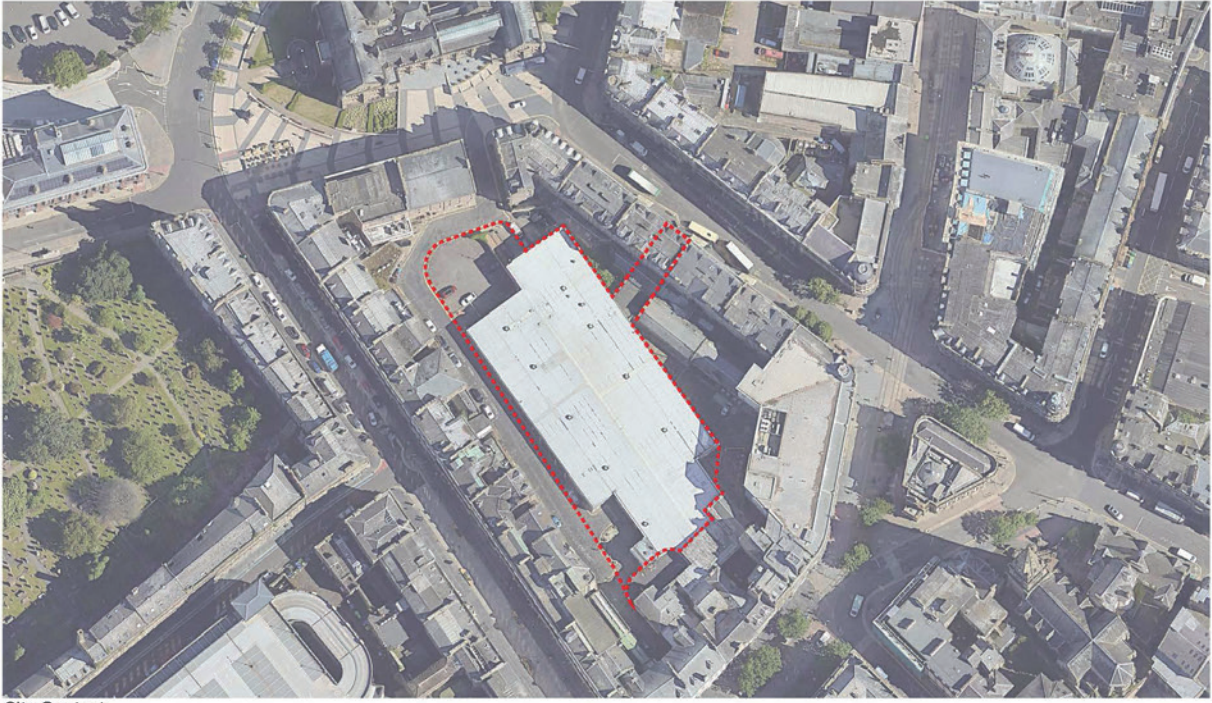
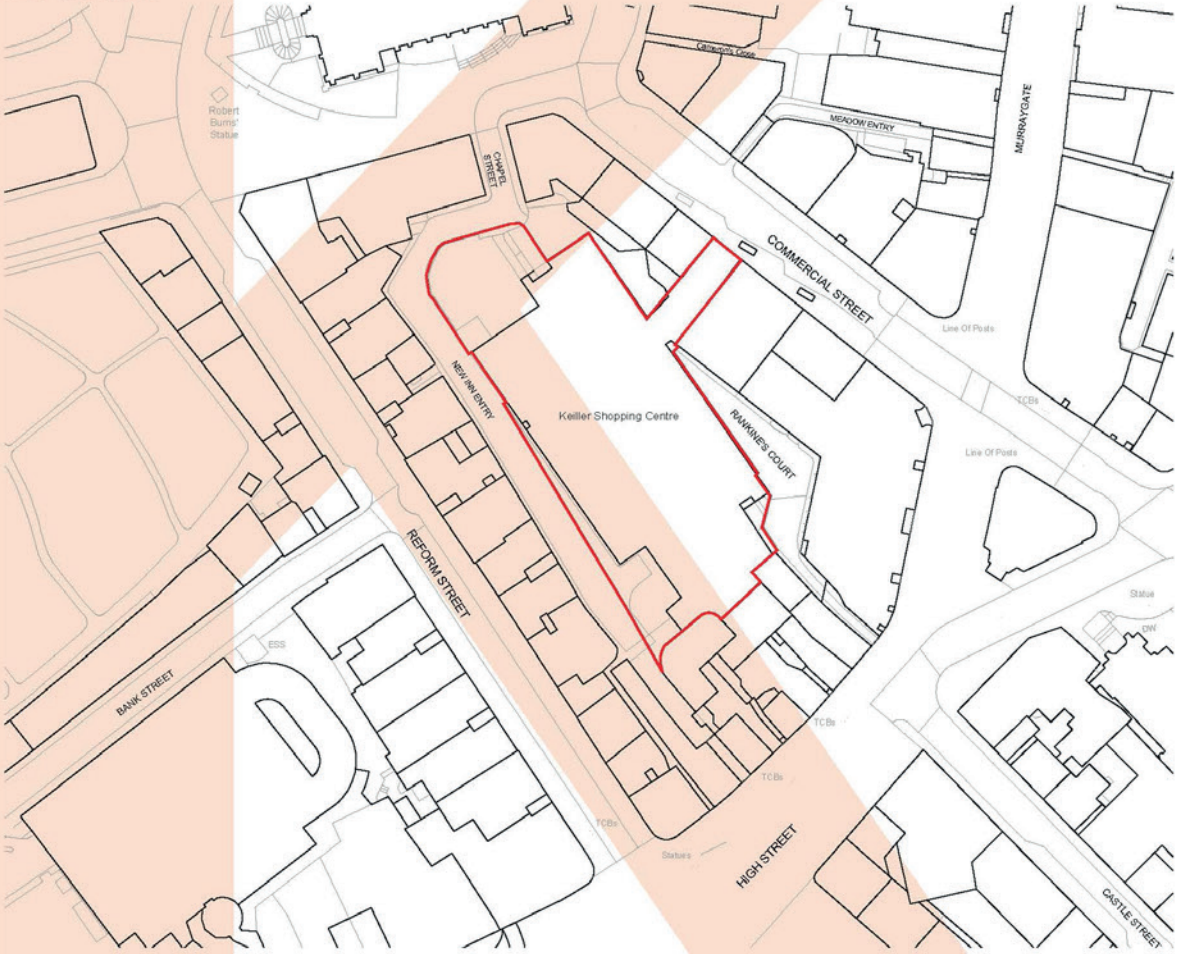




