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Windscale Club, Gosforth Road, Seascale

Ref: 4/22/2475/0F1

The existing building was called the games room and hosted a large table tennis table and full size snooker table for use by the community. There was also a large space which has been used by various community groups eg knitting, bingo and children's parties. Also prior to Shackles off starting in 2008, Mobex used to use it to deliver youth work. It worked well and this is one of the reasons the site was chosen.

The Air Source Heat pumps have been shown on the rear for security provisions and positioned adjacent the existing boiler house for the club. The current position allows for internal workings to be provided directly above in the roof void, and the nearest domestic property is 27 meters away, have we got an option to put this back to environmental health department for their consideration, and if necessary look at sound reduction mitigation ? As moving these units to the elevation facing the carpark can be explored, however we will need to consult with manufacturer as to how we get the service pipes from this location to the proposed loft space above the kitchen and toilets, as the main function room roof is proposed to be vaulted.

We will address the comments from united utilities shortly as it would be preferred to deal with at this stage rather than coming back to address a condition at a later stage. In the bigger picture the increase in floor area from what's on site now to the new building is 19.57m². We will provide the levels of what's there now and proposed and try to liaise with united utilities directly to see if there is any sort of flexibility. As without digging the existing car park up we can't physically get a soakaway 5 meters away from the buildings for compliance.

Solar panels we will contact the client to see if they are any further on with quotes on this area and exact product details. For planning purposes the proposed solar panels will be inset panels flush with the roof tiles and not sticking up above finished roof level like commonly seen retro fit panels, on the basis there is no sense installing the tiles then the panels on top on a new build.

Yours faithfully

G D Taylor

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