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The Studio



Change of Use Application

Suite 4, Braehead Way Shopping Centre.
Bridge of Don, Aberdeen, AB22 8RR

Planning Supporting Statement

The Studio

1.0 - Development Site

The Development site is located within the existing business centre development of Braehead Way Shopping Centre. There is a mix of commercial use units including other professional services, which include offices, hairdressers and beauty therapist. It is well connected to pedestrian and public transport routes within the surrounding residential area.

The existing unit consists of an enclosed office, tea prep area, and an open-plan office space. Externally there are 18 parking spaces within the business centre site with ample additional on-street parking nearby. The business would make use of the existing shared toilet provision within the business centre.

2.0 - Proposal

The proposal is to change the existing use to allow for the new tenant to operate their business from the premises.

The change within the building is to remove the tea prep area and small office to create an open plan yoga studio.

The new tenant wishes to run their business using pre-booked, instructor-led yoga classes for all levels of experience.

The core services the centre will offer will be the following.

1. Vinyasa Yoga classes.
2. Slow Flow Yoga classes.
3. Chill Yoga classes.
4. Float Yoga classes.

Core services will be delivered during pre-booked time slots.

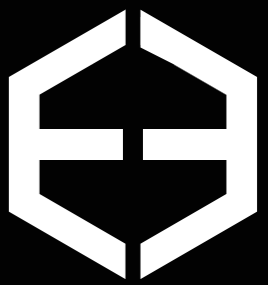
Timetable:

Monday - Friday

- 6.30 - 7.30
- 12.10 - 12.55
- 17.30 - 20.45

Saturday & Sunday

- 8.30 - 10.30



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3.0 Enhancement of the existing character of the surrounding area.

The Braehead Way Shopping Centre is a previously established business centre which has developed to host a variety of businesses. It is within walking distance to the community within Bridge of Don therefore acting as a hub for locals and presenting an opportunity to bring in more business to the area.

The business aims to be flexible around standard working hours following the schedule above, bringing in more business to the area out of hours. Parking during this time would be adequate as many of the other units would not be open.

The proposal would complement the current commercial units around and is in a convenient location to that of the school, parking facilities and commercial hub of the community.

4.0 - Roads & traffic considerations

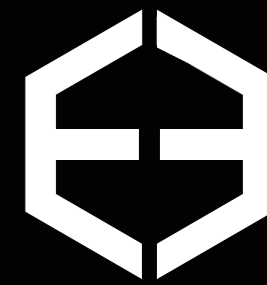
Parking & Access + Cycles

18 visitor parking spaces will be available within the site for staff and visitors, there are several other on-street parking spaces across the street for additional visitors to the business centre.

Existing building access and entry system will be retained to the main entrance of the site.

Connectivity to public transport.

The development site is well located to the main bus route on Braehead Way and the pedestrian routes to the community, allowing the building to be easily accessed on foot or by public transport.



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