

Design, Access and Heritage Statement

Client:
Donald Butchers
193 Hyndland Road,
Glasgow,
G12 9HT

Date 28th June 2021

1. Introduction

1.1. Proposal Description

It is our client's intention to refurbish the ground floor of an empty retail unit on Hyndland Road to form Donald Butchers second shop. All works are to fully comply with current Environmental Health requirements taking on board high customer expectations. We seek planning permission to replace an existing condensing unit mounted at the rear of the property for our client's cold room, as well as the necessary louvres for the shop ventilation. We also seek advertising consent to replace the existing property fascia sign.

1.2. Area

Donald Butchers will be located in the Hyndland district of Glasgow's West End. The proposed butchery will be located on Hyndland Road amongst other independent retail units, cafes and restaurants.

1.3. Use

193 Hyndland Road is a vacant building, a former shoe shop, and currently serves no purpose to the local community having been vacant for some time. Our client is aiming to refurbish the building and provide a second location for his popular butchers. Our clients aim is to provide high quality produce to the local community, as well as holding butchery classes bringing something new to the area.

1.4. Economic, Social and Environmental Assessment

An independent, quality butchers is essential to any local area, and after the recent closure of James Allan Butcher on Lauderdale Gardens this refurbishment is ideal for Hyndland. It will offer residents a place to purchase local fresh quality produce as an alternative to mass transported pre packed products, giving them an opportunity to buy a more environmentally friendly product more tailored to their needs.

The proposal within the application has been designed to offer an altogether safer and more enjoyable experience for all people visiting the area, particularly for the local residents who will have a better amenity to enjoy only a short distance away. Our client believes that local residents are a big part of their business and feel that Hyndland will allow them to emulate this.

All works will be carried out to our client's high standard and will be promoted locally, creating and interest around the site. People living within the immediate area are likely to want to experience the improvements created by Donald Butchers, along with customers from further afield having heard of the butchery. The residential dwellings around will encourage people to walk to site rather than driving to supermarkets and this will encourage people to spend their money locally helping support their local community and small businesses who have struggled in recent times.

2. Design Principles and Concepts

2.1. Amount and appearance

The proposal in this application will include the following –

- Planning permission to install a new condensing unit to the rear of the property for the clients coldroom. This will replace a larger existing unit already in place.
- Planning permission to install new louvres to the rear of the property for shop ventilation. This will include 2no small louvres for air intake and extraction, along with a replacement louvre for the existing WC extraction.
- Advertising consent for the installation of a new timber fascia sign with illuminated lettering. The proposed design and material choices is much more traditional and in keeping with the area's character and does not detract from the quality of the local townscape, much more so than the current fascia sign.

2.2. Layout

The footprint of the building will remain as existing with alteration to the use of the space to make it more functional. This will include the removal of the existing mezzanine floor and non-structural partition wall, and the installation of partition walls to allow for a staff area and store room.

2.3. Landscaping

The scheme does not affect any of the existing landscaping.

3. Access

3.1. Access to the Transport Network

As this is an existing site, the existing transport network will be retained.

3.2. Inclusive Access

The final design proposal has been reached to ensure improved facilities for the wider community to ensure that the facility creates a more attractive amenity for the area. The proposal is of a design, layout scale and mass compatible with the locality and any neighbouring buildings and spaces to satisfy the terms outlined in the planning advisory documents provided by Glasgow City Council.

4. Consultations

Our client is happy to speak to all neighbours and any other parties, who wish to discuss the proposed plans. However, to this point, no specific consultation has been carried out.