

Ref: AS7569.170622.L1

22 June 2017

Mr M Brewer
140 London Wall
London
EC2Y 5DN

Dear Matt

AS7569 THE GYM GROUP- BLOOMSBURRY

The Gym Group has recently taken over the Fitness First gym premises on Coram Street, London WC1N 1HB and wishes to open the 24 hours, seven days a week.

With the location of the gym in the basement of the Old Heating Station, 24 hours use is not expected to disturb Coram Street residents or guests staying at the nearby hotel. A number of design and operational considerations have been taken to best ensure this throughout the opening hours.

The premises are completely underground, with the only adjacent structures hotel being below ground.

The layout of the gym facilities is intended to assist the control of noise and vibration transmission to the neighbouring hotel and the street. Active gym areas, including free weights, are placed in the lower level. In addition, the free weights area flooring is formed of several layers of matting in order to absorb shock energy from dropping weights. Occasional coached classes may take place within the functional area, although during daytime hours only. Changing rooms and functional areas are placed in the upper level, these areas usually generating lower levels of noise.

The existing ventilation and air conditioning plant will be retained, with no additional plant being required. Items serving the WC/changing rooms and offices will not run during night-time periods.

It is also noted, for context, that there are a number of existing noise-generating uses, such as a pub outdoor seating area, on Coram Street close to the gym.

We trust that this is sufficient for your requirements.

Yours sincerely
for CLARKE SAUNDERS ASSOCIATES

Laura Eugenia Mazzeo

Laura Mazzeo

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