



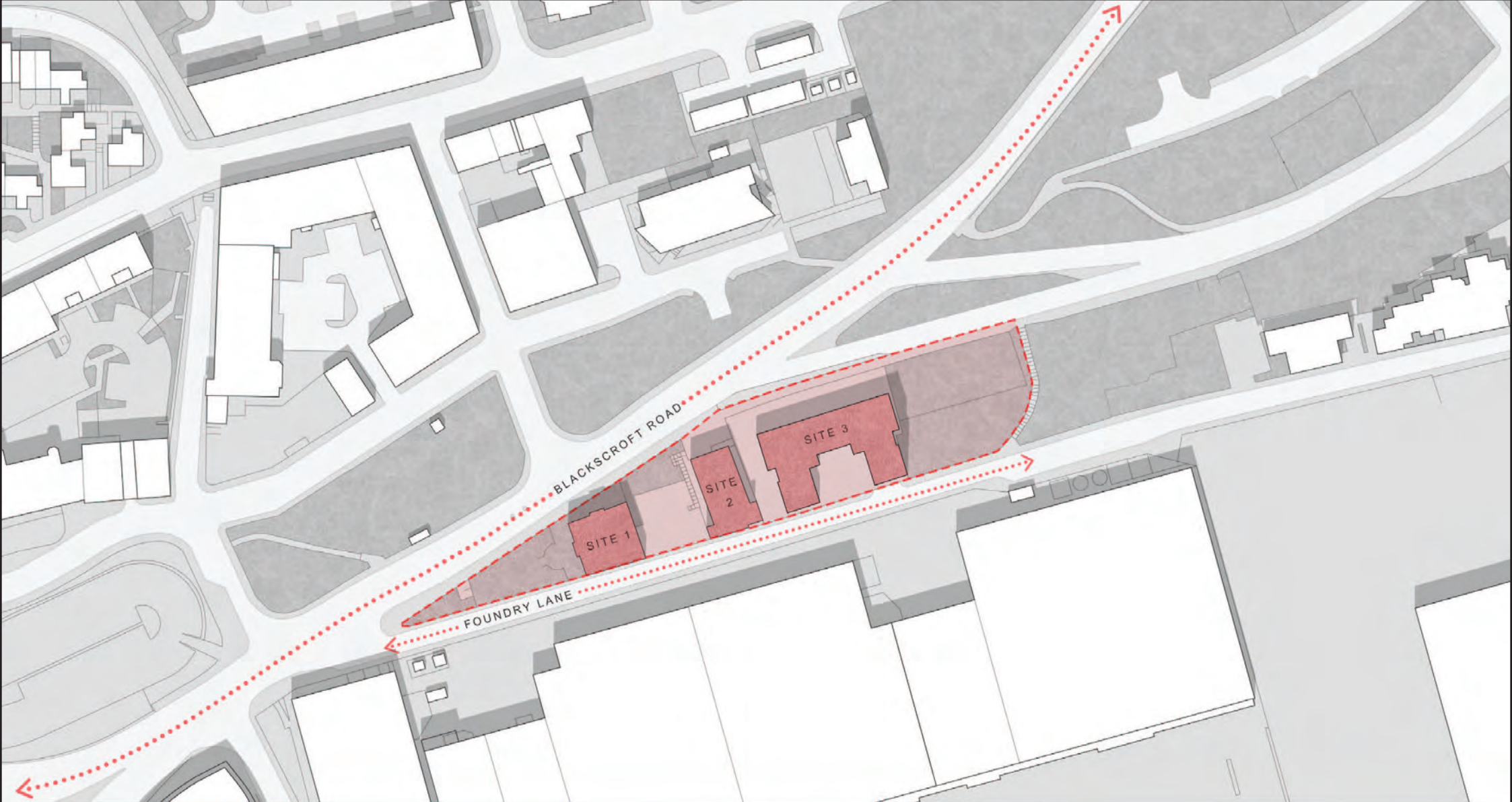
blackscroft
masterplan

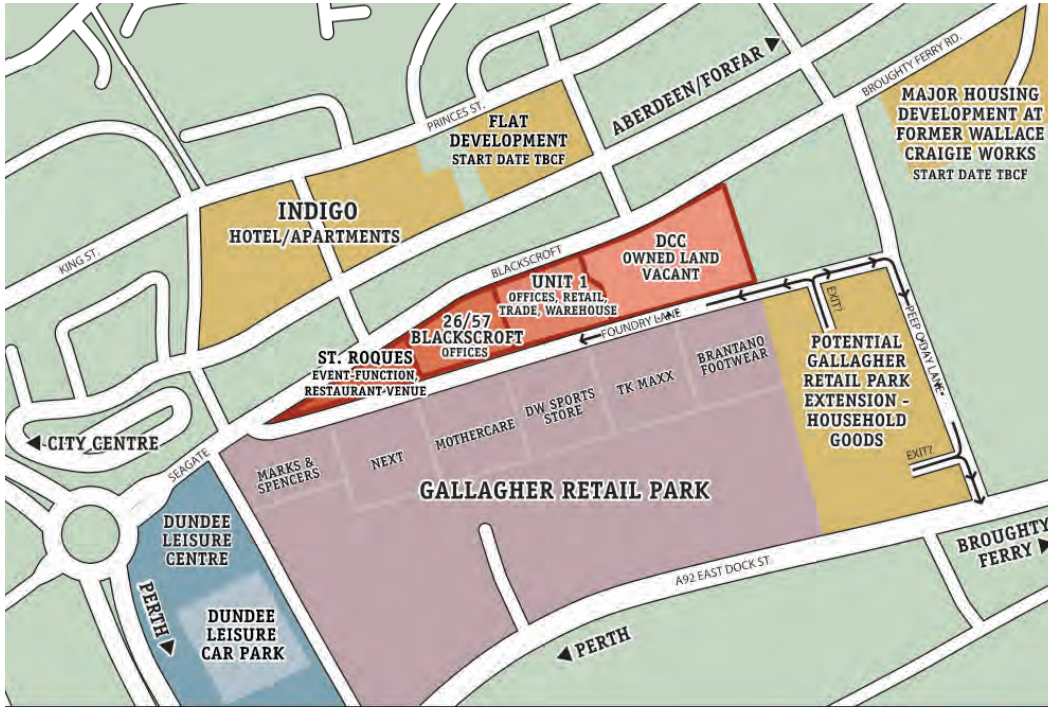
Link to flythrough
<https://youtu.be/EMgYph5W76o>

ROYAL INCORPORATION OF ARCHITECTS IN SCOTLAND
CHARTERED PRACTICE



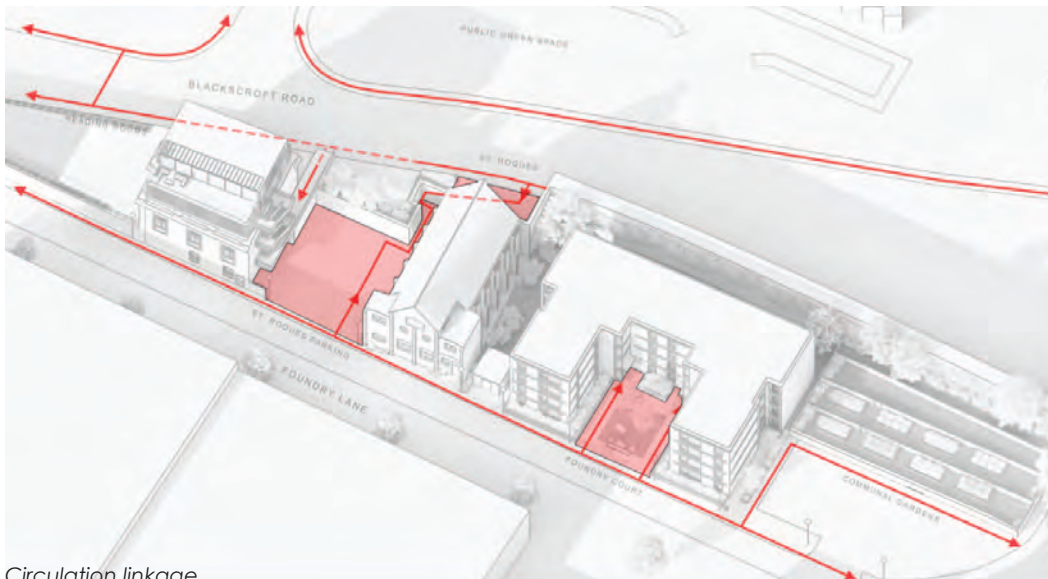
Architects
Registration
Board





Local Area Schematic

Blackscroft Property Company



Circulation linkage.

The blackcroft area is a well linked site in close proximity to the City Centre. Foundry Lane offers the opportunity for a new street frontage enhancing the existing pedestrian route.

Masterplan

This Pre-Application submission includes initial design proposals for the mixed use regeneration of the Blackscroft area, some 800m East of the Dundee Waterfront Development and some 60m South of the recent Indigo mill regeneration.

