

NEWSFLASH



Dundee Civic Trust
encouraging the best

Dundee Central Waterfront - an alternative

Fionn Stevenson

Dundee Civic Trust was heavily involved in the consultation informing the development of the *Dundee Central Waterfront Masterplan 2001-2031*. There has been much improvement to this area since then, with significant new public and commercial buildings erected alongside excellent urban landscaping and public amenities. This includes the V&A Dundee museum, Dundee railway station/hotel, and a bike hub/café set within a new 'urban beach' area on the riverfront.

Seven prominent central plots still remain empty in the central waterfront area, however, and have done so for decades. These are a blight on the city, as they are highly visible from a principal ambassadorial entranceway to the city via the Tay Bridge. Given the lack of movement on these plots, despite much activity elsewhere in the city, the Trust has produced an alternative approach to developing and funding these remain sites, with a short piece to stimulate a wider discussion.

The Trust's Planning Group spent six months exploring the evidence, debating possibilities and developing potential ways forward for these. The resulting policy document, *Dundee Central Waterfront: A Discussion Document*, is based on creating a 'Liveable Neighbourhood' (a place that is people-centred and attractive, creating a community where people can easily move around, access amenities, and feel a sense of belonging) right in the centre of the city. This is anchored by relatively high density mixed tenure housing, with a new urban primary school to serve the new residents, and new bus station with parking and housing above it, to replace the current temporary-looking Yeaman's Shore public car park. It also includes the possibility of either extended parkland by the waterfront next to the bridge or a new gateway building set in parkland there.

The document was submitted to key Council officers and Councillors ahead of the Dundee Partnership's Economic Summit conference on 18th June and can be accessed in the policy section of the Trust's website ([The Central Waterfront: a Discussion Document – Dundee Civic Trust](#)). We welcome feedback from members on the proposals.



New beginnings at Dundee Historic Environment Trust

Mylene Herd

I'm excited to have recently joined the team at Dundee Historic Environment Trust (DHET) as the new Community Engagement Advisor. I've been working in community development, engagement, and partnership building for years, mostly around Stirling. But now I've made the move up the A9 to Dundee - and I'm loving it so far!

Even though I'm still getting to know the city, I'm already blown away by Dundee's amazing historic buildings and creative vibe. There's a brilliant mix of medieval, Georgian and Victorian architecture here, and it's clear there's so much worth protecting. Sadly, many of these buildings are at risk due to factors like neglect, harsh weather, and climate change, so raising awareness is more important than ever.

A big part of my role is about getting young people involved. There's a real shortage of skilled craftspeople in traditional trades across Scotland, so we need to show the next generation that working with heritage and natural materials can be both rewarding and meaningful. It's a great way for them to step away from screens and really connect with something tangible.

At DHET, we're all about raising awareness, building skills, and encouraging people to get hands-on with our historic environment. For the past few years DHET has been engaging more closely with Dundee Civic Trust through projects such as our joint conservation award and joint annual lecture. With this extra resource we'll be weaving community engagement and training into our grant-funded projects to make sure the support we get from the Scottish Government and Historic Environment Scotland goes as far as possible.



Inclusion is a big focus, and we're especially keen to work with groups in parts of Dundee that face more challenges, as highlighted by the Scottish Index of Multiple Deprivation (SIMD). To make all this happen, I'm looking forward to building stronger ties with local schools, community centres, and cultural organisations. We want to co-create sessions that are fun, inclusive, and accessible for everyone. This will include workshops, site visits to historic places, and creative heritage-themed projects to keep young people engaged. We're also planning community sessions for all ages, with the aim of encouraging learning across generations and boosting local

pride. On top of that, we hope to offer chances for people to volunteer and get more involved in protecting local heritage for the long haul.

