

Post to:

Director of Development Management
Development and Regeneration Services
Glasgow City Council
229 George Street, Glasgow G1 1QU

Name (PRINT) _____

Address _____

Postcode _____

Email to:

Planning.Representations@drs.glasgow.gov.uk

Date _____

Log On: and enter the Ref No: **18/02622/FUL**

<https://publicaccess.glasgow.gov.uk/online-applications/>

Closing Date for Submissions: Tuesday 30th October

Dear Sir,

OBJECTION to planning application: 127 Fergus Drive, Ref No: 18/02622/FUL

Background: The site is just off Queen Margaret Drive in North Kelvinside, part of the city’s outstanding Glasgow West Conservation Area. Within the site is a small post WW-2 office /residential building, surrounded by mature trees. It is surrounded by buildings of quality:- across the River Kelvin is the Kibble Palace and North Park House, a picturesque “B” Listed double villa sits immediately to the south, and a modest, charming Listed Tenement is opposite, on Queen Margaret Drive.

Conservation Area protection requires developers to ensure that their proposals preserve or enhance the ‘character’ of the area as a whole, including the setting of any nearby Listed Buildings.

This Application must be REFUSED. The grounds for my objection are below, including where I have ticked the boxes:

- 1. **Pressure on local transport:** as any local resident will attest, the area where Fergus Drive and Wilton Street meet Queen Margaret Drive is already a heavily congested zone with cars regularly in gridlock as schools and commuters both arrive and depart. Adding another 25 cars (conservatively assuming that 6 of the 19 flats have more than one car) who would all be leaving via this junction will create an unsustainable pattern of travel within the locality.
- 2. **Limited local parking:** Given the already overloaded “uncontrolled parking zone” surrounding the site, and the limited provision of parking in the current application it is completely unacceptable to disadvantage local residents by creating additional parking pressure.
- 3. **The new build will be six full storeys** which is significantly higher than the most of the surrounding buildings beside it. (tenements to the west are only three storey, houses to the south only two storey).
- 4. **Privacy & Overlooking: Wilton Street. Fergus Drive and Queen Margaret Road:** The scale and aspect of the proposed development will lead to an unacceptable loss of privacy and daylight to adjacent residential properties. The proposed design includes 42 balconies and over 100 windows that will overlook the properties on Fergus Drive and Wilton Street to an unacceptable degree.
- 5. **Conservation Area:** The essential feature of the much-loved “leafy west end” character, is the mix of tenement, town house and green space areas that exists. The proposed development significantly alters the views from Queen Margaret Drive towards Wilton Street/Fergus Drive from an impression of a predominantly green trees with the existing ‘Curves’ building sitting below the tree line, to a view of a very large tenemental type building. This changes the area’s character and does not therefore align with the aims of the Conservation Area.
- 6. **The existing building has not been demonstrated to be beyond repair or reuse** and therefore does not necessarily require demolition. It could be improved and converted to accommodate a use which would benefit the health and wellbeing of the community.

9. In my view, the most crucial point of objection is: _____

Signature: _____