Friends of Glasgow West Newsletter
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Preserving and enhancing the character and amenity of Glasgow’s West End
FGW IS A LOCAL AMENITY SOCIETY WITH CHARITABLE STATUS SCO 24748

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University of Glasgow Dept of Adult and Continuing Education (DACE)

WEST END LECTURES Feb / March 2012
8 Tuesdays 7.30-9.30 pm, Boyd Orr Building, University Avenue

DACE Code GC233; Fee £80.50; Enrolment: 0141-330 1860 or 1853; Mon-Fri 10.00-16.30

7 February: “A history of preservation in Glasgow: from Reformation to 21st Century”
Gordon Urquhart, author “Along Great Western Road.”

14 February: “Traditional shop fronts in the West End – an illustrated history”
Iain Wotherspoon, eminent local historian; professional actor & FGW Committee Member.


28 February: “Glasgow’s underground rail system; its importance in Glasgow’s industrial success” Colin MacKay, veteran radio and television broadcaster; a man o’ pairts.
Colin is quite likely to go on to air some thoughts on the age of steam in this bicentennial year of the “PS Comet” and also to share some reflections from his remarkable career.

6 March: “Crime and Punishment in Victorian Glasgow” Speaker to be confirmed.

13 March: Part 1 “The Blockade Runners – Glasgow and the Clyde’s role in running Lincoln’s blockade of the South in the American Civil War”
Part 2 “The Black Minstrelsy in Scotland.” Eric J. Graham, distinguished academic and prolific author of, amongst other works, “Clyde Built - Blockade; Cruisers and Armoured Rams of the American Civil War”. Eric is an expert in Scottish maritime history.

20 March “Glasgow’s Hunterian legacy - the Age of Enlightenment mission continues”
Mungo Campbell, Deputy Director of The Hunterian, University of Glasgow.

27 March: “A reading; some thoughts from the author and a bit of a chat”
Jane Harris, acclaimed author of “Gillespie and I”, set in Victorian Glasgow and selected by The List as one of the best fiction books of 2011, and as one of the books of that year by The Scotsman. Jane first major work, “Observations”, also met with huge critical acclaim.

Topics arranged by Colin Cox, Friends of Glasgow West

For further information please contact Colin on 0141-337-3735
CONVENER’S COLUMN

15th Anniversary Celebrations / AGM in October at the Western Baths Club (see p3.) was an extremely popular event to judge from the feedback. Maybe we should do this every year?

Outgoing FGW committee members, Eric Kay, Ian Mitchell and Bill Waller, whose terms on the committee have expired, deserve our grateful thanks. And similarly to our hardworking former Secretary and Planning Applications team member, Kate Richard. Kate and Steve have “emigrated” to pastures new in another part of the city. We also welcome two new committee members, David Alcock and Helen Cameron, elected at October’s AGM.

The OTAGO LANE CAMPAIGN is up and running again due to an amended planning application.

Glasgow Building Preservation Trust’s Reception for Doors Open Day participants was held at Glasgow City Chambers on 16 November, with an excellent talk on Maryhill Burgh Hall.

Our volunteers at Cottier’s Box Office are helped to man the daily rota to sell pantomine tickets. “SCROOGE” was acclaimed as a great success. FGW continues to support the Cottier Theatre as it returns to full operation.

The FGW Cottier volunteers are David Alcock, Jane Anderson, David Boddy, Helen Cameron, David Cowan, Eric Kay, Robbie Robertson and Isabel Pollock, with Laura Barnett joining soon.

The Annual GCVS Xmas Fayre in the City Chambers on 9 November, saw FGW with wares to sell, alongside about 50 other charities. Helen Cameron and I did a modest amount of business, and a great deal of networking!

And last but not least, on 11 November FGW was in London for the Academy of Urbanism Awards Event. Byres Rd as a finalist for Great Street… see p5.

Wishing all our members and contacts a Happy and Healthy New Year!

Ann Laird

A QUIZ and the FREE HERITAGE WALKS…

We thought it would be fun to keep alive awareness of David Alcock’s introductory summer walks through Kelvinside and Dowanhill by offering FGW members or their nominee(s) the opportunity to try David’s walk for themselves at some mutually convenient time over the next month or two (dates to be negotiated) - in return for completing correctly the following quiz.

If you don’t know the answers straight off, the answer might lie in a good library … or it has been established that all the information can be found through Google (using a little ingenuity):

1. How were trains on the Glasgow Subway originally propelled?
2. What is the name of the only Greek Thompson house open to the public?
3. Who was Hermann Muthesius?
4. Which architect links Glasgow with Northampton?
5. Where is Glasgow's only surviving tram waiting room?

Answers to david.alcock4@gmail.com - David hopes to be at the Conversazione on 1 December which might prove a good occasion to liaise with any participants who have already got the answers! However, there is no final closing date…
On Wednesday 12 October 2011, Friends of Glasgow West celebrated our 15th anniversary, following our AGM at the Western Baths Club. A convivial group of about 60 members, guided walks leaders, west end festival “talks” speakers, and conveners of various local community groups partook of a drink and most delicious finger buffet prepared by the expert chef in the club’s basement bar.

