

Development Brief

THE ARGYLL CENTRE, PRINCES STREET, STIRLING

INTRODUCTION

This purpose of this development brief is to outline Stirling Council's position on matters associated with the future redevelopment of the Argyll Centre in Princes Street, Stirling (also known as 'The Drillhall') and open land to the south which is being sold in association with the building. It provides detailed guidance for potential developers to assist in the preparation of planning applications. The brief identifies the known constraints of the site, as well as stipulating specific development requirements. It is consistent with and supplements the policies and proposals of the Stirling Local Development Plan. Any application made for the redevelopment of this building will be assessed against the policies of this plan and the guidance contained in this document.

LOCATION OF SITE

The development site is located at the top of Princes Street in Stirling, outwith the city centre as defined in the Local Development Plan. It lies within the Stirling Town (Outstanding) Conservation Area.

DESCRIPTION OF SITE

Currently, the majority ownership of the Argyll Centre building lies with Stirling Council, with a small portion being in private ownership and this is currently being used as an HMO (House in Multiple Occupation). In the past, the Council has used the Argyll Centre for community leisure purposes. At present, there is a gym, a dance hall and various meeting rooms. Stirling Council has identified the building as being surplus to leisure facility requirements in that part of the city, and is exploring other possible uses for the building.

The Argyll Centre building is composed of two visually distinct parts, the combined floor space of which is approximately 12,325 sq. ft. The portion of the building that forms the main frontage is a two-storey stone built (B) Listed Building, dating from 1892 and was built to serve as the Headquarters of the Argyll and Sutherland Highlanders' 4th Volunteer Battalion. Both the inside and outside are listed. It features some early Renaissance detailing on its front, with broad twin tourelles and a moulded door-piece. It also has a slate roof. More recently, a red brick extension was added to the rear of the original building, greatly increasing its overall size. This two/three storey extension is unlisted and now comprises the majority of the Argyll Centre. To the left of the building there is a garage facility and to the right there is a small car park. The area surrounding the Argyll Centre is predominantly residential. The building lies at the top of Princes Street, a very steep street of mostly Victorian terraced villas, and is its main focal point, providing a visual terminus. It is visible from Barnton Street, a key route into and out of the city centre, and is a landmark building in this part of the city. Many of the buildings in the surrounding area, and in Princes Street itself, have Listed Building status.

The open space that is part of the development site is being sold by Stirling Council in the hope that it can be used as open amenity space in association with the redevelopment of the Argyll Centre. This land is unlikely to be developable as it slopes very steeply, and is covered by several mature trees and shrubs. It has a public right of way running through it that leads to the play park in Darnley Street.

APPROPRIATE USES

It should be noted that the Planning Authority will assess all development proposals against the Local Development Plan in its entirety, as well as against other material considerations. Therefore, the references to specific policies in the following sections should not be understood to be an exhaustive list of all policies applicable to the redevelopment of the Argyll Centre.

• RESIDENTIAL PROPOSALS

Given its location, this building is likely to be suitable for re-use and redevelopment as a residential development. Developers should note that the red brick extension to the Listed Building is suitable either for conversion to residential properties, or for demolition and redevelopment. Local Development Plan Policies PP1 and 1, 2, 5, 6, 7 and 16 and their associated Supplementary Guidance are particularly relevant to proposals for residential development, as well as other uses.

The site is surrounded mainly by residential properties. Therefore, it is important to ensure that the amenity of nearby residents is retained and there is not a loss of daylight light or privacy as a result of future development. Further guidance and information can be found in Policy 16 and Supplementary Guidance 12.

Developments must comply with Policy 03 and Supplementary Guidance 02 on open space provision.

• OTHER PROPOSALS

As the building has been in use as a community leisure facility in the past, the Planning Authority would welcome proposals for uses within this similar Use Class. Such uses would allow the building and associated open space to be accessible by the public in the future. However any proposals to intensify the previous uses, which may have a significant impact on parking levels within the development and the surrounding street network, may not be considered appropriate. The Planning Authority will also consider proposals for other uses not detailed in this brief, provided that they are consistent with the guidance provided here, and the Local Development Plan.

