

BREACH OF CONDITION NOTICE

Planning & Building (Jersey) Law 2002

THIS NOTICE TAKES IMMEDIATE EFFECT ON THE DATE IT IS ISSUED

1 This Notice:

Is issued pursuant to the powers conferred under Article 47 of the Planning and Building (Jersey) Law 2002 because it appears that there has been a failure to comply with conditions subject to which planning or building permission was granted.

2 This Notice relates to land at:

Physique Transformation Ltd. (t/a Transform Together Fitness),
Tregear House, Longueville Road, St Saviour, JE2 7WF
(Edged in RED on the attached 'Breach of Condition - Location Plan')

3 The Matters which appear to constitute a Breach of Condition in respect of planning permission P/2018/1125:

- 3.1 Condition 2 of planning permission P/2018/1125 requires that **“The times of operation and parking arrangements detailed in the Design Statement must be adhered to, unless otherwise agreed in writing with the Department of the Environment.”** The authorised hours of operation are from 0645 hours to 1845 hours on Monday to Thursday, 0645 hours to 1800 hours on Friday, 0730 hours to 1800 hours on Saturday. These opening hours are not being adhered to. Condition 2 is therefore not been complied with.

- 3.2 Condition 3 of planning permission P/2018/1125 requires that ***“The gym shall not be open to the public on Sundays or Bank Holidays unless otherwise agreed in writing with the Department of the Environment.”*** These days of closure are not being adhered to. Condition 3 is therefore not been complied with.

4 Reasons for Issuing this Notice:

- 4.1 The failure to comply with the terms of Condition 2 under planning permission P/2018/1125 has caused an adverse impact upon the amenity of the occupants of the adjoining properties in accordance with Policy GD1 of the Adopted Island Plan 2011 (Revised 2014) and Policy GD1 of the Bridging Island Plan (2022).
- 4.2 The failure to comply with the terms of Condition 3 under planning permission P/2018/1125 has caused an adverse impact upon the amenity of the occupants of the adjoining properties in accordance with Policy GD1 of the Adopted Island Plan 2011 (Revised 2014) and Policy GD1 of the Bridging Island Plan (2022).

5 Steps Required to Rectify the Breach:

- Step 1 In respect of the failure to comply with the terms of Condition 2 under planning permission P/2018/1125, within 7 days of the effective date of the Notice, the times of operation of Physique Transformation Ltd. (t/a Transform Together Fitness), detailed in the Design Statement must be adhered to, unless otherwise agreed in writing with the Department of the Environment. Details contained within in section 4 (pages 10 - 11) of the approved Design Statement (Amended Design Statement Rev A – Sept 2018).
- Step 2 In respect of the failure to comply with the terms of Condition 3 under planning permission P/2018/1125, within 7 days of the effective date of the Notice, Physique Transformation Ltd. (t/a Transform Together Fitness)

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY OR INTEREST

shall not be open to the public on Sundays or Bank Holidays unless otherwise agreed in writing with the Department of the Environment.

6 Time for Compliance:

Step 1	7 days
Step 2	7 days

Date of Issue: *2nd of May 2023*

Signed:**Date:** *2nd of May 2023*

(Authorising Officer)

For and on behalf of the Chief Officer;

Ginny Duffell BSc (Hons) Dip TP, MRTPI

Planning Applications Manager

Infrastructure and Environment,

Development Control,

28-30 The Parade, St Helier. JE49SS

Enclosures.

1. Breach of Condition – Location Plan.
2. Copy of Decision Notice (P/2018/1125)
3. Copy of Amended Design Statement Rev A Sept 2018 (P/2018/1125)

Informative. Any other item or issue not specified in this Enforcement Notice may be subject of a separate Enforcement Notice.

ADVISORY NOTES

What will happen if this Notice is not complied with:

If you fail to comply with the requirements of this Notice you may be liable to prosecution under the appropriate Article of the Planning and Building (Jersey) Law 2002.

Your Rights of Appeal:

