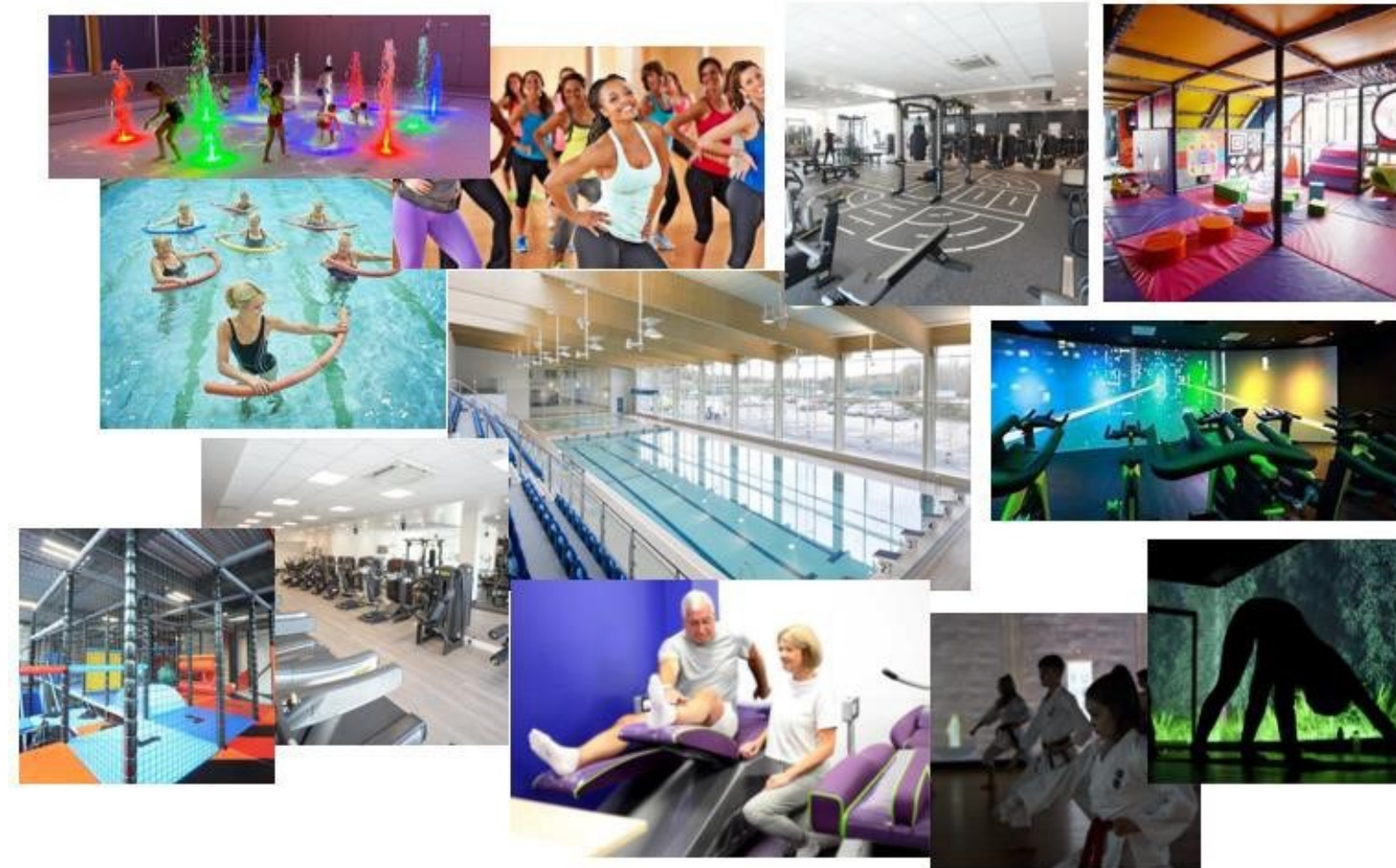

Leisure in Shropshire Programme

Shrewsbury Sports Village Transformation Feasibility Study

Submitted to Shropshire Council



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1.0 Summary of Proposal

Introduction

The project brief was to:

- Develop new swimming and fitness facilities as a single storey extension to the existing Shrewsbury Sports Village based in Sundorne Road, Shrewsbury.
- Securing new swimming facilities for Shrewsbury which will be available in the long term.
- Provide high quality facilities for Swimming lessons, general swimming and competitions.
- Creating a more diverse selection of fitness and leisure facilities at the Shrewsbury Sports Village.
- Improving the utilisation and financial viability of the Shrewsbury Sports Village site.
- Creating an efficient facility which is more effective to run.
- Accessible facilities for the fullest range of user groups meeting quality and diversity requirements.
- Principle public facility for residents in Shrewsbury and the surrounding area for swimming, sports, fitness, wellbeing and leisure.
- Reduce the environmental impact of Swimming and Leisure provision in the County, in particular developing a more Carbon efficient solution.
- Transform the Sports Village into a health and wellbeing centre for all.

To support ALS in the RIBA 1 commission ALS has appointed Roberts Limbrick (Architects) to complete a RIBA 1 design and Greenwood Projects to provide a principal Designer service. Through consultation ALS has provided a high-level cost of £28 million. This includes an inflationary allowance until Qtr. 1 2025 plus a construction (whilst on site) inflationary allowance of 5%. A 10% contingency is also included.

It is estimated that a project of this size it will take 3 years to complete the detailed design and construction.