CONSERVATION AND LISTED BUILDING ISSUES

The important architectural quality and townscape contribution of the Listed Building requires that it be retained. Whilst demolition of the modern brick extension is likely to be acceptable, proposals that include full demolition, including the Listed Building will not be acceptable. It is Stirling Council's aspiration to secure a positive reuse of the Listed Building and a sensitive redevelopment of the extension behind it. Internally within the Listed Building original features should be retained and efforts made where possible to repair and/or reinstate features of the building. Existing

stone walls that form boundaries to the site should be retained. The retention of these walls is important to the setting of the Listed Building and the character of the Conservation Area. A report detailing methods proposed to protect the fabric and stability of the Listed Building and surrounding stone boundary walls during demolition and construction work will be required, to ensure prevention of collapse or damage to these structures.

GUIDANCE ON NEW BUILD

Careful consideration must be given to the scale, massing, form and materials used for any new development on the site to ensure that it respects the character of the listed building and preserves or enhances the character and appearance of the Conservation Area. It is considered that any new development must:

- Preserve the visual dominance of the listed building in its role of visually terminating views up Princes Street.
- Relate well to the character, scale and materials of the listed building, particularly at any interfaces or shared elevations.
- Respect the 'stepped' roofscape character of the Conservation Area paying particular regard to the design of new roof areas and how they protect significant views of the listed building.

It is suggested that fulfilment of the above criteria will result in development of two storeys adjacent/adjoining the listed building with potential for some increase in storey height to the rear of the site. A palette of materials including stone, wetdash harl, timber and slate should be used. Use of brick as a facing material will not be acceptable. New build of a more contemporary design and materials, that is well designed within its context, will be acceptable. The footpath leading from the southern corner of the site to the children's play park in Darnley Street is a public right of way. Therefore this access route should be protected, maintained, and incorporated into any new development.

GENERAL POLICIES THAT APPLY

More generally, there are policies that apply to issues of conservation. The Planning Authority wishes to preserve and enhance the architectural and landscape qualities of Conservation Areas and Listed Buildings. Primary Policy 9 and policies 28, 29 and 30 from the Local Development Plan will be applicable to any applications submitted. There are several trees situated close to the Argyll Centre and these may be undermined by any work that takes place. These trees are protected under the Conservation Area status, and policy 40 will apply. The road and footpath system should be designed to minimise visual disruption in the townscape, and they should be integral to the overall design concept. Furthermore, the design of the buildings including the materials should have regard to the essential traditional architecture and character of the locality. It is important that any new development respects and protects the Listed Building, and should serve to enhance it. Developers should also note that access to the site is restricted, by car and also by foot. There is a narrow vehicle access point to the right of the main entrance which may make access for building machinery difficult. The rear of the extension can be reached only by using the narrow pathways on either side of the building. Therefore, careful consideration

should be given to how the building works and any new access routes will impact upon the Listed Building, as well as the surrounding environment. Furthermore, given the location of the site, there is the possibility that the Planning Authority will require prospective applicants to carry out an archaeological evaluation prior to the determination of an application, in accordance with Policy 27.

ACCESS AND PARKING, and DRAINAGE AND SERVICES

Primary Policy 4 and 5, and policies 20 and 21 and their associated Supplementary Guidance will be particularly relevant when considering infrastructure issues. Given the site's close proximity to the city centre, consideration may be given to car-free or car-limited development. Acceptance of reduced parking provision will only be on the basis that the applicant can show on-street parking problems in the vicinity of the site will not be exacerbated. It should be noted that a new build development is expected to increase the availability of parking space on the site. The Planning Authority will also seek the provision of secure cycle parking on site, and if appropriate, the provision of cycle links to the site. Developers should also ensure that there is good pedestrian access from the nearest public transport interchanges (bus stops etc.). In general, developers should provide safe access to the site for all users, and there should also be access for service vehicles such as refuse and emergency service vehicles. It is crucial that discussions with the Transport Development Management Team occur early in the development process.

If any development proposal is likely to affect any apparatus or facilities within the site, the relevant service provider will need to be contacted with a detailed scheme. Consideration must be given to the proposed method and treatment of surface water run-off from the site, in accordance with SEPA's requirements for sustainable urban drainage systems (SuDs), which is applicable as best management practice for such developments.

