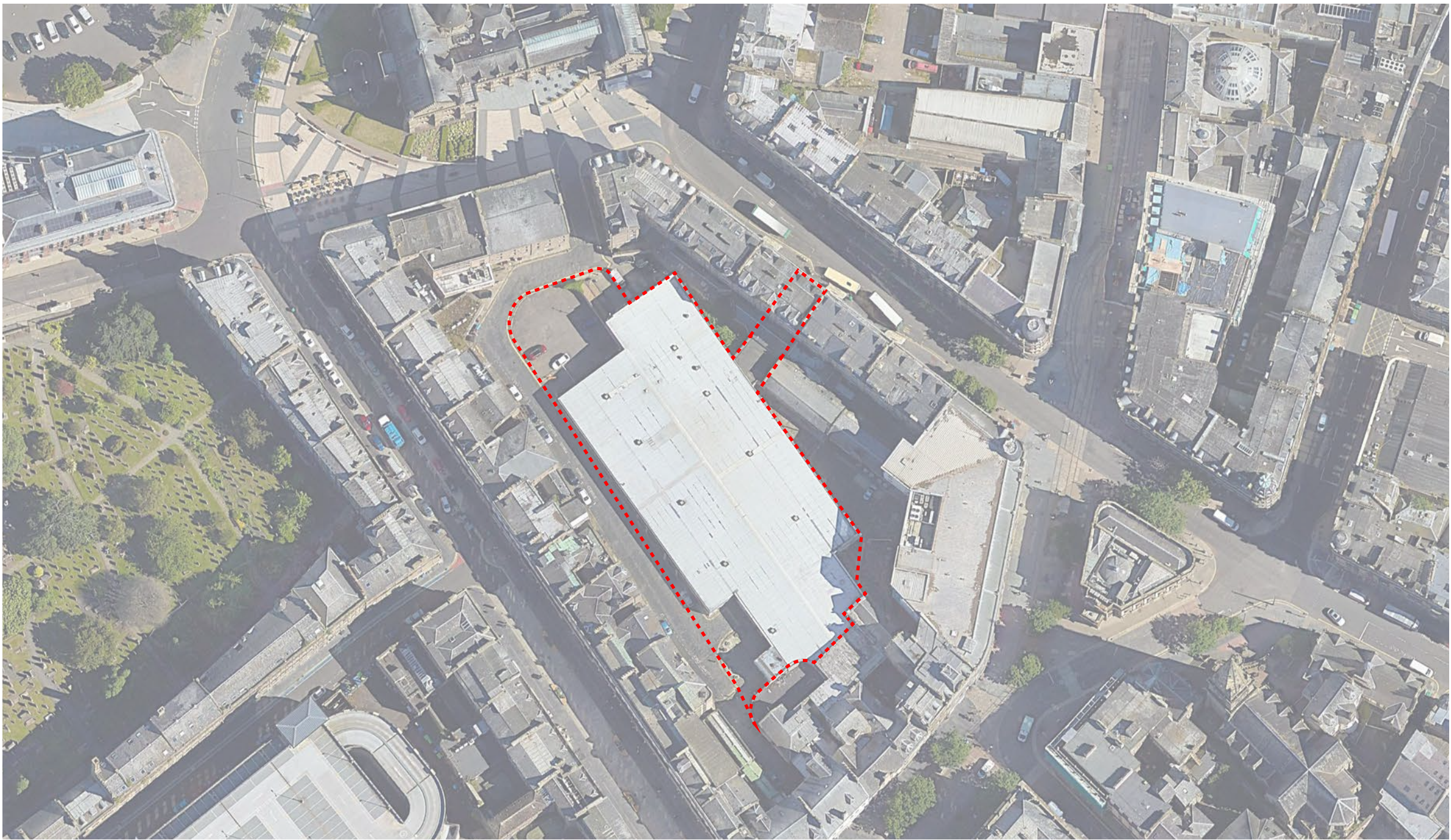
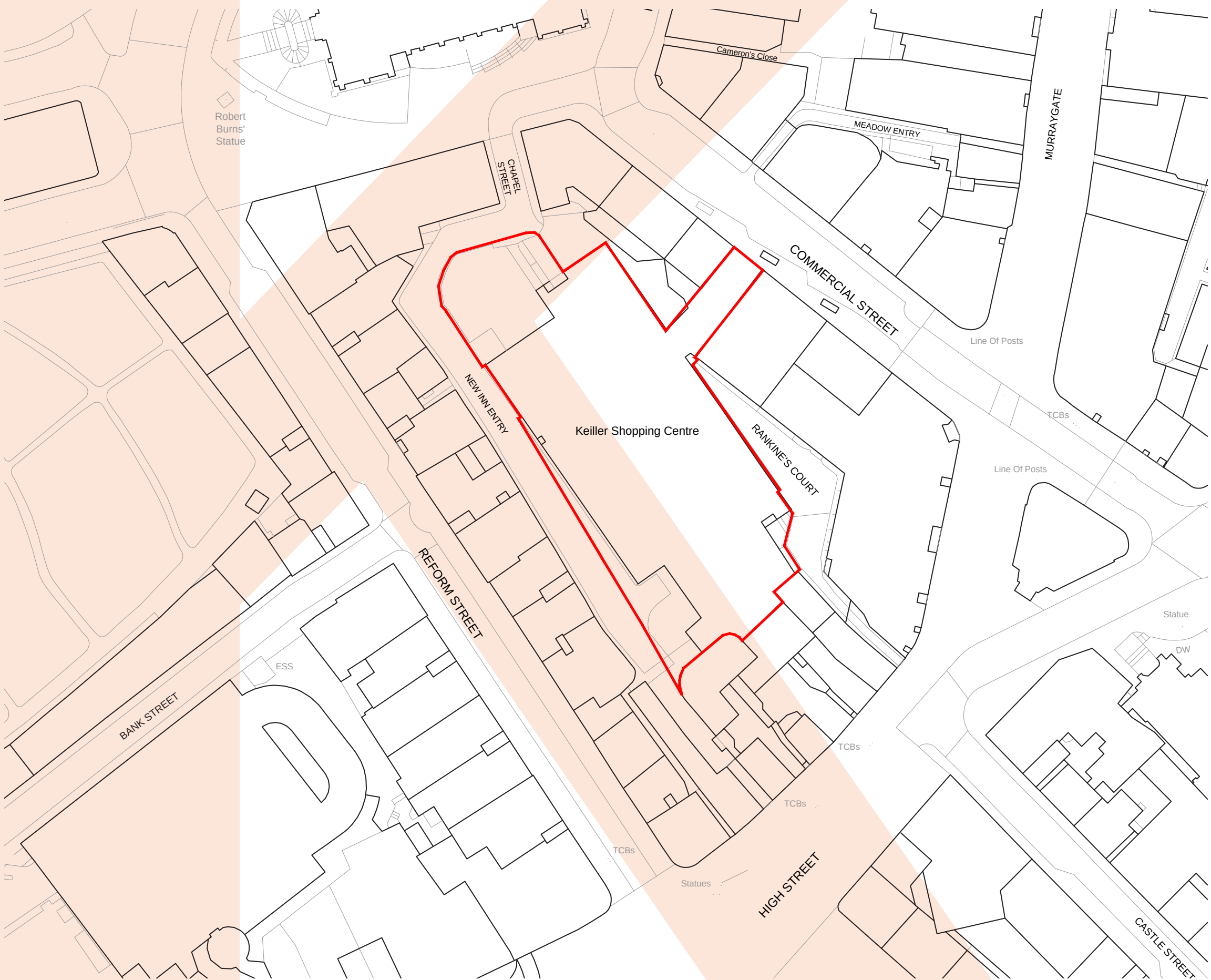




Site Context



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

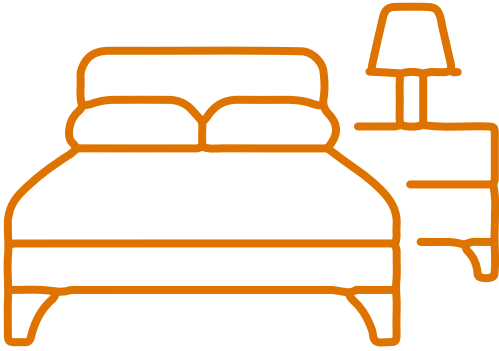
The proposal is seeking to provide a high-quality mixed use development, comprising of student homes, commercial space and attractive, engaging public realm of soft and hard landscaping.

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 boards that follow are combined from the first and second consultation. The first set of boards introduce the project and the initial concept proposal. The second stage of boards, after the break, are the new consultation board which address any feedback from consultation one and explain more details surrounding the development.



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



A shortfall of 6,084 Student Housing 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

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The Keiller Quarter
Community Consultation No.1

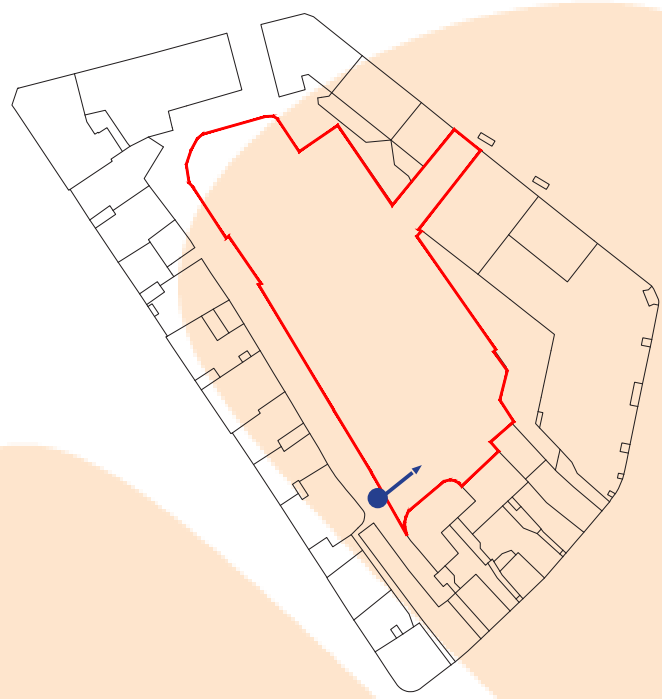
January 2025

Board 1

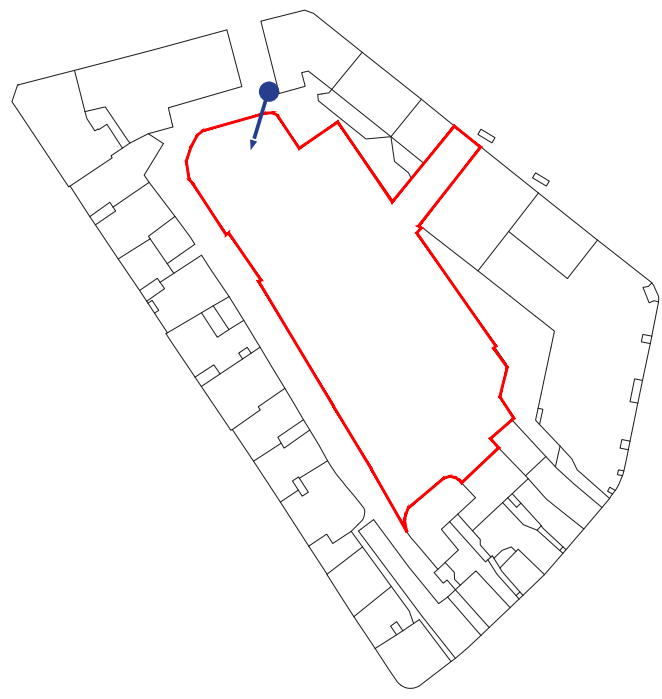
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Imagined view from New Inn Entry looking East to Rankine's Court

