

STRATHBUNGO NEWS

The Strathbungo Society

A quarterly newsletter

Winter/Spring 2022

INVESTING IN OUR LANES



Images by Tom Nockolds

The Strathbungo Society were delighted to learn that the City Council have made funding available for improvements to privately owned lanes such as those here in Strathbungo. The good news is that the Private Lanes Fund will have a total of £700,000 to disburse over 4 funding rounds, starting this year. The bad news is that the closing date for applications for the first round is 11 March, leaving barely any time to put together a submission! Tellingly, this deadline appears to be driven by the upcoming “pre-election period” for the council elections in May.

Over several years, the state of Strathbungo’s lanes has been a cause for concern. During the recent pandemic, they have seen an increase in footfall, as pedestrians have used them in preference to the streets, where the constant traffic can make foot travel problematic. They are also the primary route for rubbish collection. However, there are problems with them. Many have drainage issues, with large pools of water making them all but impassable after a few days of rain (and this is Scotland where a few days rain is normal). The surface can be very irregular and walking requires a high degree of vigilance. Previous attempts at repairs have floundered over the level of costs involved. So, a dedicated fund could provide us with possible investment in one of our community resources. The Toolkit (available on the Council website) places emphasis not just on surfaces but on protecting biodiversity and encouraging active travel, walking, jogging and cycling. So, solutions will need to look at how the current lanes can be adapted to these wider issues.

Our original plan had been to organise to make a bid for individual lanes, forming subgroups as appropriate to enable individual solutions tailored to meet the needs of the different issues in different parts of Strathbungo. However given that the Council’s rules state that applications need to come from not-for-profit, legally constituted groups with independent bank accounts, the short application window now makes that impossible. However, the Society is already such a constituted group and will be making an application covering the whole Strathbungo area.

The maximum bid to be considered is £20,000. The Council also specify that there must be an element of ongoing future management attached to plans. In Strathbungo, we have a history of community engagement in the environment, with regular Brighter Bungo clear ups taking place throughout the year. Pre-pandemic, those activities took place with cover from the council’s Public Liability Insurance. Unfortunately, that cover has now been withdrawn. The Society believes that one element of an application should be for money to cover the cost of such insurance, enabling us to continue to have regular community clean-up days with the safety of volunteers in mind.

As we go to press, the application deadline for the first funding round is imminent. Our next priority will be the result of that application, and developing plans for subsequent application rounds. The Society is committed to engaging as many local residents as possible in this process and will be holding a public meeting to ensure that all residents are aware of the initiative.

FORMER RESIDENTS PHIL AND ANTOINETTE MORCOM CAME BACK FOR A VISIT AND SHARED THEIR IMPRESSIONS

It was twenty years ago today...



Millenium night - Antoinette and Gordon Bruce, outside the Tav around the time of the bells.

the company of everyone from deep-sea divers and train drivers to teachers and housing workers; musicians and actors, dentists and doctors; mums and dads, the Georgiades family. A haggis supper from the Star fish bar. A daily paper from Mr Kazmi. Seeing a band in the back bar of Sammy Dows, boots pacing on sticky carpets. A curry from Shimla Pinks to recognise this month's paycheque going in. Wondering which new trader would try their luck in Nithsdale Road.

Credit too to the refreshed Strathbungo Society. We remember heading to the meeting in Langside Halls where fresh life was breathed into the 'SS', and the events which hard-working community figures organised. Bungo at the Bells and Bungo in the Back Lanes were always a great chance to see old and young, catch up with folk you'd not seen in ages and maybe have a slurp of something or other in good company...

Having Queen's Park on the doorstep is another potentially taken-for-granted gem, shining greenly amidst the sandstone and bitumen. From summer picnics overlooking the city to careering downhill on tea trays like madmen when snow fell...

So has Strathbungo changed over the two decades? Our brief visit confirmed there are still plenty of lovely people. The buildings have retained their splendour. Some of the old haunts have changed hands, changed names and maybe don't quite have the same qualities? You still can't find anywhere to park! Strathbungo evolves, moves on, and those of you living here remain lucky to be in one of those areas of a city where the mix of people and place are greater than the sum of the parts. Viva Strathbungo!

