



**RaceTrack Autoport BP
675 Paisley Road West
Glasgow
G51 1RP**

Supporting Design and Access Statement
for the Planning Application
for a proposed shop extension, drive thru, and
car wash and goods storage facility
on existing service station site

Principal

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1. INTRODUCTION

- 1.1 This supporting statement has been prepared on behalf of GHSL Ltd (“the applicant”) to support their proposed shop extension, drive-thru, and a new car wash and goods storage facility to support the Autoport filling station at 675 Paisley Road West, Glasgow. This statement should be read in conjunction with the detailed planning application submitted.
- 1.2 The application site is owned by GHSL Ltd where Autoport PFS has operated the new extended service station since 1999. Prior to that a smaller service station existed on the west portion of the site. In order to strengthen their business turnover, the applicant is looking to improve the service provided to their customers.
- 1.3 The site, located along Paisley Road West in Glasgow, comprises an existing petrol station with 8 no. fuel pumps, a redundant car wash and area of vacant, flat land covered by scrub vegetation beyond in the southwestern corner. The application site extends to 3,913 m² area.
- 1.4 The southern boundary of the site adjoins a railway embankment covered by vegetation. Its northern side bounds a pedestrian pavement alongside Paisley Road West and includes an outdoor eating area with picnic tables. Tenement flats align the northern side of Paisley Road West. The site’s eastern boundary abuts a car park with three storey residential properties beyond. The western corner of the site adjoins the slip road connecting Paisley Road West to the M8.
- 1.5 There are three access points, directly off Paisley Road West. The first entry leads to the pump stations, the second leads to the centre of the site towards the car park and the third leads to the existing car wash facility.
- 1.6 In front of the shop on the grass verge between the pavement and Paisley Road West are 4 no. mature trees. The trees appear not to have been recently maintained, specifically the maple tree to the west has an unhealthy appearance.

2. DESIGN

- 2.1 The current proposal seeks planning permission for three additions to the site; shop extension, new drive-thru, and new car wash and goods storage facility.
- 2.2 The proposed extension to the shop provides an expanded shop floor of 184.4 m² to the customers. The proposed extension would be located at the north elevation of the existing shop, extending towards the site boundary and public pedestrian path.
- 2.3 The proposed extension of the retail unit will significantly improve the street presence of the business on Paisley Road West which is a major corridor into and out of the city centre. The proposed unit will be extended towards the pedestrian pavement which would enhance the street scene setting bringing the building into alignment with the nearby residential properties. The proposed extension will increase the floorspace and improve the business turn over, providing more services to customers stay as well as improve the level of convenience shopping for local residents.
- 2.4 The proposed extension’s northern elevation will be partly glazed providing views into the shop from the street. The main entrance is on the east side which strengthens the dialogue between the existing petrol filling pumps and the shop.
- 2.5 The proposed drive thru will be located in the south-eastern part of the site. The drive thru will provide a new type of service to the locality as there are a limited number of eateries at present. The drive thru will be 93 m² in area. It will be accessed from the eastern most entrance of the site from Pasiley West Road.
- 2.6 The one-storey structure of the drive-thru will also provide a seating area for customers to allow longer stays on site. The entrance to the dine-in part of the drive-thru will be on the north elevation, clearly visible as you enter the site off Pasiley Road West. The site entry will remain as existing.
- 2.7 The final addition proposed for the site includes for the reinstatement of the car wash and erection of a two-storey storage unit to accommodate goods sold online and in store. The storage area on the first floor will extend over the existing car wash. An entrance for deliveries is proposed on the north elevation of the storage area with a goods lift abreast of it. The goods lift is concealed in a red tower, making it a focal point on site. The two-storey structure and the car wash will provide a total gross area of 345 m².
- 2.8 There are also additional car parking spaces proposed on the site to reduce the strain on the minimum parking spaces available outwith the site. The proposal includes a total of 21 parking spots, out of which 3 are accessible parking spaces. At present, there are 21 car parking spaces, out of which only 1 is an accessible parking space.

2.9 The proposed additions to the site, will both energise and allow for greater provisions on offer to customers and sustain local jobs. Overall, the service station will bring benefits to both local economy and support local communications to and from the Cessnock area, and surrounding communities.

2.10 The scale and height of the proposed buildings will be proportionate with the height of the surrounding four and three storey residential properties. The proposed materials are detailed in Table 3 below.

