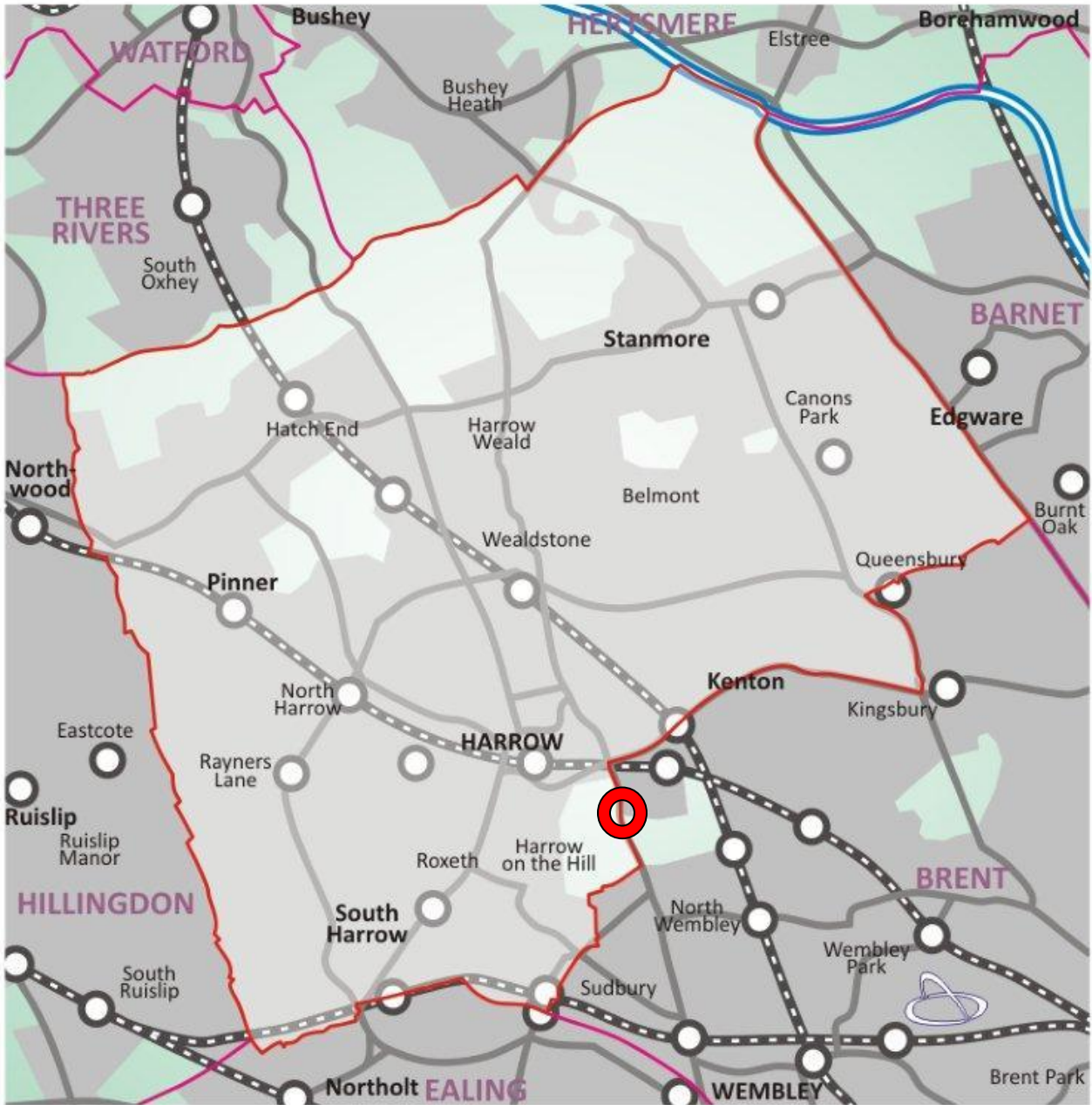
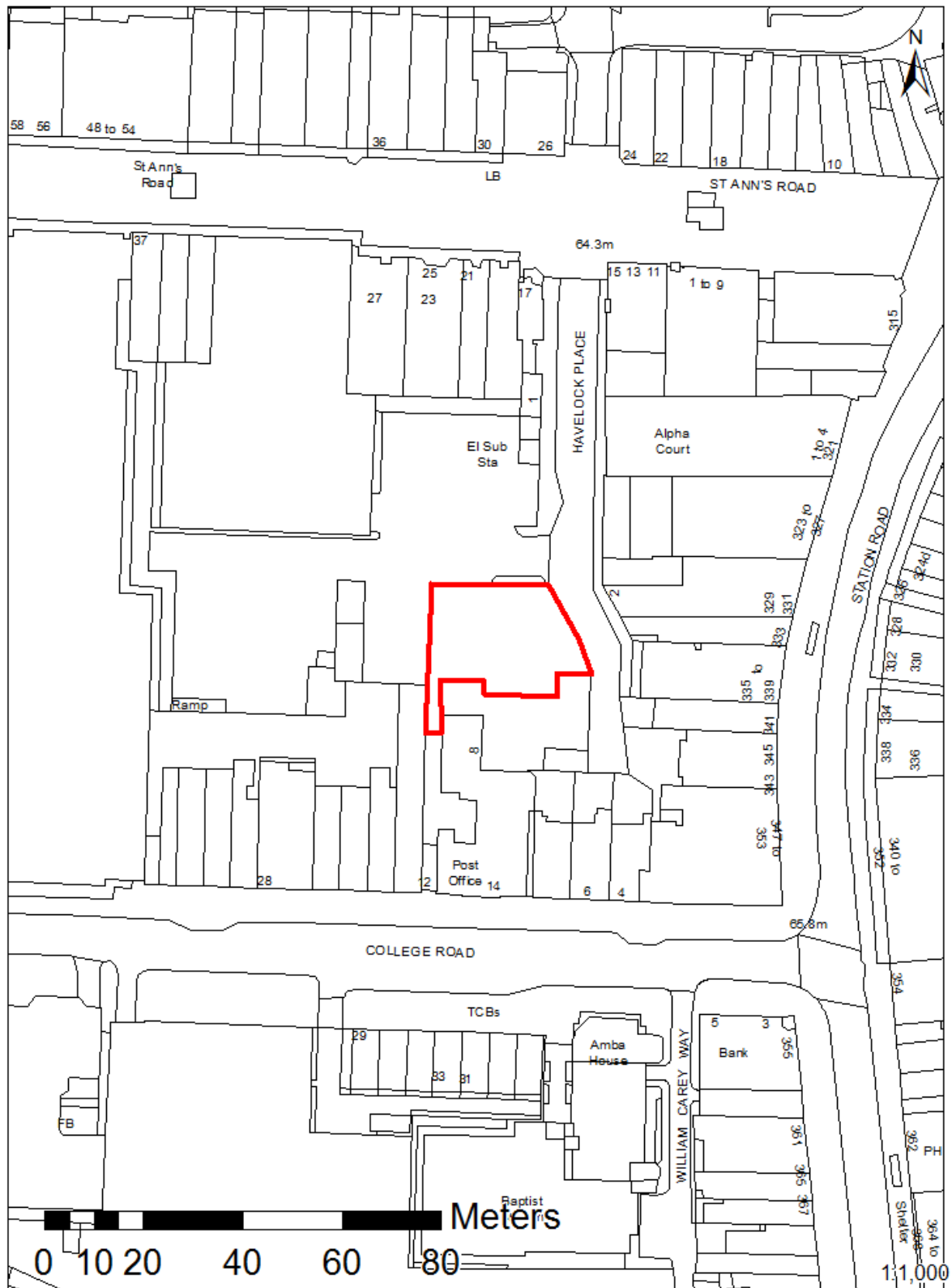