DHET also welcomes Amanda Forde as our new Information Co-ordinator. Amanda, who has vast experience in coding, will be introducing an active programme of communication initiatives and providing administrative support. To make sure the programme is hitting the mark, we'll collect feedback and keep track of what's working. The goal is to meet key targets like improving access to heritage, increasing public understanding, and supporting sustainable community. Our office at 29 Exchange Street is open 9am-5pm on weekdays and we'd love you to pop in and have a chat to explore ideas for possible projects. Better still, let us know you're coming, and we'll put the kettle on!

Contact mylene@dhet.org M. 07498 536660 or amanda@dhet.org T. 01382 902244

p.s. Did you know we have a small exhibition space in our office on Exchange Street? We've been delighted to recently exhibit some photographs by @lesmclaggan Blending the Old and New. This exhibition highlights the radical changes that began over 150 years ago and have never really stopped. The blending of the 'then and now' photographs provides an interesting lens through which to view our city scape. It will be available till mid-July when we will be replacing it with an exhibition of DHET's achievements over the years to celebrate our 21st Birthday!

Bricks and mortar retailing - back to the future?

Brian Cram

On a recent trip to Dundee City Centre, through the LEZ sign at Argyllgate which joins West Marketgait at the West Port Roundabout to North Lindsay Street, I was stopped at North Lindsay Street by a line of cars waiting to access the Overgate Car Park. The queue crossed Ward Road and was backed up into Courthouse Square. The shopping centre was obviously very busy and was pulling in customers, a sure sign that bricks and mortar retailing was alive and thriving. The important point for our city is that this revival was being delivered by a shopping mall that was bought by Frasers group in 2023, and this underlines their confidence in the enduring power of retailing in the High Street.

City centres have been, and in my opinion still are, under threat from a combination of structural changes in retailing and office working practices. There are fewer workers in city centres, as working from home and the higher costs of commuting have affected office working practices as much as the huge increase in online retailing has affected certain parts of the retail sector.

It also seems that the only voices raised when discussing these issues come from the 20-minute city centre, active travel voices who want walking, cycling and public transport to be basis of our communities. For me, the Overgate Shopping Centre and Frasers investment in particular, provides a very welcome boost to the city centre. We have a housing structure that is based on commuting and no amount of wishing it were not so will revitalise our city centre, but this positive step will make a difference.

Occupying the three-floor former Debenhams unit at the Overgate Shopping Centre, Frasers has revitalised the space, creating over 80 new jobs and offering its successful blend of leading brands across sports, premium fashion and beauty. Quite apart from their own investment, they are bringing new shops like Mango into the Centre, and encouraging car owners back into our city.



B Illsley



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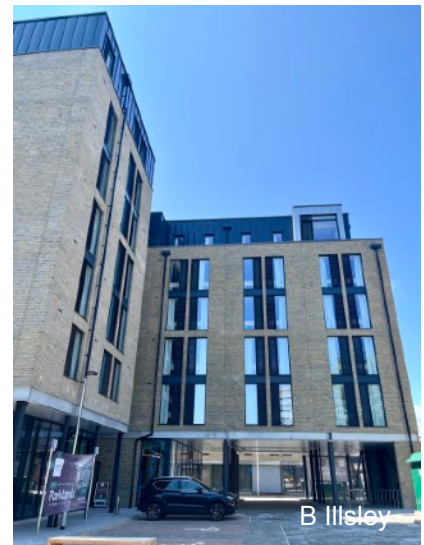
I was delighted to be delayed by lines of cars coming into Dundee - more power to the Overgate elbow - and I expect that returning customers will want to use the wider city centre streets and find the specialist shops and cafés that Dundee and the surrounding area should be able to support.

Student Accommodation ~ converting the unconverted!

Graham Nicholson

In this article I will suggest that, as a city, community and more widely in government at local, Scottish and UK levels, a change in thinking is needed to respond to the housing crisis. We must consider converting more of the buildings we already have to housing use. The obvious starting point for conversion in Dundee is surplus private student accommodation, given the recent decline in student numbers.

