

Our Ref: JC/ljb/JNY10548



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Urban Space Planning

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SENT BY EMAIL ONLY

Dear Matthew,

Proposed Gym Use Floor Area Increase – Transport Review

RPS Consulting Services UK Limited has been commissioned by The Gym Ltd to provide Transport Planning Services in relation to the recently approved change of use from a retail unit (Land Use Class 1), into a 24-hour operating gym unit (Land Use Class 11). The proposed site is located at The Forge Retail Park, Biggar Street, Parkhead, East Glasgow, G31 4BH.

The above Change of Use was consented on the 11 November 2020 (Planning Reference: 20/00247/FUL). The current permission allows for 1,165m² of GIA. The Gym Group would like to increase the floor area to improve the operational layout of the proposed gym and are proposing an increase of 130m² with a total GIA of 1,295m².

This letter sets out the key transport considerations, as previously assessed with the RPS Transport Statement (TS) dated September 2020, and assesses what new impact, if any, arises from the additional 130m² of new floorspace (11% increase). A proposed block plan layout for the proposed Ground and Mezzanine floors is enclosed with this letter.

Existing Highways Conditions

The existing transport and highway conditions have been reviewed and confirm that the existing highway and transport conditions are as set out within the previous TS. There have been no changes to the local highway or public transport networks.

In addition, vehicle access will remain as per as per the existing arrangements from the four-arm roundabout with Biggar Street (A89) and Gallowgate. Pedestrian and cycle access to the site will be via the existing arrangements from Biggar Street (A89) to the south of the site and Millerstone Street (B763) to the west.

Details of Parking

As per the previously consented scheme the site will be serviced by a shared 700 parking space car park. It is not expected that the proposed 130m² increase to the floor area of the proposed gym units will generate any adverse parking impacts and any additional new vehicles will be accommodated within the existing parking areas.

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Transport



Trip Generation

The proposed 130m² increase in floor area will result in a small but negligible increase in vehicle trips during the AM and PM peak hours and across the day. The floor area is proposed to increase by 11% which will equate to the following increase in vehicle trips:

- AM Peak Hour (08:00 – 09:00) - + 2 vehicles
- PM Peak Hour (17:00 – 18:00) - + 4 vehicles
- Daily (07:00 – 19:00) - + 30 vehicles

Overall Additional Net Impact

Whilst the small increase in additional floor area will generate an increased number of vehicle trips these additional vehicles trips are considered to be low with only 2 additional vehicle in the AM peak hour and 4 vehicles within the PM peak hour. It is considered that the additional vehicle trips will not adversely impact the operation of the local highway network nor the operation of the Forge Retail Park vehicle access.

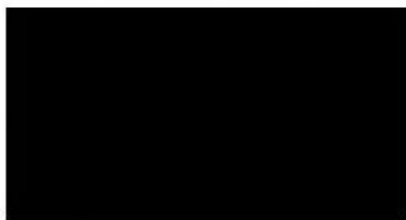
There is a total of 700 car parking spaces which will be shared with other retail units within The Forge Retail Park. This number of parking spaces is deemed to be sufficient to cater for the proposed vehicle trips associated with the gym use. There is also a four-hour parking limit within the car park to deter long-stay parking.

Summary

It is anticipated that the additional vehicles can be accommodated within the 700 shared car parking spaces and at the existing site access. Therefore, the proposed change of use would have no material impact on the surrounding highway network and no junction assessment is considered necessary.

Overall, the site is within an area that is accessible by modes other than the private car. The results of the analysis demonstrate that the small increase in floor area would provide negligible impacts, and it is therefore considered that the site conforms to both national and local planning policies in terms of transportation