These proposals are in the form of a masterplan that includes the Blackscroft 'triangle', with interlinked amenity spaces and a suggested comprehensive redevelopment of each existing area. The masterplan includes:

1. The regeneration of St Roques formerly 'Reading Rooms'
2. The redevelopment of 26/57 Blackscroft (Blackscroft Offices) Blackscroft Church
3. The redevelopment of Site 1 (Currently a commercial trading unit)
4. The provision of new green amenity spaces, leisure spaces and circulation routes, both for immediate users of the above and for the general public in linkage to the forthcoming Dundee Biomes project (Eden Project) sited to the Eastern Boundary of the site.

Link to flythrough:

<https://youtu.be/EMgYph5W76o>

Context

The regeneration proposals for this area have been developed as part of the wider masterplan for the site in order to act as an integrated, interlinked series of developments creating a cohesive whole; a new cultural node to reinstate the edge condition of Blackscroft and generate a new active streetscape to Foundry Lane.

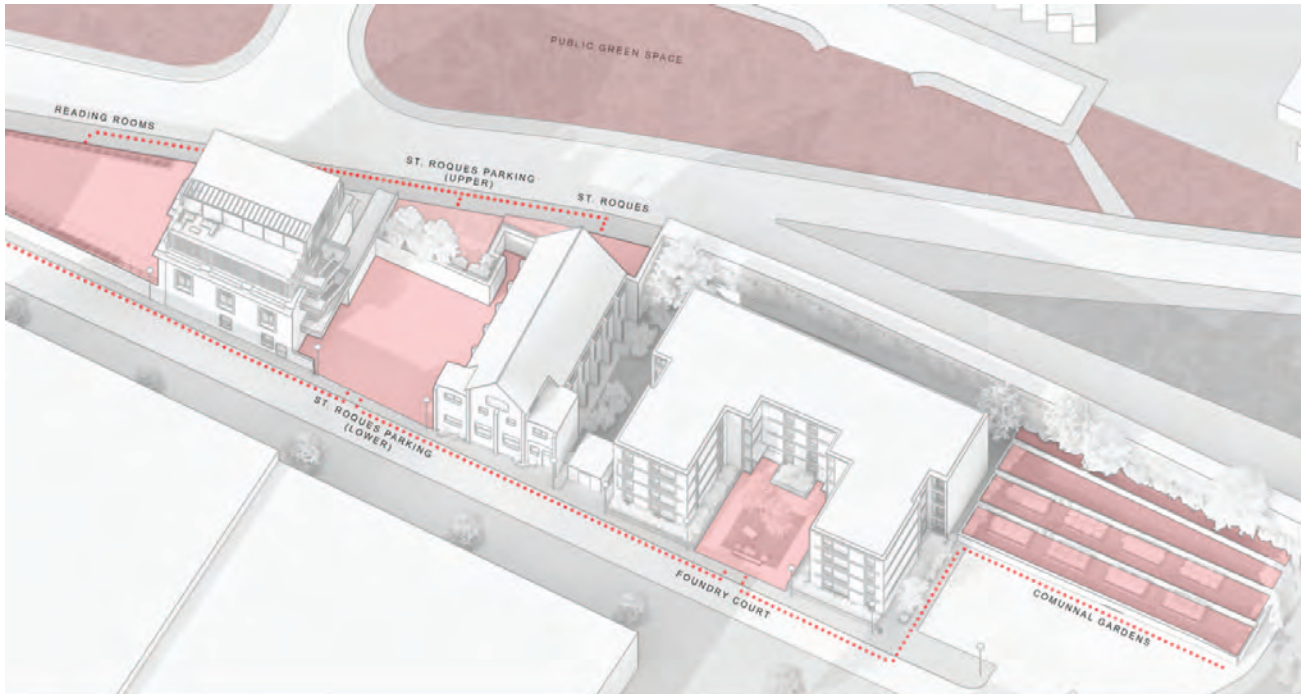
In undertaking the above, a new, attractive and well-observed community route/linkage would be established between the central development areas and the Eden project.

The moves suggested within the masterplan would also see the vicinity of St Roques returned to a destination area after years of neglect and dereliction, safeguarding the future of the building and re-establishing Blackscroft as an inhabited street, as was historically. The mixed use element would allow the proposals to operate as a new city 'micro unit', as has been seen at a larger scale in the City Quay development.

masterplan diagrams



Proposed green spaces diagram. The site offers the opportunity for excellent green spaces, or 'pocket parks' along the route. St Roques formal garden is also to be retained.



Public Space diagram. A new formal square is incorporated into site 3 with shared seating and garden area, whilst the existing fallow/scrubland adjacent is proposed to be repurposed into allotments.



Overall Aim

The aim of these proposals is to reactivate the Blackcroft area, providing new affordable homes from existing decaying building stock and brownfield commercial yards. The jewel in the crown of the masterplan proposals is the regeneration of the valuable asset that is St Roques, transformed with a new public use and thus a financially sustainable future to protect the physical fabric of the building in future years, whilst acting as a fulcrum point around which a new community destination is created.

The aim of engaging in the Pre-Application process is in order to work in collaboration with the DCC Planning Department and HES to ensure an excellent

scheme that incorporates the aspirations of all parties and helps us to target specific planning criteria as appropriate.

Opportunity

The Blackcroft area offers a unique opportunity in the development of the City. The area is located within the central zone and bridges a gap between the Baxter Park and Stobswell areas and the retail/leisure district. This area has excellent public transport links, pre-existing infrastructure, schools and family amenities within short walking distance and a close proximity to existing residential areas and regeneration projects such as Indigo. At present the site is underused, underdeveloped and has occupation from various low-grade commercial uses.



Left to Right. Photograph from circa 1960 along Blackscroft, illustrating the residential areas and historically high density, most were 4/5 storey tenement blocks. Second image depicts St Roques in circa 1970. Final image depicts Blackscroft and Foundry Lane in circa 1940s, the formal triangular garden remains and is to be retained in these proposals.

Opportunity

As a brownfield central site, its regeneration into a mixed use community based project would prevent further pressure on Greenfield sites for much needed (centrally based) affordable housing, provide additional pedestrian thoroughfare to existing retail/leisure uses and reactivate this part of the city, assisting in the reinvigoration of the Stobswell boundary area.

The opportunity for affordable city living is significant, allowing those inhabitants to the scheme to work and live in the centre without the need for commuting by personal transport and encouraging a greener more pedestrianised central area.

The existing Blackscroft area also offers the opportunity for small 'pocket parks' and community allotments. The proposals here suggest a mix of both personal tenure allotments (we have trialled these in other recently completed projects to great effect, particularly with an increase in demand for growing food as part of a healthy and more affordable lifestyle) and in public use green micro spaces. Planting proposals play an important part in this, alongside formalised squares/courtyard provision with a more private hierarchy, for the use of residents though in public view.

The aim of the proposals has been to design a new affordable community area, with a rich and varied architectural typology, utilising existing building stock whilst providing contemporary, high-quality architectural interventions that are reflective of the existing materiality, massing and detailing.

The use functions are as follows:

St Roques

A contemporary 'restaurant with rooms', staying true to the pre-existing hospitality function (and allowing the reading of historical fabric to remain open to the public). The footprint and curtilage of St Roques remains unchanged, with a restoration of the existing fabric and contemporary yet restrained architectural intervention at roof level, designed to reflect the existing facade and provide the linked bedroom accommodation.

Blackscroft Offices (Blackscroft Church):

With the decline in use of office accommodation for a variety of reasons and a shift to home or hybrid working, a number of the offices within this existing building are now underused or vacant. The building exists as a circa 1900's red brick pitched roof block, with cellular accommodation below and a large open plan hall above, with attractive architectural detailing. The plan proposed here has been to redevelop the ground floor area into affordable 1 bedroom apartments, possibly for social housing. The large upper floor would be converted into executive apartments, with the redevelopment making full use of exposing the existing architectural features and interior.

Site 1.

Currently in partial use as a PVC window trader, the site has remained largely vacant for a number of years and exists as an eyesore at present. The site offers an opportunity to provide high quality, purpose built, affordable homes



2047 VS 03
VIEW LOOKING NORTH WEST ALONG FOUNDRY LANE
FOUNDRY LANE, DUNDEE

Use functions, continued

...for city centre living. The proposals here provide 24 mid-market apartments over four floors (reflecting the scale, height and massing of the assisted living block to the East of the site), all of which with access to gardens and a large central courtyard. The latter would provide a new community 'hub', which in conjunction with the new pathways and landscaping proposals would provide genuinely affordable family orientated apartments.

Amenity spaces.

All of the land occupied by the proposals is owned by the client, including a number of the greenspaces illustrated. The proposals here also suggest the use of a small area of DCC owned land to the East of the site boundary (housing carparking and allotments) that the client has been in negotiation with the DCC assets team to purchase. The proposals here utilise this land.





1
St Roques



St. Roques & Extension



Garden Dining



Wedding on Terrace

Design approach.

Design overview & Context

The design challenge presented by St Roques (also known as Reading Rooms) has been to generate proposals that seek to both consolidate the existing character and fabric of the building – preserving the key architectural features, whilst providing a balance of considered yet robust intervention works to appropriate with the nature and heritage of the site. St Roque's is Category B Listed, being designed by Architect James Thompson. These proposals aim to provide an active asset for the City of Dundee, with an ongoing financially viable function(s) to assist in safeguarding the fabric of the building for the future. In essence, bringing St

Roque's into the 21st century with a sustainable future.

This report provides commentary to the master-plan proposals from an architectural perspective, the financial context and business case will be put forward separately, within the supplied client document.

