



Keith Edwards Architect

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PLANNING REPORT...

Client Woodside PO & Convenience Store Ltd per Sohail Ahmed

Premises 14 Stockwell Street

Date 09.07.22

EXISTING PREMISES...

The existing premises are located at first and second floor levels above shop premises at 9-11 Argyll Street. The premises are vacant at present and have been for some time. The owner has the shop at ground floor level and the upper floors which are accessed by stairs and corridor link from Stockwell Street. The premises have dense block work walls and precast cellular floor panels acting as ceiling at ground and first floor. The upper floor has a flat roof on a steel and joist frame. The premises have water, drainage and electrics but no gas installed feeding the toilets on sinks as noted on plans.

PROPOSAL...

The proposal is to form 4 studio apartments with 2 on each level separated by a new build separating timber stud wall as per detail which then provides for 4 separate units. The apartments have windows facing onto Argyll Street which will be replaced with similar sized black finished aluminium framed windows fitted with double glazing and having an emergency escape section in the lower frame. They require to emulate the existing style with top and bottom square panes and a central panel. These windows are centre pivot but new windows will have tilt and turn style hinge mechanism to allow for internal cleaning at both levels.

All existing block walls will be lined with insulated timber stud frame and a new suspended ceiling formed at a 2.4metre height which will include the new lighting, detectors, ventilation as required. The apartments are all open plan throughout with shower rooms to the rear and a screen between kitchen and bedroom for visual separation. The apartments are all electric for power and heating with new consumer units installed for each apartment. The existing concrete floors will be overlaid with timber battens with insulation then waterproof chipboard finish and then a timber effect finish throughout.

The apartments will be accessed along the entrance corridor from 14 Stockwell Street rising to the top floor with existing precast concrete steps and handrails throughout. The Stairs and access corridor will be fitted with emergency escape lighting and 1 hour fire doors at each level to provide a means of fire escape to the street. The blockwork walls and ceilings throughout will be painted white providing a more amenable entrance to the apartments.