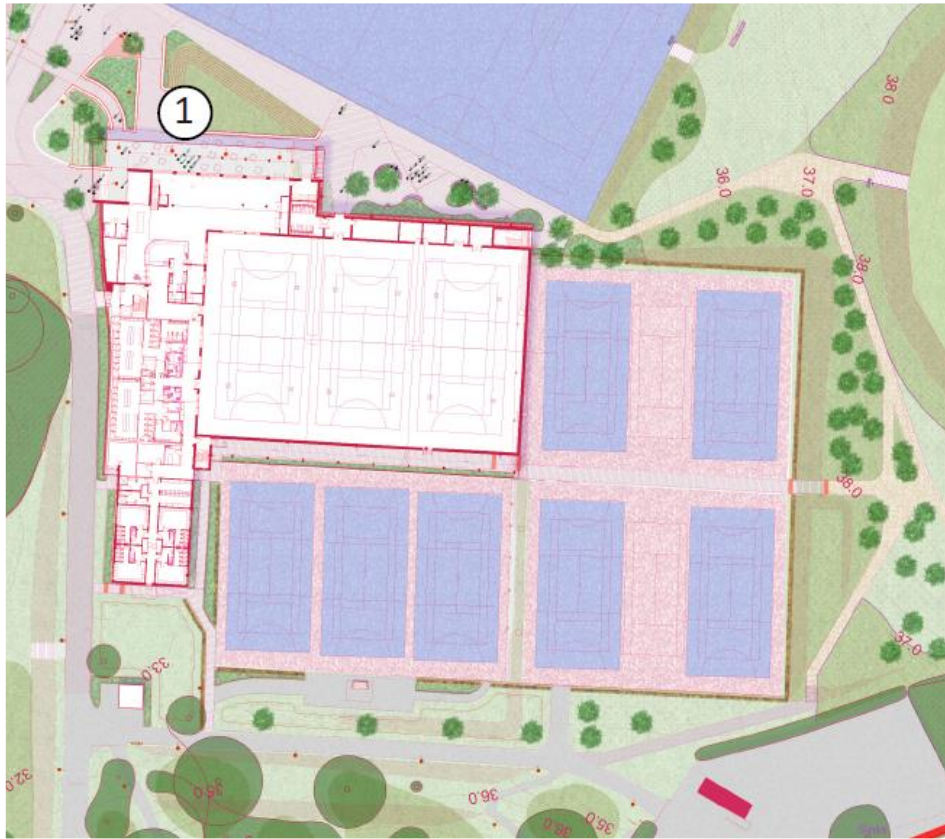

OUTDOOR SPORTS CENTRE PROPOSED SCHEME:

1. The below provides an overview of the scheme as the current stage of design (RIBA Stage 3) following value engineering (VE). There has been substantial engagement with Stakeholders (for example the Planning Officer and the Council's Urban Design Manager) and the Project Sponsor to develop the design. There is more technical design (RIBA Stage 4) to be progressed and the below provides an overview of the scheme following value engineering to maintain the scope as consulted on in 2021. Following Stage 4 design will be construction. Furthermore, we have been discussing the next steps in terms of planning submissions with the Planning Officer.
2. The below provides the initial planning approved design information as approved on the 7th August 2023 and the changes to the VE design which are to be submitted under a Minor Material Amendment. The family zone will require a full planning application as this area was not included in detail within the application that was approved as noted above.

