



5.4 Level 02

Much of level 2 of the pavilion is **retained in its existing layout as toilets and plant space**. The **central kitchen is omitted** and replaced with further plant area. **Plant machinery provision is expanded and replaced**. An **accessible toilet** is also retained for disabled visitors. There is **storage** for premium lounge furniture and other equipment.

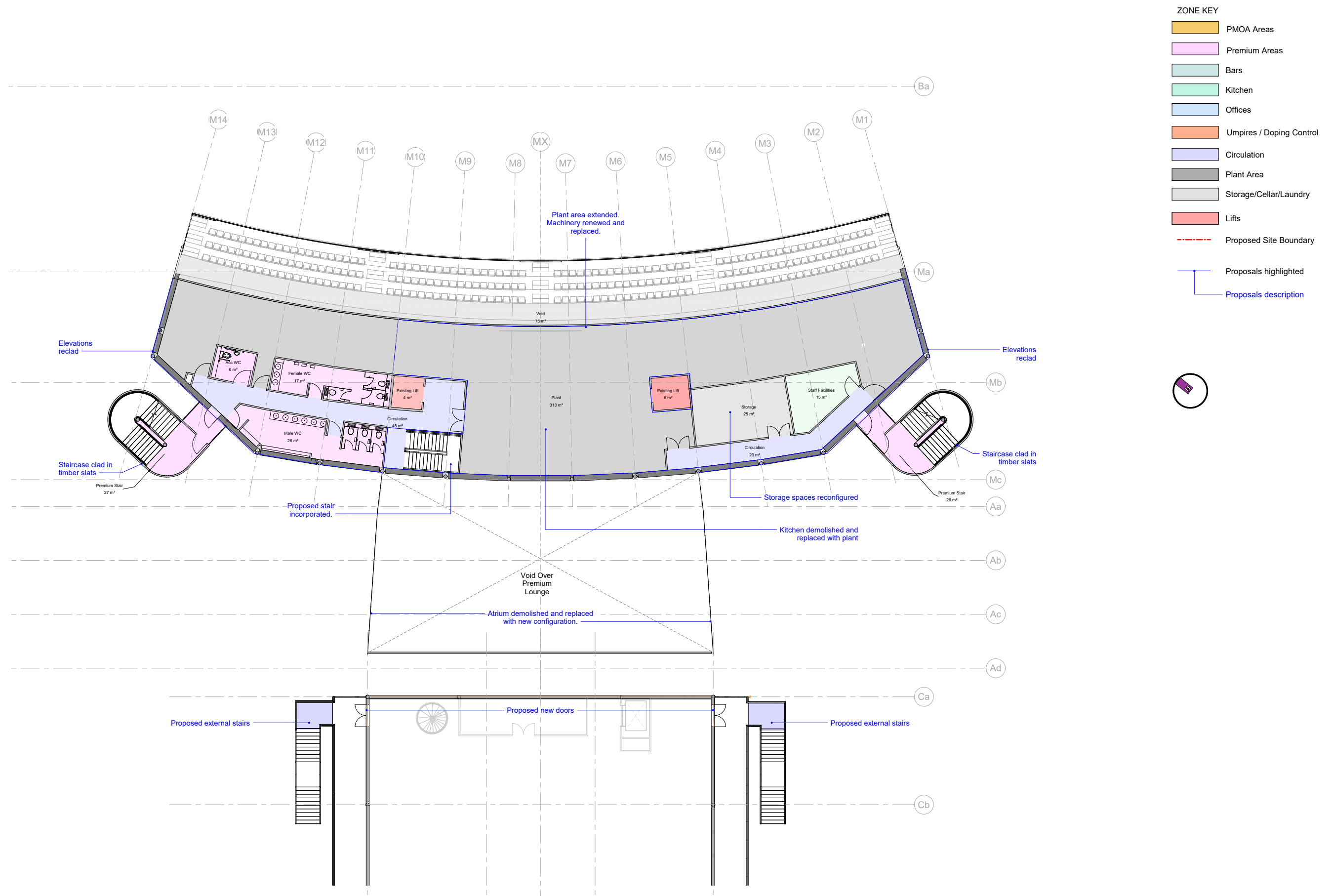


Figure 5.4 Floor Plan - Level 02 Proposed



5.5 Level 03

Level 03 is an **open roof deck** above the pavilion. **Both existing lifts have been retained and an enclosed stair core is proposed. Wheelchair platforms are proposed** to enhance accessible seating provision in the venue and ensure there is availability in the pavilion with unobstructed sightlines. A **plant deck** will be incorporated on part of the footprint of this level. This will be screened from view to avoid disruption to the appearance of the building and blend it into the context. The **premium pods will be demolished.**

