

**Proposed Conversion of ground floor single shop unit to flat in red sandstone tenement.**

**Description of shop unit**

The shop is located on the ground floor of a red sandstone flat in the Linthouse area.

Some tenement flats in the close belong to the ‘Linthouse Housing Association’ and appear to have been renovated some years ago.

Linthouse are also the factors for the Tenement.

The shop unit is in a very run down state and unoccupied. (See photograph.)

The frontage is dilapidated and requires renovation.

Inside there are issues with structure / walls

It is unlikely that the shop will be occupied as a retail unit, being very small.

Other shops in the neighbourhood have been converted to flats.

As a close neighbour to ‘Liddle Food Store’ it is unlikely to be used as a convenience store.

**Structure.**

The frontage has structural issues with opening joints in the sandstone and it is unlikely that this will be attended to unless the property has an owner with the intention of repairing these.

**Proposal.**

The unit would lend itself to the formation of a one bedroom, open plan living-room / kitchen flat, and this is proposed.

A shower room and toilet can be accommodated.

**Refuse Bins**

The unit already has its own refuse bin located in the backcourt.

**Frontage**

It is proposed to take out the derelict shop front and build an outer insulated wall.

The outer skin of brick / stone would be rendered and finished with Linostone , the colour to match the existing sand stone.

**Windows.**

Two windows openings would be formed in the outer wall to match the size and style of the existing windows in the tenement.

The actual windows would be double glazed timber.



Rev	Date	Desc
Issue	Status	Planning
Project Title 9 Burghead Place, G51 4QN		
Scale N/A	Date 04-2021	
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Job No 1941	Drawing No 1941-S3	Rev