



Bothwell Architectural Services  
3 Birkdale Court  
Bothwell  
G71 8UA

e bothwellarchit

## 152A Hyndland Road Application for Change of Use Supporting Statement

This statement has been prepared in support of a Planning Application made by Bothwell Architectural Services on behalf of Drs Simon and Emma Ravichandran – owners of Clinetix – who are applying to change the use of 152a Hyndland Road, Glasgow from residential to Class 2 (Financial, professional and other services).

Clinetix Rejuvenation Ltd. currently operates from 169 Hyndland Road, where it has been located for the past 6 years. The business, which is currently a mix of retail and professional services now requires a smaller premises to operate from. The business – specialising in medical aesthetics offering skincare and anti-aging medicine - will be registered with Health Improvement Scotland, hence the application for a Class II licence. It is proposed that it will move in its entirety to 152a Hyndland Rd. As with the current business model, clients will utilise the public pay to park bays. Hours of operation will remain as per the current unit, Mon, Tues, Wed and Fri 10am-6pm, Thurs 10am-8pm and Sat 10am-5pm and will be by appointment only.

The property at 152a Hyndland Road – currently a main door flat located in a tenement block – was purchased by Medical Aesthetic Training Ltd. early in 2021. Although not listed the building falls within the Glasgow West Conservation Area. The proposed change of use will require no changes to the internal layout or the external appearance of the building.



Reference below is made to Supplementary Guidance 1: The Placemaking Principle (2018)

- *2.67 This guidance aims to ensure that any non-residential development in proximity to residential development does not harm residential amenity or erode the character of residential neighbourhoods.*

The proposed business will be highly compatible with the adjacent residential properties. There will be a low footfall with clients by appointment only.

- *2.69 ..... permission will not normally be granted for uses that would generate unacceptable levels of disturbance, traffic, noise, vibration, and emissions (particularly outside normal working hours) or which propose the storage of quantities of hazardous substances in close proximity to housing*

The proposed business will not generate noise or emissions. The number of cars visiting the property will be very low due to the nature of the business.

- *3.2 There is a presumption against granting planning permission for commercial uses of dwelling houses, including flats.....*

*3.3 Exceptions against this presumption may be considered where the: a) applicant can demonstrate, to the satisfaction of the Council, that the proposed use will provide a beneficial service to the community; b) quality of the residential character of the area and the amenity of neighbouring properties will not be prejudiced; c) property (where a flat) has a private direct access to the street; and d) use will not give rise to parking/servicing problems in the street/building*

As the business has been operating successfully for the past six years from premises nearby it is proven that a service to the community is being provided. A change of use will not affect the quality of the residential character of the area, and indeed could readily be reinstated as a dwelling in the future with minimal intervention. As can be seen from the photograph above it benefits from direct and private access to the street, and the traffic generated in relation to the building will be even lower than at present due to the down scaling of the business. Servicing is straightforward: the business has a contract in place for the removal of sharps and clinical waste and general waste would be collected by Glasgow City Council through the white bag commercial uplift scheme.

In conclusion this application for a change of use is in line with the placemaking principles contained within SG1. Clinetix is a tried and tested high end business conducive to the area and compatible with the sensitive built heritage. It is in keeping with nearby businesses as there is dental surgery at 154 Hyndland Rd on the opposite side of the T junction and directly opposite the proposed clinic are a number of retail shops.