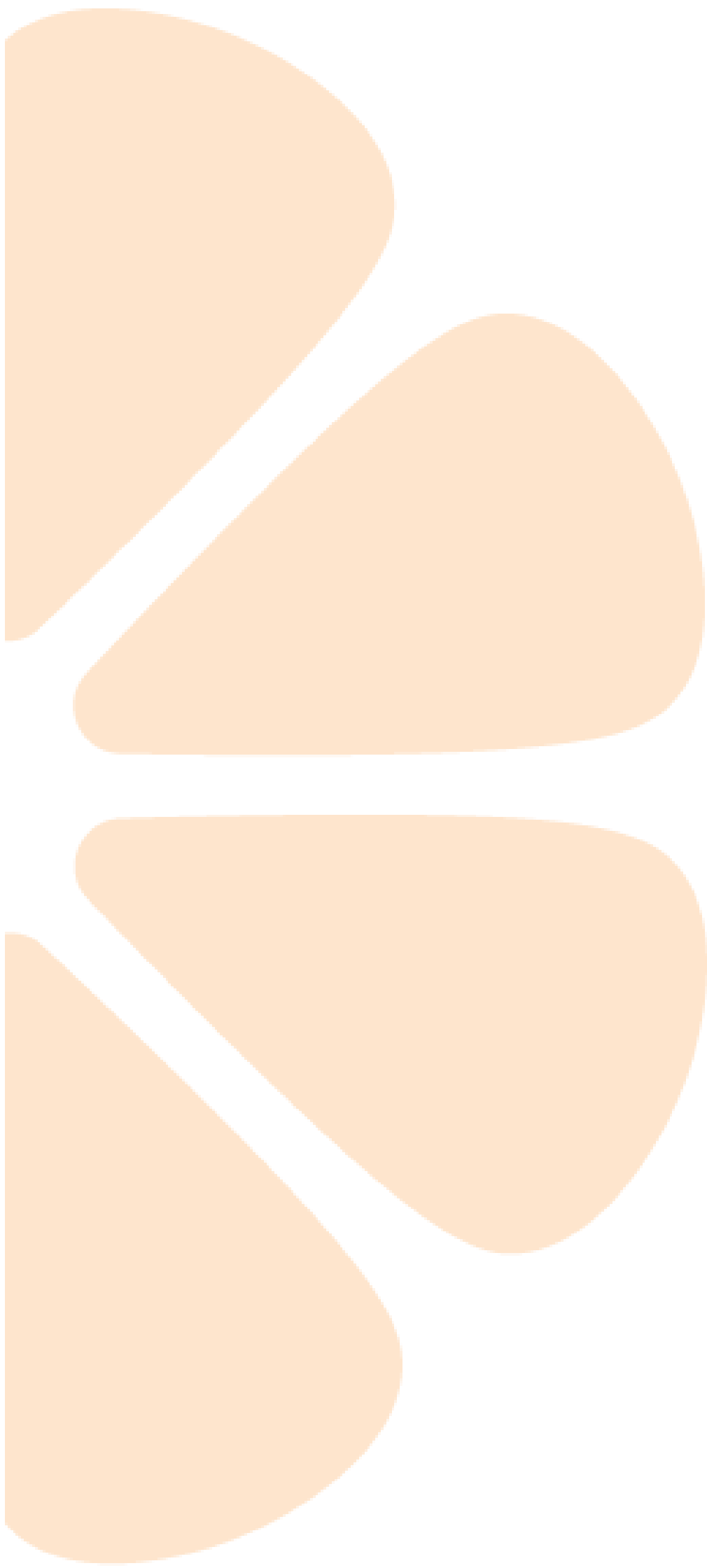


Imagined view from Chapel Street



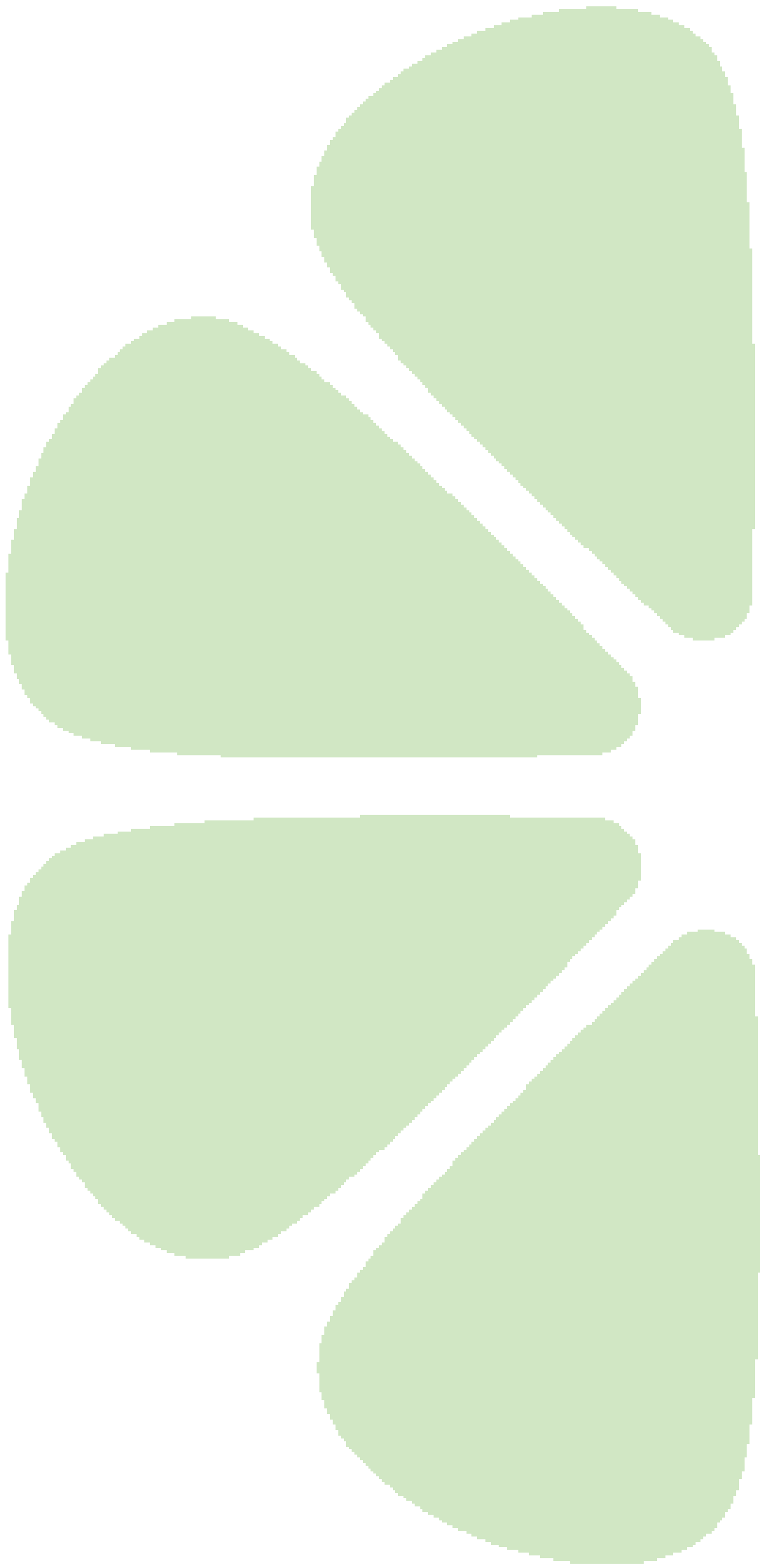
A Vibrant Quarter





←
First Consultation

Second Consultation →



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Consultation Feedback
At the consultation we had 16 participants fill out feedback forms. These had question prompts to invite the public to give their opinion on the current state of the centre and the design proposal presented at consultation. The results of this have been displayed below.

Concept Feedback

Key factors of the proposed design concept that were well received were:



Overall, the new concept was well received with the majority of people acknowledging a change must happen to the area.

"I like them. Something needs to change"

"It looks great, hopeful of a great improvement for the whole area"

"Absolutely fantastic"

"It is innovative and will hopefully bring people to the centre"

"...bringing students to the west end will hopefully aid Dundee"

Attendees were particularly on board with the new public realm development proposals and that the space will provide multiple different functions for the public.

"The complete renewal"

"Student accommodation/ conference space facilities sounds good"

"The use of the area for a new potential cafe and attractive outdoor space"

"Mixed use and proximity to the city centre"

Some people were concerned about the space being used as student accommodation and the height of the building.

"Not sure I would like it to be too high"

"How many flats"

"There seems to be a huge number of student accommodation already existing"

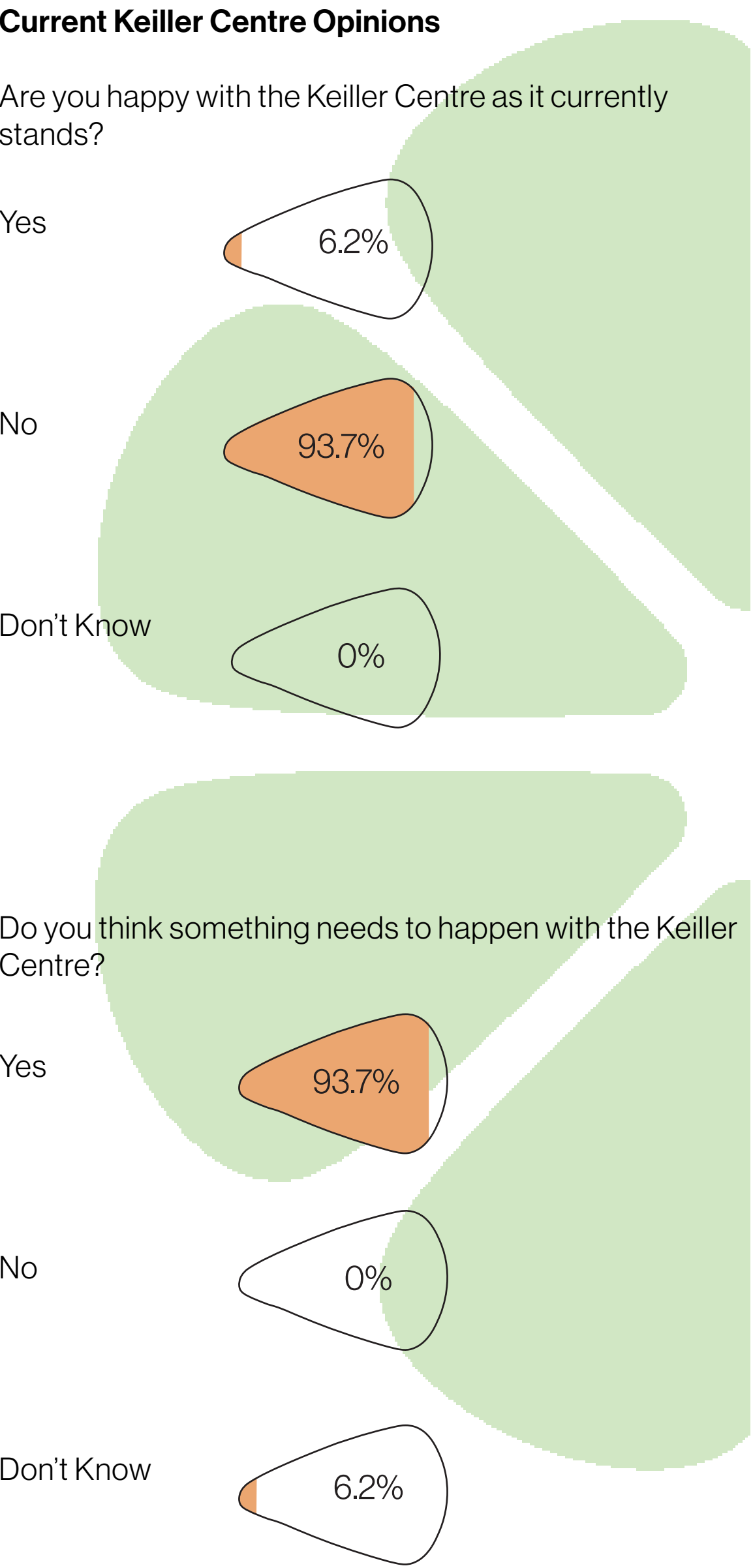
Overall, the attendees looked forward to seeing more details about the development and offered other suggestions to amenities they felt needed addressed in the new design.

"Looking forward to seeing the final design"

"Like to see more detail in the next stage"

Design Suggestions
As well as feedback on our design proposal we invited people to give us their thoughts on what to do with the area. Some suggestions included:

- Large areas of greenspace
- Coffee shop
- Safety
- Attractive
- Art Exhibition Space
- Community club meeting spaces
- Performance Areas
- Better lighting
- Roof top bar
- Making entrances more appealing



Q&A

Student Housing- Is there a Better use for the building?

Opportunity to showcase more information regarding student housing need and availability in Dundee at next consultation event. Also how bringing more students into the city centre would be beneficial for local businesses.

The Height of the Structure?

We want to bring an increase in activity into the heart of the city centre, the proposals will pop the building around the surrounding rooftops. The backland nature of the site provides an opportunity to create a new sense of place with a well designed tall building which also replicates the previous tall Keiller factory.

Public Realm?

The proposals will seek to actively engage a new streetscape and offer new social gathering spaces, connecting the North and South of the development.

Consultation 1 Outcomes

Why Are Students Good for the Area?



Students Can Revitalise the Area

The site is very close to Abertay University and within walking distance of the Dundee University Campus. This use for the development area is wholly consistent with the local Plan Zoning for the site and the Town Centre Action Plan.



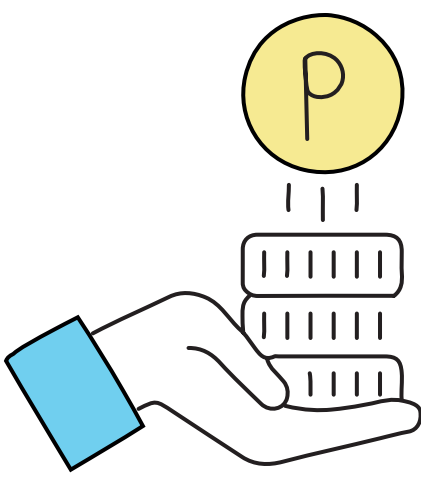
Different use for building out of Academic Calendar

When students are not occupying the development their vacant rooms can be rented to the public and/or used as hotel service for visitors coming to Dundee.



Professionally Managed Asset

Student Housing is a quasi-commercial land use and will be actively managed on behalf of the occupiers and building owner. This means development will be a professionally managed asset in the heart of the city centre, including all landscaping.



Benefits to Local Economy

Having students located in the city centre will boost the local economy as they will use surrounding local businesses.



Love Loan - Glasgow



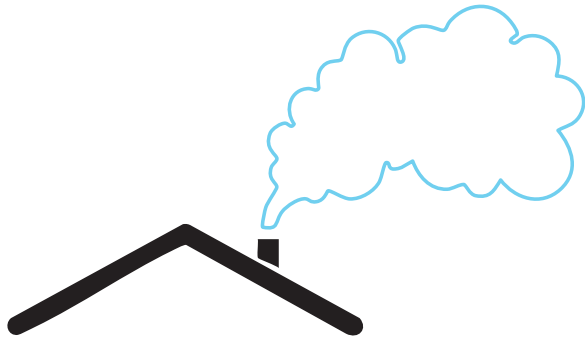
Privacy

The site is surrounded by the service access to commercial uses including pubs and restaurants which detracts from the amenity for residents in terms of noise, safety, security and privacy.



Space

The internal development is limited with external space. Residential units would be better suited in sites where the external amenity space provision is more appropriate



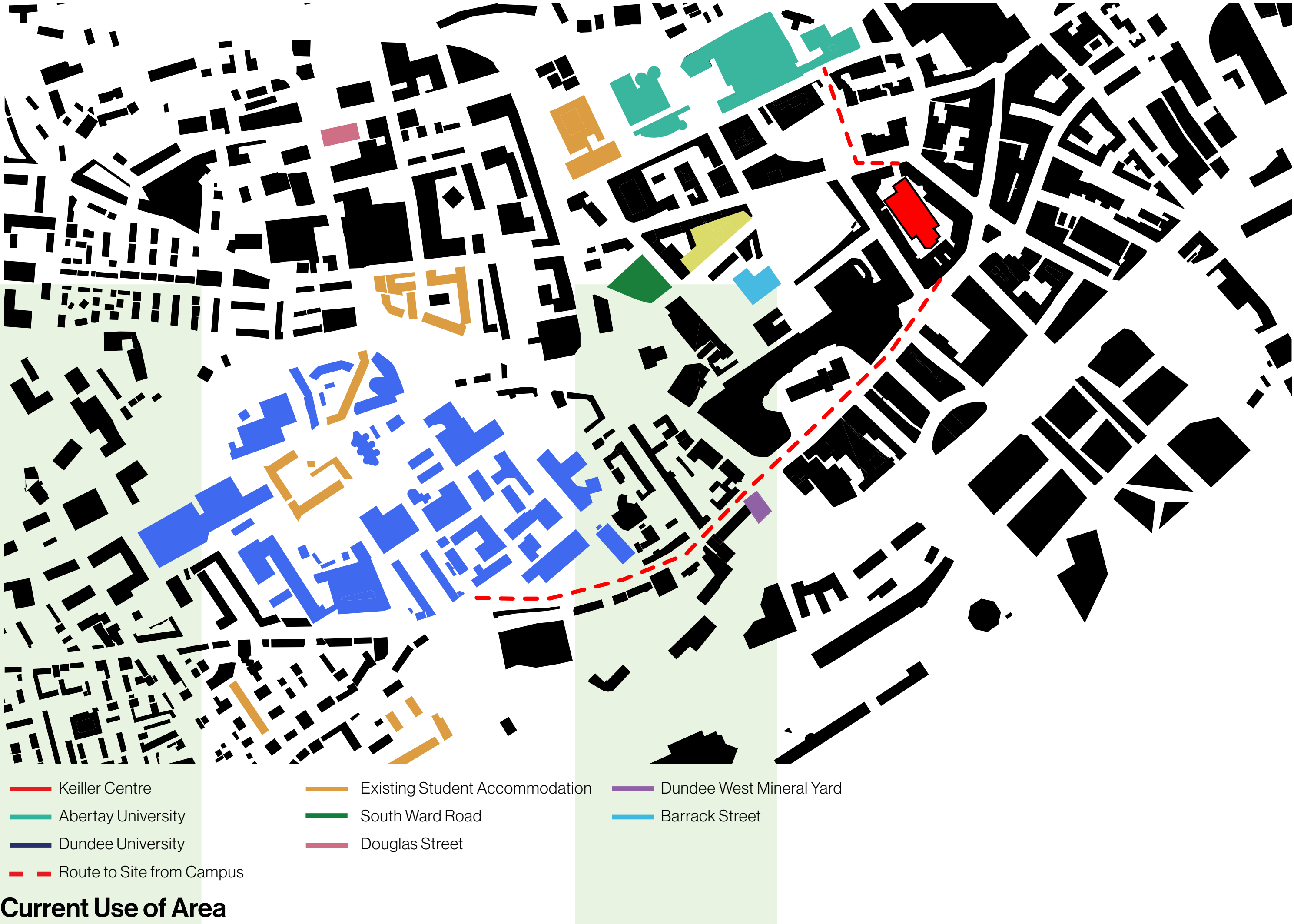
Better Sites

Dundee has various other better suited and appropriate sites earmarked for residential development, for example the sites overlooking the River Tay. These can provide a more attractive living environment for residents.



