The case for Indoor Athletics and track spectator seating at Bar End, Winchester
1 Executive Summary

Athletics is a sport of fundamental movement and posture, and – broken down to the basic concepts of “run, jump, throw” – it has the ability to support many other sports and activities. Sportsmen and women of all abilities and activities can benefit from the application of the athletic principles of efficient and correct fundamental movement and posture, in order to enhance their performances and yet remain injury free.

Athletics is the first sport we learn as a child – young children can instinctively exhibit the movement patterns athletes seek to develop. However, these can soon be lost – our modern, sedentary and static lifestyles undermine this ability, sometime requiring years of training to recover. (Section 3.1)

Athletics has a long history of participation and performance on the South Coast of Britain; however, in recent years the facilities available to athletes have fallen behind those available across the rest of the country. Specialised indoor athletics facilities, suitable for use by jumpers and throwers, are at least 1 hour travel time from Winchester, and even further from athletes living in Dorset, Wiltshire or further south along the Solent. (Section 3.2, Section 4, Section 7.3.6)

Winchester has a special history and resonance with our Armed Forces, and providing a facility for rehabilitation and recovery is one of the existing objectives of the new Sport and Leisure Centre project. A properly adapted indoor athletics centre can enhance and extend the services open to former soldiers and others with disabilities.

This paper presents the case for an indoor athletics centre at Bar End in Winchester.

The facility will be self-funding and revenue generating. Using Sport England’s affordable sports hall guidance as a reference and including special considerations for a surface suitable for use with athletic spikes, a total capital and fit out cost of between £1.7m and £2.7m has been estimated, depending on the size of the facility built. This assumes no contingency and a freestanding, rectangular shell – significant savings against the estimated capital cost above will be realised if built as part of the main sport and leisure centre building.

This paper shows how appropriate design selection, imaginative hiring and event strategies can obtain an annual income of £100,000 from direct hire alone and an additional annual income of £100,000 using alternative strategies and hosting major athletics events. (Sections 7.3 and Section 7.5)

Such an income of £200,000 p.a. would exceed the expected interest rate charges of around £83,000 on a £2.7m loan at 3.1%. This income can pay the interest charges, cover the running and maintenance costs, and contribute towards paying off the capital itself. (Section 7)

A commitment from Winchester and District Athletics Club to select and source all the specialist indoor athletic equipment required on opening. This is a saving of up to £51,000 against the costs estimated above. (Section 7.2.2)
The facility will be for **all Winchester and Hampshire residents**. This paper shows how the facility can be used not just for athletics, but will be multi-use and multi-user. The indoor athletics centre will be properly designed and equipped for accessibility and specially adapted for Paralympic disciplines. Used throughout the day and all year round, the facility will offer a premier experience suitable for all abilities – fitness class, school, community, club, armed forces, county, and region. Depending on the design concept selected, the straight track area can be used for other activities such as indoor bowls, indoor cricket nets, archery, laser shooting – activities that can make good use of the indoor straight of up to 82m long. (Section 4, Section 5.2, Section 6.2.4, Section 7.3, Section 7.3.6)

**The facility will maximise the investments already made by Winchester City Council and the University of Winchester.** The Winchester athletics track and field area has full certification by UK Athletics, meaning it is already certified to host all levels of competition, from local leagues, to county, area and even national level events. Preventing this has been a lack of suitable covered spectator seating, and other necessary facilities such as a PA system, officials’ offices and warm up areas. This proposal includes these items within the build and fit out cost stated. (Section 5.2)

**Putting Winchester on the map as a host for major events.** Winchester will be able to organise, bid for and host major sporting events. Bar End at Winchester is ideally situated, with good transport links and parking. Winchester is already a premier tourist destination, attracting over 5.6m visitors each year, so it can easily cope with the demands of a major sporting event in terms of parking, accommodation, transport, and people simply having a good time. (Section 5.2, Section 7.3.4)

**WADAC recommend Concept 4 (or similar) from this proposal.** This concept layout has the most utility for athletics, will be the most attractive for organisers of major events, will have the most opportunities for other users, and have a greater chance of meeting all the above outcomes in due course. Concept 4 has a total land area of 1968 m² and is spread over two floors. (Section 5.1, Section 6, Section 6.2.4). It will include:

On the ground floor:
- High jump runway and landing area
- Throws run up and cage area including anchoring points for disabled throwers
- Long jump runway and pit
- Pole vault runway and landing area
- Warm-up, power and conditioning area
- Spectator seating for both the indoor ground floor and nearby outdoor areas (i.e. the long jump pits), appropriate storage areas.

On the first floor:
- A 6 lane, 60m indoor track (on the first floor)
- Spectator seating for the indoor area, covered spectator seating (approx. 500 seats) for the outdoor track and field area.
- PA system and other facilities needed to host major events, appropriate storage areas.
Table of Contents

1 Executive Summary .......................................................................................................... 2
2 Vision ................................................................................................................................. 6
3 Introduction.......................................................................................................................... 8
  3.1 Why athletics? .................................................................................................................. 8
  3.2 Why are indoor facilities needed? .................................................................................. 9
4 Winchester and District Athletics Club (WADAC) ............................................................... 10
  4.1 About WADAC ............................................................................................................... 10
  4.2 WADAC sporting achievements in 2016 and 2017 ......................................................... 11
  4.3 Facility usage by WADAC .............................................................................................. 11
  4.4 Other athletic clubs nearby ......................................................................................... 13
5 Proposed facilities: indoor athletics and outdoor seating .................................................. 14
  5.1 Indoor athletics centre ................................................................................................. 14
      5.1.1 Indoor sprint track ................................................................................................. 14
      5.1.2 Indoor horizontal jumps area ............................................................................... 15
      5.1.3 Indoor high jump area ......................................................................................... 16
      5.1.4 Indoor pole vault area ........................................................................................ 16
      5.1.5 Indoor throws cage .............................................................................................. 17
  5.2 Covered spectator seating for the outdoor track and field area ................................... 18
6 Conceptual designs............................................................................................................. 22
  6.1 Winchester Fit for the Future conceptual design .......................................................... 22
  6.2 Indoor athletics centre conceptual designs .................................................................. 23
      6.2.1 Concept 1 – Sport England regional training area .............................................. 24
      6.2.2 Concept 2 – compact L-shaped indoor athletics training centre ..................... 25
      6.2.3 Concept 3 – compact indoor athletics training centre on two floors ............ 26
      6.2.4 Concept 4 – athletics centre on two floors optimised for multi-use ............. 28
7 Total build costs and potential revenue .......................................................................... 30
  7.1 Capital build costs ........................................................................................................ 31
  7.2 Athletic equipment and surface costs ....................................................................... 32
      7.2.1 Summary ............................................................................................................. 32
      7.2.2 Lists of potential athletic equipment ................................................................. 33
  7.3 Potential income streams ............................................................................................ 34
      7.3.1 Direct hire - athletics .......................................................................................... 34
      7.3.2 Direct hire - other activities ............................................................................... 35
      7.3.3 Special leisure centre membership ................................................................. 35
      7.3.4 Possible events – athletics based ..................................................................... 35
      7.3.5 Possible events – other ..................................................................................... 36
      7.3.6 Support from local athletics clubs ................................................................. 37
  7.4 Summary of build costs and facilities ........................................................................ 39
  7.5 Summary of potential annual income streams ............................................................ 40
List of Figures

