

Supporting Statement

2 Coplaw Street, Glasgow, G42 7JE

Proposal Description:

Erection of Single Storey Hot Food (Class 3) Premises with Outdoor Seating

The applicant seeks consent for the erection of a single storey hot food premises predominantly serving as a takeaway and with provision of outdoor seating.

Site and Current Use:

The site is on the corner of Pollockshaws Road and Coplaw Street.

The site is currently used as a builders yard and temporary site office.

Job creation:

The proposal is expected to create a min of 5 jobs. 3 Kitchen staff, 1 Tender and 1 Manager post.

Design Considerations:

The building is designed to tie in with the surrounding environment but still be modern enough to have a modern and aesthetically pleasing presence.

It is proposed that an aesthetic similar to the boundary wall of the school building in dark stone which covers the main length of Coplaw St. be replicated in the form of a masonry/block wall with essence of treated timber cladding to add a modern yet sympathetic look to the new premises and the street. Ref. to Fig 2.

The height of the building and Extraction Duct are terminated well below the adjacent hoarding/billboards to be out of sight from the main Pollockshaws Road Elevation and the corner with Coplaw St.

There are existing billboards higher than the proposed building on Pollockshaws road and wrapping around onto Coplaw St. Fig. 3

There is ample on street parking at present throughout Coplaw St. and the concept of the hot food premises promotes predominantly take away or delivery.



Fig 1. Ariel View of Site Location



Fig. 2 – Boundary Wall on Coplaw St. of adjacent school building.



Fig. 3 – Elevation of corner of existing site from Coplaw St. and Pollockshaws junction