2.11 Table 3: Proposed materials

PROPOSED STRUCTURE	DIMENSIONS	MATERIALS/COLOURS
Shop Extension	Walls	<ul style="list-style-type: none"> • Kingspan KS1000 Mini Micro-Rib Composite Cladding Panel – Colour: RAL 3020 (Red) • Western Red cedar Timber Cladding • Kingspan KS1000 Mini Micro-Rib Composite Cladding Panel - Colour: RAL 9005 (Black)
	Windows	<ul style="list-style-type: none"> • Aluminium Powder Coated Frames RAL 9005 (Black)
	Entrance Doors	<ul style="list-style-type: none"> • Brise Soleil – Over entrance doors – Colour: RAL 9005 (Black) • Aluminium Powder Coated Frames – Colour: RAL 9005 (Black)
	Secondary/Escape Doors	<ul style="list-style-type: none"> • Steel insulated doorset – Colour: RAL 7016 (Anthracite grey)
Drive-thru	Walls	<ul style="list-style-type: none"> • Kingspan KS1000 Mini Micro-Rib Composite Cladding Panel – Colour: RAL 3020 (Red) • Western Red cedar Timber Cladding • Kingspan KS1000 Mini Micro-Rib Composite Cladding Panel - Colour: RAL 9005 (Black)
	Windows	<ul style="list-style-type: none"> • Aluminium Powder Coated Frames – Colour: RAL 9005 (Black)
	Entrance Doors	<ul style="list-style-type: none"> • Brise Soleil – Over entrance doors – Colour: RAL 9005 (Black) • Aluminium Powder Coated Frames – Colour: RAL 9005 (Black)
	Secondary/Escape Doors	<ul style="list-style-type: none"> • Steel insulated doorset – Colour: RAL 7016 (Anthracite grey)
Car Wash Store	Walls	<ul style="list-style-type: none"> • Kingspan KS1000 Mini Micro-Rib Composite Cladding Panel – Colour: RAL 3020 (Red) • Western Red cedar Timber Cladding • Kingspan KS1000 Mini Micro-Rib Composite Cladding Panel - Colour: RAL 9005 (Black)

	Windows	<ul style="list-style-type: none"> Aluminium Powder Coated Frames – Colour: RAL 9005 (Black)
	Roller Shutter Door	<ul style="list-style-type: none"> Colour: RAL 7016 (Anthracite grey)
	Secondary/Escape Doors	<ul style="list-style-type: none"> Steel insulated doorset – Colour: RAL 7016 (Anthracite grey)

2.12 All works are to be done in accordance with APEA/EI Design, Construction, Modification, Maintenance and Decommissioning of filling stations, 4th edition, Published in 2018.

3. ACCESS

3.1 Table 4: Access

ISSUE	INFORMATION SUBMITTED	LEGISLATION
Travel	Site is on bus routes	
Car	Total 18 car parking spaces available, out of which 1 is an accessible space.	Planning Highways
Public Transport	Bus Stop – Merrick Gardens or Skene Road	Planning Highways
From Boundary to Building Entrance	There are three entry points from Paisley West Road into the site.	Planning Building Regulations
Building		
Entrance	There are two entrances. The first entrance is a bifold entrance of the east elevation of the shop and the second entrance is on the north-west elevation of the shop. Both entrances are applied to comply with Building Regulations.	Building Regulations
Internal	The shop is single storey with level access throughout. There is a beer cave adjacent to the checkouts. Behind which is the staff area comprising of an office, a WC and a kitchen. There is also 1 WC and 1 accessible compliant toilet for the customers.	Building Regulations
Means of escape	The two entrances are supported by a fire escape, which is on the south elevation of the shop, to serve as fire exits and comply with Building Regulation travel distance. Any fire extinguishers or other firefighting equipment is to be fitted as required and to meet the current petroleum Regulations.	Building Regulations

4. CONCLUSIONS

4.1 The principle of retail use on the site has long been established and the proposal will specifically allow the applicants to redevelop their existing site at Paisley Road West.

4.2 The proposal complies with the overarching Policies CDP 1 and CDP2 in the adopted Glasgow City Development Plan. The design, scale and proposed materials to be used are considered acceptable and the proposal will not detract from the street frontage or residential amenity of the surrounding area. Furthermore, they comply with policy CDP 4 by strengthening a longstanding and important local shopping facility.

- 4.3 There are no issues raised with regards to transportation and the alterations proposed to the existing access arrangements will enable a safer movement of traffic throughout the wider garage facility. There is sufficient space within the site to accommodate the drive-thru and the storage building which encapsulate and reinstate the disused car wash without impacting the local amenity.
- 4.4 The site continues to form part of the general urban area where encouragement is to be given to remediation and reuse of vacant and derelict land. The proposed drive-thru will bring footfall into the site and revitalise the immediate surroundings. The proposed storage area to the west of the site will bring an active use to an unsightly, redundant piece of land and thus improve the local streetscape.
- 4.5 On the basis of the above, it is considered that the proposals can be supported as being in accordance with the existing Development Plan subject to any conditions that may be considered necessary and appropriate by the council.