



# Keith Edwards Architect

[2 Caledon Street, Dowanhill, Glasgow...G12 9DX](#)    [tel : 0141 341 0694](tel:01413410694)    [e-mail...keith@ke-architect.com](mailto:keith@ke-architect.com)

## PLANNING REPORT...

Client            Woodside PO & Convenience Store Ltd per Sohail Ahmed

Premises        9-11 Argyle Street, Glasgow (14 Stockwell Street entrance)

Date             09.08.22

PROPOSAL: Use of retail premises (Class 1) as flatted development ( 4 units) (Suigeneris) and external alterations

The following is response to the planning comments issued 29.08.22

- a)        The direction North is noted on the Location and Block Plan
- b)        Access arrangements...  
Pedestrian access from 14 Stockwell Street as noted on Block Plan.  
There is no landscaping involved as the proposal is on first and second floor levels  
There is no direct vehicular access to the property. And no parking on Stockwell Street.  
Car parking is within 100metres from the property at King Street.  
There is no external drying area at upper floor and there is no drying green beside the property. Flats to be fitted with combined wash/tumble drying facility with no direct extract function.  
Refuse bins will be located internally in the stores available to each flat then moved to the external location on Stockwell Street for removal by Local Authority waste disposal pick up point.  
The flats have connection at Stockwell Street which is the entrance to the proposed accommodation.
- c)        The location and block plans indicate the proposed flatted accommodation position within the fabric of the buildings immediately adjacent to the property with frontage looking onto Argyll Street as the only external wall for the proposal. Provided daylight and ventilation.  
Single pedestrian access and emergency escape is to Stockwell Street entrance.
- d)        This proposal is an internal development within the existing construction of the block which is steel frame with concrete floors and dense blockwork walls on external boundary with immediate existing buildings within the city centre area. The boundaries are all round the proposal other than at the front are tight to all buildings up to roof level over the 2 levels of the proposal.
- e)        All walls floor and first floor ceiling are concrete finished . The roof is a pitched roof at front only leading to a flat roof over this and the adjacent corner building which was all built at the same time.
- f)        Boundaries are the hard concrete block walls between the adjacent shops and offices over 3 levels. The flat roof covers the floor area. The elevation to the street will have boundary to the external face of the stone wall of the flats.

I trust that the above answers all your queries in regards to access, boundaries and construction.

Regards Keith