2.0 Project overview

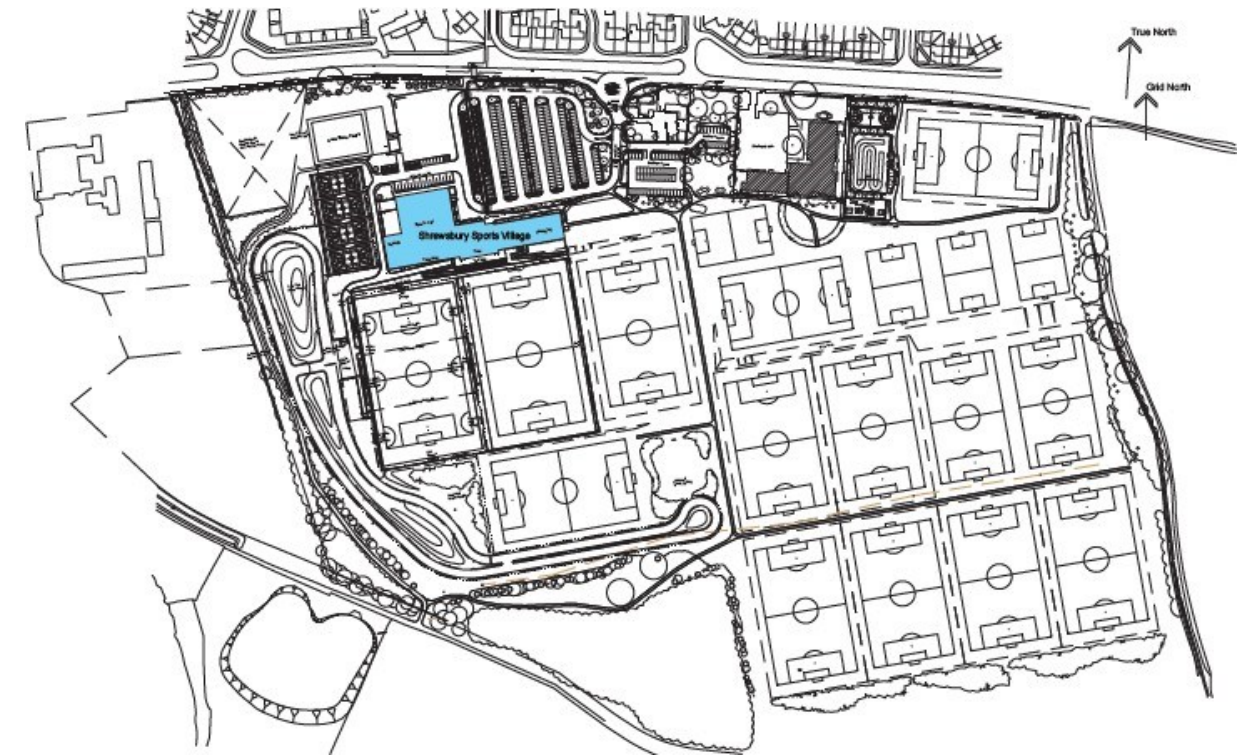
2.1 Assessment of Site Context

Site Location

Shrewsbury Sports Village is located to the Northeast of Shrewsbury town centre in Sundorne. It is accessible via Sundorne Road and is only a few hundred metres from Shrewsbury's ring road, the A49. The Shrewsbury Sports Village shares its site and car park with Shrewsbury Bowls Centre. There is also a small overflow car park to the East of the main car park. Sundorne Youth Centre is located to the East further along Sundorne Road. A health centre has also been constructed to the Northeast of the sports village which is separately accessed via Sundorne Road. The site address is Shrewsbury Sports Village, Sundorne Rd, Shrewsbury, SY1 4RQ.



Existing Site Plan



2.4 Proposed Site Layout

The new-build elements of the proposed scheme are located to the North and car park side of the existing sports village building. The new build elements therefore extend out into the existing car park requiring resolution of alternative car park layouts. The existing parking aisles helpfully run North South, and these are hence simply shortened where the building is extended. The circulation through the carpark remains as existing, with a one-way route in from the existing roundabout on Sundorne Road and a one-way route out from the main car park back onto Sundorne Road. The grassed area in front of the Bowls centre is remodeled as car park to make up for some of the loss of car parking.

Proposed Car Park Layout

The existing car park accommodates c.285 parking spaces. The remodeled car park achieves c.208 parking spaces.

The design team have investigated additional parking potential to the East of the sports village buildings. Carpark extension A with 77 additional spaces re-establishes the existing car park capacity of c.285 spaces.



Currently the existing car park has:

Main Car Park: 285 spaces
 Overflow: 55 spaces
 Depot : 19 spaces.
TOTAL: 359 SPACES

Proposed parking Numbers:

Main Car Park: 171 spaces
 Bowls centre: 37 spaces
 Overflow: 55 spaces
TOTAL: 263 SPACES

Existing vs Proposed

The existing building constructed during 2004/05 contains a series of dry-side sports facilities and changing rooms. The building largely comprises a steel structural frame clad in brickwork and composite cladding panels. The changing rooms eastern wing comprises load bearing external walls supporting traditional roof trusses. The roofs are a combination of profiled metal sheeting to pitched roof areas and single ply membranes to flat roof areas. The existing building has a GIA of c.3,870m². The following facilities are accommodated within the existing building:

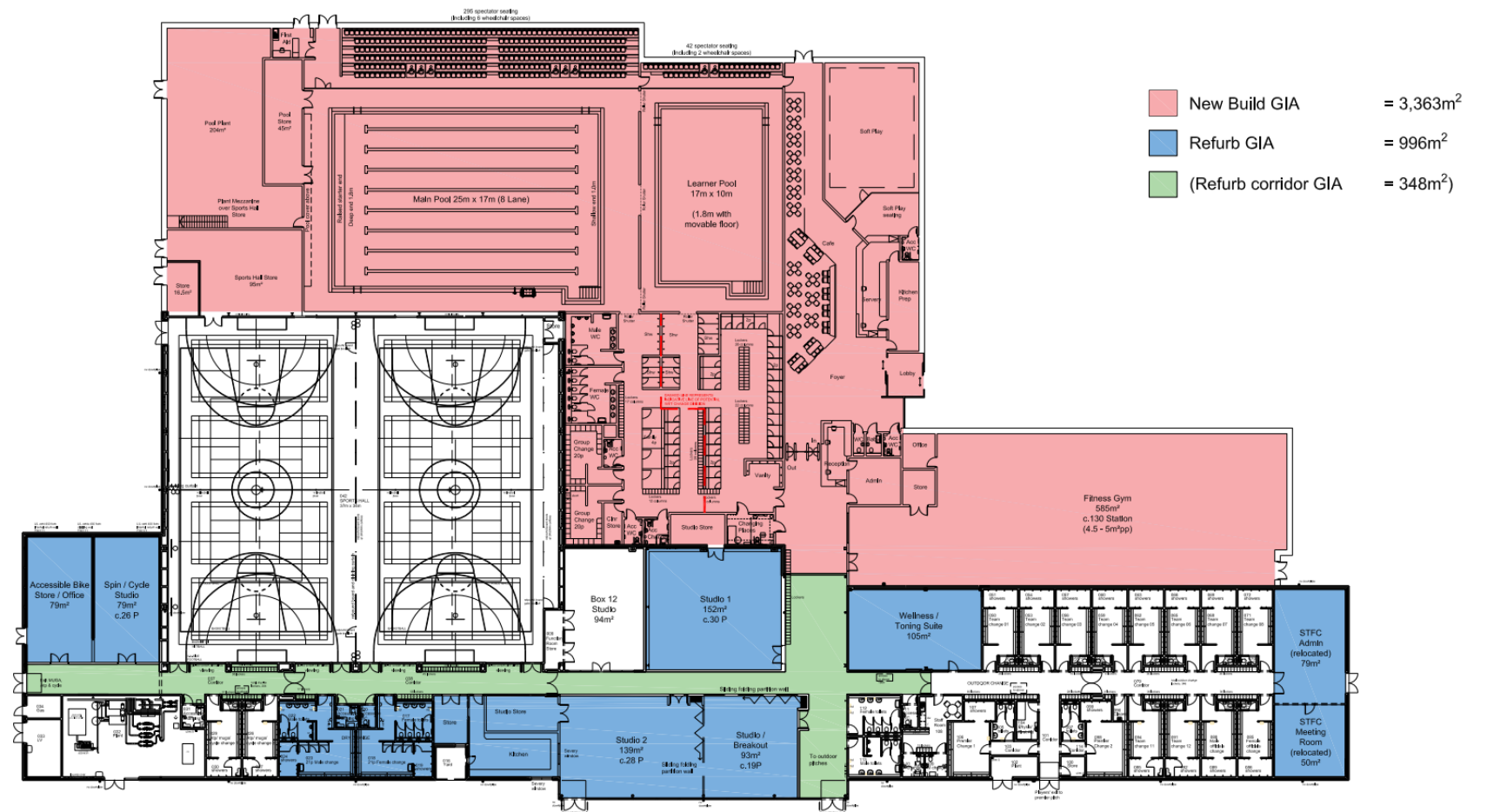
- 8 court hall and stores
- Climbing wall facility
- Fitness suite
- Box 12 studio
- Large café space at
- Dry side changing rooms (male and female) that serve the sports hall.
- Multiple team changing rooms serving the outdoor pitches.
- Shrewsbury Town Football Club (STFC) occupy offices and a meeting room
- Small fitness gym and a small spin/cycle studio

The new build element is to include:

- 25m x 8 lane Swimming Pool
- Spectator Seating 296 seats (with 200 temporary poolside seats for swimmers)
- Learner Pool 17m by 10m (moveable floor)
- Soft Play & Soft Play Café Seating
- Entrance, Lobby & Reception (access control)
- Café Seating Area
- Café Servery & Kitchen
- Changing Village
- Pool Store/ Pool Plant
- Gym

The refurbishment/ reconfiguration is to include:

- 3 studios
- Wellness Suite
- Group Cycling Studio
- Relocation Admin & Education
- Dry changing rooms
- Remodeling kitchen & Servery
- Box 12 (remaining)
- Creating Accessible Bike Store
- Creating additional office space



External Site Areas – Considerations/ Impact

Externally to the rear, a large, raised terrace looks out over 16 grass football pitches, a floodlit premier grass pitch with grandstand seating and a full-size synthetic football pitch. In addition, the site accommodates 4 floodlit multi-use netball and tennis courts and a floodlit cycle track. The site is supported with a generous car park with parking for 285 cars plus minibuses and coach parking. Further additional parking is available to the east of the site toward the Youth Centre buildings.

The main car park is also shared with the adjacent Shrewsbury Indoor Bowls Centre which has 6 lanes.

Arboriculture

There are no mature trees in the immediate site vicinity that are likely to be affected by the proposed new development. The car park incorporates small trees and shrubs planted between parking bays and at the end of parking aisles. There are some larger trees around the perimeter of the site along Sundorne Road and around the access into the site. More mature trees exist beyond the proposed development site to the east around the Tae Kwon Do school and Youth Centre buildings. It is unlikely that existing trees will restrict or influence new design proposals.

Acoustics

The closest residential buildings are located some distance from the Sports Village buildings to the opposite side of the Sundorne Road and to the West beyond the health centre building. It is hence unlikely that acoustic issues associated with residential properties will influence proposed designs.

Ecology

The proposed development is focused on building over the existing car park entrance and hence it is generally felt unlikely that the proposals will affect site ecology, wildlife habitat or protected species. The design team will need to take direction from pre-app consultation to determine the extent of ecological appraisals required to support the new extended development proposals. It should be noted that SC are aware of great-crested newts to the south-west and adjacent to the sports village.

Flood Risk

The site sits in an area of very low flood risk from either fluvial or surface water flooding. Refer to Environmental Agency maps adjacent.

Topography

The site is essentially flat to the north side of the existing sports village building and across the main car park which forms the entire site for the new development proposals. To the south the building sits on a raised terrace with excellent views across the outdoor sports pitches sitting c.1500mm lower.

Traffic and Highways

The site is well located in Shrewsbury and close to the northeast section of ring road. The site is served by adjacent bus stops and incorporates good pedestrian links. The existing car park is large with c.285 parking spaces inclusive of accessible parking, minibus parking and drop-off facilities close to the main entrance. Coach parking is also provided along the northern boundary of the car park.

The carpark is anecdotally understood to be well underutilised for the majority of the time. Weekend tournament events do however create congestion and occasional overspill parking in local roads. A Transport Assessment is likely to be required to determine the parking requirement for the enlarged centre and to assess any traffic impact, if any.

Impact on Neighbours

The design will need to appropriately consider the impact of noise from new activities (including parking and building plant) on the nearest residential receptors. Additionally, any new external lighting will need to be designed to minimise any impact on residential amenity. That said, this is an existing well-established centre with existing external lighting and flood lighting, and residential properties are located some distance from the proposed building extensions.

