



# DUNDEE ROYAL INFIRMARY SITE

## INTRODUCTION

The Dundee Teaching Hospitals NHS Trust has declared the Dundee Royal Infirmary buildings and site surplus to requirements. The facilities currently provided at DRI will be transferred to Ninewells in 1998. As a result a prominent site of high quality built and natural environment will be available for development.

The Council is determined to accept only the highest standards of development in this attractive part of the city and has prepared a site planning brief to provide guidance to developers and designers.



2 Caird Wing Balconies

The site lies within a wildlife corridor which links the site to Lochee Park and Dundee Law.

The site formerly contained x-ray facilities, boilers, coal stores, medical incineration, laundry, etc. There may be a measure of contamination on the site. It is essential that any developer identifies any the environmental pollution to the site prior to development.

The site offers the opportunity to improve housing location choice in a popular area of the city and will serve to discourage commuting and improve housing locational choice in the city.

The site offers opportunity to create large dwellings either in houses or flats within an attractive part of the city. Provision of opportunities for such accommodation will complement efforts to attract business to the city. Opportunity also exists to provide housing or flats to meet the needs of staff in the higher education establishments.

The development of the site offers opportunity to promote energy efficiency and, through conversion, reducing the embodied energy required to develop the site.

### DESIGN GUIDANCE

Dundee City Council is determined to accept only the highest standards of development in this attractive part of the city. It will encourage and promote high quality, well designed and well laid out developments to enhance this part of the city, to fit in to the architectural quality both of the buildings on the site and the buildings surrounding the site.



1 Caird Wing

The site falls into three distinct areas, the original complex to the south west, the later complex to the north west and the more recent complex to the north east. The original complex is identified for campus purposes in the draft District Local Plan and the later parts for housing. This brief will consider only the housing element of the site.

The site is bounded to the north by Dudhope Terrace/Somerville Place, to the east by Constitution Road and to the west by Barrack Road. The site is bounded to the south west by the original complex, listed Category A, and to the south east by Dundee College.

To the north and east the site is surrounded by primarily residential use. To the east is the Crescents Conservation Area where the buildings adjacent to the east boundary of the of the site are listed Category B. To the north is the Law Terraces Conservation Area where the buildings fronting Dudhope Terrace/Somerville Place, overlooking the site are listed Category B. To the west is Dudhope Park including Dudhope Castle, listed Category A. To the south, beyond Barrack Road, the principal uses are residential, office and roads.

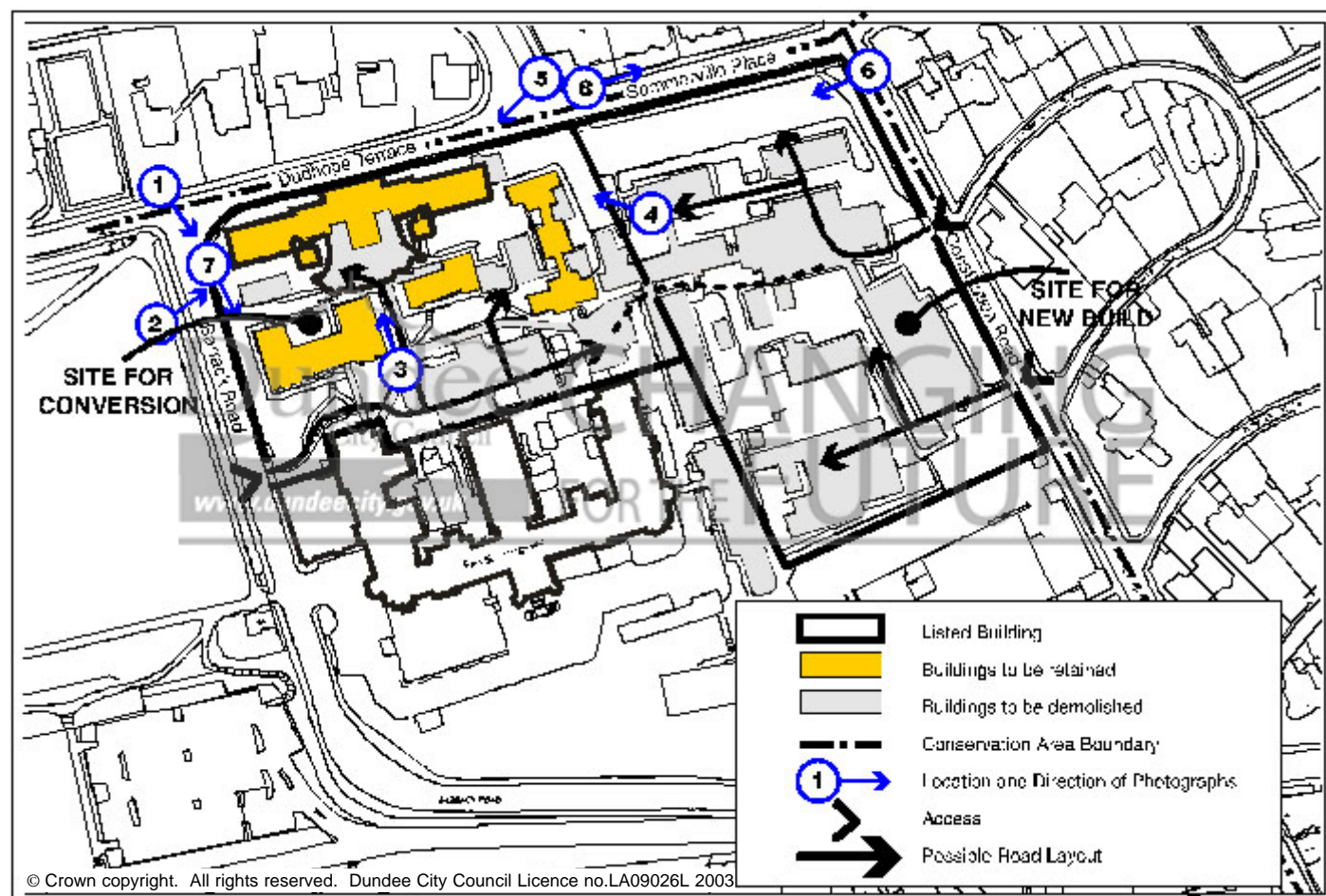
The Caird wing, the residential wing to the east, is in the same style and by the same architect as the main Caird wing. The westmost nurses home and the central office building are both similar in style to the original complex forming a distinct grouping of building style.