Figure 1 The closest indoor athletics facilities to Winchester ................................................. 9
Figure 2 Clubs affiliated to Hampshire Athletics ........................................................................ 13
Figure 3 Sprint track area guidance ............................................................................................ 15
Figure 4 Horizontal jumps area guidance .................................................................................... 15
Figure 5 High jump area guidance .............................................................................................. 16
Figure 6 Pole vault area guidance ............................................................................................... 17
Figure 7 Throws area sectional guidance ..................................................................................... 17
Figure 8 Throws area plan guidance .............................................................................................. 18
Figure 9 Indoor throws area complying with design guidance ...................................................... 18
Figure 10 UKA permit levels for senior competition .................................................................... 19
Figure 11 UKA permit levels for U20 competitions ...................................................................... 19
Figure 12 UKA permit levels for U13-U17 competitions ................................................................. 20
Figure 13 Winchester Fit for the Future conceptual design........................................................... 22
Figure 14 Concept 1 - regional training area layout .................................................................... 24
Figure 15 Concept 2 - compact training area layout .................................................................... 25
Figure 16 Concept 3 - compact training area on two floors ......................................................... 26
Figure 17 Concept 3 - alternative uses for the first floor ............................................................... 27
Figure 18 Concept 4 - athletics centre on two floors optimised for multi-use.............................. 28
Figure 19 Concept 4 - alternative uses for the first floor ............................................................... 29

List of Tables

Table 1 Indoor athletic facilities, distance and typical travel times .............................................. 10
Table 2 WADAC weekly typical usage .......................................................................................... 12
Table 3 Capital build costs and fit out, excl. athletic surface and equipment ............................. 31
Table 4 Athletic surface, installation and fit out costs .................................................................. 32
Table 5 Athletic equipment lists and web prices .......................................................................... 33
Table 6 Possible direct hire leisure centre incomes ................................................................. 34
Table 7 Special discounted leisure centre membership ............................................................... 35
Table 8 Possible income from athletic events .............................................................................. 36
Table 9 Possible income from an indoor bowls league ............................................................... 36
2 Vision

The vignettes below expound a vision of how the indoor athletics centre and external spectator seating proposed in this document could be used by WADAC and others in the future. The vignettes give examples of what could happen should the proposed facilities be built – they are not exclusive or restrictive.

February

The cold weather has struck: the outdoor track is covered in ice, making it unsafe; a raw, northerly wind is whipping through the fields, numbing fingers and toes; the early sunset drops the temperature further, sending all sensible people indoors.

During the day, some local schools have been hiring the indoor facility to conduct multi-games exercises and sports, something not feasible outside.

In the evenings, some Hampshire athletics clubs have been working on their jumps and throws techniques indoors – the coaches seeing a marked increase in technique and ability since this time the previous year, when all outside jumping sessions were halted.

England Athletics host a regular regional training and coaching workshop each Saturday. Athletes are invited from all over the south coast – the numbers attending much higher than those who used to go to Brunel some years before.

Indoor cricket nets sessions have been held by several local cricket clubs. The long sprints hall, combined with the indoor seating, has been particularly useful for spotting flaws in technique and working on them in the off season.

On Sunday, Hampshire's parasport athletes come to train – made possible by the adapted equipment and access. Many of them being ex-service men and women, they are pleased and proud to be training and living in Winchester, close to where they were stationed in active service.

May

Delighted by the facilities on offer at the new Winchester Sport and Leisure Centre, Hampshire Athletics have decided to relocate their annual Multi-event and Track and Field Championships from Portsmouth to Winchester.

At the Track and Field Championships over 700 athletes attend during the middle weekend in May. Many families, coming to watch one child compete, take the opportunity to use the other leisure facilities – the 50m swimming pool, gym and café being particularly popular!

The new spectator seating for the outdoor track, combined with the new PA system and the extra room provided by the indoor athletics area and shared club office have made it much easier to organise.

They want to come back next year, and are talking about hosting a regional event the following year.
July

The new Winchester indoor bowls league at Bar End has been a roaring success. So much so, the league is considering having 2 divisions next year – doubling the participation (and the hire of the indoor athletics centre).

The athletics competition season is in full flight now, for schools, county teams, and clubs. Track facilities are maxed out, so groups also train indoors now.

Hampshire Schools are using the indoor athletics centre regularly, with training no longer impaired by our changeable English summer.

Winchester and District Athletics Club (WADAC), having grown from over 900 athletes to 1100 in the last four years, now needs the extra facilities just to coach and train regularly. Of the 1100 registered athletes, more than 500 are under 15, showing how the indoor facility has broadened access to sport in the Winchester area.

Bringing the young people into athletics has helped multiple sports in the area, with local hockey and football sides also benefiting, for example.

A tie up between WADAC and some local adult football clubs has been formed in order to improve off-season speed and fitness.

The University of Winchester sports teams have also benefitted from year round training; performances and participation are at an all-time high.

The University is hoping to host a British Universities and College Sports (BUCS) match next summer.

A triathlon event is also being planned: the spectator seating, the large, accessible fields and the 50m pool make an ideal combination for the rising sport of triathlon.