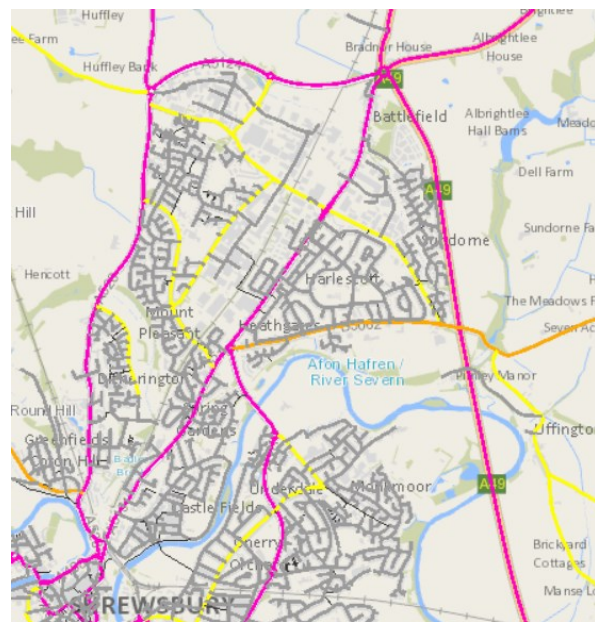
Arboriculture

An arboricultural and tree survey may be requested to support a Planning Application. Modification to existing carpark landscape will be required albeit this does not involve the removal of mature trees.

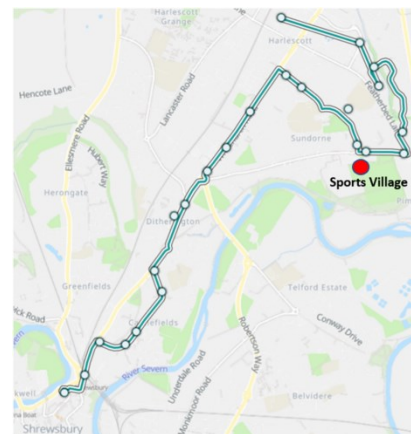
Access and Transport

A key aspect of the proposed development will be to establish the additional parking required to serve the enlarged facilities alongside any increase in traffic generation. It is assumed that a Transport Assessment or Statement will be required which will naturally include a parking survey and Green Travel Plan. We assume that the additional parking demand will typically be to a maximum of 1 space per 22m2 floor area, with c.6% of these provided as accessible spaces all based on the additional floor area created. It is noted however that the existing car park has a significant capacity, and that the car park is currently generally under-utilised except for scheduled weekend events. It is also anticipated that the revised parking arrangements should continue to make provision for coach / minibus parking (for teams, schools etc.) and visitor drop off.

The sports village is well connected by road, located on the B5062, it is 0.5 miles from the A49 eastern by-pass and 0.9 miles from the A5112 and Heathcote's roundabout.

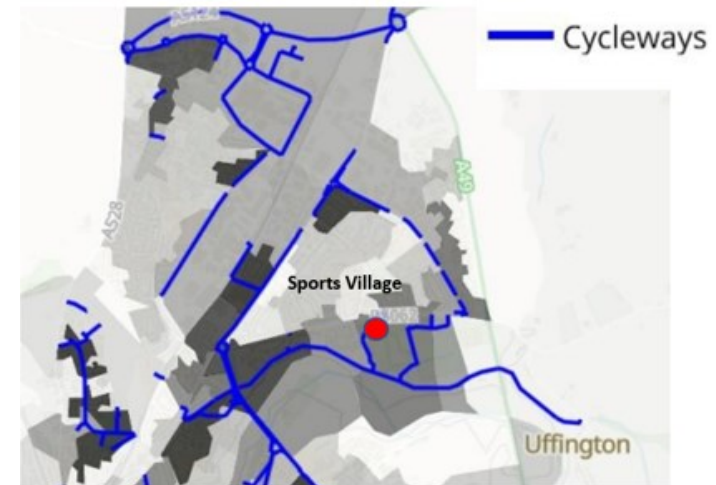


- Key:**
- A roads
 - B roads
 - C roads
 - Unclassified roads



The sports village is connected to the local cycle network along the former Shrewsbury canal towpath. The draft Shropshire Walking and Cycle strategy proposes several local cycle path enhancements and additions which will make the site directly accessible by bike along Sundorne Road and through the Harlescote and Sundorne neighbourhood.

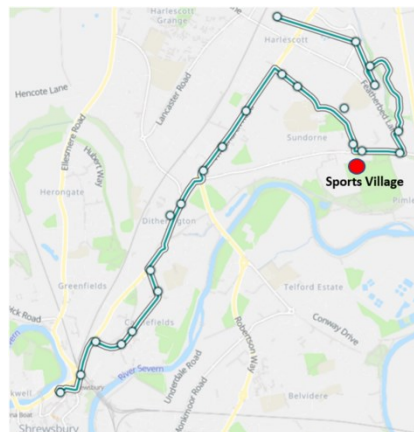
Local cycle network



Draft Shropshire Waking & Cycle strategy



The number 24 bus links the sports village from the Shrewsbury central bus station every 30 minutes. Should the project be approved discussions will be held with Arriva to explore possible enhancements to the bus service.