A number of years ago, Dundee's universities were overflowing with international students and the city was basking in the cultural uplift and cosmopolitan buzz of so many nationalities thronging our streets and public places. City-based accommodation then was in short supply and tales of turf wars between St Andrews' students and Dundee's were not uncommon. Indeed, some students failed to find local accommodation and either travelled long distances or dropped out. At about the same time and as a reaction to the housing shortage, the Scottish Government introduced a range of tenant-focussed private rental legislative changes such as open-ended leases and severe rent controls which perversely, but possibly not unpredictably, had the effect of scaring about a third of private landlords out of the market. The housing shortage in Dundee and all other Scottish cities became quite quickly a chronic housing crisis.



B Illsley

With international student numbers growing year on year, developers quite accurately, if somewhat narrowly, saw an opportunity. In Dundee, as elsewhere, several gained planning permission for 'high end' and consequently more lucrative student flat developments. In Dundee, several have opened recently and more are about to appear, some with gyms and a range of other amenities.

Many in higher education had argued with successive governments that international student numbers should be disaggregated from immigration figures but to no avail. (As part of a delegation I once met with Theresa May as Home Secretary on that subject and got a firm no!). In a desperate attempt to reduce immigration figures, the last Conservative government opted to ban visas for the dependents of post-graduate international students. Overnight, applications for UK university places from international students virtually disappeared. Scotland, whose third biggest industry was educating the world, found too many of its places empty and no longer needed. The income from international students which, critically, subsidised home students was eroded and Dundee, the 'canary in the cage of Higher Education', found itself within months facing jaw dropping deficits and inevitable redundancies. Nevertheless, the city, whose housing crisis has worsened, now has an opportunity to seize the benefits of converting some of the unoccupied private student



accommodation into mainstream housing. Conversion could prevent some of these new living areas risking the fate of so many retail, industrial and office spaces in the city, which stand empty, part occupied, or mothballed until their windows are broken and walls are covered by graffiti. It seems only logical that surplus square footage, where appropriate, is converted to meet the undeniable shortfall in residential square footage. A sensible and pragmatic starting point would be for planners, when considering new applications, to insist that private student spaces be convertible to wider use at the design stage and that developers are encouraged to do so. The Trust recently made representations to the Council on this point

requesting that all future planning applications for student housing should be designed to be easily convertible to mainstream housing should market conditions change.

We might also hope for a change of attitude from our governments. Who knows, but the policy of the Home Secretary (who recently declined a visit to the University of Dundee to discuss changing visa rules for a limited number of dependents of international students) could be converted. And similarly, the Scottish Government might possibly be converted to the benefits of encouraging private landlords back into the market. If both of these situations happened, then the housing crisis and university funding crisis affecting Dundee and other cities might be significantly alleviated.

As Saul on the road to Damascus might have said, conversion is not for cowards, but there are great rewards possible for those that see the light! We have to be optimistic and to hope that conversion of attitudes and subsequently of bricks and mortar is achievable, albeit one brick at a time.

‘Wrighting Wrongs’ by Roger Illsley

A fascinating new book about Dundee’s most famous woman, Frances Wright, and her remarkable family, is due to be published in September 2025 but can be pre-ordered now.

Recreated from original archive material, the book follows the fortunes of the Wright family, thread-makers, town councillors and church elders, as they grew their business in the 18th century as the town expanded around them.

The book traces the short but dramatic lives of the orphan James Wright junior and his celebrity bride from London society. Many Dundee coins and original designs created by James are illustrated.

Follow the lives of James’s remarkable daughter Frances Wright and her siblings in the 19th century. Frances was born in the Nethergate, orphaned and bankrupt while still an infant, yet she became internationally famous as the first woman in the USA to speak against slavery and in favour of women’s rights. She had many other notable firsts to her name.



Anyone who pre-orders the book now can get their name(s) and town/city recorded on a Subscribers Page at the start of the book. Organisations and individuals can also become Sponsors. You can find out more about the book and how to order on the Nine Trades website www.ninetradesofdundee.co.uk/wrighting-wrongs-book

All net proceeds will go to a wonderful local charity – Dundee Carers Centre, a charity registered in Scotland.