November

With the weather closing in again, a Winchester Boot Camp business has decided to book the indoor athletics centre on a regular basis; the indoor sprints, combined with the adjacent power and conditioning area are perfect for the mix of activities and exercises boot campers like to engage in.

A laser shooting club has started hiring the sprints area. Finding a suitable indoor range has been a problem for them for some time, and their pentathlete members already use the 50m pool and outdoor track at Bar End.

Hampshire and all nearby athletics clubs have seen a huge increase in the performance of many athletes, especially hurdlers and jumpers. Pole-vaulting has made a return, with some local athletes posting jumps in the National top 10.

Some Winchester schools have noticed their children are fitter, faster and stronger than before, and those who took the opportunity to introduce their children to athletics have seen improvements in all sports and activities, from football teams to hockey teams, cricket to netball.
3 Introduction

3.1 Why athletics?

Athletics is a sport of fundamental movement and posture, and – broken down to the basic concepts of “run, jump, throw” – has the ability to support many other sports and activities. Sportsmen and women of all abilities and activities can benefit from the application of the athletic principles of efficient and correct fundamental movement and posture in order to enhance their performances, yet remain injury free.

*British Athletics’* 10-year ambition (2016-2026) is for athletics “to become the nation’s number one individual sport. Using great local clubs, skilled coaches and elite success to inspire mass participation.”

*British Athletics* “want to create an athletic nation. A nation of walkers, runners, jumpers and throwers; and of coaches, volunteers, officials and spectators. To take the enthusiasm for the sport we have as children and turn it into active participation and competition for life.”

“Society is changing. On the one hand, more people than ever before are participating in mass sporting events. On the other, rising levels of obesity and mental health challenges threaten the UK with associated huge increases in health costs.”

“Athletics offers an answer – not in isolation, but as a core element of community solutions... The wider benefits that athletics can bring – physical literacy, health, teamwork, self-confidence – need to be harnessed so that as many people are possible across the UK can benefit. Athletics is already accessible and value for money.”

Athletics in England saw a 45% growth in athletic club membership between 2008 and 2015, from 100,000 to 145,000 members, and there are at least 5 million regular runners in the UK today.

This statistic is more than reflected in the Winchester area, as seen in the growth of membership of WADAC:
- WADAC had 350 members in 2008 before the Bar End track opened;
- by the end of that year it had 580 members; and,
- now, in early 2017, WADAC has 930 registered members.

This is **186% growth** – nearly double the figure quoted by British Athletics – and shows a real interest in the sport in Winchester and Hampshire. Of the 930 members, over 300 are under the age of 13! And, every year, WADAC has to deal with an additional 50-60 children wanting to join up.

---

1 British Athletics An Athletic Nation: Our 10 year ambition 2016-2026
3.2 Why are indoor facilities needed?

UK Athletics aspires to have 90% of the UK population living within a 60-minute drive to a regional indoor athletics facility. There are currently no indoor athletics facilities suitable for any level of sprints, hurdles, jumps and throws within an hour’s travel of Winchester. Figure 1 shows the location of the nearest such facilities, with names, distances and travel times from Winchester shown in Table 1. Travel times from Southampton, Portsmouth, Bournemouth and places further west are much greater. The south coast is crying out for a true Indoor Athletics Facility!

Considering the potential user base – from Southampton, Portsmouth, Andover, Salisbury, Bournemouth, Poole, New Forest, Basingstoke – Winchester is in an ideal location to provide a premier facility for athletics to regional level.

Considering Winchester’s location close to Army HQ at Andover, the various camps on or around Salisbury Plain, and the relocation of part of Headley Court to Loughborough as well as new training facilities at Worthy Down, Winchester is again well located to support our ex-service men and women.

![Figure 1 The closest indoor athletics facilities to Winchester](image)
<table>
<thead>
<tr>
<th>#</th>
<th>Facility</th>
<th>Location</th>
<th>Distance from Bar End, Winchester (miles, route)</th>
<th>Typical Travel Times at 5pm</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>BROADBRIDGE HEATH LEISURE CENTRE (only 30m long straight)</td>
<td>Horsham</td>
<td>51 (A272)</td>
<td>1:20 – 1:30</td>
</tr>
<tr>
<td>2</td>
<td>THAMES VALLEY ATHLETICS INDOOR FACILITIES</td>
<td>Eton</td>
<td>51 (M3)</td>
<td>1:00 – 1:25</td>
</tr>
<tr>
<td>3</td>
<td>BRUNEL UNIVERSITY (INDOOR)</td>
<td>Uxbridge (London)</td>
<td>57 (M3)</td>
<td>1:10 – 1:50</td>
</tr>
<tr>
<td>4</td>
<td>CRYSTAL PALACE ATHLETICS STADIUM - INDOOR</td>
<td>Crystal Palace (London)</td>
<td>67 (A3)</td>
<td>2:00 - 2:50</td>
</tr>
<tr>
<td>5</td>
<td>UNIVERSITY OF BATH (INDOOR)</td>
<td>Bath</td>
<td>68 (A303)</td>
<td>1:20 – 1:40</td>
</tr>
<tr>
<td>6</td>
<td>WILLESDEN INDOORS</td>
<td>Willesden (London)</td>
<td>72 (M3)</td>
<td>1:20 – 2:30</td>
</tr>
<tr>
<td>7</td>
<td>LEE VALLEY - INDOOR</td>
<td>Edmonton (London)</td>
<td>92 (M3, M25)</td>
<td>1:50 – 2:40</td>
</tr>
<tr>
<td>8</td>
<td>TERENCE MACMILLAN NEWHAM INDOOR ATHLETICS CENTRE</td>
<td>Newham (London)</td>
<td>107 (M3, M25)</td>
<td>2:00 – 2:40</td>
</tr>
<tr>
<td>9</td>
<td>JULIE ROSE INDOOR</td>
<td>Ashford</td>
<td>120 (M3, M25)</td>
<td>2:00 – 2:30</td>
</tr>
</tbody>
</table>

| Table 1 Indoor athletic facilities, distance and typical travel times |

4 Winchester and District Athletics Club (WADAC)

4.1 About WADAC

Winchester and District Athletics Club (WADAC) was founded in 1976. As of 1 Jan 2017 it has 930 members, of which over 300 are under the age of 13, and 50% are under 18. WADAC now has the largest number of England Athletics affiliated athletes in Hampshire (based on data for 2016-17).