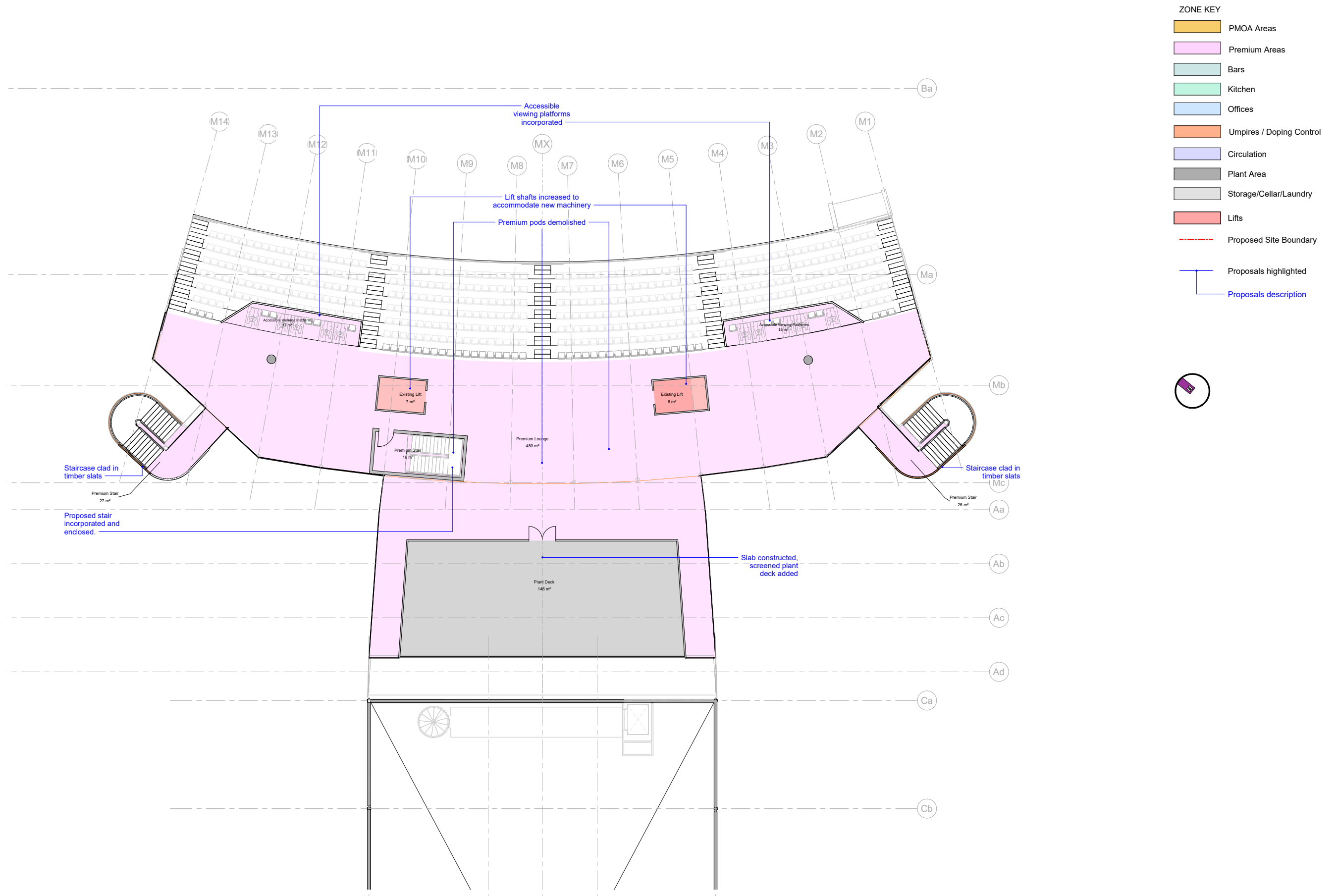


Figure 5.5 Floor Plan - Level 03 Proposed

Utilita Bowl Refurbishment
PAA - Design and Access Statement

5.6 Area Schedule

The proposal's area is summarised in the table (right).

This demonstrates that the proposed **Gross External Area (GEA)** additions are minimal, accounting for 225.5m² or a 4.4% increase to the total GEA of the academy, atrium and pavilion.

Included also are the **exterior areas**. This encompasses all areas within the proposed site boundary line but outside the gross external area. It includes the remainder of the proposed site excluding the footprint of the building at ground level and above ground level it includes all terraces, stairs, walkways, decks and balconies that are external to the building envelope.

5.6.1 Existing Areas

Level	Gross External Area (m ²)	Gross Internal Area (m ²)	Exterior Areas (m ²)
Level 00	1812.9	1738.5	464.3
Level 01	1611.1	1545.2	252.4
Level 02	1562.6	1500.1	114.8
Level 03	159.3	143.3	673.7
TOTAL	5145.9	4927.1	1505.2

Figure 5.6 Area Schedules

5.6.2 Proposed Areas

Level	Gross External Area (m ²)	Gross Internal Area (m ²)	Exterior Areas (m ²)
Level 00	1912.2	1847.3	365
Level 01	1825.5	1758.9	479.5
Level 02	1562.6	1500.1	146
Level 03	71.1	61.8	1033.9
TOTAL	5371.4	5168.1	2024.4

5.7 Seating Schedule

The proposed adjustments to the seating capacity are summarised in the two tables (right). These demonstrate that the increase in capacity is only 38 no. seats.

5.7.1 Existing Capacity

Seat Type	Tier			TOTAL
	Level 00	Level 01	Level 03	
Premium Spectator		106	438	544
General Spectator	342			342
Wheelchair Position				0
Companion				0
PMOA				0
TOTAL	342	106	438	886

5.7.2 Proposed Capacity

Seat Type	Tier			TOTAL
	Level 00	Level 01	Level 03	
Premium Spectator		190	368	558
General Spectator	306			306
Wheelchair Position		2	10	12
Companion		2	10	12
PMOA	36			36
TOTAL	342	194	388	924

Figure 5.7 Seating schedule

5.8 Section

The building sections demonstrate how the existing levels and structural heights have been worked with to ensure good headrooms throughout and minimal intervention.

The **atrium has also been extended** to form a deck on level 3 to serve premium guests. The extent of this deck has been designed to avoid disruption to the existing structure of the tensile fabric roof of the academy.

This new atrium also creates a high quality **double height lounge space** at level 01 with the infilling of the slab at this level.

