

Mr A Ballantine,
Planning Officer
City Development Dept.,
Dundee City Council,
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N Lindsay St., Dundee,
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Dr.D.Hewick,
17 Davidson Street,
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9 November, 2014

Dear Mr Ballantine,

14/00699/FULL and 14/00700/LBC. Proposed alterations to house to form 6 no. flatted units with car parking and a new build house in garden ground. | Craig Gowan 42 Camphill Road Broughty Ferry Dundee DD5 2JE

This is a letter of representation. We realise that some aspects of the local plan may have to be contravened as a compromise to ensure the future of this landmark Category B Listed Victorian mansion. However, we have the following suggestions/comments.

EXTERNAL

1. The coping stones and other stones removed from the proposed car entrance in Camphill Road should be used in the reinstatement of the stone wall in Whinny Brae. The new gates should comply with the Council's guidance "Breaches in Boundary Walls" (Pages 18 and 19). In particular the sympathetically designed gates should be electronically controlled to reduce the time cars need to be stationary in a narrow, and at times, busy road.
2. We are concerned about the proposed removal of 2 chimney stacks. Attached is a photo of the mansion from Rowanbank Gardens. There are 2 central chimney stacks clearly visible on zooming in. The one on the RHS has 4 chimney pots on it (as may the one on the LHS). If these are the stacks intended for removal, this should be resisted. They are an important part of the completeness and symmetry of the south elevation.
3. The applicant is counting the 3 parking spaces at the top of Whinny Brae as being routinely available to the future occupants of Craig-gowan. Currently these public parking spaces are also occasionally used by neighbouring occupants. Obviously access to these spaces will become more limited.

INTERNAL

1. Unit 2, East Section Ground Floor. In the dining area the plans indicate that a door frame is to be preserved. What is happening to the door?
2. Unit 3, West Section Ground Floor. In this single bedroomed apartment it is proposed to convert the living room into a kitchen/diner/lounge. Will the ornate cornice be retained in the kitchen area? In the study to be converted to a double bedroom is the fireplace (with tiled insert) to be removed worth retaining?

3. Unit 5, East Section First Floor. Is the fireplace in the new master bedroom worth retaining?

4. Unit 6, West Section First Floor. The large SW bedroom is to be converted to a kitchen diner/lounge. Will the cornice be retained over the kitchen space? Is the fireplace worth retaining?

Yours sincerely,

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