

Planning Statement

Together We Proposed Conversion and alterations to Prospect Works, Distington, Workington

Date: 22nd June 2022
Prepared by : L C S Coe for Day Cummins Ltd

This Statement is submitted to provide additional detail to that submitted within the Change of Use Application for the above scheme.



Figure 1: Front Elevation

The property, formerly a Myers and Bowman car showroom, was granted a change of use in 1997 to F1 (Reference 4/97/0101/0) resulting in the front section of the premises being offices with teaching spaces and the rear warehouse used as a training workshop.

This application seeks a change of use to E(d). The front section will remain similar in its use but the rear section will be fitted out with insulated units, providing fitness accommodation.



Figure 2: Side Elevation showing front office/classroom section and rear warehouse/workshop area.

Together We is a Community Interest Company in West Cumbria that aims to empower people to take control of their own physical and mental health and their overall wellbeing. The proposed use of prospect works is to bring all of their services under one roof, to enable them to provide a range of mental and physical health interventions, to the local community. They also intend to provide office space for their team and the wider community.

The proposed operating hours are:

- Monday to Friday: 8am til 8pm
- Saturday: 9am til 12pm
- Closed Sunday and Bank Holidays

As part of the gym operation music will be played during peak classes, usually hosted;

- Monday - Friday 9.30am-10.30am and 6-8pm

As part of the tenancy, the facility has use of 15 parking spaces adjacent to the unit with the potential for further parking on land at the rear if necessary. To ensure that the operation of the gym will not result in excessive noise generation to the residential amenity of the neighbouring dwellings, the external spaces available will only be used for parking/access and generally all other music will be of a background level.

It is proposed that insulated units are constructed within the existing warehouse area, to create the fitness spaces and this construction will also have an impact in reducing the perceived external noise levels .

To provide ventilation to the Gym spaces it is proposed that some areas of glazing, within existing windows, are replaced with blank panels housing extract louvres. The panels will be white PVC, to match the finish of the windows to which they about and will occupy the smallest openings possible to achieve the extract rates required. The windows effected are indicated below and can simply be reverted back to glazed units when required;

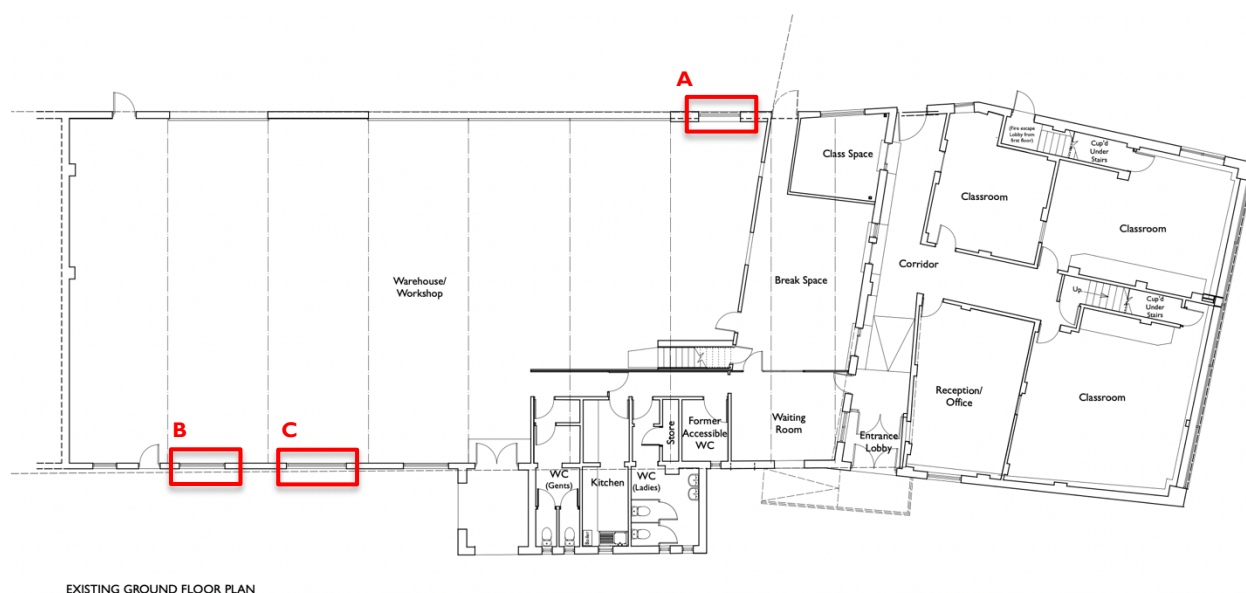


Figure 3: Louvres installed into existing window frames



Figure 4 & 5: Window A



Figure 6: Windows B & C