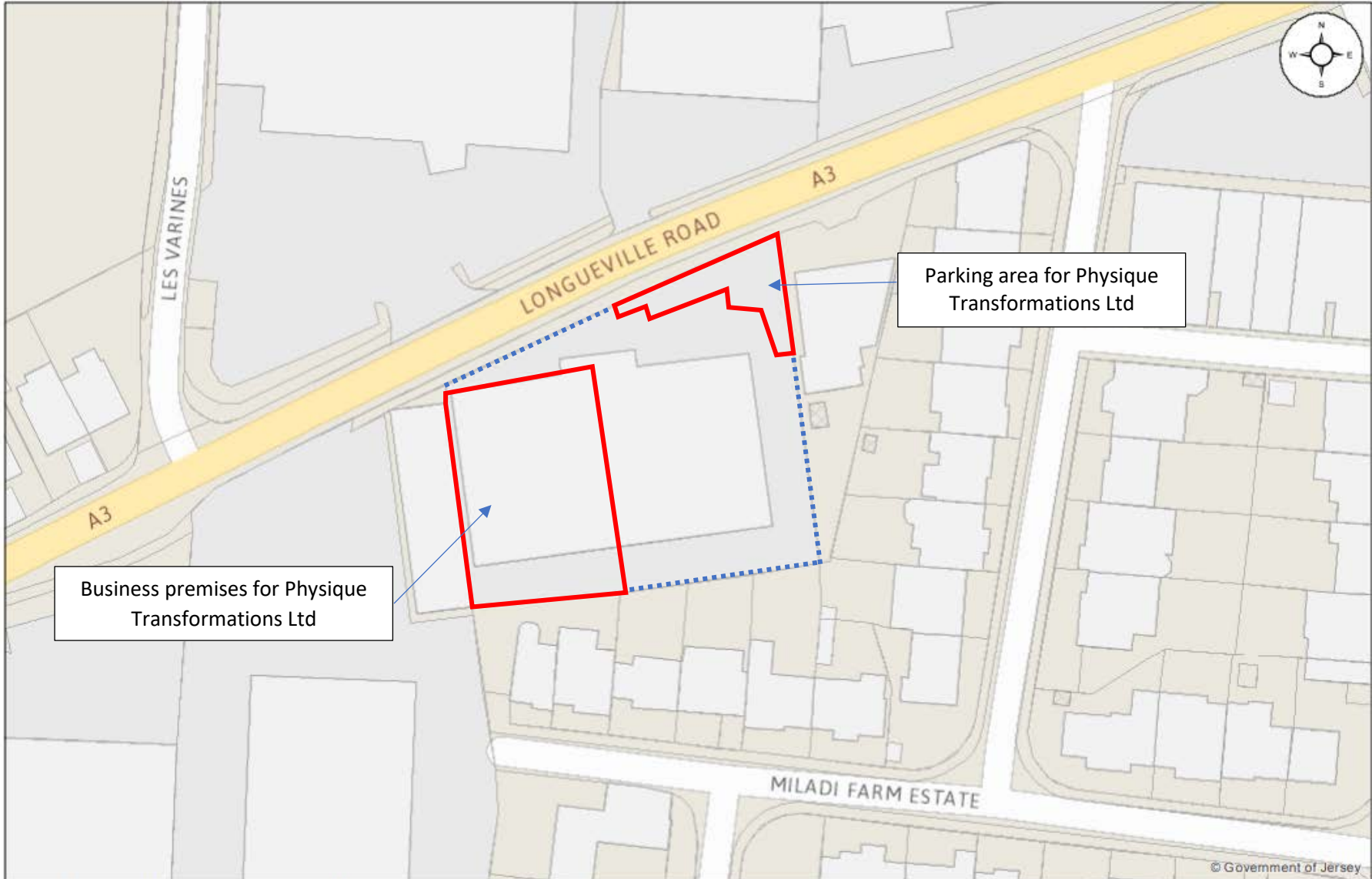
In accordance with Article 109 of the above Law, you may appeal against this Notice to the Judicial Greffier by writing to the Planning Tribunal, First Floor, International House, 41 The Parade, St Helier JE2 3QQ no later than 28 days from the date this Notice is issued, enclosing the required fee.

Planning Tribunal:

planningtribunal@courts.je

Appeal Information:

<https://www.gov.je/planningbuilding/appealscomplaints/pages/appealplanningbuildingdecision.aspx>



Business premises for Physique Transformations Ltd

Parking area for Physique Transformations Ltd

0 0.0175 0.035 0.07 km

Breach of Condition - Location Plan

SCALE 1:1,128.5

Date: 12/04/2023



Decision Notice

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2018/1125

In accordance with Article 19(8) of the Planning and Building (Jersey) Law 2002, as representations were made in connection with this application, this decision shall not have effect during the period of 28 days immediately after the decision date.

This permission enures (unless otherwise stated) for the benefit of the land to which it relates and of each person for the time being having an estate or interest in that land.

This decision does not absolve the parties concerned from obtaining, nor does it overrule, any other permission that may be required under any other law. In addition, it does not overrule any private property rights, nor does it absolve the need to obtain the permission of the owner of the land to which this permission relates.

This is notification of the decision to **GRANT permission to develop land subject to a Planning Obligation Agreement** under Article 19 of the Planning and Building (Jersey) Law 2002;

In respect of the following development:

Convert existing store and office into wellness centre.

To be carried out at:

A C Gallie Ltd, Longueville Road, St. Saviour, JE2 7WF.

Reason For Approval: The proposed development is considered to be acceptable having due regard to all of the material considerations raised. In particular, the development has been assessed against Policy GD1 and TT4 of the Adopted Island Plan 2011 (Revised 2014), which seeks to allow development within the Built-Up Area, and provision for cyclists. In this case, the proposed gym is regarded as acceptable because the basement of this building is vacant, will require minimal alterations and for the majority of the time will be a low intensity use.

The representation raised to the scheme on the grounds of disturbance to the occupants of the adjacent residential property has been assessed. However, given the existing use of the site, the fact that the parking spaces and ramp are already in existence, and the close proximity of a major road it is considered that the proposal accords with the terms of Policy GD1 of the Adopted Island Plan 2011 (Revised 2014), in that it will not have an unreasonable impact on neighbouring uses over and above the existing use of the site, given the conditions imposed on the Decision Notice.