The site is split midway along its north boundary by the line of the former Dundee to Newtyle railway. This line is formed by a north-south masonry wall. There is evidence of a tunnel viaduct entrance to the north east of the Caird block.

The site has a south facing slope falling some 18m from the northeast corner to the southeast, and 3.5m from the northeast corner to the northwest corner.



3 Overbuilding





The Council has prepared guidelines to set standards for associated amenity. The development of this site will require to safeguard the amenity of residential areas around the site. It is anticipated that the development of the site should achieve a particularly high quality.

Within such a sensitive part of the inner city the redevelopment of the site is expected to respect the degree of sunlight, daylight and privacy enjoyed by the occupants of adjoining property. Similarly, massing, materials style and form are expected to be sympathetic to the existing building pattern of the surrounding area.



4 Nurses Home

The site enjoys good views over the Tay, therefore development of the site should take advantage of these views, albeit in part obscured by the original complex.

It is the policy of the council to encourage a variety of tenure within the site, and to retain the listed buildings on this site. The Caird block to the north should therefore be converted to housing and associated uses. It is accepted that selective demolition may be necessary within this wing if only to remove unsympathetic later extensions. This is particularly the case at the oversailing links to the central block and to the extensions and infill at the operating theatre block. The ground floor of the Caird block does not enjoy views out either to the north to the retaining wall at Dudhope Terrace or to the south. It is possible therefore that the ground floor could be used for secure parking or for drying areas or communal areas.

The nurses' homes to the south of the Caird block, whilst not listed, are handsome buildings and because of their former use should convert easily to housing of generous space standards.

The complex of buildings creates its own high quality environment and with selective demolition that environment should be improved.



5 North Wing

Due to the amount of conversion opportunities on site and its proximity to the original complex, conversion of the former maternity wing is not appropriate. This wing should be demolished and the resultant site allocated between the campus site and the new build site.

Conversion opportunities exist to the west of the site and new build will be concentrated on the east half of the site. It will comprise houses with 3 or more bedrooms. The District Local Plan indicates that the guideline mix will only apply to the new build part of the site.

# DUNDEE ROYAL INFIRMARY SITE

## LAYOUT/URBAN DESIGN

It is important that the existing site features should be retained. The clear delineation of the former Dundee to Newtyle railway line should be respected as should all external stone boundary walls, internal retaining walls and railings. The former nurses homes and Caird wing create their own quality environment whereas the site to the east should respect good architectural manners relative to their surroundings.

## MASSING & MATERIALS

The listed building and buildings to be retained on the west part of the site range in height from 2½ to 4½ storeys. The general building height of the surrounding residential development is 1½ to 2½ storeys. The new build element should be 2½ to 3 storeys, possibly incorporating garaging in the ground floor. They could take the form of pairs or terraces of town houses. Detached housing would not offer an appropriate scale and massing consistent with the general housing form in the surrounding area. Single aspect housing would both take advantage of the superb views from the site and the southern aspect whilst securing increased privacy within the site.

