



PLANNING STATEMENT

**PROPOSED CHANGE OF USE OF
PART OF SECOND FLOOR OF THE MALT HOUSE AT EMSWORTH SLIPPER SAILING CLUB
TO**

PHYSIOTHERAPY PRACTICE AND STUDIO GYM

FOR MR CHRIS GORDON



Google

**Bryan Jezeph Consultancy Ltd
The Gallery
3 South Street
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July 2013

1.0 INTRODUCTION

- 1.1 This Statement supports a planning application for change of use of part of the second floor of a building which forms part of the Emsworth Slipper Sailing Club to a physiotherapy practice and private gymnasium.
- 1.2 The Statement sets out a description of the location of the site and a description of the premises. It also addresses the details of the proposed development and its intended operational arrangements.
- 1.3 Planning policies are examined at both national and local level. Consideration is given to any possible impacts of the proposed change of use.

2.0 LOCATION AND SITE DESCRIPTION

- 2.1 Emsworth village straddles the A259 but the centre and older part of the village lies to the south. The village has a water front location.
- 2.2 The Emsworth Slipper Sailing Club is located at the end of South Street Emsworth. It comprises a boatyard, a car park and two buildings. The most notable building is on the quayside adjacent to the Promenade and is known as Tide Mill (Quay Mill). However there is a second building at the far side of the boatyard fronting Bridgefoot Path. It is this second building which is the subject of the planning application
- 2.3 The building is a former Malt House and is three storeys in height. It is a rectangular building orientated in an east-west direction fronting Bridgefoot Path. The building is finished in a concrete render under a slate roof.
- 2.4 The ground floor is in use as a boat store. The first floor provides changing rooms and toilets. The second floor comprises office space.
- 2.5 The ground floor entrance from Bridgefoot Path leads via a staircase to the second floor of the building. At first floor level there is access to toilets only from this staircase. The main part of the first floor is accessed from an external stair case situated within the boat yard. At the second floor level there are two rooms. One is a small training room for the Sailing Club and is to be retained in this use. The other room is a larger space which is the subject of this application.
- 2.6 The room is largely rectangular but is slightly narrower at the entrance point. At the far end there is a partition creates a room off the main space. There is also a small kitchen area.



Interior of second floor of Malt House – looking west



Interior of second floor - looking east

3.0 PLANNING HISTORY

- 3.1 A review of applications shown on the Council's website has been undertaken but there was little information available. From the few applications listed there were no supporting documents to provide background information on the building.

4.0 PREVIOUS USES

- 4.1 It is understood that the previous uses of the second floor of the Malt House building have been office type uses. At one time there was a solicitors' practice and more lately it is understood that the premises were used for a mail order dispatch office for an internet based clothing company. On this basis it would seem that the premises may have been in use as an A2 use and then a B1(a) use.

5.0 PROPOSED USE

- 5.1 The applicant, Mr Gordon, is seeking to use the premises for a physiotherapy practice and a private gymnasium. Mr Gordon currently practices in Westbourne for part of the week and at Reading with the Olympic rowing team for the remainder of the week. He is now seeking to change his working arrangements and proposes to be based at the sailing club.
- 5.2 His physiotherapy clients will be drawn from the local area. The gymnasium will be open to members of the Emsworth Sailing Club and also to his physiotherapy patients.
- 5.3 The use of the gymnasium for the physiotherapy patients will be in the context enhancing the physiotherapy treatment.

6.0 PROPOSED OPERATION OF THE BUSINESS

- 6.1 It is proposed that the premises would be open from 8.00am to 9.00pm daily including weekends.

Physiotherapy.

- 6.2 Mr Gordon proposes to work in the physiotherapy practice Monday to Friday. His work sessions would be 8.00am to 3.00pm or 12.00 noon to 8.00pm. He intends to employ a receptionist who would probably work 9.00am to 2.00pm on the premises.
- 6.3 It is anticipated that the majority of clients for physiotherapy would book by telephone.

- 6.4 Mr Gordon anticipates a maximum of 10 physiotherapy clients per day. Each session lasts for 45 minutes. There may be some overlap as one client leaves and another arrives. It may also be the case that not every session is booked and there could be voids during the day.
- 6.5 The physiotherapy treatment would take place in the existing room at the end of the premises. Clients for physiotherapy would change in this room.

Use of Gymnasium

- 6.6 The gym equipment would occupy the main space of the premises. The facility would only be available to paid-up members of the Emsworth Slipper Sailing Club and physiotherapy clients of Mr Gordon.
- 6.7 The gymnasium would be open to Members at hours when the premises are unmanned. There would be suitable insurance cover in place and it is anticipated that CCTV and a panic button would be installed. Security of the building is another important consideration. There is already a code protected entry system which is available to Sailing Club Members.
- 6.8 It is anticipated that most clients of the gymnasium would arrive already changed, perhaps in a track suit. Those who need to change would by virtue of their membership of the Sailing Club have access to the Sailing Club changing rooms on the first floor. Access is gained from a separate entrance through the boatyard.
- 6.9 It is anticipated that 75%-80% of visitors to the premises would already be Members of the Sailing Club.