APPROVED

Decision Notice

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2018/1125

This permission is granted subject to compliance with the following conditions and approved plans:

- A. The development shall commence within three years of the decision date.
Reason: The development to which this permission relates will need to be reconsidered in light of any material change in circumstance.
- B. The development hereby approved shall be carried out entirely in accordance with the plans, drawings, written details and documents which form part of this permission.
Reason: To ensure that the development is carried out and completed in accordance with the details approved.

Conditions:

1. All details contained in the Design Statement relating to sound insulation of walls and floor must be completed prior to the first use of this site as a gym, and maintained thereafter.
2. The times of operation and parking arrangements detailed in the Design Statement must be adhered to, unless otherwise agreed in writing with the Department of the Environment.
3. The gym shall not be open to the public on Sundays or Bank Holidays unless otherwise agreed in writing with the Department of the Environment.

Reasons:

1. To safeguard the amenities of the occupants of the adjoining properties in accordance with Policy GD1 of the Adopted Island Plan 2011 (Revised 2014).
2. To safeguard the amenities of the occupants of the adjoining properties in accordance with Policy GD1 of the Adopted Island Plan 2011 (Revised 2014).
3. To safeguard the amenities of the occupants of the adjoining properties in accordance with Policy GD1 of the Adopted Island Plan 2011 (Revised 2014).

FOR YOUR INFORMATION

Informative 1: The attention of the applicant is drawn to the consultation response from GH&E - Transport dated 20/09/18 regarding the need to safeguard road safety issues.

Informative2: Given comments received during the assessment of the application, the States of Jersey recommends that the applicant should be aware that if noise complaints are received in the future, the matter may be investigated and considered under the Statutory Nuisances (Jersey) Law 1999,

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Decision Notice

PLANNING AND BUILDING (JERSEY) LAW 2002

Planning Application Number P/2018/1125

and noise mitigation measures may then be required. These measures may themselves require planning permission.

The approved plans can be viewed on the Planning Register at www.gov.je/planning

The following plans have been approved:

1. Location Plan
2. Amended Proposed Floor Plan, Site Plan and Site Photos 641.005 Rev A
3. Amended Design Statement Rev A - Sept 2018

DECISION DATE: **07/01/19**

The development may also require building permission, for which a separate application will need to be made. You can find out if building permission is required on our website www.gov.je/planningbuilding

The approved plans and any conditions attached to the decision are important and should be complied with. If there is any variation from the approved plans or the conditions you need to notify us immediately. Failure to comply with the approved plans or conditions may result in enforcement action.

If you are unhappy with a condition attached to this permission, you may request a review or make an appeal. You can find out how to do this on our website www.gov.je/planning

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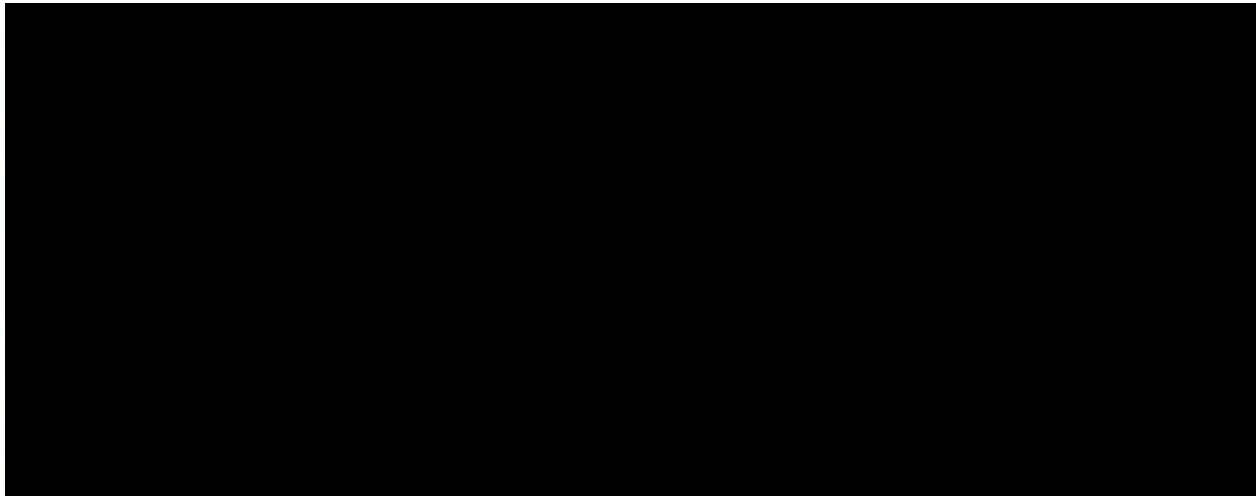
DESIGN STATEMENT FOR:

Change of use of:

AC Gallie Warehouse
Longueville Road
St Saviour
Jersey

Into:

New Wellness Centre



Rev A – Sept 2018

For: Physique Transformations Ltd

Contents

1.0 Introduction

2.0 Drawings to be Read In Conjunction with Design Statement

3.0 Site Analysis

3.1 Site Location Plan

3.2 Site Photographs

3.3 Site Photographs

3.4 Site Photographs

4.0 About Physique Transformations

4.1 Operational Statement & Opening Times

5.0 Pre App Advice & Previous Refusal

6.0 Parking

7.0 Noise Prevention Issues

8.0 Owners Letter

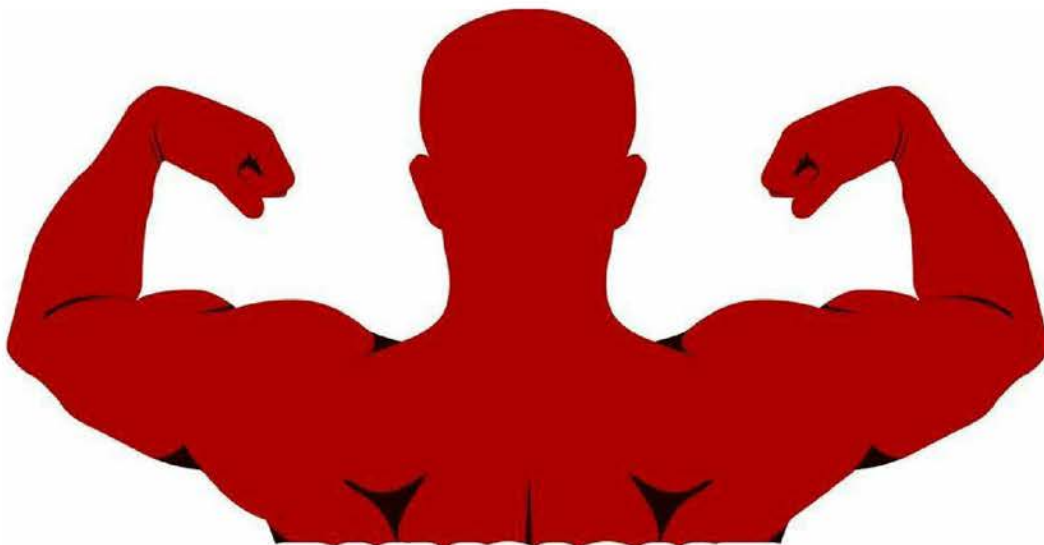
1.0 Introduction

The scheme to which this Design Statement relates covers the proposed change of use of the existing office and store building in the basement of the AC Gallie warehouse and commercial site. At present the section of building in question is vacant but previously, for 14 years, it was used as a Distribution and Fulfilment Centre.

As part of this application it is proposed to change the use of the building into a wellness centre to provide personal training sessions and one on one coaching for Physical Transformations Ltd.

Throughout the course of this document we look to explain the proposals and detail how the proposals will work and ultimately suit the area with little or no disturbance. Prior to submitting this application we have held lengthy discussions with both the DFI Department and the Environment Department and understand they now support the proposals. Information on this, how the company proposes to operate and also how the facility will be operated, run and managed day to day are included within this document.

We hope once the details contained within this document and accompanying drawings are reviewed the planning department will support the proposals.



**PHYSIQUE
TRANSFORMATIONS**

mac

2.0 Drawings to be Read in Conjunction with this Design Statement

ARCHITECTURAL DRAWINGS:

General:

641 – 001 Site Location Plan

641 – 002 Existing Plans

641 – 005 Proposed Plans

3.0 Site Analysis

The site is located within the AC Gallie group of Warehouse and commercial units and is located on the lower south west part of the site. The unit is located on the lower ground floor of the building which is accessed via a vehicular access ramp from the east. At present parking is provided to the north of the site and the south of the site as is illustrated on the historic site photo below.