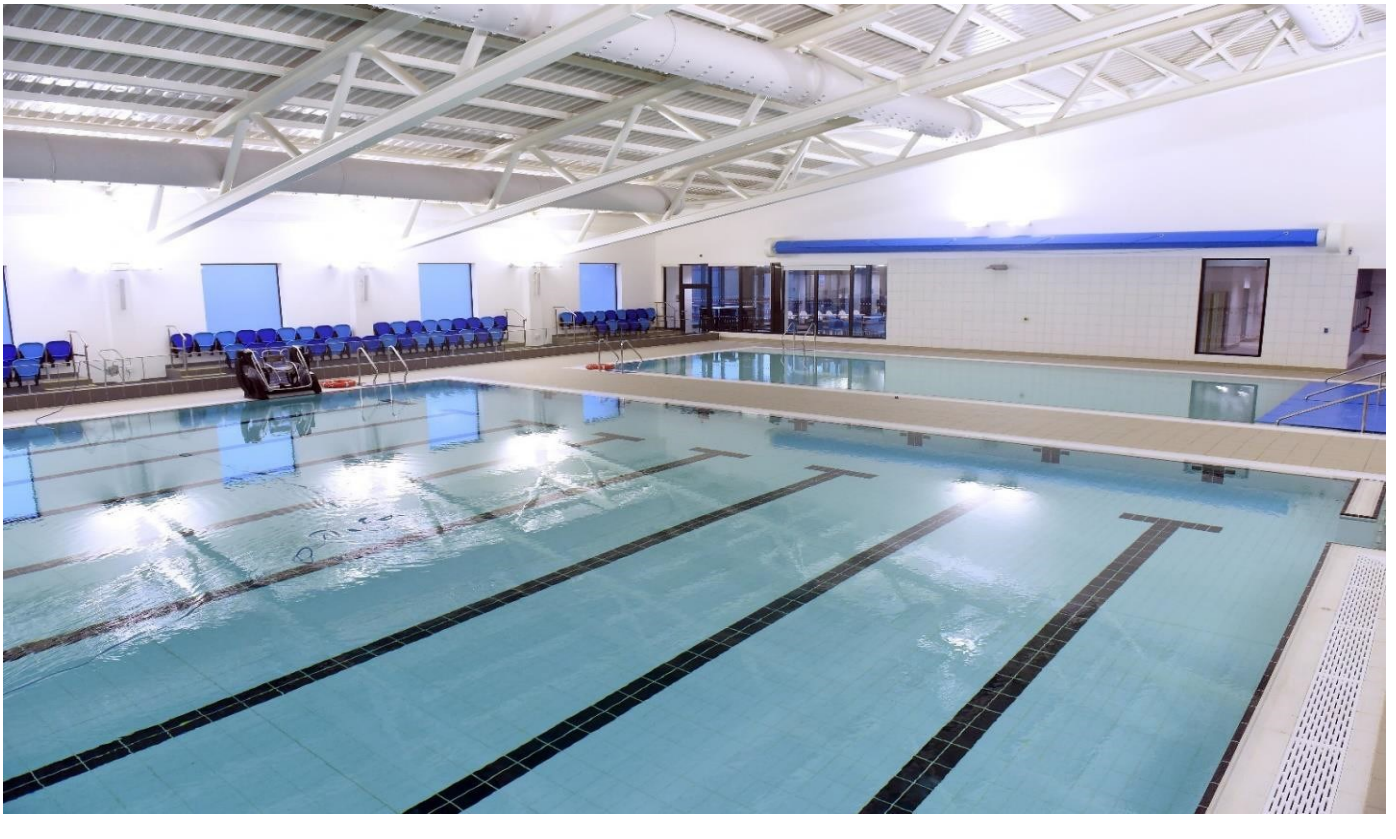
2.5 Computer generated visuals of how the proposal might look

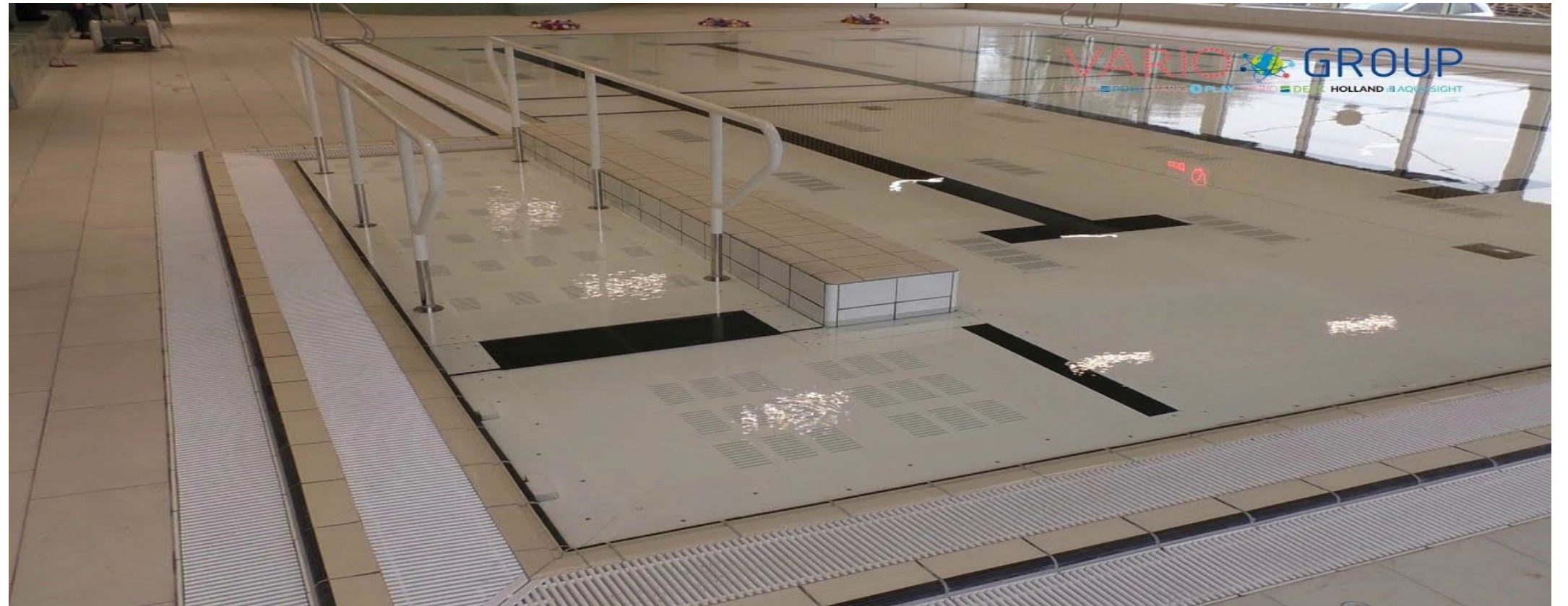


Views to main entrance

This drawing is for illustration purposes only
– the actual layout and look of the building will
change during subsequent design stages