WADAC currently has 70 volunteer coaches and team managers, half of whom regularly help out at training and league matches.

WADAC competes in 11 Leagues covering all aspects of athletics:
- Hampshire Cross Country League,
- Hampshire Road Race League
- Wessex League (cross country)
- Wessex League (track & field incorporating Quad Kids)
- Upper age group Youth Development League
- Lower age group Youth Development League
- Sports hall
- CC6 Cross County League
- RR10 off road League
- Vets’Track & Field League
- Southern Athletics League

WADAC’s junior athletes also compete in the Schools Leagues: District Schools, Hampshire Schools and English Schools.
4.2 WADAC sporting achievements in 2016 and 2017

In 2016, WADAC had 5 international athletes, 15 County Champions and British Masters Champions.

The past year has seen WADAC excel:
- The W45 Team won the team gold at the British Masters Athletic Federation (BMAF) Cross Country Championships.
- The Vets Ladies team won the Hampshire Cross Country League. They have not been defeated since 2011. They also won the SEAA Road Relay Championships.
- The Vets Ladies performed well on the track too, winning the Vets League and going on to the regional finals in Ashford. Our Ladies Team won the Hampshire Road Race League in Division 1.
- The V40 & V60 Men’s teams did well winning medals in the Aldershot Road Relays, and the Senior Men qualified for the finals for the first time since 2005.
- At The Great South Run, WADAC won the Great Run Challenge. Both Men’s and Ladies’ teams became England Athletics 10 mile Team Champions.
- In May 2016, a WADAC athlete (India Lee) became European Triathlon Champion in Lisbon.
- In June 2016, another WADAC athlete became Age Group World Champion at the ITU Duathlon World Championships in Spain.
- WADAC’s senior women’s team are the 2017 Southern Road Relays champions
- WADAC’s senior women won silver medals at the 2017 National Road Relays, held in Sutton Coldfield
- The WADAC senior women’s team came an agonisingly close 4th (by 6 points) in the 2017 National Cross Country Championships

4.3 Facility usage by WADAC

In 2016-2017, WADAC used sports facilities in and around Winchester as shown in Table 2. The table does not show the whole story:
- On any Tuesday or Thursday night, especially during the winter months when it is dark or wet, around nine different coaching groups, each of between 10-30 athletes could be competing for space on the track.
- During winter months, when the take-off area is wet or icy, the high jump is typically not used. Getting the landing mats wet can result in moisture ingress and long term mould damage. During high jump an athlete impacts the ground with up to 10 times body weight at take-off – trying to do this when wet or icy will result in significant injury.
- Long jump and triple jump are also typically not done outdoors during the winter months. A triple jumper can impact the ground with up to 12 times body weight, so unsure footings caused by wet or icy conditions will cause injury. Also the time spent waiting for their turn to jump can cause an athlete to stiffen up and cool down, further increasing the chance of injury.
### Table 2 WADAC weekly typical usage

In order to grow further as a club, WADAC will need to find additional space or time on the track: an indoor facility could provide that expansion space.
4.4 Other athletic clubs nearby

Hampshire alone has over 40 affiliated athletics clubs, as shown schematically in Figure 2.

A full list is on Hampshire Athletics website at


As part of the preparation for this paper, WADAC, with the aid of England Athletics contacted the majority of affiliated clubs in Hampshire and nearby clubs in Dorset and Wiltshire. Feedback about the Indoor athletics centre was sought, including if they would be interested in hiring and using the facility.

The response was an overwhelming “yes”. In fact, one coach at Southampton Athletics Club is so fed up with the traffic and travel to Brunel, they wanted to book the facility for three sessions a week immediately.
5 Proposed facilities: indoor athletics and outdoor seating

WADAC propose the following facilities to Winchester City Council for inclusion in plans for the new Sport and Leisure Centre at Bar End:
- Indoor Athletics centre; and
- Covered spectator seating and associated facilities for competitive events.

5.1 Indoor athletics centre

In order to maximise the usage of the facility as a regional and club training facility, WADAC propose the following training areas, each compliant with Sport England’s guidance on indoor training areas and surfaces.

A facility that separated sprints from jumps and throws could also be used for indoor championships, something already mentioned by Hampshire Athletics in correspondence with WADAC.

The facility could comprise:
- An indoor sprint track (60m sprints and hurdles)
- An indoor horizontal jumps area (long and triple jump)
- An indoor high jump area
- An indoor pole vault area
- An indoor throws cage

5.1.1 Indoor sprint track

In order to comply with Sport England guidance, the straight section of track would need to include an additional 3m at the start, and at least a 15m run-off at the finish line. Safety crash mats would need to be installed on the wall at the finish line. Each lane of the sprint area would need to be 1.22m wide, with an additional 1m safety clearance at the edge of all the lanes. The lanes would be marked for hurdles events from U13 up to seniors.

With 4 lanes, the overall width would be at least 6.88m; with 6 lanes, the overall width would be at least 9.32m. The head clearance required is at least 4.5m. Guidance from Sport England is shown in Figure 3.4

If indoor championships are a consideration, 6 lanes would be more suitable than 4.

---

4Sport England Design Guidance Note: Athletics Revision 002, March 2008
Figure 3 Sprint track area guidance

Note: Figure 3 shows how a badminton court can be included within the sprints area. Also shown is a sand pit using one of the lanes as the runway.

5.1.2 Indoor horizontal jumps area

A horizontal jumps area suitable for long jump and triple jump. A sand pit is still the best method devised for a safe landing and such a pit would need to be 0.3m deep. A 40m runway is recommended for both disciplines, with take-off boards at 1m, 7m, 9m and 11m. A horizontal jumps runway is likely to receive extreme wear and tear, so any business case should include plans for its re-surfacing. (Note that Eton Indoor Centre’s horizontal jumps runway shows sign of significant wear and tear). Figure 4 gives the guidance from Sport England for horizontal jumps areas.
5.1.3 Indoor high jump area

A high jump area suitable for Fosbury Flop and straddle technique jumpers. The guidance area shown in Figure 5 could potentially be reduced with further advice from Sport England and England Athletics. The overhead clearance for high jump is at least 4.5m.