House of Gray - a new future? Roderick Stewart

Historically, Dundee has had a curious weakness for allowing the glamour of dazzling new projects to eclipse the solid bedrock of the city's built history. A Victorian shopping centre obliterated the medieval city, the Caird Hall was deemed more desirable than Robert Adam's 'Pillars' townhouse, and an orgy of 1960s and 70s demolition replaced ancient sandstone tenements with bland, utilitarian concrete, tarmac and a regrettable residue of RAAC.

It is most encouraging to learn, therefore, that new plans for the redevelopment of House of Gray have been approved. House of Gray, hitherto lost behind undergrowth up a backroad off the Swallow circle, is a gloriously imposing Category A listed building with a fascinating story (touched on by Hugh Macrae in Newsflash 41), but it has been sinking into deep disrepair for many decades, forsaken by a string of failed attempts at rehabilitation.



1988: Note the slate-stripped roof and gaping windows

The new plans, led by Gaudie Wright & Partners, are, therefore, to be very warmly welcomed. They are ambitious, as this grand house deserves, and propose the site to be reconfigured as an 18-room hotel and event centre. The proposals also represent a paradigm of current conservation best practice. Stone ornamentation is to be refurbished by specialists, which will be a huge challenge as the original stonework is already badly eroded, with further damage done by fierce cleaning and a cement render coating of some sort. Slates are to be re-sized and refitted, limewash render is to be renovated and also applied to any new brickwork, double glazed sash & case windows are to be fitted and iron rainwater goods are to be restored. This will all require specialist skills and consequent expense. But, and this is a very big 'But', a developer has yet to be identified and the agreed proposals are severely time limited; birch trees are already establishing themselves, and birch grows rapidly!

This spark of new hope for House of Gray must be vigorously nurtured and encouraged, but are we in danger of allowing three other of Dundee's most distinguished treasures to sink into disrepair, occulted by the glamour of the V&A and the bright vision of a coming Eden? Will we again neglect the old in favour of the new? Camperdown House and the Old Custom House are both in desperate need of plans for their futures, while poor old HMS Unicorn, Dundee's oldest 'lady', has endured a decade of promises of 'jam tomorrow'.

Let us wish a joyful and prosperous future to the House of Gray, but not forget our later runners.



2022: A cement veil obscures stone carvings, giving, in Charles McKean's memorable words, the look of a masked bank robber. Graffiti and birch saplings abound.



2025 Birch saplings very quickly become house-threatening trees

Garden Futures: Designing with Nature Stephen Brand

The new V&A exhibition, which is showing until next year, explores the history and future of gardens and is set out beautifully as you would expect, predominantly in soft greens and yellows. It incorporates all types of mediums using physical exhibits such as tools and furniture, through to paintings, sculptures, prints, photographs, video installations, tiles, rugs, smell boxes, audio tapes, models, video games, sounds and books, all to good effect. There are however no plants, somewhat ironically, due to obvious practical issues for an exhibition running for this length of time.



I wasn't sure quite what to expect of the exhibition; garden designs certainly, but there is much more to it than that. The exhibition explains the role of gardens through history and how, in times of war, they can be important both for growing food and as a source of solace and hope. Gardens can be areas where social and environmental activism can thrive such as in inner cities. They are also important for inspiration, science and sustainability. The exhibition classes these themes as "Gardens as Miniature Worlds", "Gardens as Sanctuaries" and "Gardens as Inspiration."

With these themes in mind the exhibition takes you on a specific route past colourful walls with neatly designed garden implements, watering cans and chairs from all stages of history. Firstly, you enter the area called **Paradise**. A garden paradise provides a place to think about the world and the origins of life and the relationship between humans and nature. It can take many forms, formal or wild. It could also be an extension of the home or a place for leisure or rest. You are offered various interpretations of this.