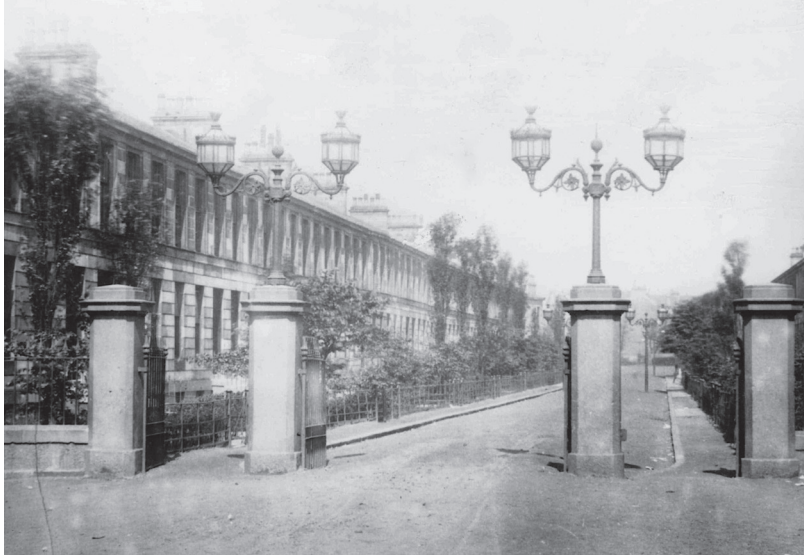


Leaving Strathbungo for Yorkshire was never going to be easy. However, ageing relatives and career demands meant we relocated to the rather different setting of the boundaries of Leeds and the Dales.

But leaving a Victorian tenement flat with gloriously high ceilings, cornicing, tall windows and blonde sandstone solidity for a 1930s semi was a change in the architectural setting that underpins the day-to-day background of life. As Joni Mitchell might have put it – 'you don't know what you've got 'til it's gone'. Fortunately, Yorkshire is not short of its own solid sandstone Victorian architecture and comparative grandeur.

Of course, life isn't just about buildings. It's people, community and more. This had made leaving all those years ago such sweet sorrow. Our years had seen us able to enjoy the pleasures of The Taverna, in

Bygone Bungo update



One thing that sparked my interest in Strathbungo history was an attempt to document the old railings of Strathbungo and the search for photographic evidence. I was aware there were four gateposts at Regents Park Square (there are still two) as they could be seen in the distance in one photo, with grand lamp standards similar to those reinstated in Elder Park in Govan only this last month. But there were no gates I could see. Some think Strathbungo considers itself a bit posh, but a gated community? Never!

Ah well, how wrong can you be? This photograph surfaced recently via Richard Skaife, a reader of Bygone Bungo, and what a beauty. The gates still look small and decorative only, but those lamps!

I have recently taken a new direction on Bygone Bungo,

using access to a newspaper archive and family history resources to investigate the lives of the residents of Strathbungo in the Victorian era, resulting in a series of articles focusing initially on 1-10 Moray Place, and revealing the interconnections between Alexander Thomson and those he worked with. Next up is 13 Moray Place, home of quarry master William Stevenson, whose involvement in Strathbungo turns out to be much more extensive than just the building of 1-10 Moray Place.

You can explore your own home by performing an address search on Bygone Bungo (bygone.bungoblog.com). Additions or corrections to the records are welcome and you can get in touch using the contact details on the blog page. Old photographs and copies of deeds can be even more interesting if you have any. You can follow on Twitter and Facebook @BygoneBungo

New “Retrofit” Co-operative in Glasgow with growing membership



Loco Home Retrofit CIC is a new co-operative in Glasgow providing advice to homeowners who want to make their homes more comfortable while also getting more energy efficient, ready for Net Zero. The co-op officially launched in December and has been running a series of online events to explain what needs to be done to make our Glasgow homes healthier, warmer and low carbon.

Heat and energy for homes account for 31% of carbon emissions in Glasgow. One of the most important things we can do to reduce our contribution to climate change is to make our homes more energy efficient and ultimately no longer use gas for heating. Co-founder Chris Carus puts it this way *“taking our homes to a much higher standard means more than just draught-proofing and installing some double glazing, perhaps some loft insulation. Many homes will need wall insulation and floor insulation as well as efficient ventilation. Almost every home will need a new heating system. Retrofit means we are considering the whole home and the needs of the occupants while also ensuring the results achieved are meeting our targets and risks are well managed.”*