7.0 PLANNING POLICY

- 7.1 Whilst the National Planning Policy Framework is supportive of promoting healthy communities it provides no immediately relevant guidance on the current proposal.

Core Strategy

- 7.2 The recently adopted Havant Borough Core Strategy contains two policies which may be cited as having some relevance to the current proposals.

- 7.3 These are:-

Policy CS1 Health and Wellbeing.

- 7.4 This policy makes reference in subsection 6 to the following:-

6. Provides indoor sports and leisure facilities that would meet strategic needs for the whole borough and where appropriate local provision.

- 7.5 The proposed development would be providing additional indoor sports facility for a local market.

Policy CS 4 Town, District and Local Centres

- 7.6 This policy refers to support for developments which:-

2. Enhance the evening economy of the town and district centres.

4. Support small and independent businesses.

- 7.7 The proposed change of use is for premises within the defined town centre. The business would draw people into Emsworth village in the evenings and at weekends. The change of use supports the establishment of a new small, independent business.

- 7.8 **Appendix 5** of the Core Strategy sets out the parking standards applicable to non-residential uses. Table 6 addresses “Leisure facilities and places of public assembly” which appears to best suit the proposed use.

Appendix 5 Table 6

Type	Car parking standard		Cycle standard (minimum)	
	Maximum parking limit	Parking in highly accessible locations (50% of maximum permitted standard)	Long stay	Short stay
Swimming pools, health clubs/ gymnasias	1 space per 5 fixed seats and 1 space per 10sqm open hall/pool area	1 space per 7.5 seats/1 space per 15 sqm (Note 2)	1 space per 6 staff or 1 space per 40sqm	1 stand per 20sqm

8.0 PRE-APPLICATION CONSULTATION

- 8.1 A pre-application consultation was made to Havant Borough Council in April 2013 based upon the applicant’s proposals at that time. The response of the Planning Officer is provided in Appendix A to this statement.
- 8.2 Consultations were made of the Conservation, Environmental Health and Highways Officers. The principal concern which emerged from these consultations was in respect to the potential for noise generation leading to disturbance locally.

- 8.3 The section below addresses the question of potential noise generation. It also provides information on other planning considerations relevant to this application.

9.0 **IMPACT OF THE PROPOSED CHANGE OF USE**

- 9.1 The following section gives consideration to the possible impacts of the proposed change of use.

Car Parking

- 9.2 Having regard to the parking standard set out in section 7 above it is estimated that the use gives rise to a theoretical requirement of 9 spaces.
- 9.3 However it has already been stated that 75-80% of users of the premises are expected to be Sailing Club members. These members already have the right to park within the existing car park which serves the Sailing Club. It is estimated that the Sailing Club car park can accommodate about 12 cars.
- 9.4 Alongside the Sailing Club car park there is provision for public car parking on the Quay. This also provides parking for about 12 cars.
- 9.5 It is anticipated that some Sailing Club members will live within Emsworth and are likely to arrive on foot.
- 9.6 The remaining 20 to 25% of users will be the clients of Mr Gordon's physiotherapy practice and will be attending throughout the week. These users will not have the right to use the existing Sailing Club car park. However there is a public car park situated approximately 140m away off South Street.
- 9.7 The rental of the second floor of the sailing club includes the use of land adjacent to the base of the building which is currently used for the parking of two cars. These spaces may be used by Mr Gordon and the receptionist or by physiotherapy clients.
- 9.8 It is noted that in the pre-application response the Highways Officer advised that he found to the proposal to be acceptable on highway grounds.

Noise

- 9.9 Following receipt of the comments from the Environmental Health Officer in respect of noise, further enquires were made of the applicant to gain clarity on the potential for noise.
- 9.10 In respect of music it is envisaged that there may be some background music, but as there will be no classes held in the gym there will be no requirement for loud music.

It is anticipated that some members may bring personal music devices with ear phones.

