

PROPOSED CONVERSION OF UNION LANE GARAGE TO FORM NEW CHURCH

1.0 BACKGROUND

RCCG Living Truth, Ellon are Religious organisation & Charity with their current base at The Hall, Union Lane, Ellon, AB41 9DS which is a small timber clad building of 36sqm located within the town centre adjacent to both Commercial and Residential properties with public car parking to North East and South of the Church.

2.0 THE BRIEF

The current building is no longer capable of accommodating the present congregation of the Church and the Brief is for the provision of the following:

- 1.0 Sanctuary to accommodate up to 60 parishioners.
- 2.0 A Common/Committee/ Meeting Room.
- 3.0 Office Space.
- 4.0 Tea Prep area.
- 5.0 Male/Female/Disabled Toilet facilities.

3.0 SITE APPRAISAL

The proposal would involve the Conversion of an existing Commercial Car Repair Garage consisting of a Ground Floor area of 196sqm and a First Floor of 34sqm totalling 230sqm. The current owner is no longer able to continue operating the premises as a commercial garage. The Site is located opposite and adjacent to the current Church building which offers an ideal opportunity to expand but retain and utilise their existing building while remaining in the same operational location.

The site will allow the Church to retain its identity within the community and maintain the same accessibility by sustainable modes of transport as well as its accessibility on foot.

There would be no need to provide vehicle parking on site which would support the Authority's sustainability principles due to the abundant availability of existing Public Car parking adjacent to the property the use of which would only be required on Sunday's between 10.00am and 12 noon, Tuesday evenings between 6.00pm and 8pm and occasionally on Saturdays for 1-2 hours.

4.0 EXISTING USE

As the property has been used as a car repair facility Envirosurveying Ltd have been commissioned to carry out an investigation for potential contamination which will be submitted when available.

5.0 DESIGN SOLUTION

The footprint of the property can readily be converted to provide the facilities required of the Brief as is demonstrated in the attached proposal plans – 7145 – SK – 01B and SK 02. The existing Forecourt area will provide a suitable and pleasant entrance to the proposed Church and will allow for the accommodation of secure Refuse and Recycling facilities. The Church's existing building is to be utilised as a Creche Facility during Services.

6.0 CONCLUSION

The proposed Change of Use would be to an already established use in the adjacent current Church building and would not be in conflict with its locality or have an adverse effect on neighbouring Residents/Properties.