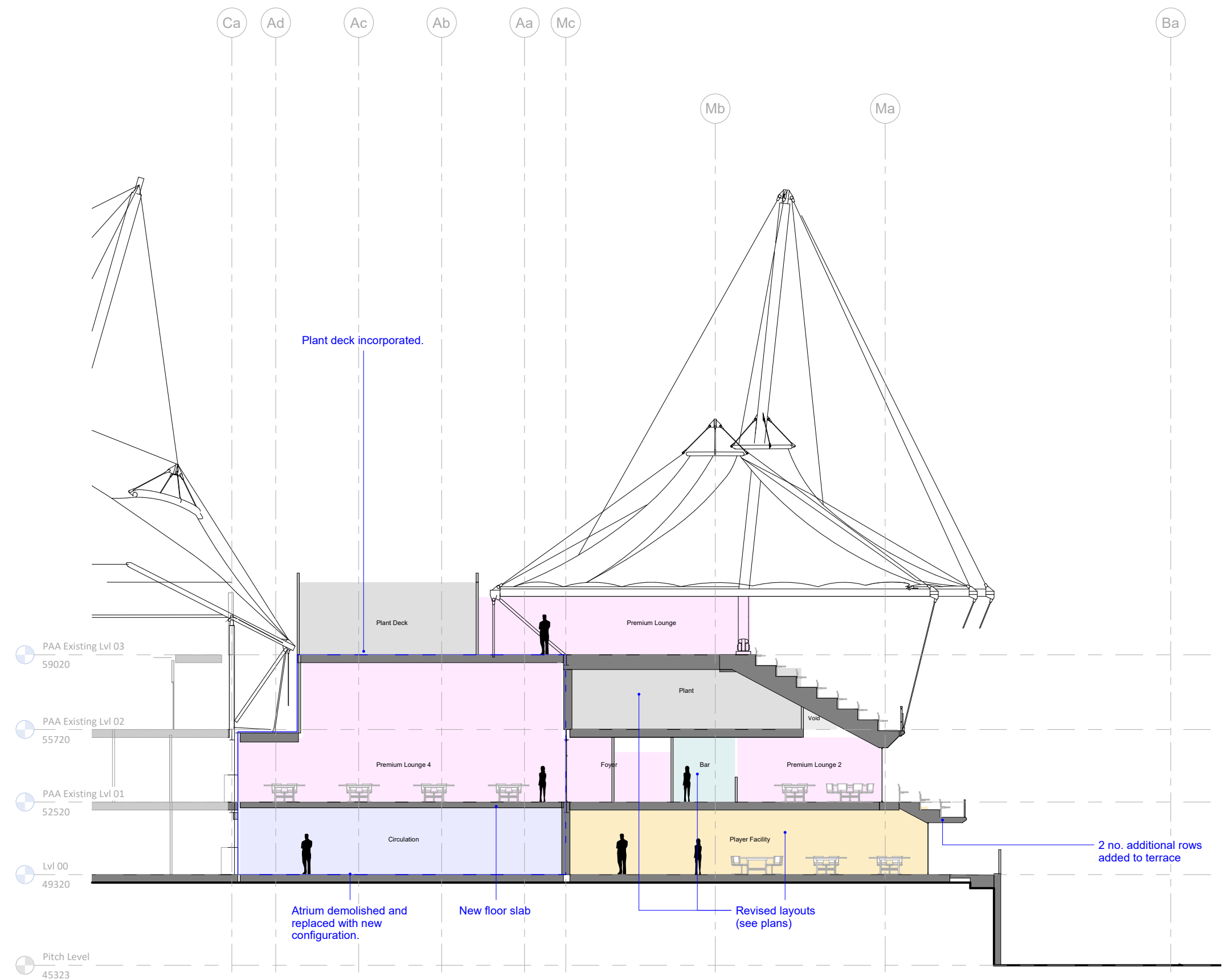
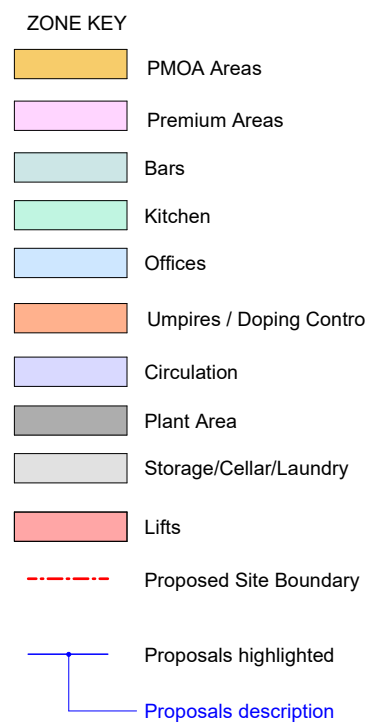


Figure 5.8 Section B Proposed

5.9 North Elevation

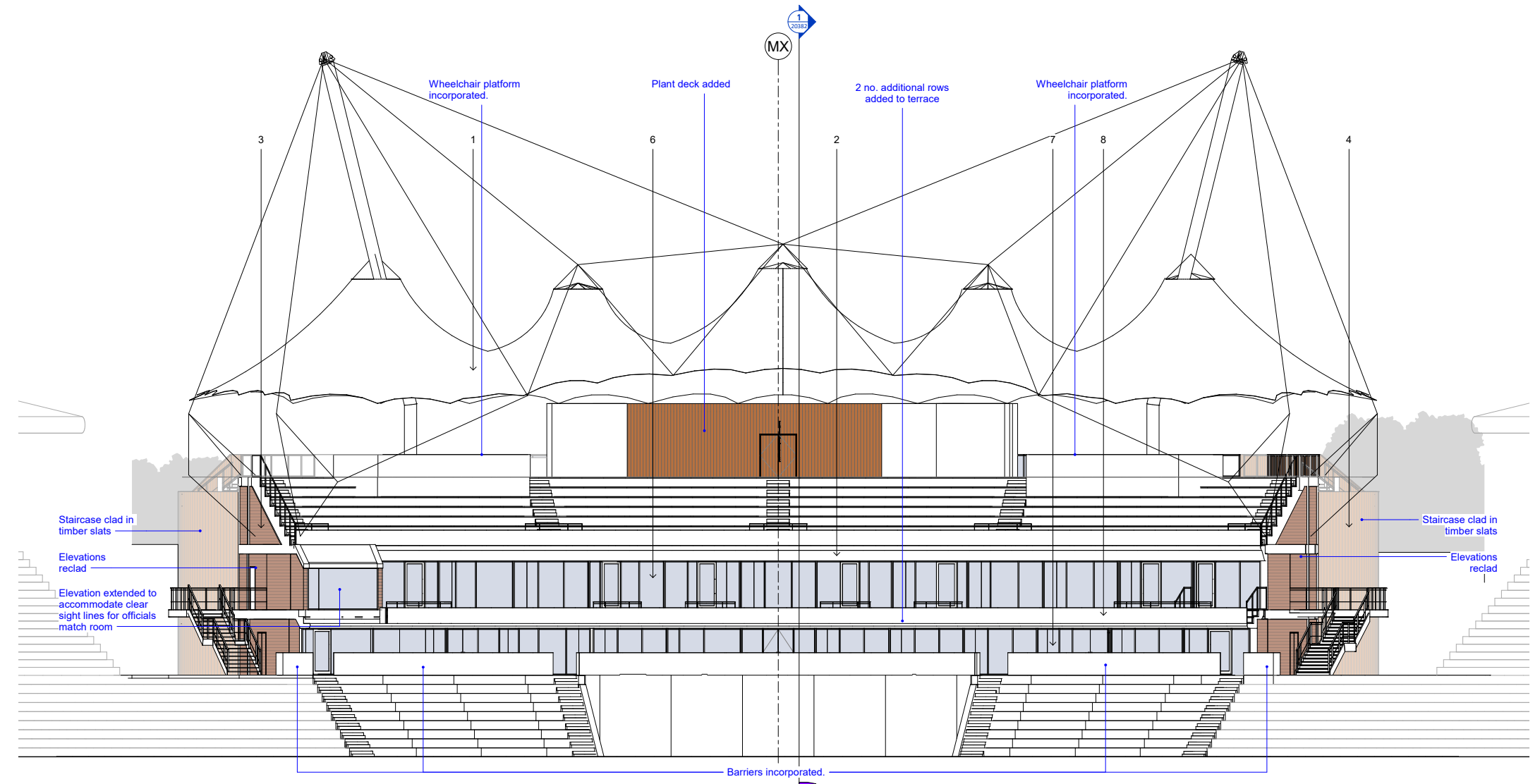
The proposed elevation design has been carefully developed to respect the existing architecture, integrating seamlessly within its context while preserving the building's distinctive character and iconic features.