Holyrood North - University of Edinburgh

University Mapping Diagram



Current Use of Area



New Inn Entry- Service yard



New Inn Entry close is currently used as a service yard, mostly used for deliveries, parking and back of house needs.



Dunaskin Mill Student Housing -University of Glasgow



Dunaskin Mill Student Housing -University of Glasgow

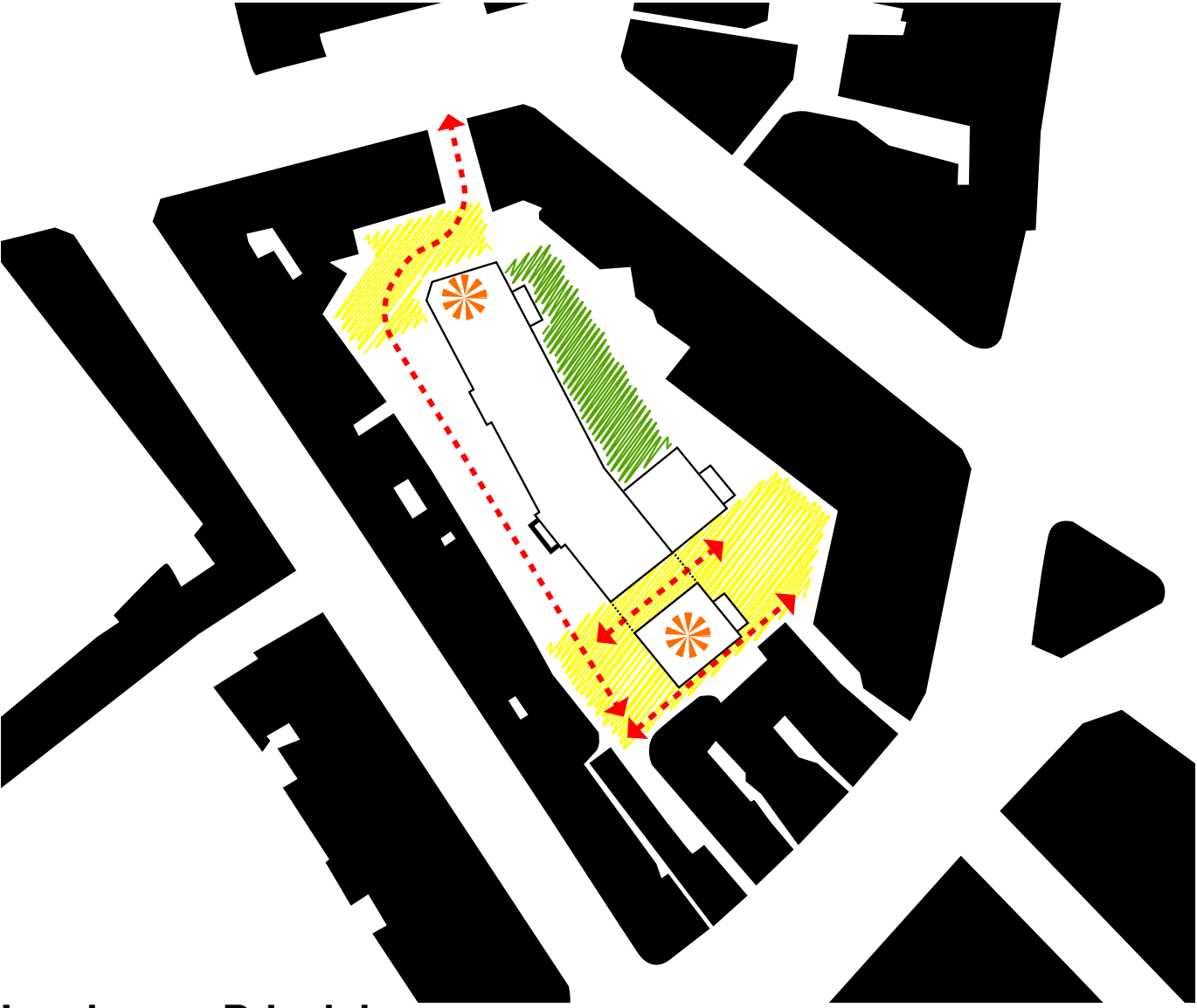


The Ard Student Housing - Glasgow

Proposed Development



Design Concept Development



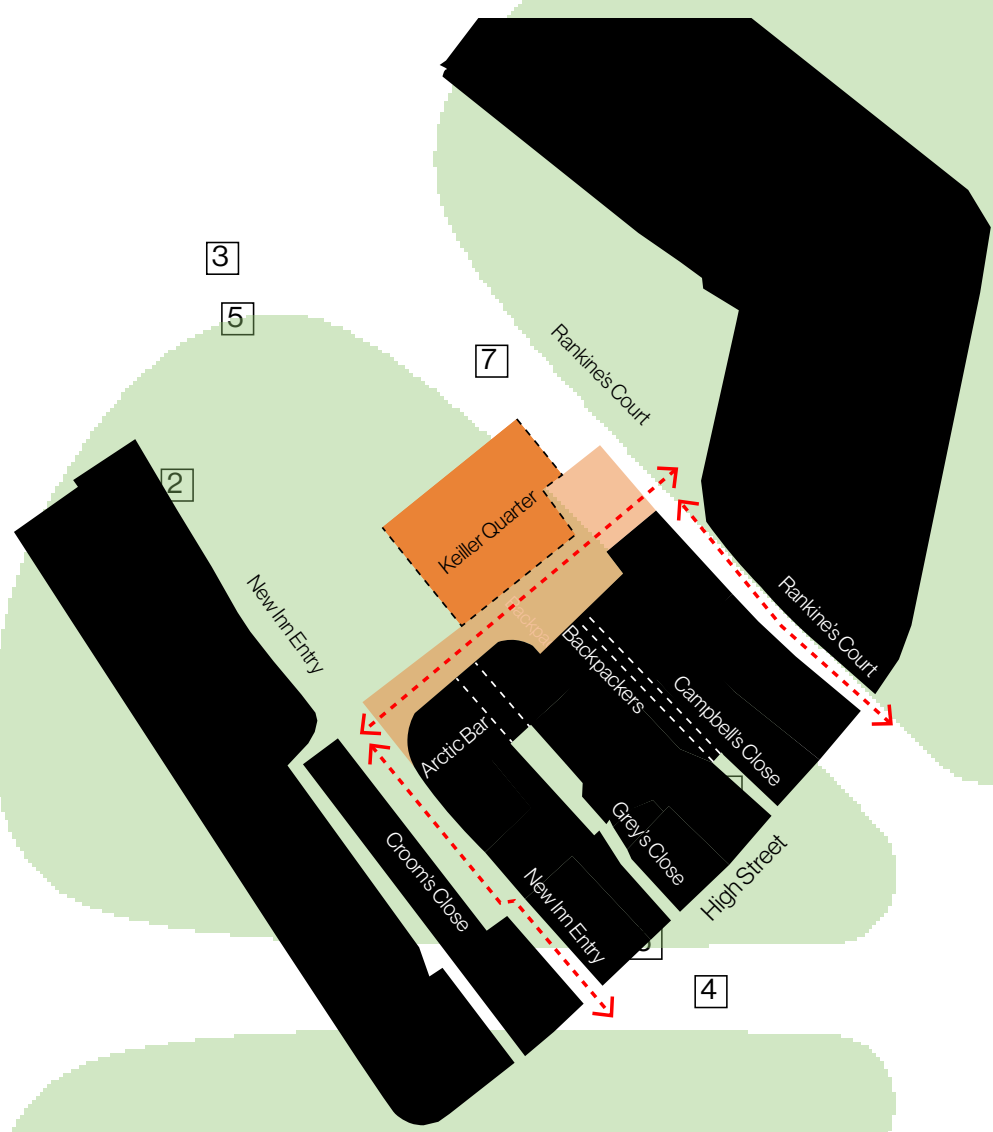
Landscape Principles

- North and Southern Aspect to host visual and commercial amenity space
- Separation of landscape zones through public and private space creation and facade principle
- Built form takes precedence from existing building lines and facades
- Connection of existing streetscape to be enhanced

Landscape Concept

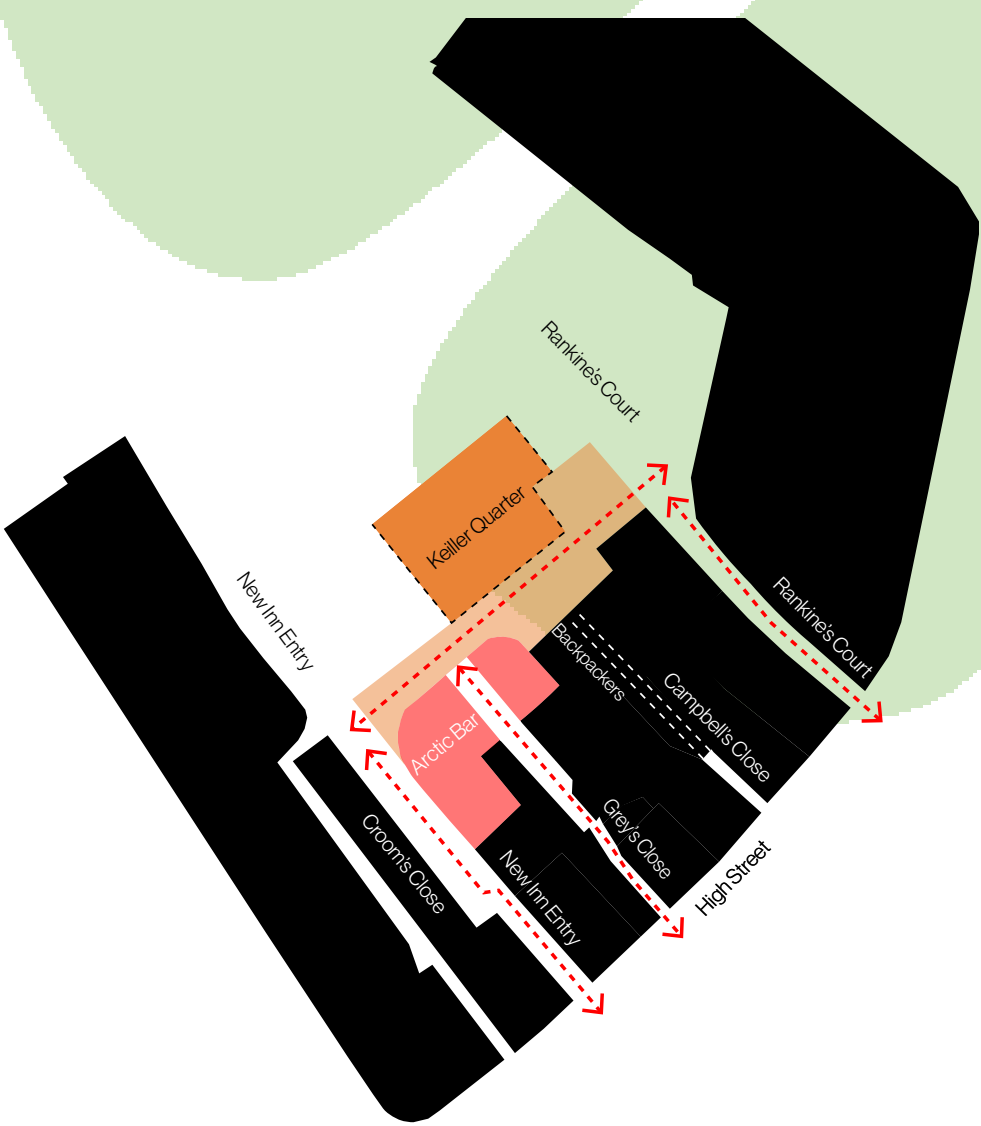
- New high quality public realm and sense of place for New Inn Entry similar to the urban form prior to the Keiller Factory
- Promote an engaging street frontage to New Inn Entry to encourage other frontagers to reimagine the street
- New Large scale Public Realm to Chapel Street entry to engage with building frontage
- Intimate Public realm to south to encourage spill out and new uses to front onto public realm
- Opportunity for new commercial/artisan ground floor units to engage with the public realm and activate new spaces created
- Private outdoor amenity space re-imagined from the historic urban form of the site
- Spill out opportunities for businesses on Commercial Street