Prior to the purchase of the building by our client, the applicant, St Roque's has suffered a number of decades of poor maintenance and lack of refurbishment works. Whilst it remained operational as a highly popular nightclub in the early 2000's, the lack of upkeep and investment had seen the fabric fall into an advanced state of decay. With the decline in popularity of nightclubs generally, the

venue closed entirely, no longer remaining financially sustainable with that function.

In recent years the client has undertaken restoration works, after obtaining Planning Permission to reopen with a bar/restaurant function. However, after the recent global events and changing economic landscape this bar/restaurant function also became financially unsustainable and consequently closed. It is clear that without a financially sustainable use the building runs the risk of being lost as a Dundee asset entirely. Our brief has been to work with the client to assist in identifying a new function for the building that retains a public facing element (in restaurant form) but that combines this with additional accommodation to help support the ongoing use of the building.



Unique Architectural Features



Children's Play Area



In overview, the design proposals here have taken the form of a 'light touch' restoration and reinstatement to the existing listed facades, whilst the derelict existing roof makes way for a contemporary architectural intervention designed to be robust yet sympathetic to the character of the existing building.

A new restaurant function (re-using the majority of the existing layout and recently fitted kitchen) continues the historic licensed usage and public element to the building. The new restaurant will retain the reading of the existing fabric for Dundee residents, the existing external terraced areas also remaining, helping to retain and encourage this active part of the streetscape.

The roof level intervention, taking the form of a 2-storey architectural insertion, also plays a key role in ensuring the building's financial viability for the future, whilst providing a new active element to the existing streetscape. The upper level floors are defined by a sculpted architectural block that draws detailing and fenestration references from the lower floors, matching the symmetry and window openings with high quality contemporary materials.

The scale and massing of the proposals have been carefully considered relative to the pattern of development of the area and existing building stock, the upper floor levels tying in with the mill developments across the street.

A summary of the key design moves are listed below.

- The guiding design principles have been informed through a reading of the existing building, the proposals seeking to preserve the existing character wherever possible and reflect that character with a contemporary architectural interpretation where new accommodation is needed.
- At the upper floor levels the aim has been to develop a contemporary, yet respectful architectural intervention with materials, forms and fenestration that have been designed to be reflective of the existing building. The existing roof is structurally unsound and requires demolition, this intervention ensures a new function, from the existing footprint, to ensure the building's future.



2047 VS 02
VIEW LOOKING NORTH WEST TOWARDS THE READING ROOMS
FOUNDRY LANE, DUNDEE

Design Proposals Overview (continued)

- The existing Blackscroft primary elevation is to be reactivated in full, stonework restored and architectural detailing retained, it's architectural reading is to remain intact and consolidated
- The proposals do not seek to extend or modify the existing footprint of the building, rather, the existing apertures, doorsets and detailing are retained throughout and form the basis of the design. Internal accommodation has been planned around the retention of existing features.
- Existing high-level balustrades and detailing are proposed to be retained, with the insertion of contemporary 'champagne' coloured glass balustrades behind, reflective of the existing material palette.
- With a mix of uses, including short-stay residential, the ongoing maintenance of restored stonework and building fabric is ensured, assisting to prevent the asset falling into disrepair
- Large format existing windows are to be replaced with modern aluminium units, champagne in colour, reflecting the existing narrow profile and fenestration; the colour reflective of, and sympathetic to, the existing sand stone.
- New openings at high level have been designed to reflect the existing fenestration, with openings typically occurring in the same position in elevation, allowing the contemporary intervention to read as a cohesive whole with the existing building
- New external landscaping proposals seek to enhance the existing condition and attribute an active street frontage in the form of an external restaurant terrace.

- A new architectural metal feature stair has been proposed to the East (Carpark facing) façade, designed to be reflective of the high-quality metal detailing used throughout. This freestanding stair enables access to the upper levels without major structural works to incorporate vertical circulation internally. The detailing of this stair will enable it to be removable.
- A new rear roof terrace has been incorporated for the amenity of residents, allowing spectacular views of the Tay estuary and beyond, whilst stepping down in massing from the primary street frontage (Blackscroft) to the commercial zone to the rear.

HES Listing Comments.

It has been noted throughout the above that in order to preserve the building stock for the future, a sustainable and financially viable use will be required to ensure that the required resource is allocated both to the remediation/refurbishment works and the long-term ongoing maintenance and upkeep.

Below we have provided a short commentary to the detailed HES Guidelines for the site. The commentary provided here gives further explanation as to the reasoning behind the architectural and masterplanning moves that have led to the pre-application proposals. The extract below illustrates the 'ideal' scenario in terms of the on-going function of a Listed Building.

"The best use of a listed building is often going to be the one for which it was designed. Keeping a building in the same use helps us to understand what the building was originally designed for. It can also help to protect any associations and special meanings that the building has – part of its intangible value. New uses may enable us to retain much of the fabric and special interest of a building, but they will always have an impact on its intangible value. The process of conversion will have some impact on a building's special interest, regardless of how well it is handled. The continued use of a listed building for its original function will normally be the best way to retain its

historic character."

We are in agreement with the above statement, that wherever possible a Listed Building should continue its original use in order to retain as much of the character and intangible value as possible. In the case of St Roques Public Library, the original function was 'as a reading room for newspapers and magazines, with a section reserved for ladies'.

Whilst this function took place for a large part of the 20th Century, ultimately the decline in use of this Library function (and further continuation of decline today) led to the building being closed in the late 70's, before becoming Ricks Disco throughout the 80s and obtaining Planning Permission for a restaurant in 1995.

It is clear that the original Library function is no longer viable for a variety of reasons, however the building is perhaps most well known for its status as the Reading Rooms hospitality venue. In 1995 the building was converted into a nightclub, which remained as its function until the widespread decline of the 'nightclub era', finally closing around 2018. In short, hospitality in various forms have remained part of the building's history for over 40 years.

The proposals here suggest a new restaurant use, with a small number of rooms, to provide a high quality contemporary destination for diners and visitors to the city keen to experience part of Dundee's heritage. This 'restaurant with rooms' function offers a continuation of the existing use, albeit in a more contemporary and refined manner; the rooms offer contributing to the ongoing upkeep and maintenance of the building and providing much needed financial bolstering at a time of economic instability.

In summary we are of the opinion that the function of the building will remain true to that seen throughout its history (albeit not its archaic use) and will continue to provide an architectural reading to the public as an open venue.

“Owners should consider all options to allow the continued use of a listed building. The adaptation, alteration, extension and even partial demolition of the building are all options which can, in the right circumstances, form part of the solution. A solution may involve one, or a mix of, the following approaches:

- 1) Minimal intervention**
- 2) Adaptation**
- 3) Extension**
- 4) Selective demolition**
- 5) Enabling**

Owners should investigate each approach carefully. Through this process, the vast majority of listed buildings can be adapted to either maintain their existing use, or secure a new one. The best solution for a listed building will be one that secures its long-term future, while preserving as much as possible of its historic character. However, if the future of the building cannot be secured in a straight forward manner, more radical interventions may need to be explored.”

We are of the view that an empathetic combination of 1), 2), 3) and 5) would deliver the best possible outcome. It must also be said that the current owner has implemented a number of remedial works since 2019, bringing the Reading Rooms further to a viable future use and shoring up the existing fabric. The final line states ‘However, if the future of the building cannot be secured in a straight forward manner, more radical interventions may need to be explored’. As has been outlined above, the key moves proposed here seek to primarily restore the listed facade and architectural features of the building. A global light touch is to be adopted, whereby the existing stonework is carefully consolidated externally and exposed for architectural reading internally; it is planned to retain as much of the existing building as is reasonably practicable within the Building Standards regulations. It is our view however that the building’s future cannot be secured in a straightforward manner, in this case. The current owner opened again as a bar/grill in 2019, operating for around a year before ultimately the use once again became unviable. In July 2020 the current owner submitted outline plans

for an adaptation of the Reading Rooms to further secure its future use by exploring financially sustainable options. The comments received from HES are outlined as follows (we have also included our commentary with reference to the current pre-application).

“The building’s shallow pitched slate roof (we presume the roof form, and its structure is original) was specifically designed to be hidden behind the building’s parapet and balustrade. It is therefore a significant part of the listed building’s design and special interest”

The original use of the building as a Library was discontinued in the 1970’s, after which a nightclub function prevailed until around 2018. The building was also subject to a major fire in this time, this saw the interior of the building and large areas of the roof destroyed. The declining nightclub use has left the fabric of the building in a state of significant decay, leading to its current status on the Buildings At Risk register. The net result of the above is that the existing roof is in a derelict condition and requires replacement (please see appended Intona report). The proposals here seek to replace the roof, as is recommended structurally, to form a contemporary intervention reflective of the proportioning, fenestration and materiality of the existing.

“The two images shown, proposing a glazed two-storey roof addition, would be significantly harmful to the buildings special interest. We would not be able to support such a proposal if it advanced to application. Having said this, we are aware that the building is in poor condition and requires a certain level of investment to bring it back into use and safeguard its future. We are keen to work with the owners to achieve this”

The above statement is noted and forms the basis of our commission by the current owner to bring the project to a mutually satisfactory outcome.

