

# 1452 Planning Application – Transport Statement

Unit 01, Scotstown Road, AB23 8HG





## Context

-Aberdeen Swimming Academy

Aberdeen Swimming Academy is a multi-faceted swim school operating in Aberdeen and Aberdeenshire. The business offers safe, fun, and progressive group and private swimming lessons to children from the age of 3 right through to adults. Alongside this, it offers RLSS and STA training courses and RLSS Rookie lifeguard classes.

The business was established in 2021 after its owner, Joel Valentine, identified a gap in the market for top quality private lessons, group swimming lessons with small class sizes, and a focus on wider community outreach initiatives, and a customer centric approach. In his experience, these things did not exist in any swim sector outside of baby and toddler lessons provided by specialist parent and baby providers.

## Proposal

- Change of use application from use class 4 / 5 (Business / General Industrial) to use class 11 (assembly & leisure).
- Construction of 15x9m above-ground modular swimming pool within the unit for the purposes of providing private swimming tuition.
- Modular swimming pool to have appropriate above-ground plant treatment and air handling units as specified by pool specialist consultants.
- In addition to above-ground modular swimming pool, internal works such as changing facilities and amenity space and seating areas for visitors to private commercial use.
- Appropriate parking provisions for staff and visitors to the venue.
- Additional uses within the building such as staff training rooms and storage to sustain the operation of the proposed swimming pool.



\* Extended red line boundary for parking provision.