![Figure 5 High jump area guidance](image)

5.1.4 Indoor pole vault area

Pole Vaulting at Winchester has suffered in recent years as it has not reached critical numbers. It is very difficult to undertake regular, intensive, yet safe pole vault training outdoors in the UK. Guidance information for an indoor pole vault facility is shown, with the overall internal height required being a minimum of 6.7m.
5.1.5 Indoor throws cage

All common athletic throws events can be performed indoors using nets and specially adapted equipment. Figure 7 shows the guidance for a throws area in section view, whilst Figure 8 shows the guidance in plan view. A typical throws cage complying with the guidance is shown in Figure 9.

Sport England recommends the throwing circle is removable, and includes anchors for parasport athletes.

Indoor throwing requires the use of special equipment:

- Indoor javelins
- Indoor shot putts
- Specially modified hammers

Outdoor discus can be used indoors.

---

Figure 6 Pole vault area guidance

Figure 7 Throws area sectional guidance
5.2 Covered spectator seating for the outdoor track and field area

Winchester Sports Stadium is certified in FULL by British Athletics enabling it to host any form of competition from Permit level 1 through to Permit Level 5 (See Figure 10 to Figure 12).
Appendix III - Permit Levels
Senior Competition

September 2014

PRIORITY

Level 5
Olympics, World, European and British Champs;
TV Events

Level 4
HC Championships;
CAU Championships;
BIG; Age Group Championships;
GB Matches; UK Challenge Final;
LEAP; Loughborough Match;
BAL Premier Division; UKWAL Premier Division.

Level 3
Event Specific Festivals;
BMC Elite & Grand Prix; Celtic Cup;
Area Championships; BUCS Championships;
BAL Divisions 1, 2, 3, 4; UKWAL Divisions 1 & 2

Level 2
Area & County Leagues;
County Championships; BMC Academy & Regional

Level 1
Local Open Meetings & Leagues;
Trophy Meetings.

- Representative/Trophy Competitions can be placed between Levels 1-5

Figure 10 UKA permit levels for senior competition

Permit Levels
U20 Competition

PRIORITY

Level 5
IAAF; European, World University and National Champs

Level 4
National School Championships
HC U20 Champs

Level 3
Area Championships

Level 2
Youth Development League
County Championships
Area & County Leagues;

Level 1
Open Championships
Local Open Meetings & Leagues

Figure 11 UKA permit levels for U20 competitions
The stadium is currently host to a number of Level 2 competitions each year - Area Leagues (Wessex and Southern Area Leagues) and Youth Development League (YDL) events.

Hampshire Athletics, however, have refrained from hosting their track and field championships at Winchester, preferring to remain at the Mountbatten Centre, Portsmouth, even with its existing and well-publicised issues.\(^5\)\(^6\)\(^7\) County Championships are a Level 2 permit event with UK Athletics, so the track and field area is certified to host them. With further discussion, Hampshire Athletics expressed the following reasons why Winchester has not been seriously considered in the past:

- no stand (i.e. covered spectator seating);
- limited facilities for administration and registration;
- limited facilities for officials’ reception;
- no area for medal presentation;
- no permanent public announcing system; and,
- limited on-site parking.

At Hampshire Athletics’ 2016 track and field championships, over 700 competitors took part over the two days.

If the new Sport and Leisure Centre included provision of enough covered outdoor spectator seating for the Track and Field area, and if the other needs were met, there is a clear possibility for Hampshire Athletics to host county championship events in Winchester. WADAC suggest around 500 seats as an initial figure to plan for.

Once Winchester has hosted a successful County Championships, events at Permit Level 3 or even 4 could be viable, such as Area Championships, BUCS championships or even B Internationals.

Winchester’s provision of parking at the new Sport and Leisure Centre combined with the nearby park-and-ride at Barfield and St Catherine’s should be adequate.
6 Conceptual designs

6.1 Winchester Fit for the Future conceptual design

The Winchester Fit for the Future project proposed a conceptual design for the Garrison Ground area in 2013.

This conceptual design includes an indoor athletics centre and a covered spectator seating area.

In the concept, Figure 13, the 60m indoor sprint area runs alongside the home straight of the track. Spectator seating is located above the indoor sprint track, and provides excellent views over the outdoor track and field areas.
6.2 Indoor athletics centre conceptual designs

Using the guidance provided by Sport England, WADAC has created a number of potential layouts for an indoor athletics facility. Three examples are discussed in the following pages.

- **Concept 1** – This is taken directly from Sport England’s guidance. It includes pole vault and all jumps. External, covered spectator seating is not shown, but could be included on the second floor. Pole vault and javelin internal heights need to be 6.7m, whilst the other events only need 4.5m. Seating could be included above these other events with little additional height being added. Javelin is not shown, but would be included if the throws cage area was moved up, enabling a javelin runway between the long jump and pole vault ones.

Concept 1 provides the best athletics facilities, but is not necessarily the design with the largest potential income. Concept 1 suffers as an optimum solution as it makes little provision for indoor spectators, it can only be hired as a whole, and the prospects for other use are limited.

- **Concept 2** removes Pole Vault, as it is a major driver of space and height. The overall land area has been reduced to the minimum allowed with the remaining disciplines. Concept 2 now shows spectator seating, with access either from outside (at the ends) or from inside the main sport and leisure centre.

Concept 2 is a smaller footprint, hence its lower cost. However, eliminating pole vault and reducing the sprint track to 4 lanes would make it less attractive for hosting indoor championships or events.

Internal access would provide an opportunity for spectators to make purchases at the centre coffee shop etc.

- **Concept 3** moves the sprint track upstairs, alongside spectator seating. A large warm-up, strength and conditioning area is also shown alongside the sprint track – something that would be very appealing for all coaching levels, and for other potential users such as fitness or boot camp classes.

- **Concept 4** takes the best parts of Concepts 1 and 2, and then combines them with the idea of Concept 3, moving the sprint track to the first floor. It retains a 6-lane sprint track and pole vault, it includes space for indoor seating (accessed from the sport and leisure centre), and overall is much more attractive as a venue for indoor events and even championships. Having the centre split into two floors allows one type of activity to take place on the first floor (e.g. indoor bowls) with athletics taking place on the ground floor. Adequate storage is provided, and spectators can either view the outdoor track and field events from the first floor or get very close to the action for the long jump pits downstairs.