The principal intervention on the north elevation is the **extension of the ground floor**, providing the additional accommodation required for the players' changing facilities. This extension also enables the introduction of an **additional row of external seating**, creating an enhanced players' viewing area at ground-floor level.

The ground-floor extension allows the **first-floor terrace itself to be extended** towards the pitch, further enhancing spectator experience and hospitality capacity.

A new **Officials Match Room** is also proposed at first-floor level. The gallery has been carefully designed to align with the structural rhythm and architectural language of the existing building, ensuring it integrates sympathetically with the original scheme. Glazing to this space will employ one-way glass to avoid views into the room, an ECB requirement.

At third-floor level, the incorporated **wheelchair platforms** will be of lightweight steel construction and visually in-keeping with the terrace. Their form has been kept symmetrical to balance the elevation.



- Key
- Existing White Tensile Fabric Roof
 - Existing White Powder Coated Steel
 - Existing Timber Cladding Replaced
 - Proposed Timber Slats
 - Existing Timber Cladding Retained
 - Existing Glazed Curtain Wall
 - Proposed Glazed Curtain Wall
 - Proposed White Powder Coated Steel Railing

Figure 5.9 North Elevation Proposed

5.10 East Elevation

The primary proposed change on the east elevation is the **extension and enclosure of the existing external staircase**, which will now extend from the third floor down to ground-floor level. The **staircase will be enclosed with vertical timber battens**, creating a contemporary architectural feature that complements the overall design while providing a cohesive external appearance. **The timber cladding to the existing pavilion elevation will be replaced with a like-for-like equivalent.**

The east elevation also illustrates the previously described **extension of the first-floor terrace** and the introduction of the new **officials match room**. The gallery has been carefully designed to integrate with the existing stand, with its roof following the same incline as the third-floor seating terrace.

This elevation also demonstrates the **proposed volume of the atrium** with glazed curtain walling designed to respect the setting out of the existing design. The **plant deck** will be treated in vertical timber battens and its height will be minimised while enclosing the plant machinery on this level.

Walkways will run along the atrium to the academy at first floor level and will connect to a **series of staircases** allowing access up to level 2 of the academy via a proposed new door. A second stair will provide escape down from level 01. These elements will make use of powder coated white steel balustrades of matching appearance to others on the building to ensure cohesion. **Doors are proposed to access the academy.**

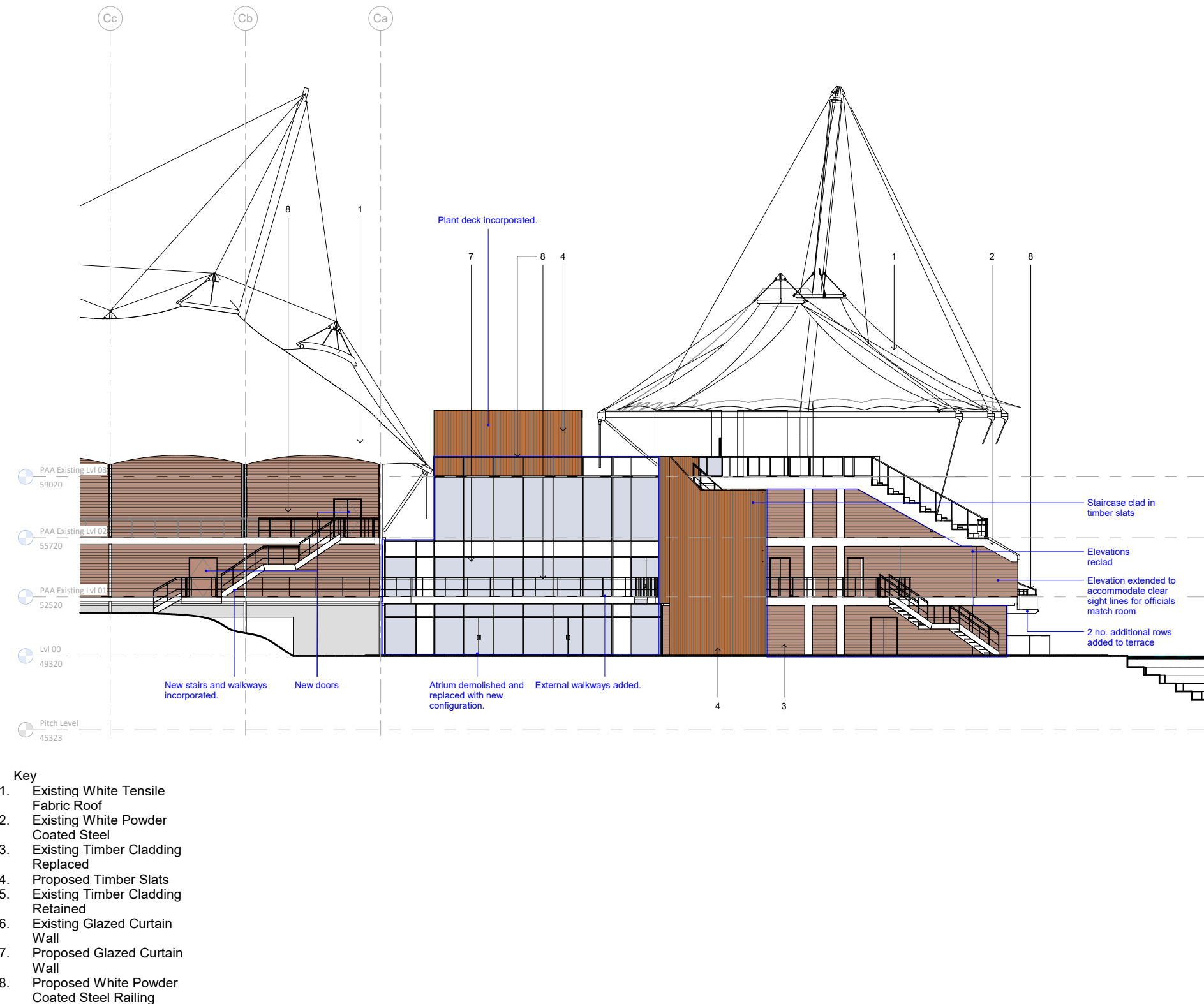
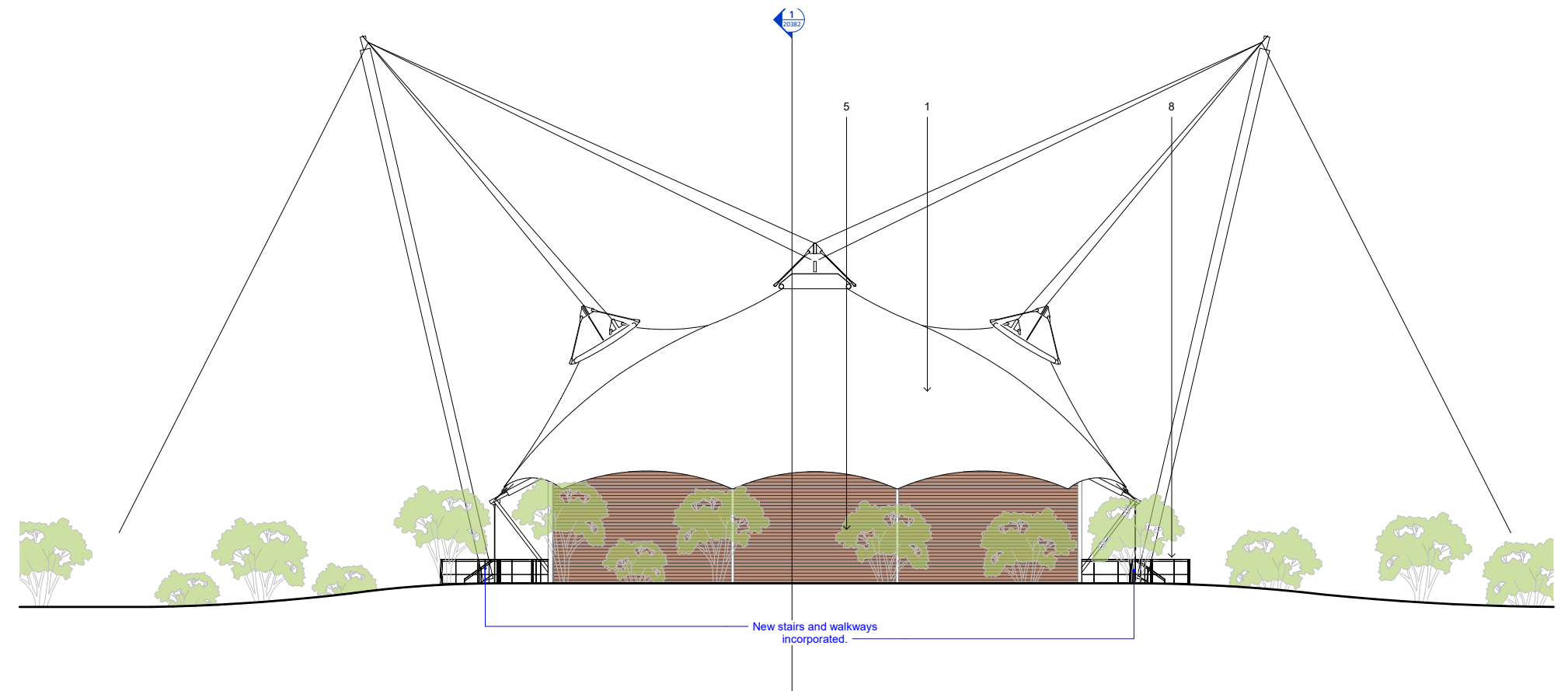