An anonymous member had generously contributed this beautiful Top Tier cake, decorated with our name and a panel of (edible!) cast iron railing.

Gordon Urquhart of Glasgow City Heritage Trust enlightened us with a brief history of Conservation in the West End, and David Howat, FGW Vice Convener, explained our ongoing year-round work responding to Planning Applications.

GORDON URQUHART: our new FGW HONORARY MEMBER

FGW Convener Ann Laird presented this framed award to Gordon Urquhart on 12 October 2011, on behalf of FGW members’ recognition of his outstanding long-term contribution to the conservation of Glasgow’s Victorian and Edwardian built heritage.

Photo: Gordon with the certificate naming him as Honorary Member of Friends of Glasgow West.
CONSULTATIONS

1. GLASGOW CITY PLAN: MAIN ISSUES CONSULTATION
The City Council has a duty to keep up-to-date, a Local Development Plan (LDP) for Glasgow. Local Development Plans in general, have two main functions:
- setting out the Council’s land use strategy
- providing the basis for assessing planning applications.

Glasgow City Council is currently preparing a new LDP (“City Plan 3”) which, on completion around 2014, will replace City Plan 2. Public consultation on the Main Issues Report, ended on 12th December 2011, and aims to:
- Identify key changes that have occurred since City Plan 2 was prepared
- identify the main priorities for the new plan
- discuss the Council’s ideas on where development should / should not happen.


2. GLASGOW’S OPEN SPACE STRATEGY CONSULTATION


3. UNIVERSITY of GLASGOW: CONSERVATION STRATEGY CONSULTATION
FGW has submitted about 30 points in relation to the 600-page draft Conservation Strategy, written by Simpson and Brown Architects, Edinburgh.

G.U. Draft Strategy: [www.gla.ac.uk/media/media_206875_en.pdf](http://www.gla.ac.uk/media/media_206875_en.pdf)
Full details of our response on FGW website: [fgw.org.uk](http://fgw.org.uk)

4. KELVINGROVE BANDSTAND CONSULTATION
The restoration of Kelvingrove Bandstand – a structure in jeopardy for 20 years, but under the watchful eye of Ed Gillett & Friends of Kelvingrove Park - may finally be progressed to completion before the Commonwealth Games in 2014. Glasgow Building Preservation Trust and Glasgow Life held a consultation meeting with reps of local community groups on 23 November in the Kelvin Hall. FGW’s Vice Convener David Howat attended, and Gibson St resident Eric Kay.

5. PROPERTY FACTORS CODE OF CONDUCT CONSULTATION
This Scottish Government consultation is about a key element in the registration of Property Managers / Factors which became law in the Property Factors Act of April 2011. From October 2012, all property managers / factors must be registered under the new Act, and it will be illegal to operate unregistered.

One requirement of registration is that a property manager must respect the “Code of Conduct”. Failure may result in referral to a “Homeowner Panel” which can impose sanctions such as termination of registration in extreme cases.

Draft Property Factors Code of Conduct

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Byres Road may have missed out on a best street award from the Academy of Urbanism, but to many westenders it’s still the jewel in the Hillhead crown. The street was nominated for the accolade in July, and conservation group Friends of Glasgow West (FGW) fronted the campaign, backed by The Extra, to mark Byres Road as one to watch. The Glasgow team made it to the top three in Britain, before losing out to Steep Hill in Lincoln at an award ceremony on 11 November. Byres Road took runner-up position alongside Edinburgh’s Cockburn Street, and the framed award was gladly accepted by FGW members Ann Laird and Iain Wotherspoon, and Gerry Grams of Glasgow City Council.

Article by Gillian Loney, courtesy of The Extra (Westend edn.), 17 Nov 2011

“Placemaking” in Gibson Street

“Placemaking” is a multi-faceted approach to revitalising, planning, designing and managing public spaces, based on the premise that successful public spaces are lively, secure and distinctive places that function for the people who use them. It involves looking at, listening to and asking questions of the people in a particular space, in order to discover their needs and aspirations. This information is then used to create a common vision and action plan for that place.

On 25 October, about forty Council staff and local community members (two from FGW), went on a “Placemaking” day presented by Greenspace Scotland in St Silas Church. Following the morning theory session was the case study, where we went outside into Gibson Street in groups to assess it as a “place”. Much was learned - a worthwhile exercise and maybe one for revisiting.
PUBLIC MEETING

7pm, Monday 20 February 2012
Hyndland Secondary School, Airlie Lecture Theatre
enter via Clarence Drive

1. HYNDLAND RAILWAY STATION UPGRADE:
FAILURE TO PROVIDE FULL DISABLED ACCESS
Network Rail is upgrading 2 entrances to this station with lifts, and also planning a new platform on the Gartnavel side. But passengers who use Queensborough Gardens, the busiest entrance, will STILL have the full flight of 31 steps up to the platform. This is totally unacceptable.