Potential New Access and Placemaking Opportunities



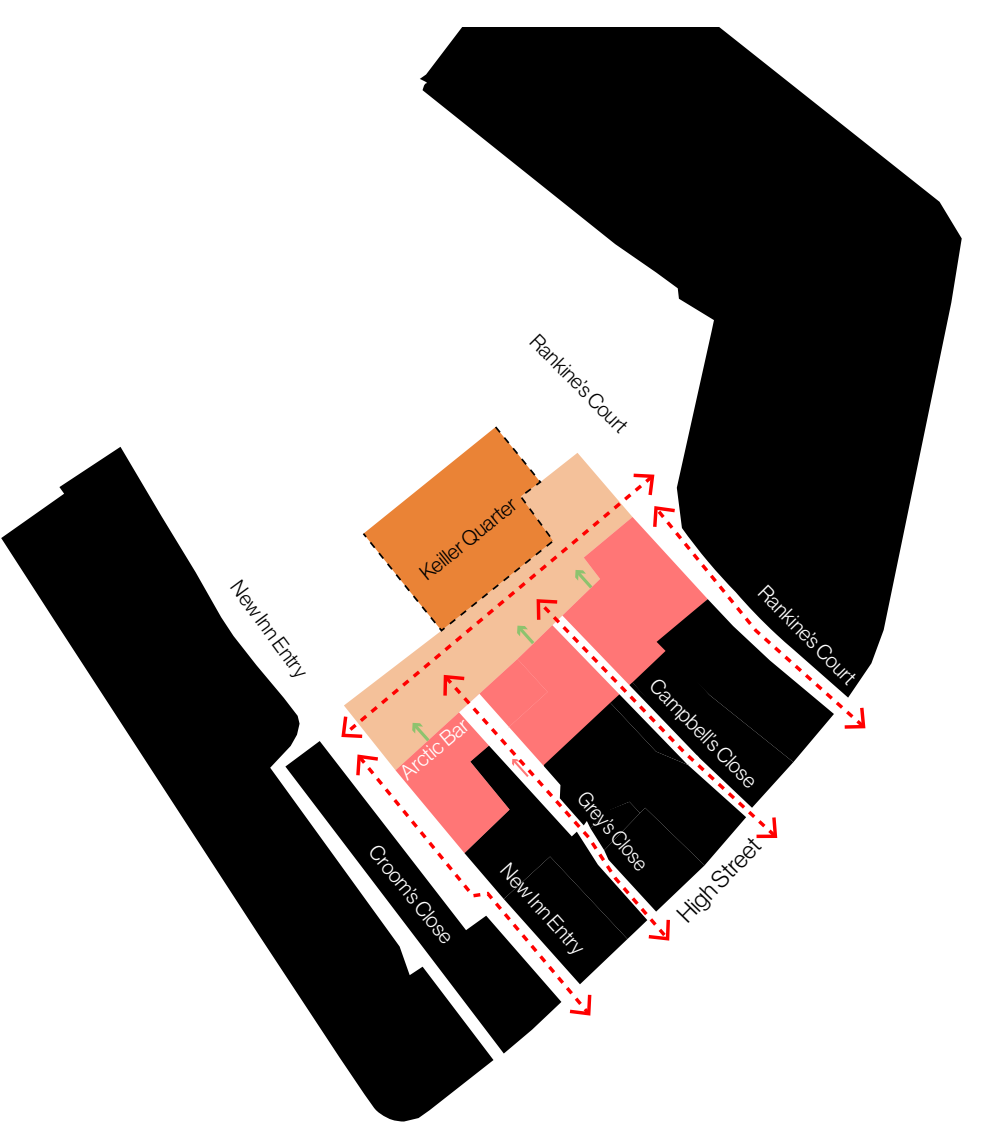
Potential Option one

- Two current access routes retained from High street, Rankine Court and New Inn Entry



Potential Option Two

- Opening old access route Grey's Close.
- More accessible interface from the Artic bar will open up another access point from High Street
- Two current access routes retained from High street, Rankine Court and New Inn Entry



Potential Option Three

- Opening old access route Grey's Close.
- Alterations to the Dundee Backpackers will open up another access point from High Street
- Two current access routes retained from High street, Rankine Court and New Inn Entry

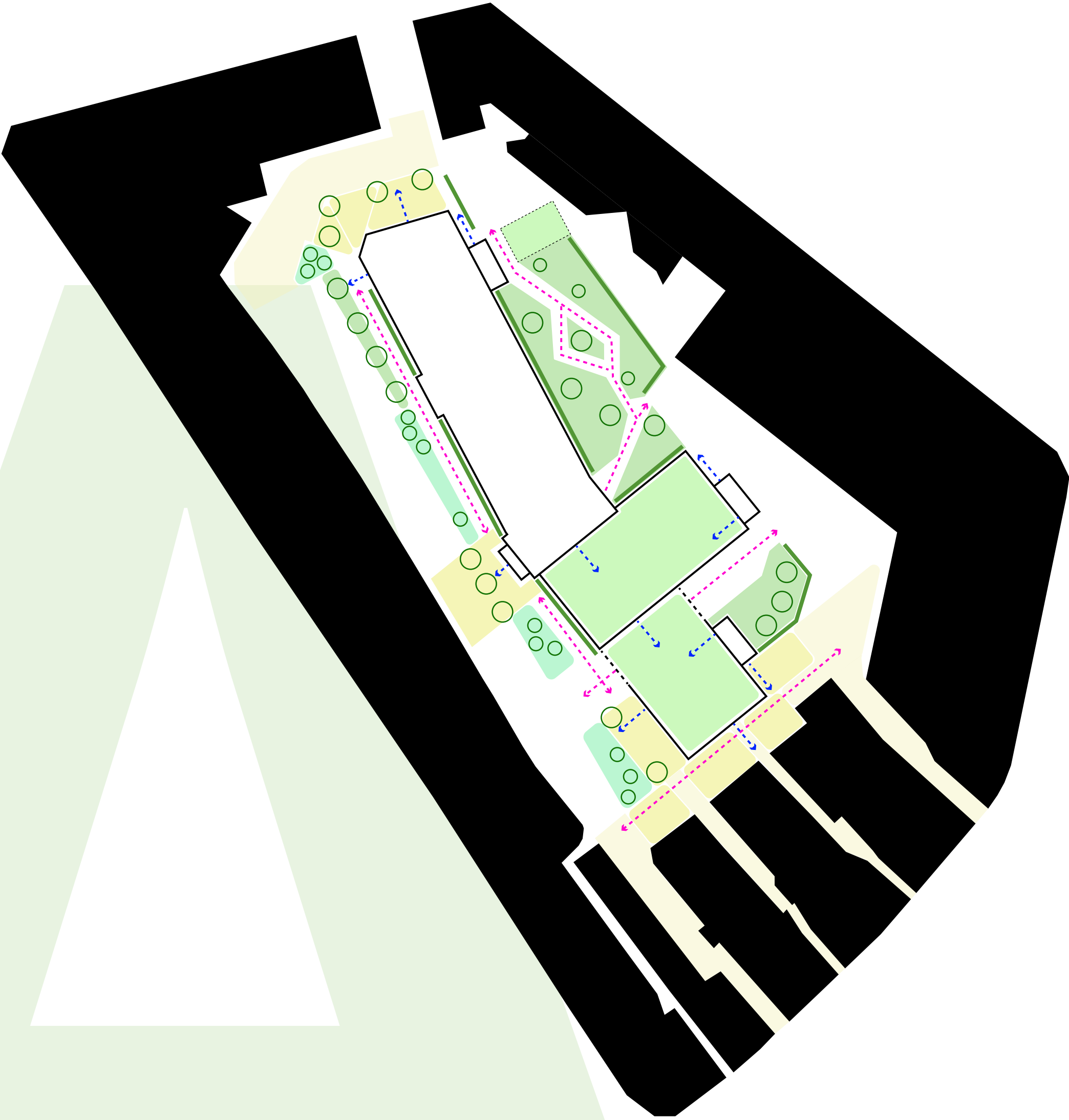


The Keiller Quarter

Community Consultation No.2
February 2025
Board 3
24015_B_250120| [B]_250225

Public Realm Concept

- Urban tree planting along New Inn Entry
- Plaza paving and areas of socialising to the north and south of the site
- Rankine's Court and New Inn Entry linked with new landscape
- Roof top terraces with views towards the Tay
- Garden and external green areas
- Public realm opportunities with commercial units to the south



Kings Stables Road- HarrisonStevens Development



Engine Yard, Edinburgh- HarrisonStevens Development



Holyrood North, Edinburgh- HarrisonStevens Development



St Leonards, Edinburgh- HarrisonStevens Development



St Leonards, Edinburgh- HarrisonStevens Development

Design Development

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Plan of Development



- 1. Public realm plaza
- 2. Raingardens
- 3. Urban Tree Planting
- 4. Signature Tree Planting
- 5. Accessible parking bays
- 6. External Garden Space
- 7. Bike Store
- 8. External Roof Terrace
- 9. Improved Access
- 10. Improved Lighting and Safety



3D Wayfinding



Union Street, Dundee



Integrated Trees



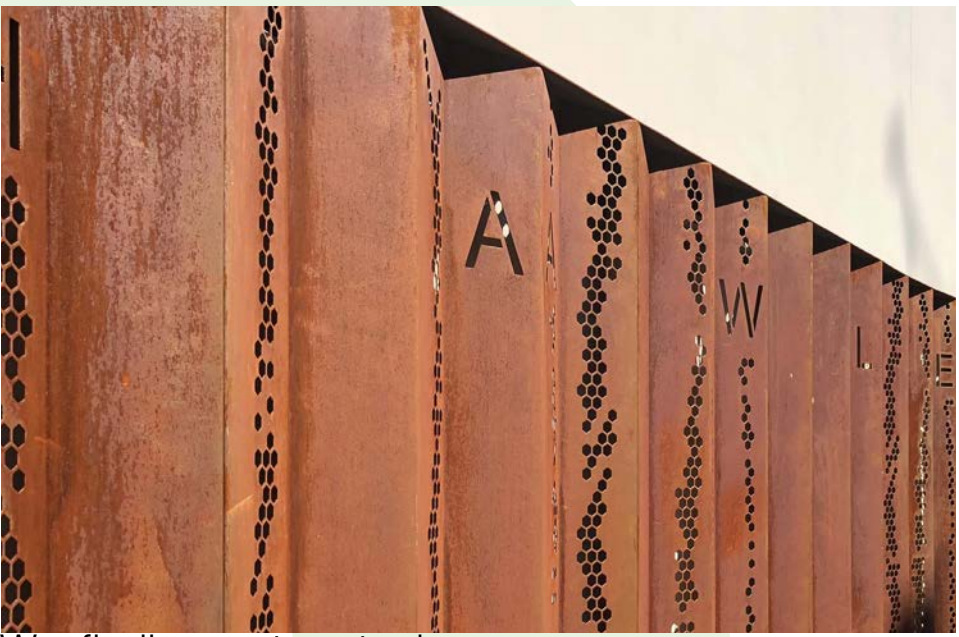
Holyrood North, Edinburgh



Materials



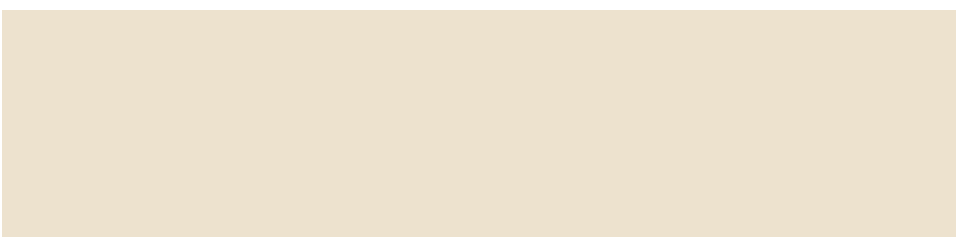
Integrated lighting



Wayfinding corten steel



Warm toned Paving



Mural on site, New Inn Entry

Public Realm Landscape

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The Keiller Quarter
Community Consultation No.2

February 2025

Board 4

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Biodiversity
The site enhances the biodiversity within the area through multiple design choices which bring different forms of greenspace into the landscape.

Raingardens

- SUDs management which enhances the greenspace in the area.



Roof Terraces

- A view of Dundee and out towards the Taybridge
- Relaxed seating and grass areas



Urban Tree Planting

- Integrating multiple species of trees into the area



Green Street

- Vegetation such as trees, shrubs and plants interspersed within blocks of paving.



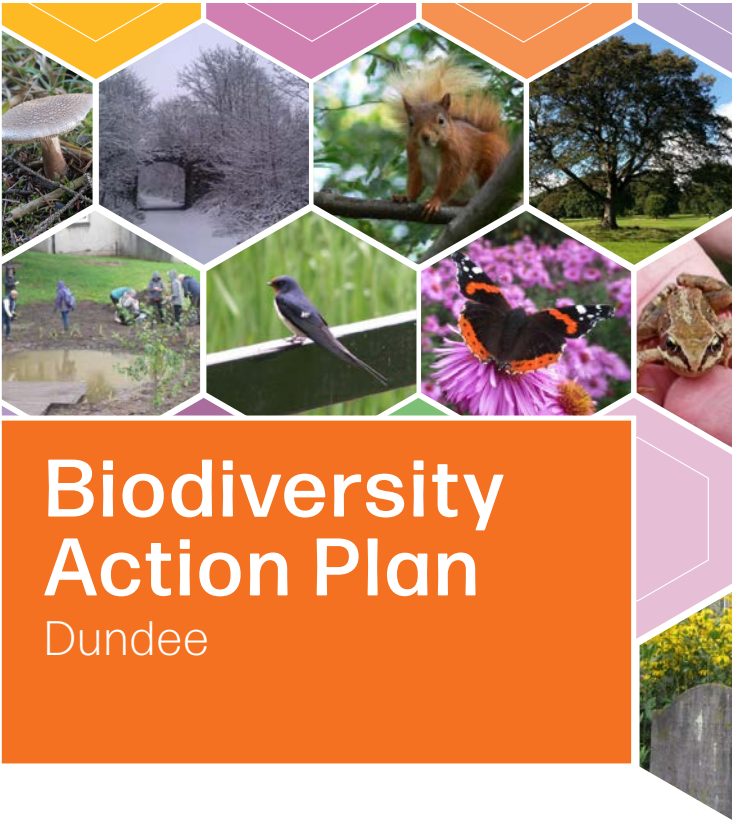
Amenities

- Cafes, restaurant, meeting spaces, Gym
- Opportunity for surrounding bars to provide outdoor seating



Wildlife

- Greenspace provides habitat for wildlife
- More wildlife in the area such as bats and bees.



Biodiversity Enhancement

Biodiversity enhancement is an approach to development, and/or land management, that aims to leave the natural environment in a measurably better state than it was beforehand.

This project should deliver biodiversity enhancement aligned to best practice, achieving 'positive effects for biodiversity' as noted in the Planning (Scotland) Act 2019.

NPF4 Policy 3

NPF4 outlines the need for all future LDP's to address the nature crisis by protecting, conserving, restoring, and enhancing Scotland's biodiversity. This includes facilitating the creation of green networks and strengthening connections between them to support improved ecological connectivity, the restoration of degrading habitats/creating new habitats, and incorporating measures to increase biodiversity.