Figure 5.10 East Elevation Proposed

5.11 South Elevation

The main visual intervention on the south elevation is the **variation and extension of the external walkways and staircases**.



Key

1. Existing White Tensile Fabric Roof
2. Existing White Powder Coated Steel
3. Existing Timber Cladding Replaced
4. Proposed Timber Slats
5. Existing Timber Cladding Retained
6. Existing Glazed Curtain Wall
7. Proposed Glazed Curtain Wall
8. Proposed White Powder Coated Steel Railing

Figure 5.11 South Elevation Proposed

5.12 West Elevations

Similarly to the east elevation the principal intervention on the west elevation is the **extension and enclosure of the existing external staircase**, which will now extend from the third floor down to ground-floor level.

The **atrium changes, walkways and staircases** are also mirrored on this elevation and of equivalent treatment.

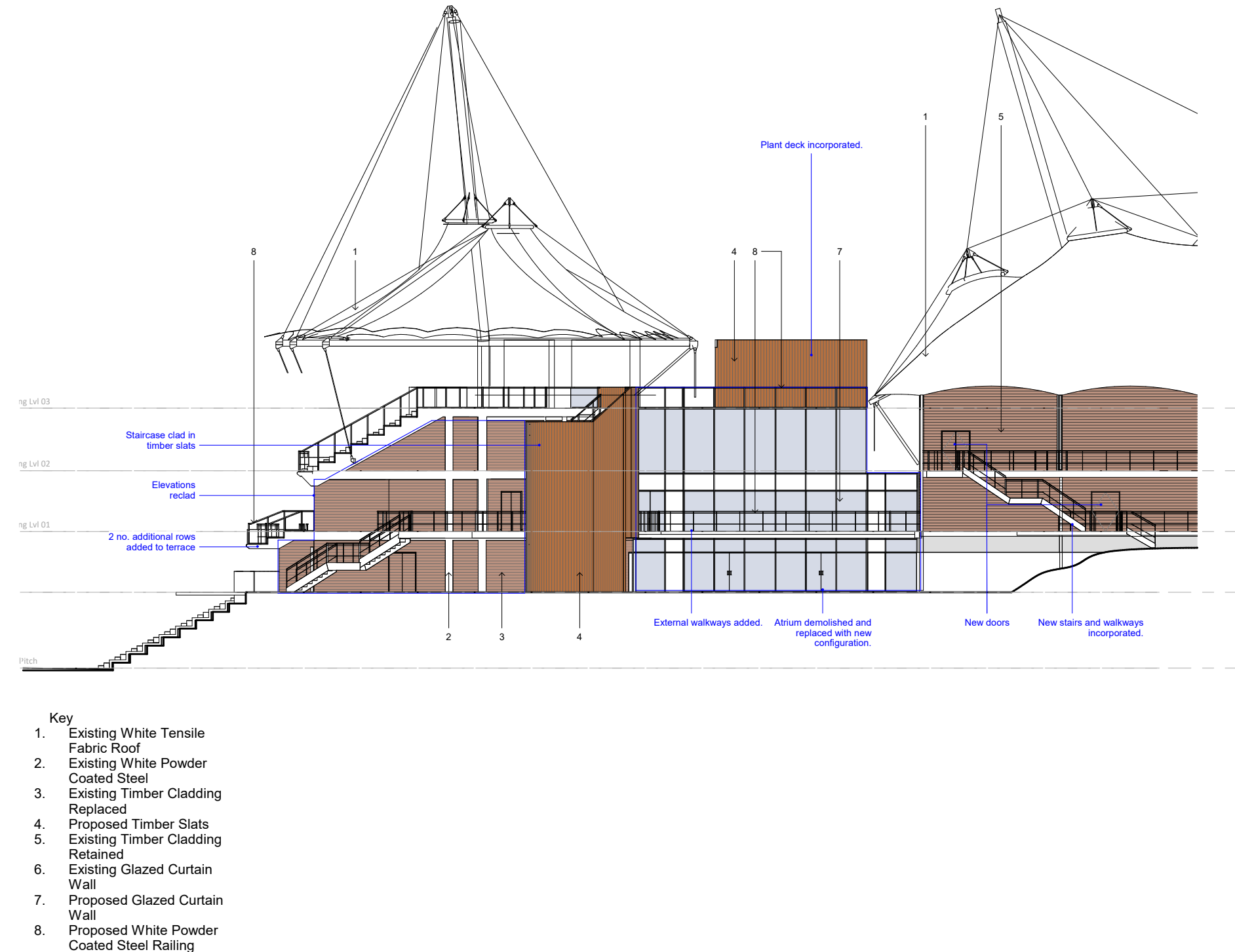


Figure 5.12 West Elevation Proposed

5.13 Policies

The proposals comply with relevant policies in the recently adopted National Planning Policy Framework (August 2026) and Development Plan, specifically the Eastleigh Borough Local Plan 2016-2036 and other material documents such as:

- Quality Places Supplementary Planning Document (SPD)
- Planning Obligations SPD
- Sport and Active Lifestyles Strategy (2022–2026)

The proposals sit within Eastleigh Borough Council's Planning Policy WE4.

5.14 Appearance

The appearance of the proposed interventions has been carefully considered to ensure they are functional, visually cohesive with the existing site, and appropriate to the surrounding context.

The elements of key visual impact to the elevations are analysed in section 5.8-11.

5.15 Visual Impact

The visual impact of the proposals have been kept to a minimum through careful integration, minimised building scale, and sympathetic material finishes.

This allows the proposals to be sympathetic to the surrounding landscape character of this recreational sports facility and be in connection with the existing use of the land.

- The proposed development does not increase the height of the existing building.
- The surrounding mature trees and

landscape planting as well as existing built forms provide a natural visual buffer.

The proposed upgrades to the facility are therefore screened from local view meaning there is minimal visual impact to surrounding areas

5.16 Historic Environment

Policy S8 (Historic Environment) states that Eastleigh BC will support proposals which protect and enhance and manage buildings, monuments, features, sites, places, areas and landscapes of archaeological, historical and cultural heritage importance.

The closest historic asset to the proposals is the Church Of St James , a Grade II Listed Building located approximately 0.5km to the east. Due to the existing built form of nearby residential areas along woodland and tree lines, it is not anticipated that the proposals would have a significant impact on the historic environment.



6. Access

6 Access

5.17 Approach to site access

The proposals are designed to provide improved facilities for existing site users. Access to the site will remain unchanged, utilising the existing access off Botley Road.

The site is sustainably located with a pavement running along Botley Road linking the site to West End on foot. Construction access will be via the same entrance.

5.18 Public Rights of Way

There is a public right of way, 241/509/1, to the south of the site running east to west as indicated in the image right, and on drawing UBM-AFL-ZZ-ZZ-D-A-01180.

5.19 Transport Linkages

The nearest public transport provision is a bus stop on Botley Road located circa 100 metres from the Site where the 14, 24 and 425 bus services can be accessed, providing frequent services between Southampton and Hedge End.

In addition, Hedge End train station is approximately 2km away, approximately a 35 minute walk from Utilita Bowl and Hilton at Utilita Bowl.

This highlights the site is located in a highly sustainable location, and it is expected most visitors will arrive by public transport or on foot.

5.20 Inclusive Access

All proposals to the site are Disability Discrimination Act compliant. The venue provides accessible bus services from local transport hubs. Additional wheelchair provision

is provided on Level 01 and 03 for ensuring good quality of accessible seating. Additional accessible toilets are provided throughout the facility. All accessible parking is situated in car park 6 adjacent to the east gate which is approximately 125m walk to the pavilion with no steps. The proposals are therefore of clear benefit to disabled visitors.

