

SPORT & LEISURE PARK WINCHESTER



The Existing Site - What currently happens around the site?

A series of in-depth studies have been, and are being, undertaken for the site, including ecology surveys, transport assessments, flood risk assessments and tree surveys. Below is a high level summary of some of the findings known at this early stage of the project. The information gathered at this stage will form the basis of the design concept for the masterplan.

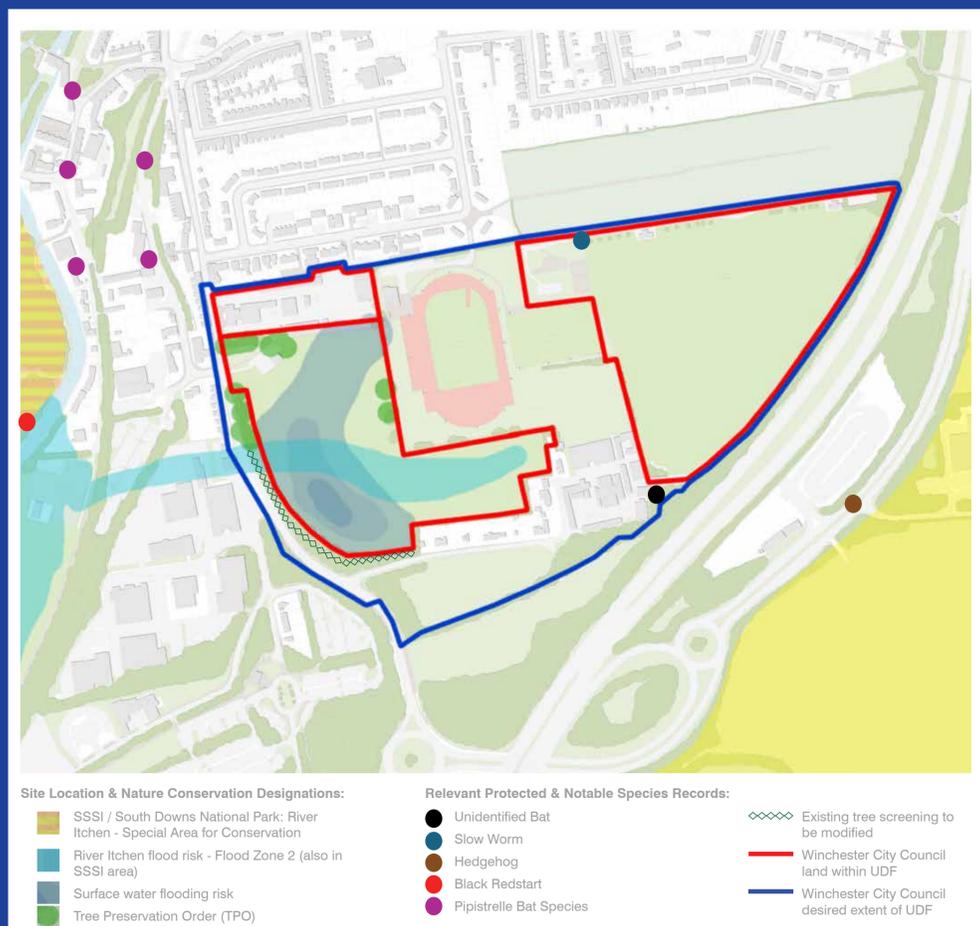
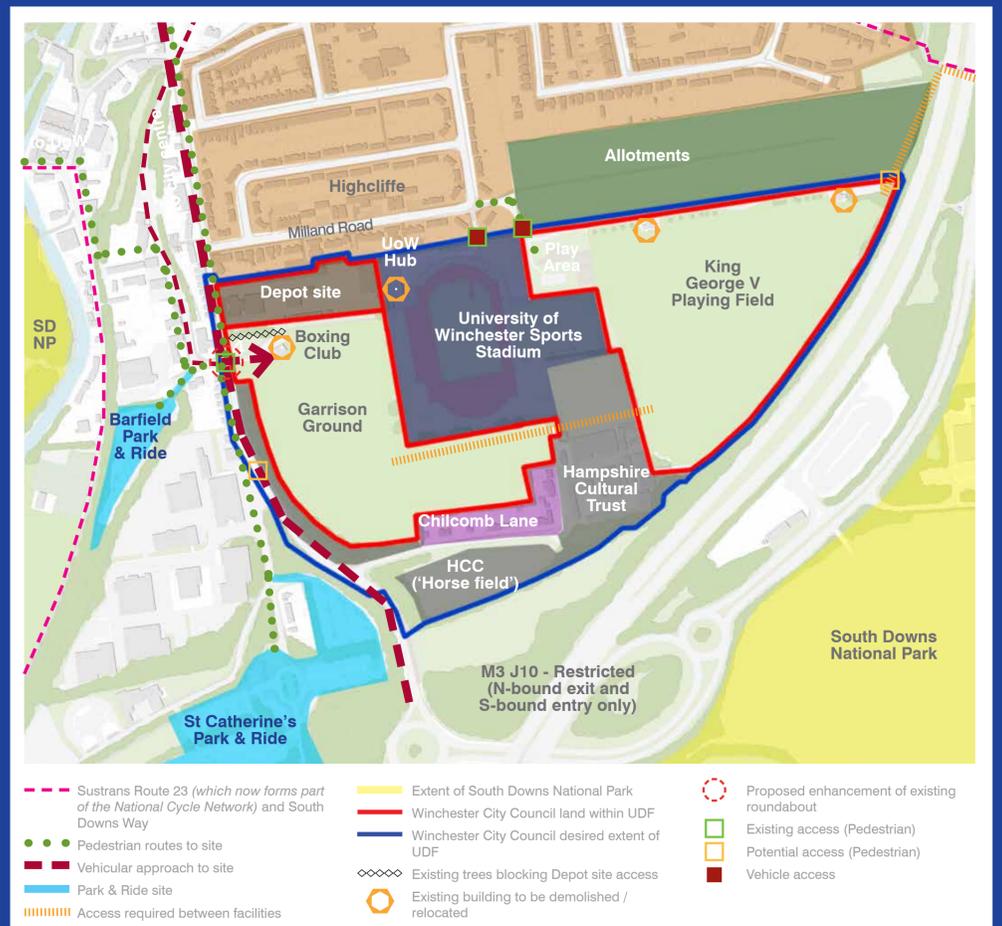
How the area is currently used...

The Bar End area of Winchester is a gateway to the south-east of the city. It is primarily a place of light industry and leisure, but also contains two of the city's three park and ride sites.

The residential areas of Highcliffe and St Giles are located to the north of Bar End. The Winchester recycling centre is found in Bar End, as is the local bus depot.

The existing sports fields account for a large area of Bar End, with leisure having a long history in this part of the city.

Bar End Road is a Roman Road, and following the construction of the M3 it now provides a south-eastern gateway to the city. The area is bounded to the west by a disused railway line and the River Itchen.



Environmental influences...

There are several environmental influences on the location and design of the leisure centre. There are a number of trees that have a Tree Preservation Order (TPO) attached to them, these are primarily concentrated along the Bar End Road and the depot site boundaries.

Due to the proximity of the River Itchen, the site is within Flood Zone 2, meaning it is at some limited risk of flooding. Surface water is also a factor to be considered, with the southern end of the Garrison Ground being the key risk area.

Ecological surveys have already been conducted, with some habitats/species identified. More detailed surveys will be required.