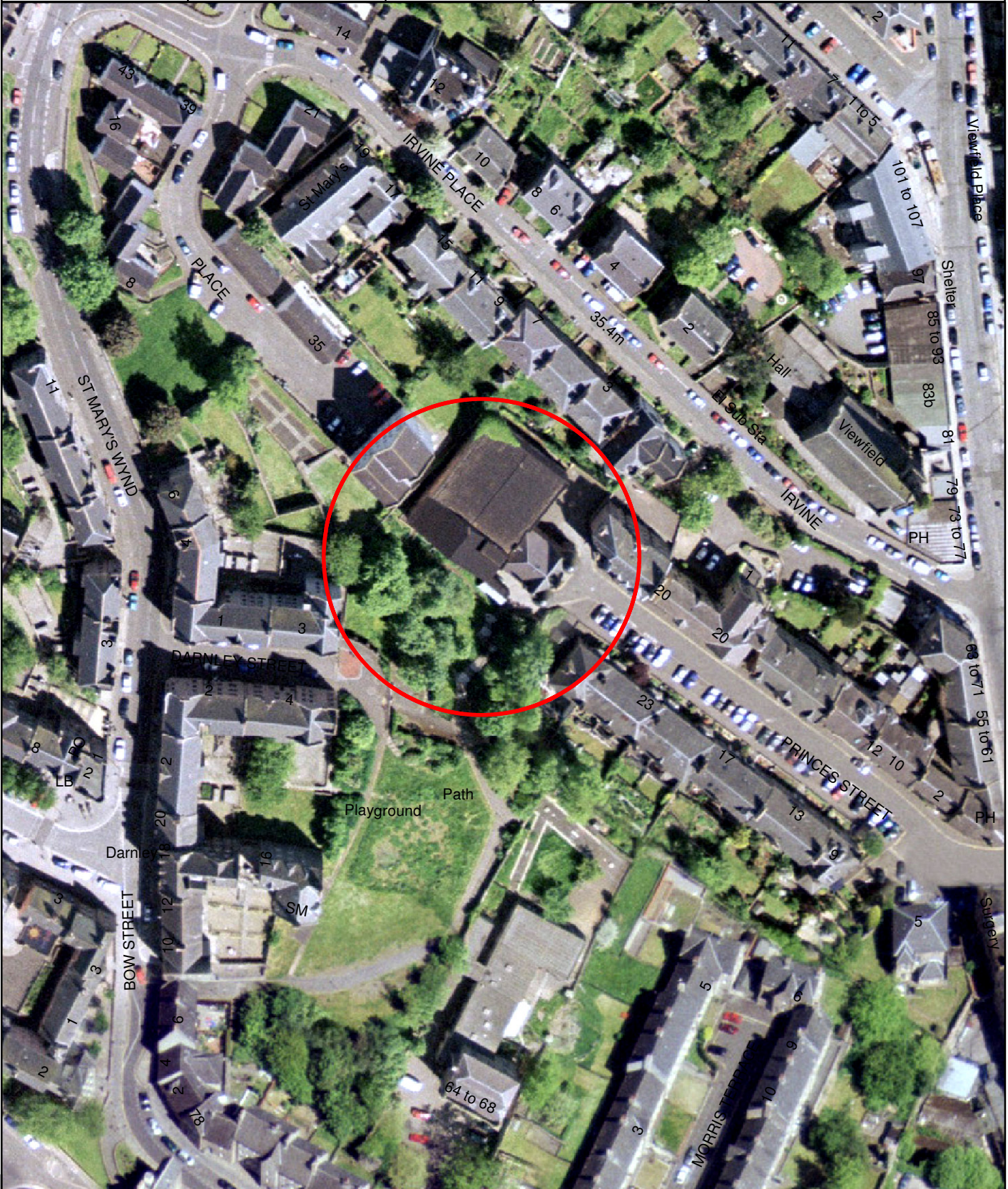
PROPERTY OWNERSHIP INFORMATION

Aerial Location Plan,
Argyle Centre,
Princes Street,
Stirling,
FK8 1HQ.

Stirling Council
Corporate Services,
Asset Management,
Municipal Buildings,
Stirling,
FK8 2HU
Tel: 01786 432126



Drg. No.	N/A	Scale	1:1,250	Area	N/A	Drawn	SMc	Date	October 2008
----------	-----	-------	---------	------	-----	-------	-----	------	--------------



THIS PLAN IS INDICATIVE ONLY AND NOT TAXATIVE

Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Stirling Council 100020780 (2008)