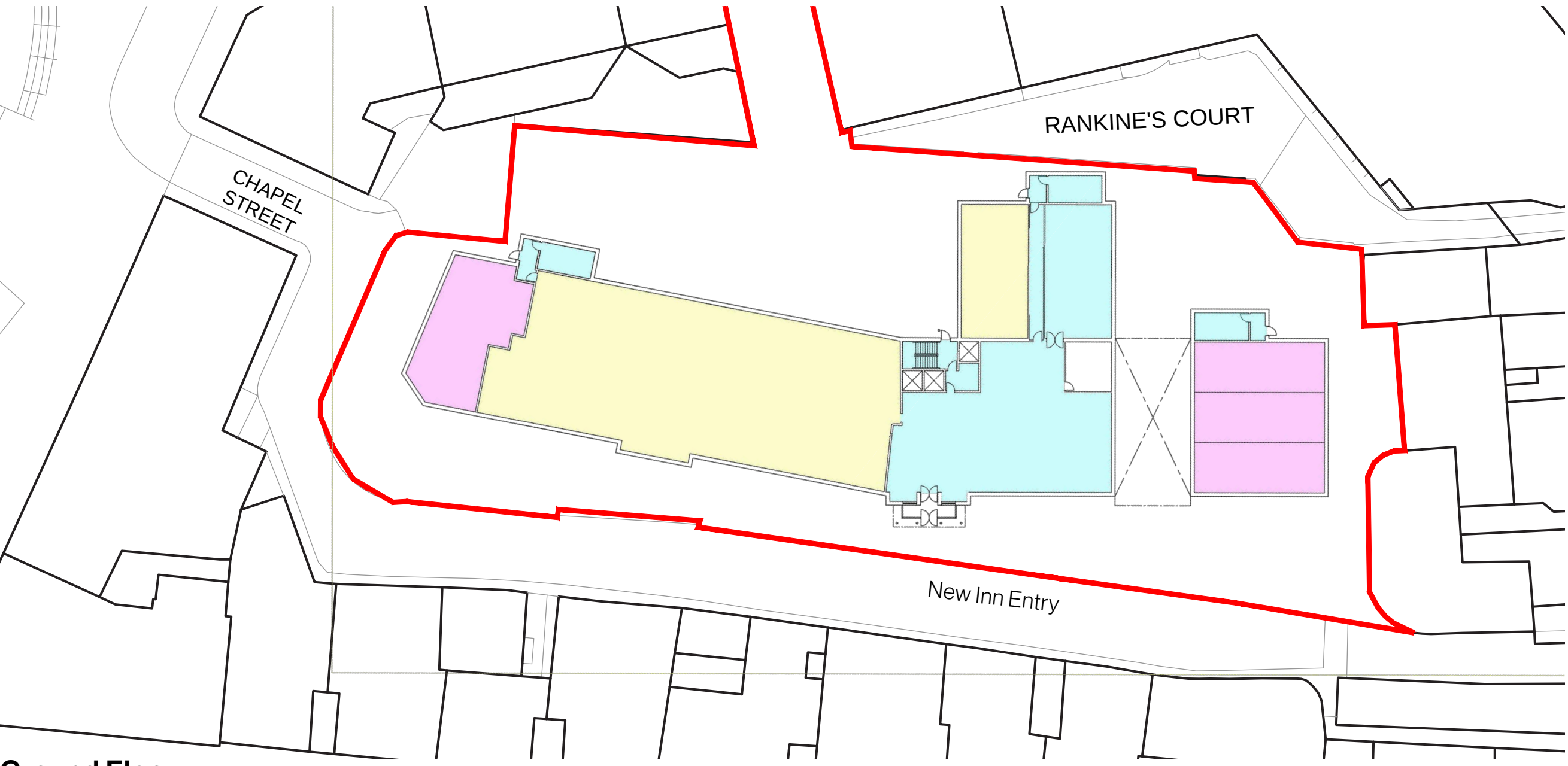
The aim of a BNG assessment and enhancement scheme would be to initially prevent the ecological detriment to wildlife within the immediate and surrounding site followed by enhancement to biodiversity through nature based design intervention.

