

Post to:

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

Name (PRINT) _____

Address _____

Postcode _____

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Planning.Representations@drs.glasgow.gov.uk

Date _____

Log On: and enter the Ref No: 17/00985/DC

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Closing Date for Submissions: Friday 9 June 2017

Dear Sir,

OBJECTION to planning application: 127 Fergus Drive, Ref No: 17/00985/DC

Background: The site is just off Queen Margaret Drive in North Kelvinside, part of city's outstanding Glasgow West Conservation Area, with its rich collection of tenements, terraces and villas. Typically it is surrounded by buildings of quality - across the River Kelvin from the Kibble Palace and North Park House, a picturesque "B" Listed double villa immediately to the south, and a modest, charming Listed Tenement opposite, on Queen Margaret Drive.

NOTE: Conservation Area protection officially requires that proposed changes should preserve or enhance the "character"- both of the area, and of the setting of any nearby Listed Buildings. The site currently has a small post WW-2 office building on it with a house attached, and mature trees have grown around the rest of the site.

This Application must be REFUSED. My grounds of objection are below, including where I have ticked the boxes:

- 1. **Pressure on limited local parking:** Given the already overloaded "uncontrolled parking zone" surrounding the site, and no way to prevent short-stay residents bringing a car - it is completely unacceptable to disadvantage local residents by creating additional pressure. In heavily tenemental areas like this, the night-time pressures are high, which would coincide with peak demand from the proposed development. A Restricted Parking Zone would be the only way to control this conflict, but none exists. Also no mention is made of addressing staff parking needs. NB Student Accommodation CAN prevent students bringing cars, but an Apart-Hotel cannot.
- 2. **The new build would be 7 full storeys.** The Design Statement refers to the modern blocks as "six storeys", but they are actually seven. Far too high for the character of the Conservation Area here.
- 3. **Arrangements for Deliveries /Servicing other than Waste** are not mentioned. Large vehicles would find difficulty and cause dangers to local residents in reaching Fergus Drive entrance due to the one-way system.
- 4. **The Conservation Area** was extended 6 years ago to include the North Kelvin area, but the application makes no attempt to address this. **Materials: Glassfibre concrete panels** (even if they are coloured 'sandstone') are monstrously wrong for the Glasgow West Conservation Area.
- 5. **Lantern - huge, elevated glass structure** - may be fine by day, but must not be used as a "beacon" in the dark.
- 6. **Scale: Queen Margaret Drive and Fergus Drive.** The Apart-hotel will loom over the buildings in these streets. It is even higher than the modern blocks which are further up the hill; a new development could reasonably be the same physical height as these, but of course would be visually lower as it steps down the hill. It also looms above the tenements across the street in Fergus Drive, taking its parapet or wall head height from the roof ridge of the tenement (which is invisible from the street) rather than the wall head height of the tenement. Further east, as it goes up the hill, it ignores even that and rises away above the roof ridge of the tenement.
- 7. **Scale: Wilton Street:** The scale becomes even more monstrous on the Wilton Street side, where it will tower over two-storey villas. This side is also higher because of Wilton Street being further up the hill, however that excuse does not apply to the existing lower buildings on this street.
- 8. **Loss of Mature trees,** essential feature of the much-loved "leafy west end" character, and healthy for the city.

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

_____ end of letter _____