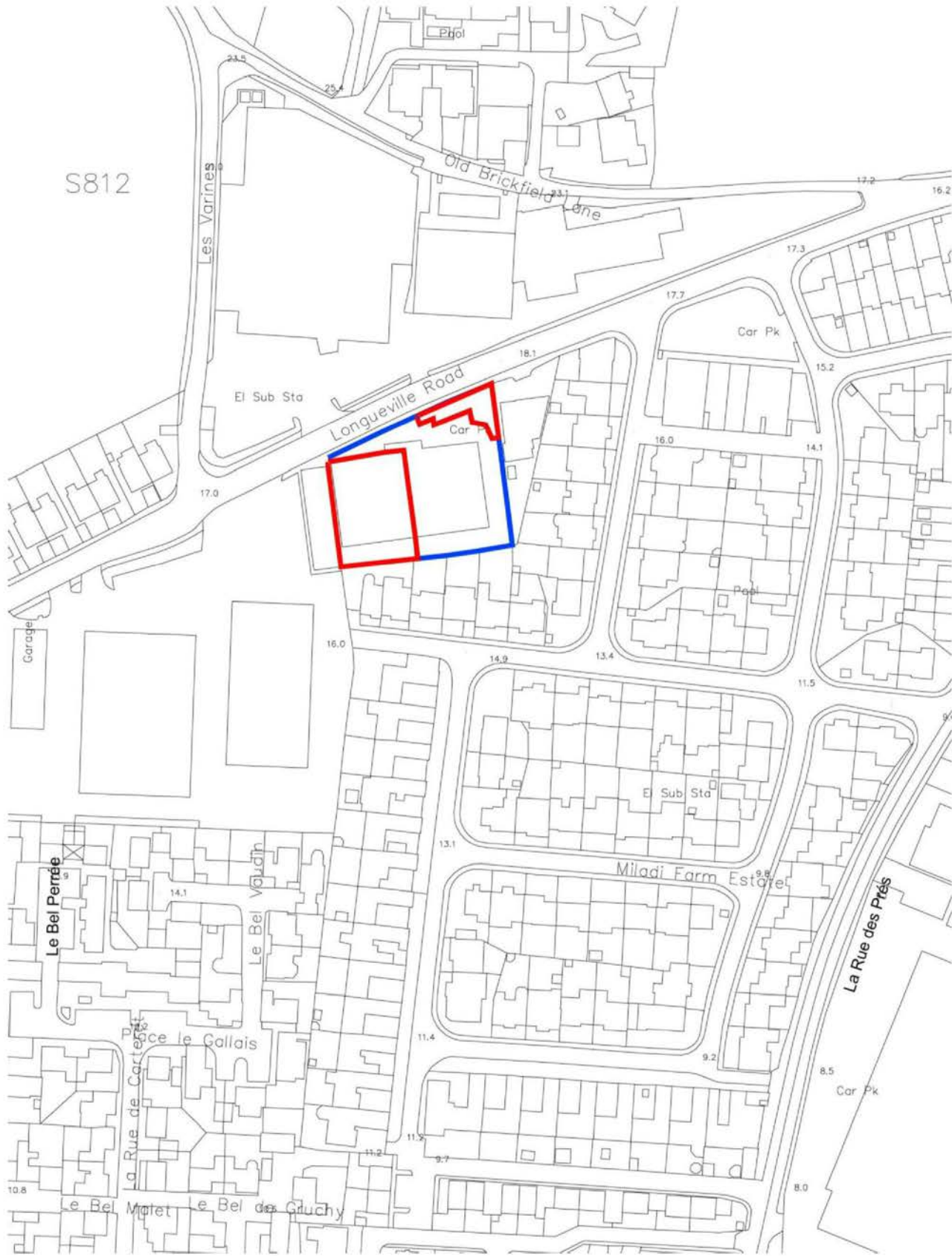
The unit in question is currently vacant but up until recently was used by an Offshore Distribution and Fulfilment Company. Their operations included, frequent container deliveries and dispatches, all of which required forklift loading and unloading at the bottom of the ramp and to the rear of the premises, in addition daily medium goods collections of goods for dispatch to the harbour, airport and post, which again required the use of a forklift. Staff worked shifts and operational hours included early mornings and late evenings and time through the night. This occupant was in place in the unit for 14 days and recently just vacated the premises.

To the south, although set a floor higher, there are three houses with gardens which back on to the site and which are part of the Milladi Farm housing estate. To the north of the site is a large parking area and suitable access is available out to Longueville Road.

The use of the buildings within the AC Gallie site are varied but generally they are commercial and have always been. Further to the North there are more commercial units including a car sales premises and further warehousing.



3.1 Site Location Plan



3.2 Site Photographs

Facility entrance



North Elevation & Proposed Parking Area



South Elevation (proposed staff entrance and staff parking area)

3.3 Site Photographs



Existing Access Ramp looking North



Existing Access Ramp looking South

3.4 Site Photographs



Internal Warehouse Area



View of Existing Office Area

4.0 Physical Transformations

Physical Transformations are a young dynamic team of personal trainers who provide a private and personal service to all of their clients. They offer training sessions (group and 1on1) , nutritional advice and healthy lifestyle coaching.

The main services offered by the company are personal 1 on 1 training sessions which are held during the day and larger group sessions held in the mornings and evenings. These group sessions feature on average about 15 persons with 3 staff members supervising the group in smaller broken down groups to provide a high level of supervision and guidance as opposed to a more traditional large group session with one trainer and a large number of participants.

At present the business operates private training out of the LH Fitness Gym in Journeaux Street in St. Helier with the larger group sessions being held at Granville School. The facility at Journeaux Street is owned by others and the use of the school facilities also has its own restrictions.

Physique Transformations was formed and is run and owned by Tom Frame and Cameron Elliot. Both guys have a passion for improving peoples fitness, confidence and wellbeing and at this stage in the business life they are looking to expand to their own premises so they can further improve the service they provide.

As well as providing a worthwhile service to its customers the business also takes on regular work experience students and works closely with Highlands College in this regard.

The intention behind the move is to provide a facility which can cater for all the services that Physical Transformations can provide. Group sessions can be held at the facility with high quality changing facilities on hand. Then, during the day the facility can hold its 1 on 1 training sessions.

If approved the new Wellness Centre would help to develop and cement a local business which provides a service much in need in Jersey at this time. Healthy living and lifestyle benefits the island in many ways and we would hope the change of use of a building of this nature into a wellness centre would be supported.

The operational statement on the following page sets out the operational times of the facility and illustrate how the business would operate on a day to day basis.