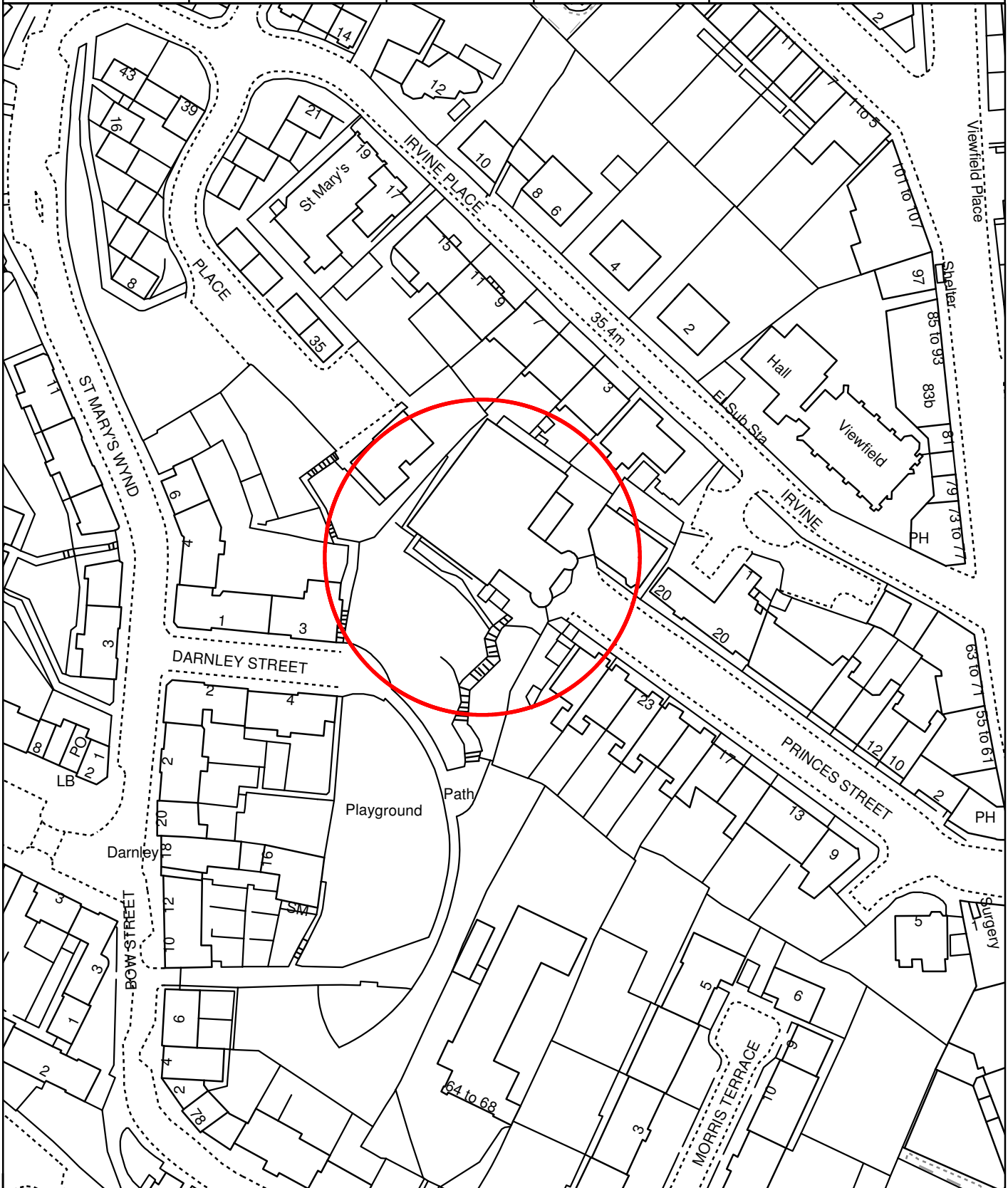
PROPERTY OWNERSHIP INFORMATION

Location Plan,
Argyle Centre,
Princes Street,
Stirling,
FK8 1HQ.

Stirling Council
Corporate Services,
Asset Management,
Municipal Buildings,
Stirling,
FK8 2HU
Tel: 01786 432126



Drg. No.	N/A	Scale	1:1,250	Area	N/A	Drawn	SMc	Date	October 2008
----------	-----	-------	---------	------	-----	-------	-----	------	--------------



THIS PLAN IS INDICATIVE ONLY AND NOT TAXATIVE

Reproduced from the Ordnance Survey Mapping with the permission of the Controller of Her Majesty's Stationery Office Crown Copyright. Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Stirling Council 100020780 (2008)