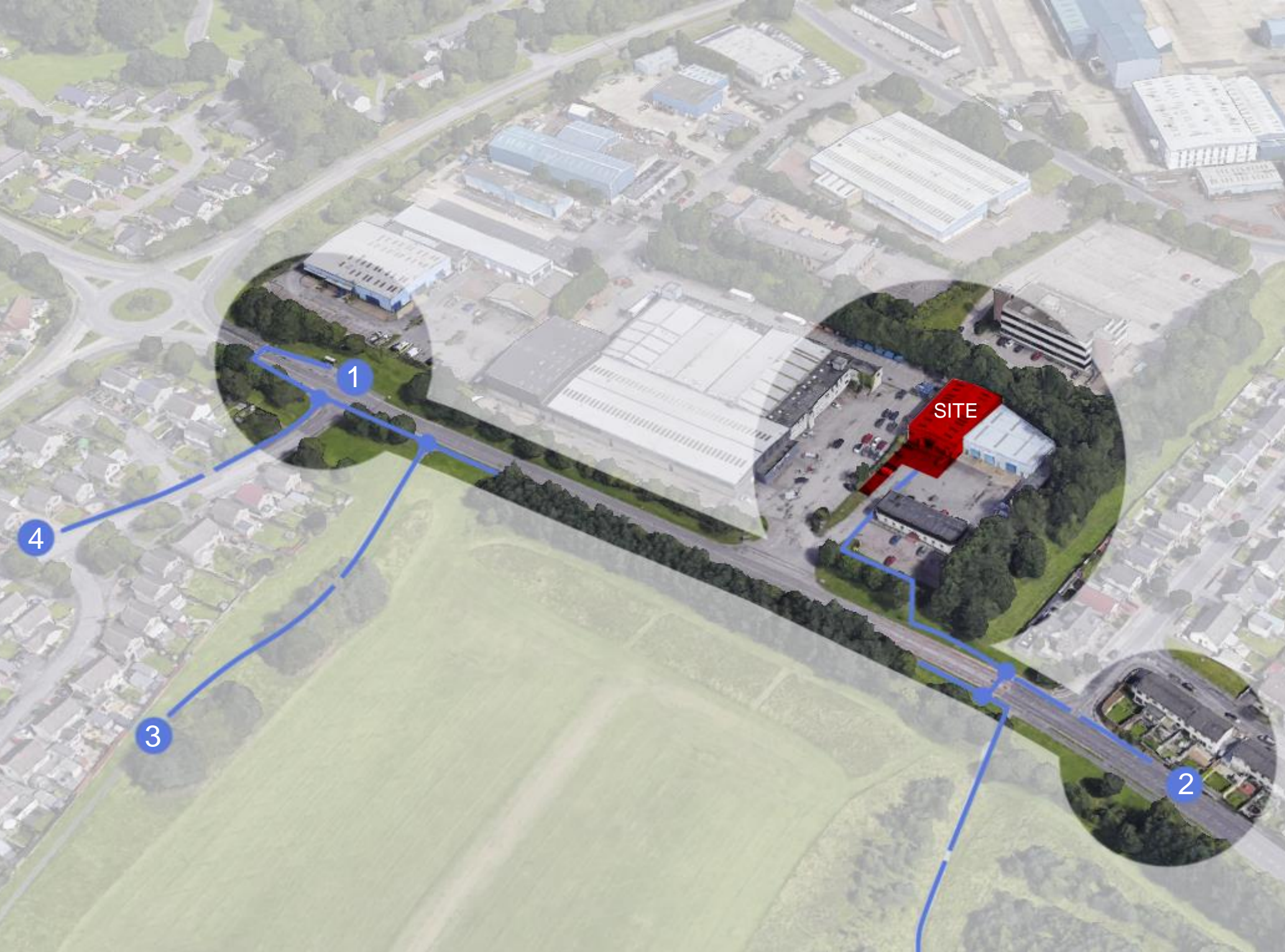




## Site Features

- Insulated Roof
- Six Metre Internal Height
- Office Space & Associated Amenities
- 13 dedicated parking spaces & additional shared spaces
- Connected Services (Drainage, Gas, Mains Electricity & Water)
- Proximity to transport links, residential neighbourhoods & schools (BoD Academy / Braehead school)





## Bus & Pedestrian Routes

The key bus and pedestrian routes have been investigated as part of this transport statement and in response to concerns over safe accessibility to the site on foot.

### Bus

The site is served by First Buses' No.2 route, which provides public transportation to and from the area on average of every 20 minutes. The number two bus is the most prominent route in Aberdeen, connecting Ashwood in Bridge of Don to Robert Gordon University in the South of the city.

Within an area of 200 metres there are 4 bus stops, two southbound and two north bound.

### Pedestrian

The site is surrounded on three sides by pedestrian links, though a grass verge separates each of the bus stops on the eastern side of the road. Despite this, it is clear from 'Lines of Desire' trodden into the grass, that the verge is regularly utilised as a means of access for the neighbouring properties.

### Summary

Whilst direct pedestrian access to the site is limited, there are safe routes in which are already in use to in terms of accessibility to the site and its neighbours. Additionally, most clients at Aberdeen Swimming Academy make use of their cars for practicality reasons – in instances car sharing often gives parents the opportunity to continue their child's swimming tuition whilst working where otherwise they would not be able. ASA utilises a network of privately owned pools to distribute its swimmers and offer lessons to those who are closer, to decrease travel times and distances.

## Key

1. North / South Bound Bus Stops on Scotstown Road – Adjoined by Zebra Crossing towards **Braehead Way**.
2. Southbound Bus Stop on Scotstown Road – Adjoined by Island Crossing towards **Gordon Place**.
3. Westfield Park pedestrian link to **Bridge of Don Academy & Braehead School**.
4. Pedestrian link to **Scotstown Road** via **Braehead Way**.





## Business Operations & Neighbours

The unit at Scotstown Road is the largest amongst a collection of business / industrial units enclosed within its gated perimeter. As such an increased parking requirement means that the application is seeking to make alterations to the existing parking arrangements on site to maximise spaces available for clients and staff.

As the whole site is under management of DM Hall Surveyors and is owned by one pension fund, specific plot boundaries have been negotiated to allow for an increased level of parking provision.