4.1 Operational Statement & Opening Times

VEHICLE AND STAFF MOVEMENTS FOR PHYSIQUE TRANSFORMATIONS WELLNESS CENTRE AT LE GALLIE WAREHOUSE SITE	
Day of the Week	Operations and proposed parking arrangement
Monday	<p>6.45am to 7.30am</p> <p>1 group sessions held at this time. Members attending the classes (max 15 per group) will be able to park at the top at this time. 2 X Staff parking spaces also available to the south</p> <p>7.30am to 6.00pm</p> <p>During this time the facility will focus on one to one training with a max of 3-5 trainers operating throughout the day. Of these trainers only one are expected to park and these will park in the staff spaces provided. 2-3 parking spaces and cycle parking is available to cover the demand</p> <p>6.00pm to 6.45pm</p> <p>1 group sessions held at this time. Members attending the classes (max 15 per group) will be able to park at the top at this time. 2 X Staff parking spaces also available to the south</p>
Tuesday	<p>1 group sessions held at this time. Members attending the classes (max 15 per group) will be able to park at the top at this time. 2 X Staff parking spaces also available to the south</p> <p>During this time the facility will focus on one to one training with a max of 3-5 trainers operating throughout the day. Of these trainers only one are expected to park and these will park in the staff spaces provided. 2-3 parking spaces and cycle parking is available to cover the demand</p>
Wednesday	<p>During this time the facility will focus on one to one training with a max of 3-5 trainers operating throughout the day. Of these trainers only one are expected to park and these will park in the staff spaces provided. 2-3 parking spaces and cycle parking is available to cover the demand</p> <p>During this time the facility will focus on one to one training with a max of 3-5 trainers operating throughout the day. Of these trainers only one are expected to park and these will park in the staff spaces provided. 2-3 parking spaces and cycle parking is available to cover the demand</p>
Thursday	<p>1 group sessions held at this time. Members attending the classes (max 15 per group) will be able to park at the top at this time. 2 X Staff parking spaces also available to the south</p> <p>During this time the facility will focus on one to one training with a max of 3-5 trainers operating throughout the day. Of these trainers only one are expected to park and these will park in the staff spaces provided. 2-3 parking spaces and cycle parking is available to cover the demand</p>
Friday	<p>During this time the facility will focus on one to one training with a max of 3-5 trainers operating throughout the day. Of these trainers only one are expected to park and these will park in the staff spaces provided. 2-3 parking spaces and cycle parking is available to cover the demand</p> <p>SITE CLOSED*</p>
Saturday	<p>SITE CLOSED*</p> <p>2 Back to back group sessions are held between 7.45 and 9.35 with a 20 minute turnaround gap between. Members attending the classes (max 15 per group) will be able to the North of the site. 2 X Staff parking spaces also available. For the remainder of the day 1 to 1 sessions will be offered although these are only held up till 1pm</p>
Sunday	<p>SITE CLOSED</p> <p>SITE CLOSED</p> <p>SITE CLOSED</p>

* When site is referred to as closed this means no group sessions or one on one sessions are proposed, however, if this falls within the requested opening times for the facility it may be subject to use by staff who may train privately at these times.

5.0 Pre Application Advice & Earlier Applications

Pre Application Advice

Prior to submission of this application the clients, directly, sought pre application advice for the scheme enclosed. The response to this is enclosed on the following page. Please note we understand that the departments comments may have been directed to one of the upper ground floor units and not the lower floor forming part of this application but we would argue the development is set within the same building and as such the advice should stand for this application.

This brief letter seems to suggest (subject to further investigation) that the proposed change of use in the area proposed could well be acceptable.

Refused Application No: P/2018/0398

Given the advice above the clients, through ourselves, submitted an application to change the use of the existing building into a wellness centre. Following a more detailed review the application was refused on the following grounds:

1. The proposed use and times of operation of this site as a Wellness Centre would likely generate noise and disturbance which would cause unreasonable harm to adjoining and nearby residential properties, contrary to Policy GD1 of the Adopted Island Plan 2011 (Revised 2014)
2. The proposals would likely intensify the use of the site, and does not indicate adequate access, parking or manouvering space. The proposal is therefore likely to lead to issues of highway safety contrary to Policy GD1of the Adopted Island Plan 2011 (Revised 2014)

Taking into account the points above we have looked, and feel we have, addressed both of these earlier reasons for refusal. The reasons for this being:

1. The entrance and parking to the site is now provided to the north on the roadside far away from any dwellings. This means access in early hours will be via a covered entrance some 36m from the nearest residential buildings. The rear of the site at the south, previously proposed as the entrance, is for staff and deliveries only and a sound lobby is being formed as is set out later in this document. The revised proposals have been discussed with the Environment Department and we understand they are happy with the revised proposals. Further information on how this issue has been addressed is covered later in this document.
2. Whilst it cant be argued that the sites proposed use would not intensify use, at peak times, it should now be noted that some 16 spaces are now available to the unit. 12 of which are in the existing car park area to the north which has been successfully used for many years. Utlising an existing parking area and arrangement that has worked, without issue, should address the concerns raised on this issue. Again, further details on this matter have been included later in this document.

Department of the Environment
Planning and Building Services

South Hill
St Helier, Jersey, JE2 4US
Tel: +44 (0)1534 445508



20/11/2017

Mr Frame
11 Rosemont Cottages
James Road
St. Saviour
JE2 7RR

Application Number [REDACTED]

Dear Mr Frame

Pre Application Advice

Application Address: A C Gallie Ltd, Longueville Road, St. Saviour, JE2 7WF.

Description of Work: Create private wellness centre.

We refer to your request for pre-application advice received 06/11/17.

The building appears to have been constructed as a warehouse, and in 2002 part of it was granted permission to change to a disaster recovery unit, and the same year permission was granted for subdivision of the ground floor into 5 separate units, but these appear to have still be for warehousing.