 = application site



| | |
|------------------------------|-----------|
| Fitness Club, Havelock Place | P/1773/18 |
|------------------------------|-----------|

Fitness Club, Havelock Place



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LONDON BOROUGH OF HARROW

PLANNING COMMITTEE

5th SEPTEMBER 2018

APPLICATION NUMBER: P/1773/18
VALIDATE DATE: 02/05/2018
LOCATION: FITNESS CLUB, HAVELOCK PLACE
WARD: GREENHILL
POSTCODE: HA1 1LJ
APPLICANT: MR DAVID MESSIAS
AGENT: QUADRANT TOWN PLANNING
CASE OFFICER: KATIE PARKINS
EXPIRY DATE: 07/09/2018

PURPOSE OF REPORT/PROPOSAL

The purpose of this report is to set out the Officer recommendations to the Planning Committee regarding an application for planning permission relating to the following proposal.

Change of use from gym (class D1) to offices (class b1)

The Planning Committee is asked to:

- 1) agree the reasons for approval as set out in this report, and
- 2) **GRANT** planning permission subject to the Conditions listed in Appendix 1 of this report.

REASON FOR THE RECOMMENDATION

The proposed development would accord with relevant policy and the proposed development would be a suitable use within a town centre location and would have a satisfactory impact on the character of the area and the amenities of neighbouring properties. For these reasons, weighing up the development plan policies and proposals, and other material considerations including comments received in response to notification and consultation, this application is recommended for grant.

The decision to **GRANT** planning permission has been taken having regard to the National Planning Policy Framework (2018), the policies and proposals in The London Plan (2016), the Harrow Core Strategy (2012) and the Development Management Policies Local Plan (2013), and to all relevant material considerations, and any comments received in response to publicity and consultation.

INFORMATION

This application is reported to Planning Committee as it falls outside Schedule 1 of the Scheme of Delegation.

| | |
|---|------------------------------|
| Statutory Return Type: | 8 (Smallscale Major Offices) |
| Council Interest: | N/A |
| Additional Floorspace: | N/A |
| GLA Community Infrastructure Levy (CIL) | £40,950 |
| Contribution (provisional): | |
| Local CIL requirement: | N/A |

HUMAN RIGHTS ACT

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

EQUALITIES

In determining this planning application the Council has regard to its equalities obligations including its obligations under section 149 of the Equality Act 2010.

For the purposes of this application there are no adverse equalities issues.

S17 CRIME & DISORDER ACT

Policies 7.3.B and 7.13.B of The London Plan and Policy DM1 of the Development Management Policies Local Plan require all new developments to have regard to safety and the measures to reduce crime in the design of development proposal. It is considered that the development does not adversely affect crime risk.

LOCAL GOVERNMENT (ACCESS TO INFORMATION) ACT 1985 **BACKGROUND PAPERS USED IN PREPARING THIS REPORT:**

- Planning Application
- Statutory Register of Planning Decisions
- Correspondence with Adjoining Occupiers
- Correspondence with Statutory Bodies
- Correspondence with other Council Departments
- National Planning Policy Framework
- London Plan
- Local Plan - Core Strategy, Development Management Policies, SPGs
- Other relevant guidance

LIST OF ENCLOSURES / APPENDICES:

Officer Report:
Part 1: Planning Application Fact Sheet
Part 2: Officer Assessment

- Appendix 1 – Conditions and Informatives
- Appendix 2 – Site Plan
- Appendix 3 – Site Photographs
- Appendix 4 – Plans and Elevations

OFFICER REPORT

PART 1: Planning Application Fact Sheet

| The Site | |
|----------------------------|---|
| Address | Fitness Club, Havelock Place, Harrow, HA1 1LJ |
| Applicant | Mr David Messias |
| Ward | Greenhill |
| Local Plan allocation | Opportunity Site No.16: Havelock Plan as set out in the AAP |
| Conservation Area | N/A |
| Listed Building | N/A |
| Setting of Listed Building | N/A |
| Building of Local Interest | N/A |
| Tree Preservation Order | N/A |
| Other | Critical Drainage Area |

| Transportation | | |
|-----------------------------|---|-------------------------------|
| Car parking | No. Existing Car Parking spaces | 6 |
| | No. Proposed Car Parking spaces | 6 |
| | Proposed Parking Ratio | 1:200 sqm GIA |
| Cycle Parking | No. Existing Cycle Parking spaces | 0 |
| | No. Proposed Cycle Parking spaces | 16 |
| | Cycle Parking Ratio | |
| Public Transport | PTAL Rating | 6a |
| | Closest Rail Station / Distance (m) | Harrow on the Hill Station |
| | Bus Routes | 140, 183, 340, H17, 258 |
| Parking Controls | Controlled Parking Zone? | D |
| | CPZ Hours | 8:30am - 6:30pm Mon - Sat |
| | Previous CPZ Consultation (if not in a CPZ) | |
| | Other on-street controls | |
| Parking Stress | Area/streets of parking stress survey | |
| | Dates/times of parking stress survey | |
| | Summary of results of survey | |
| Refuse/Recycling Collection | Summary of proposed refuse/recycling strategy | To be dealt with by condition |

PART 2 : Assessment

1.0 SITE DESCRIPTION

- 1.1 The application site comprises a detached three storey building located on the western side of Havelock Place. The site is in use as a Gym, use class D1. Aside from the access to the Gym, Havelock Place primarily provides rear service access to the sites fronting College Road, Station Road, St Anns Road and St Anns Shopping Centre.
- 1.2 The site is surrounded by retail/professional services. Alpha Court contains five flats, and is located above the Sigma Business Court, located to the north of the application site.
- 1.3 The site is within the Harrow and Wealdstone Opportunity Area. Although the site itself is not an allocated site, it does however fall within Opportunity Site No.16: Havelock Plan as set out in the AAP
- 1.4 The site is in a critical drainage area.

