

3.3 City-Wide Context

Figure 3.6 shows Southampton in relation to the site and its surrounding context.

Southampton is a major port city with a diverse urban landscape shaped by its waterfront setting. The Utilita Bowl lies in the eastern part of the city near the suburb of West End, surrounded by a mix of residential neighbourhoods and green space including Telegraph Woods directly to its West.

Nearby landmarks include St Mary's Stadium, home of Southampton FC, and the Peartree Green and Peartree Nature Reserve area adjacent to the River Itchen estuary.

Together these sites contribute to Southampton's identity as a city that balances major sporting and commercial infrastructure with accessible natural landscapes and waterfront ecology.

Southampton airport is approximately 4km North-West of the site. Hedge End railway station is situated approximately 2km North-East of the site.

Key

- City Centre / Commercial Area
- Port / Industrial Area
- Suburbs / Primary Residential Area

- A St Mary's Stadium
- B Southampton Old wall
- C Southampton Castle
- D Southampton Common
- E Peartree Green Nature Reserve
- F Telegraph Woods
- G Southampton Central Railway Station
- H St Denys Railway Station
- I Southampton Airport
- Site Location

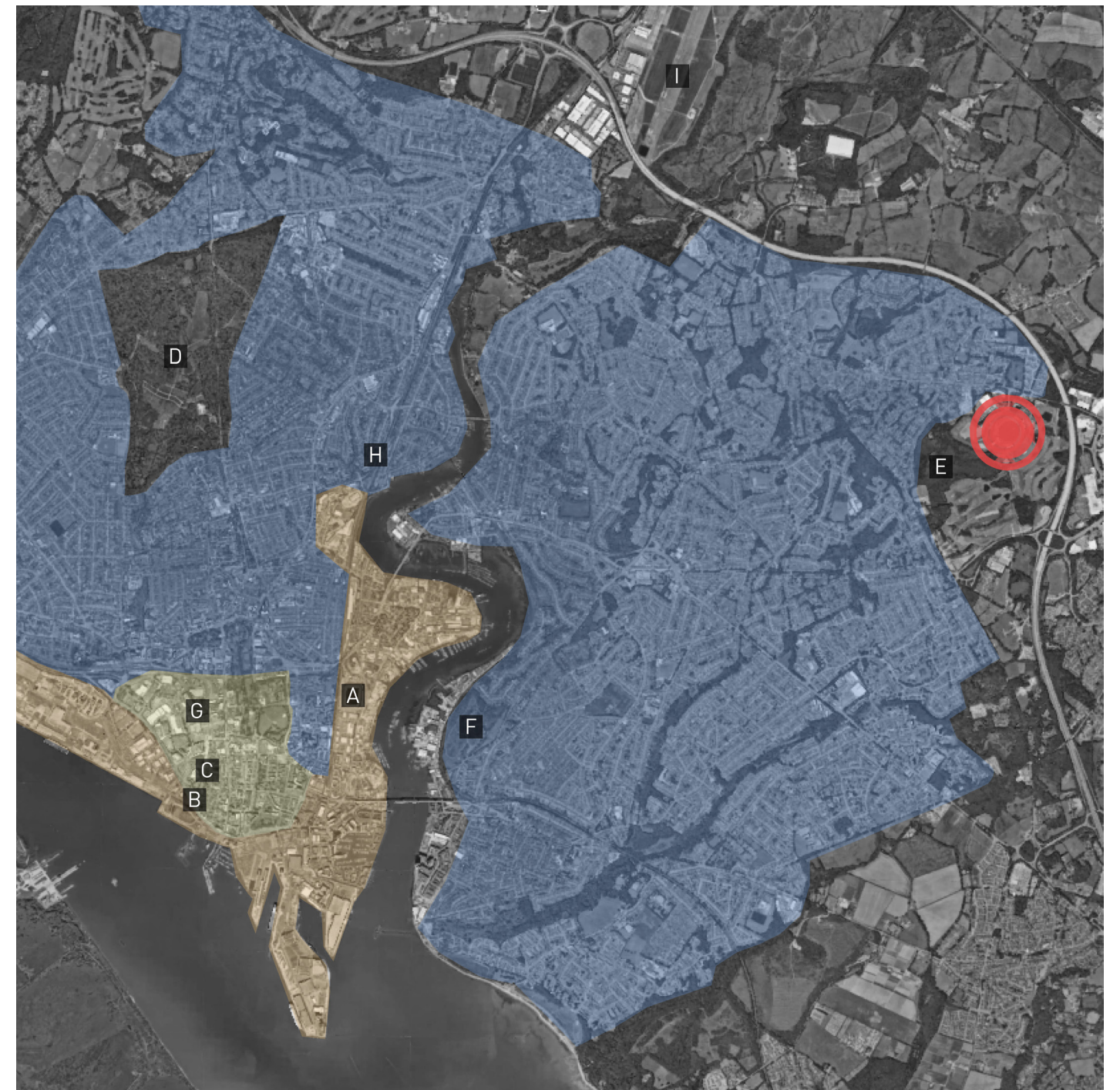


Figure 3.6 Ariel views of city wide context and landmarks

3.4 Surrounding Area Uses

The area surrounding the Utilita Bowl is characterised by a varied mix of sporting, leisure and suburban land uses. At its core is the home of Hampshire CCC, incorporating the international cricket ground alongside associated premium and event facilities. Immediately adjacent are the Hilton hotel and Boundary Lakes golf course, which contribute to the site's wider leisure and tourism offer.

The stadium complex is bordered by established residential neighbourhoods to the north and west, while areas of woodland, tree belts and landscaped open space provide a green buffer around the proposals. Additional nearby land uses include the David Lloyd gym to the north, the golf club to the east, small-scale commercial services, surface parking areas and recreational open space connected to the wider Southampton urban fringe.

