

**Design Statement:**

July 2022

**Proposed Replacement Shop Unit, Port Paper Shop, Elphinstone Road, Port Elphinstone, Inverurie, AB51 3RN****Site:**

The site is rectangular in size (approx. 264sq.m.) with a width of 9.37m onto Elphinstone Road, an existing Newsagent and general convenience shop operates on the site, housed in a single storey purpose-built building (footprint of 57.2sq.m.) there are also two storage sheds on site and space for parking to the side. The rear part of the site has for many years been used as a garden space by the neighbouring house 'Tomburn' however this is part of the shop site owned by the applicants. To the front of the site there are unrestricted car parking bays on Elphinstone Road.

The immediate area surrounding the site is a mainly a mix of housing types but there are other business nearby (Shops and a food take away), there has been a shop trading on the site for a number of years with the current building probably dating from around the late 1990s/early 2000s.

**Proposal:**

The owners H.M. Singh Enterprises purchased the Shop and started trading in January 2017, since then they have continued to successfully run it as an already established local newsagent and general convenience store. The shop as existing is very restricted for space inside, it is particularly awkward for parents with children in buggies and the elderly, the 'tightness' of space was also highlighted during the Covid restrictions with the social distancing requirements. Storage is limited and currently on site are two external storage sheds to give much needed additional storage. In recent years there has been an increase in local demand, and as well as space for ease of movement within the shop the owners would like to bring in more and a wider range of stock (both on the shop floor and in storage) all to provide an improved service to the local community.

**Design:**

Initially the option of extending the shop was considered but due to the significant structural works involved and limitations on the design it was considered it would be better to start from scratch by demolishing the existing building and better utilising the site with a new purpose-built shop.

A pre-application enquiry was submitted to the Planning department which comprised of a design that positioned the new building close to the boundary with Meldrum Cottages, it also included a self contained flat at first floor level. Advice received on this proposals stated concerns with the building being out of character and scale with buildings in the area and potential impact on the amenity of immediate neighbours.

Based on the advice received a further revised design was submitted to the Planning department with the omission of the first floor flat, repositioning the building away from the boundary with Meldrum Cottages and a general redesign. The revised design was similar to the design as now submitted, with the exception that the building extended much further back towards the rear

boundary of the site with 'Granville' (in Burnett Place), Planning specifically expressed concern with the length of the building, therefore the overall length of the building has now been reduced.

Conclusion:

We feel that the design of the proposed replacement shop unit will fit well with the scale, density and character of the surrounding area, with a ridge height lower than the neighbouring Meldrum Cottages to one side and higher than 'Tomburn' on the other side, will visually give a 'stepped' appearance in the streetscape. The proposed building has been kept back from all boundaries to give a feeling of space around the building. We believe that the building will not restrict any daylight to adjoining properties, and the rear part of the building has been designed with a flat roof to minimise any potential overshadowing to neighbouring gardens.

There is no proposed change to the use of the site, it will remain a Shop Unit (Class Use 1), we feel the building will sit well in the area and will provide an enhanced asset to the local community.