

Nithsdale Crescent Bearsden

01: EXISTING CONDITIONS



Introduction

Proposals are being put forward for the creation of an affordable housing development that has the potential to regenerate the Nithsdale Crescent area of Bearsden.

The Council wishes to demolish the properties at 8-28 and 30-50 Nithsdale Crescent to allow the creation of higher quality new-build accommodation that better meets the local housing need.

The draft proposals, which will see a substantial investment from the Council in the area, follows a 2017 feasibility study which considered four options for the redevelopment of the current flats, surrounding open spaces, and car parking areas in Council ownership.

The option deemed to promote the best long-term solution for the area was to demolish both existing blocks in order to deliver a new build development across the entire site.

This has the potential to deliver a mix of 26 new homes including large family homes with private gardens and smaller apartments. Some of the homes will be offered for sale under the Council's Shared Equity Scheme. You will be able to find out more about our shared equity scheme at <https://www.eastdunbarton.gov.uk/shared-equity>

Site Description

The two blocks of flats were built in 1972 and after almost 50 years of use have come to the end of their intended life. The buildings have a flat roof which has caused issues with water penetration, particularly in Block 1 (8-28), where water has been gathering in the ceiling spaces causing most of the flats to experience levels of water ingress and dampness. An asbestos survey highlighted asbestos in the Insulation Boards (AIB) within the pipe chases and most properties have Artex within the ceilings which have become saturated with water ingress in some flats. The fall in quality of the existing block has made it difficult to let properties. And the derelict nature of the Block 1 has resulted in an increase in anti-social behaviour.

Existing Services

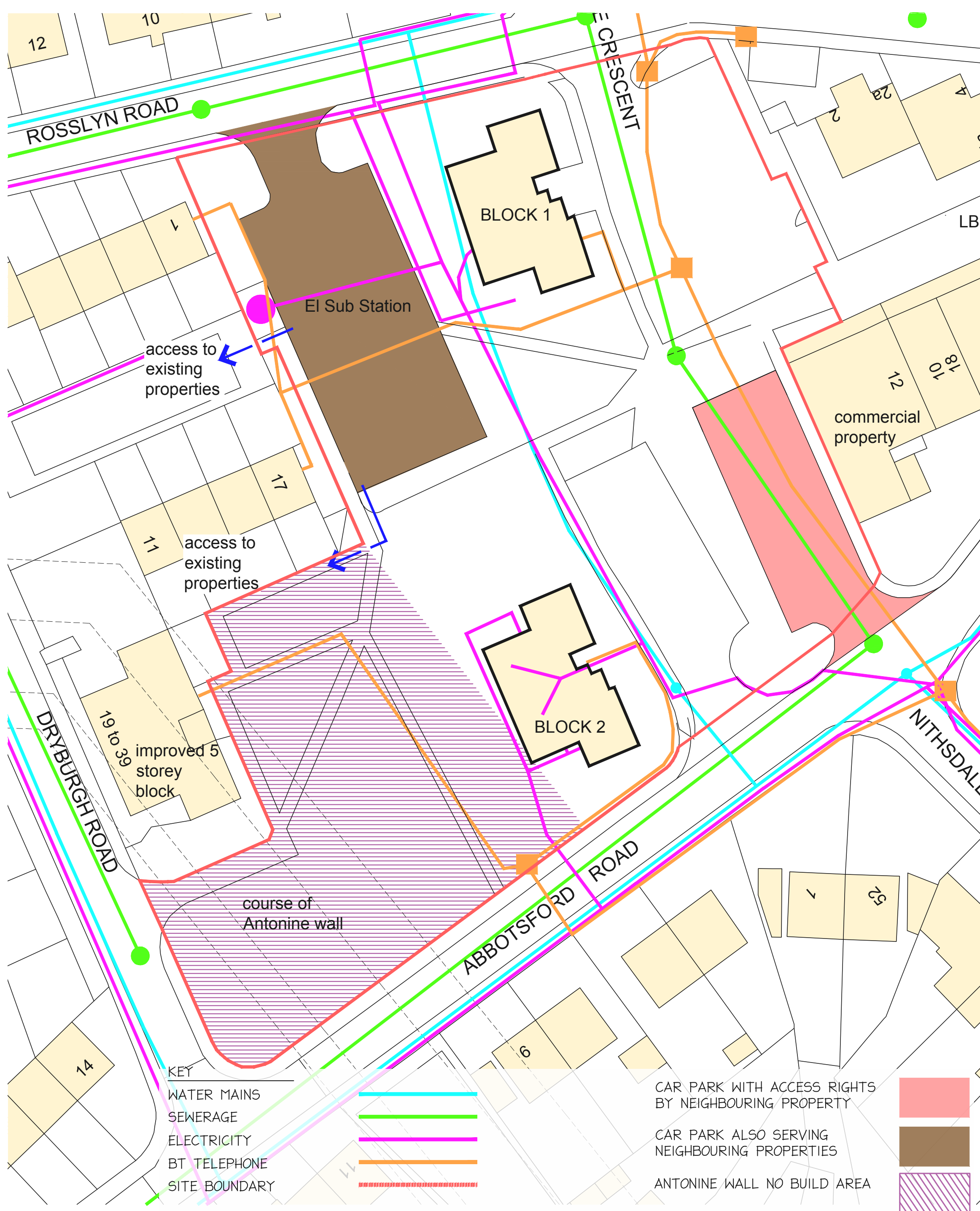
The existing services and sewers are a main constraint within the site. A high voltage cable, water main and telecom cable run from north to south through the centre of the site. And there is an existing electrical substation to the north west of the site, access to which must be maintained at all times. Throughout development the Council's contractor will be required to divert a number of services.

Parking

There are four clear and distinct parking areas within the site, two accessed from Rosslyn Road and two accessed from Abbotsford Road. All development options will be cognisant of the demand for parking in the area.

Site Layout Issues

- Apart from the problems associated with the construction of the existing buildings on the site, the site layout itself contributes to the management difficulties as follows:
- Poor relationship between the buildings and the surrounding street pattern
 - No sense of place for residents
 - Lack of hierarchy of space around the buildings
 - No private or semi-private space for the residents
 - Single access point to each block results in ground to rear not utilised
 - The Antonine Wall is in close proximity to the site and results in a significant no build area



LET US KNOW YOUR VIEWS

ON PROPOSALS TO BUILD 26 AFFORDABLE HOMES IN BEARSDEN.



sustainable. growing. achieving.
East Dunbartonshire Council
www.eastdunbarton.gov.uk

Following the engagement, the plans displayed at the event along with a consultation questionnaire will be available on <https://www.eastdunbarton.gov.uk/council/consultations> <https://www.eastdunbarton.gov.uk/council/consultations>

If you would like further information please do not hesitate to contact Anna Gribben, Development Officer on 0141 578 8014 (anna.gribben@eastdunbarton.gov.uk)

EAST

dunbartonshire council