

# The Strathbungo Society Back Lanes Reinstatement Consultation Report

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The Strathbungo Society is a registered charity [No. SC038276]

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## Executive Summary

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**Issue:** The City of Glasgow has asked the Strathbungo Society to ascertain which type of back lane paving the residents of Strathbungo would prefer for repairs related to the recent groundworks.

**Status:**

Among the 23% of residents that participated in the consultation, there is near-complete agreement that the existing paving stones be lifted and reset, with proper drainage restored.

If it is possible under the existing budgets, the residents of the Strathbungo laneways affected by the groundworks support the extension of the repair work to the other Strathbungo laneways, which are also in need of repair.

## Introduction

The aim of this report is to present and give context to the back lanes reinstatement consultation survey carried out by the Strathbungo Society in February 2012.

The famous facades of Strathbungo have earned the area conservation status but the cobbled back lanes give the neighbourhood a different character. The rambling lanes, the higgledy-piggledy setts, the less-than-upright brick walls are familiar, friendly, sometimes disgraced by the dumping of rubbish or the foraging of an urban fox but they are part of what makes Strathbungo special to its residents and Glasgow.

In *The Strathbungo Conservation Area Appraisal (2006)*, the back lanes were identified as one of the key challenges facing the area. “The erosion of character of the back lanes caused by frequent demolition and relocation/rebuilding of rear boundary walls and dilapidation of original cobbled surfacing diminishes the historic character and appearance of the Conservation Area. “

Further, the same document states: “The Council will encourage work to restore rear lanes, boundary walls and boundary lines using authentic materials.”

There are almost two acres of back lanes and the Society has long been involved in plans to repair and reinvigorate them. Previous attempts have sadly failed, due to a combination of the costs involved and the difficulty in getting agreement from the many owners of the properties.

When Glasgow City Council first announced plans to undertake ground consolidation works in Strathbungo in the winter of 2011-2012, they offered to provide a budget of £200,000 to repair the back lanes of those residents affected by the works.

The Strathbungo Society has seized this opportunity and offered its expertise on the back lanes and the conservation area to facilitate a consultation with residents. This report contains the results of that consultation, recommendations and the steps necessary to turn the aim of improving this community space into a reality.

## Consultation Results

The Society's consultation took place in February 2012. It began by sending a letter to those residents whose back lanes were affected by the ground consolidation works [see appendix 1]. The letter offered residents a choice of four potential methods of repairing the back lanes, based on costings [see appendix 2] provided by the engineering company Forkers and Glasgow City Council.

**279** survey letters were delivered by hand.

The Society also arranged a public meeting on Monday 20<sup>th</sup> February at Queens Park Parish Church, 170 Queens Drive, which aimed to provide further information and answer questions and concerns.

At the meeting it quickly became apparent that there was a great deal of consensus. Those attending were unanimous in supporting option 2 on the consultation survey letter, uplifting and resetting the existing cobbles.

As this was the cheapest option costed those present stated that they wished the Council to extend the proposed area of repair to the other lanes in the Strathbungo conservation area.

No vote was taken at the meeting. The survey responses received were as follows:

Of **64** responses (22.9%):

0 respondents favoured option 1, repair to damaged sections of lane only

**62** respondents favoured option 2, uplift and resetting of existing cobbles

1 respondent favoured option 3, removal of cobbles, and tarmac finish

1 respondent favoured option 4, removal of cobbles, and concrete block paving

0 respondents said they were likely to object to any work on their section of lane

0 respondents had no opinion.

**The percentage of those responding in favour of option 2 is 96.9%.**

## Strathbungo Society Recommendations

The Strathbungo Society is happy to endorse the view expressed by residents. It is clear that the preferred option is that of uplifting and resetting the existing cobbles. This decision also upholds the aims in the current *City Plan* for Glasgow and *Conservation Area Appraisal*.

It has previously been agreed that this option also includes the removal of built up vegetation and silt and the jet cleaning and repair of drains in the back lanes.

As the costing for this option was less than half of the total budget, we further recommend that the Council and Forkers extend the reinstatement works to cover as much of the other back lanes as possible.

As the budget may not cover all the lanes in the conservation area, we suggest the additional lanes are dealt with in the following order of priority:

- Lane running parallel to Pollokshaws Road between Queen Square and Marywood Square
- Lane running parallel to Moray Place between Queen Square and Marywood Square
- Lane running between Queen Square and Marywood Square
- Lane running parallel to Pollokshaws Road between Marywood Square and Vennard Gardens
- Lane running parallel to Moray Place between Marywood Square and Vennard Gardens
- Lane running between Marywood Square and Vennard Gardens

We further note that the lanes between Marywood Square and Vennard Gardens appear to be in a much worse state of repair. It may be that the cobbles here are not salvageable. In this case, it may be viable to simply clear vegetation, jet the drains and patch repair the lanes.