Yours sincerely
for RPS Consulting Services Limited

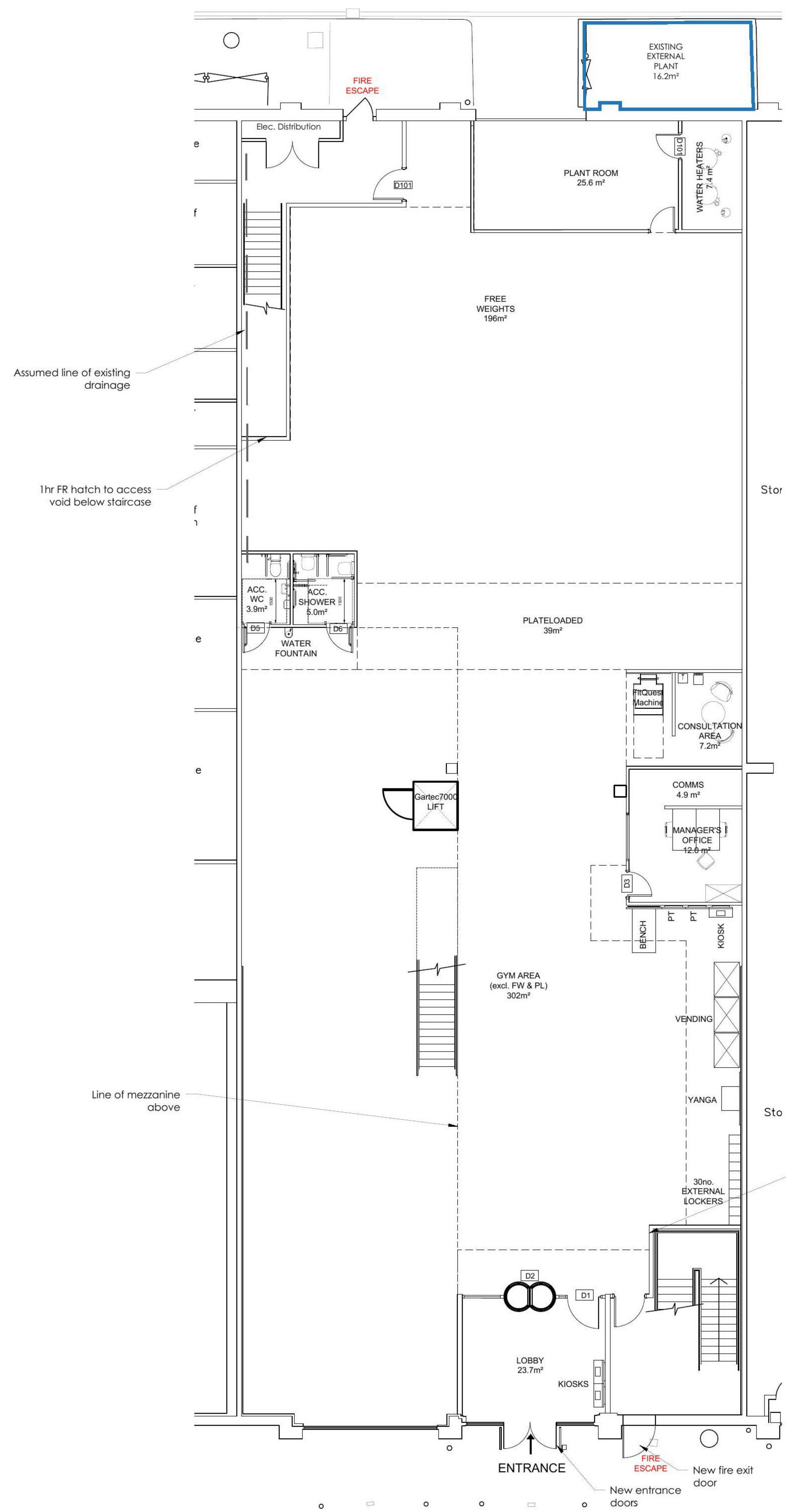


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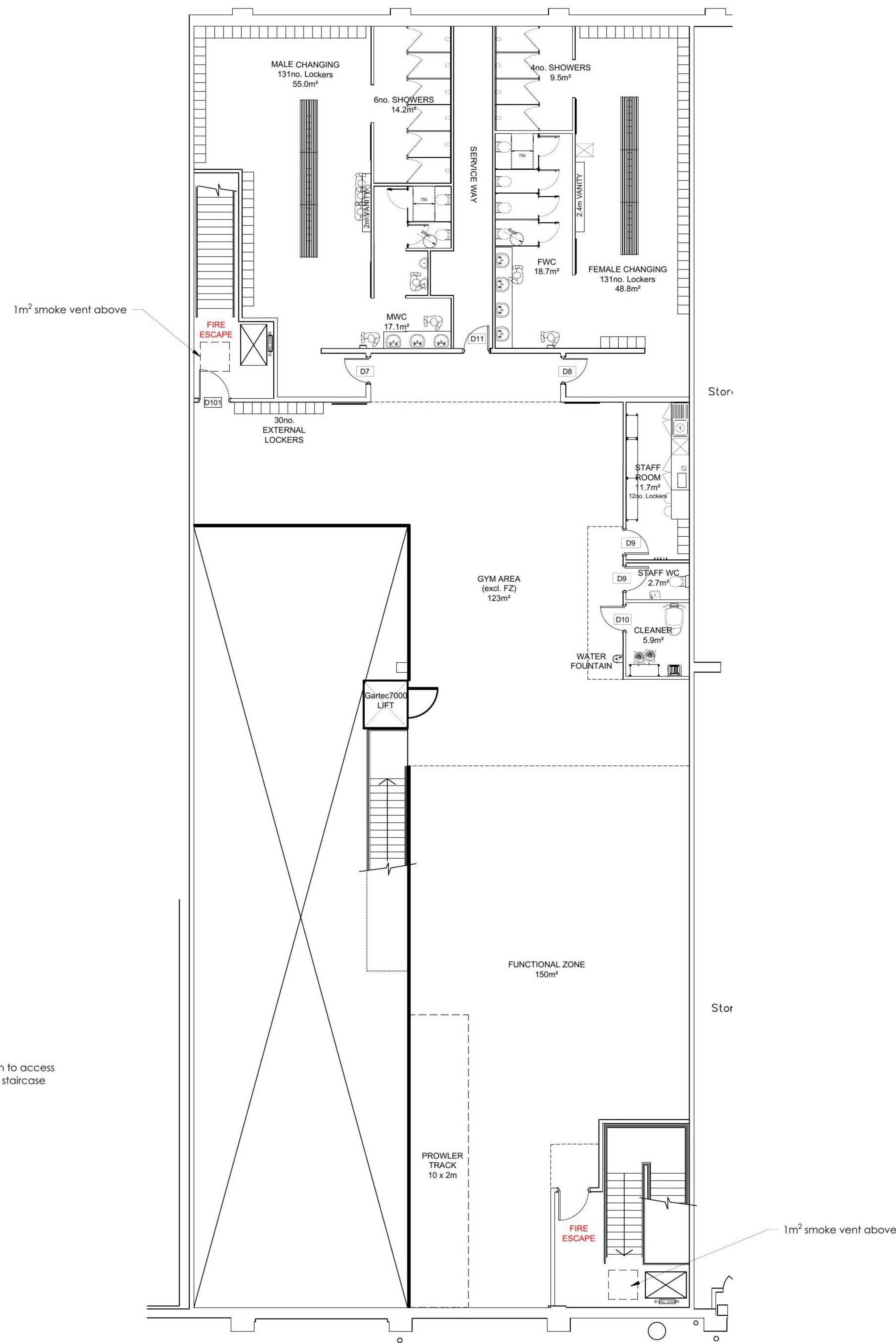
Enc. Proposed New Block Plan

Schedule of Accommodation

	SQM	SQFT
GROUND FLOOR		
Net Gym Floor Space :	537	5,778
GIA :	746	8,030
MEZZANINE FLOOR		
Net Gym Floor Space :	273	2,937
GIA :	549	5,907
TOTAL GIA :	1,295	13,934



Ground Floor - Block Plan Layout
Scale 1:100



Mezzanine Floor - Block Plan Layout
Scale 1:100

REV	DATE	BY	Description	Chkd
3	15.04.2021	GDS	Plant room relocated.	GDS
2	19.03.2021	GDS	Mezzanine size slightly increased. Acc wc/shower slightly moved.	GDS
1	09.03.2021	GDS	Accommodation stair added. Mezzanine shape amended and layout adjusted to suit.	GDS


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 Project:

Glasgow Forge Retail Park
 Proposed Gym Fit Out
 Drawing Title:
Block Plan Layout GF & MF
 Option 3

Date:	Mar 21	Scale:	1:100	Drawn By:	GDS
Revision:	P3	Media:	A1	Checked By:	CMG

Drawing Status: **PRELIMINARY**

Drawing No. **7488 MEIN-00-XX-DR-A-SL 42-102**

Project No. Originator Volume Level Type Role Drawing No.

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