Site Context



Wider Site Context



Application Site

Introduction

Dundee 1881 Limited is a special purpose vehicle set up specifically to purchase and invest in the future of the Keiller Centre in Dundee city centre.

The existing Keiller centre lies within the original heart of the city centre but no longer serves a useful purpose. The existing building is poorly positioned on site leading to awkward and unusable public and private spaces around the building.

There is a significant opportunity to enliven the thoroughfare and rejuvenate the private/public realm as well as enhance the setting of listed buildings.

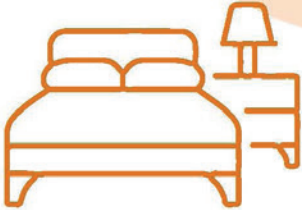
Proposal

The proposal is seeking to provide a high-quality mixed use development, comprising of student homes, commercial space and attractive, engaging public realm of soft and hard landscaping.

With respect to the sites rich history, the proposals will seek to re-develop the current Keiller Centre into a new hub of activity and engagement.



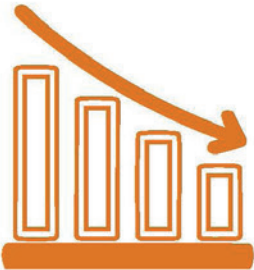
The Number of students at Dundee's universities has increased by 24% between 2016/17 and 2022/23



A shortfall of 6,084 PBSA bed spaces in Dundee



Development provides accommodation for students who would otherwise be competing for rental properties



Without the growth in student numbers, it has been reported that it is likely that the population of Dundee would have decreased since 2014/15

Introduction



The Keiller Quarter
Community Consultation No.1
January 2025
Board 1
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Site History

The Keiller site has a rich history from its significance as a major route north to south along New Inn Entry in Medieval times. It was a principle route connecting the high street to Meadowside.

It has been an active and vibrant part of city life through the Keiller factory of the 1800s to 1970s, the Keiller Centre and Forum in the 80s to 2000s, to the present day. The site is now a poor use of this important city centre space.



The north to south closes and linear city pattern of Medieval Dundee



Factory worker and jam cooking machines



Factory workers packaging products



View looking down Chapel Street to the entrance of the Factory



Original Kellier Factory jam jars



Kellier Factory advertising campaigns



Present day- Entrance from Albert Square through Chapel Street

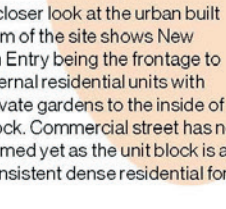


Exterior of the Keiller Centre in the 80s



1793

Dundee sees it's city grain form in linear roads leading north to south. The high street is prominent in early renditions of city planning and mapping.



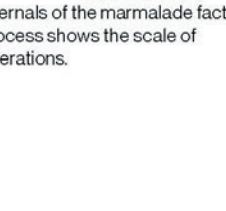
1846

A closer look at the urban built form of the site shows New Inn Entry being the frontage to internal residential units with private gardens to the inside of the block. Commercial street has not formed yet as the unit block is a consistent dense residential form.



1967

James Keiller and Son Confectionary Works in full operation during the 18th and 19th century. Their factory on New Inn Entry was a prominent work place during the century with exports of famous marmalade shipping worldwide. The urban block form has encompassed much of the internal space of New Inn Entry.



