



**Design & Access Statement
for
134 Merrylee Road, Glasgow G44 3DL**

Conversion of the White Elephant Public House (sui generis) to a convenience store (Class 1) following partial demolition of the building, utilising the existing access, with associated car parking and landscaping.



Fig 1: Birds eye view of existing site

Introduction

This statement is submitted in support of a full planning application in regard to the above proposals.

This statement is to be read in conjunction with the drawings/supporting information:

PLC Drawings: 23.3488.000_P1, 23.3488.001_P1, 23.3488.100_P1, 23.3488.101_P1, 23.3488.102_P1 & 23.3488.103_P1.

- Planning Statement prepared by *CPC Planning Associates*;
- Retail Statement prepared by *Edgeplan*;
- Flood Risk Assessment prepared by *JDL*;
- Drawings prepared by *PLC Architects*;

The proposals have been considered with particular regard to Glasgow's City Development Plan.

Site Analysis

The application site comprises the former White Elephant public house building and associated parking area to the rear of the building. The site is located in a built-up residential area, which makes it a very good location for a new convenience store.

It benefits from a good level of pedestrian, cycle and public transport accessibility.

The existing building comprises a former public house with front access from Merrylee Road.

The site is not located within a Conservation Area.



Fig 2: Street view of existing North Elevation from Merrylee Road.

Use / Amount

This application proposes the conversion and partial demolition of the existing building on site to provide a 374m² convenience retail store unit. Of this, the sales area will be 267m² and the back of house will be 107m². A plant area of 27.5m² will be provided next to the store. Bins will be stored internally.

The Gross Floor Area of the White Elephant public house is currently 653m².

The proposal would provide a good standard of car parking and cycle parking, promoting accessibility.

Design & Appearance

The proposal seeks to partially demolish the south east and south west parts of the existing building, providing enough floor space for the retail unit as well as pedestrian access, car parking and sufficient space for a delivery vehicle to turn on site.

A customer entrance will be provided at the front of the building to create an active frontage to Merrylee Road. Landscaping will be provided at the front of the site and within the car park, to soften the site's appearance.



Fig 3: Street view of existing North Elevation from Merrylee Road showing section to be demolished in yellow.

The external materials of the conversion have been designed to match and enhance the existing building to create minimal impact on the area.

Transport and Access

The site is in an area of High Accessibility in the Outer Urban Area. The site is on Merrylee Road with a bus stop immediately adjacent to the site, and 142 metres away on Clarkston Road there is a frequently serviced bus stop, served by First Bus routes 4 and 6. Cathcart railway station is 700 metres away.

The site is 87 metres away from the Cathcart/Muirend Tier 3 Local Town Centre.

Footways are provided on both sides of the local highway network supporting connectivity to the residential areas and bus stops. There is street lighting and the local roads are subject to a 30mph speed limit. There are dropped kerbs and tactile paving at the crossing points of the nearby signal controlled junction of Merrylee Road and Clarkson Road supporting access for all user to the proposed convenience retail store.

There are a number of cycle routes in the local area that are easily accessed from the site at approximately 750m distance.

The site is located with reasonable walking or cycling distances from key destinations such as bus stops – between 10m and 180m – and railway station at 700m distance.

The proposed plans for the convenience retail store will provide short stay cycle parking to encourage clients to make sustainable travel choices.

The existing vehicular access off Merrylee Road will be retained to serve parking for the convenience retail store.

The proposed car park, cycle and disabled parking provision are compliant with the maximum requirements set out in the parking standards for food retail SG11, with 15 parking spaces including three disabled bays. Six cycle parking spaces will be provided on site.

Good deliveries will be from the site access off Merrylee Road and will be able to manoeuvre in and out of the site in forward gear.

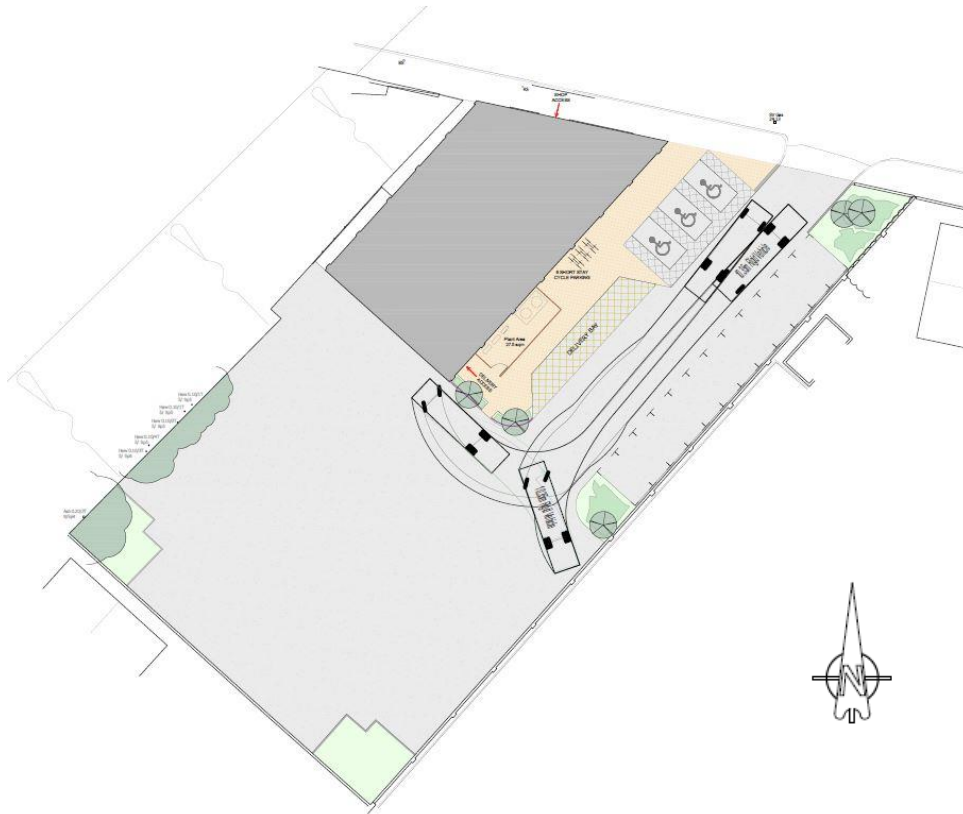


Fig 4: Proposed Site Plan showing car park, vehicle access and goods delivery route on site. NTS

Conclusion

It is considered that the proposed development is entirely compliant with the principles, recommendations and prescriptions in national, regional and local policies.

The proposal is compatible and appropriate for the area and will provide a convenience retail store unit with efficient use of an existing building and urban land.

The design and finish will be appropriate to the locality, reinforcing and enhancing the character of the existing public house.

A sufficient number of car and cycle parking spaces will be provided to meet customer requirements.