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To Whom It May Concern

PLANNING APPLICATION AT HAYBURN LANE GLASGOW

I am writing to you as a neighbour to the above site to advise that the area of land between Hayburn Lane and the land adjacent to the railway line is now owned by Imagine Land.

It is our intention to submit a planning application for this land but as yet, no application has been made. Instead, we thought we should write to advise local neighbours of our intended proposals and why our design has responded to issues we believe are important to you.

We also wanted to get any views you may have prior to the application being made.

Background

We have had initial discussions with the planning department who have advised that the land is zoned as residential use. We are therefore proposing a low density residential scheme. We recognise through previous applications on the site that neighbouring residents will have a number of concerns which we have considered when developing our scheme design

Concerns

Density and Height
Car Parking
Refuse Collection
Safety for residents and children in the Lane
Road Access
Trees
General Lane Environment

All of the above are issues which we have carefully considered as follows

Density and Height

We believe that this site falls within the Glasgow Lanes Policy in terms of development criteria and whilst the site is zoned for residential use, it is important that any new development will be

judged against the broad terms of this policy. For this reason we have chosen a development of mews style family houses instead of flats and have limited the height from the lane at two storeys plus some development of the roof spaces. We are intending a development of only twelve houses all with integrated double garages and private courtyard gardens. This is well within Glasgow City Councils guidelines on this site

Car Parking

As stated above all new housing will have two parking spaces by way of double garages. There will be additional dedicated visitor parking spaces also.

Refuse Collection

At present the refuse collection should happen from the rear lane although we are unsure if this is the case. The road surface of the lane at present is in extremely poor condition and consists of a part cobbled finish which is largely in disrepair along with a lengthy section which has no road surface finish at all. Although the lane is currently adopted by GCC it is unlikely that they will fund any upgrade of the lane in the near future. Our proposals will ensure that a new lane including a new road surface is constructed to the appropriate width allowing for a proper pavement at the tenement side of the lane where appropriate. The new properties will have their own dedicated bin enclosures so the existing refuse container levels for the tenemental properties will not be compromised. There will be a fully compliant turning head at the end of the lane so that the refuse vehicle can safely manoeuvre in and out of the lane.

Safety for Residents and Children in the Lane

At present the street lighting in the lane does not seem to be working fully and looks in a state of disrepair. Where it exists it is not particularly effective. The result is a dark, dangerous lane with uneven roads pavements and all sorts of debris and rubbish.

We propose a completely new lighting system in the lane along with traffic calming measures which in effect make the entire lane a go slow zone. This effectively gives pedestrians the right of way at all times, albeit cars and refuse vehicles will access the lane. The lane surface will likely be a paved surface rather than tarmac. This lane gives indirect access to the childrens playground at the southern edge of the lane and we would wish to encourage the safe use of this playground should people wish to use this access route to the play area. These improvements combined with the activity and life generated by the development will greatly improve the environment in the lane.

We hope that we can also agree with the council that the adjacent play park can gain new equipment and improvement if they raise money from the development.

Trees

The site currently has a number of trees planted. Due to the severe sloping nature of the site, many of these are in the process of collapse with exposed roots. Many of the trees can only be described as scrubland. In our proposal, many of the trees will be removed or lopped and with

their removal, the tenement properties will enjoy considerably more daylight. Our proposed development will be well below the current level of the existing trees due to the low height and the fact that our ground floor will be completely at the lane level. In essence we proposed to excavate the slope of the site and build up against the railway land boundary by way of a specially designed retaining wall.

There may be some trees and bushes left on the network rail land immediately adjacent to the railway line but we have no jurisdiction over this. We will seek permission to lop them and further improvement daylight and the environment.

General Lane Environment

In general terms, the lane will be brighter, safer and in itself will create a hugely improved space for all existing and new residents to enjoy. We believe that these enhancements will not only create a better environment but will add significantly to the value of the properties on () Street tenements.

We trust that the above has given you a little insight into our proposals and our thinking behind some of the key decisions that we have made. We intend to submit a planning application on Monday 29th September and you will be advised as notifiable parties under the planning process however should you wish to discuss any issues prior to the application being made please feel free to contact either myself or my colleague Craig Connelly and we will be pleased to meet with you in manageable groups of no more than four to discuss any further questions or concerns you may have.

Yours sincerely

Colin McIntyre

Colin McIntyre
Director
Imagine Projects
