

The future of the Leisure Centre - Option 1

Refurbishment of Existing Centre

SPORT & LEISURE

Advantages

- Retain city centre catchment area of leisure centre users
- Same sports facilities would still be on offer once refurbishment was complete

Disadvantages

- Limited capability to enhance the size and range of current facilities
- Closure of some facilities for up to 2 years during building works
- Impact on users & sports clubs as they will need to relocate during closures
- Limited growth of sports participation as cannot meet the demands of the growing population
- Ultimately new facilities will be required in the next 10 years



Aerial View of River Park Leisure Centre

Footprint of Existing leisure centre
= 4530 m sq

TRANSPORT

Advantages

- No need for additional parking as sufficient provision at River Park (184 spaces) and St Peter's (165 spaces)
- Negligible change on local traffic as leisure centre facilities operating at full capacity

Disadvantages

- Limited capability to improve existing access arrangements

LAND ISSUES

Advantages

- No impact on the surrounding land of North Walls Recreational Ground

Disadvantages

- Remains located on the flood plain

FINANCE

This option has lower costs in the short term – approximately £7 million for repairs & modest improvements. However, a new centre will still be needed in 10-15 years, as River Park exceeds its life expectancy there will be increasingly deteriorating facilities. There would also be loss of income during refurbishment



Map of where existing Members of River Park live

The future of the Leisure Centre - Option 2

New Build North of Existing Centre

SPORT & LEISURE

Advantages

- Can provide larger, wider ranging and more appropriate facilities to meet future needs
- Would increase capacity for higher levels of participation in sport and physical activity
- City centre catchment area – resident population and office based workers
- River Park Leisure Centre would be able to continue operating whilst new build takes place

Disadvantages

- The Tennis Club and other sports groups who use the all-weather pitch would need to be relocated until new facilities were built

TRANSPORT

Advantages

- Very convenient access for cyclists and walkers (approximately 27% of access is by a sustainable mode of travel)
- Easy accessibility from Barton Farm is likely to generate new members if the sites are well connected
- Could provide a second access to / or from Park Avenue to reduce impact of current access arrangements