Chris goes on *“... but retrofit is difficult. It is complex, risky, expensive and disruptive. Homeowners are finding it difficult to plan for retrofit and difficult to find trusted professionals to do the work, and there aren’t enough professionals such as builders and trades doing retrofit work. This is where Loco Home comes in. By building a co-operative of households and professionals we can learn from each other and make the retrofit journey a smoother and clearer road for everyone.”*

Membership in the co-op has grown steadily and the first meeting of Loco Home members took place on February 19th. Co-founder Tom Nockolds said, *“being a co-operative, it is very important that we build our membership and give the members a genuine voice in determining what this new community based business delivers for Glasgow homes and businesses”.*

Loco Home Retrofit will soon be launching an online discussion forum where members can discuss their retrofit challenges and success stories and plan the future development of the Co-op. They also plan to scale up their not-for-profit retrofit service to broaden access to many more households across Glasgow.

Join Loco Home: <https://locohome.coop/2021/11/join-loco-home/>

STRATHBUNGO SOCIETY IN DISCUSSIONS WITH NETWORK RAIL AND CITY COUNCIL

From our lineside correspondent

In January, Network Rail notified its railway neighbours of "Major Bridge Works" to re-deck Nithsdale Road bridge and replace the footbridge. Commencing in end March 2022, it would see a fourteen-month period of works, including a proposed nine-month road closure of 1 - 10 Moray Place. Since then, the Strathbungo Society has met with and had a site visit with Network Rail, City Councillors and roads officials.

To minimise community impacts, the Society has asked Network Rail to consider relocating a temporary service bridge from Moray Place to the vacant Arnold Clark site to the north and to use it to house the works compound (currently proposed for Darnley Road). The Society has won assurances from Network Rail that it will use stone to clad the road-side bridge parapets, the curved retains at all four corners of the bridge and the large concrete abutments that will support the new road deck.

Network Rail has also confirmed that the replacement footbridge could be sited either where it currently resides or at Marywood Square (which would require a community consultation). They have committed to providing the Society with height and other dimensions so these can be disseminated to the community for consideration. Network Rail has confirmed that it will seek Listed Building Consent for the removal and construction of the footbridge which will allow public access to detailed drawings and an opportunity to object.

For updates see the Bungo Blog: bungoblog.com

Future of the Arnold Clark Showroom



The Arnold Clark showroom at the corner of Pollokshaws Road and Nithsdale Drive is to be re-developed for South Side Housing Association. Working with Keppie Design, they have published an initial proposal for consultation, prior to applying for planning permission this Spring (see <https://www.keppiedesign.co.uk/queens-garage/> for details).

The main features are that the development will contain nearly 60 flats (1, 2 & 3-bedroom) available for social rent. It will be 8 storeys high at the corner of the site and will have no provision for car parking, although it will preserve the existing on-street parking. Leases will state that the development is car-free.

Affordable housing in Strathbungo is welcome, along with a move towards reduced car ownership, but the Society and many residents have concerns with the proposals as they stand:

- the height of the corner section, which will block light from neighbouring properties and is out of keeping with the area
- the addition of many households with little green space and no additional parking
- no confirmation of meeting Government plans for sustainable heating of new homes

The developers say that the issues raised above will be addressed in the documents accompanying the planning application. They also cite developments where increased height at corners with Pollokshaws Road is normal (e.g. opposite The Granary) and new developments where this has been done, e.g. at Muirhouse Street. The South Side Housing Association has also been approached for clarification of aspects of their proposal but has yet to respond (e.g. whether a tenant with a car will be breaking their lease agreement).

The initial consultation has ended but the public will be able to support or object to the planning application in due course.

JOIN THE TEAM!

STRATHBUNGO SOCIETY - POSITION OF SECRETARY

Duties are light –just remind members of monthly meetings, then take minutes & distribute them. The pay is lighter still (zilch), though the rewards are great in terms of contributing to the community and knowing firsthand what's happening.

Please help—we need you!

Contact: committee@strathbungo.co.uk

CALLING ALL WRITERS!

Is there something you'd like to see in the newsletter that we're not publishing? We're keen to get new writers in to talk about all things Strathbungo! Whether you want to shine a light on a new local business or members of the community, we would welcome your input. We always looking for new content to include, so we can represent all the voices within the community.

Contact: chair@strathbungo.co.uk, to pitch your ideas.

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Published quarterly by The Strathbungo Society
Registered Charity No. SC038276

www.strathbungo.co.uk

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