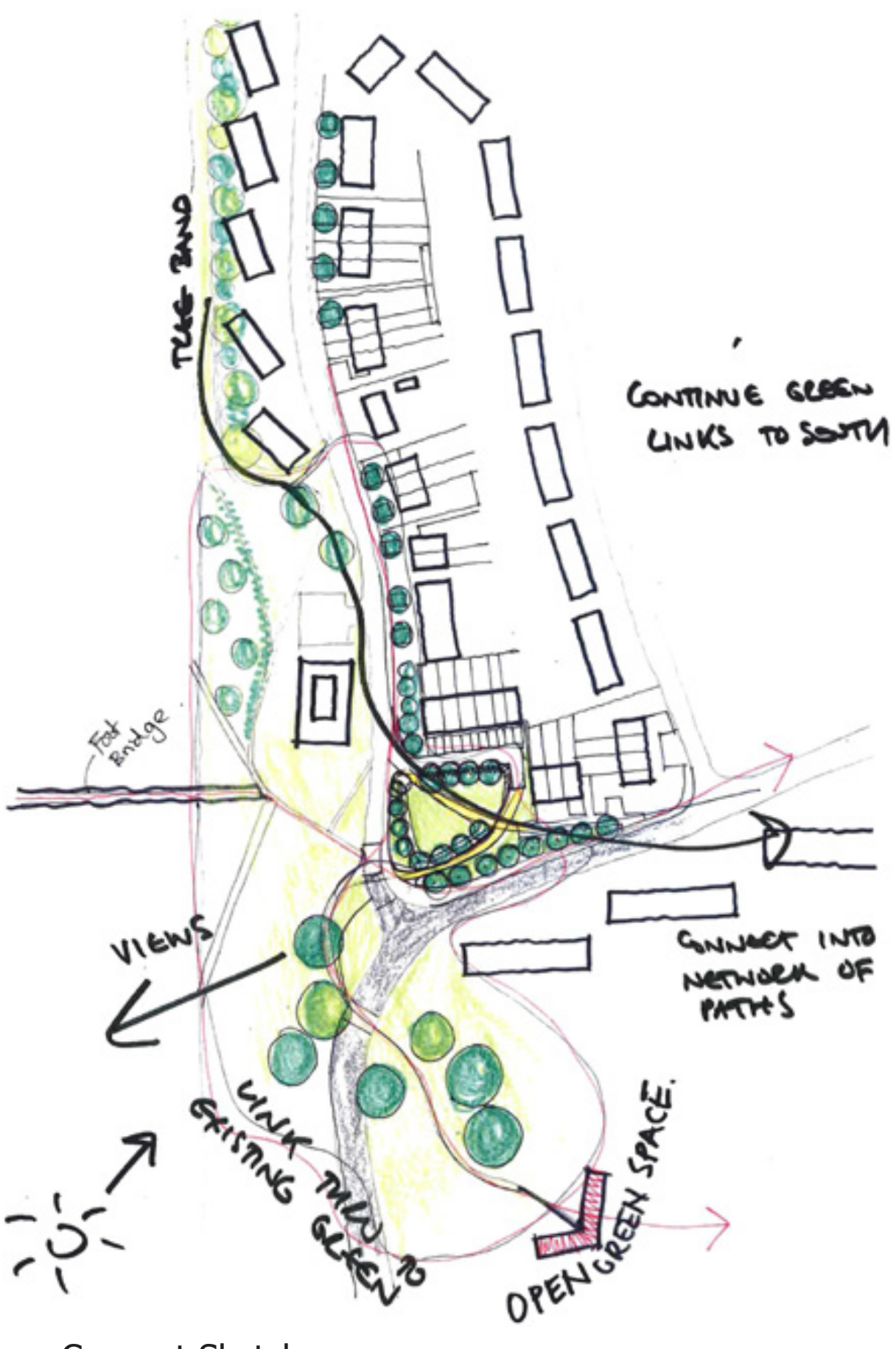
Proposed Development - Indicative Masterplan



Sketch Option



Sketch Option



Concept Sketch

Legend:

- Proposed houses and flats
- Proposed roads and courts
- Proposed parking and footpaths
- Proposed open space
- Proposed garden ground