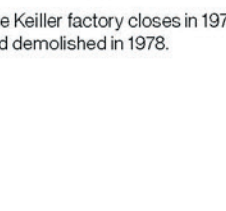
1970

A view from Chapel Street looking at Keiller Factory. The built form dominates the view looking down chapel street with an internal entrance at ground floor.



1971-78

The Keiller factory closes in 1971 and demolished in 1978.



1978-89

Following the demolishing the vacant plot is used as a temporary car park.



1980-Present

The Keiller Centre was built in 1980 and remains to this day as an under used shopping centre which has seen decades of decline.

Site History

HarrisonStevens+
Masterplanning and Landscape Architecture

PRITCHETT
PLANNING CONSULTANCY
Planning Consultancy

Orbit
Communications Consultancy

Planning & Building Design Ltd.
Architecture

KEILLER
QUARTER

The Keiller Quarter
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January 2025
Board 2
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Urban Context

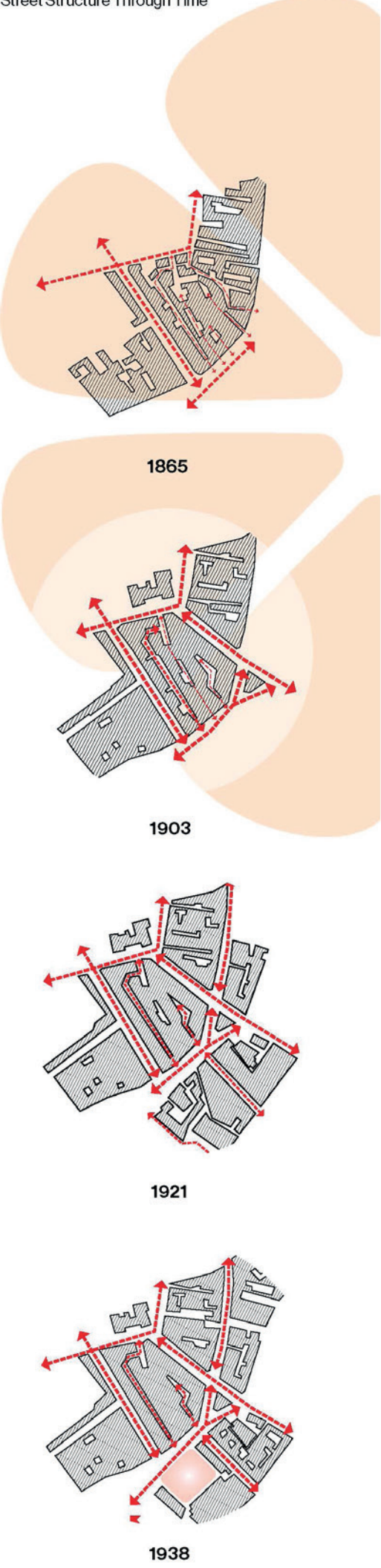
The Keiller Centre Redevelopment is at the heart of Dundee City. This diagram illustrates the urban context and the relationship between densities of built and open structure of the city, together with green space and amenity across the city centre.

Integrating into the Stories of the City?