2.0 PROPOSAL

- 2.1 It is proposed to change the use of the building from a gym (class D1) to 1,70sqm GFA office space (class B1).
- 2.2 An internal cycle store would provide 13 long stay and 3 short stay spaces.
- 2.3 Four standard car parking spaces and two accessible parking spaces (with charging points) would be provided within the curtilage of the site.

3 RELEVANT PLANNING HISTORY

- 3.1 A summary of the relevant planning application history is set out in the table below:

| Reference | Development Description | Decision |
|------------------|--|------------------------|
| WEST/716/93/FUL | Two storey side extension and provision of pitched roof to provide additional floor. | Granted: 20/04/1994 |

| Reference | Development Description | Decision |
|-----------|--|------------------------|
| P/0599/07 | Certificate of existing lawful use - continued use of premises as gymnasium/health club from 07:00 to 23:300 hours on mondays to fridays and from 09:00 to 18:00 hours on saturdays sundays and bank holidays in breach of condition 2 imposed upon the granting of planning application ref LBH/F/27148W. | Granted: 16/04/2007 |
| LBH/29358 | Application under reg.5 of T&CP: use of land for private car parking assistant. | Granted: 20/02/1986 |
| LBH/27148 | Change of use from warehouse to health club/gymnasium | Granted: 18/04/1985 |
| LBH/25544 | Application under reg.4 of T&CP: use of land for private car parking assistant. | Granted: 31/05/1984 |

4 **CONSULTATION**

4.0 A total of 30 consultation letters were sent to neighbouring properties regarding this application.

4.1 The neighbour notification expired on the 31/05/2018.

4.2 Adjoining Properties

| | |
|---|----|
| Number of letters Sent | 30 |
| Number of Responses Received | 0 |
| Number in Support | 0 |
| Number of Objections | 0 |
| Number of other Representations (neither objecting or supporting) | 0 |

4.3 A site notice was displayed. the deadline for the submission of any comments or objections was the 11th June 2018.

4.4 The application was advertised in the press, the deadline for the submission of any comments or objections was the 31st May 2018.

4.5 The Local Planning Authority did not receive any objections to the proposed development.

4.6 Statutory and Non Statutory Consultation

4.7 The following consultations have been undertaken:

4.8 External Consultation

4.9 There was no external consultation in relation to this proposed development.

4.10 Internal Consultation

| Consultee | Summary of Comments | Officer Comments |
|---------------------|---|-------------------------|
| LBH Planning Policy | The proposed development would be compliant with the local Policies, and therefore there is no objection to the principle of this development. | Noted. |
| LBH Highways | The proposed level of parking at 6 spaces complies with the current London Plan standards. The proposed level of parking at 6 spaces complies with the current London Plan standards | Noted. |

5 POLICIES

5.0 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that:

‘If regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.’

5.1 In this instance, the Development Plan comprises The London Plan 2016, The Harrow Core Strategy 2012 [CS], Harrow and Wealdstone Area Action Plan (AAP) 2013, the Development Management Policies Local Plan 2013 [DMP], the Site Allocations Local Plan SALP 2013 [SALP].

5.2 While this application has been principally considered against the adopted London Plan (2016) policies, some regard has also been given to relevant

policies in the Draft London Plan (2017), as this will eventually replace the current London Plan (2016) when adopted and forms part of the development plan for the Borough.

- 5.3 The document has been published in draft form in December 2017. Currently, the Mayor of London is seeking representations from interested parties/stakeholders, before the draft Plan is sent to the Secretary of State for Examination in Public, which is not expected to take place until the summer of 2019. Given that the draft Plan is still in the initial stages of the formal process it holds very limited weight in the determination of planning applications.
- 5.4 Notwithstanding the above, the Draft London Plan (2017) remains a material planning consideration, with relevant policies referenced within the report below and a summary within Informative 1.

6 ASSESSMENT

- 6.0 The main issues are;

Principle of the Development
Character and Appearance of the Area
Impact to Amenity
Traffic and Parking
Drainage

6.1 Principle of Development

- 6.1.1 Policy 2.15.C(a) of the London Plan (2016) states *“development proposals should sustain and enhance the vitality and viability of the centre”*.
- 6.1.2 Core Policy CS1.L of the Core Strategy (2012) clarifies the proposals for commercial development will be supported where these are located in district and local centres and they are compatible with the role and function of the centre.
- 6.1.3 Policy DM32.A of the DMP states proposals for new office floorspace within town centres *“will be supported where the scale of provision is appropriate to the role and function of the town centre and the development complies with other relevant planning policy considerations”*.
- 6.1.4 Policy DM47.A of the Harrow Development Management Policies Local Plan (2013) provides guidance on the retention of community, sport and educational facilities. The policy states that the loss of such facilities are acceptable providing that: a) there is no longer a need for that facility having regard to the amount of local patronage, the quality of facilities offered and the duration and extent of marketing; b) there are adequate similar facilities within walking distance which offer equivalent provision; c) the activities carried on are inconsistent and cannot be made consistent with acceptable living conditions for nearby residents, or d) the redevelopment of the site would secure an over-riding public benefit.

- 6.1.5 The site is within the Harrow Town Centre Central sub area as set out in the AAP. Although the site itself is not an allocated site, it does however fall within Opportunity Site No.16: Havelock Plan as set out in the AAP, which sets out the sub area and site specific planning guidance for this Opportunity Area. The area, in which the subject site is specifically located on, is identified as an area that requires improved public realm and shared space service area. The key site objectives set out under Site 16 also sets out the vision to create pedestrian routes through the site in order to create a link between St Anns Road and College Road. Whilst recognising that this opportunity area will support new developments that include active commercial floor space at ground floor level with housing above, such developments are directed along Station Road and College Road frontages. Given that this application seeks to change the use of the existing building – rather than the redevelopment of the site, the likelihood of the application prejudicing the ability for a comprehensive redevelopment of this allocated site is much less than a new build development, and therefore the proposal would be acceptable in this regard.
- 6.1.6 The applicant has provided evidence of 12 months of active marketing for the site, as required by DM47A.a, with little uptake in the use of the property as currently set out as a gym. Furthermore, the supporting information also identifies several other gym operators both within the Harrow Town Centre and also wider afield. Accordingly, the proposal would accord with Policy DM47A.b of the Harrow Development Management Policies Local Plan (2013).
- 6.1.7 The proposed change of use of the building to office space (Use Class B1) is considered to be an appropriate use class to be located within the Town Centre and as such the principle of the proposed development is considered to be acceptable, in accordance with policy 2.15.C(a) of the London Plan (2016), Core Policy CS1.L of the Core Strategy (2012), Policies DM32.A and DM47.A of the Harrow Development Management Policies Local Plan (2013).