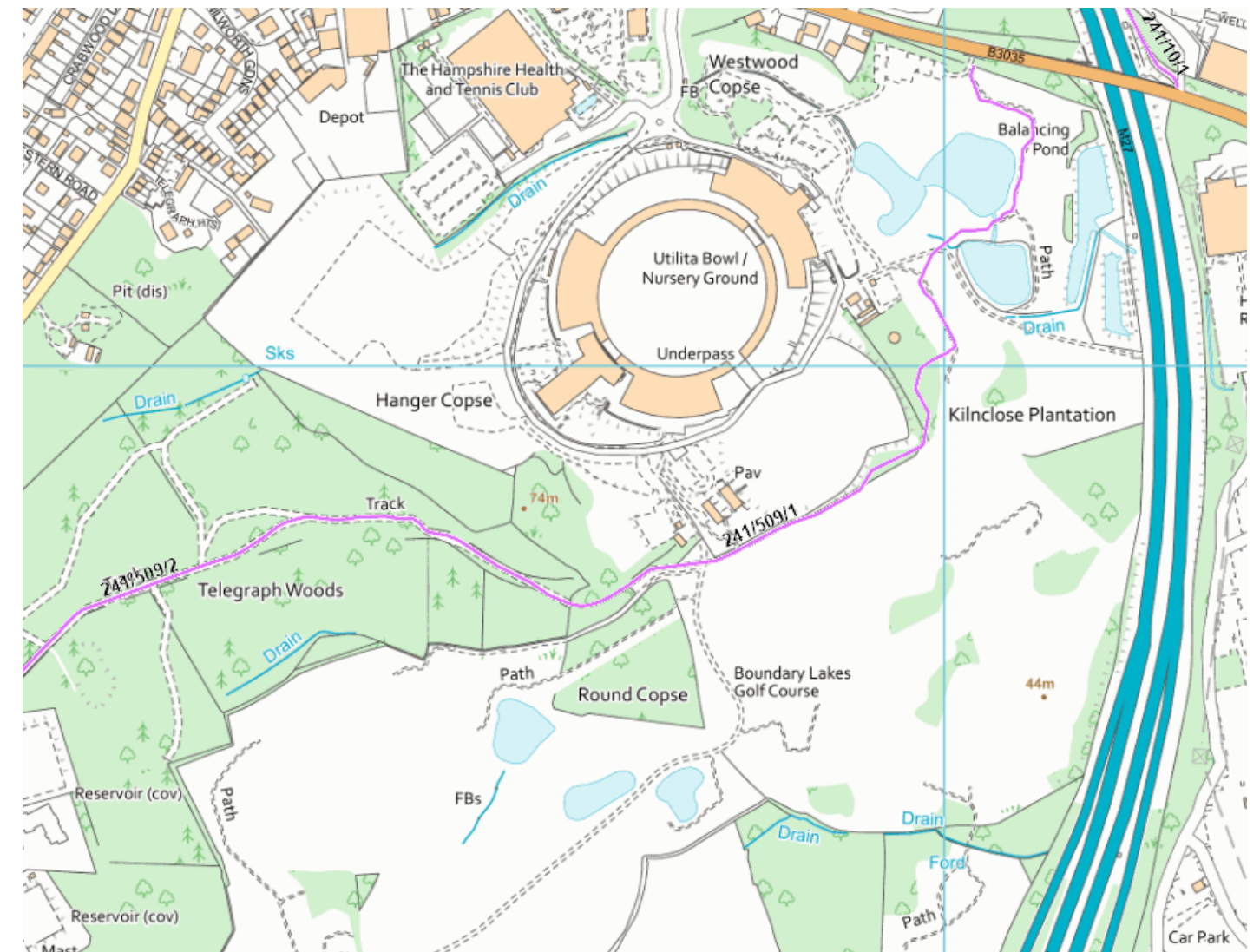


Figure 6.1 Hampshire County Council Map indicating the location of nearby public rights of way.



7. Sustainability Strategy



7 Sustainability Strategy

7.1 Environmental Strategy

The proposals are located adjacent to the designated Strategic Gap "SLAA-11-32-C" between Hedge End and West End.

The proposal incorporates a number of environmentally conscious strategies:

- Natural daylighting and ventilation have been considered and incorporated in all structures where possible.
- The built elements use durable steel and timber components and are designed for long-term functional use, reducing the need for future replacement or extensive maintenance.

- Challenging the brief to ensure that the accommodation buildings are no larger than they need to be, whilst not compromising their full range of uses.
- Designing with circularity at the forefront of our thinking, to make the buildings adaptable for future uses, where components and materials can continue their journey in the building cycle
- There will be no loss of trees, hedgerow or woodland.

These elements together support a sustainable approach to development while preserving the rural character of the site.

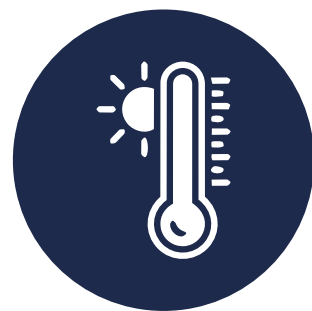
7.20.1 Performance Goals For Planning

The major sustainable attribute of these proposals is the intention to retain as much of the existing structure as possible which has vital benefits in embodied carbon when compared to entire new build elements.

The proposals generally focus on measures to minimise energy. Taking opportunities where possible to improve insulation, where necessary interventions made and to minimise the amount of energy lost through air leakage.

Further energy reduction measures proposed include high efficiency condensing boilers and hot water heaters, inverter drives to pumps and fan motors, replacement of inefficient lighting

to modern LED lighting and upgrades to BMS controls and lighting control to provide better monitoring of energy usage and to control energy use to spaces actually in occupation.



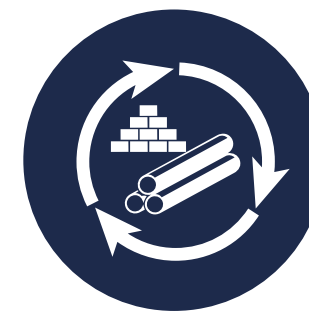
SHADING AND COMFORT

Maximise passive shading and natural ventilation to enhance thermal comfort while reducing reliance on mechanical cooling.



WATER MANAGEMENT

Integrate rainwater harvesting, efficient drainage, and reuse systems to minimize water waste and manage runoff sustainably.



MATERIAL EFFICIENCY

Appraising material life cycles improves circular economy performance. Low-impact materials and efficient construction reduce waste and embodied carbon.



ENERGY PERFORMANCE

Minimise energy demand through passive strategies and high-performance systems. Investigate on-site renewable generation, supporting long-term efficiency.



7.2 Energy Efficiency

7.2.1. Building Regulations Part L2B Consequential Improvements

As part of the proposals, a series of consequential energy efficiency improvements will be undertaken in accordance with the requirements of Approved Document Part L2B (Conservation of Fuel and Power in Existing Buildings Other Than Dwellings). The proposed measures are designed to reduce operational energy consumption, improve building performance, and contribute towards the UK’s carbon reduction objectives.

The following improvements are proposed:

7.2.2. Building Fabric Upgrades

The existing external building envelope will be refurbished and upgraded with enhanced insulation to improve thermal performance and enhance fire protection along the external walkway escape routes. New external wall, terrace, and associated envelope constructions including new curtain walling at ground level (00) will be designed to achieve significantly improved U-values compared with the existing building fabric, reducing heat losses during winter and unwanted solar gains during summer. We will target 0.28W/m2.K for walls and 0.22W/m2.K for floors. In order to maintain the existing escape route widths on the external walkways, the existing external walls will be replaced with thicker insulation reducing the internal area to achieve the improvements. These fabric improvements will reduce overall heating and cooling demands while improving occupant comfort.

7.2.3. Air Handling Units with Heat Recovery

Existing ventilation plant will be replaced, or new air handling units (AHUs) installed, incorporating high-efficiency heat recovery systems. The heat recovery equipment will recover thermal energy from exhaust air streams and transfer it to incoming fresh air, reducing the energy required for space conditioning while maintaining appropriate indoor air quality and ventilation rates.

7.2.4. Air Source Heat Pump Ventilation-Based Heating and Cooling

The existing underfloor heating system will be removed as part of the proposed refurbishment. Space heating and cooling will instead be provided via the new air handling and ventilation system, served by high-efficiency air source heat pumps (ASHPs). This approach will enable the building to benefit from a low-carbon heating and cooling solution with improved seasonal efficiencies, while providing effective temperature control throughout the year.

The integrated heating and cooling strategy will reduce reliance on traditional heating systems and support the de-carbonisation of the building’s energy demand.

7.2.5. High-Efficiency LED Lighting

Existing fluorescent lighting installations will be replaced with modern LED luminaires. The proposed LED fittings will significantly reduce lighting-related energy consumption, improve lighting quality and provide a longer service life with reduced maintenance requirements. Appropriate lighting controls, including occupancy and daylight sensing where suitable, will be incorporated to maximise energy savings.

7.2.6. Energy Metering and Building Management System (BMS) Upgrades

New energy meters will be installed to improve the monitoring and management of electricity and heating/cooling energy consumption. In addition, the Building Management System (BMS) will be upgraded to provide enhanced control, monitoring and optimisation of building services.

