

## Letters of Objection should be addressed to:

Director of Development Control  
Development and Regeneration Services  
229 George Street  
Glasgow G1 1QU

EMAILS CAN BE SENT TO:  
planning.representations@drs.glasgow.gov.uk

### GENERAL POINTS TO REMEMBER:

Planning decisions are based on certain issues of public interest and individual interest: It is therefore relevant to the Planning process to make objections on grounds such as the following:

- Appearance (design quality, appropriate materials, scale and massing)
- Traffic, Parking and Access
- Residential Amenity (noise, daylight, overlooking, garden space)
- Visual impact on Conservation Areas and settings of Listed Buildings

Planning Decisions are not required to address certain aspects of individual interest such as:

- Visual impact / view from an individual's house or garden
- Effect on individual property values
- Effect on the rental market
- Disruption during the construction period

**Individually written letters of  
objection count much more than  
lists of names on petitions.**

ANN LAIRD  
FRIENDS OF GLASGOW WEST

The Friends of Glasgow West is a voluntary amenity society interested in preserving and enhancing the character and amenity of Glasgow's West End.

[annlaird@hyndl.demon.co.uk](mailto:annlaird@hyndl.demon.co.uk)

0141 334 6354

**"SAVE BOTANIC GARDENS GARAGE"**

CAMPAIGN CHAIRMAN: SAM MADDRA

**[www.botanicgardensgarage.org](http://www.botanicgardensgarage.org)**

## BOTANIC GARDENS GARAGE

### OBJECTIONS TO PLANNING APPLICATION, 21 OCT 2008

#### 1. CONTEXT: Character features of Glasgow West Conservation Area:

- Studded everywhere with unusual historic and architectural gems - such as Botanic Gardens Garage.
- Historically high quality of architecture and design.
- Traditional tenemental site layout in this part of the conservation area

All three of these features will be **diminished** if permission is granted (To get permission, the proposed development should actually "*preserve or enhance the character of the Conservation Area*").

( We refer to GLASGOW WEST CONSERVATION AREA APPRAISAL at this point: but GCC has scandalously failed to consult the public on the draft, or publish this key document, after starting it 5 years ago. Very unhelpful.)

#### Glasgow City Plan HERITAGE 1: Policy within Conservation Areas:

*"There will be general presumption in favour of conserving buildings, both listed and unlisted, and where the re-use and disposal of any building is being considered, the best viable use will be sought."*

#### 2. BOTANIC GARDENS GARAGE – an 'A' LISTED BUILDING

Listing Upgraded from B to A on December 19, 2007.

- *Architect D V Wylie, ca 1906 – 12.*
- *Very early and rare survival of public motor garage, constructed in phases.*
- *Distinctive 2-storey, 5-bay, white and green faience street elevation in Italian Romanesque style.*
- *Complete Historical importance detailed in the Historic Scotland Listing.*

#### NPPG 18 (NATIONAL Guidance) Best Viable Use:

*"The best viable use may not necessarily be the most profitable use. The aim should be to find a new economic use that is viable over the long term, with minimum impact on the special architectural and historic interest of the building or area. Achieving best viable use may require adaptation of fabric. This should be undertaken carefully and sensitively having regard to its architectural and historic interest, character and setting."*

**The proposals will effectively destroy the main interior space & the extension with its dutch gables up the side: i.e. simply below standard.**

## **NPPG 18 - National Policy on Demolition of Listed Buildings**

The Botanic Gardens proposals do constitute Total or Substantial ( loss of 3 out of the 4 walls) destruction:

*“... no such building should be lost to our environment unless it is demonstrated beyond reasonable doubt that every effort has been exerted by all concerned to find practical ways of keeping them. Ultimately, however, applications for demolition of a listed building should be based upon*

- *Importance of the building*
- *Condition of the building*
- *Adequacy of efforts to retain the building in use*
- *The extent to which the community would benefit from the redevelopment”*

**These 4 points all raise objections:**

- **Not given due importance – See Historic Scotland Listing.**

**The West End was well known in Glasgow, until the 1970s, as a place where there were many garages: this is the best surviving link.**

- **Condition has deteriorated although HER 2, Policy 1 says: “Requirement for owners to maintain listed buildings in good repair”**
- **No convincing evidence of efforts to retain building in use**
- **No benefit to community to have yet more flats, leisure, restaurants, etc at the cost of losing an important piece of history for ever.**

## **Glasgow City Plan HERITAGE 2, Policy 1:**

*“Where buildings have been listed as being of special architectural or historic interest:*

- *Presumption in favour of the retention of listed buildings*
- *Proposals for demolition will be subject to rigorous scrutiny of in respect of importance, condition and alternative uses*
- *Best viable use will be sought where re-use and disposal is being considered”*

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## **Glasgow City Plan HERITAGE 2, Policy 2:**

*“(i) Façade retention may be considered but will not be regarded as an automatic option.*

*(ii) the architectural value of the interior and the function and use of the building must be fully assessed (evidence of the obsolescence of the interior will be part of such an assessment)*

*(iii) If demolition is proposed, an application for consent to demolish any listed building, or part thereof, must demonstrate that retention is impractical.*

*(iv) In proposals for the demolition of any listed building that is vacant, written evidence will be required of prior investigation of suitable uses and adaptability for alternative uses and that retention has been proved to be prohibitively expensive.*

*(v) Written evidence must be submitted proving that every effort has been made to find alternative uses for listed buildings and that extensive marketing has proved unsuccessful*

*(ix) Where demolition is proposed and authorised, an architectural audit will be produced and submitted to Heritage and Design to assess features and artefacts that should be retained or re-used.”*

**(v) There has not been extensive marketing of the property to find an alternative owner who will preserve the building. No such evidence has been provided.**

**Glasgow City Plan HERITAGE 3: ROOFS** *“ Permission will normally be granted for roof extensions which....respect the proportions and architectural form of the building*

*Permission will NOT normally granted...where the roof line is exposed to a long view, or views from public spaces, and any roof extension would harm those views.”*

**The proposed roof line will harm the views of the listed building.**

**The comparison made in the proposals, with a development in London, is spurious – the Arnold Clark proposal bears a crude resemblance to this rather good example.**

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