6.2 Character and Appearance of the Area

- 6.2.1 As noted above, the principle of the proposed office use is considered to be appropriate within a town centre location. The proposed change of use would not involve any external alterations. It is therefore considered that the proposed development would not result in a detrimental impact to the character and appearance of the area, and complies with policy DM32.A of the Harrow Development Management Policies Local Plan (2013).

6.3 Impact to Amenity

- 6.3.1 Policy DM1 of the DMP states that *“All development and change of use proposals must achieve a high standard of privacy and amenity. Proposals that would be detrimental to the privacy and amenity of neighbouring occupiers, or that would fail to achieve satisfactory privacy and amenity for future occupiers of development, will be resisted (c)”*.
- 6.3.2 The proposed change of use would not involve any external alterations. As noted above, the principle of the proposed office use is considered to be an appropriate

and a typical use within a town centre location, and due to its relationship with neighbouring properties it would not result in a detrimental impact to the amenities of neighbouring properties. The proposal would therefore comply with Policy DM1 of the Harrow Development Management Policies Local Plan (2013).

6.4 Traffic and Parking

6.4.1 The London Plan (2016) policies 6.3, 6.9 and 6.13 seek to regulate parking in order to minimise additional car travel and encourage use of more sustainable means of travel. Core Strategy Policy CS 1 R and policy DM 42 of the Development Management DPD, also seeks to provide a managed response to car use and traffic growth associated with new development.

6.4.2 The site is in a Ptal 6a location, and is therefore in a highly sustainable location.

6.4.3 Car Parking

6.4.4 The London Plan (2016) provides a maximum parking standard for employment (Class B1) uses of one parking space per 100-600sqm of gross floorspace and therefore the proposed use would require between 2 and 12 car parking spaces to be provided within the curtilage of the site.

6.4.5 The proposed site plan indicates the provision of 4 standard parking spaces and 2 accessible parking spaces. The Highways Department was consulted on the application and confirmed that the proposed level of parking at 6 spaces complies with the current London Plan standards.

6.4.6 The proposed number of car parking spaces is therefore considered acceptable.

6.4.7 Cycle Parking

6.4.8 Policy 6.9 and table 6.3 of The London Plan (2016) requires the provision of the following:

- Long stay cycle parking – 1 space per 150 sqm
- Short stay cycle parking – 1 space per 500sqm

6.4.9 Therefore, based on the above cycle parking standards the proposal would require the provision of 8 long stay cycle parking spaces, and 2 short term cycle parking spaces, thus a total of 10.

6.4.10 A new internal cycle store (with shower and locker facilities), is proposed to accommodate 13 long stay and 3 short term stay spaces. Although there is an overprovision of cycle parking it is noted that the standards as per the London Plan (2016) are minimum standards. Therefore the proposed quantum of cycle parking is acceptable. Furthermore, the Highways Department raised no objection to the proposed development.

6.4.11 The proposed number of long and short stay cycle parking spaces is therefore considered acceptable.

6.5 **Drainage**

- 6.6 The site is located within a critical drainage area. The proposed development would not result in any additional hardsurfacing on the site and would therefore have a neutral impact in terms of surface water flood risk. As the site is located within a Critical Drainage Area, sustainable urban drainage [SuDs] is encouraged. An informative is attached to this effect.
- 6.7 The Drainage Authority have raised no objection subject to an informative as Thames Water consent would be required to discharge additional four water into the public sewers.

7.0 CONCLUSION AND REASONS FOR APPROVAL

- 7.1 The applicant has provided evidence of 12 months of active marketing for the site, with little uptake in the use of the property as currently set out as a gym. Furthermore, the supporting information also identifies several other gym operators both within the Harrow Town Centre and also wider afield. The proposed development would provide additional office accommodation within Harrow Town Centre, and as the proposal is for a change of use, it is unlikely that the proposed office use would prejudice the ability for a comprehensive redevelopment of this allocated site. The proposal would not involve any external alterations and would not result in a detrimental impact to the character of the area and to the amenities of neighbouring properties.
- 7.2 The recommendation to approve planning permission has been taken having regard to the National Planning Policy Framework (2018), the policies and proposals in The London Plan (2016), the Draft London Plan (2017), the Harrow Core Strategy (2012) and the Development Management Policies Local Plan 2013, and to all relevant material considerations, and any comments received in response to publicity and consultation.

APPENDIX 1: Conditions and Informatives

Conditions

1 Timing

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

2 Approved Drawing and Documents

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

9039/102

01

02

03

04

9039/100 Rev:E

9039/101 Rev:C

Travel Plan Statement dated July 2018.

Planning Statement dated 25th April 2018.

Transport Statement dated April 2018

REASON: For the avoidance of doubt and in the interests of proper planning.

3 Cycle Storage

The cycle storage shall be made available prior to occupation in accordance with the approved plans and shall thereafter be retained in accordance with the approved plans.

REASON: To ensure that the parking provision is available for use by the occupants of the site and to safeguard the appearance of the locality.

4 Use Class

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 2015 (as amended) (or any order revoking or re-enacting that order), the premises shall not be used for any other purpose other than for office use (Use Class B1) of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to those Classes in any Statutory Instrument revoking and re-enacting that order with or without modification), without the agreement in writing of the local planning authority.

REASON: To safeguard the amenity and character of the locality in accordance with policy DM1 of the Harrow Development Management Policies Local Plan 2013.

5 Refuse Storage

The development hereby permitted shall not be occupied until the following details have been submitted and approved in writing by the Local Planning Authority:

a) Refuse storage including screening.

The development shall be completed in accordance with the approved details and shall thereafter be retained. The refuse bins shall be stored at all times, other than on collection days, in the designated refuse storage area as per the approved details.

