



Restalrig Service Station

126-128 Restalrig Road
Edinburgh
EH7 6UW

Supporting Design and Access Statement
for the Planning Application
to refurbish the existing service station shop and forecourt



On behalf of the applicants
RJ Fuels Ltd

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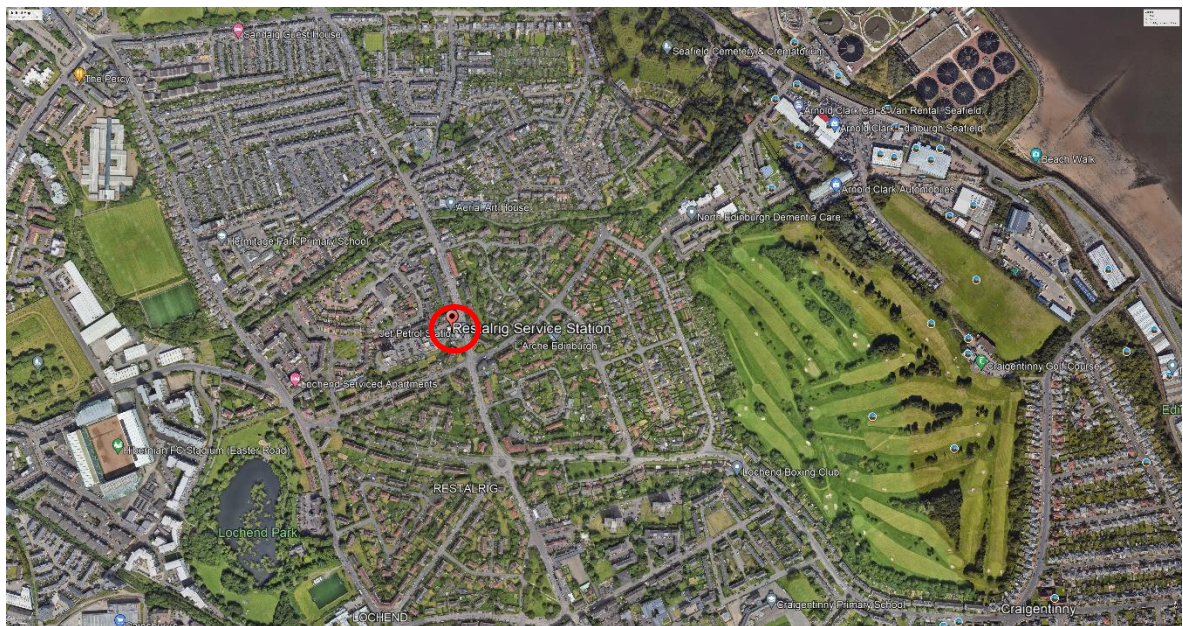
1. INTRODUCTION

This supporting statement should be read in conjunction with the detailed drawings for the planning application submitted, to refurbish the existing shop and forecourt at Restalrig Service Station at 126-128, Restalrig Road, Edinburgh.

2. APPLICATION SITE

The service station is located at the corner of Restalrig Road and Restalrig Park. The immediate surrounding area is characterised mainly by housing to the North, East and South, and to the West, the site adjoins a parking area belonging to the 15-story housing block. The site access is via Restalrig Road, located to the East and Restalrig Park to the North. Vehicle access and egress via both crossovers.

The total site area is 722m² and the proposal seeks to alter the interior layout of the existing shop to make it more efficient, as well as, to replace the cladding and shopfront. Likewise, the fuel pipework and pumps will be upgraded.



3. PROPOSALS

The proposal involves the removal of interior partitions, and existing shop front windows and doors. A double sliding automatic entrance door and wider glazed panes above the stall riser are to be installed. The exterior cladding is to be replaced in the shop front. The brick walls to the rear and side are to be repointed.

There will be a new solid fire escape security door to the front left side of the building. There will be new external roller shutters over the new entrance and the shopfront.

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Regarding the forecourt, the upgrading of the pipework requires relocation of the vents to the front southeast corner of the site. Existing interceptor vents will be relocated to the front northwest corner of the site. The pump on the left side of the forecourt will be removed and replaced with an Air and water unit. Drainage to the forecourt will be upgraded to encapsulate the hardstanding area, and the two of the pumps adjacent to the crossover will be replaced on new islands. The existing tank lids will be replaced with new fibrelite flat lids.

There will be 2 new car parking spaces at the southeast corner.

The existing canopy, Jet wash area, fences and laundry will remain as existing untouched.

Building elevations are clad in different shades of grey Europanel Composite wall panels (RAL 7000, 7012, 7035 and 7016). Windows frames are to be Anthracite RAL: 7016, to match proposed cladding. New customer entrance door is to be grey power coated aluminium RAL:7016, as noted on the drawings.

The new entrance will be accessible to comply with the Equality Act 2010 requirements with automatic access doors and level access.

The new external plant area and bin store will be located at the rear of the shop.

All works are to be done according to the Blue Book published by APEA/EI Design, Construction, Modification, Maintenance and Decommissioning of filling stations, 4th edition.

4. CONCLUSION

The proposal aims to open an essential facility and to create an improved convenience retail offer for customers from the Restalrig Road area.

The proposed development will maintain the existing use as a petrol filling station and shop, no change of use will occur on site after the refurbishment works have been completed. The main difference on completion is a site that will have the most up-to-date fuel infrastructure mitigation technology which complies with the latest regulations, recommendations and guidance, as per the Blue Book published by APEA/EI Design, Construction, Modification, Maintenance and Decommissioning of filling stations, 4th edition.