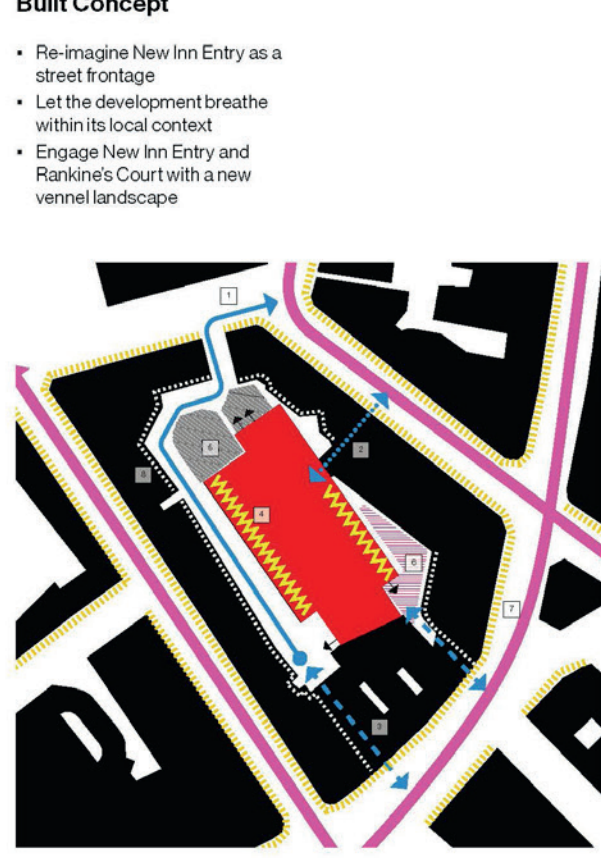
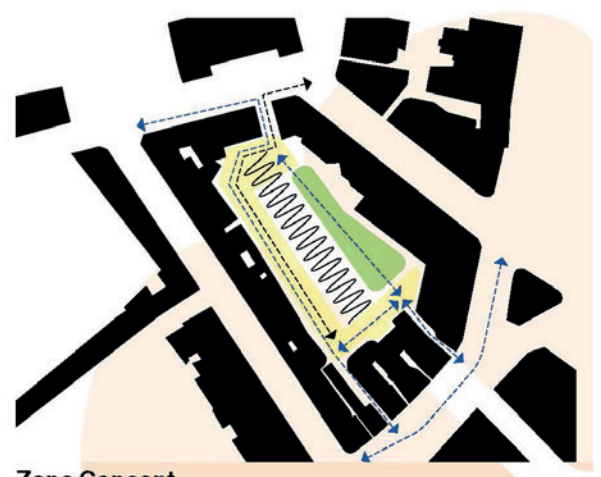
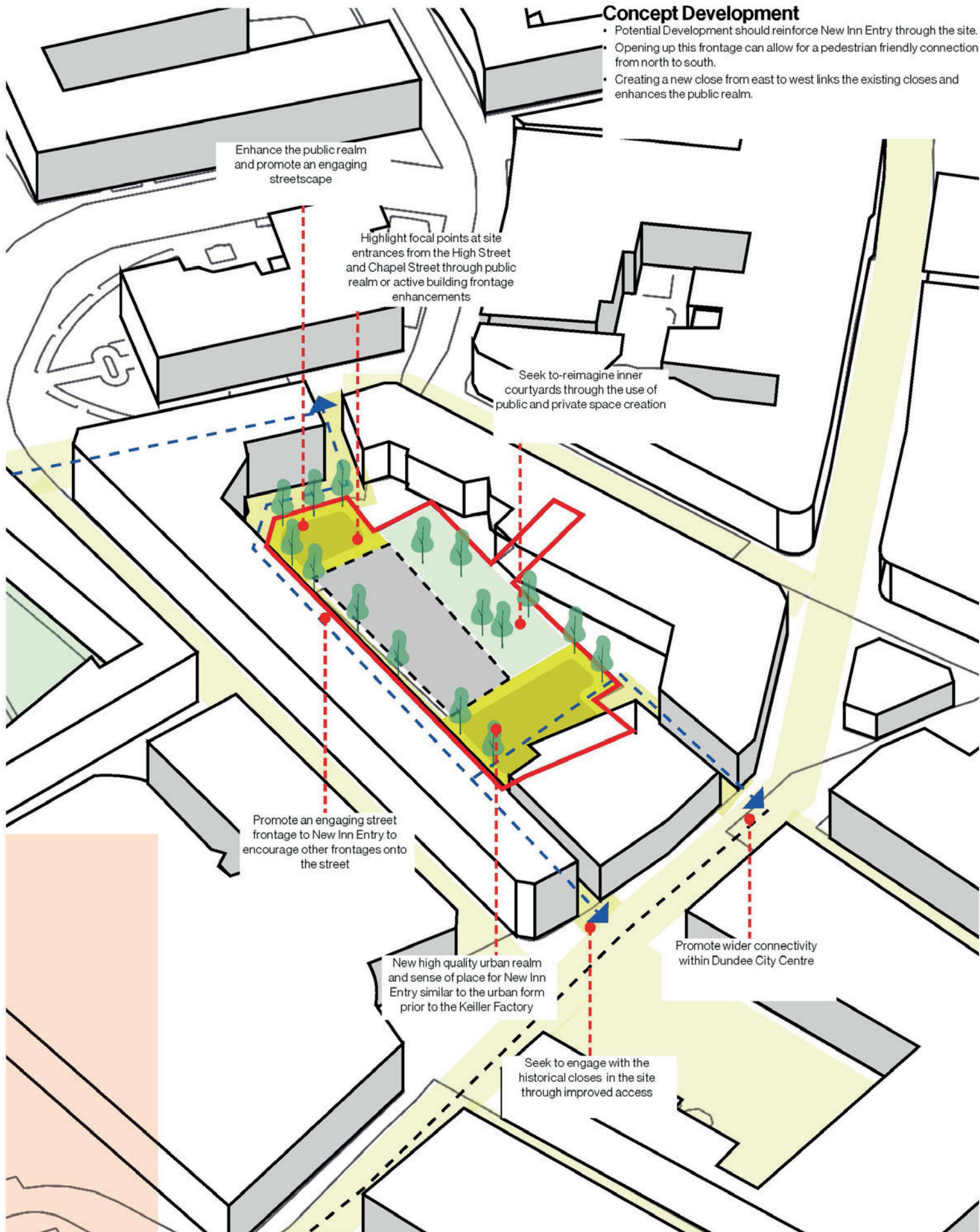


A Public street art programme is prominent in Dundee City Centre displaying the history and heritage of the city.