WADAC recommend Concept 4 (or similar) to Winchester City Council.
6.2.1 Concept 1 – Sport England regional training area

Figure 14 Concept 1 - regional training area layout
6.2.2 Concept 2 – compact L-shaped indoor athletics training centre

Figure 15 Concept 2 - compact training area layout
6.2.3 Concept 3 – compact indoor athletics training centre on two floors

Figure 16 Concept 3 - compact training area on two floors
Figure 17 Concept 3 - alternative uses for the first floor
6.2.4 Concept 4 – athletics centre on two floors optimised for multi-use

Figure 18 Concept 4 - athletics centre on two floors optimised for multi-use
Figure 19 Concept 4 - alternative uses for the first floor
7 Total build costs and potential revenue

The capital costs for indoor athletics centre have been derived from Sport England’s Affordable Sports Hall Guidance.\(^8\)

The costs for the special athletic surface are estimated using UK Athletics cost formulas, based around the total area of a solid, 8 lane outdoor track, and scaled pro-rata with the total athletic surface area.\(^9\)

The costs of indoor athletic equipment has been calculated using the web prices on www.stadia-sports.co.uk, or where that is not available the UKA or Sport England guidance previously mentioned.

\(^8\) Affordable sports halls main document, Sport England, 2015
\(^9\) Track Operator – Facility & Equipment Indicative Costs, UK Athletics
7.1 Capital build costs

Capital Costs based on: Sport England Affordable Sports Halls Main Document, 2015, Page 22-23

Table 3 Capital build costs and fit out, excl. athletic surface and equipment

Concept 1 is seen as the most expensive due to its larger land area. Concept 2 is marginally lower cost than Concept 3, but has limited opportunities for other uses.

Maintenance and sinking costs are expected to be 1.0% and 0.5% respectively per annum.
7.2 Athletic equipment and surface costs

7.2.1 Summary

<table>
<thead>
<tr>
<th>From UKA Cost Guide</th>
<th>sq m</th>
<th>Concept 1</th>
<th>sq m</th>
<th>Concept 2</th>
<th>sq m</th>
<th>Concept 3</th>
<th>sq m</th>
<th>Concept 4</th>
<th>sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Solid Bedlam Track (as a guide)</td>
<td>751.52</td>
<td>£95,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Athletic Floor Surface (spikes can be worn)</td>
<td>2148</td>
<td>£271,530</td>
<td>2270</td>
<td>£160,541</td>
<td>1956</td>
<td>£252,315.31</td>
<td>2758</td>
<td>£348,640.09</td>
<td></td>
</tr>
<tr>
<td>Line Mark</td>
<td>£3,500</td>
<td>£3,500</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Flooring total excl Contingency</td>
<td>£79,000</td>
<td>£14,041</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Professional Services</td>
<td>7%</td>
<td>£19,252.08</td>
<td>7%</td>
<td>£11,482.89</td>
<td>7%</td>
<td>£17,307.07</td>
<td>7%</td>
<td>£24,649.81</td>
<td></td>
</tr>
<tr>
<td>Total Flooring</td>
<td>£294,281.78</td>
<td>£175,524.19</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>From UKA Cost Guide</th>
<th>sq m</th>
<th>Concept 1</th>
<th>sq m</th>
<th>Concept 2</th>
<th>sq m</th>
<th>Concept 3</th>
<th>sq m</th>
<th>Concept 4</th>
<th>sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Combined Cage &amp; Netting</td>
<td>£19,000</td>
<td>£19,000</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Calculated from Stadia Sports Website</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sprints Equipment</td>
<td>£3,066</td>
<td>£3,066</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Javelin equipments</td>
<td>£1,068</td>
<td>£1,068</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Indoor Short Equipment</td>
<td>£446</td>
<td>£446</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hammer Equipment</td>
<td>£401</td>
<td>£401</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Discus Equipment</td>
<td>£225</td>
<td>£225</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>High jump</td>
<td>£4,503</td>
<td>£4,503</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pole Vault</td>
<td>£15,474</td>
<td>£15,474</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Track Equipment</td>
<td>£6,743</td>
<td>£6,743</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>£30,925</td>
<td>£30,452</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fittings Total</td>
<td>£50,925</td>
<td>£49,452</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Athletic Hall cost (surface, marking &amp; equipment fit out)</td>
<td>£345,207</td>
<td>£210,976</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 4 Athletic surface, installation and fit out costs.

Concept 4 is seen here as the most expensive due to having large athletic surfaces on both floors.

The equipment costs from Table 5 are summarised in Table 4.

Note there is the possibility to re-use one of the existing pole vault landing areas and poles, saving approximately £13k off the equipment list (saving not included above).
7.2.2 Lists of potential athletic equipment