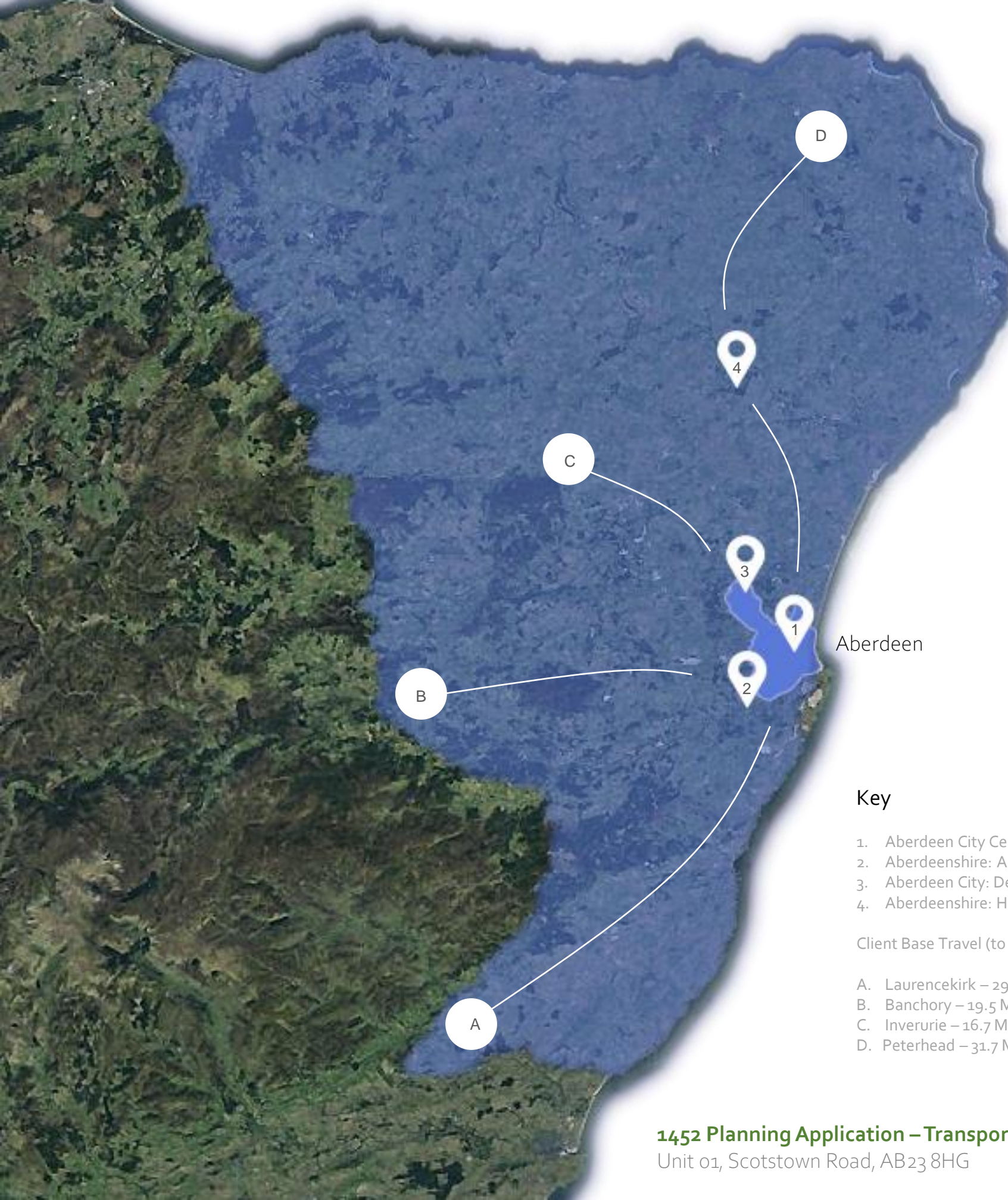
In addition to this, typical business operations in the neighbouring properties mean that there will be an abundance of shared parking available when they have closed for the day – should there be an influx and requirement for such levels of parking which cannot be otherwise met within the constraints of the allotted site.

The proposal would operate under a restrictive scheduled access, where access is only for clients who have their children in swimming lessons for half an hour, the public will not have access to the facility.

### Key

1. Batleys Wholesale (17:00 Closures)
2. Proposed Site of Swimming Pool (Mon – Friday 15:00 – 20:00 & Weekends 0900 - 1800)
3. To Let
4. Bodbox Boxing Gym (19:00 Closure)
5. Kelly Communications (16:30 Closure)
6. Blackberry Clinic & Bupa Healthcare (16:30 Closure)





### Typical Customer Journeys

Due to the limited number of spaces available for swimming tuition across North East providers such as Aberdeenshire Council, Aberdeen City Council and various other private swim schools – many clients of Aberdeen Swimming Academy travel by car to a network of venues.

The necessity to travel by car for many of the Swimming Academy's clients means that an additional venue on their network would allow greater flexibility for travel options for existing and prospective clients of the business.

Whilst many clients travel from far afield to reach their swimming lessons, an additional venue in the city would bring more opportunity to encourage localised methods of travel through car sharing, walking and utilisation of well-established public transportation links.

To help offset carbon produced by customer / staff travel alongside pool operations, Aberdeen Swimming Academy subscribes to a Carbon Offsetting Programme where trees are planted in third world countries to manage and maintain ecosystems whilst capturing carbon and sustaining communities.

### Key

- 1. Aberdeen City Centre: Robert Gordon's College & Warehouse Health Club
- 2. Aberdeenshire: Ardoe House Hotel
- 3. Aberdeen City: Devona Spa
- 4. Aberdeenshire: House of Schivas

### Client Base Travel (to Aberdeen)

- A. Laurencekirk – 29.4 Miles
- B. Banchory – 19.5 Miles
- C. Inverurie – 16.7 Miles
- D. Peterhead – 31.7 Miles



## Summary

This report has sought to address the transportation concerns raised during the pre-application enquiry process and conveys the potential for a positive impact to be made in both the local and wider area in providing an additional source of amenity for residents, existing clients, and prospective clients of Aberdeen Swimming Academy. The application would see the revival of a dormant industrial / business unit and offer diversity to the offerings of the industrial estate. The proposed use would be supplementing the demand for swimming tuition across Aberdeen and Aberdeenshire and support the requirement for lifelong skills to be taught not only to the next generation, but everyone.

Should you wish to discuss any of the content of the report, please do not hesitate to contact us.

MGA Architecture