Street Structure Through Time



Urban Context



Reinvigorated Vibrant City Quarter

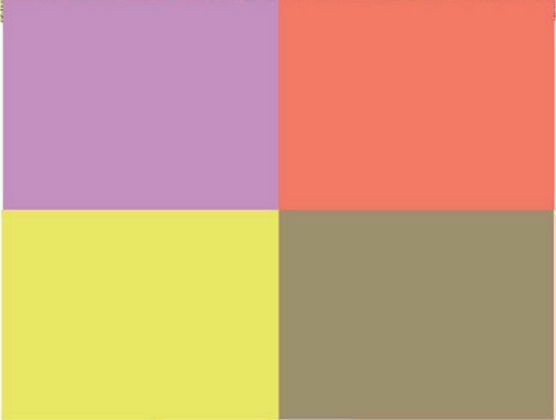




Proposed view from New Inn Entry looking East to Rankine's Court



Colour?



Planting?



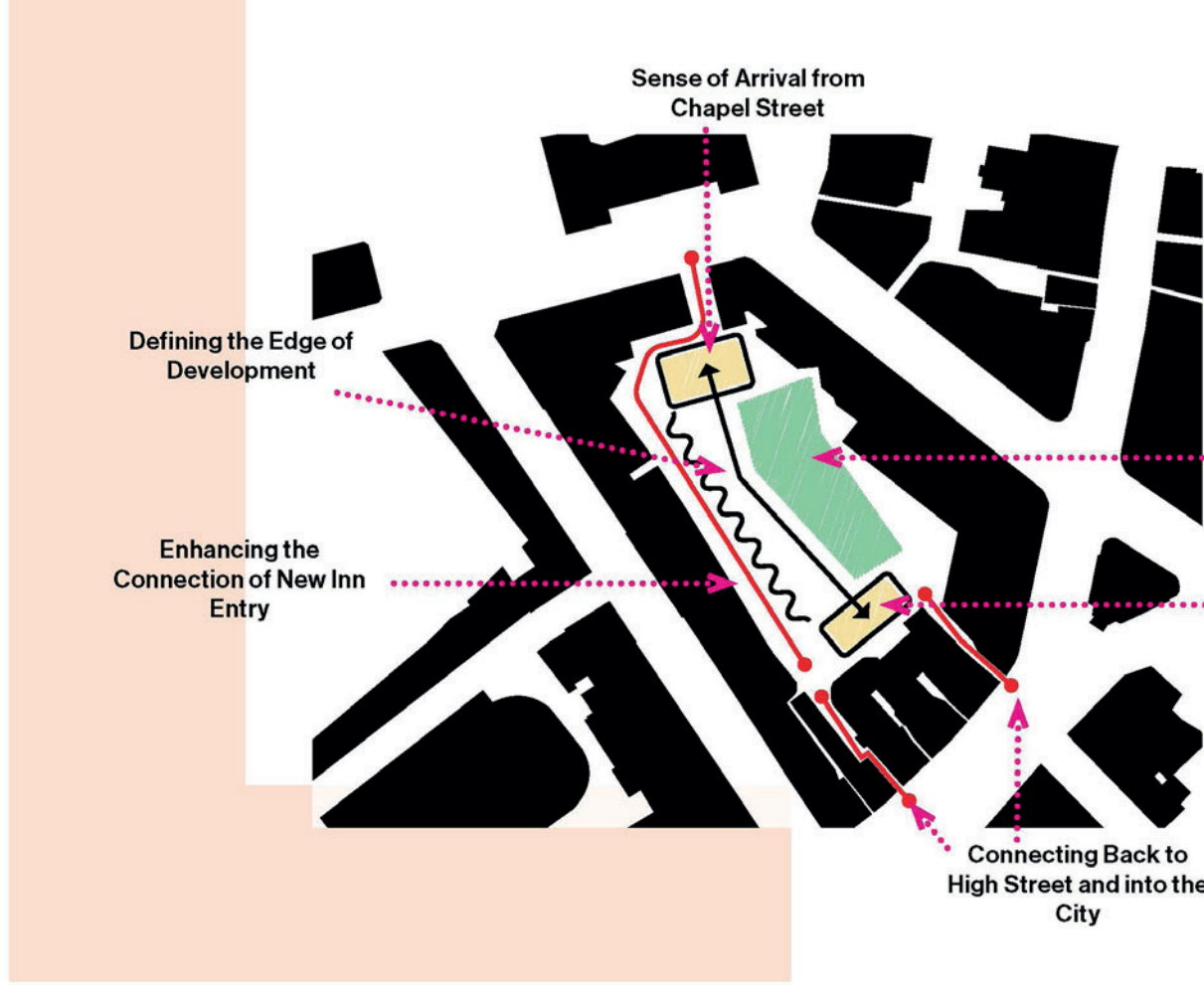
Proposed view from Chapel Street



Identity?



Texture and Detail?



Placemaking Opportunities

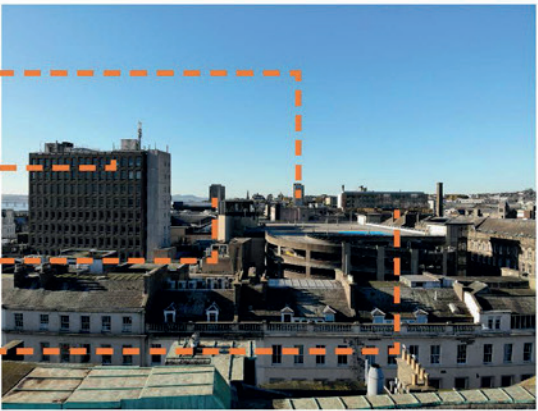
Building Massing and Height in the City.