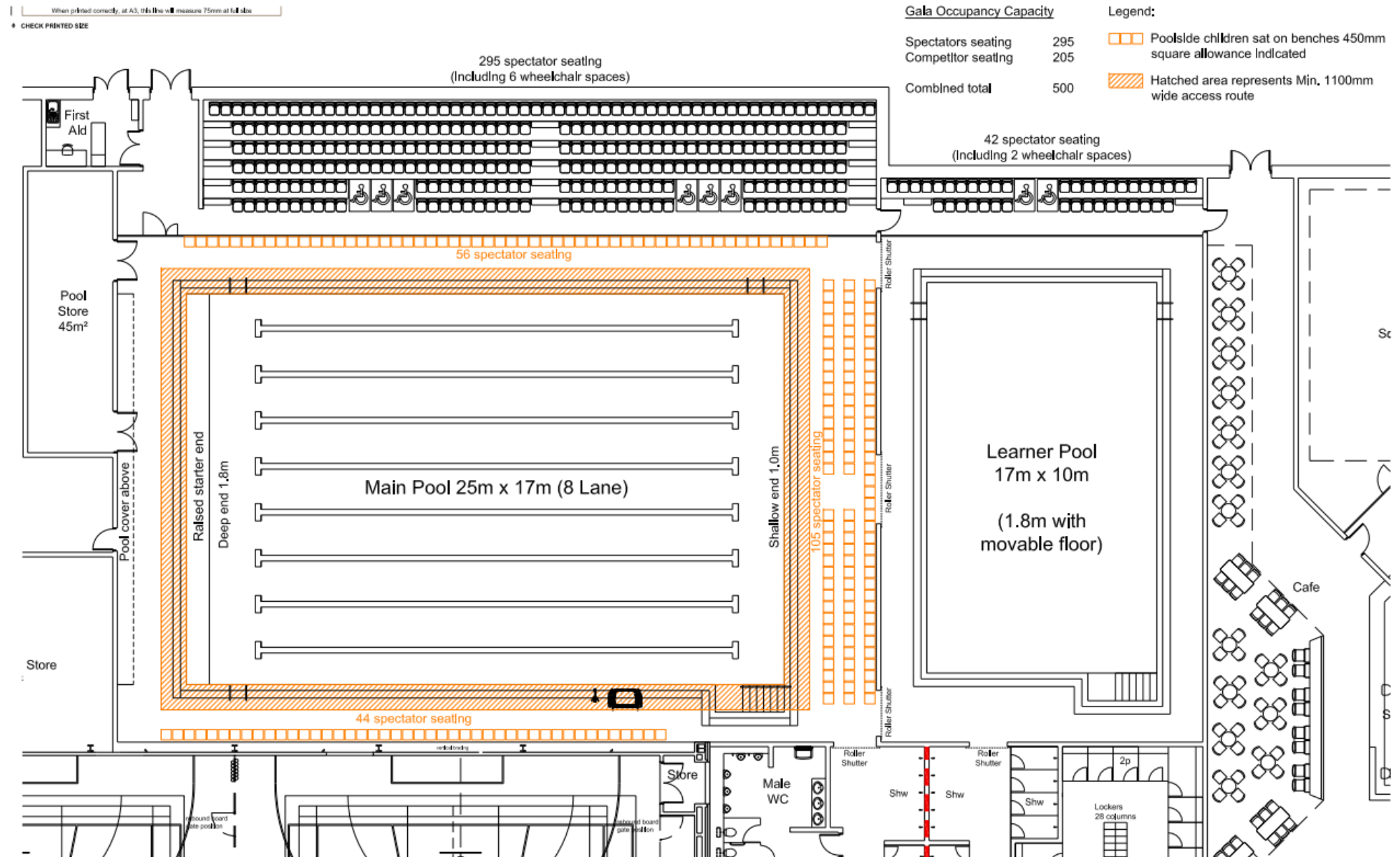
Examples of other local authority pools with similar features to those proposed





2.2 Spectator Seating in the pool hall)

The swimming pool seating offers 295 seats including 6 wheelchair spaces. There is a further option to have 200 temporary seats on poolside when competitions are being held.



Changing Room Examples



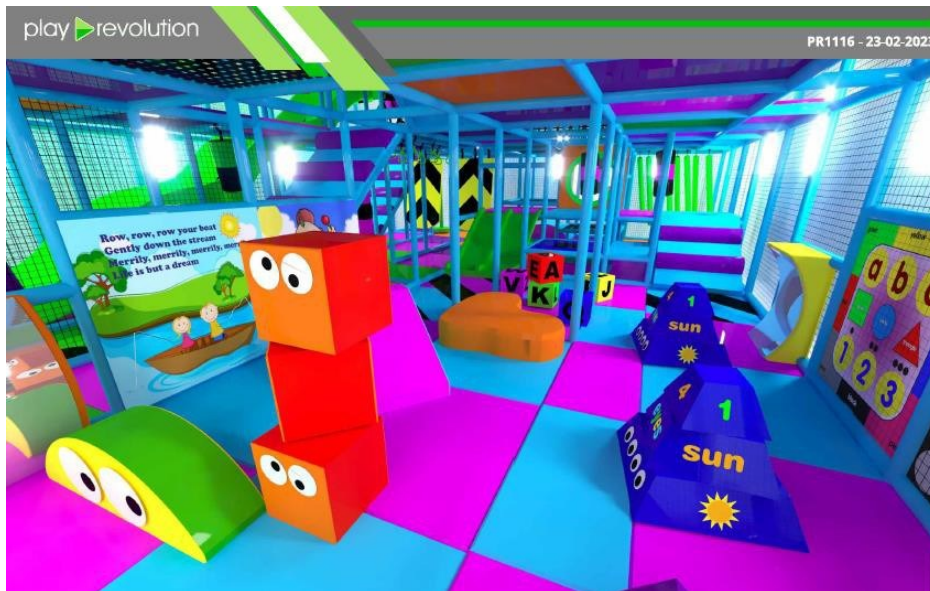
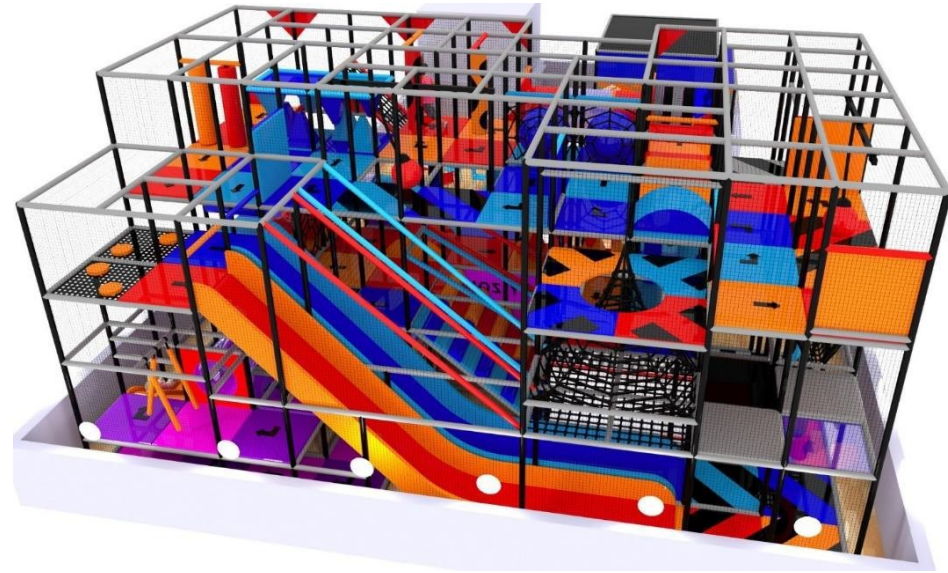
3.0 Fit Out