“When looking at buildings like this we would be ideally looking for the least harmful viable solution to reuse the building. It is likely that some addition/alteration will be necessary, but we consider a less

harmful option than the method shown is possible. A scheme that works within the envelope of the existing building would be preferable”

Whilst we understand accept and understand the statement above, the existing topography and levels of the site dictate that the opportunity to provide any extension to the limited floor area is extremely limited. In these proposals the decision has been made to retain the formal ‘French Garden’, its triangular and terraced nature forming a great deal of the public facing historic reading. Similarly, the North elevation forms the key part of the listing and it is recognised that it would not be appropriate to propose any significant modification to the existing primary facade.

“...although there would be ample scope to add an extension to the blank eastern wall, which we understand is within the ownership of the site”

The back area referenced above is under a separate title deed (for the office building adjacent) and is used for Car Parking for 11 vehicles. Full deed plans are included in the appendix of this document. The drop in level from the entrance to the Reading Rooms to the carpark area is also in the region of 4 metres, which would potentially add little in practicably usable floorspace for significant civil and structural engineering works. At present, the masterplan proposes the re-use of this carparking area for disabled parking for use by residents of the converted office.

“There may also be scope for some reconfiguration of the roofscape, but in a more sensitive manner, than that suggested. We would be happy to discuss alternative solutions and look forward to receiving your statutory consultation if an application comes forward.”

We note this statement and trust that the proposals put forward by ourselves within this document are viewed as an altogether more cohesive and sensitive intervention, however we are fully receptive to comments and further development of the proposals to reach a mutually satisfactory outcome.



2

Site 3





Site 1 - Mid Market Rent

Amenities:

Courtyard space, light/windows, greenspace, Bin store, Cycle store, Accessibility, Parking, Proximity to town centre.

Design intent:

Context, Linkage & circulation, public space/ community, Materiality, Scale, Fenestration,

Within the design for the Apartments care was taken to ensure a sense of connection between itself and the rest of the masterplan. Visually the block has taken precedent from its neighbours, Saint Roques, and the Reading Rooms. A similar

language of red brick facade is used to relate to and enhance the existing church while ratios from the fenestration within The Reading Rooms are adopted within the building. This continuation of an existing narrative allows for a cohesion of the existing and new and imbues a sense of identity to the overall masterplan.

The formation of a public courtyard allows the building a means of threshold between itself and the street while strengthening a sense of public space and activity within the masterplan. By facing this courtyard directly onto the street there is an activation of foundry Lane and its own associated circulation by means of public and community usage.

There are twenty four apartments associated with the Block, each with an area of 79 sqm resulting in an internal footprint of 572 sqm. All apartments benefit from a series of public and private amenities. Internally each apartment enjoys large windows allowing for bright, naturally lit spaces. Associated parking is positioned at the east side of the building allowing for ease of access and storage. As well as a dedicated cycle storage unit.

A bin store on street ensures residents have adequate area for waste disposal. As well as ensuring appropriate accessibility for the disposal of this waste.



The Integration of greenspace within the scheme was vital for the creation of enjoyable spaces that could be utilised for community use. In the front courtyard planting is introduced as well as small green area. This helps to soften the space and allows a sense of approachability to the space. The previously unused green space above the eastern carpark has been repurposed into a series of staggered gardens.

Accessible to residents, the space aims to encourage community and social engagement withing the scheme. These gardens are to be adaptable spaces, fit to allow users the freedom to grow produce or simply relax.

St Roques- Blackscroft Allotments Project - Connecting Places, People and Spaces

Given Dundee City Council has just announced £5.6M fund to support Dundee economic growth 4th November 2022 Bids are being invited for a share of a new multi-million-pound funding programme to support economic growth in Dundee. Through the UK Government's Shared Prosperity Fund (UKSPF), Dundee City Council has been allocated £5,608,964 to invest in local projects until March 2025. It is believed the creation of the St Roques Allotments would qualify for this and a relevant bid is now to be assessed and one hopes submitted.

Please also see article on community greenspace funding -

<https://amp.theguardian.com/environment/2022/nov/25/money-to-grow-radical-policy-helps-communities-green-own-spaces>



2047 VS 15
VIEW LOOKING NORTH ACROSS GARDEN AREA (ALTERNATIVE)
FOUNDRY LANE, DUNDEE



Beautiful Red Brick Building



Mezzanine Living



Modern & Contemporary



Ideal Small & Single Parent Homes

3

St Roques Church

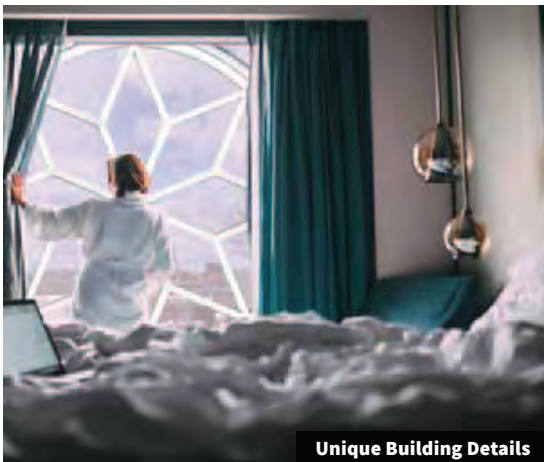
St Roques Church

The building exists as a circa 1900's red brick pitched roof block, with cellular accommodation below and a large open plan hall above, with attractive architectural detailing. The plan proposed here has been to redevelop the ground floor area into 3 affordable 1 bedroom apartments, possibly for social housing.

The large upper floor would be converted into 4 executive apartments, with the redevelopment making full use of exposing the existing architectural features and interior. The plans here show the existing ground floor level as accommodating the bedroom spaces, whilst the upper floor mezzanine areas would provide very attractive architectural loft style living, with view to the Tay and beyond.

The proposals seek to remove the large white rendered wall at the entrance area, which is a later addition screening a large ornate circular fanlight. The artists impression on the previous page illustrates the resulting scheme.

The proposals would allow a mix of different tenures and afford the masterplan a wide variety of high quality affordable homes, close to existing infrastructure and transport links.



4

Appendix

- 1) Business case and context document
- 2) Intona structural roof assessment report (St Roques)
- 3) Stonework repair report (St Roques)
- 4) Land Ownership Deed Plans

Introduction

This document seeks to begin a collaborative engagement with the objective of both preserving this once threatened architectural gem and also returning it to long term commercial sustainability.

St Roques Library Background - Cultural History

The Grade B St Roques Library was designed by the renowned Dundee architect James Thomson, and this is perceived to be very much an asset and which empathetic improvement works will only accentuate its inherent beauty. And his compact symmetrical single- storey ashlar library is testimony to how he maximised an unusual site configuration to deliver the combined Library and Gardens. Originally in conjunction with the St Roques Episcopal Church (directly behind it) the Library offered the multitude of people in the immediate Blackscroft area access to education, reading and spiritual guidance within a very rare green space, the beautiful but ergonomically maximised garden. It's original use was discontinued 1972 and these past 40 years it has been a nightclub, bar and independent music venue. However this disparate ownership has left a legacy of deterioration leading to St Roques being added to the Buildings at Risk Register circa 2011 with no planned remediation work until late 2019. For the record the roof balustrades started to disappear circa 1990

Project Objective March 2020 – onwards

To create Post Covid 19 a significant leisure development for casual leisure eating and drinking 7 days a week with specific functions if they can be accommodated that will maximise the latent potential of much neglected Listed Building which has a rich cultural heritage, preserve it and position it for long term commercial sustainability. The core issue/challenge is how to achieve and fund the physical transformation of the former Reading Rooms (famed independent nightclub) to become the Library and the Garden @ St Roques personifies the marketplace changes the St Roques have to adapt to or cease to trade. Nightclubs have historically only traded at weekends and have this past decade had to look to broaden their trading options (Sub Club Glasgow or Sloans Arcade – Glasgow), the Reading Rooms former tenants had installed basic kitchen areas to begin this transition.

The Reading Rooms had a capacity of 200 internally and that the Garden Area was never licenced, but it was used extensively and consistently for 15 years. March 2020 lockdown and thereafter has fundamentally changed the venue's future irrevocably and necessitated immediate action, plans and the requirement for significant short-medium term investment to accelerate the Garden/Terrace . Now the Garden @ St Roques has an approved (125 people capacity) and thereafter the Library @ St Roques (75-125 people capacity) and aims to open 7 days a week. And there's now the option to create a "boutique" apart hotel concept via a roof extension. Hence the premises will undergo truly transformative process.

Summary of recent remediation activity

BPC Ltd has also uncovered significant internal and external defects this last 18-24 months, which are being addressed one by one. It should be stated from the outset that consistent; conservation biased Maintenance has not been carried out last 40-50 years e.g. external features e.g. roof balustrades have all been removed over the years, the garden was over run by a massive underground smorgasbord of tree roots that had distorted the walls, garden and stonework.

- Stone cleaning of exterior and rebuilding of garden walls
- Restoration of Terrace Balustrades- entrance to garden
- The Garden area has allowed to atrophy has been restored empathetically.

- Internal unauthorised works were required to be made good
- A major rewiring of all electrics was required to satisfy public safety requirements.