Dental Hospital
12 Storeys approx.

Overgate Tower
12 Storeys approx.

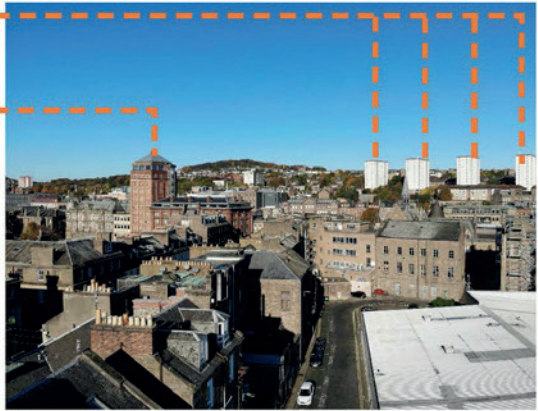
Tower Building UoD
12 Storeys approx.

Dundee Council Office
9 Storeys approx.



Hilltown Court
16 Storeys approx

DC Thompson
11 Storeys approx.



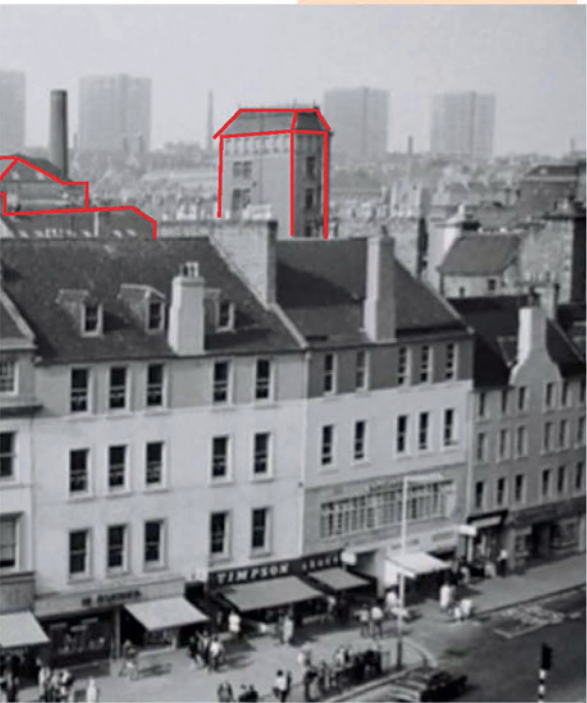
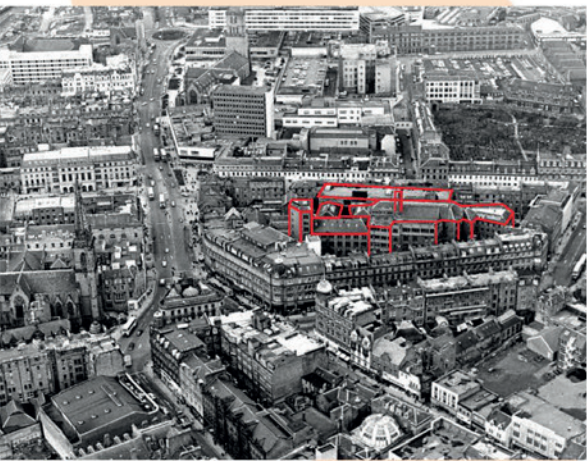
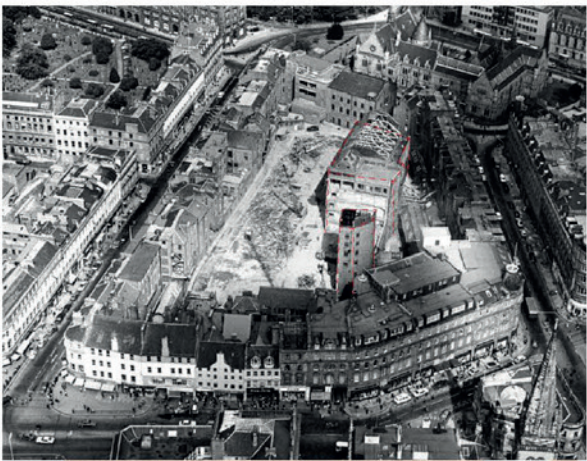
Tower Building UoD
12 Storeys approx.

Steeple Church
6/7 Storeys approx.

Overgate Tower
12 Storeys approx.