The building is not part of a trading estate so is not safeguarded by policy for an industrial use. However planning permission would be required for a change of use of the building to form a private wellness centre. Planning applications are judged against relevant policies of the Adopted Island Plan 2011 (Revised 2014) which are all available for view on the website at gov.je. There is no apparent reason at this stage why a formal application for a change of use as you describe could not be supported at officer level.

On a separate matter any signage you propose to erect would also require permission (advertisement consent) which you would have to apply separately for. Details of how to apply for this, and a change of use of the property can be found on our website at www.gov.je.

Please also note the content of the paragraph at the foot of this letter, as it is possible that other matters are brought to our attention by a third party on receipt of a planning application which may not be known to us at this stage.

Yours sincerely

[REDACTED]

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6.0 Parking & Site Access

We are aware following the previous refusal that parking, manoeuvrability and site access was of concern. At the time this was raised by the DFI department and we feel was a significant reason for the first application being refused.

To address this it is now proposed to increase the parking provision during peak hours to 12 spaces to the North in the existing parking area. This will be when the spaces are not used for any other purpose so will make a very good use of the parking area as it will maximise its potential without having to add additional parking spaces etc. Confirmation of this is given in the letter from the owner at the rear of this document.

In addition to the 11 spaces to the North there will be 4-5 spaces to the South. These will be primarily for staff and also for 1 on 1 customers visiting for sessions during the day (between 9-5) where their presence will not cause great disturbance.

Prior to submitting this revised application a study was carried out with the members attending the group sessions to establish how they travel to the sessions and their movements after etc. The findings of this are available on the following pages and they highlight how people access the group sessions and their movements after.

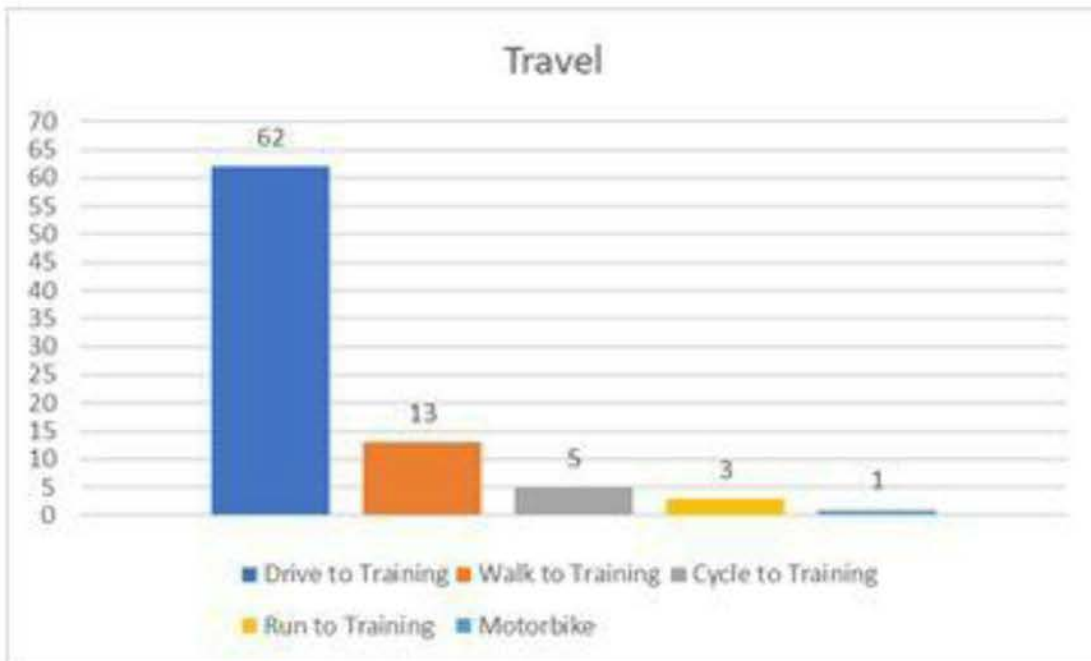
This survey was conducted on Physique Transformations Facebook group which is there main communication medium. The main points to note from this are as follows:

1. Not all patrons drive and as such the parking provisions should not need to be equivalent to the number of people using the facility, especially if bike parking is readily available which it is.
2. Almost all of the patrons go home after training., This is important to note as concerns were made by the DFI department about patrons going straight to work after sessions. This survey clearly shows this is not the case.
3. Almost all patrons leave the facility after group training so there is no likelihood of patrons staying past 7.45am when the parking provision expires.
4. Several clients (as well as half the current staff) cycle and as such suitable cycle provision should be provided.

Following the revisions noted above, additional information provided in the survey and a site meeting with Mr Predergast on site we understand that the DFI department will now support the proposals and have confirmed this via an email which can be provided if required.

We feel the revisions set out above and the proposed access for the facility now address the reasons for the previous refusal. It is also encouraging to now have the support of the DFI department who's comments on these matters usually carry great weight.

How members get to Training



What members do when finished training



7.0 Noise Prevention Issues

We are aware following the previous refusal that there were concerns about the disturbance that could be made to the nearby residents by the change of use proposed. Prior to providing details on how this is to be addressed we would like to highlight the existing use of the building and also how the unit was, up until recently, operated.