The proposed location of the works is within the Rod Bransgrove Pavilion. It is bounded to the west by the Shane Ward Stand and to its east by the Colin Ingleby McKenzie Stand. The building can be accessed by the concourse that runs around the outside of the venue.

To the south beyond lies the nursery pitch used for training. The site slopes down from the access road to the concourse with considerable level change.

The site sits adjacent to the designated Strategic Gap "SLAA-11-32-C" between Hedge End and West End, and as such the visual appearance and impact must be carefully considered.



3.4.1 Site Pictures



Figure 3.7 View of the Rod Bransgrove Pavilion



Figure 3.8 Rod Bransgrove Pavilion external walkways



Figure 3.9 Top of Level 00 terrace under level 01 balcony.



Figure 3.10 Rod Bransgrove Pavilion Level 01 bar.



Figure 3.11 Players changing rooms which are too small. The lockers show evident signs of deterioration

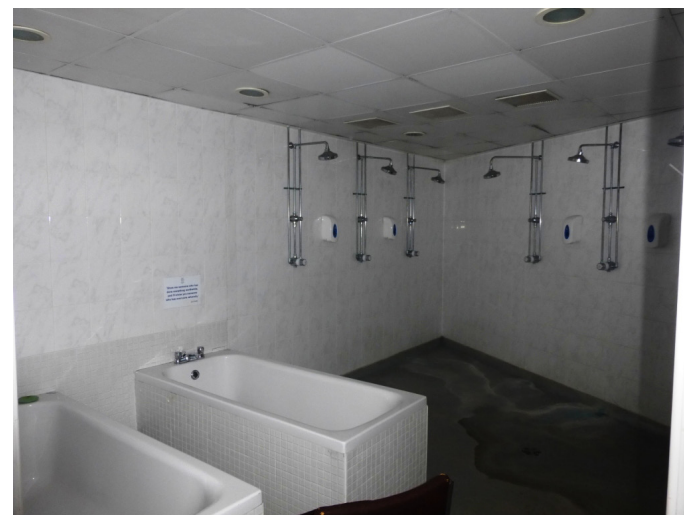


Figure 3.12 Players showers showing damp / drainage issues



Figure 3.13 Several fire doors in the Rod Bransgrove Pavilion show condensation issues that might compromise its performance



Figure 3.14 Upper tier terrace of the Rod Bransgrove Pavilion

3.5 Site

The existing Botley Road Site has a long-established use for elite sports with the club having developed the site since 2001.

The proposal site has an area of approximately 2277 sq.m. (0.23 Hectares).

The site is bounded by the David Lloyd Gym and Holiday Inn to the North. The golf course and M27 to the east. Telegraph woods and residential development to the East.

The site is deep within the ownership boundary of the facility with minimal visibility to the surrounding context. It is in Flood Zone 1 and therefore of very low flood risk according to government data. The proposals are not situated in proximity to any established trees.

KEY

- Development Boundary
- Site Ownership Boundary
- Public Right of Way - 241/509/1

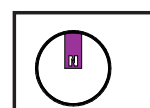


Figure 3.15 Location Plan



4. Design