St Pauls
200 feet approx



The Ard PBSA- Glasgow



Love Loan- Glasgow



Dunaskin Mill PBSA- University of Glasgow



Holyrood North- University of Edinburgh



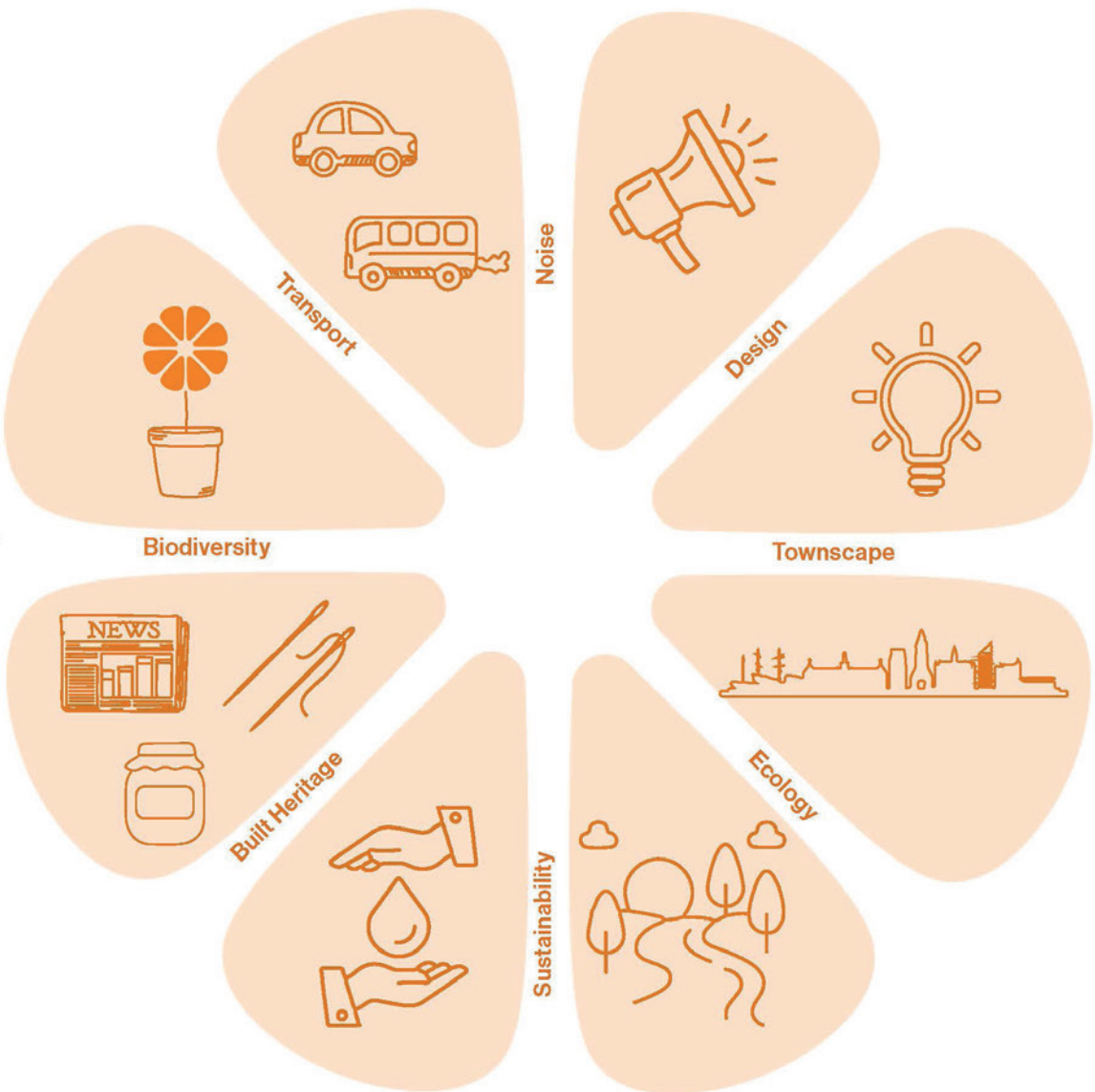
Dunaskin Mill PBSA -University of Glasgow

Keiller Factory Presence on the City Skyline and Public Realm

Built Form

Next Steps
Planning Application
We will take away comments from this first consultation event and refine and examine comments in more detail to devise a scheme design which will be discussed with the city council. We will have a second consultation event showing our final designs and then work up in to a detailed planning application.

This planning application will include supporting information that covers a variety of topics, including:



What Can You Do To Help?
Recent approvals of student housing are on sites which are in reasonable proximity to the University campuses but not within areas which will enable spin off benefits to adjacent or

