

Paula Frickleton,
Planning Officer
City Development Dept.,
Dundee City Council,
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Dr.D.Hewick,
17 Davidson Street,
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13 March, 2013

Dear Paula Frickleton,

**Partial demolition and change of use of Armistead House to create 5
dwellinghouses, extension to gatehouse and erection of 2 dwellinghouses and
18 flats. Armitstead Child Development Centre 94 Monifieth Road Broughty
Ferry Dundee DD5 2SJ (13/00092/FULL)**

We are pleased that there seems to be progress at developing this site which has been neglected for a number of years. A residential use would seem to be the most appropriate choice.

However, we have a number of comments as follows.

1. The development of the unlisted part of the site gives inadequate consideration both to the planning brief and to the fact that it is in a conservation area.

2. The planning brief states

“10.2. The principal 1930s extension may be retained , however, should a proposal be developed which removes part of this building then that would be acceptable. Particular care must be given to the treatment of any post demolition west elevation. The exposed gable post demolition should be built in stone reclaimed from the demolition.

10.4 All stone from the demolition should be carefully taken down and set aside for re-use.

12.1 The predominant building material within the area is coursed stone. The treatment for external elevations should be stone reclaimed from demolition reconstituted stone or render may also be used after used after all reclaimed stone is used. In terms of sustainability there are a number of substantial stone buildings and walls that might be incorporated or used.”

Although some reuse of stone is mentioned in the Planning and Design Statement, no further mention is made of any type of stone in the detailed drawings (the list of materials on the drawings does not include stone). More attention is required in maximising the use of stone.

3. More attention needs to be paid to the other building materials used so that the character of the conservation area is preserved or enhanced, and that the development complies with Policies 9, 10 and 11 in the proposed local plan.

There will be large quantity of natural slate arising from the proposed extensive demolition of the traditional buildings. The use of such material should be maximised and then supplemented with natural slate. The use of interlocking tiles is not acceptable on a conservation area site where new buildings are required to complement retained Victorian buildings.

There is concern over the use of aluminium windows in a conservation area. Wooden sash windows should be installed on the mansion as well as the listed lodge house.

The use of plastic for gutters and drain pipes is not satisfactory on the mansion and gatehouse. Cast iron should be used on key elevations and any decorative hopperheads and pipe brackets/holderbats retained/reused/restored.

4. The planning brief states "12.2. The fire clay chimney pots must be reinstated on the main building." This seems to have been ignored on the submitted drawings of the main house (as well as those of the gatehouse).

5. The planning brief indicates "4.2. Internally the original building contains fine plaster work and a grand stair. Cornices and frieze work tended to have survived unscathed from 'institutionalisation'." To ensure that these original features are saved, there is a diagram (from page 14 of report No 550-2008) specifying the interiors of the original mansion (the hallways, grand stair and the large rooms to the south) which are to be retained. We would like to be reassured that all remaining original features will be retained/reused.

Until the above comments have been satisfactorily addressed we would wish this letter to be considered as an objection.

Yours sincerely,

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