



# SHAND BUILDING DESIGN LIMITED

Architectural Consultants • Agricultural • Domestic • Industrial

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## DESIGN STATEMENT

March 2021 –

Site – 14 Victoria Place, Keith.

### Project:

The conversion of Existing Garage to form Salon Workspace



### 1. Introduction & Project brief

2. Context
3. Site layout
4. Site location
5. Development proposal
6. Material selection
7. Building Regulation's & Environment.
8. Conclusion

Applicant

Mr & Mrs Cumming  
14 victoria Place  
Keith  
Moray  
AB55 5FU

# 1. Introduction

Shand Building Design was instructed by the Applicant in March 2021 to prepare a planning application for the conversion of their existing Garage into a Salon in close proximity to the existing dwelling house, this decision was made as a result of Covid 19 in order to regulate client's visiting salon and maintain Covid restriction's to the best of their abilities.

# 2. Context

The site is located in close proximity to the existing dwelling house.

# 3. Site Layout

The site of the proposal has a public road running along its frontage with a public footpath accessing the building there is ample parking within short distances of the proposal.

# 4. Site location

The site is located with the borough of keith, located within a highly populated area. The proposal is with short walking distance within town therefore minimal or no parking would be required.



## 5. The proposed Development

The proposal will form a work from home environment servicing the local community and further afield, please be aware that this is not an additional salon in the town of Keith, the applicant is closing her current salon within the town due to lock-down the running costs of the current salon was extremely high, so the decision to move the salon into a converted garage was a simple decision, all staff will be retained, meaning no redundancies in these extraordinary times.

The workspace for hairdressing which will operate Monday to Saturday between the hours of 9am - 6pm. The workspace will include 2 work stations for 2 hair stylists. The number of clients per day will on average be between 6-8.

Background music will be played at a low level There will be opening windows within the workspace to extract any odours.

## 6. Material Selection

The proposed conversion will retain most of its existing features, with existing doors being infilled by glazed entrance doors with the remainder of existing openings clad with timber linings.

1 large window at the rear of the garage will be blocked up and replaced with 2 smaller windows.

the roof be replaced with the appropriate roofing that blew off in a storm, it will be placed with a robust composite panel providing anti chill to conversion to match previous box profile cladding.

## 7. Building Regulations & Environment

This conversion is applicable to the minimum Building Regulation's 2010 in terms of space and activity requirements while also performing to the minimum standards in respect of heat loss, energy efficiency and sustainability.

## 8 . Conclusion

The conversion contributes to the area providing employment, revenue for surrounding business's & a vital service to the community.

Its creation will not poach client's from other salon's as Mrs Cumming has already build a significant customer base in her current high street salon, she will be retaining current customer base when she closes current shop & open's in her newly converted garage.

**In addition to the above statement, a brief summary as follows:**

- Fife Keith Hair and Beauty will not be closing. Fiona is having to selling her half of the building to cop-proprietor • There are no other properties to buy or lease in Fife Keith which is the reason for the application of the garage conversion
- The workspace is for Fiona and Megan who both live at 14 Victoria Place and are self-employed so there will be no employed staff and have no intention on employing anyone out with the household.
- no intention to sell or lease the building to any other parties, this will be a family run business passed onto succession sibling's.
- Mother and Daughter will be working a one client in one client out system with time between clients to clean and prepare for next client. This will give clients plenty time to exit Victoria Place before the next client arrives.
- Character Concerns - the roof be replaced with the appropriate roofing that blew off in a storm, it will be placed with a robust composite panel providing anti chill to conversion to match previous box profile cladding.
- to blend with residential surroundings.
- Doors and windows will match those of 14 Victoria Place house.
- •Visial impact of the conversation will be minimal with no street signage.

Shand Building Design  
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