2.1 Hub Building

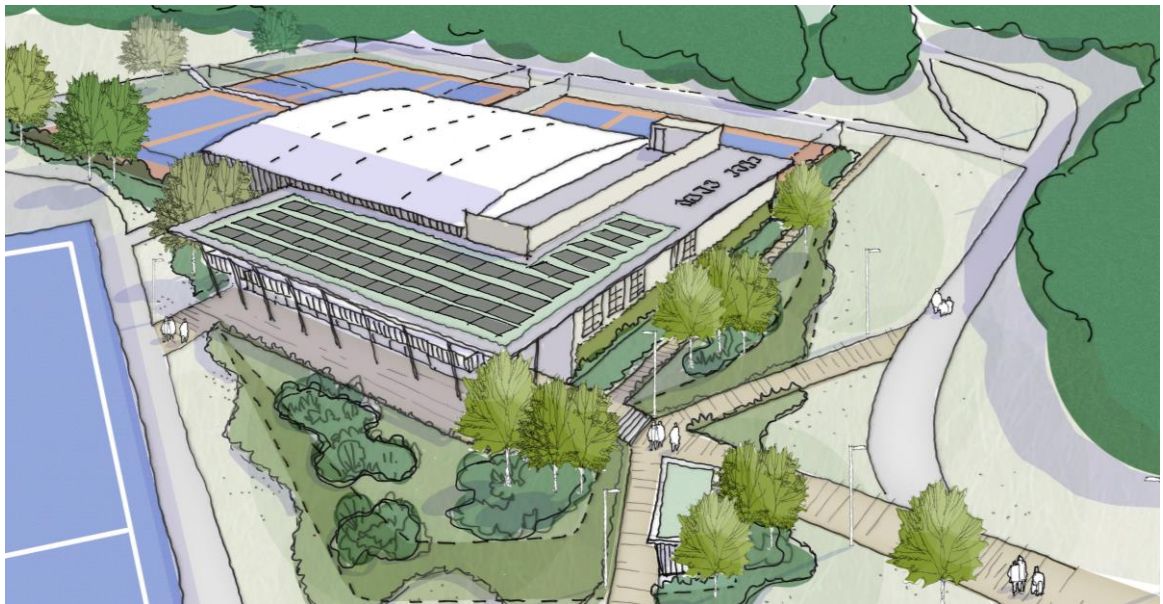
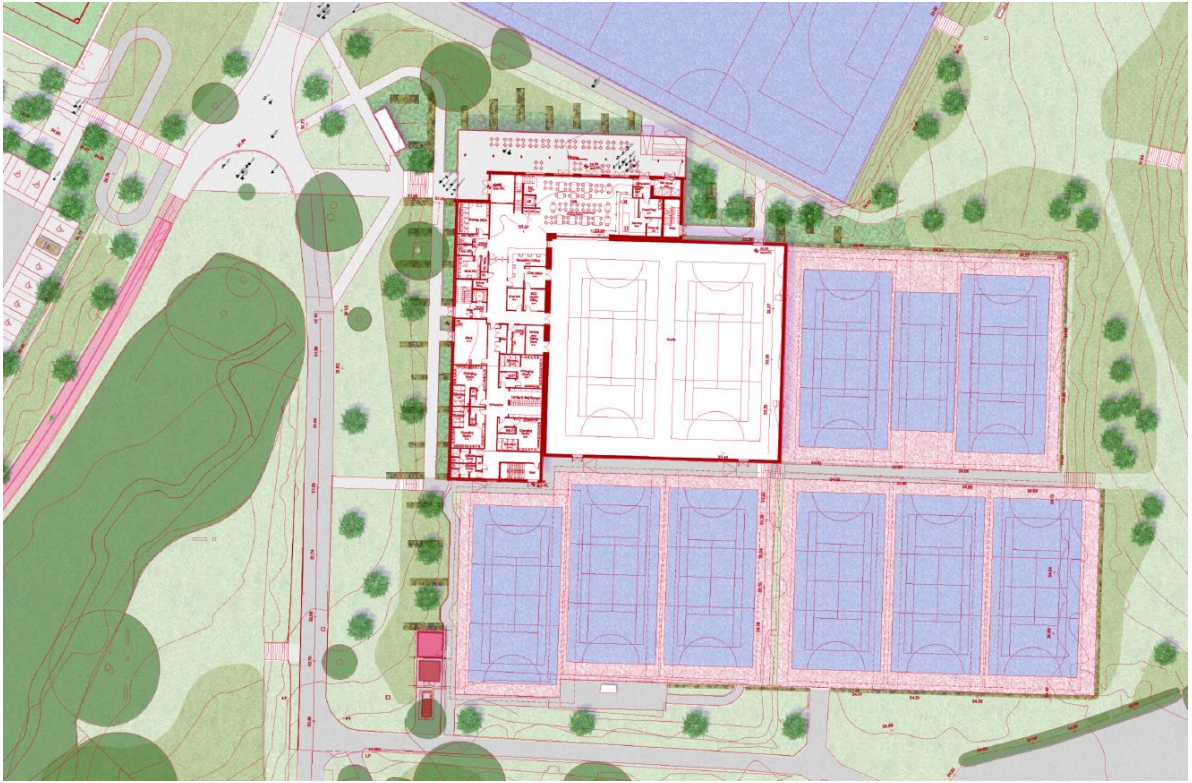
Planning approved:





Updated Design for approval:





Summary of key changes to the Hub from Planning:

- Reduction in overall footprint by simplification of internal layout, removal of health and wellbeing rooms, removal of function room on first floor.
- Village change moved to the first floor allowing single storey element to be removed.
- Simplification of external material palette.
- Simplification of external structure – curved wall and raked entrance canopy removed.
- Unheated storage areas will be provided externally to the building.
- Tennis hall reduced from three covered courts to two covered courts.
- Tennis hall roof structure changed to alternative structural solution as consulted with the Lawn Tennis Association.
- Hub pushed eastwards to avoid current substation location, reduce cut and fill requirements and remove more of the building from the floodplain. Remove the need for temporary office space for the Operator during the works.
- Reduction in the extent of PV array owing to smaller roof area and change of court covering.

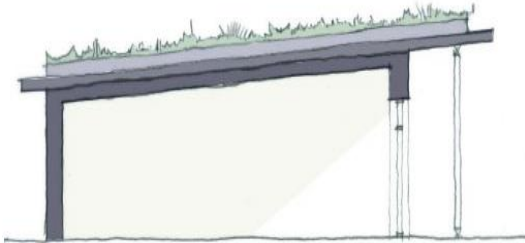
2.2 Alpine Centre

Planning approved:



Updated Design for approval:

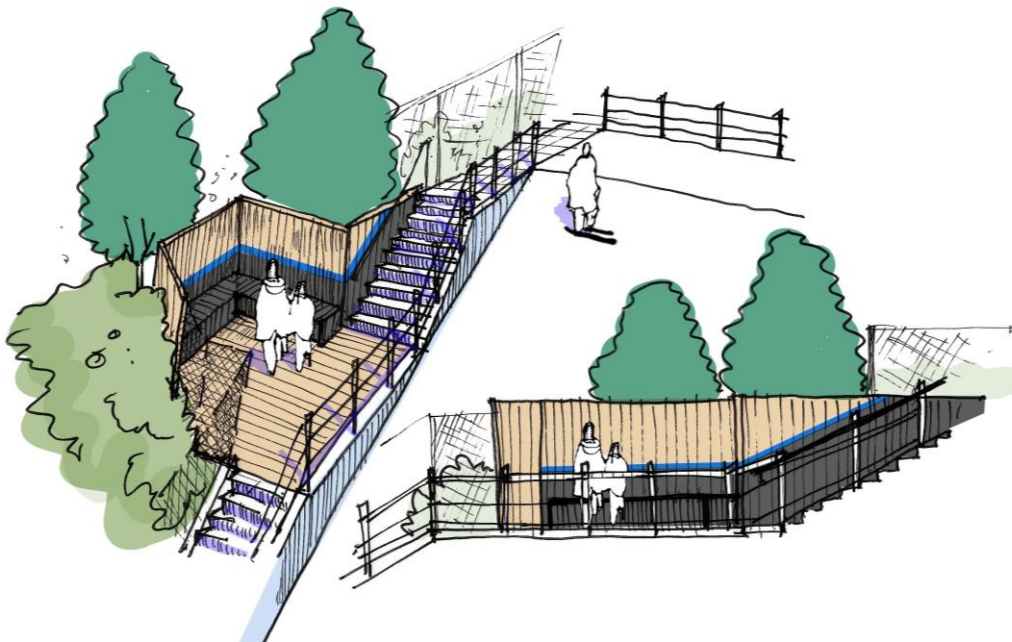




2.2.1 Alpine updated spectator areas for approval:



Area A



Area B



Area C is the existing viewing area which is proposed to have minor refurbishments and the party room will remain as per the current offering.

Summary of key changes to the Alpine area from Planning:

- Ski lodge reduced to single storey which removes two party rooms and storage. Party rooms to remain in current location.
- Ski lodge shifted away from the hill to reduce the extensive retaining walls required with the previous design.
- Learner slope moved to in front of the lodge rather than behind. Significant decrease in the number of lost trees and the amount of retaining works to construct the ski lodge in the location shown on the planning drawings.
- Simplification of material palette on lodge.
- Change to lift and surface specification in line with Snowsports England.
- Increase in proposed viewing areas.
- Omission of PV to roof as now a single storey solution.
- Green roof in revised design.

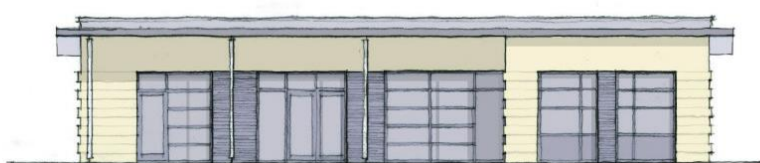
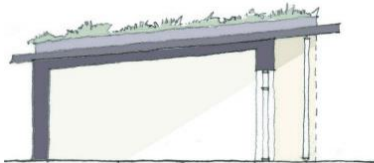
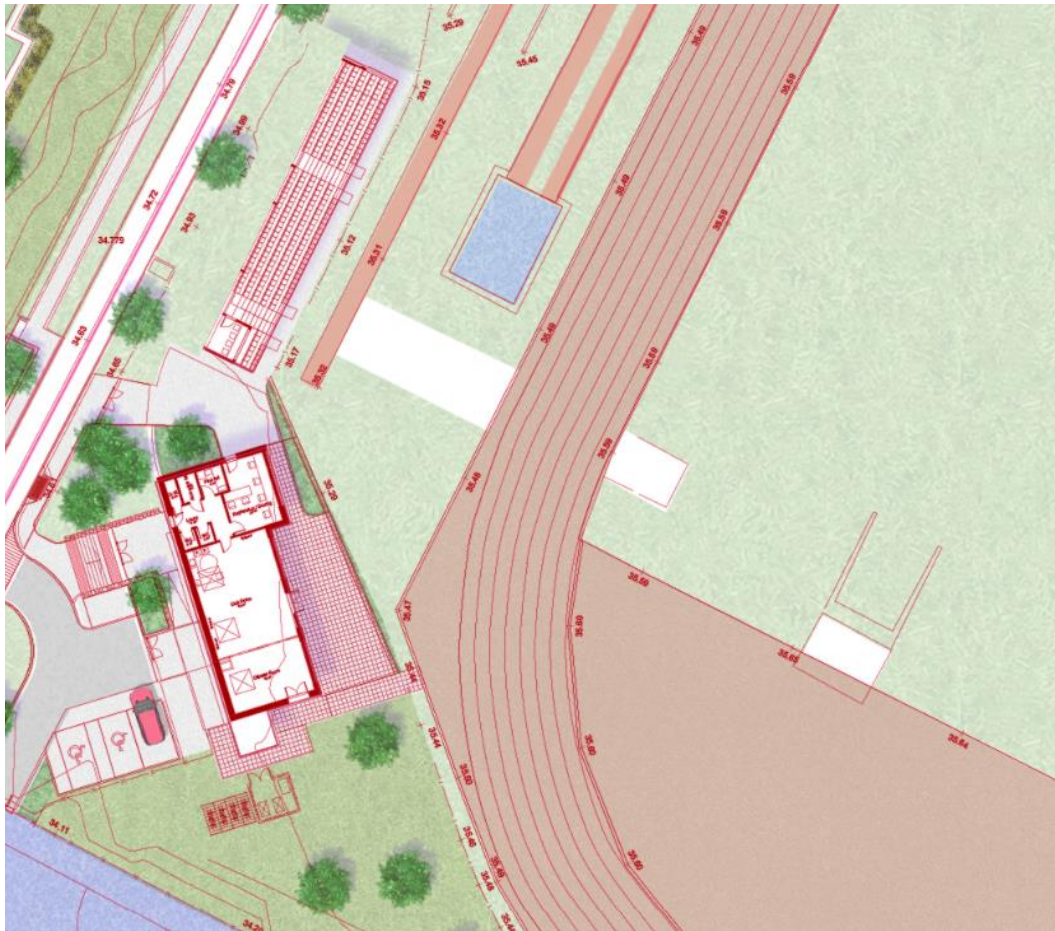
2.3 Athletics Building

