

Strategic Place Planning  
Aberdeen City Council  
Business Hub 4  
Ground Floor North  
Marischal College  
Broad Street  
Aberdeen  
AB10 1AB

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25<sup>th</sup> March 2024

**Change of use from class 1 (retail) to a Mix of Class 1, Sui Generis (wine bar)**

10 Bon Accord Street, Aberdeen, AB11 6DJ

**Supporting Statement**

We write to provide supporting information and clarity regarding the proposals noted above.

**Existing and Historic Use**

The building was originally constructed in the 1930s as a car show room. The building was subsequently split into several uses, including a retail clothes shop on the upper level to Bon Accord Street, and a bar/venue to Langstane Place. The unit accessed on the corner was a retail shop selling alcohol, with storage to the rear area until closing in 2020 and being marketed in 2023.

The corner accessed unit is the unit subject to this application. The proposal is to retain the recent use as alcohol sales shop, with a further function as a wine bar.

The location of the unit, at the heart of a vibrant area of the city centre, makes it ideal for this mix of uses. We hope that the reopening of a long established alcohol sales shop, with the added hospitality element will be welcomed.

**Opening Hours**

The proposed opening hours are 10:00 – 24:00, seven days a week. This is intended to cater partly to the retail element, but also allow the unit to integrate into the local nightlife of the area.

**Layout**

The floor area of the unit is circa 325m<sup>2</sup>, which includes a large area of storage to the rear of the existing retail floor area. The existing retail floor area of 160m<sup>2</sup> is intended to be split approximately 50/50 between retail and alcohol consumption area. The rear storage area will be reduced slightly with the addition of customer toilet facilities.

**Access**

The location of the unit, as noted above, is at the heart of a vibrant area of the city centre, accessed directly off the corner of Bon Accord Street and Langstane Place. There is no proposed parking provision. Servicing will remain as existing, with bin storage within the rear area and collection via an area at the southern end of the building, where a service access exists.

It is anticipated that the vast majority of users of the premises will arrive on foot, as they have done under the above noted historic use. There are on street parking facilities to the rear on East Craibstone Street and Bon Accord Square. Bicycle and motorcycle parking exist on Bon Accord Street.

I trust you find the above and submitted in order. Should you have any queries please get in touch.

Yours sincerely



Richard Slater - Architect  
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