Although the response to the survey is very clear, the back lanes are private property. Therefore it is our understanding that work cannot proceed unless the owners agree to it.

Residents on the additional lanes have not been part of the original consultation, however the Society believes there is a similar level of support for this option on these lanes.

## Next Steps

- The Council must indicate whether it is happy to proceed with the recommendations in the report.
- The Council may wish to deploy road engineers to assess which areas of cobbles do not require uplifting and resetting and whether the other lanes can also be repaired in this way.
- As the back lanes are privately owned, the Council needs to determine whether it requires owners' written permission before undertaking repair work. If so, this would be the responsibility of the Council but the Strathbungo Society may be able to facilitate such a process.
- The Council needs to determine if it is required to write to property owners offering them the opportunity to opt out of the proposed works.
- The Strathbungo Society is happy to host an information stall at its spring event on March 17<sup>th</sup> to provide extra information for residents, particularly those not consulted initially.
- The work must be carried out. To avoid further inconvenience for those affected by the works it would be desirable to have the work completed by the end of May.
- The Society would like to formally reopen the lanes as part of our annual Bungo In The Back Lanes event on Saturday 23<sup>rd</sup> June 2012.

## Appendix 1

### The Strathbungo Society

Laura Moodie, Chair, Strathbungo Society  
G/L, 33 Nithsdale Rd, Glasgow, G41 2AL



### Strathbungo Mine Consolidation and Back Lane Reinstatement

When the Council announced the mine consolidation works in October, they promised to undertake some repair work on the affected back lanes at the completion of the project, at no cost to residents, and they have identified additional funds to assist with this. The Strathbungo Society, together with Shawlands and Strathbungo Community Council, has been working with Glasgow City Council to investigate options for upgrading these back lanes, between Nithsdale Road, Regent Park Square and Queen Square. This work is expected to follow on from the mine consolidation work which is due for completion in May 2012.

They have considered a number of options summarized as below:

- 1) Removing all vegetation, silt and repairing localized damage to the cobbles
- 2) Uplift, and resetting the cobbles
- 3) Uplift, disposal and forming a new tarmac finish
- 4) Uplift, disposal and laying new concrete block paving
- 5) Uplift, disposal and laying salvaged regular sized granite setts

All options considered involve the cleaning of the existing drainage system.

The Council have obtained cost information for the second, third and fourth options. They all appear to fall within the budget the Council has available for the work so if approval can be obtained from the people that are directly affected then the work can proceed at no cost to the owners involved. The last option has not been priced as it was considered by the Council to be outwith their budget. The Society has asked for this work to be costed but this information had not been received at the time of printing.

A trial of resetting the cobbles was carried out to a small area of lane behind approx 16 Moray Place close to Queen Square on 6<sup>th</sup> February; this can be seen anytime and photos are online at [www.bungoblog.com](http://www.bungoblog.com).

The Council has to get the work instructed in March 2012 to allow the work to be carried out, or the funding opportunity may lapse, and since the residents own the lanes, they may need to seek your permission, so time is tight.

While the Strathbungo Society has worked hard to facilitate the Council's investigations, it cannot, and will not make the decision on which option should be pursued, although it suspects the uplift and resetting of the existing cobbles is most likely to fit the budget, timescales, and preservation of the character of the lanes.

The Society has booked **Queens Park Church Hall, 170 Queens Drive on 20th February 2012 from 7.30pm** and invites you to join us for a cup of tea and a discussion of this important issue.

Please note that if no consensus is achieved then it is likely that the Council will just clean the lanes and repair any damage caused as a result of the works. As the condition of the lanes has been an ongoing problem for many years, this is a great opportunity that we cannot allow to slip by.

You can express your opinion overleaf. Please bring this slip with you to the meeting. If you are unable to attend, or do not wish to hear the discussion before coming to a decision, please return the slip to the address above before the meeting, or by **25<sup>th</sup> February** at the latest.



## The Strathbungo Society

The Strathbungo Society is a Registered Charity (No. SC038276).  
The Strathbungo Society's registered address is Flat G/L, 33 Nithsdale  
Road, Strathbungo, Glasgow, G41 2AL.  
[www.bungoblog.com](http://www.bungoblog.com)



**To be filled in by owner of this property. If you are a tenant, please pass this on.**

### Back Lanes Restoration

I wish to express my opinion regarding the options for repairing the back lanes at the conclusion of the Mine Consolidation works

Each option includes clearance of silt and vegetation, and opening of existing drains, where found

- I favour option 1, repair to damaged sections of lane only
- I favour option 2, uplift and resetting of existing cobbles
- I favour option 3, removal of cobbles, and tarmac finish
- I favour option 4, removal of cobbles, and concrete block paving
- I am likely to object to any work on my section of lane
- I have no opinion

We would appreciate your contact details, since the consultation applies only to those properties adjoining lanes affected by the work, and in case we need to contact you.