REASON: To ensure that the development achieves a high standard of amenity for future occupiers of this and the neighbouring buildings, in accordance with policies 6.9 and 7.6 of the London Plan (2016) and Policies DM1 and DM45 of the Development Management Policies Local Plan (2013).

Informatives

1 Policies

National Planning Policy Framework (2018) (NPPF)

The London Plan (2016)

- 2.15 Town Centres
- 3.19 Sports Facilities
- 4.7 Retail & Town Centre Development
- 4.8 Supporting a successful and diverse retail sector and related facilities and services
- 5.13 Sustainable Drainage
- 6.3 Assessing Effects of Development on Transport Capacity
- 6.9 Cycling
- 6.13 Parking

Draft London Plan (2017)

- SD8 Town Centres: Development Principles and Development Plan Documents
- S1 Developing London's Social Infrastructure
- D1 London's form and characteristics
- D2 Delivering good design
- SI13 Sustainable Drainage
- T5 Cycling
- T6.2 Office Parking

Harrow Core Strategy (2012)

- Core Policy CS 1 Overarching Policy Objectives
- Core Policy CS 2 Harrow and Wealdstone

Harrow Development Management Policies Local Plan (2013)

- DM 2 Achieving Lifetime Neighbourhoods
- DM10 On Site Water Management and Surface Water Attenuation
- DM32 Office Development
- DM42 Parking Standards
- DM44 Servicing
- DM45 Waste Management
- DM47 Retention of Existing Community, Sport and Education Facilities

Harrow and Wealdstone Area Action Plan (2013)

2 Compliance with planning conditions

Compliance With Planning Conditions Requiring Submission and Approval of Details Before Development Commences

- You will be in breach of planning permission if you start development without complying with a condition requiring you to do something before you start. For example, that a scheme or details of the development must first be approved by the Local Planning Authority.

- Carrying out works in breach of such a condition will not satisfy the requirement to commence the development within the time permitted.
- Beginning development in breach of a planning condition will invalidate your planning permission.
- If you require confirmation as to whether the works you have carried out are acceptable, then you should apply to the Local Planning Authority for a certificate of lawfulness.

3 Pre-application engagement

Statement under Article 35(2) of The Town and Country Planning (Development Management Procedures) (England) Order 2015

This decision has been taken in accordance with paragraphs 187-189 of The National Planning Policy Framework. Harrow Council has a pre-application advice service and actively encourages applicants to use this service. Please note this for future reference prior to submitting any future planning applications.

4 INFORM 61

Please be advised that approval of this application (either by Harrow Council, or subsequently by the Planning Inspectorate if allowed on appeal following a refusal by Harrow Council) will attract a Community Infrastructure Levy (CIL) liability, which is payable upon the commencement of development. This charge is levied under s.206 of the Planning Act 2008 Harrow Council, as CIL collecting authority, has responsibility for the collection of the Mayoral CIL

The CIL liability for the application, based on the Mayoral CIL levy rate for Harrow of £35/sqm £40,950

This amount however does not include indexation, which will be included when a formal Liability Notice is issued. The floorspace subject to CIL may also change as a result of more detailed measuring and taking into account any in-use floor space and relief grants (i.e. for example, social housing).

You are advised to visit the planningportal website where you can download the appropriate document templates.

Please complete and return the Assumption of Liability Form 1 and CIL Additional Information Form 0 .

https://ecab.planningportal.co.uk/uploads/1app/forms/form_1_assumption_of_liability.pdf

https://ecab.planningportal.co.uk/uploads/1app/forms/cil_questions.pdf

If you have a Commencement Date please also complete CIL Form 6:

https://ecab.planningportal.co.uk/uploads/1app/forms/form_6_commencement_notice.pdf

The above forms should be emailed to HarrowCIL@Harrow.gov.uk

Please note that the above forms must be completed and provided to the Council prior to the commencement of the development; failure to do this may result in surcharges and penalties

5 Protection of Highway

The applicant is advised to ensure that the highway is not interfered with or obstructed at any time during the execution of any works on land adjacent to a highway. The applicant is liable for any damage caused to any footway, footpath, grass verge, vehicle crossing, carriageway or highway asset. Please report any damage to nrswa@harrow.gov.uk or telephone 020 8424 1884 where assistance with the repair of the damage is available, at the applicants expense. Failure to report any damage could result in a charge being levied against the property.

6 Considerate Contractor Code of Practice

The applicant's attention is drawn to the requirements in the Considerate Contractor Code of Practice. In the interests of minimising any adverse effects arising from building operations, the limitations on hours of working are as follows:

0800-1800 hours Monday - Friday (not including Bank Holidays)
0800-1300 hours Saturday.

7 Sustainable Urban Drainage System (SUDS)

The applicant is advised that surface water run-off should be controlled as near to its source as possible through a sustainable drainage approach to surface water management (SUDS). SUDS are an approach to managing surface water run-off which seeks to mimic natural drainage systems and retain water on or near the site as opposed to traditional drainage approaches which involve piping water off site as quickly as possible.

SUDS involve a range of techniques including soakaways, infiltration trenches, permeable pavements, grassed swales, ponds and wetlands. SUDS offer significant advantages over conventional piped drainage systems in reducing flood risk by attenuating the rate and quantity of surface water run-off from a site, promoting groundwater recharge, and improving water quality and amenity.

Where the intention is to use soak ways they should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

Support for the SUDS approach to managing surface water run-off is set out in the National Planning Policy Framework (NPPF) and its accompanying technical guidance, as well as the London Plan. Specifically, the NPPF (2018) gives priority to the use of sustainable drainage systems in the management of residual flood risk and the technical guidance confirms that the use of such systems is a policy aim in all flood zones. Policy 5.13 of the London Plan (2016) requires development to utilise sustainable drainage systems unless there are practical reasons for not doing so. Sustainable drainage systems cover the whole range of sustainable approaches to surface drainage management. They are designed to control surface water run-off close to where it falls and mimic natural drainage as closely as possible. Therefore, almost any development should be able to include a sustainable drainage scheme based on these principles.

The applicant can contact Harrow Drainage Section for further information.

8 Site Plan

Please note that the site plan (dwg no: 9039/100 Rev:C) attached as Appendix A to the Transport Statement dated April 2018 is incorrect as it has been superseded by dwg no:9039/100Rev:E.