You then enter **Garden Politics**. This is where the theme of gardens and their interaction with the wider social, political and environmental histories come into play. Colonialism and commerce resulted in plants being transported across the world and pesticides being developed. In times of war, gardens were used to promote national unity. Gardens have had an increasing influence on town planners and activists who want more green spaces in cities.

Next you enter what is called the **Testing Grounds**. Here you see examples of gardens designed by landscape architects from Brazil, Japan and those involved in the Maggie Centres, including the one at Ninewells. Examples of different styles and influencers are highlighted.

Lastly, you enter the **The World as a Garden**. Here you look at what the future holds for gardens. Gardens are needed for science, medicine, research and helping the planet so we can all live in a sustainable way in the future. Various innovative uses and recycling of materials are explored. Discarded fishing nets are one of the materials used in POTR pots, flat pack flowerpots designed and made in Scotland.



Highlights for me were the time lapse video of a garden through the seasons, the wonderful photograph of an allotment created in a bomb crater in World War II and the models showing the plans for the proposed Dundee Eden Centre. I also took the opportunity to sit on a superbly crafted oak garden seat called the Clinker Bench.

The exhibition is well worth a visit. It just seemed a little disappointing that there were no plants.....

Progress at 55 Burnside Street Barbara Illsley

For many years Dundee Civic Trust has campaigned for properties on the Buildings at Risk Register to be brought back into productive use. The row of jute warehouses at 55 Burnside Street, Lochee, the last unconverted buildings of the former Camperdown Works, fall into this category, having been added to the register in 2010 due to their deteriorating condition. Designed by G A Cox and built in 1873 and 1882, they are category B listed.



The row of two-storey sandstone warehouses was linked to Dundee docks by a private railway siding, allowing raw jute from India to be transported quickly and easily to Camperdown Works. The design meant that the raw jute was unloaded for storage at the upper level east side and then removed to be processed from the lower level west side. Remnants of the railway can still be seen, including the single span railway bridge whose curve follows that of Burnside Street.

A few weeks ago, I was lucky enough to get the chance to visit the warehouses with colleagues from Dundee Historic Environment Trust (DHET) to see the progress being made in converting the buildings to residential use for Hillcrest Housing Association.

The project has taken a long time to happen. Planning permission for housing was granted in 2006, 2008 and again in 2018 but on each occasion nothing materialised. According to the Conservation Plan for Burnside Mill, prepared by Sarah Kettles in March 2021, the 2018 proposal “was found to be economically undeliverable due to the significant conservation deficit”, that is the extra conservation costs associated with repairing historic listed buildings.

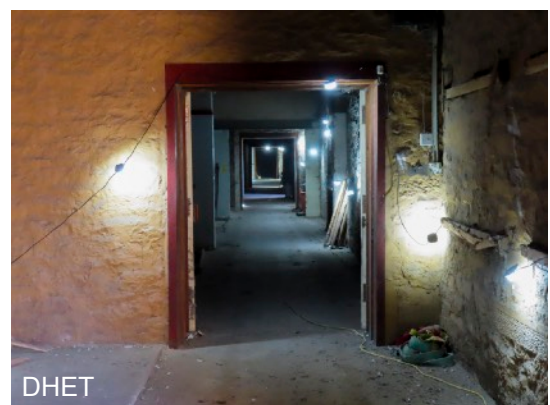


The current plan, approved in 2022, involves the creation of 54 flats, a higher number than in any of the previous schemes. Vehicular access to the development will be from Burnside Street to the north, with additional pedestrian access to the south. A total of 33 car parking spaces will be provided on site. Historic buildings grants, such as one awarded by DHET, help bridge the ‘conservation deficit’.

One of the major challenges for the contractors, George Martin Builders, has been the removal of the former siding platform and the supporting railway embankment to ensure that there is sufficient daylight for the new ground floor windows on the eastern elevation. This work has largely been completed.