3.1 Adventure Play

Located adjacent to café to encourage participation.

The indicative play layout would accommodate circa 119 children:

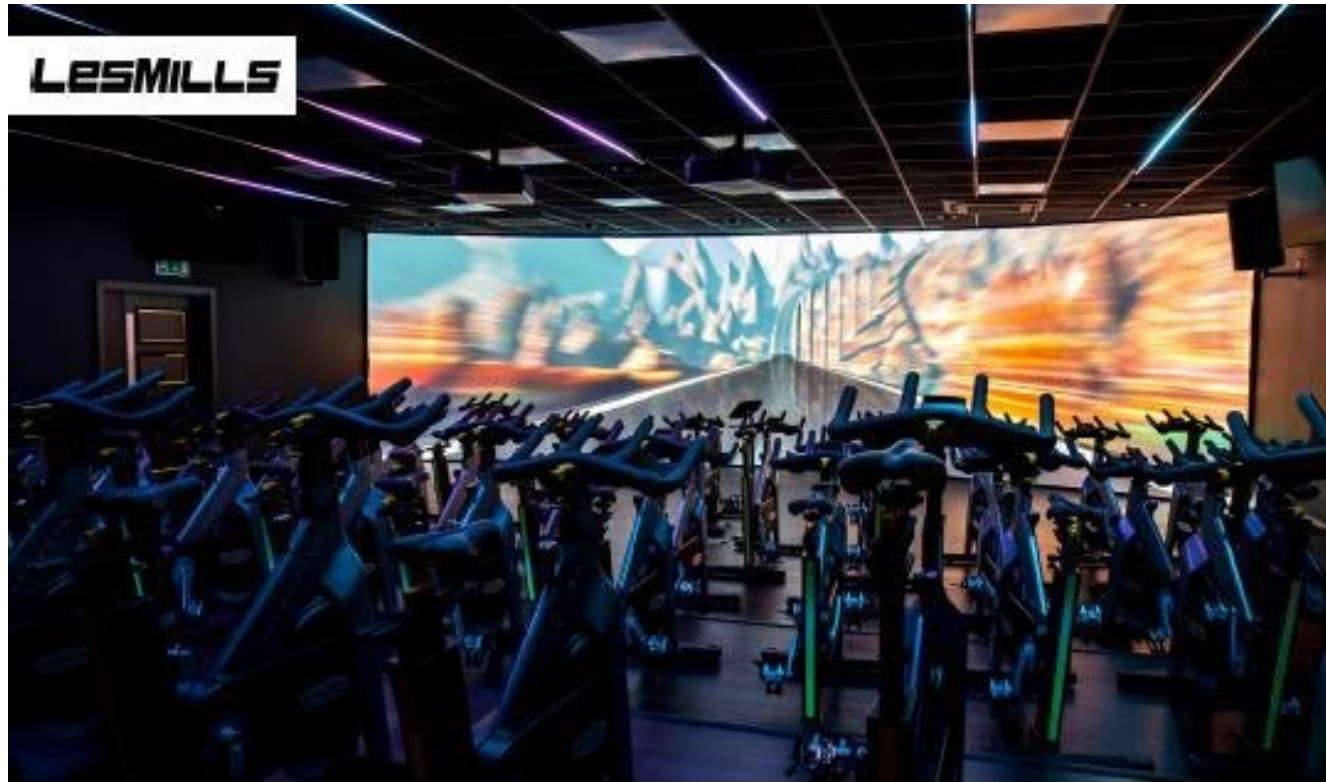
- Junior – 94
- Toddler – 25



3.2 Cafe



3.3 Immersive Spin



3.4 Immersive Future Studio



3.5 Immersive Splash Pad

A moveable pool floor transforms your pool into an interactive playground for both young and old. This can vary from games in the water, to fountains that sprout upwards in response to the actions from the various games available.