Name:

Address:

Contact:

Additional Comments:

Please bring this slip to the meeting at Queens Park Church, 170 Queens Drive on **20<sup>th</sup> February** or deliver to: Laura Moodie, Chair, Strathbungo Society, G/L, 33 Nithsdale Rd, Glasgow, G41 2AL by **25<sup>th</sup> February**.

Appendix 2

**Forkers Ltd**  
 SCOTLAND  
 Civil & Ground Engineering Contractors

CALCULATION SHEET	JOB ..... STRATHBUNGO..... (WORKS TO BACK LANES).....	Contract No. 5113	Calculated by GREG BRADLEY
	.....	Sheet No. 1	Checked by
	.....	Date 18/01/12	

3 OPTIONS REQUESTED :-  
 OPTION 1 - LIFT & RELAY EXISTING BLOCKS  
 OPTION 2 - LIFT & REPLACE WITH NEW  
 OPTION 3 - LIFT & TAR.

FOR ALL 3 OPTIONS A PROGRAMME PERIOD OF 4 WEEKS HAS BEEN ASSUMED.

2 GANGS FOR THIS PERIOD BOTH SAME BUILD UP.

EACH GANG - 1 X EXCAVATOR  
 1 X ROLLER  
 1 X DUMPER  
 3 X SKILLED OPERATIVES.

IN ADDITION TO THE GANGS ABOVE SPECIALISTS WILL BE EMPLOYED FOR EITHER PAVING / TARING.

\* NOT A RECOMMENDED OPTION \*

**OPTION 1** - LIFTING AND REPLACE WITH EXISTING.  
 - PRICE INCLUDES DISPOSAL OF UNSUITABLE MATERIALS  
 - INCLUDES FOR 75MM OF TYPE 1  
 - INCLUDES FOR SCUM OF SAND

TOTAL \_\_\_\_\_ £ 91 812.06  
 (INC MARK UP)

- ANY SHORTFALL OF PAVING TO BE SUPPLIED BY COUNCIL.

\* QUANTS AS PER ATTACHED SHEETS \*

**Forkers Ltd**  
 SCOTLAND  
 Civil & Ground Engineering Contractors

CALCULATION SHEET	JOB <u>STRATHBUNGO</u>	Contract No. <u>513</u>	Calculated by <u>G. Bradley</u>
	<u>(WORK TO BACK LANES)</u>	Sheet No. <u>2</u>	
		Date <u>18/01/12</u>	Checked by

**OPTION 2.** — LIFTING EXISTING PAVING AND REPLACING WITH ENTER:-

- A — 5TD 80MM BLOCK PAVE
- B — HIGHER SPEC BLOCK PAVE

OPTION 2A — £ 159 340.81

OPTION 2B — £ 134 417.06

- PRICE INCLUDES DISPOSAL OF EXISTING
- PRICE INCLUDES 75MM TYPE 1
- PRICE INCLUDES 50MM SAND.