Visual Evidence of Works done to date (see App A)

- Lift, relay and restore magnificent Terrace (see App A1)
- Garden Remediation (see App - A2)
- Prow Walls Repairs (see App - A3)
- Stairs Repairs (see App - A4)
- Internal works as per outstanding BW

This affords for the essence of the architectural excellence to be re birthed given the external fabric is still in the main intact and capable of remediation funded by increased commercial revenues from different income streams across 7 days compared to weekends only.

Scale and Scope of Investment to date

- (BPC- BDM) have now invested circa £300k on Site acquisition
- BDM-KCM have invested circa £200k to date ([SEE ALSO YOUTUBE LINK HERE](#))

Further works required

Now a further significant figure sum is now required for both external exterior and roof remediation the latter now raises again the potential roof extension subject to planning ideally for accommodation.

- 1) Original pitched roof- requires 100% replacement, is incapable of repair (see B1 - Intona survey, B2- Keen Slaters estimate, B3, Rocked Out Stone
- 2) Exterior Walls require remediation see App B3

Investment - Works Required-

- Internal remediation required £100k
- Tenants Fit out = £100k
- Exterior Stone works = £25k
- Extension = £300k
- £575k
- External Back Extension?

Uses and Adaption of a Listed Building

BPC has referenced extensively HES's detailed policy on the aforementioned as follows

The best use of a listed building is often going to be the one for which it was designed. Keeping a building in the same use helps us to understand what the building was originally designed for. It can also help to protect any associations and special meanings that the building has – part of its intangible value. New uses may enable us to retain much of the fabric and special interest of a building, but they will always have an impact on its intangible value. The process of conversion will have some impact on a building's special interest, regardless of how well it is handled. The continued use of a listed building for its original function will normally be the best way to retain its historic character. Not an option as its use as a Library was discontinued early 1970's

Owners should consider all options to allow the continued use of a listed building. The adaptation, alteration, extension and even partial demolition of the building are all options which can, in the right circumstances, form part of the solution. A solution may involve one, or a mix of, the following approaches:

- 1) *Minimal intervention*
- 2) *Adaptation*
- 3) *Extension*
- 4) *Selective demolition*
- 5) *Enabling*

Owners should investigate each approach carefully. Through this process, the vast majority of listed buildings can be adapted to either maintain their existing use, or secure a new one. The best solution for a listed building will be one that secures its long-term future, while preserving as much as possible of its historic character. However, if the future of the building cannot be secured in a straight forward manner, more radical interventions may need to be explored. An empathetic combination of 1), 2),3) and 5) will deliver the best possible outcome and the track record to date proves this is well on the way to being implemented

Architectural/ Structural Summary

The once beautiful ornamental balustrade on all four sides of what is a square, has long disappeared and the roof is a smorgasbord of patched, rushed repairs using felt, tar etc; all in all a cumulative consequence of circa 50 years of neglect and deterioration long before BPC Ltd became responsible for the upkeep/maintenance. Therefore the entire roof needs replaced (circa £120k+ see App B2)..

Specific Roof/Extension Options?

Further to HES letter of July 2020 (see App C) and in particular this extract with BPC comments in bold *“The building’s shallow pitched slate roof (we presume the roof form, and its structure is original) was specifically designed to be hidden behind the building’s parapet and balustrade. It is therefore a significant part of the listed building’s design and special interest (the original use as public library was discontinued mid 1970’s and was sold to generate funds for the public purse and has been allowed to deteriorate these past 50 years+. Therefore there has been an absence of proactive remediation and conservation for 50 years) . The two images shown, proposing a glazed two-storey roof addition, would be significantly harmful to the buildings special interest. We would not be able to support such a proposal if it advanced to application. Having said this, we are aware that the building is in poor condition and requires a certain (significant) level of investment to bring it back into use and safeguard its future. We are keen to work with the owners to achieve this (noted and appreciated hence Wilson Paul have been commissioned to deliver this and this should now be assessed). When looking at buildings like this we would be ideally looking for the least harmful viable solution to reuse the building. It is likely that some addition/alteration will be necessary, but we consider a less harmful option than the method shown is possible. A scheme that works within the envelope of the existing building would be preferable (unfortunately the original design focussed on the front garden and there is no back area within the title deeds. And the listed garden is to be used as Garden going forward and as that is integral to the market repositioning), although there would be ample scope to add an extension to the blank eastern wall, which we understand is within the ownership of the site (this is a misunderstanding, the back area is owned by BPC but for an office building and is used for Car Parking for 11 vehicles. This is a core benefit for the tenants who rent the offices now. And if transferred to the St Roques title deeds would diminish significantly the separate valuation of the offices at 26 Foundry Lane/57 Blackscroft and also the future marketability given the building has approval for a Restaurant, which uses the back area for Parking, access and exit for deliveries and external use) . There may also be scope for some reconfiguration of the roofscape, but in a more sensitive manner, than that suggested. We would be happy to discuss alternative solutions and look forward to receiving your statutory consultation if an application comes forward. (As updated these were indicative visuals only and Wilson Paul believe they can and will bring this forward)*

Site Masterplan

Given the aforementioned it's proposed to now also integrate this via a 2 storey extension (see App D1 - (indicative estimate £350k). The rationale being £150k for a repaired roof (see App B2) can then be significant contribution to this option, which of course creates jobs, achieves regenerative benefits, increases tourism choice and opportunities. It's envisaged the rooms will be self-service/self-contained booked, accessed and used via digital/online technology. Access would be via discreet lift. Financial projections are now to be worked on in parallel with hybrid owner/operator revenue generation models. Shepherd Surveyors will be retained to market this. And would include an extension onto the back area, shared with the Restaurant option that has approved for 57 Blackcroft.

- 1) The proposed extension at roof level WP TO ADD COMMENTARY giving a strong visual experience particularly from the west when viewed through the garden.
- 2) The exterior and overall visual perspective is enhanced by the proposed extension given St Roques is the focal point at the apex of Blackcroft and Foundry Lane. This will improve visibility and reinforce that heritage and modernism can be integrated effectively.
- 3) Scaling and massing is not an issue when compared to the adjacent St Roques Church also the Indigo Hotel complex is significantly higher and is circa 20M away. Behind are the service yards for the Gallagher Retail Park, which have no windows and on the apex of this is the M&S Store, which would be of a comparable height (see App D 1 and D2)
- 4) Further at the edge of the apex of the Garden it is intended to restore as much of the original ornamental Water Feature, which was removed due to being almost strangled by tree roots (see App D3).

St Roques- Blackcroft Allotments Project - Connecting Places, People and Spaces

Given Dundee City Council has just announced £5.6M fund to support Dundee economic growth 4th November 2022 Bids are being invited for a share of a new multi-million-pound funding programme to support economic growth in Dundee. Through the UK Government's Shared Prosperity Fund (UKSPF), Dundee City Council has been allocated £5,608,964 to invest in local projects until March 2025. It is believed the creation of the St Roques Allotments would qualify for this and a relevant bid is now to be assessed and one hopes submitted.

Reinforced and Relevant Planning Policy

The Scottish Planning Policy (SPP) and the National Planning Framework 3 (NPF3), which, the Scottish Government launched on 23 June 2014, now unequivocally places Sustainable Economic Growth at the top of the planning policy agenda and now takes account of the challenging economic climate that has prevailed since the 2008 recession. It requires Planning Authorities to attach "significant weight" to the economic benefit of proposed development as a material consideration in the determination of planning applications, particularly the creation of new jobs, recognising and responding to economic and financial conditions.

This is crucial and full cognisance of this should be factored Application into this assessment especially given the following

Projected Project Cultural, Economic and Regenerational Benefits

- The preservation of James Thomson's wonderful architectural creation
 - Its removal from the Buildings at Risk Register after a decade of increasing uncertainty
 - Continues and reinforces the wider Dundee Regeneration process
 - Internal Restaurant/Bar within the original library.
 - External development of the Garden for the first time in circa 50 years creates an external leisure area that will not be bettered by any other external space post Covid 19 (1st wave)
 - Roof extension creates 6 "Rooms" ; potential to become a boutique hotel-Air B n B option
 - 30 jobs-5+ Modern Apprenticeships = £700k p.a
 - Will contribute to DCC Econ Growth, Tourism, Training and Cultural Preservation policies.
 - Pay Rates of £40k p.a, over 10 years = £400k and over 25 Years = £1M
 - Added to this would be the Multiplier effects of this would significant perhaps £1M per year or £10M over 10 years, £25M over 25 years. DCC can of course research and clarify these figures using its econometric modelling processes.
- Projected/Guestimated Financial/Economic Additionality created over 10 years = £25M

Post Covid 19 - The Blackscroft Area

There has been an investment upsurge within the immediate vicinity; the major Indigo Hotel and Staybridge Apartments have just opened across the road with a further Leisure Development envisaged. Also adjacent is the Gallagher Retail Park and the Dundee Leisure Centre. So the development potential for the area is therefore extremely positive in the medium to longer term. There is also a 200 Dwelling Housing Development waiting a start date within 100M and the St Roques Library is the first and last Café/ Bar for each of these. And now with the mega Eden Project Development announced for just 100M away the strategic location of the St Roques Library is accentuated significantly (see App E1 and E2). And if one skims to App E 3 one can see where St Roques is going and back to its heyday with a middle pic of how far it fell away from an heritage conservation.

