

Our ref: MB1050

Matthew Brewer

Glasgow City Council
Planning & Building Standards
231 George Street
Glasgow
G1 1RX

12 April 2021

Via e.Planning.Scot

Dear Gerry Mimmagh

31 BIGGAR STREET, GLASGOW
FULL PLANNING APPLICATION: CHANGE OF USE TO GYM (CLASS 11)

Planning permission was approved in November 2020 for *'the use of retail unit (Class 1) as a gym (Use Class 11)'*, application reference 20/00247/FUL.

The consent approved the use of the unit as a Gym (Use Class 11) and insertion of a mezzanine of 419 sq metres GIA. Together with the existing ground floor area (746 square metres), the total floor area approved for gym use was 1,165 sq metres.

The Gym Ltd are now proposing to take forward the fit out and occupation of the unit to bring it back into active use, however following a review of the detailed layout of the premises they have identified a need to increase the floorarea of the mezzanine to improve the operational layout of the premises. The mezzanine is to be increased to 549 sq metres, providing an additional 130 sq metres of accommodation within the premises. The total floorspace would be increased from 1,165 sq metres to 1,295 sq metres.

In addition, amendments are proposed to the front and rear elevations of the unit to facilitate the use and improve the operation and appearance of the building. To the front elevation new entrance doors are to replace the current doors in the existing openings. A new fire exit is also proposed to meet fire regulations. Minor amendments are proposed to facilitate level access and provide appropriate security. To the rear elevation new ventilation louvres are proposed to serve the heater plantroom and provide fresh air intake and extract. The rear fire exit is to be increased in width slightly to meet fire regulations.

This application for the revised mezzanine floorspace and external alterations comprises the following documents:

- Application Form;
- Planning Statement;
- Site Location Plan;
- Demise Plan;
- Floor Plans;
- Existing and Proposed Elevations.

The application fee has been paid online.

We trust the above is in order, however, should you have any queries or require further information please contact Matt Brewer on the above details. We look forward to receiving confirmation of receipt and validation of this planning application.

Yours sincerely

Matthew Brewer
URBANSPACE Planning Ltd

Enc.