



Keith Edwards Architect

[2 Caledonia Street, Downhill, Glasgow...G12 9DX](#) [tel : 0141 341 0694](tel:01413410694) [e-mail...Keith-architect.com](mailto:Keith-architect.com)

PLANNING REPORT...

Client Mr Azad

Premises 589 (587)Gallowgate. Glasgow

Date 10.01.21

EXISTING PREMISES...

The existing premises is a single store Shop which was formerly part of the ground floor shops below a 3 storey tenement which has now been removed leaving the ground floor premises. The property fronts onto Gallowgate and has a rear access from Comely Park Street.

PROPOSAL...

This proposal is for the extension of one shop into the next door premises, 587, and be part of the main shop to increase trading and storage.

The existing shop has a glazed frontage which will include the glazed frontage to the neighbouring shop premises. The internal walls are brick construction as separating walls taken up to underside of ceiling and there is a steel frame supporting the former first floor now the roof over the whole ground floor shops. There is one wall to be removed which is the separating wall and is non load bearing after the tenement above removal. The floor between the properties is to be made good with a concrete and screed finish to allow the floor finish to be carried through to the new shop. The formerly empty shop walls are to be stripped and lined with 97x45mm timber frame faced with plasterboard all taped and plastered for decoration. There is a new suspended ceiling to be installed below existing hung from the timber joists and will incorporate all services of lighting, extract vent and fire escape signs. Externally at the front there will be new non-illuminated signs over both shop frontages to show that all now under one ownership.

The existing property has class 3 category and this is to be extended to cover the new extended premises. The client would also like to apply for class 4 usage which would cover the possible inclusion of a post office with the premises.

Regards Keith Edwards