DCC Collaboration and Support

Without doubt the local restaurant/bar/casual dining sector has been massively damaged by the COVID lockdown(s). And which also has a multiplier negative knock on effect for every premise/business/town/city. And Dundee will need this as much. And it has been announced that Dundee will do what is needed to prevent the atrophying of this vibrant sector and ensure this vital artery of Dundee's business and social life returns, rebuilds and develops going forward. And for sure the St Roques Library Project personifies the following DCC statement.

Street cafes 'could be key to recovery' for Dundee bars and restaurants after Covid-19

A Dundee City Council spokesperson said: *"The council is committed to supporting businesses as the city recovers from the impact of the pandemic. "We are happy to explore these ideas and would encourage any businesses to get in touch for advice and guidance. "Given the unprecedented situation, we appreciate the need for outlets to act quickly when lockdown begins to ease and will look to assist them around these issues."* *"Alterations to buildings may also require permission, particularly on listed buildings and buildings in Conservation Areas."*

<https://www.eveningtelegraph.>



RM/IM

SURVEY REPORT

CLIENT:

Mr. Kelvin Kerr
c/o Kerrs Dairy
Strathmartine Road
Dundee

PROPERTY: (if different address)

The Reading Rooms
Blackscroft
Dundee

TREATMENT: ANCILLARY

SURVEYED BY: MR. RON MITCHELL

DATE OF SURVEY: 27.05.2021

PROPERTY DESCRIPTION: STONE BUILT FORMER LIBRARY

Thank you for inviting us to report on this property. Our observations and recommendations follow.

Observations

An external observation revealed the following defects which are allowing water to enter the building fabric:

- Vegetation growing in joints of masonry
- Severe crack and defective pointing on eastmost gable wall
- Spalling masonry in many areas
- Cracked roof slates
- Ponding water on south and west gutters
- Cracked and patched gutter walls
- Lead flashings and pointing in poor condition
- Pointing in dressed stonework defective and poorly pointed in many areas

INTERNALLY IN ROOF VOID

- Water is ponding on ceilings due to polythene barrier on south and west elevations
- Gutter drains are leaking badly
- Masonry is saturated particularly on eastmost elevation
- Sarking boards are damp and mould-affected in places due to inadequate roof ventilation

(See photos attached)



The Reading Rooms
Blackscroft, Dundee

We would recommend the appointment of an Architect or similar to oversee the remedial works required to allow a full specification to be drawn up which would allow tendering for the necessary works

We would strongly recommend that the gutter coverings are lifted and renewed due to the amount of water which has entered the building.

Please note that it will be highly likely that more damage is discovered below these coverings.

We trust the above is suitable to your requirements but please do not hesitate to contact the office should any further information be required. The surveyor dealing with this property is Ron Mitchell. Ron can be contacted by telephone on 01382 810090 or mobile 07885 813502.

Yours sincerely
for INTONA LIMITED

Ron Mitchell

R. Mitchell C.S.R.T.
Director.



Ron Mitchell

From: Ron Mitchell
Sent: 28 May 2021 08:22
To: Ron Mitchell
Subject: Reading rooms



LEAKING GUTTER DRAIN



MOLD AFFECTED SARKING



SATURATED MASONRY





PONDING WATER



MOULD AFFECTED TIMBERS



PONDING WATER SATURATED MASSIVE



PARTIAL CEILING AND
GUTTER COLLAPSE



SATURATED MASONRY



DEFECTIVE SKENS, FLASHINGS
AND COPINGS





PONDING WATER SOUTH ELEVATION



CRACKED SLATES



PONDING WATER WEST ELEVATION



PERFECTIVE POINTING
IN DRESSED MASONRY

Sent from my iPhone

Company Address:
Scott James
Rocked Out Stone
Unit 2, Riverside Court
Dundee
Tayside
DD2 1XD

Tel: 07873547002
Email: info@rockedoutstone.co.uk



ROCKED OUT STONE
PROFESSIONAL STONEMASONS

Quote for:
Derek Soutar
Read rooms Building and walls
CO Blackcroft Property LTD
Dundee
derek@djscm.com

Quote name: Reading rooms

Quote date: 13 Feb 2020

Quote reference: ROC-1581621301

Description Of Work

West Elevation and North Elevation.

Fully descale all loose and friable stone work and repoint all open joints.

Including lightweight tower access.

East Elevation

Scaffolding the whole of the elevation to the roof to allow for removal of all the stone on the roof. 2500

Fully Cut out and repoint using lime mortar.

South Elevation.

Scaffolding the whole elevation including permits

Fully descale all loose and friable stone work and repoint all open and loose joints.

Foundry Lane wall Remove loose and open joints and re-point using Lime Mortar.

Prow wall at the very apex of the garden.

Take down section of wall and set aside to rebuild using lime mortar.

Repoint using lime mortar.



Remove and reset iron railings.

Name	Quantity	Net Amount	Net Total
West and North Elevation	1	£3,360.00 each	£3,360.00
East Elevation Inc Scaffolding	1	£11,895.00 each	£11,895.00
South Elevation Inc Scaffolding	1	£4,700.00 each	£4,700.00
Prow Wall	1	£4,260.00 each	£4,260.00

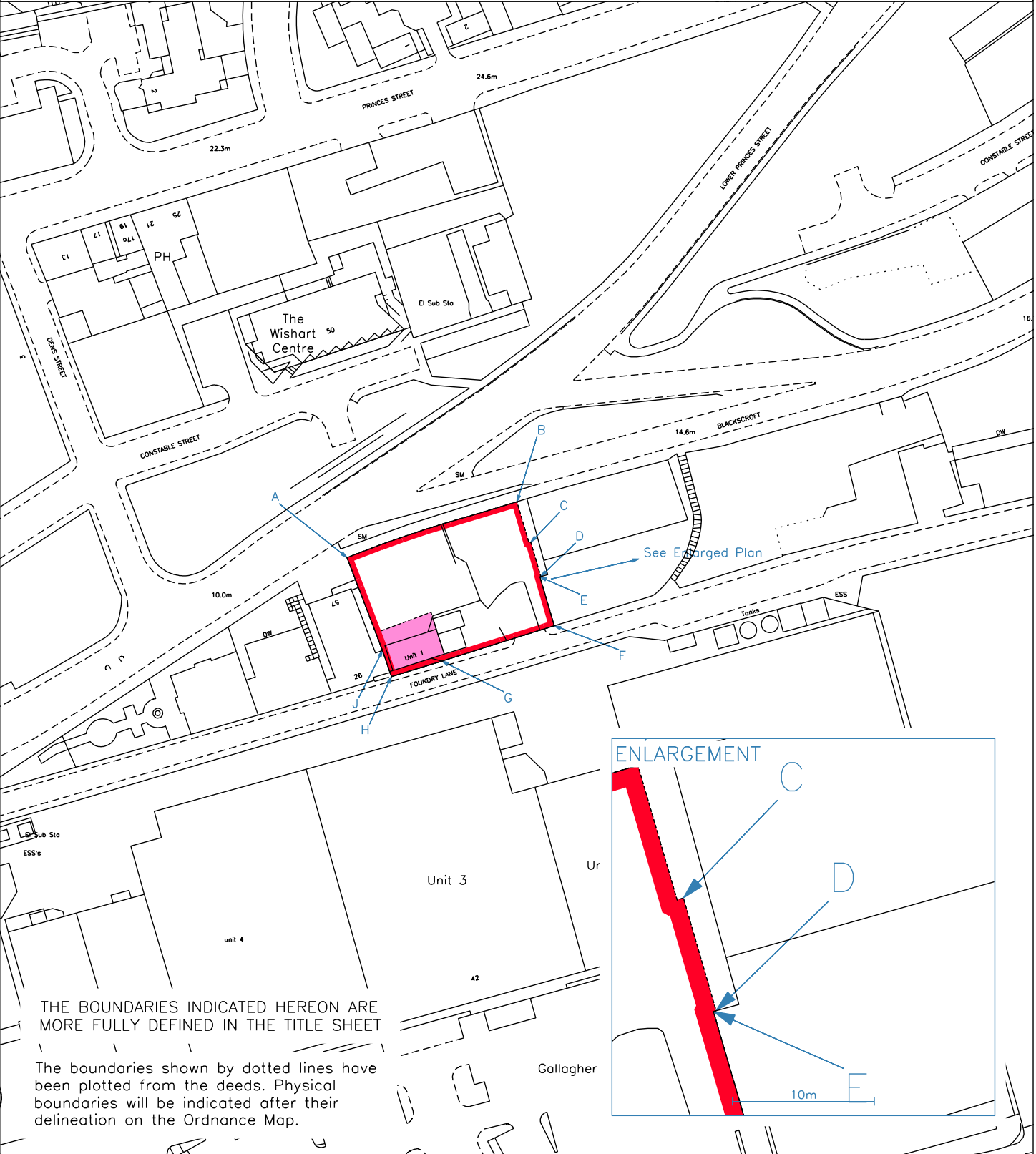
Payment Terms and Conditions

PAYMENT MUST BE MADE ON RECEIPT OF INVOICE.
Cash and Cheques are also accepted Make cheques payable to Rocked Out Stone BACS DETAILS SORT CODE: 09-01-28 ACCOUNT NO: 73673445 VAT Reg No: 189 7271 52 Before work is carried out a 20% Deposit must be made no later than 7 days before work commences. A deposit invoice will be sent before work is carried out to avoid confusion.

