

SERVICE MANAGEMENT PLAN

FITNESS FIRST, THE OLD HEATING STATION, CORAM STREET, LONDON, WC1N 1HB

1. Fitness First, The Old Heating Station, Coram Street, occupies the basement of a former heating station that runs parallel with Coram Street and a private service road to the Bloomsbury Hotel, which runs between Marchmont Street and Woburn Place. It has a small entrance lobby at street level at the junction of Coram Street with Marchmont Street. This incorporates a staircase and lift to the health and fitness club at mezzanine and basement level.
2. The club has its reception at basement level together with 3 separate gym rooms, an aerobics room, staff offices and plant rooms. At mezzanine level it has changing rooms a further gym and a small beauty area. It has a machine that dispenses bottled water and a self-service area offering members tea and coffee.
3. The main deliveries to and collection from the Fitness First club comprise:
 - * Towels delivery and collection;
 - * Rubbish collection.
4. The towel provider (Bates of London) provides a daily delivery and collection service via lorry. This takes place around 0800 each morning.
5. The waste collection company (Biffa) pick up rubbish when required and as part of its general collection waste lorry service for the surrounding area. Collection times vary between 0800 and 2000 hours.
6. Deliveries for the water bottle dispenser machine and tea and coffee supplies are on a 'as and when' basis, depending on need and occur on an infrequent basis, usually during the working day.
7. Being in the basement of The Old Heating Station and effectively an island site Fitness First have no off street parking/ servicing provision and all deliveries and collections have to be undertaken on street.
8. Parking restrictions (double yellow lines) and resident parking and loading restrictions (0830-1830 Mondays to Fridays and 0830-1.30 pm Saturdays) are in place along Marchmont Street and Coram Street, with Marchmont Street having spaces for Car Club permit holders. Loading only bays are available in Marchmont Street to the north of the junction of Coram Street with Marchmont Street and in Coram Street, immediately opposite the ground floor entrance to the Fitness First club.
9. It is anticipated that there will be no changes to the current servicing and delivery arrangements and times as a result of the proposed increase in opening hours. A survey of Fitness First's health and fitness club in Carnaby Street, which is open 24 hours a day, shows that between 2400 and 0500 there are on average only 2-5 members per hour using it. This modest increase in usage would not impact on or result in changes to existing servicing arrangements.