Equipment costs are ex VAT website costs from www.stadia-sports.co.uk

<table>
<thead>
<tr>
<th>Equipment Type</th>
<th>Each</th>
<th>Quantity</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Sprints Equipment</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Competition Hurdles</td>
<td>£89.00</td>
<td>30</td>
<td>£2,670.00</td>
</tr>
<tr>
<td>Starting Blocks</td>
<td>£65.95</td>
<td>6</td>
<td>£395.70</td>
</tr>
<tr>
<td><strong>Throws Equipment</strong></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Javelin Equipment</td>
<td>£1,067.95</td>
<td>1</td>
<td>£1,067.95</td>
</tr>
<tr>
<td>Javelin Transporter</td>
<td>£49.95</td>
<td>1</td>
<td>£49.95</td>
</tr>
<tr>
<td>Indoor Javelin (400g)</td>
<td>£84.00</td>
<td>2</td>
<td>£168.00</td>
</tr>
<tr>
<td>Indoor Javelin (500g)</td>
<td>£94.00</td>
<td>2</td>
<td>£188.00</td>
</tr>
<tr>
<td>Indoor Javelin (600g)</td>
<td>£101.00</td>
<td>2</td>
<td>£202.00</td>
</tr>
<tr>
<td>Indoor Javelin (700g)</td>
<td>£107.00</td>
<td>2</td>
<td>£214.00</td>
</tr>
<tr>
<td>Indoor Javelin (800g)</td>
<td>£123.00</td>
<td>2</td>
<td>£246.00</td>
</tr>
<tr>
<td><strong>Indoor Shot Equipment</strong></td>
<td>£446.39</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Shot stand</td>
<td>£64.95</td>
<td>1</td>
<td>£64.95</td>
</tr>
<tr>
<td>Indoor Shot (2.72 kg)</td>
<td>£21.54</td>
<td>2</td>
<td>£43.08</td>
</tr>
<tr>
<td>Indoor Shot (3 kg)</td>
<td>£22.01</td>
<td>2</td>
<td>£44.02</td>
</tr>
<tr>
<td>Indoor Shot (3.25 kg)</td>
<td>£22.01</td>
<td>2</td>
<td>£44.02</td>
</tr>
<tr>
<td>Indoor Shot (4 kg)</td>
<td>£25.88</td>
<td>2</td>
<td>£51.76</td>
</tr>
<tr>
<td>Indoor Shot (5 kg)</td>
<td>£31.14</td>
<td>2</td>
<td>£62.28</td>
</tr>
<tr>
<td>Indoor Shot (6 kg)</td>
<td>£34.07</td>
<td>2</td>
<td>£68.14</td>
</tr>
<tr>
<td>Indoor Shot (7.265 kg)</td>
<td>£34.07</td>
<td>2</td>
<td>£68.14</td>
</tr>
<tr>
<td><strong>Hammer</strong></td>
<td>£400.95</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hammer Transporter</td>
<td>£95.15</td>
<td>1</td>
<td>£95.15</td>
</tr>
<tr>
<td>Indoor Hammer (1 kg)</td>
<td>£31.64</td>
<td>2</td>
<td>£63.28</td>
</tr>
<tr>
<td>Indoor Hammer (2 kg)</td>
<td>£34.55</td>
<td>2</td>
<td>£69.10</td>
</tr>
<tr>
<td>Indoor Hammer (3 kg)</td>
<td>£38.29</td>
<td>2</td>
<td>£76.58</td>
</tr>
<tr>
<td>Indoor Hammer (5 kg)</td>
<td>£48.42</td>
<td>2</td>
<td>£96.84</td>
</tr>
<tr>
<td><strong>Discus</strong></td>
<td>£225</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Discus Stand</td>
<td>£69.00</td>
<td>1</td>
<td>£69.00</td>
</tr>
<tr>
<td>Nordic Discus Plus (1 kg)</td>
<td>£13.15</td>
<td>2</td>
<td>£26.30</td>
</tr>
<tr>
<td>Nordic Discus Plus (1.25 kg)</td>
<td>£13.90</td>
<td>2</td>
<td>£27.80</td>
</tr>
<tr>
<td>Nordic Discus Plus (1.5 kg)</td>
<td>£15.45</td>
<td>2</td>
<td>£30.90</td>
</tr>
<tr>
<td>Nordic Discus Plus (1.75 kg)</td>
<td>£16.20</td>
<td>2</td>
<td>£32.40</td>
</tr>
<tr>
<td>Nordic Discus Plus (2 kg)</td>
<td>£19.25</td>
<td>2</td>
<td>£38.50</td>
</tr>
<tr>
<td><strong>High Jump</strong></td>
<td>£4,503</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stadia Competition High Jump Landing Area</td>
<td>£3,995.00</td>
<td>1</td>
<td>£3,995.00</td>
</tr>
<tr>
<td>High Jump stands - Stadium</td>
<td>£225.00</td>
<td>2</td>
<td>£450.00</td>
</tr>
<tr>
<td>High Jump bar</td>
<td>£39.95</td>
<td>1</td>
<td>£39.95</td>
</tr>
<tr>
<td>High Jump Flexbar</td>
<td>£18.05</td>
<td>1</td>
<td>£18.05</td>
</tr>
<tr>
<td><strong>Pole Vault</strong></td>
<td>£15,474</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Stadia Grand-prix Pole Vault Landing Area</td>
<td>£6,779.00</td>
<td>1</td>
<td>£6,779.00</td>
</tr>
<tr>
<td>Pole Vault padding for enclosed bases</td>
<td>£770.00</td>
<td>2</td>
<td>£1,540.00</td>
</tr>
<tr>
<td>Bases for Pole Vault uprights</td>
<td>£693.55</td>
<td>2</td>
<td>£1,387.10</td>
</tr>
<tr>
<td>International pole vault uprights</td>
<td>£1,934.50</td>
<td>2</td>
<td>£3,869.00</td>
</tr>
<tr>
<td>Vaulting Pole (3.5m)</td>
<td>£415.47</td>
<td>2</td>
<td>£831.00</td>
</tr>
<tr>
<td>Vaulting Pole (4m)</td>
<td>£488.89</td>
<td>2</td>
<td>£977.80</td>
</tr>
<tr>
<td>Vaulting Pole Tips</td>
<td>£14.95</td>
<td>6</td>
<td>£89.70</td>
</tr>
</tbody>
</table>

| **Track & Field Equipment**    | £6,743 |          |         |
| Take off board kits            | £475.00| 4        | £1,900   |
| Sand Traps for Pits            | £194.00| 18       | £3,492   |
| Sand trap end caps             | £16.45 | 4        | £66.00   |
| Portable Indoor Shot Circle with board | £779.98| 1 | £779.98  |
| Wheelchair anchor points       | £505.00| 1        | £505.00  |

Table 5 Athletic equipment lists and web prices
7.3 Potential income streams
The income streams assume **Concept 4** (or similar) is selected and implemented, which allows separate hiring of the ground floor and first floors. They are examples, rather than an exhaustive list, and there is time remaining to be hired.

There are a number of key aspects to enabling the indoor athletics centre to pay for itself:
- year round hire of the centre during week time evenings;
- the ability to hire the centre out for other activities during the day; and,
- enabling major events to take place at Winchester.

This proposal presents a number of alternative ideas for hiring which utilise the ability to hire each floor separately.

In addition, WADAC propose a discounted leisure centre membership scheme to WCC; this can provide additional, regular, revenue to the council which otherwise would not be generated.

