



INDICATIVE CGI OF TWO PROPOSED BUSINESS UNITS

A STRONG HERITAGE

While the site does not feature any statutory designated heritage assets, the site is appreciated locally and the project team has a keen sense of the history at Langstone Park.

Once part of the second IBM plant opened in the UK, throughout the 1960s, 1970s, and 1980s, the site was used for the assembly of computers for the European, Middle Eastern and Africa markets.

However, in the years after IBM vacated the site new businesses sought to make use of the space, and significant adaptations were made, with few parts of the original complex remaining unaltered. Vacancy issues have also arisen, as many of the buildings now reach the end of their serviceable lives.

The project team are **keen to recognise the historic function of Langstone Park** as the anchor of business and industrial output on the Solent Coast. In the spirit of IBM's original development, we aim to **bring the best of high-tech manufacturing and innovation to the Park through a new generation of business units on site.**



INDICATIVE CGI

THE VISION FOR THE FUTURE

Langstone Park has been identified as a key location for modernisation and intensification of new industry and new technologies, particularly in the fields of digital, transport and communications.

To maximise the attractiveness of the site, the plans:

- take account of recent trends in the office and industrial market, including the shift towards hybrid working
- recognise the need for maximum flexibility in the use of employment floor space for the clean tech, R&D and industrial sectors
- aim to set new benchmarks of sustainable development in the borough
- promote high levels of wellbeing within the workplace, providing both internal and external amenity space for employees on site

The first step towards delivering the renewal of the Park has already been taken, through the recently approved planning application to develop new industrial and business units in the south-western corner of the site (Ref: APP/21/00405). The wider masterplan builds on this initial permission and seeks to enable the comprehensive redevelopment of the wider site to deliver a range of environmental, social and economic benefits.

In the interim, ongoing investments have been made on the Park, with a new gym, refurbished café and break out areas, together new park branding, landscaping and signage, plus investment in replacement lighting to reduce energy use across the Park and to protect the amenity of neighbouring residents.