

FRIENDS OF GLASGOW WEST

16 Dudley Drive, Glasgow G12 9SB

Tel: 0141 334 6354

George Black FCCA, CPFA
GCC Chief Executive
City Chambers
GLASGOW G2 1DU

24 September 2009

*FGW IS A VOLUNTARY AMENITY SOCIETY
interested in preserving and enhancing the
character and amenity of Glasgow's West End*

Dear Sir,

Botanic Gardens Garage, "A" Listed, 24 Vinicombe St, in Glasgow West Conservation Area.

Valuation of property as it stands, without planning permission for development

Friends of Glasgow West (FGW), a charitable organisation acting in the public interest, have serious concerns about the future of the Botanic Gardens Garage, currently the subject of an amended Planning Application from the owner, Arnold Clark Ltd.

We are writing to you now, simply to keep you informed of the steps we are taking. These are intended to support GCC Development and Regeneration Services' role in working to attain the objectives we hold in common, namely:

- To secure the best possible outcome appropriate to this historically and architecturally unique "A" Listed Building, and
- To preserve and enhance the character and appearance of the relevant surrounding part of the outstanding Glasgow West Conservation Area.

To this end, FGW have recently engaged the services of professionals in order to determine:

- An authoritative valuation of Botanic Gardens Garage as it stands, i.e. without planning permission for development, and
- Probable cost of repair to render it fit for use as a garage or car park.

FGW are aware that no authoritative valuation of the building without planning permission for development currently exists, although this is critical to effectively marketing the property as it stands, one of the conditions to be met before any demolition is allowed.

Please note that FGW are taking a groundbreaking step on behalf of the local community by officially employing the District Valuer Services of VOA, which we are legally entitled to do.

FGW are aware of one potential purchaser within Glasgow's West End (and there could of course be others), who wishes to use the building in its original capacity. However, without a) having an authoritative valuation of the building as it stands without planning permission, and b) knowing the likely cost of repair, there is no valid, reliable information on which anyone can base a realistic and serious offer to purchase.

To be specific, FGW have engaged

- John Addison, Conservation Engineer. The Botanic Gardens Garage is of a very early concrete construction, and he has specialist knowledge of such structures.

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- The District Valuation Service, provided by the VOA. Their officer, John McClimens, is in an excellent position to give an authoritative valuation, based in part on the specialist information from John Addison.

Clearly both of these professionals require access to the BGG building to complete the reports on which they have both already begun their research. However, although we have approached the owner, Arnold Clark Ltd, in the person of Mr John Clark, we have received no indication that permission for access will be given, although the matter appears to be under consideration.

FGW's first aim is to present our findings to Development and Regeneration Services prior to any decision being taken on the current amended application.

Hillhead Community Council has expressed its full support for FGW's current action in support of Botanic Gardens Garage.

Yours sincerely,



Ann Laird, Convener

Enc: Historic Scotland Statutory List Report for Botanic Gardens Garage

CC: Leader of Glasgow City Council, Steven Purcell
Director of Development and Regeneration Services, Steve Inch
Planning Officer, Ken Clark
Chief Executive Historic Scotland, John Graham
Chief Inspector Historic Scotland, Malcolm Cooper
Principal Inspector, South-West Area, Historic Scotland, Ranald MacInnes
Councillor Kenneth Elder
Baillie Hanzala Malik
Councillor George Roberts
Councillor Martha Wardrop
Hillhead Community Council, Jean Charsley
Save Botanic Gardens Garage, Sam Maddra
Arnold Clark Ltd, Mr John Clark.