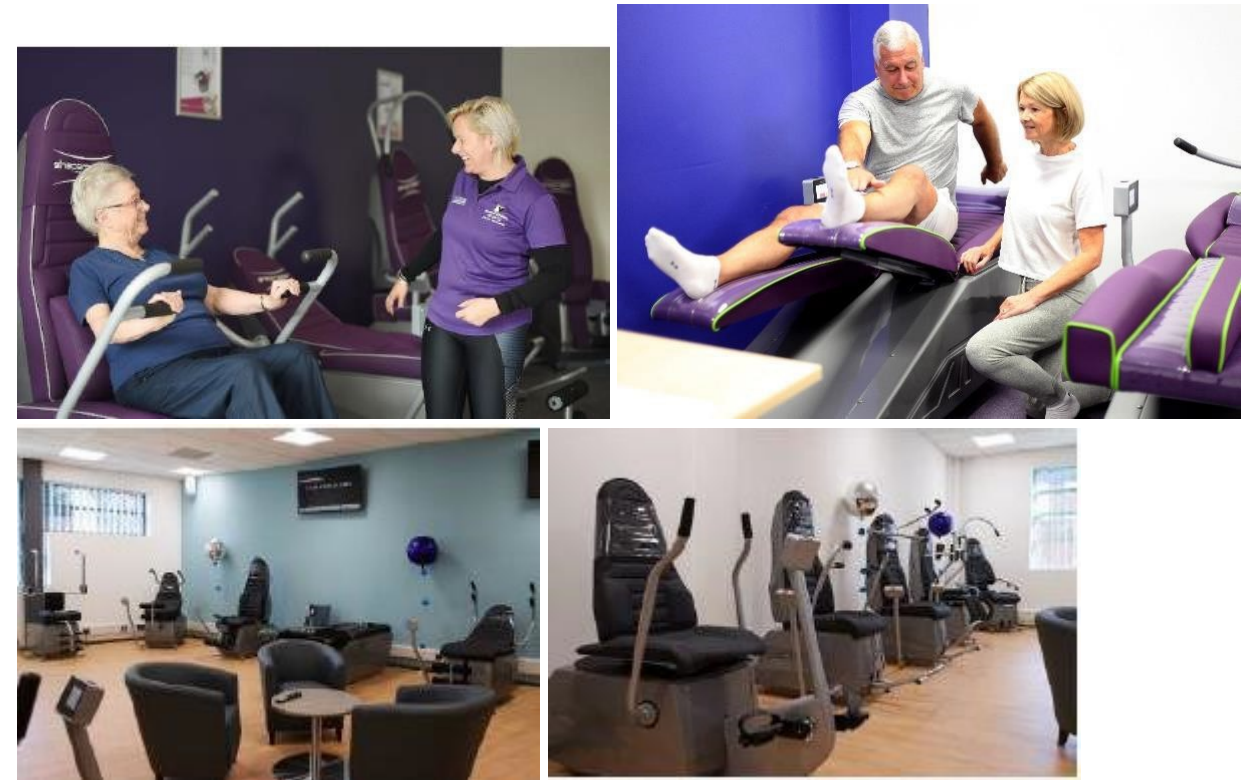
3.6 Fitness Equipment

Costings have been included for fitness gym (130 stations) including CV, resistance, equipment, and functional areas.

Visuals are example only.



3.7 Innerva Wellness Suite



4.0 Carbon Management

Sustainable Building Standard- BREEAM Introduction for clarity Carbon Strategy

Management • Commissioning • Construction site impacts • Security	Waste • Construction waste • Recycled aggregates • Recycling facilities
Health and Wellbeing • Daylight • Occupant thermal comfort • Acoustics • Indoor air and water quality • Lighting	Pollution • Refrigerant use and leakage • Flood risk • NOx emissions • Watercourse pollution • External light and noise pollution
Energy • CO ₂ emissions • Low or zero carbon technologies • Energy sub meeting • Energy efficient building systems	Land Use and Ecology • Site selection • Protection of ecological features • Mitigation/enhancement of ecological value
Transport • Public transport network connectivity • Pedestrian and Cyclist facilities • Access to amenities • Travel plans and information	Materials • Embodied life cycle impact of materials • Materials re-use • Responsible sourcing • Robustness
Water • Water consumption • Leak detection • Water re-use and recycling	Innovation • Exemplary performance levels • Use of BREEAM Accredited Professionals • New technologies and building processes

The BREEAM scheme awards points for meeting certain criteria in each of the above areas. These points are then weighted for their importance in the overall scheme and they added together to award a rating as detailed in the following table:-

BREEAM Rating	% score
UNCLASSIFIED	<30
PASS	≥30
GOOD	≥45
V GOOD	≥55
EXCELLENT	≥70
OUTSTANDING*	≥85

- The Council has a Sustainable Building policy – to support it’s Carbon targets and other environmental policies.
- The Policy requires that all new buildings or extensions over £1 million in value should achieve the BREEAM Excellent Standard, or at least Very Good
- In accordance with this policy the project shall strive to achieve BREEAM Excellent

Carbon Reduction

- The Council has a Vision to become carbon net-neutral by 2030 and assist in the ambition for Shropshire as a whole to become carbon net-neutral in the same year.
- The Council declared a climate emergency in May 2019 and agreed a strategy framework in December 2019, which established the objective of net-zero corporate carbon performance by 2030.
- In December 2020 a new Corporate Climate Change Strategy and Action Plan was adopted. The documents outline a strategy to reduce the corporate carbon footprint and promote adaptation measures to increase the resilience of services. The Strategy States:
- Significant investment will be required if Shropshire Council is to achieve its goal of becoming net carbon zero by 2030. A range of potential actions and a pipeline of specific projects which target the most effective areas for investment and intervention are set out in the Action Plan which accompanies this Strategy. The capital investment required to make the transition to net-zero carbon performance is also likely to generate revenue savings from greater efficiency.
- Swimming Pools and Leisure Centres are major users of power and hence producers of Carbon Emissions – this project provides a good opportunity to invest in new facilities which are more energy efficient, lower cost to operate and significantly contribute to the Council’s journey to net Zero
- The Project will adopt the Principles of BREEAM and Passive Haus in energy efficiency measures, will aim to achieve BREEAM Excellent and will incorporate Photovoltaic Cells and Air Source Heat pumps.

Business Case Summary

- Through a combination of lower running costs and higher income forecast the proposal could generate a new facility with an overall lower budget requirement than the current arrangements
- Funding of **£28 million** is assumed wholly from 40-year PWLB borrowing at an interest rate of 4.5%, annual repayments £1.497m
- For every £1m of alternative funding (e.g., Community Infrastructure Levy, grants or capital receipts) the borrowing repayment reduces by £55,000 per annum.

5.0 Programme/ Next Steps

Following the public consultation and subject to receiving Council approval it would take three years to complete the design, gain planning permission and complete the construction.