APPENDIX 2: SITE PLAN





UTP 21 4/11

Proposed Site Plan

APPENDIX 3: PHOTOGRAPHS



Front/side elevation of Fitz Gym

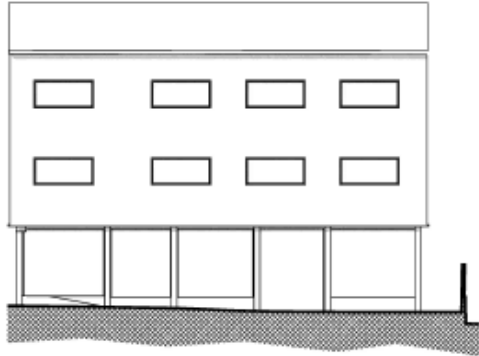


Entrance to the application site

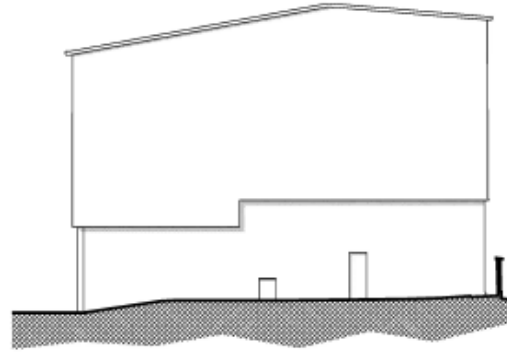


Existing car park

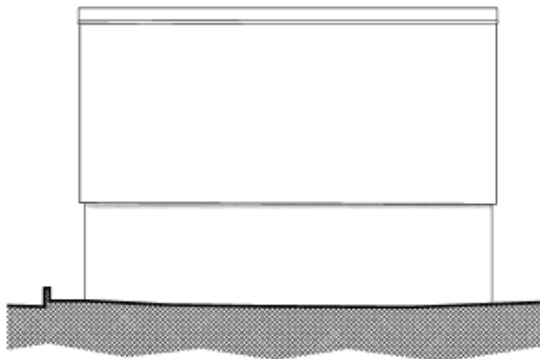
APPENDIX 4: PLANS AND ELEVATIONS



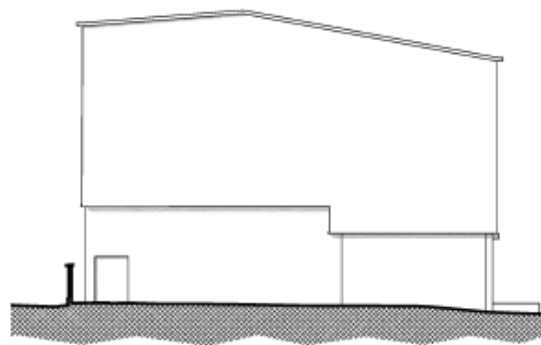