Inside the huge buildings you can still see the massive wooden posts and beams and the thick fire walls that separate each warehouse from its neighbours. These spaces will ultimately be subdivided to create three new floors of dwellings, made up of 13 one-bedroom units, 31 two-bedroom units and 10 three-bedroom units.

Inside the huge buildings you can still see the massive



Despite the significant changes being made to these historic warehouses, particularly the insertion of new window openings into the solid external walls, the addition of external steel balconies and stairs, and the removal of most of the railway embankment and platform, their original form will largely be retained. This project will ensure the meaningful reuse of a series of listed buildings linked to Dundee's industrial past, retaining a large proportion of the original fabric and enhancing the surrounding conservation area. It will also provide much needed new socially rented housing and contribute to the local economy.

I look forward to a future visit to see the completed project, at which time there will be at least one less Dundee entry on the Buildings at Risk Register*. Let's hope that, by then, other entries will have been removed too.

(*Historic Environment Scotland has paused the register to consider options for its future following an external review published in 2024).

VAT on Repairs to Existing Buildings Dundee Civic Trust Policy Statement

At present VAT of 20% is charged on all materials and labour employed to repair or upgrade all second-hand buildings, but no VAT is charged on the cost of new buildings.

NPF4 indicates a preference for reuse, adaptation and recycling in relation to existing buildings rather than demolition and new build, so it seems perverse that there is a disincentive to do so. It is important to encourage the re-use of old buildings, in order

- to reuse and recycle as much existing material as possible,*
- to maximise the drive towards sustainability and zero emissions,*
- to minimise the emissions of carbon in demolition, and*
- to reduce carbon use in manufacturing brand new materials and constructing them into a new building.*

Clearly, VAT is a significant revenue stream for HM Treasury so any reduction in the income produced will be unwelcome. The Scottish Government may be reluctant to have a grant scheme to mitigate VAT at a time when their budget is stretched.

It is the view of DCT that environmental and social needs require as much encouragement as possible to reuse existing buildings. This can be helped by the reduction in the rate of VAT to zero.

The existing policy has been mitigated to some limited extent, with a grant scheme to offset VAT on repairs to churches which are listed by Historic Environment Scotland up to £25,000 annually. This scheme has now been extended until 31st March 2026. It would be a useful first step, as a minimum interim measure, for this to be extended to all buildings .

Dundee Civic Trust has taken a position on a number of other matters including:

- The need to make more use of the A94 to relieve pressure on the Kingsway
- The need to give priority to brownfield sites rather than allow developers to develop greenfield sites
- Housing Design Recommendations, prepared jointly with the Dundee Institute of Architects

Dundee Doors Open Days 27-28 September 2025

Emily Sherriff, Scottish Civic Trust

2025 marks the 36th year of Doors Open Days, Scotland's largest free festival celebrating places and spaces, new and old. With fifteen confirmed buildings taking part in Dundee Doors Open Days this year, there is something for everyone!

The event has traditionally been focused on buildings which are normally closed to the public or charge a fee, but we now accept any building or space that wants to invite the public in and share their story.

This year in Dundee there are several places of worship open, with the opportunity to see the architectural wonders of St Salvador's Scottish Episcopal Church or go on an in-depth tour of Dundee Central Mosque. Four spaces associated with the University of Dundee are taking part, including a behind-the-scenes tour of the archive stores and hands-on science experiments at the School of Medicine at Ninewells Hospital.

City Road Gardens Association are welcoming visitors and plant enthusiasts to their allotment site with guided walks throughout the day and a plant sale.

History buffs can join an exclusive tour of Broughty Castle where you will be given access to areas not open to the public and hear from an expert tour guide. HMS Unicorn will also be open both days and visitors can explore all areas of the ship.

The digital programme will go live on the Scottish Civic Trust website, <https://www.doorsopendays.org.uk> on August 1st, so make sure to check the website to see all the Dundee venues. We are also running a photography competition showcasing visitors' photographs of Doors Open Days venues.



Courtesy of SCT



Courtesy of SCT

If you are an organisation, business or individual in Dundee who would like to participate in Doors Open Days please get in touch via email at dod@scottishcivictrust.org.uk.

