

Design Access Statement

In Respect of change of use application at:-

34H Aston Road,
Waterlooville,
Hampshire PO7 7XQ



Prepared by:-

Ian Power MRICS
Cyan Power Limited

Date of Application 6th February 2014

I certify that I consider these comments to be fair and reasonable having regard to my direct involvement with the property and from the information supplied by the applicant, EJCL Limited

Signed 

Ian Power MRICS
For and on behalf of Cyan Power Limited

34H Aston Road, Waterlooville - Design Access Statement

Planning permission is now sought for exchange of use from storage use, class B8 to a gymnasium within class D2 of the Town and County Planning, Use Classes Order 2010.

The premises comprise of ground floor building constructed in the early 1960s. It is located behind other industrial units and adjacent to a communal car parking facility. Access is therefore difficult with a large commercial vehicles.

The main eaves height within the unit is 3.2m, increasing to 4.6m at the highest point. This is also restrictive for commercial use.

The building was occupied by Flowseal Limited for the storage and distribution of industrial seals and washers since 2003. The premises were too big for the company by 2008, at which time they were offered to market, but no occupier came forward. After a 12 month marketing period the premises were withdrawn from the market, with the occupier deciding to trade until the lease end of July 2013.

The premises were re-offered to market in February 2013. Terms have now been agreed for a gymnasium use in February 2014.

The gymnasium use will be a specialist format known as Crossfit. This is a specialist form of gym concentrating on exercises involving free weights, gymnastics and cardiovascular activities. The majority of exercises are completed in classes of up to 12 people. The exercise is high intensity and will not have broad appeal to the general public. It is a niche / specialist offering where membership is likely to be limited but regular in use. It is anticipated that membership levels may be approximately 120.

The facility is likely to have opening hours of 7.00am to 8.00pm trading 6 days a week. The facility will not open on Sunday.

There will be one full time member of staff and four part time members.

Car parking will be provided for up to nine vehicles. These spaces will be mainly provided to the front and rear of the property in accordance with the attached plan. There is a semi-derelict covered store running to the rear of the building that will be demolished making car parking spaces available. There will be some use of the communal car parking facility adjacent to the building, although most of this use will be early morning, early evening, and Saturday use; when the spaces are not required by local businesses.

On site provision will be made for cycle storage.

Cyan Power Limited agents for EJCL Limited
6th February 2014