**OPTION 3** — LIFTING EXISTING PAVING AND REPLACE WITH TAR.

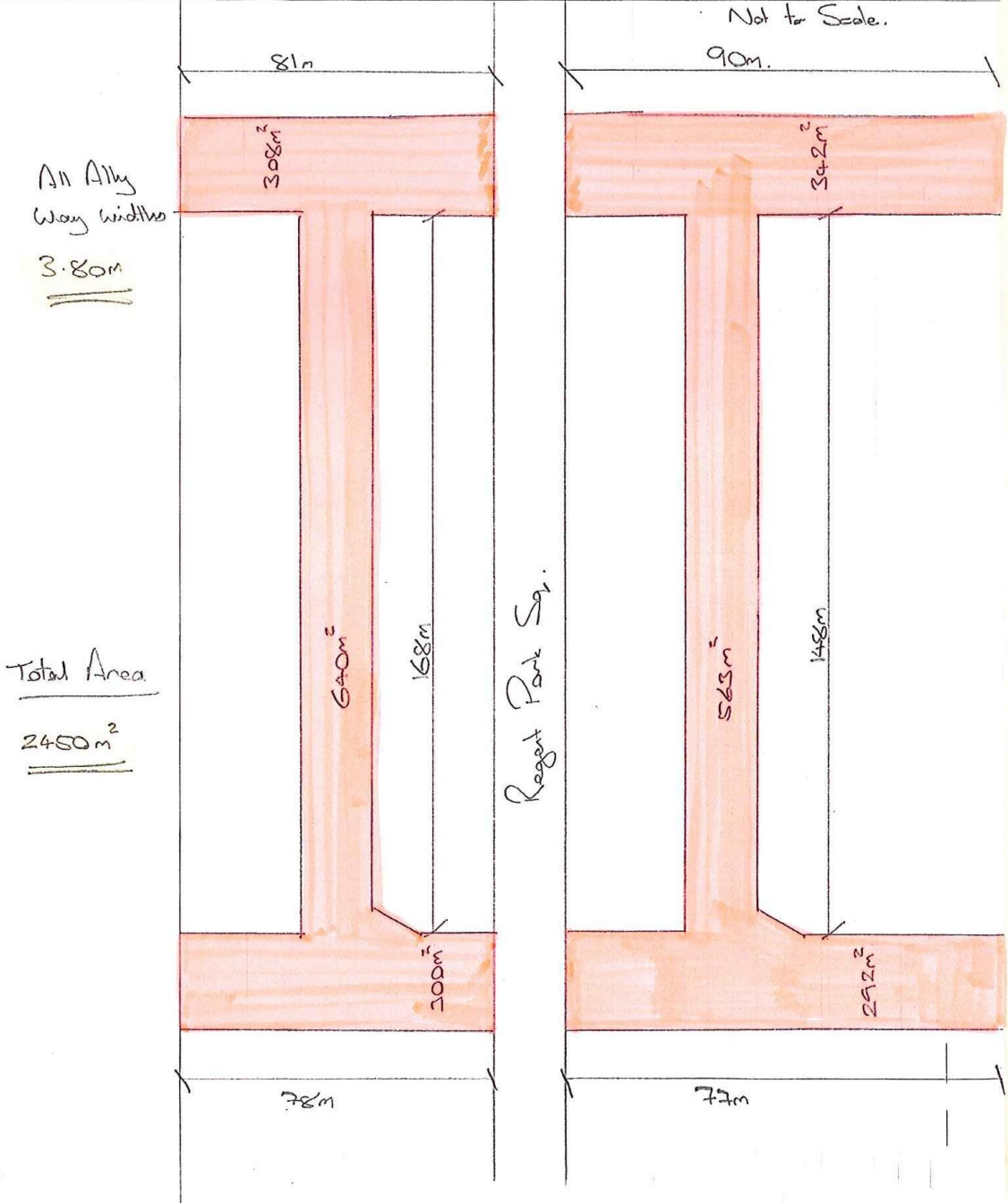
£ 187 988.75.

- PRICE INCLUDES DISPOSAL OF EXISTING
- PRICE INCLUDES 75MM TYPE 1
- PRICE INCLUDES 50MM DUSTING
- PRICE FOR 50MM TH BASE COURSE (20MM DBM)  
 THEN 30MM TH WEARING COURSE OF HRA WITH 20MM PCC  
 (SAME AS BACK LANE AT GOVAN HILL)

\* ALL ABOVE WORKS PRICED TO BE COMPLETED DURING CURRENT CONTRACT \*

**Forkers Ltd**  
 SCOTLAND  
 Civil & Ground Engineering Contractors

CALCULATION SHEET	JOB <u>S113 Strathbungo Project</u>	Contract No. <u>S113</u>	Calculated by <u>J. Farrell</u>
	<u>Reinstating Backlanes</u>	Sheet No. <u>3</u>	Checked by
		Date <u>14/12/11</u>	



**Forkers Ltd**  
 SCOTLAND  
 Civil & Ground Engineering Contractors

CALCULATION SHEET	JOB <u>S113 Strathbungo Project</u>	Contract No. <u>S113</u>	Calculated by <u>J. Farrell</u>
	<u>Paving Works</u>	Sheet No. <u>7</u>	Checked by
		Date <u>14/12/11</u>	

Material Qty's Required.

- Block Paving 2450m<sup>2</sup> - Required for Block Paving.
- C20W Concrete @ 150mm dz = 375m<sup>3</sup> - Required for block Paving option
- Sand 50mm dz = 300t - Required for block Paving.
- Tegel Stone 150mm dz = 900t - Required for All options
- Bit Mac (Supply and Lay) 100mm (60t/d) = 2450m<sup>2</sup> - Required for Bit Mac options.

## **Bibliography**

Strathbungo Conservation Area Appraisal, Glasgow City Council, 2006

Glasgow City Plan 2, Glasgow City Council, adopted 2009.