



Building 41 Development Planning Statement

The planned refurbishment of Building 41, located on Langstone Technology Park, will see a long term vacant building turned into a fully operational gym facility. The building has not been in use since 2007 when used for low grade storage and is currently in a poor unusable condition.

There is a gym located upon the site currently, however from July 2015 this will be relocated due to a tenant security concern. The demand for a gym, not only for occupants of the site, but the local community still remains high and with a newly refurbished facility, the 500 current users will have a far superior facility to train within.

Foul Sewage and Utilities Assessment

The facility currently has a foul sewage pipe to both the east and west of the building, highlighted in Appendix 1 with red lines. Specialists have reviewed and tested the foul sewage pipes and both are sufficient to withstand an amount of foul sewage far superior than that will be created by the new use, both in size and condition. The building will be powered using the existing substation at Building 42. This will be supplied by the current Langstone Technology Park feed, and not part of the public network. The existing water supply has been checked by a competent individual and is sufficient. Currently the water supply enters the building in the south east corner (shown in blue in Appendix 1. Once more this will be supplied from the current Langstone Technology Park feed, and not part of the public network.

Land Contamination Assessment

An external contractor has visited site to check the contamination of land for which a full report can be found in Appendix 3. The report issued by Envirochem shows that the site is free from contamination.

Landscaping Statement

In order to have the most functional and accessible development the external landscaping will be created in line with Appendix 4. This will provide a level grass verge in front of the entrance to the facility, with a concrete path to enter the building. The original metal fencing in the area will be

replaced with a similar fence in both material, and size. No trees or vegetation will be removed as part of the works.

Lighting Assessment

A lighting assessment has been conducted by a competent individual, for which the results can be found in Appendix 5. From reviewing this plan, the lighting in the area that users of the facility will be within is safe, sufficient and acceptable.

Parking Provisions

Langstone Technology Park has a large car park with over 1500 car parking spaces, which can be identified in Appendix 7. for which attendees of the gym facility will be able to use. In reality a large proportion of visitors to the gym will park within close proximity to the building, therefore an allocation of 29 car parking spaces, with 2 additional disabled car parking spaces have been allocated. This has been demonstrated in Appendix 6 with a red line. Parking will be for customer use only and will be monitored by our onsite parking management and security teams.

Sustainability

Although the footprint for the facility does not require the building to be completed to a BREEAM standard, the building will be constructed to a good standard using professional trades and consultancy.

Additional Documents

Appendix 7 - Site Map

Appendix 8 – Existing Layout

Appendix 9 – Existing Elevations

Appendix 10 - New Elevations

Appendix 11 – Proposed Layout