Disadvantages

- Improved road access may be required
- More parking provision may be required

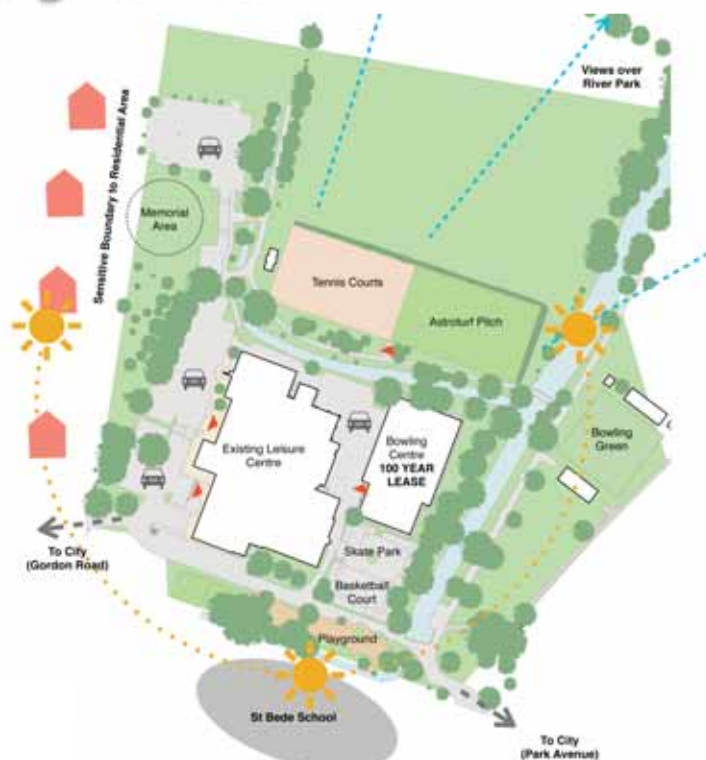
LAND ISSUES

Advantages

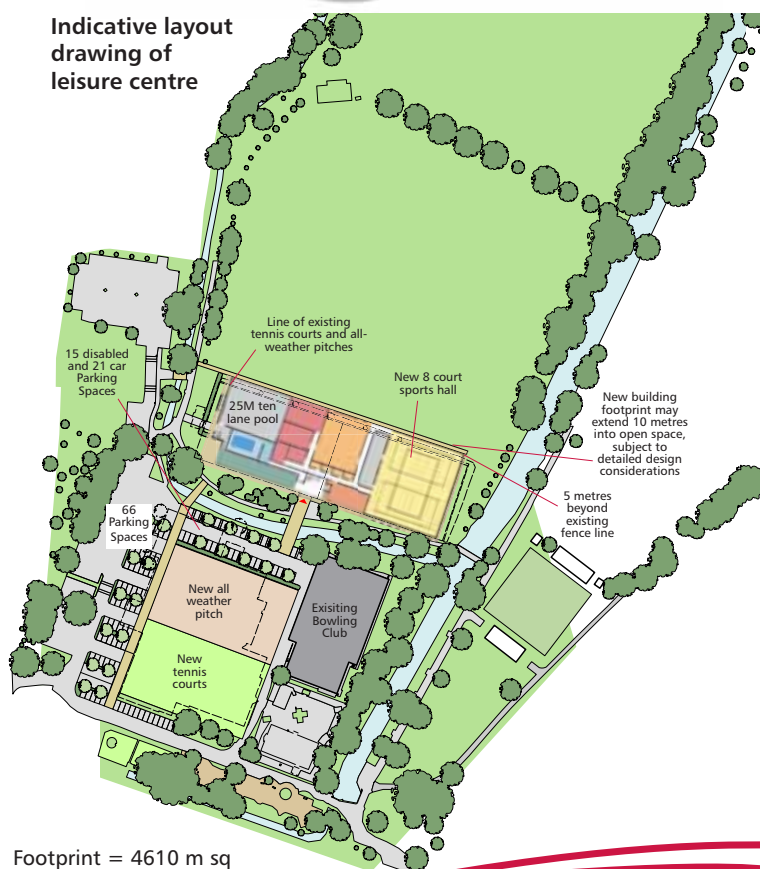
- The City Council own the land
- Reutilise site of existing leisure centre for open space / parking / outdoor facilities
- Outside the flood risk zone
- Opportunity to improve existing river banks
- Proposed site does not cross into any designated heritage land

Disadvantages

- Loss of some recreational open space, exact amount to be determined
- Impact on views - particularly for Hyde Abbey and local residents
- Mitigation would be needed to preserve the River Itchen and surrounding streams, and protect potential species on the site such as the otter, water vole, and bird or bat habitats
- Site has archaeological potential such as palaeoenvironmental deposits or medieval features associated with Hyde Abbey