Total Net Amount	£24,215.00
Total VAT Amount	£4,843.00
Total	£29,058.00

<div></div> <div>LAND REGISTER OF SCOTLAND</div>		Officer's ID / Date	TITLE NUMBER
		6468 8/6/2015	ANG29165
<div></div>	ORDNANCE SURVEY NATIONAL GRID REFERENCE		<div><div></div>70m<div></div></div>
NO4030NE NO4130NW			Survey Scale
			1/1250

CROWN COPYRIGHT © – This copy has been produced from the ROS Digital Mapping System on 11/10/2019 with the authority of Ordnance Survey under Section 47 of the Copyright, Designs and Patents Act 1988. Unless there is a relevant exception to copyright, the copy must not be copied without the prior permission of the copyright owner. OS Licence no 100041182.





TITLE NUMBER ANG29165

A 1

A. PROPERTY SECTION

DATE OF FIRST REGISTRATION

06 NOV 2003

DATE TITLE SHEET UPDATED TO

07 OCT 2019

REAL RIGHT

OWNERSHIP

DESCRIPTION

Subjects being UNIT 1 FOUNDRY LANE, DUNDEE DD4 6AY edged red on the Title Plan.

Note 1 The minerals are excepted. The conditions under which the minerals are held are set out in the Feu Disposition in Entry 2 of the Burdens Section.

Note 2 The boundaries on the Title Plan is/are as follows:-

A-B	North West Boundary Inner Face
C-D	North East Boundary Outer Face
D-E	South East Boundary Outer Face
F-G	South East Boundary Outer Face
H-J	South West Boundary Inner Face
J-A	South West Boundary Outer Face

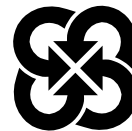


TITLE NUMBER ANG29165

B 1

B. PROPRIETORSHIP SECTION

ENTRY NO	PROPRIETOR	DATE OF REGISTRATION	CONSIDERATION	DATE OF ENTRY
1	BLACKSCROFT PROPERTY CO. LIMITED incorporated under the Companies Acts (Company Number SC155891) and having their Registered Office at Whitehall House, 33 Yeaman Shore, Dundee, DD1 4BJ.	06 NOV 2003	£27,000	24 OCT 2003



TITLE NUMBER ANG29165

C 1

C. SECURITIES SECTION

ENTRY NO	SPECIFICATION	DATE OF REGISTRATION
1	Standard Security by said BLACKSCROFT PROPERTY CO. LIMITED to DEREK JOHN SOUTER, 216 Coupar Angus Road, Muirhead, Dundee, DD2 5QN over the subjects in this Title and other subjects.	07 OCT 2019



TITLE NUMBER ANG29165

D 1

D. BURDENS SECTION

ENTRY NO	SPECIFICATION
-------------	---------------

- | | |
|---|--|
| 1 | Disposition by The Dundee Property Reversionary Company Limited to John Carnegie and Son Limited and their assignees and successors, recorded G.R.S. (Angus) 17 Apr. 1958, of that part of the subjects in this Title tinted pink on the Title Plan, contains the following burdens: |
|---|--|

(One) that our said disponees and their foresaids shall be bound to uphold and maintain the wooden fence erected on part of the North boundary of the said subjects hereby disposed,

(Two) that our said disponees and their foresaids shall be bound to erect and to uphold and maintain a wooden fence along the remaining portion of the north boundary of the said subjects and along the East boundary of the said subjects where the same is not defined by the East wall of the buildings erected on the said subjects.

- | | |
|---|--|
| 2 | Feu Disposition by Dundee City Council to Blackscroft Property Co. Limited and its successors and assignees (hereinafter referred to as "the Feuars"), registered 6 Nov. 2003, of the subjects in this Title contains the following burdens: |
|---|--|

(One) There shall be reserved to the Coal Authority the whole coal and allied minerals situated in or under the subjects hereby disposed as far as vested in the said Authority by statute;

(Two) There shall be reserved to the Superiors or any party deriving right from them and their predecessors and to any Local or Public Authority or statutory undertaker concerned, for their respective interests a servitude right of wayleave for, all (if any) existing water pipes and mains, drain pipes, gutters, foul and surface water sewers, gas pipes, electricity cables and transformers, telephone cables or wires, fibre optic cables, telecommunication circuits and cables, television or wireless relay cables and wires, and all (if any) other existing services in, on, under, through or over the subjects hereby disposed with a right of access at all reasonable times for the purpose of inspecting, repairing, altering, renewing or altering levels of the same, provided that they or such of the said other parties as appropriate in exercising any of the said rights shall be responsible (but only in so far as applicable to their own or their agents' or employees,



TITLE NUMBER ANG29165



D 2

D. BURDENS SECTION

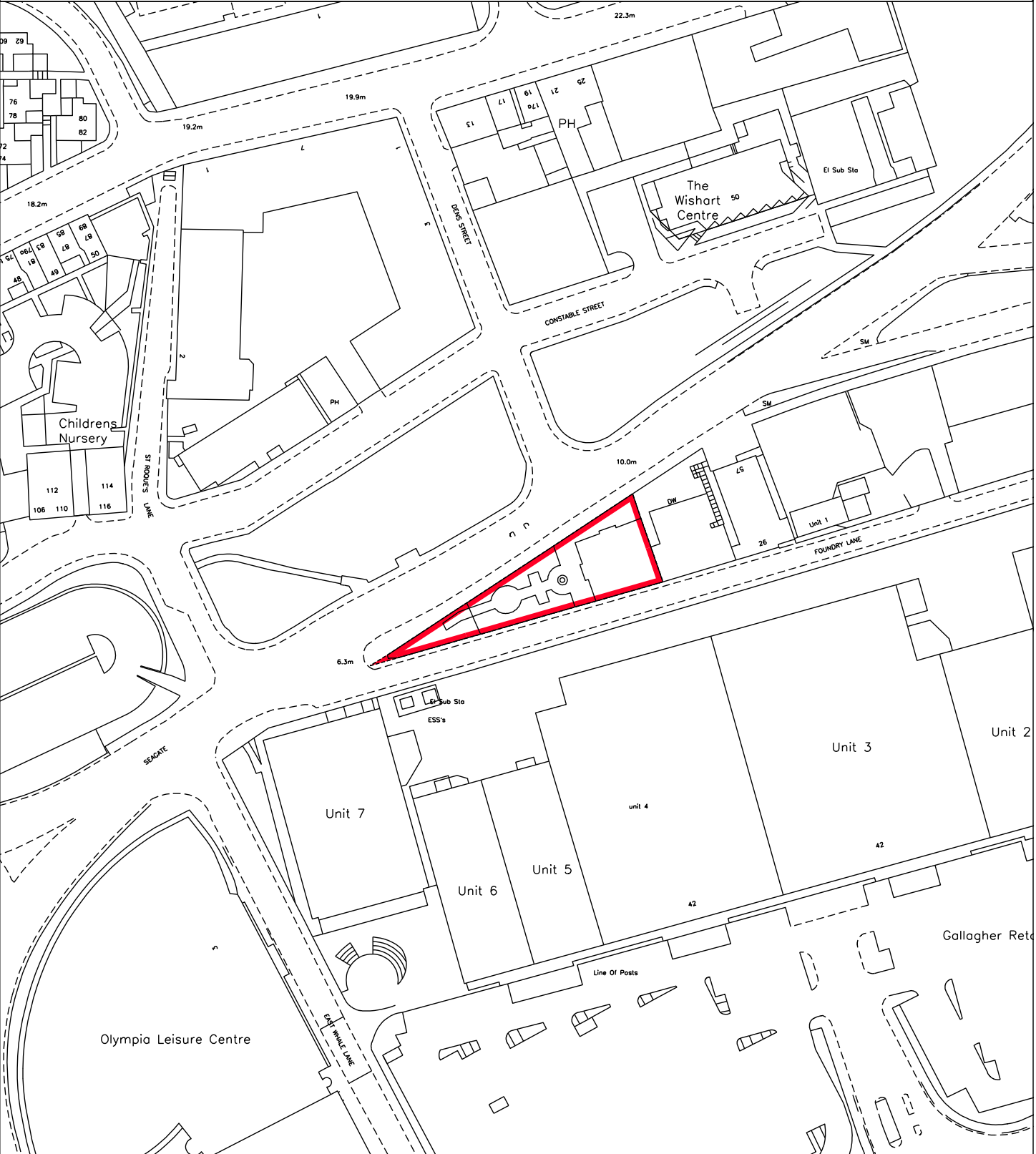
actings) for any loss injury or damage thereby occasioned to the Feuars' property, unless such loss, injury or damage arose as the result of negligence on the part of the Feuars or their tenants, servants or agents;

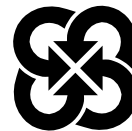
(Three) There shall be reserved to the Superiors and their successors as proprietors of the retaining wall lying to the northwest of the subjects hereby disposed under exception of the subjects tinted pink on the Title Plan being part and portion of the same subjects as the plot or area of ground hereby in feu farm disposed the right to enter on to the subjects in feu farm disposed in order to inspect, repair and replace the said retaining wall and that with or without men, plant, equipment, scaffolding, materials and vehicles subject except in the case of emergency or suspected danger to giving at least one weeks notice in the case of an inspection or at least one month's notice in the case of repair or replacement or otherwise by agreement with the Feuars; The said rights and any works carried out through the exercise of such rights to be exercised reasonably and so as to cause the minimum possible disruption to the Feuars' business or operations, and subject to the Superiors and their foresaids make good any damage caused to the subject as a result of their actings in the exercise of said rights;