Planting Precedents

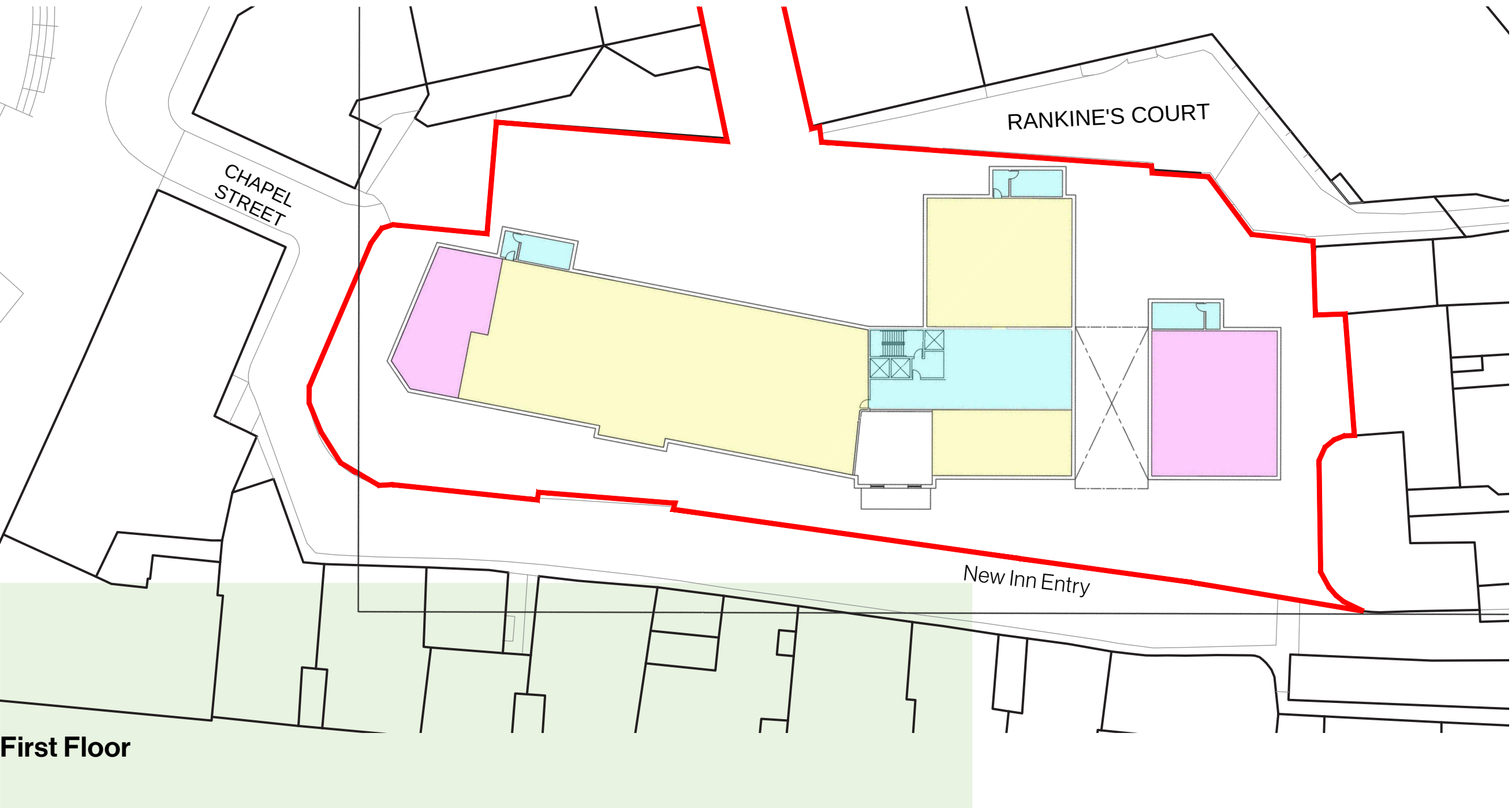


Biodiversity

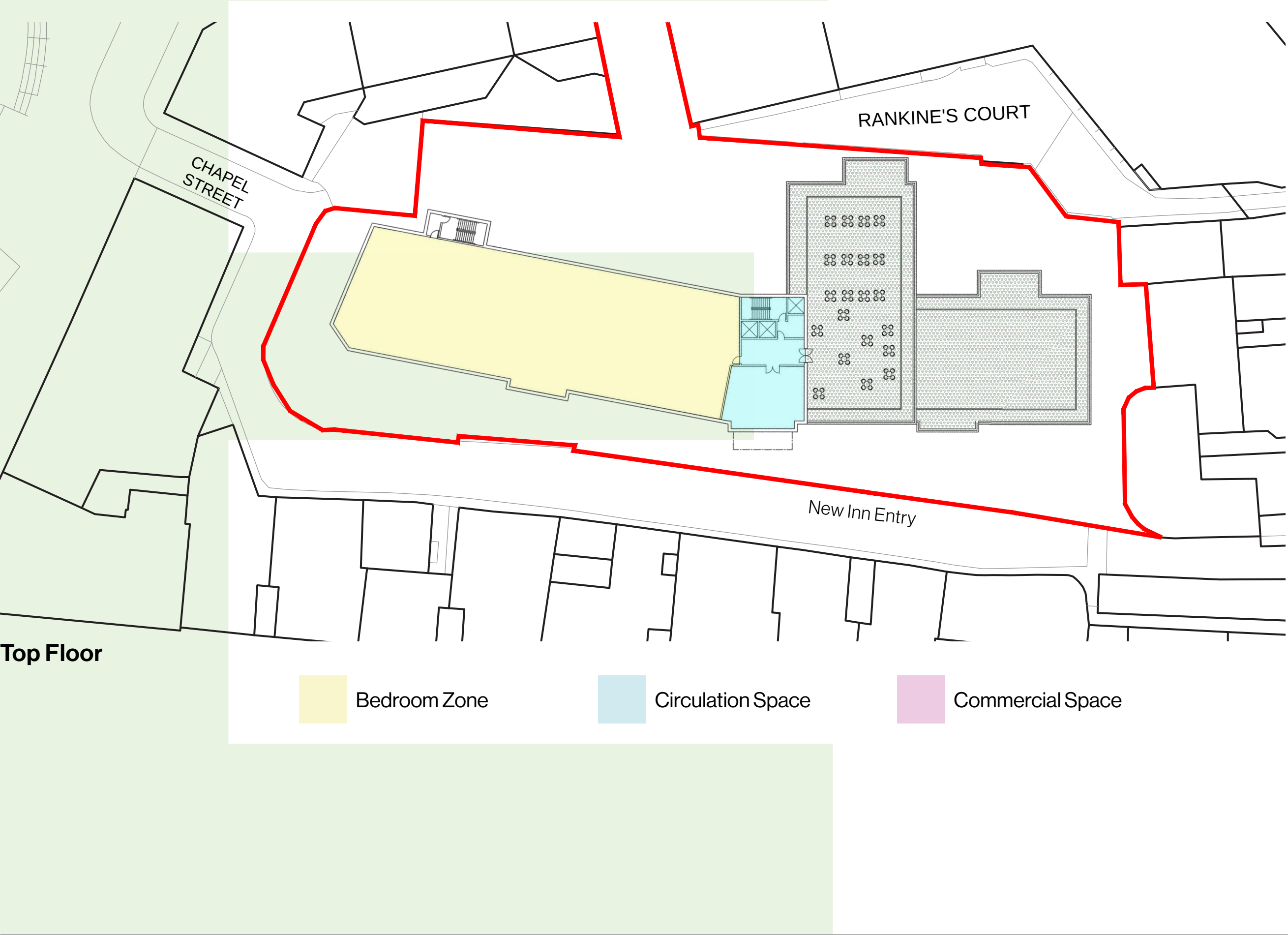
Typical Floor Plans



Ground Floor

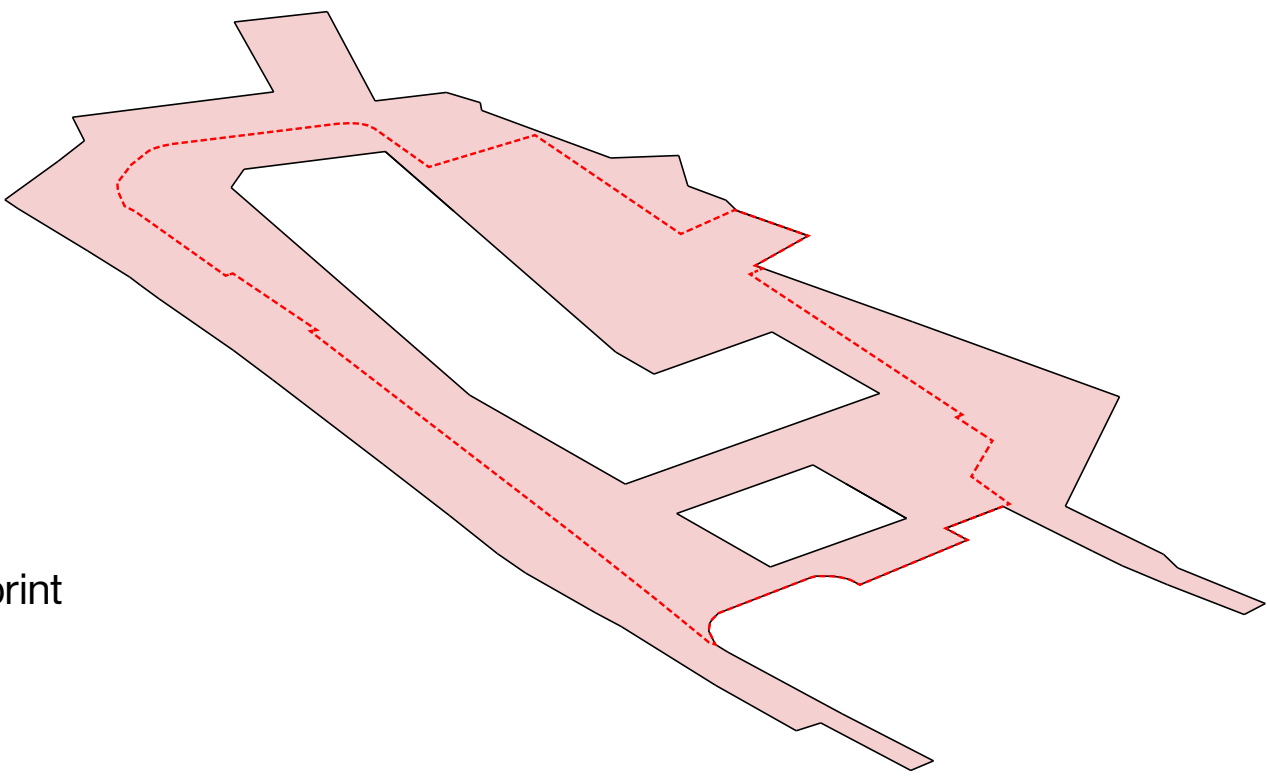


First Floor

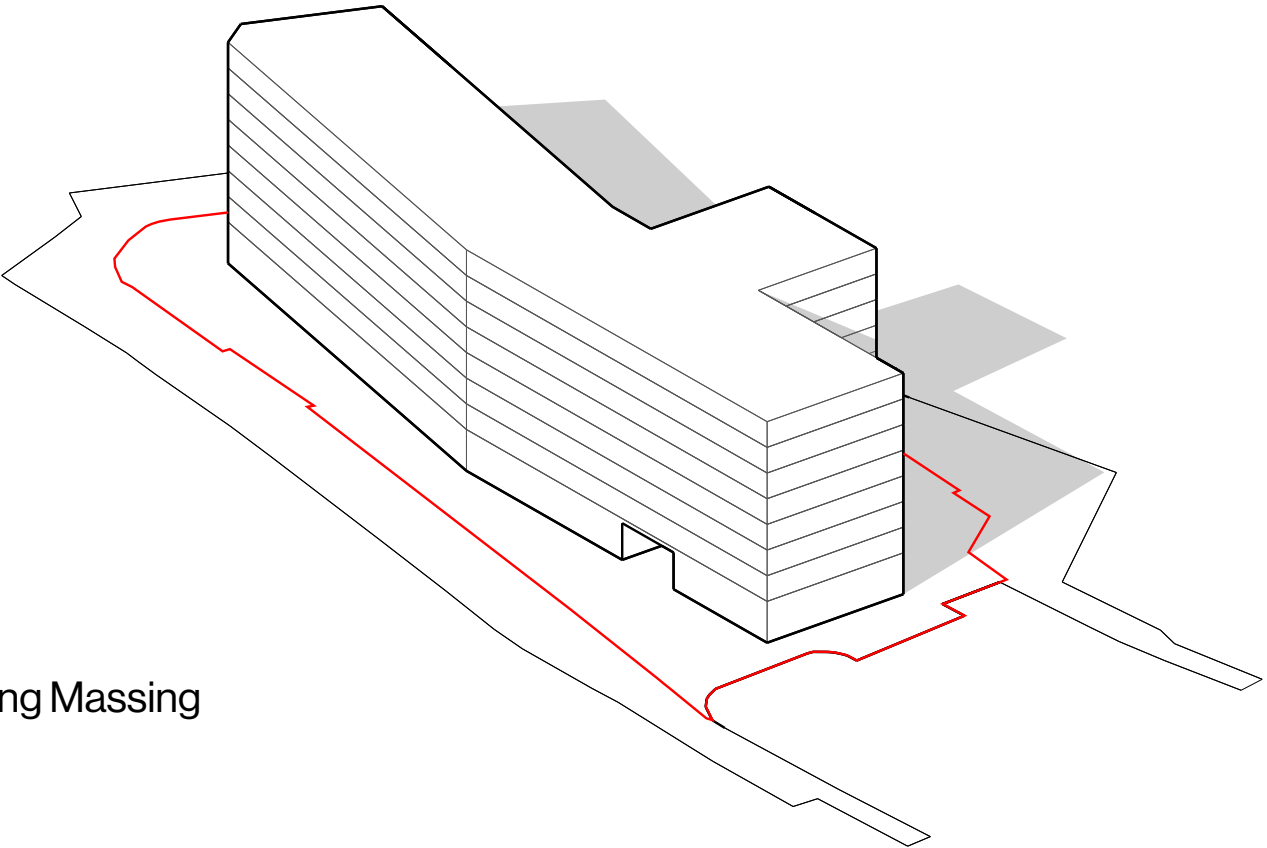


Top Floor

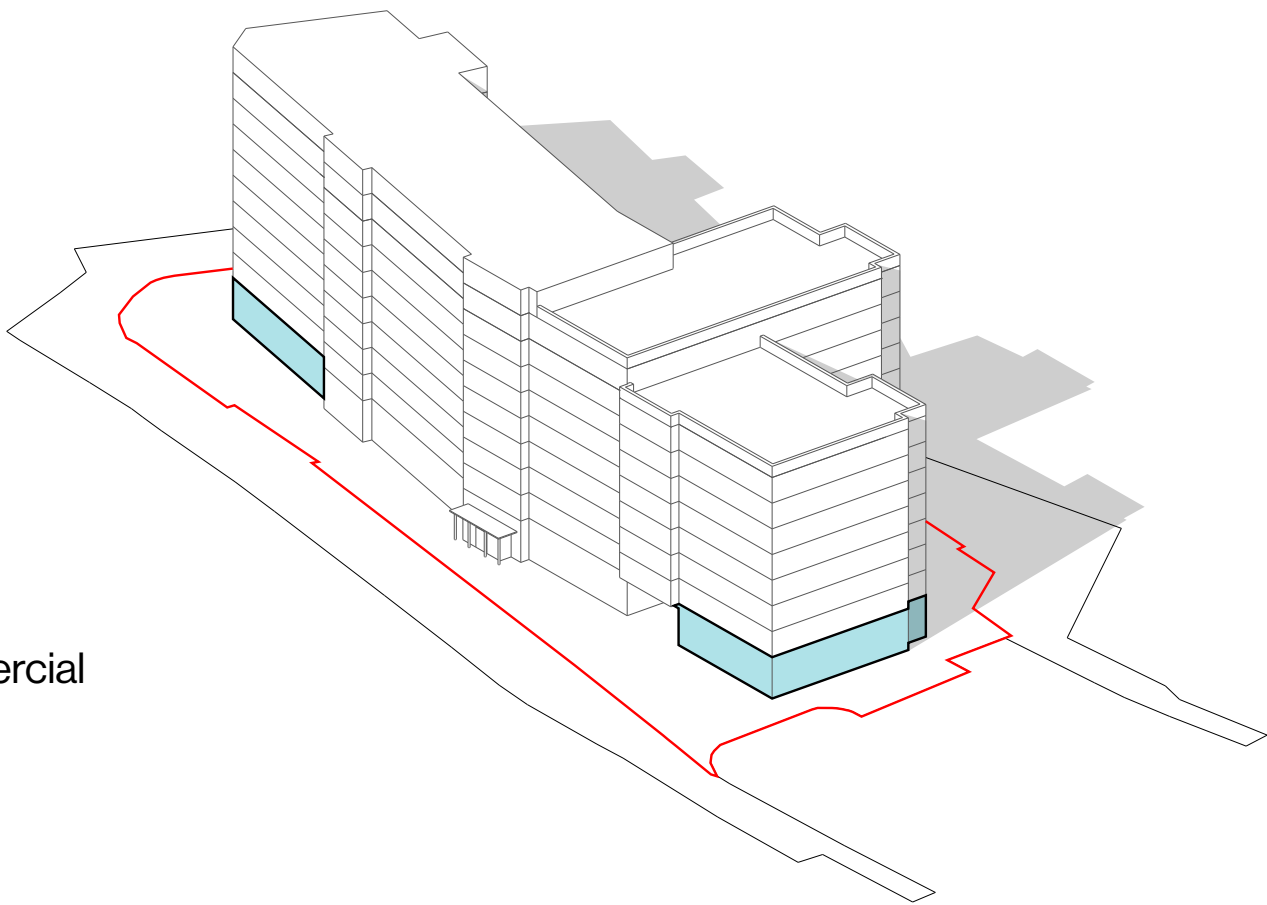
Bedroom Zone Circulation Space Commercial Space



