

Eve Young,
Planning Officer
City Development Dept.,
Dundee City Council,
Dundee House, Floor 6,
N Lindsay St., Dundee,
DD1 1LS

Dr.D.Hewick,
17 Davidson Street,
Broughty Ferry,
Dundee, DD5 3AT.
01382 774288

29 May, 2012

Dear Eve Young,

Erection of 2 new storeys above existing restaurant (The Glass Pavilion), The Esplanade, Broughty Ferry DD5 2EP (12/000311/LBC, 12/,(000310/FULL)

This application concerns an attractive Category C(s) building that had been sensitively converted from a former Art Deco bathing shelter.

We wish to object to this proposal as we consider it an insensitive overdevelopment.

The 2 new storeys are twice the height of the original building and overhang it on the east and west sides of the principal elevation. In addition, the original symmetrical elevation becomes asymmetric via ground floor additions on the east and west sides as well as protrusions on the west elevation. The fact that the 2 new storeys are set back does little to ameliorate the damage done to the main elevation.

The then council-owned shelter was saved from demolition in 2001 by the intervention of Broughty Ferry Community Council, The Scottish Civic Trust, The Architectural Heritage Society of Scotland, and subsequently Historic Scotland. The reporter acting for Historic Scotland commented on the attempt of the council of the time to obtain the listed building consent required for demolition as follows "The Inspectorate finds the council's attitude to retention of the shelter as owner of the listed building and to established government policy to be surprising and disappointing as the council might be expected to set an example in such matters." and ".. the council has ignored the wider benefit to the community, both locally and nationally of retaining the beach shelter."

We consider that the present application will smother and ruin the appearance of the building and could result in its de-listing, causing it to lose its statutory protection. That is why the more enlightened current council should refuse this application.

It should be mentioned that any previous development proposals have endeavoured to not overwhelm or distract from the building's original features by employing the extensive use of glass in construction. Unfortunately, the present

top-heavy, lop-sided masonry proposal will swamp out the very features for which the building was listed.

The main problem is that the developer in asking for so many residential units has set the architect an impossible task to do justice to the building on such a small site.

We are aware that the local plan does not favour residential flats being built in any part of Broughty Ferry. This argues against flats being added to this building.

Although financial issues are not relevant in planning terms, we must admit we are surprised the applicant argues that this residential development is essential to ensure the future of the restaurant. Even in these straitened times the prime position of the Glass Pavilion gives it a huge advantage over less favoured, but still flourishing, restaurants in Dundee.

Yours sincerely,

D.S. Hewick [Planning Secretary, Broughty Ferry Community Council]