List of 2025 participants so far:

HMS Unicorn, Broughty Castle Museum, Our Lady of Victories Catholic Church, St Peter's Free Church of Scotland, St Mary's Lochee, St Salvador's Scottish Episcopal Church, Dundee Congregational Church, Dundee Central Mosque, University of Dundee Hawkhill House, University of Dundee Tower Building, University of Dundee Archives, School of Medicine University of Dundee, Tay Valley Family History Society, City Road Gardens Association, Dundee Rep Theatre – more to be confirmed in the coming weeks.

Planning News

Fionn Stevenson

The Trust has now completed the process of **developing an alternative Central Waterfront proposal** as a policy discussion document which was submitted to key Council officers and Councillors ahead of the Dundee Partnership's Economic Summit conference on 18th June. This short document is focussed strictly on the remaining seven empty sites in the Masterplan area (the Waterfront itself) and their immediately adjacent roads. Thanks are due to the Trust's Planning Group for producing this with helpful input from the Board. The document is lodged on the Trust's website for viewing by all (see fuller item on page 1).

Two new documents have been lodged by the applicants as a revision to the '**Traffic Management Plan**' in the application for the proposed new football stadium development next to Camperdown Park. These latest documents have again been critiqued by the Trust for still fundamentally failing to address the lack of capacity in the local road infrastructure. Traffic issues are now claimed to be "solved" by simply moving the ramp to the stadium 40 metres down the Kingsway, and a few other measures. To date, there has still been no final response from Transport Scotland in relation to the ongoing concerns they have raised with the developer.

The Trust remained in dialogue with the Council in relation to our responses to in relation to several **Topic Papers (Town Centre First & Economy, Quality Homes, Biodiversity and Climate Change) forming the evidence base for the Dundee Local Development Plan review**. Despite some changes, we remained

concerned enough to request that our responses be considered independently by the Reporter who has been assigned to the review, which the Council has acknowledged. We will update you on their decision in due course.

The application for the proposed new **Magdalen Green Active Travel bridge** was passed at a recent Council Planning Committee meeting, despite extensive objections, including those of the Trust.

The last couple of months have seen a continuing very low level of significant planning applications. The Trust's comments on the applications below aim to ensure the highest level of design and conservation in Dundee:

The application for a **change of use from church to Pilates and fitness studio in Taylor's Lane** was supported by the Trust as this appears to be a sensitive conversion of an interesting Edwardian church in the West End Conservation Area, with a good level of carbon emission reduction measures.

The Trust considered that the application for **change of use from office to purpose-built student accommodation with 168 student beds in Ward Road** offered poor evidence of actual need. We believe the market is now more than saturated. In this application, the monotonous layout of student rooms with complex plumbing made future resilient conversion to housing difficult, and there was limited kitchen provision on upper floors. The Trust objected to this.



B Illsley

The proposal for of a fairly large **new dwelling house in the grounds of Cidmore House at 488 Perth Road** did not comply with the Local Development Plan Policy 13 and compromised the setting and character of this historic urban villa with its large garden grounds. The new house would contravene the prevailing plot density and development pattern. Given the Conservation area status of this location, the Trust objected to this also.

The Trust objected to the application for retrospective planning permission for the **subdivision of flat to create two units** as in Baldovan Terrace, which goes against the LDP2019 policy that there should not be one-bedroom flats created in Dundee. Nevertheless, it was approved.



The revised application for **a drive-through McDonalds unit on Riverside Avenue Dundee** included a reduction in number of car parking spaces, enhanced pedestrian connectivity, provision of additional cycle parking, and enhanced biodiversity measures. The building itself will have close to Net Zero carbon emissions in use. A member of the Planning Group attended the consultation, and it was felt the scheme was definitively better. The Trust decided not to comment further on this application, having supported the original application with caveats that have now been addressed. It should be noted that planning permission had already been given on the site for two such units.



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