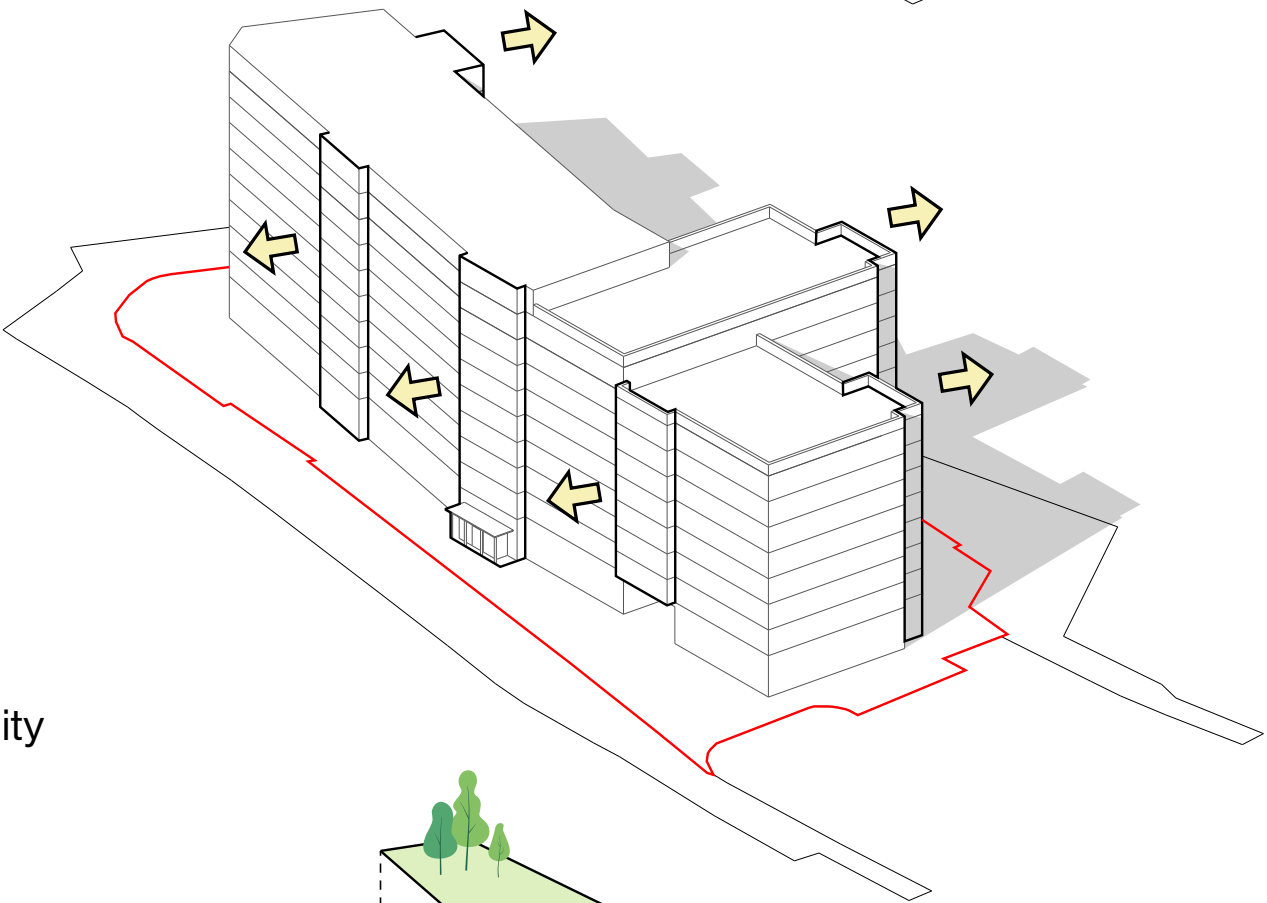
Footprint



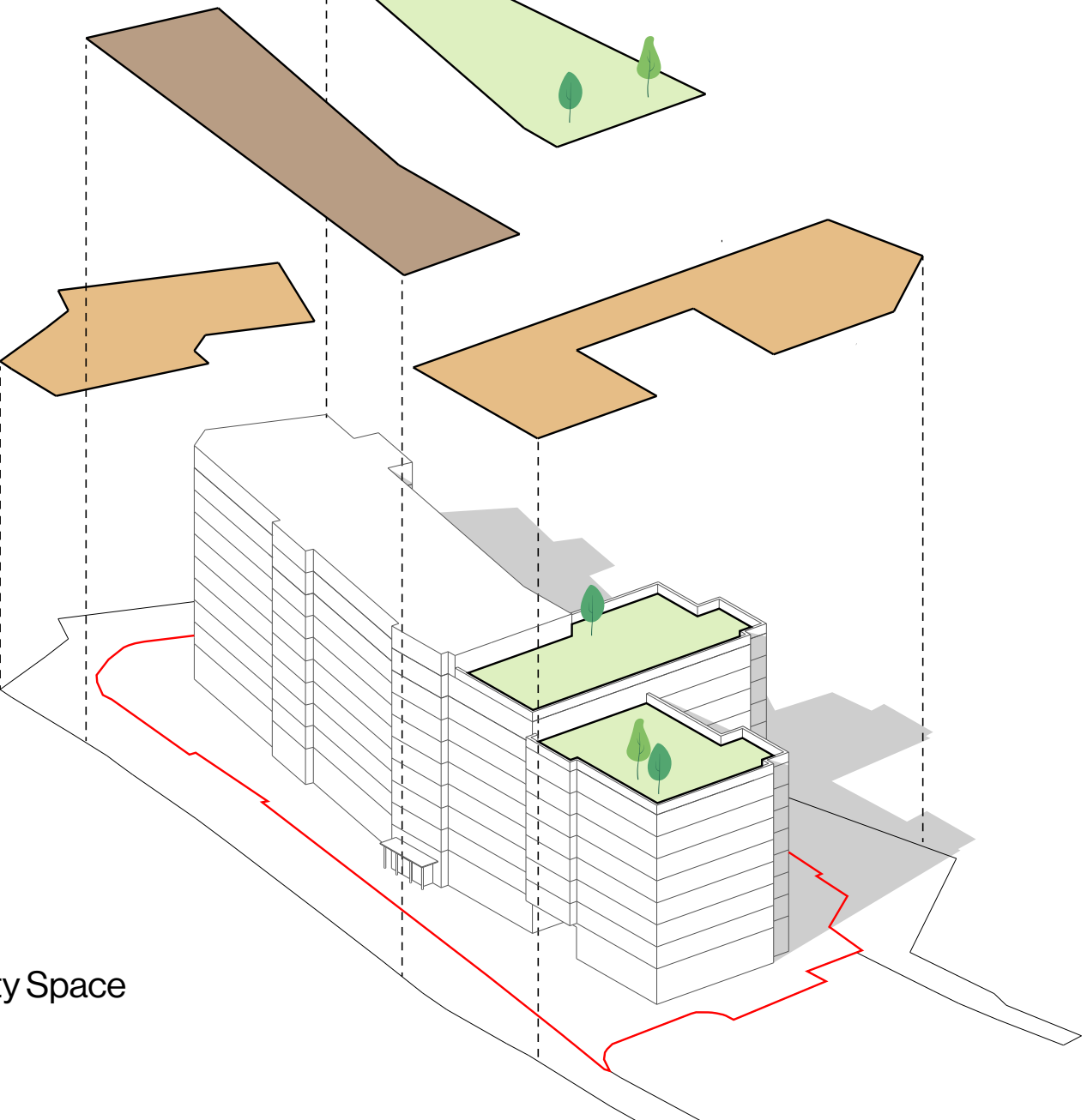
Building Massing



Commercial



Verticality



Amenity Space

Architecture

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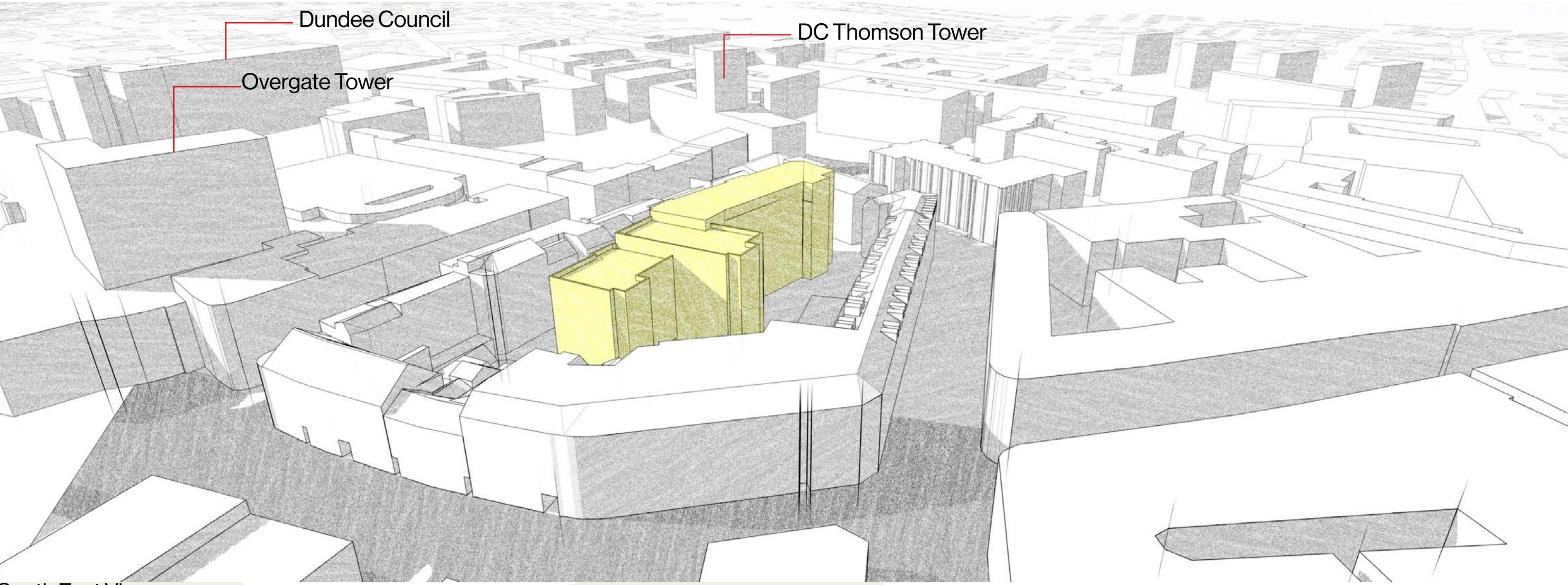
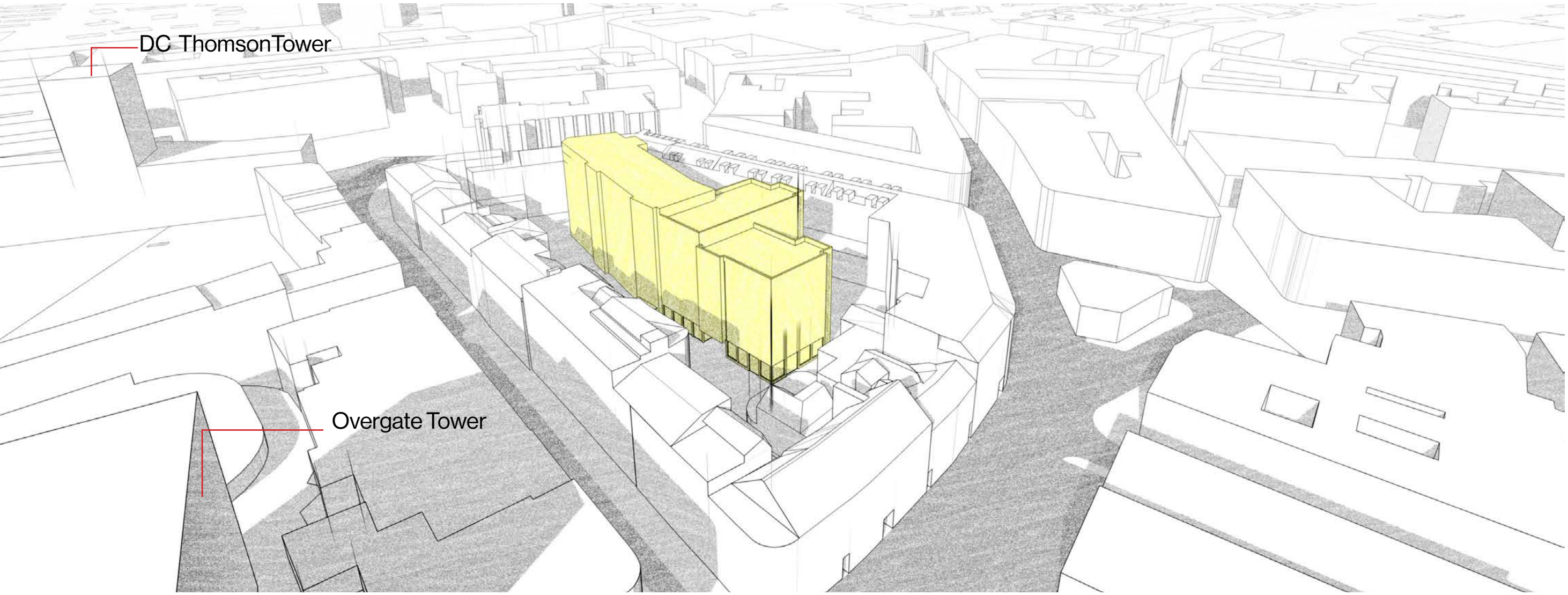
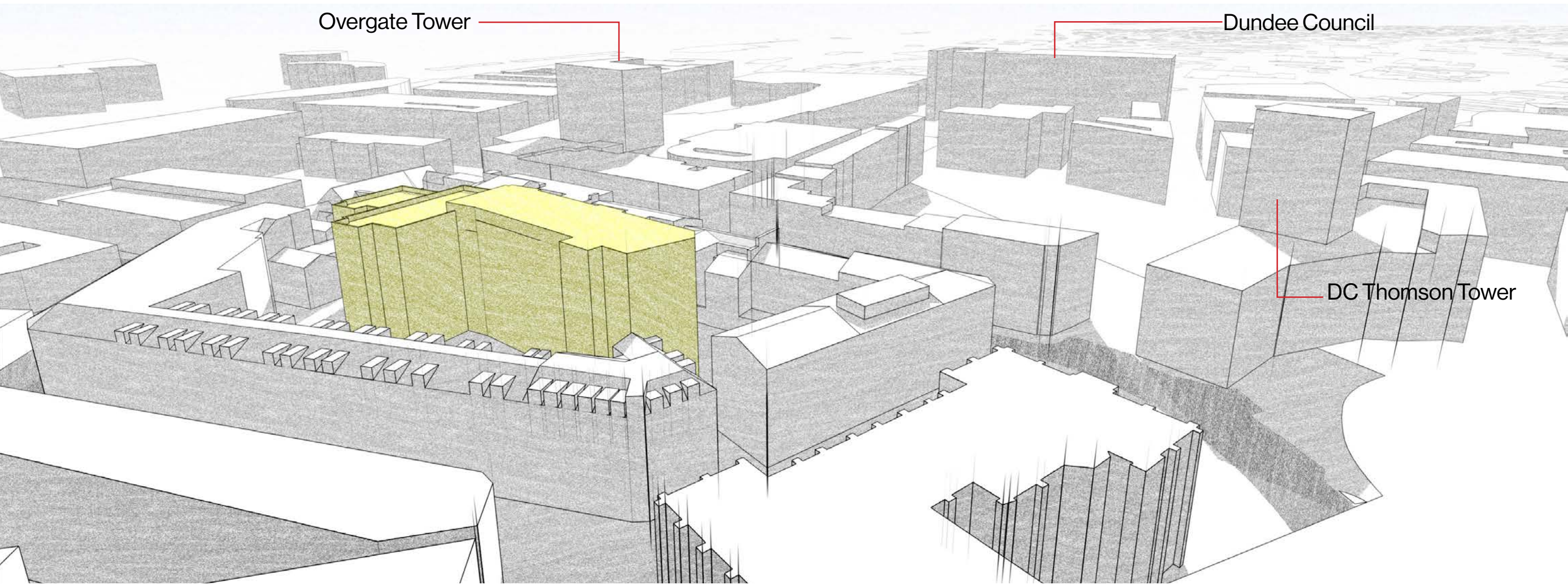
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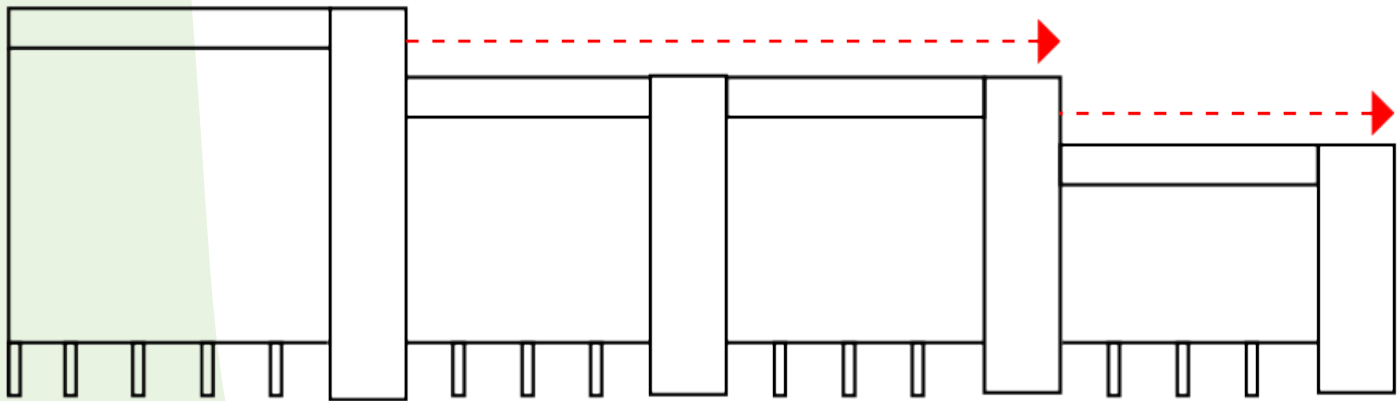
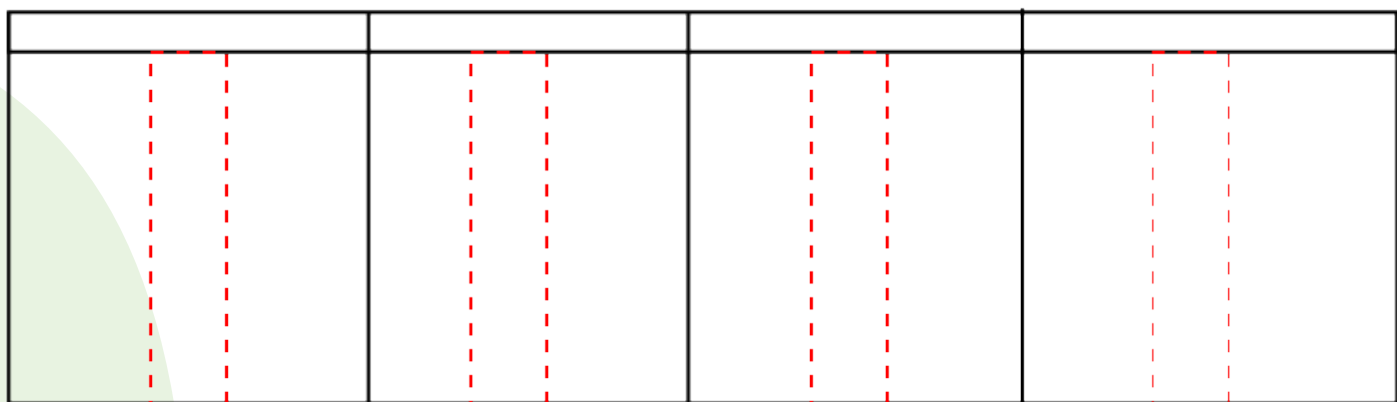
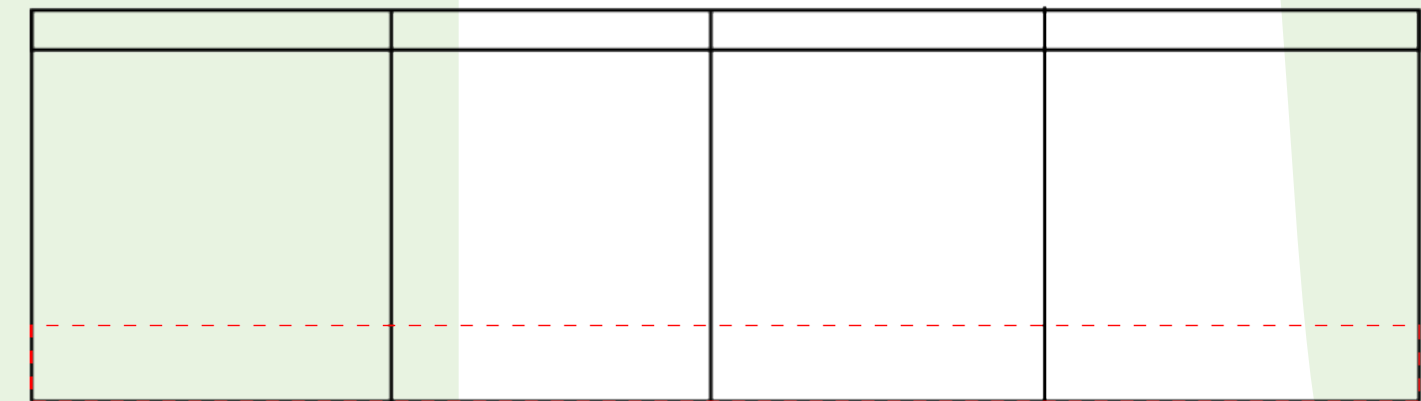
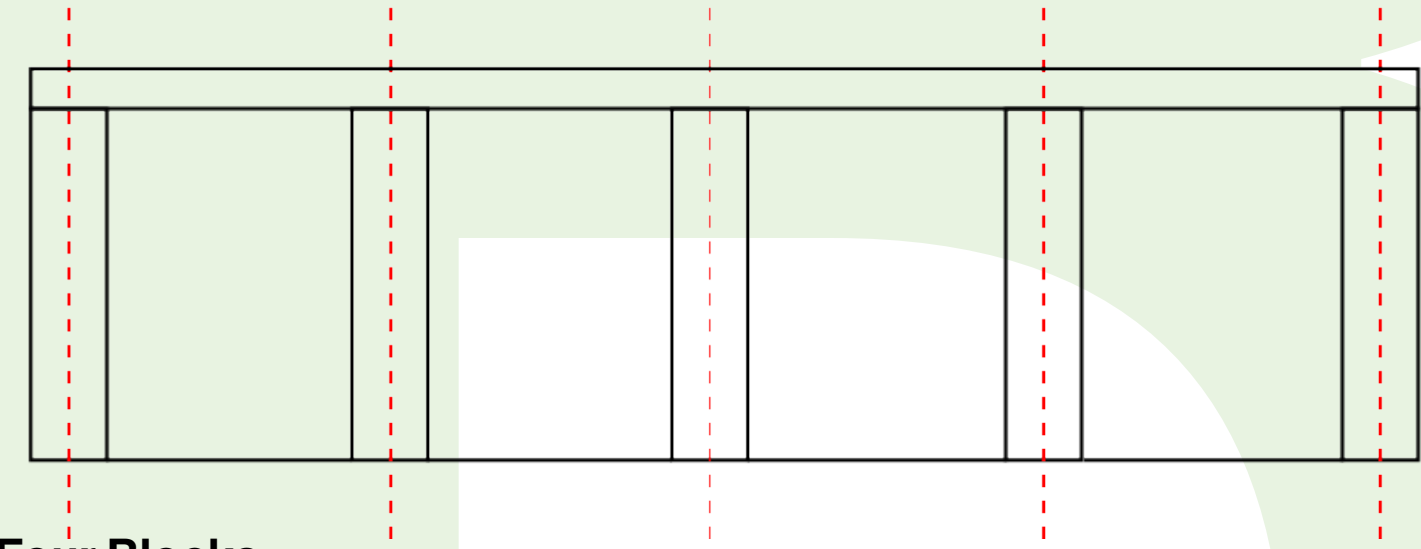
Board 6