Indicative layout drawing of leisure centre



Footprint = 4610 m sq

The future of the Leisure Centre - Option 3

Rebuild Partly on Existing Footprint

SPORT & LEISURE

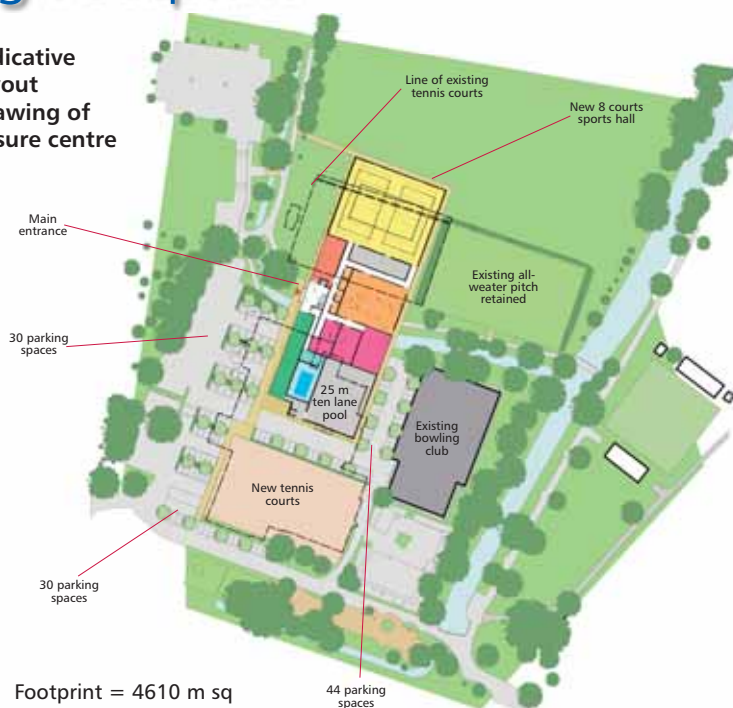
Advantages

- Potential to provide larger and wider ranging facilities to meet future needs
- Phased development could allow some facilities to remain open periodically for users
- Retains leisure centre in city centre catchment area
- The Bowling Club and all-weather pitch would remain undisturbed

Disadvantages

- Disruption to facilities for the duration of the development (3-4 years)
- Impact on users & sports clubs who may need to exercise / train elsewhere
- Configuration of buildings may cause operational challenges

Indicative layout drawing of leisure centre



TRANSPORT

Advantages

- Retains convenient access for cyclists and walkers (approximately 27% of access is by a sustainable mode of travel)

Disadvantages

- More parking provision may be required
- Improved road access would be required

LAND ISSUES

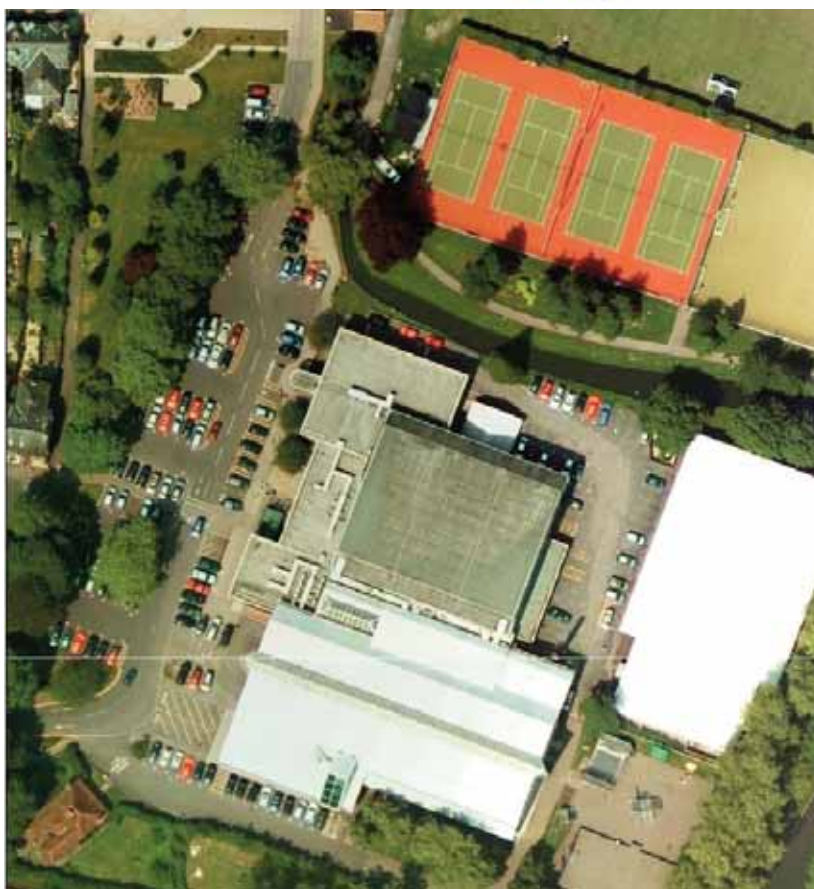
Advantages

- Reduced impact on open space

Disadvantages

- Located on the flood risk zone plain which has implications for design such as raised floor levels
- Would need to reroute or culvert the stream, and this would require approval from the Environment Agency, along with mitigation plan to protect and move the affected species and their habitats.
- Impact on views - particularly for Hyde Abbey and local residents

NB. options for rebuilding entirely on the current footprint have been considered but ruled out for reasons including the practicalities of construction and configuration, land available and existing users on the site.