Hear more about the Network Rail proposals, and what your community council is doing to get ALL the entrances upgraded.

2. SEAGULL COLONIES ON TENEMENT ROOFS
Typical problems: loud squawking from 4.30am during summer, damage to roof, occasional aggressive behaviour. Seagulls can live 25 yrs, and the lifelong pairs return annually to the same nesting site.

RSBP info on the practical measures which can legally be used to encourage seagulls to nest in more suitable locations.

We need YOU to help show BROAD PUBLIC SUPPORT exists for FULL DISABLED ACCESS at Hyndland. SEND your VIEWS NOW to www.networkrail.co.uk/egip or EGIPScotland@networkrail.co.uk
AND send a copy to info@transportscotland.gsi.gov.uk

ABOUT DOWANHILL, HYNDLAND & KELVINSIDE COMMUNITY COUNCIL
One of the largest of Glasgow’s 80 community councils, we have 21 members, and hold our meetings in Hyndland Secondary School. Our role is to promote the wellbeing of local community residents in Dowanhill, Hyndland, Hughenden, Cleveden, Bellshag, Kirklee, Great Western Road, the Glasgow Botanic Gardens & Byres Road (West side). www.dhkcc.co.uk
PLANNING APPLICATIONS

KELVIN MEADOW
Report from campaign group...

The developers, New City Vision Ltd, were very quiet during summer 2011 and no planning application has been made to date.

Test drilling on the Meadow: New City Vision Ltd (NCV) has however indicated that they still intend to submit an application. Some test drilling on the land was required: "As part of our requirements we will be carrying out some investigation works on site to determine the soil condition, and trial pits will be dug so that soil samples can be analysed."

A number of volunteers have prepared detailed arguments against the NCV plans. This mainly involved trawling through Glasgow City Council's enormous City Plan document, noting relevant issues.

The campaign group expect to use the results of this research to form the core of their argument against the development.

Also, on 9 August 2011 the Meadow became an official part of Glasgow West Conservation Area. This means that NCV will now have to fall in line with the more stringent rules that apply to developments in a conservation area, which also helps objectors' case greatly.

Once the Planning Application is submitted by NCV, the campaign group will be encouraging everyone to write letters of objection.

The research they have undertaken will be available for all to refer to. A planning application is now awaited.

NOTRE DAME & ST PETER’S:
PRE-12 CAMPUS DEVELOPMENT
(FORMER DOWANHILL PRIMARY SCHOOL)

This Glasgow City Council Education Services project is the future learning facility for all pupils from St Peter’s Primary in Partick, and Notre Dame Primary in Dowanhill.

The interior of the former Dowanhill Primary School is about to be upgraded, and happily is now protected by being “C(S)” Listed. The boundary of Glasgow West Conservation Area has been re-aligned to include the block in which the school site stands.

A brand new gymnasium block, of comparable scale and massing to the original school building, and of boldly modern design, will be constructed from scratch, a few metres to the east, occupying a significant portion of existing playground space. To compensate, the full width of roadway immediately to the west of the school block will be taken over for school use.

These proposals already have full Planning Permission, Listed Building Consent, Roads Consent and a Building Warrant.

Advance Works: City Building (Glasgow) were responsible for the advance works contract for the internal down-takings and the external partial demolitions and salvage works, completed on 12 October 2011.

Main Construction Works: During autumn, City Building (Glasgow)’s tender for the main construction works was under review, and they were subsequently appointed as main contractors for the construction phase.
OTAGO LANE:
AMENDED PLANNING APPLICATION
An amended planning application was submitted in autumn under the same reference number as the previous application 10/03061/DC.
This means that it is broadly similar to the March version, with minor, as opposed to major, changes.
Unusually, a new architect, Gareth Hoskins, has been appointed at this late stage.
Significant differences from the earlier plans include:
- Added height to Blocks B and D
- Further reduction to parking area
- Use of Zinc cladding - out of keeping with a conservation area
- Unsuitability of refuse access
Points applying to both versions:
- The development does not preserve or enhance the character of the Otago Lane part of Glasgow West Conservation Area.
- Loss of R. Kelvin wildlife corridor
There is no indication yet when the Planning Applications Committee will make a decision to Grant or Refuse.

Glasgow’s Housing & the Private Rented Sector (PRS)
The West End has always had a large element of private rented housing.
Now communities and their community councils across Glasgow, the latest being Cardonald, are becoming very concerned about the low level of regulation, by Glasgow City Council, of that small proportion of “rogue” landlords and “bad” tenants who cause a disproportionate level of distress to neighbours and their local community.
The City Council does have enforcement powers in law, but chronic underfunding of essential resources (e.g. staffing) severely limits the ability to deal with the current mushrooming of large and small private lets.
If Glasgow could begin to regulate its expanding PRS effectively, people and buildings alike, would benefit greatly.

A community-council based working group is currently forming in Glasgow, to campaign citywide on this and related Private Rented Sector issues.

Otago Lane FULL DETAILS
www.saveotagolane.co.uk

FGW COMMITTEE
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