In the surrounding area the point of reference for materials ranges between roughcast in the terrace in the north, dressed stone and ashlar in the housing to the north west and the north east, coursed stone in the older DRI complex and red engineering brick in the Caird buildings to the north west of the site. It is considered that the materials of the Caird building should be allowed to stand alone and



6 Sloping North East Site

no attempt made to replicate or match the material. The preferred point of reference should be the stone work, particularly of the buildings to the east. The use of dressed stone and fair faced or polished block would provide the scale of material appropriate to the site and the surroundings.

The existing boundaries should be retained, in particular the stone walls that identify the curtilage of the existing buildings. The railings, whilst not

decorative, form a strong visual boundary to the site. In order to provide privacy and identify defensible space, plot boundaries should be formed in materials to match the building construction rather than post and wire fences or the like.

## AMENITY SPACE/GARDEN AREA

Whilst new houses are perceived to be easier to heat and to maintain, the space standards of older houses have proved popular. A lack of garden space in housing developments gives cause for concern but with imaginative and innovative solutions open space

can be provided by means of balconies, conversion and by drying areas either internally or in gardens. The proximity of Dudhope Park would provide quality open space removing the need to provide the full requirement on site.

In the inner city it is the policy of the Council to secure at least 10 square metres per flat of usable and private space including space for younger children to play. The design of the Caird wing with its glazed balconies over three floors can contribute to this provision. In the new build part of the site it is the policy of the Council to secure an area of private garden space of average size at least 50 square metres. Garden area between dwellings and Sommerville

Place or Constitution Road will not be considered to be private, however, a suitably enclosed garden area between any new build house and any internal service road would be acceptable.

For flats, drying facilities can be provided within the building complex. These must enjoy through ventilation and security. External drying areas must not encroach into the amenity space

allocation. Within the new build development drying greens will be part of the garden but be in addition to the 50 square metres previously referred to.

## PRIVACY

In all cases there must be 18 metres between facing habitable room windows and no windows should overlook the private garden areas of adjacent houses. However innovative window arrangements and the use of single aspect housing offer opportunity to overcome this constraint whilst creating interesting urban spaces.

## PARKING AND GARAGING

Flats will require 130% parking, with one extra car space for every flat of three or more bedrooms. This will allow for 30% visitor space. Parking should be secure and large areas of open parking are not acceptable. There should be adequate secure space for the storage of bikes suitably distributed throughout the flatted or conversion part of the site.

Housing within the new build part of the site will have three or more bedrooms therefore two parking spaces per dwelling will be required. This space will be within the curtilage. Space for garaging in the curtilage must be provided from the outset or identified in a way which will not detract from the visual amenity of the site. An additional 30% visitor parking should be suitably distributed throughout the site and not in large blocks.



8 Adjacent Conservation Area

## ROAD LAYOUT

There is an existing access to the site from Barrack Road and two accesses to the site from Constitution Road to the east. It is not necessary to link the east and west accesses. If such a link can be demonstrated to secure an improved quality environment it will not be prohibited. In any event it will be necessary to provide a pedestrian route through the site from Constitution Street to Barrack Road.

Novel road standards shall be adopted and in particular the use of shared surfaces as far as practicable. It may be necessary for existing accesses to be widened to provide acceptable geometry for sightlines. Such standards should be considered to be flexible in order that the stone walls or railings are not unnecessarily disrupted. A designer should seek innovative ways of improving sightlines rather than removing or reducing the heights of boundary treatments.

## LANDSCAPING

The western boundary of the site is particularly well landscaped with mature trees complementing the natural landscape of Dudhope Park and there are mature trees within the site. A tree planting proposal must be incorporated into the new build part of the site, particularly to reinforce trees on the Sommerville Place frontage, to break up the large areas of the site, to enhance the visual amenity and support the wildlife corridor.

## PHASING

The site will provide a quality environment. It is important that this environment is not prejudiced by a prolonged phasing exercise. The site should be phased in order that at all times occupied dwellings

enjoy the highest standards and minimum inconvenience and disruption.

## CONSULTATION

The site is particularly sensitive containing many fine buildings. The proposed development will be the subject of public consultation and in any event will be subject to the usual statutory consultations, in particular with the local Community Council, Dundee Civic Trust and The Architectural Heritage Society of Scotland.

The full technical brief is available from Mr. David MacDougall, Planning and Transportation Department, Dundee City Council, Floor 15, Tayside House, Crichton Street, Dundee, DD1 3RB



7 Landscaping