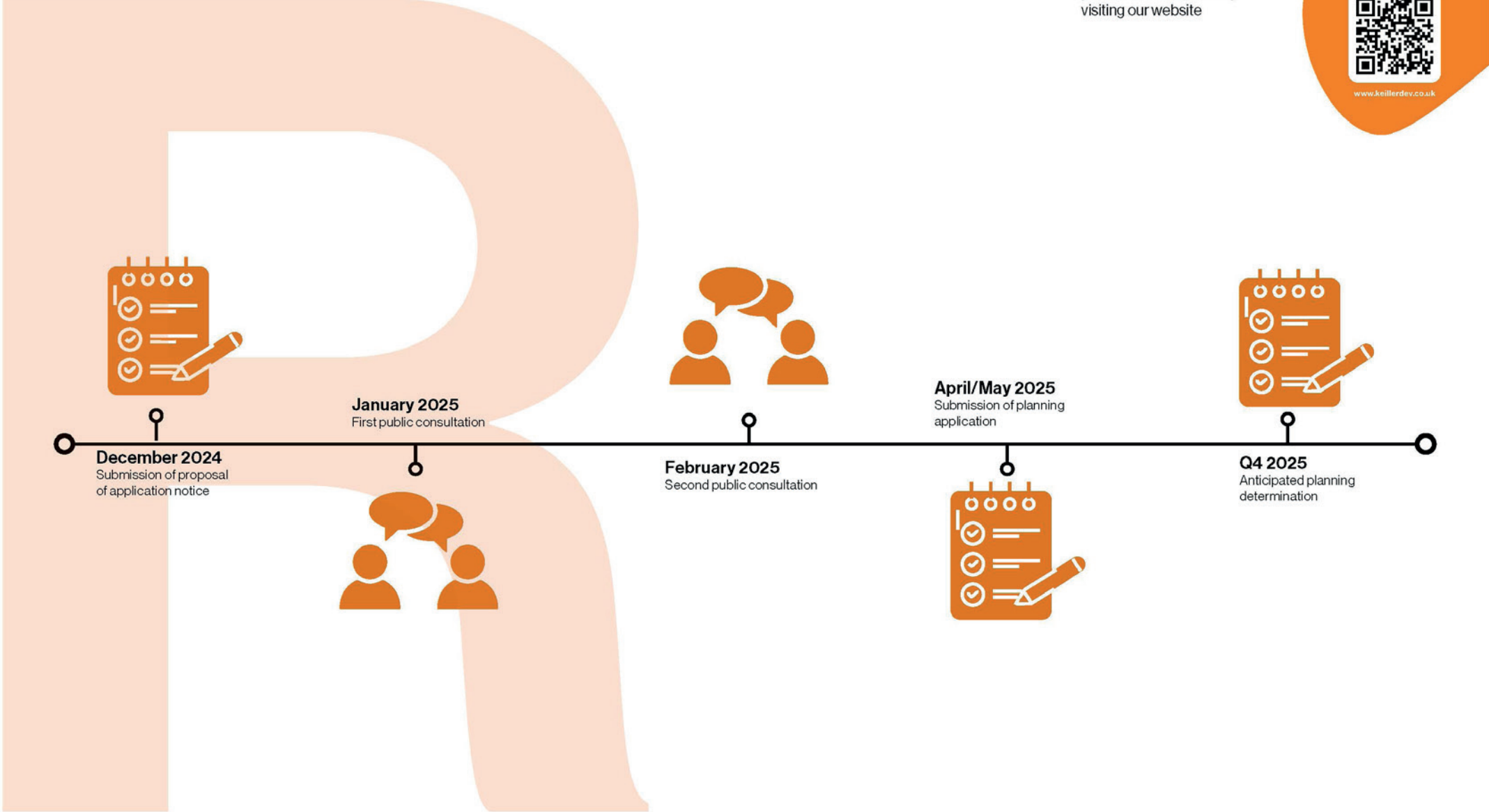
Save the Date!
The next consultation will be held in February. Look out for specific dates on our website and social media.

Become a Follower!
Follow The Keiller Centre on Social media for more updates. Help us spread awareness by share and interacting with posts.
@thekeillercentre

Contact Us!
Email: hello@keillerdev.co.uk
Telephone: 0131 202 3259
Post: Keiller Quarter Consultation, c/o Orbit Communications, 42 Charlotte Square, Edinburgh EH2 4HQ

Spread the Word!
Help us by informing people of the project, create conversations and gain more feedback

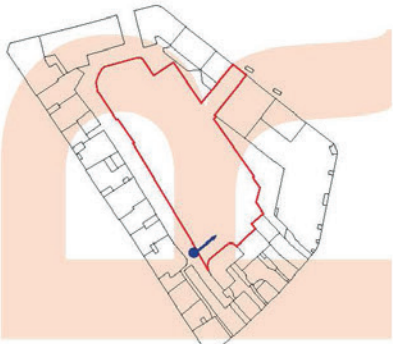
Read Our Website!
Stay up to date with the process in more detail by visiting our website



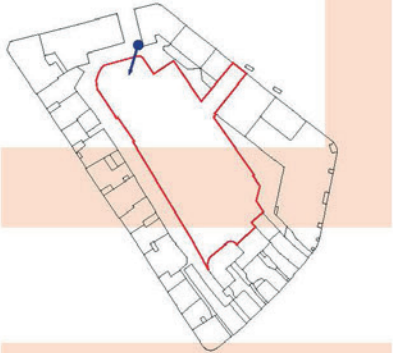
Next Steps



Imagined view from New Inn Entry looking East to Rankine's Court



Imagined view from Chapel Street



A Vibrant Quarter



HarrisonStevens
Masterplanning and Landscape Architecture

PRITCHETT
PLANNING CONSULTANCY

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