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Building Massing



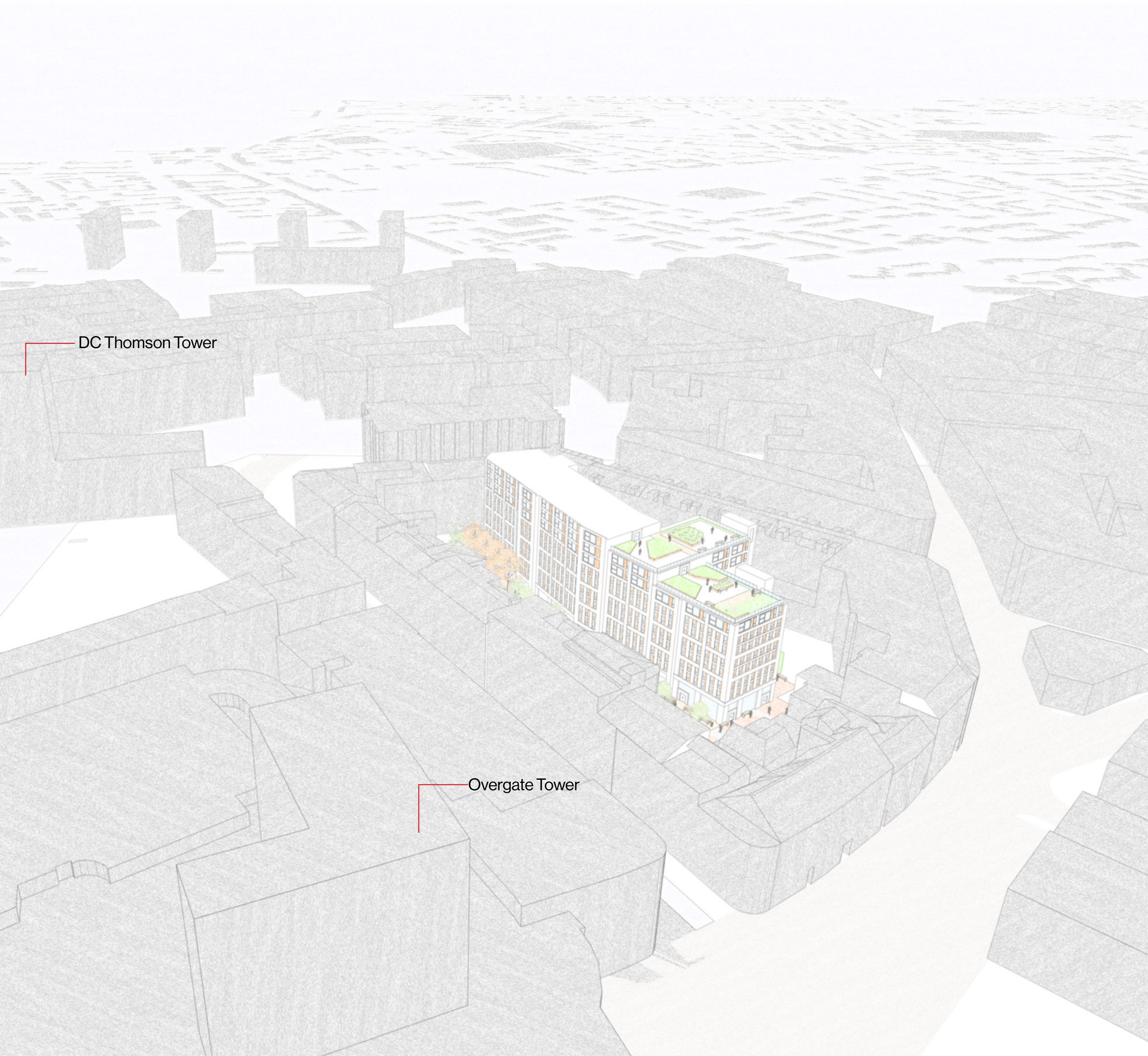
Elevation Studies



Consented Schemes



Built Form 1



DC Thomson, Approx. 11 Storeys



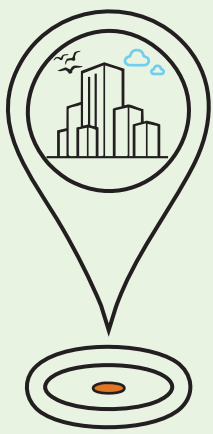
Dundee Council Offices, Approx. 11 Storeys



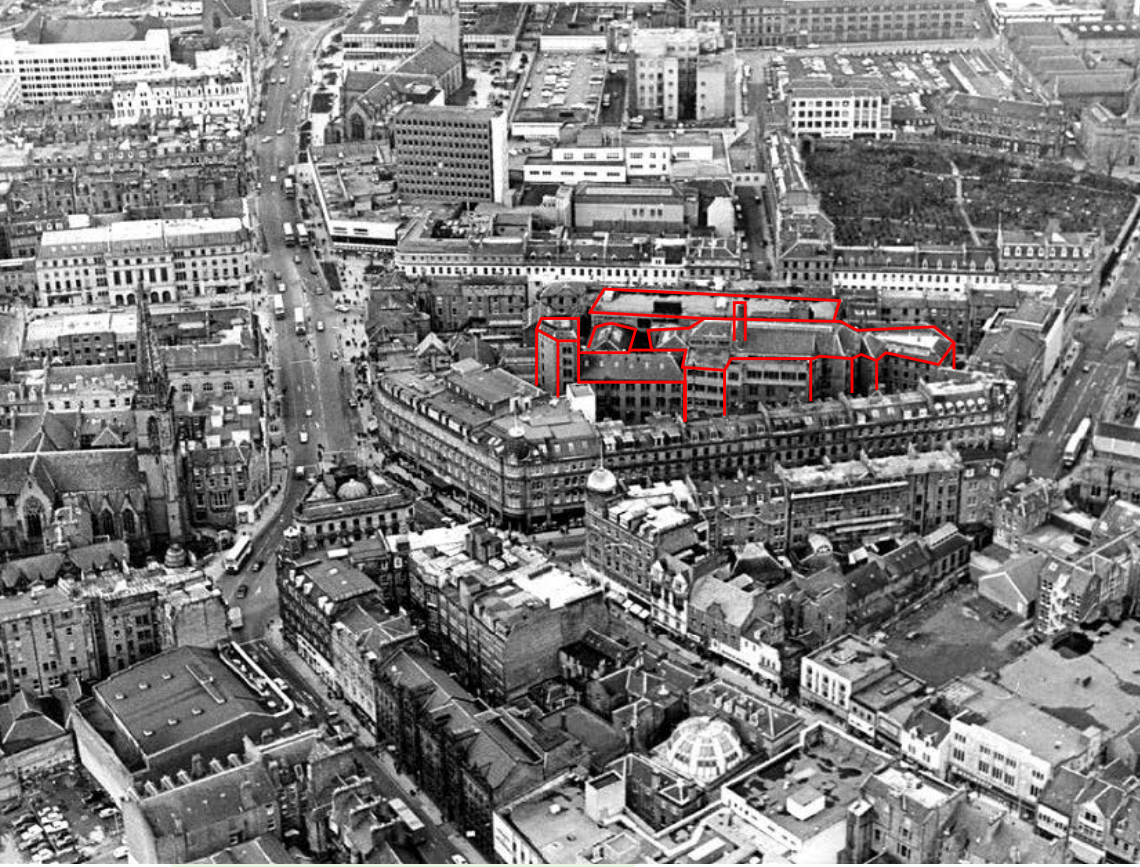
Marketgait Apartments, Approx. 8 Storeys

City Centre Site

- This is the heart of the city centre and the site has failed for many years
- The city centre is punctuated with taller buildings within the lower more domestically scaled buildings on street frontages



Keiller Factory



Hidden Site

- The site is currently hidden.
- We want to create a dramatic increase in activity and critical mass so as to bring economic and social activity back into the heart of the city centre.
- We have made a conscious decision to pop the building up above the surrounding roof tops.
- It is situated in a dense urban area so the building will still not be seen but rather a glimpsed from different vantage points.



New Sense of Place

- The backland nature of the site provides an opportunity to create a new sense of place with a well designed tall building.
- Previous tall Keiller Factory provides historic precedent for providing building of scale and critical mass



The Hub Student Accommodation, Approx. 7 Storeys



Hilltown Court, Approx 13 Storeys

Built Form 2

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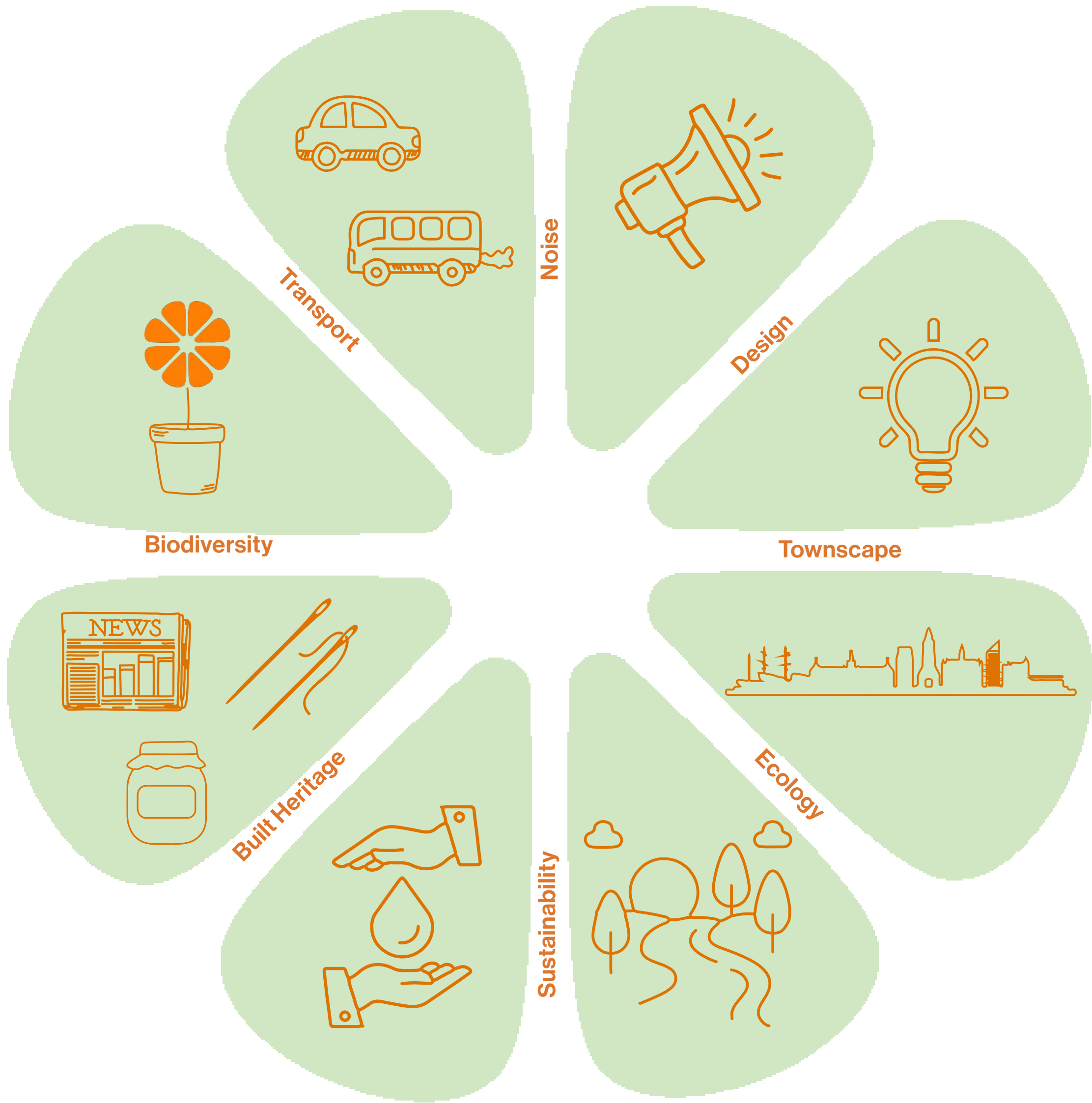
February 2025

Board 8

24015_B_250120|[B]_250225

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 into 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

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