Planning approved:



Updated Design for approval:





To note the proposed colour of the grandstand is to be determined in the next design stage.

Example of building design:



Summary of key changes to the Athletics area from Planning:

- Simplification of material palette on pavilion.
- Reduction in building size.
- Officials box in grandstand removed.
- Green roof in revised design.

2.4 Family Zone

The family zone design is being developed in consultation with key stakeholders both within and outside of the Council. The family zone was not included in the full planning application as the design is being developed. The below sets out the information included in the public consultation documentation.



1. Outdoor gym equipment (available for casual use).
2. Skateboard area.
3. Cycling pump track.
4. Learn-to-ride cycling track.
5. Splash pad.
6. 'Family zone' pavilion.
7. Children's play area (replacing one small grass football pitch).

The new pavilion will benefit from:

- Bicycle maintenance, store and electric charging.
- Tea/coffee servery.
- Toilets including baby changing facilities.
- External store for the athletics track.

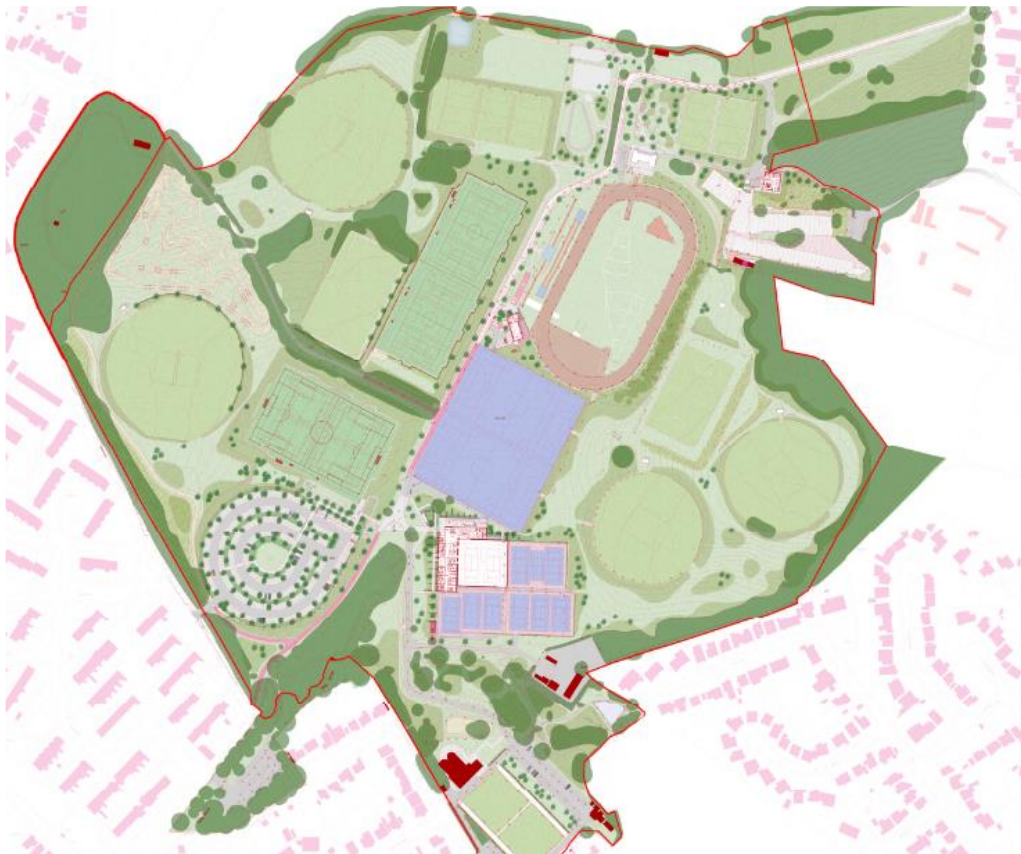
Design update:

The design detail is still being reviewed and the final details will be included in the planning application where there will be a further opportunity for consultation.

A family zone pavilion building was proposed, however is proposed to be omitted from the original masterplan and the existing Block 2 will be refurbished for example, new WC's. The ability for a 'pop up' style ice cream/coffee offer will be provided to fulfil the consultation noted above.

There are amendments being progressed to the pump track, skate park solution and play park layout in line with the budget allowance.

2.5 Site Wide Works



Summary of key changes to the site wide works area from Planning:

- Reduction in external works costs around each building to soft landscaping.
- Simplification of material palette.
- Perimeter trail improvements to key areas only.
- Improved drainage through heavy duty maintenance to being carried out on the 4 remaining cricket pitches.

2.6 Further Cost Saving Options

The below sets out options for further scope reductions to address the current cost position at the end of RIBA Stage 3 as noted in the report. The implications of the savings if they were to be progressed are included below. These will only be considered if design and tender returns are unable bring the project within budget. Further options have been considered, for example full omission of the covered courts; however, these options have been discounted at this time.

Options	Implications
Reduce to 1no. covered court	The VE updated scheme has reduced the no. of covered courts to 3 to 2no owing to change in position of the building. Reducing further from 2 to 1 or omission all together will have a revenue generation impact owing to limitations on bookings. England Netball and Southampton Netball league have been consulted throughout the VE process.
Reduce car parking spaces to 225no. spaces	This will have an impact on revenue generation if parking charges are introduced. Furthermore, may impact on the Football Foundation funding as this based upon the original car parking spaces numbers.
No works to slope 3 and keep existing covering	This will maintain the facility offer however, could impact on maintenance requirements in the long term and will need to be replaced in due course.

2.7 Stakeholders

Below is a list of the stakeholders who have been engaged:

National Governing Bodies of Sport

- Football Foundation
- British Cycling
- Hampshire Football Association
- England Athletics
- LTA
- England Hockey
- England Cricket Board
- England Netball
- Snowsports England
- Skateboard England

Main Sports Clubs:

- Sotonia Cycling Club
- Southampton Bike Park
- Southampton Athletics Club
- Southampton Hockey Club
- Southampton Netball League
- Southbrook FC
- Local Southampton football and sports clubs

Council:

- Cabinet Member for Communities and Leisure
- Executive Director for Public Health
- Head of Corporate Estate and Assets
- Leisure Services Officer
- Planning Officer
- Urban Design Manager
- Arboricultural Officer
- Sustainability Officer
- City Services and Landscape Development Officers
- Commercial and Service Development Officer for City Services
- Natural Environment Officer
- Flood Risk Management Officer
- Cycling Development Officer