(Four) The subjects hereby disposed shall not, without the prior written consent of the Superiors which consent shall not be unreasonably withheld be used other than for industrial or manufacturing and storage purposes; Without prejudice to what is before written the Feuars are hereby prohibited without Superiors prior written consent from using the subjects hereby disposed or any part thereof or any building or erection thereon as a public house, restaurant, off licence, club or other place of public resort where alcoholic liquor may be consumed or for any noxious or offensive trade or use and in general from doing anything which in the reasonable opinion of the Superiors would be a nuisance or offensive to the place or neighbourhood;

<div></div> <div>LAND REGISTER OF SCOTLAND</div>		Officer's ID / Date	TITLE NUMBER
		6468 8/6/2015	ANG1041
<div></div>	ORDNANCE SURVEY NATIONAL GRID REFERENCE		<div><div></div><div>70m</div><div></div></div>
NO4030NE			Survey Scale
			1/1250

CROWN COPYRIGHT © – This copy has been produced from the ROS Digital Mapping System on 11/10/2019 with the authority of Ordnance Survey under Section 47 of the Copyright, Designs and Patents Act 1988. Unless there is a relevant exception to copyright, the copy must not be copied without the prior permission of the copyright owner. OS Licence no 100041182.





TITLE NUMBER ANG1041

A 1

A. PROPERTY SECTION

DATE OF FIRST REGISTRATION

18 JUN 1999

DATE TITLE SHEET UPDATED TO

07 OCT 2019

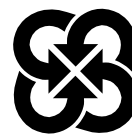
REAL RIGHT

OWNERSHIP

DESCRIPTION

Subjects on the south of BLACKSCROFT, DUNDEE DD4 6AT edged red on the Title Plan.

Note The subjects in the above title are known as "The Reading Rooms".



TITLE NUMBER ANG1041

B 1

B. PROPRIETORSHIP SECTION

ENTRY NO	PROPRIETOR
---------------------	-------------------

1	BLACKSCROFT PROPERTY CO. LIMITED a Company incorporated under the Companies Acts (Company Number SC155891) and having their Registered Office at Whitehall House, 33 Yeaman Shore, Dundee, DD1 4BJ.
---	---

DATE OF REGISTRATION
20 MAR 2008

CONSIDERATION
£352,500

DATE OF ENTRY
29 JAN 2008



TITLE NUMBER ANG1041

C 1

C. SECURITIES SECTION

ENTRY NO	SPECIFICATION	DATE OF REGISTRATION
1	Standard Security by said BLACKSCROFT PROPERTY CO. LIMITED to DEREK JOHN SOUTER, 216 Coupar Angus Road, Muirhead, Dundee, DD2 5QN over the subjects in this Title and other subjects.	07 OCT 2019



TITLE NUMBER ANG1041



D 1

D. BURDENS SECTION

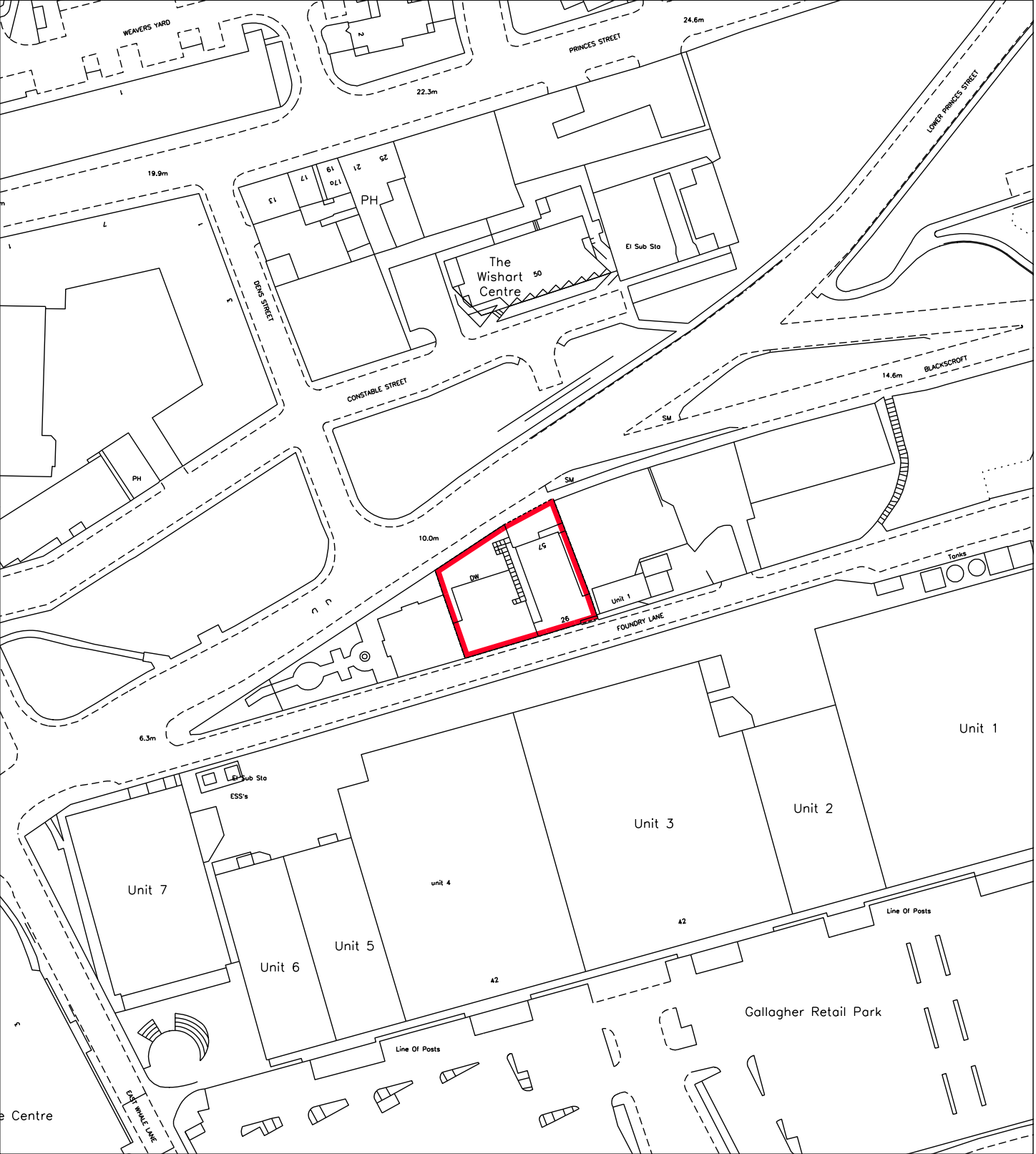
**ENTRY
NO**

SPECIFICATION

No Entry

<div></div> <div>LAND REGISTER OF SCOTLAND</div>		Officer's ID / Date	TITLE NUMBER
		6755 19/6/2019	ANG82981
<div></div>	ORDNANCE SURVEY NATIONAL GRID REFERENCE		<div><div></div><div>70m</div><div></div></div>
NO4030NE			Survey Scale
			1/1250

CROWN COPYRIGHT © – This copy has been produced from the ROS Digital Mapping System on 11/10/2019 with the authority of Ordnance Survey under Section 47 of the Copyright, Designs and Patents Act 1988. Unless there is a relevant exception to copyright, the copy must not be copied without the prior permission of the copyright owner. OS Licence no 100041182.





TITLE NUMBER ANG82981

A 1

A. PROPERTY SECTION

DATE OF FIRST REGISTRATION

17 JUN 2019

DATE TITLE SHEET UPDATED TO

07 OCT 2019

REAL RIGHT

OWNERSHIP

DESCRIPTION

Subjects cadastral unit ANG82981 57 BLACKSCROFT, DUNDEE DD4 6AT edged red on the cadastral map.



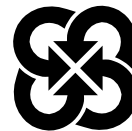
TITLE NUMBER ANG82981

B 1

B. PROPRIETORSHIP SECTION

ENTRY NO	PROPRIETOR	DATE OF REGISTRATION	CONSIDERATION
1	BLACKSCROFT PROPERTY COMPANY LIMITED a Company incorporated under the Companies Acts (Company Number SC155891) and having their Registered Office at Whitehall House, 33 Yeaman Shore, Dundee, DD1 4BJ.	17 JUN 2019	Not Applicable
			DATE OF ENTRY

Note: The Date of Entry field is intentionally
blank.



TITLE NUMBER ANG82981

C 1

C. SECURITIES SECTION

ENTRY NO	SPECIFICATION	DATE OF REGISTRATION
1	Standard Security by said BLACKSCROFT PROPERTY COMPANY LIMITED to DEREK JOHN SOUTER, 216 Coupar Angus Road, Muirhead, Dundee, DD2 5QN over the subjects in this Title and other subjects.	07 OCT 2019



TITLE NUMBER ANG82981

D 1

D. BURDENS SECTION

ENTRY
NO

SPECIFICATION

No Entry