- 9.11 In respect of the generation of noise from banging weights all weights will be surrounded by rubber rims. This is to protect both the weights and flooring. Furthermore the floor area for weight training will be covered in rubber matting again to protect the weights and to absorb sound and vibration. The applicant advises that the weights machine will make very little noise.
- 9.12 The applicant also advises that the exercise bikes which are to be fitted are virtually silent. The gymnasium space is relatively small and the applicant is keen to keep the noise levels low to maintain a pleasant environment. Furthermore if the applicant is treating physiotherapy patients the environment needs to be tranquil.
- 9.13 In respect of ventilation it is not proposed to install air conditioning. The premises are not large and can be adequately ventilated by opening windows.
- 9.14 The houses which are closest to the premises are a pair of semi detached cottages N^{OS} 43 and 44 Bridgefoot Path. Directly to the east of the Malt House on the opposite side of the Bridgefoot Path there is a boatyard. This boatyard is situated on the land between N^{OS} 44 and 47 Bridgefoot Path.
- 9.15 To the south side of the Malt House there is a further boatyard also relating to the sailing club. To the north side there is the area of land used for parking two cars and beyond this is the water of the Mill Pond. The western side of the Malt House also gives out over the water.
- 9.16 It will be seen from the floor plan that the eastern end of the 2nd floor is entirely occupied by the training room for the sailing club. It is the eastern end of the building which is closest to N^{OS} 43 and 44 Bridgefoot Path. The gymnasium use will not therefore extend into this end of the building.
- 9.17 The space which would be occupied by the gym is served by 5 modestly sized windows of which 3 face northwards over the water and 2 face southwards over the boatyard.
- 9.18 Given the location of the use within the building, the orientation of the building and the disposition of windows it is not considered that any noise generated in this part of the building is likely to be apparent. Combined with the type of gymnasium being proposed, which is relatively small and low key it is not considered that noise from within the building would be problematic.
- 9.19 In respect of potential disturbance from arrivals and departures it is envisaged that most users of the premises are likely to be arriving and departing on their own or

perhaps in pairs. The arrival and departure of visitors to the premises will be for the most part on foot having parked elsewhere if they have used a car.

10.0 **HERITAGE**

- 10.1 The Malt House is considered to be Listed by virtue of being a curtilage building to an adjacent Listed building, the Tide Mill.
- 10.2 At pre-application stage it was proposed that some internal partitioning would be installed to create a consulting room for the physiotherapist. However the applicant has decided to use the premises as they stand and not to change the position of the small room at the end of the building. There will therefore be no physical changes to the building itself and therefore no requirement for Listed Building Consent.
- 10.3 The Malt House stands within the Emsworth Conservation Area and for this reason consideration must be given to this. It is considered that the change of use of the 2nd floor of the Malt House will have no impact on the appearance of the Conservation Area. The occupation of a partly vacant building is to the benefit of the Conservation Area, in terms of preservation and enhancement, as occupation and maintenance avoids any potential decline to the building.

Appendix A



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22 May 2013

Dear Ms Jezeph

Site Location: The Malt House, Bridgefoot Path, Emsworth

Re: Change of use of part of the 2nd floor from office space to physiotherapy practice and studio gym.

I am writing to you further to your enquiry received on the 30 April 2013 regarding the above address and apologise for the delay in this response.

Firstly I can confirm that due to the change in use class, planning permission is required for the proposed change of use of part of the second floor (B1(a) to D2). The main considerations would be;

- i. Impact on the conservation area
- ii. Impact on the neighbouring properties
- iii. Parking provision

I have now consulted with the Conservation, Environmental Health and Highways Officers. From these responses, I can provide the following advice.

Conservation

As you are aware, the Malt House is not specifically listed but does lie within the Emsworth Conservation Area and is identified as building of local interest in the conservation area character appraisal. It is also considered to be a curtilage listed building as it is judged to pre date 1948. However, the interior is not considered to have any remaining architectural / historic interest which is taken into consideration.

The Conservation Officer has advised that as the proposal would involve new internal partitions, listed building consent would be required. A joint application could be made for planning permission for the change of use and listed building consent for the internal alterations. Plans for the latter could either include comparable existing and proposed floor plans or one plan with hatching or otherwise clearly demarking the new partitions.

A heritage statement would be required however, this could be combined with the design and access statement. It could be a short subsection entitled Heritage Impact.

Environmental Health

One of the main considerations would be the potential for noise arising from the use of the building and causing potential disturbance to nearby neighbouring properties. The closest

residential properties are No's. 43 and 44 Bridgefoot Path.

The types of potential noise disturbances could be; banging of metal weights, music played for either fitness classes or members' own music on loud speakers. Background music at a low level may not be an issue however if an application came forward, then it might be worth explaining how any music for purposes of the gym would be controlled.

A query raised by the EH Officer was whether an air conditioning unit is proposed, or would windows be proposed to ventilate the gym space? If windows are to be opened, then this may increase any noise pollution impacts.

Highways

The Highways Officer has advised that the proposal is acceptable on highway grounds.

They have advised that no contribution would be required so long as evidence can be provided to show that the space has been used as B1(a) in the last five years.

If you wish to proceed with a formal application then I can advise that the fee would be £385. An application would take approximately 8 weeks to be determined. The relevant forms can be downloaded from the application site at www.havant.gov.uk or you can apply directly on the Planning Portal at www.planningportal.gov.uk. You would need to provide the following documents with the planning application.

- Relevant application forms and plans
- Ownership certificate / agricultural holdings certificate
- Design and Access statement
- Flood risk assessment (if the site lies within a flood risk zone)
- Heritage statement (can be combined with the design and access statement)

I trust this response responds in full to your enquiry however, if you have any further queries please do not hesitate to contact me.

Please note that the above comments are the opinion of an individual Planning Officer and are in no way binding upon the Council when determining an application for planning permission and nor will they prejudice the outcome of any application submitted.

Yours sincerely

Mrs R McMurray
Planner
Our Ref: GEN/13/00354