The upgraded BMS will facilitate improved scheduling, fault detection, energy reporting and operational efficiency, ensuring that building systems operate only when required and at optimal performance levels. The enhanced metering strategy will also provide

more accurate energy data to support ongoing energy management and performance monitoring.

7.3 Summary

The proposed consequential improvements will deliver substantial reductions in energy consumption and carbon emissions through a combination of enhanced building fabric, high-efficiency ventilation with heat recovery, low-carbon air source heat pump technology, removal of the existing underfloor heating system, ventilation-based heating and cooling, dedicated ASHP domestic hot water generation, LED lighting upgrades, and improved metering and controls. Collectively, these measures will significantly improve the energy performance of the building and satisfy the intent of Building Regulations Part L2B by delivering cost-effective and sustainable energy efficiency improvements as part of the proposals. This aligns with national policy on sustainable development, and local level policies.

7.4 Whole Life Carbon

Minimising carbon has been considered from the project outset and opportunities to integrate and re-use materials from the site have been explored in collaboration with the client.

The proposed operational energy design interventions will include:

- Efficient all electric heating and cooling systems, with low energy consumption fans and heat recovery.
- High performance construction with optimised thermal performance to reduce the demand for cooling in summer while retaining heat in the Winter.
- Efficient lighting design and control strategy such as daylight and occupancy sensors.
- Demand-led controls to facilitate operation of a flexible facility, enabling Individual areas to be used on varying schedules, without having to operate the whole stadium.

7.5 Circular Economy - Ideal Lifecycle

The applicant will design each asset with circular economy at the centre of the brief. We have identified in the flow chart included within this page how the circular economy principles will be embedded within the design moving forward, striving to limit material escaping out side of the ideal cycle and where they do, ensure that these are recycled where possible to avoid waste.

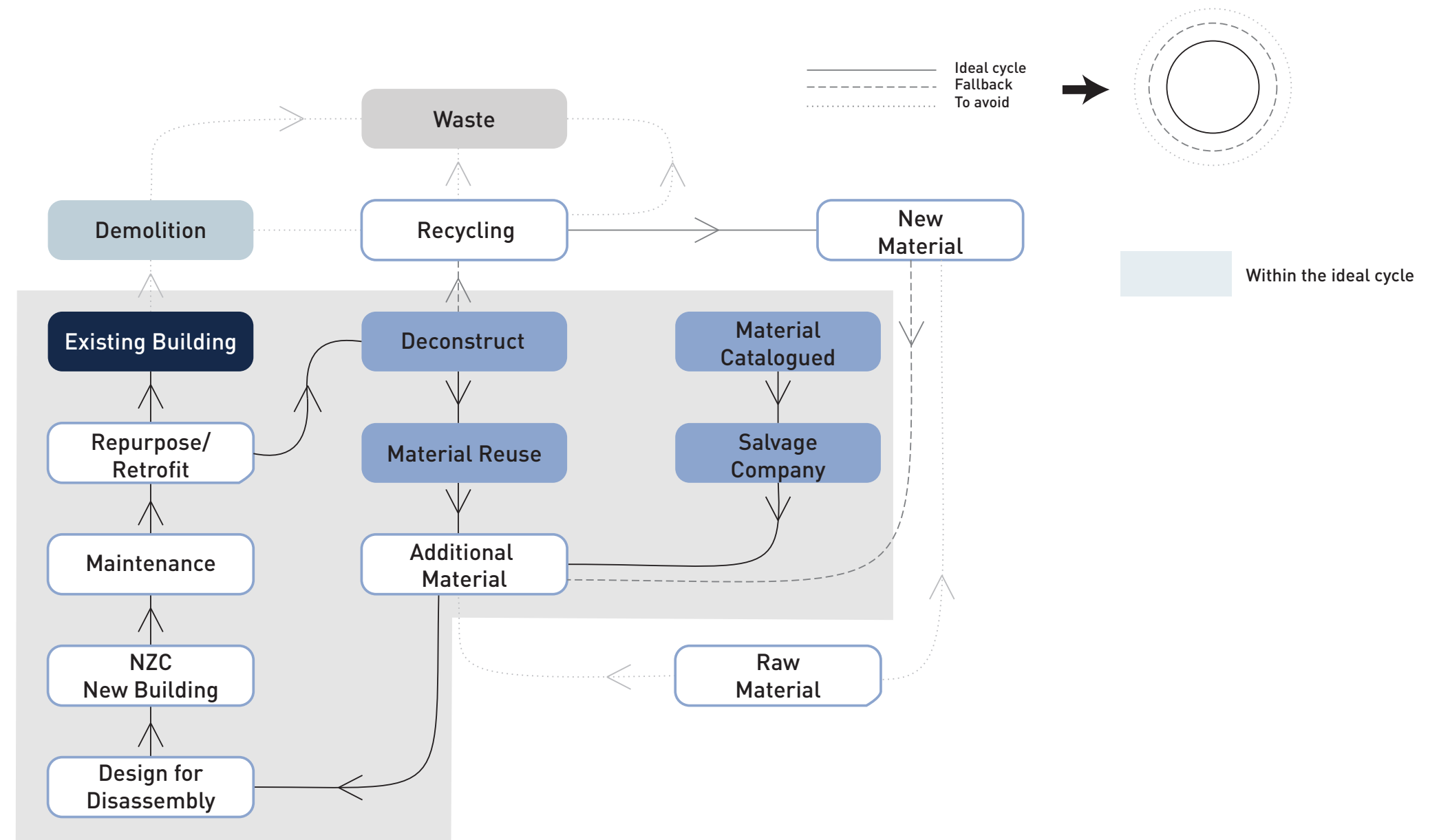


Figure 7.1 Circular economy diagram



8. Conclusion

8 Conclusion

8.1 Summary

The proposals represent an important series of works to the existing Utilita Bowl cricket venue. They are essential to supporting its ongoing function, specifically it hosting next summer's Men's Ashes test and Women's Ashes ODI in summer 20, as well as other ICC fixtures, and all forms of Men's and Women's cricket.

8.2 Planning Benefits

Despite the proposals being fairly modest they provide significant public benefits including:

- Improved venue accessibility and safety.
- Energy and environmental performance improvements
- Economic benefits to the new capacity to host higher profile events at the venue, including the Ashes.
- Robust sustainable construction strategy
- Careful sensitivity to the architecture of the existing building.
- Expanded provision for disabled visitors.
- Improved comfort and experience for visitors.
- A design developed through extensive consultation and refinement to ensure longevity and maximised functionality.
- Updating and replacement of degraded existing elements.
- Minimal visual or construction disruption.

The proposals comply with overarching planning policies and should therefore be approved.



Hampshire
Cricket

utilita
bowl



Architecture For Life