EAST ELEVATION
SCALE 1:100



NORTH ELEVATION
SCALE 1:100

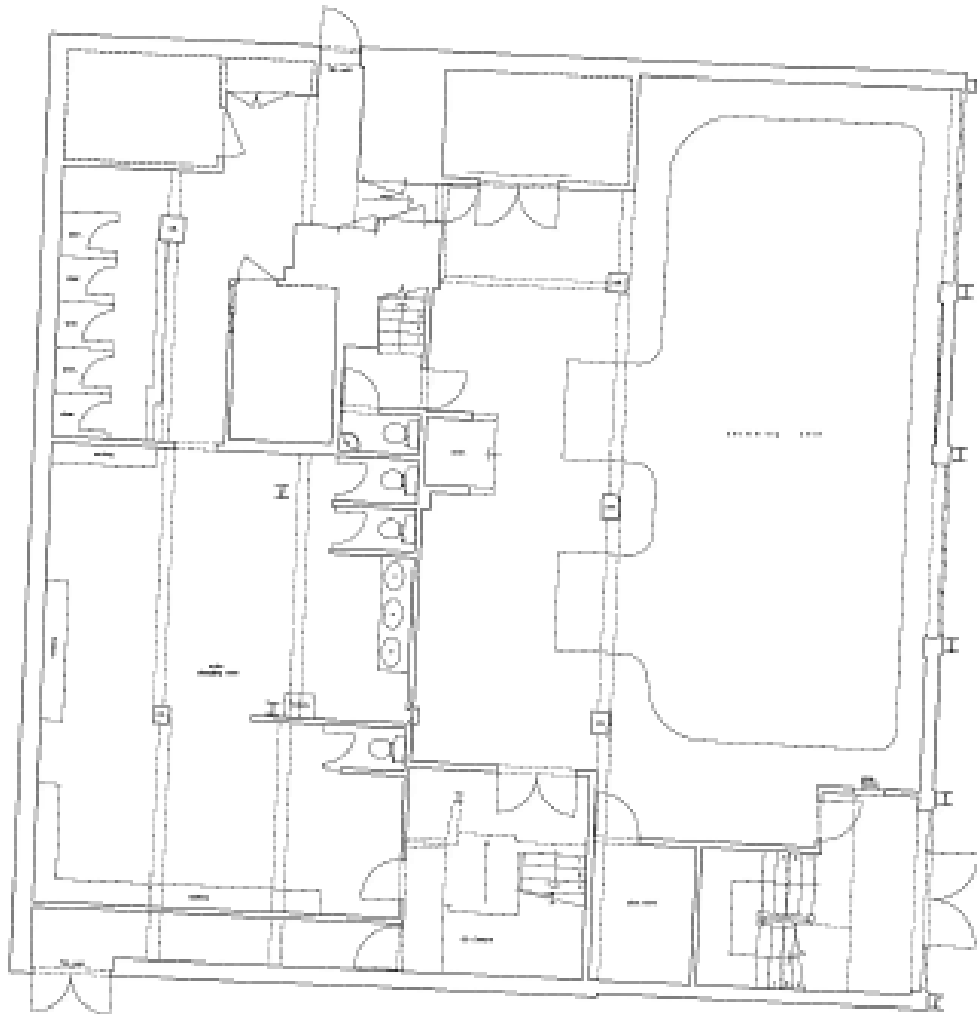


WEST ELEVATION
SCALE 1:100

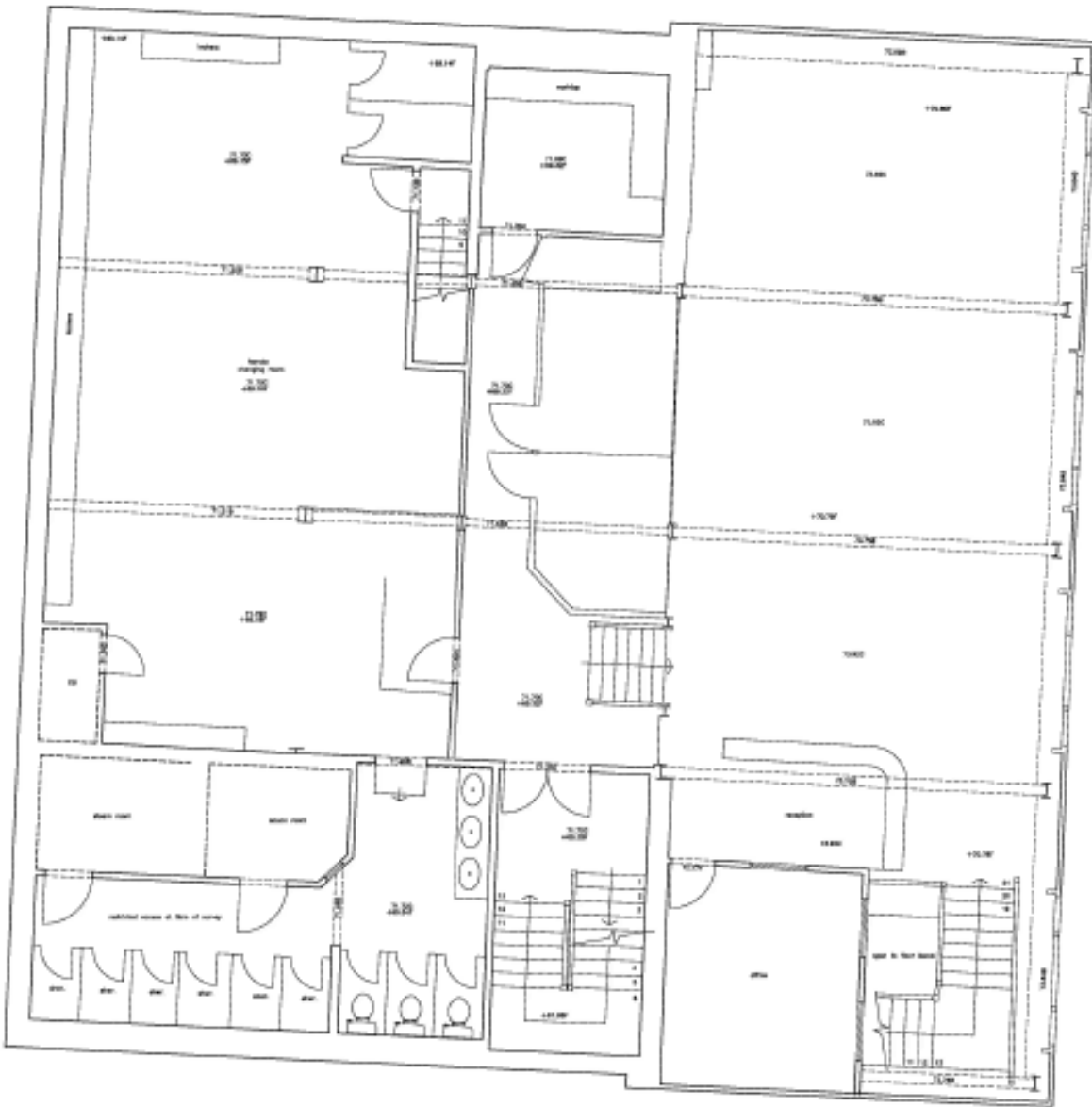


SOUTH ELEVATION
SCALE 1:100

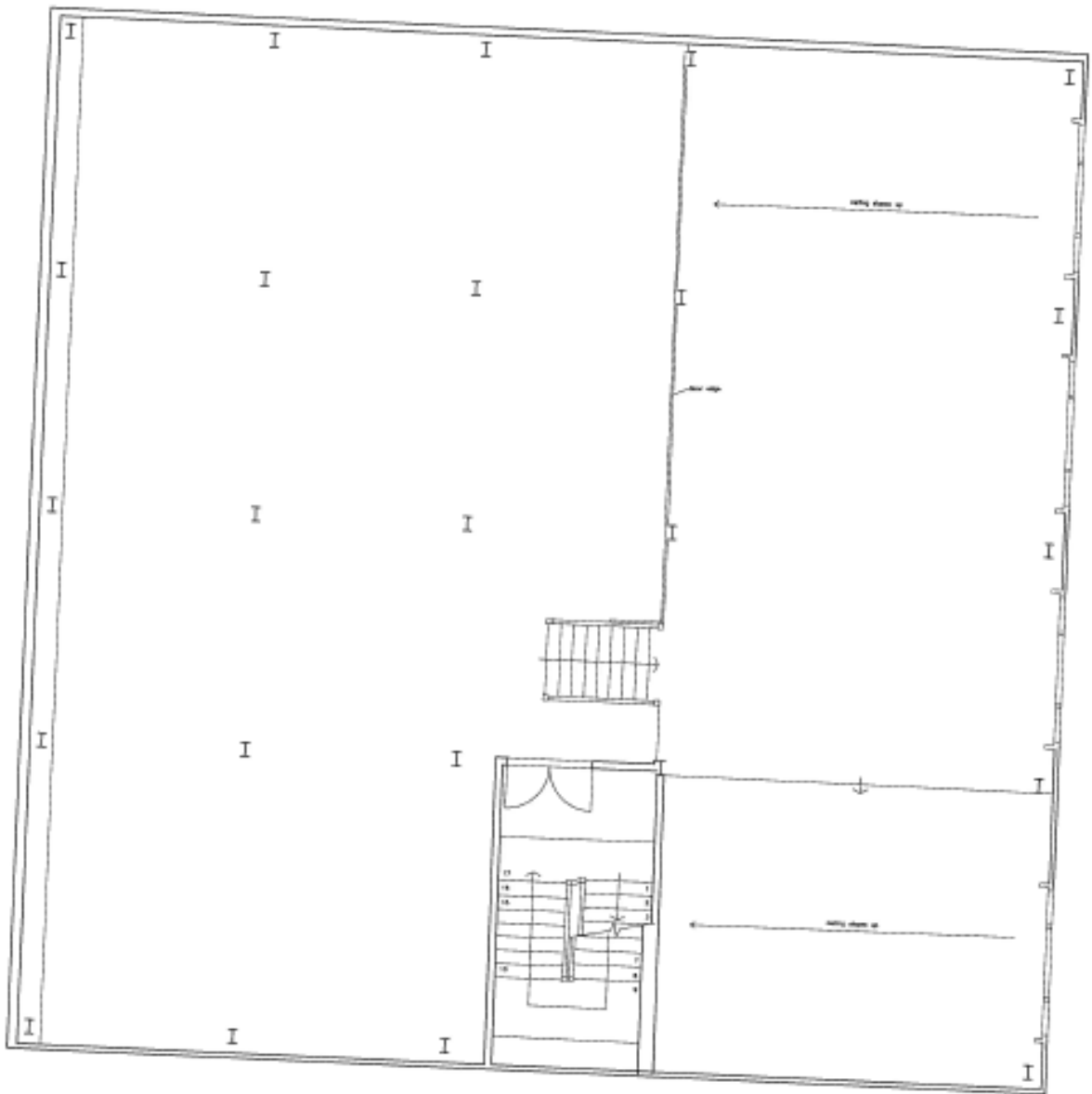
Existing and Proposed Elevations



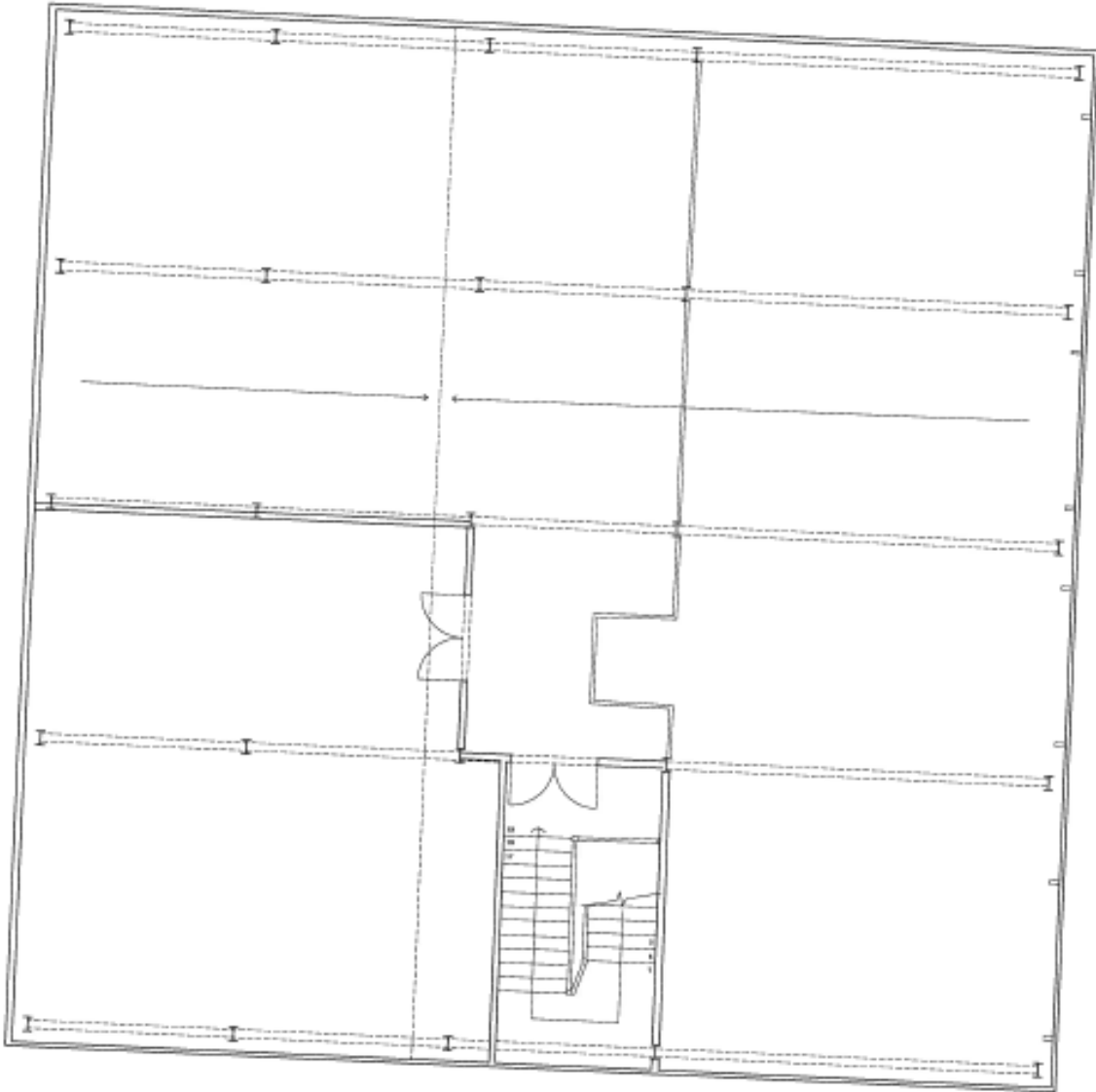
Existing Ground Floorplan



