

**DESIGN AND ACCESS STATEMENT**

FOR

**PROPOSED CHANGE OF USE FROM E(g) OFFICES TO E(d) GYM**

AT

**Unit 16**

**SIMONSTONE BUSINESS PARK**

**BLACKBURN ROAD**

**BAUBLOCK**

**SIMONSTONE**

**BB12 7FS**

**OCTOBER 2024**

1. **General**

This statement has been prepared to accompany an application for full planning permission to Ribble Valley Borough Council for the change of use of Unit 16 at Simonstone Business Park from E(g) offices to E(d) gym.

The statement should be read in conjunction with the following drawings by Campbell Driver Partnership:

- 24.174.00-1001-P01 OS plan
- 24.174.00-1002-P02 proposed site plan

2. **Site Location**

The site is located off Blackburn Road, Simonstone. Drawing 24.174.00-1001-P01 indicates the application site highlighted in red.

3. **Use**

The site currently comprises of 4no. E(g) units as approved under application 3/2020/0990. Condition 4 attached to the approved planning application restricts other use purpose within Use Class E. The proposal intends to change the Use Class from E(g) offices to E(d) – gym. The proposal also intends to change the opening hours to 24hrs Monday – Sunday inclusive.

4. **Amount**

The proposed change of use will not affect the existing footprint of the unit.

5. **Appearance**

The appearance of the unit will be retained.

6. **Scale**

The scale will be as existing.

7. **Access**

The existing vehicle access from Blackburn Road will be retained.

There are currently 4no. parking spaces provided within the approved application and no additional parking will be proposed as part of this application. The change of use to E(d) will require an additional 4no. parking. However, with the 24 hours opening hours, there will be no parking limitations given that the customers go at staggered hours throughout the day. Therefore, the proposal should be exempt from providing any additional parking.