The future of the Leisure Centre - Option 4

New Centre at Bar End

SPORT & LEISURE

Advantages

- Would provide larger and more appropriate facilities that meet future needs
- Will increase levels of participation in sport and physical activity
- Links to the University of Winchester's outdoor sports stadium
- The existing River Park Leisure Centre site would be available during the build period

Disadvantages

- Not as close to the city centre so could lose some of existing customer base

TRANSPORT

Advantages

- Bar End Park and Ride car park available for overflow parking
- Avoid car users coming from further afield going through the city centre

Disadvantages

- Residential areas, in particular Milland Road, could become more congested
- Proximity to M3 raises transport issues – Highways Agency are likely to require full assessment of impacts and possibly improvements at Junction 10, which would increase costs
- Users are less likely to cycle or walk from the city centre to the leisure centre

LAND

Advantages

- Could provide extra sporting facilities if suitable land is available
- Low flood risk

Disadvantages

- The land in City Council ownership is split over two sites
- Land belonging to TESCO would have to be purchased at additional cost
- Impact on views from South Downs National Park
- Loss of recreational open space
- King George V Playing Field is preserved indefinitely as 'public playing field', which is defined as open space for outdoor sports, games and pastimes (King George's Field Foundation) and therefore the presumption is against development i.e. a building
- Existing utilities cables are present across site
- Protected trees and presence of some protected species / habitats
- Old Depot has potential for other positive uses
- Site may have some important archaeological interest such as Roman or Bronze Age remains



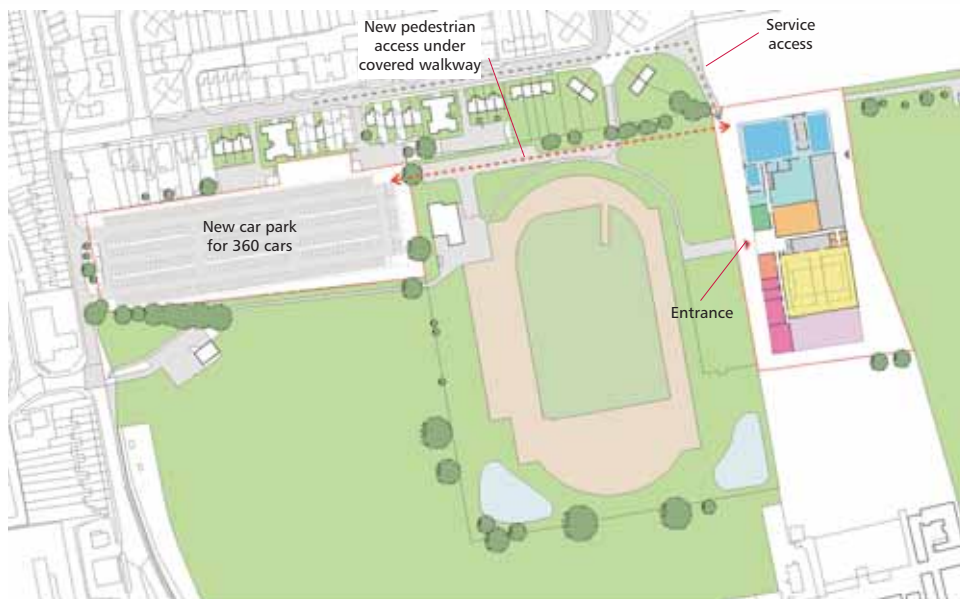
Site Analysis Plan



Aerial Photo of Bar End playing fields

The future of the Leisure Centre - Option 4

New Centre at Bar End (continued)



Indicative layout drawings of leisure centre

Option 4a:
Footprint = 6890 m sq



Option 4b:
Footprint = 7100 m sq



Bar End Sports Stadium