2011 - Site as cleared



2007 - Development pre-demolition



1945 - First phases of Fintry



Aerial Photographs

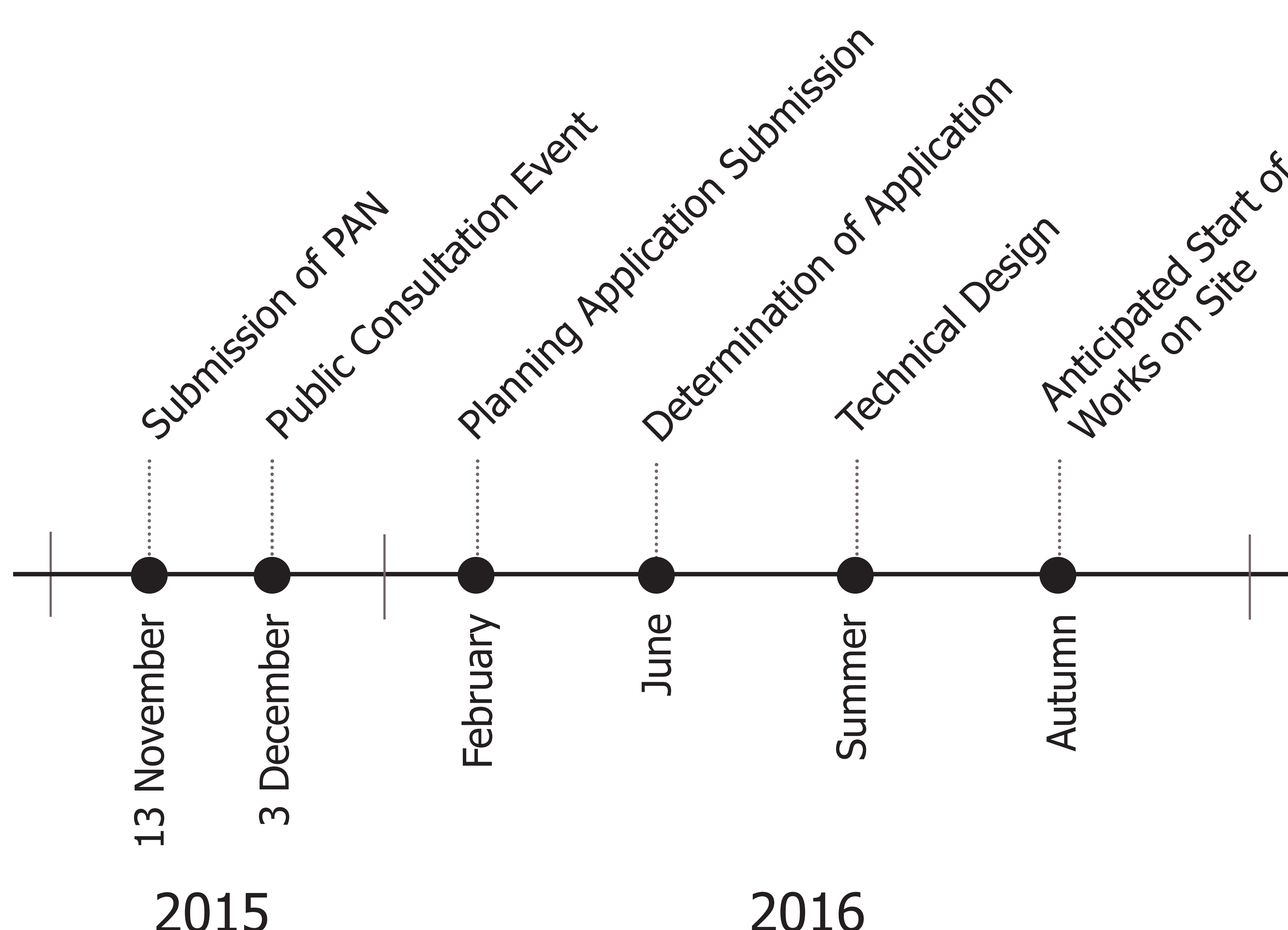


Indicative 3D Massing Model

FINAVON STREET DUNDEE



PROGRAMME & TIMESCALES



Next Steps

Following the completion of the statutory pre-application public consultation process, Barton Willmore, on behalf of Abertay Housing Association, will collate and review all feedback received during the pre-application consultation process.

A Pre-Application Consultation Report will be prepared to support the planning application summarising the key issues identified during the consultation process and how the proposed development takes cognisance of these issues.

Timescales for the submission and determination of the application are identified above.

It should be noted that there will be an additional opportunity to provide representations on the proposed development once the forthcoming application has been submitted.

Comments & Feedback

Beside this board you will find copies of our comments form

If you wish to comment on our proposals, please complete a comments form and leave it in the box provided or alternatively send your comments by e-mail to:

steve.iannarelli@bartonwillmore.co.uk

or by post to:

Finavon c/o Barton Willmore
68/70 George Street, Edinburgh, EH2 2LR

Please submit your comments by Monday 21st December 2015

PLEASE NOTE: Your feedback and comments on these proposals are to the prospective applicant and not to Dundee City Council. Any comments you make at this stage are therefore not a formal representation on the future planning application. Such representations can be made to Dundee City Council once the application is submitted.

Thank you for your time and input to the process



**BARTON
WILLMORE**
Planning · Design · Delivery