Enclosed at the end of this document is a letter from the owner which explains that prior to this application the existing unit was operated by a Distribution and Fulfilment Company. This use meant there were a lot of deliveries to the rear of the site (South) which were frequent and noisy as the letter details.

Also, the tenants parked and used the Southern entrance as the principle entrance meaning large quantities of traffic were regularly using the rear of the building (in contrast to our proposals). This is evidenced on the site photos taken some years ago which show the area to the rear full of cars.

We feel the existing commercial use must be taken into account when evaluating this application but appreciate that any change of use gives the opportunity to improve the quality of living for any nearby residents. To ensure this is the case the following measures have been proposed:

1. The existing vehicular entrance to the south is to be used as a staff entrance only before 9am so there will be no noise from groups of cars and clients chatting etc as was raised as a concern previously. All of the group session members will access the building through the Northern entrance and park to the north keeping them far away from the houses to the east and south.
2. The existing large roller shutter entrance offers little in the way of sound protection at present. To improve the facilities sound performance we are proposing to form a lobby area inside this. This lobby will be constructed in accordance with the detail on the following page which is a robust detail used between new houses to resist sound transfer. Combining this with the new lobby, and taking into account there are only two high level windows to the south, will ensure any noise in the unit is substantially reduced.
3. Physique Transformations group sessions are broken into small groups of approximately 5 persons per trainer and as a result there is no need for loud audio communication devices. The only audio used presently and in the future will be the equivalent to a Sonos play which will be located to the North of the building. A representative of Physique Transformations has met on site with Mr Bowditch of the Environment Department and demonstrated the sound system in situ and we understand the noise emissions were minimal if at all even without the proposed sound lobby.
4. We appreciate that weights and other gym equipment can possibly cause noise when dropped etc. To combat this we can confirm that Physique Transformations use plastic weights and that the gym floor will be fitted with an absorbent matting throughout the weights area to combat this potential source of noise.

Following a site meeting between a representative of Physique Transformations and Robert Bowditch of the Environment Department we understand that they are happy with the new proposals which include the new Northern site entrance and the proposals set out above. Given their support we feel that concerns about the potential disturbance to neighbours has been addressed.

The detail shown below is to be adopted in the proposed sound lobby set out on MAC Architectural Services Drawing No. 641-005. This detail is a robust detail used in modern residential situations to separate dwellings and provides a high resistance to impact and airborne sound.

36

**E-WS-2 Steel frame
GypWall QUIET IWL
(Non-loadbearing)**

PSR A216007



RD



Min. 90 mins BS

Maximum height
3900mm at
600mm centres
using Gyframe
60 I 70 'I' Studs



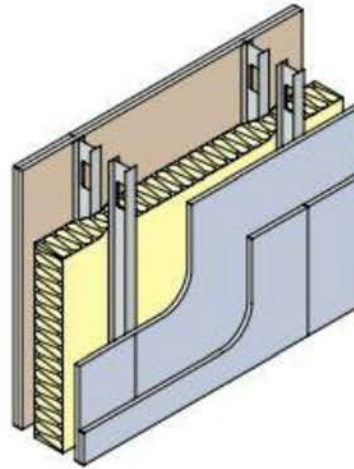
Overall construction nominal
width 250mm

Minimum cavity width 190mm

Gyframe 'I' Studs minimum 60mm
depth (no bracing between leaves)

100mm Isover Acoustic Partition Roll
(APR 1200) positioned between
the frames

Board options: Double layer of 15mm
Gyproc SoundBloc each side (for 90
minutes BS and EN fire resistance)
or Overboarded with one layer of
12.5mm Gyproc FireLine each side (for
120 minutes BS and EN fire resistance)



Robust Detail
England and Wales

NB The fire resistance and sound insulation performance are for imperforate partitions, walls and ceilings incorporating boards with all joints taped and filled, or skimmed according to British Gypsum's recommendations. The quoted performances are achieved only if British Gypsum components are used, and the company's fixing recommendations are strictly observed. Any variation in the specifications should be checked with Robust Details Limited.

Refer to Flanking details pages 151 - 161

mac

8.0 Owners Letter



BKB Properties

[REDACTED]
Mac Architectural Services Ltd
Second Floor
22 Hill Street
St. Helier
Jersey
JE2 4UA

Wednesday, 11 July 2018
(Subject to Contract)

[REDACTED]
Re: AC Gallie Warehouse, Longueville Road St. Saviour
Physique Transformations Limited

As requested, we can confirm that our previous tenant that occupied the premises for fourteen years, was an Offshore Distribution and Fulfilment Company.

Their operations included, frequent container deliveries and dispatches, all of which required forklift loading and unloading at the bottom of the ramp and to the rear of the premises, in addition daily medium goods collections of goods for dispatch to the harbour, airport and post, which again required the use of a forklift.

Staff worked shifts and operational hours included early mornings and late evenings and time through the night. Staff parked at the rear of the premises.

With regard to the parking provision for Physique Transformations Limited, we confirm that 12 spaces will be available for use at the front of the premises on the forecourt, but must be vacated between the hours of 07:45 and 17:30

Please do not hesitate to contact us should you require anything else

Kind Regards,

[REDACTED]
Steven Traynor

Contact

[REDACTED]



mac