Existing First Floorplan



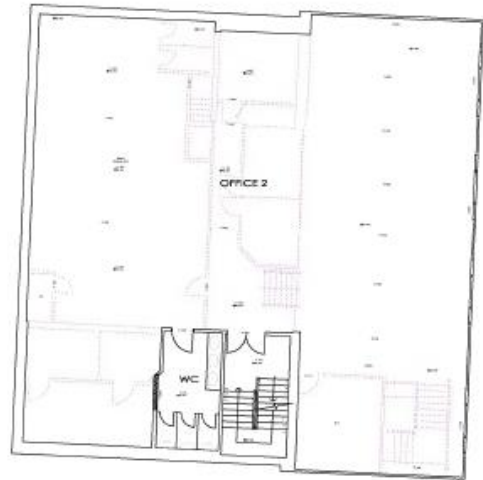
Existing Second Floorplan



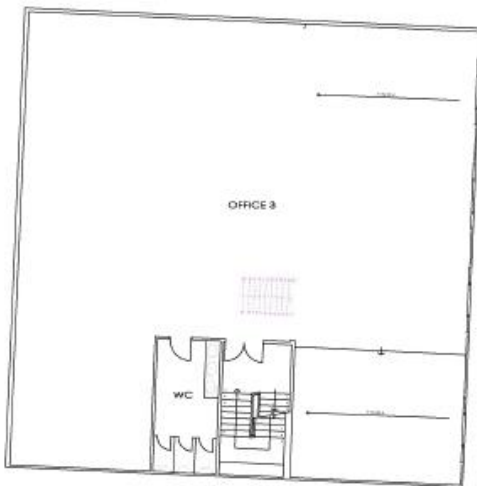
Existing Third Floorplan



GROUND FLOOR PLAN
SCALE 1:100



FIRST FLOOR PLAN
SCALE 1:100



SECOND FLOOR PLAN
SCALE 1:100



UPPER FLOOR PLAN
SCALE 1:100

Proposed Floorplan

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