

DESIGN STATEMENT

CHANGE OF USE FOR ADDITIONAL D2 (ASSEMBLY & LEISURE) USE AS A GYMNASIUM TO GROUND FLOOR UNIT AT 31 ELM GROVE, HAYLING ISLAND

Introduction

The site has been redeveloped with the ground floor approved for retail A1 use and subsequently additional changes of use for A2, A3 & A5. This unit has been vacant and ready for possession for over two years and this additional change of use is to help find a suitable tenant.

Location

The site is located at the end of a row of shops with a wide pavement at the front and flanked by an access road to a public car park which borders the rear site boundary.



Elevations

No changes to the elevations form part of this application.

Access

- Vehicular access does not exist as there is no parking on site.
- Pedestrian level access to the shop fronts will be off Elm Grove as existing.
- Access to the rear of the shops for deliveries will be via gated internal yard off the side elevation to the pavement along the car park access road and the rear elevation.
- Parking will be via the existing public car park to rear as per the previous approvals.

Previous Planning History

The relevant planning history is as follows:

95 / 55832 / 000	Erection of shed to side for storage	Decided	13/12/1995
APP / 12 / 01206	Demolition of existing timber building & construction of two storey detached building of retail unit at ground floor & 1no two bed flat over	Withdrawn	
APP / 13 / 00090	Demolition of existing timber building to redevelop the site with a shop and two bedroom flat over	Approved	11/03/2013
APP / 14 / 01192	Demolition of existing timber building and to redevelop the site with a shop and 3No two bedroom flats over. (Revision to approved scheme APP/13/00090).	Approved	23/01/2015
APP / 17 / 01273	Application for Non-material change to Planning Permission relating to increased height of new parapet; and ridge lifted by approximately 200mm	Approved	22/12/2017
APP / 19 / 01033	Change of Use of Ground Floor Retail Shop unit (A1) to allow for flexible use of Financial & Professional Services (A2), or Restaurants and Café (A3) or Hot Food Takeaway (A5) use.	Approved	23/12/2019

Staff numbers

Staff numbers will be dependent on the eventual tenant but could potentially be around:

D2 up to 3 staff members

Hours of operation

Dependent on eventual tenant but expected to be in the region of:

D2 8am – 9pm Monday to Friday & 8 to 5 Saturday & 10 to 4 Sunday

Working hours

Dependent on eventual tenant but expected to be in the region of:

D2 8am – 8pm Monday to Friday & 9 to 4 Saturday & 10 to 3 Sunday

General Information

- The gym will provide classes – only be one class run at a time with a maximum number of 8 people in the class, otherwise the number of users will be less.
- There will be music but this will be used as backing noise in the gym and not used as part of any classes. There will be speakers for the music and a television (this will not be used for normal television programs, but used to show any workouts for the day).
- The existing ceiling over is compliant with the latest Part E of the Building Regulations.
- In order to reduce sound transmission the ground floor will be covered in a 43mm thick specialist rubber matting that will help reduce the noise of the gym weights hitting floor.
- Two small top hung opening windows to the side elevation are already installed, these are the only opening windows and there are no plans currently to install air conditioning.