### 7.3.1 Direct hire - athletics

<table>
<thead>
<tr>
<th>Hall Hire</th>
<th>Cost per hour</th>
</tr>
</thead>
<tbody>
<tr>
<td>Complete Hall (Club Hire)</td>
<td>£50</td>
</tr>
<tr>
<td>Complete Hall (School Hire)</td>
<td>£25</td>
</tr>
<tr>
<td>Single Floor (Club)</td>
<td>£30</td>
</tr>
<tr>
<td>Single Floor (School)</td>
<td>£15</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Bookings</th>
<th>Rate</th>
<th>Number of Hours per Week</th>
<th>Number of Weeks</th>
<th>Annual Income</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>WADAC Complete Hall</td>
<td>£50</td>
<td>8</td>
<td>38</td>
<td>£15,200</td>
<td>e.g. Tue/Thurs Eve</td>
</tr>
<tr>
<td>Athletic Club 1 Complete Hall</td>
<td>£50</td>
<td>6</td>
<td>30</td>
<td>£9,000</td>
<td>Daytime</td>
</tr>
<tr>
<td>Athletic Club 1 Single Floor</td>
<td>£30</td>
<td>2</td>
<td>20</td>
<td>£1,800</td>
<td>e.g. Fri eve, ground floor, winter only</td>
</tr>
<tr>
<td>School 1 Complete Hall</td>
<td>£35</td>
<td>3</td>
<td>16</td>
<td>£1,200</td>
<td>Daytime</td>
</tr>
<tr>
<td>School 2 Complete Hall</td>
<td>£35</td>
<td>3</td>
<td>16</td>
<td>£1,200</td>
<td>Daytime</td>
</tr>
<tr>
<td>MOD Complete Hall</td>
<td>£50</td>
<td>6</td>
<td>30</td>
<td>£9,000</td>
<td>Daytime</td>
</tr>
<tr>
<td>Hampshire Athletics (Training) Complete Hall</td>
<td>£50</td>
<td>4</td>
<td>20</td>
<td>£4,000</td>
<td>e.g. Weekend (Sat)</td>
</tr>
<tr>
<td>England Athletics (Training, Coach &amp; official development) Complete Hall</td>
<td>£50</td>
<td>4</td>
<td>30</td>
<td>£6,000</td>
<td>e.g. Weekend (Sun am)</td>
</tr>
<tr>
<td>Subtotal (athletics)</td>
<td></td>
<td>46</td>
<td></td>
<td>£59,400</td>
<td></td>
</tr>
<tr>
<td>Other sports</td>
<td>£30</td>
<td>25</td>
<td>48</td>
<td>£36,000</td>
<td>All year daytime</td>
</tr>
<tr>
<td>(e.g. indoor bowls, indoor cricket, shooting, fencing, archery) Single Floor</td>
<td>£30</td>
<td>8</td>
<td>20</td>
<td>£4,800</td>
<td>Seasonal Evenings</td>
</tr>
<tr>
<td>Subtotal (Other activities)</td>
<td></td>
<td></td>
<td></td>
<td>£40,800</td>
<td></td>
</tr>
<tr>
<td>Hiring Total</td>
<td></td>
<td></td>
<td></td>
<td>£100,200</td>
<td>Per annum</td>
</tr>
</tbody>
</table>

**Table 6 Possible direct hire leisure centre incomes**

An hourly rate of £50 per hour for clubs and private use is assumed for the indoor athletics centre: this compares to the normal hire fees of £45 per hour WADAC currently pays for the outdoor track.

Table 6 shows that direct hire charges alone can achieve an annual income of at least £100k.
7.3.2 Direct hire - other activities

Other sports and activities are shown at the bottom of Table 6. These activities could make use of the long, straight space found with Concept 4. Other activities are shown to only hire one floor at any time.

7.3.3 Special leisure centre membership

River Park Leisure Centre currently has three grades of paying membership:
- Swim at £25 per month
- Gym at £36.99 per month
- Premium at £45 per month

Offering a tailored (e.g. off peak or specific hours) membership package to all WADAC members could be a good way to ensure guaranteed income for the leisure centre as a whole. Table 7 assumes 50% of WADAC members take this up and are happy to pay, say, £12 per month as a direct debit.

WADAC members are only likely to be casual users of the gym, pool and other leisure centre facilities as they already devote most of their sports focus to athletics. Without the indoor athletics centre and a push by WADAC leadership, the leisure centre is unlikely to generate such guaranteed, direct, income from these members of the community.

The exact terms of such a membership would need to be defined.

Using the WADAC membership alone:

<table>
<thead>
<tr>
<th>Discounted Leisure Centre Membership</th>
<th>Number of Members</th>
<th>% Signed up</th>
<th>Monthly Direct Debit</th>
<th>Annual Income to Leisure Centre</th>
</tr>
</thead>
<tbody>
<tr>
<td>WADAC</td>
<td>900</td>
<td>50%</td>
<td>£12</td>
<td>£64,800</td>
</tr>
</tbody>
</table>

Table 7 Special discounted leisure centre membership

WCC may wish to consider a similar scheme for WCPSC, Winchester Flyers and other affiliated sports clubs.

7.3.4 Possible events – athletics based

The following tables attempt to demonstrate how a properly designed facility could start to host local, county and regional events.

As these are major events, charging spectators to use the seating area is justified, and this is included at £5 per seat for the Level 3 championships example.

Additional spend in the leisure centre, and Winchester as a whole, is a very likely outcome.
### Table 8 Possible income from athletic events

#### 7.3.5 Possible events – other

An indoor bowls league is suggested by the final table. With Concept 4, suitable indoor seating for spectators is available, and the area can host at least four indoor level bowls rinks, or many more short-mat bowling areas. The income from this isn’t particularly high, but it is a service to other members of the community, particularly older people looking for daytime activity, and could conceivably grow over time.

<table>
<thead>
<tr>
<th>Course</th>
<th>Number of People or Hours</th>
<th>Spend/charge per person/hour</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Youth Development, Wessex League, Southern Area League</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>6 teams, each of 30-40 athletes, parents, siblings etc.</td>
<td>Coffee Shop (£2 per attendee) 300 People £2 per person £600</td>
<td></td>
</tr>
<tr>
<td>Estimated: 300 attendees inc 50 cars</td>
<td>Parking (£3 per day) 50 Cars £3 per car £150</td>
<td></td>
</tr>
<tr>
<td>(Teams tend to come by coach)</td>
<td>Swimming (£3 per session) 50 Swimmers £3 per swimmer £150</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Additional Leisure Centre Spend, e.g. swimming, gift shop, gym 10 Shoppers £25 per shopper £250</td>
<td></td>
</tr>
<tr>
<td><strong>County Championships</strong></td>
<td></td>
<td>£1,360</td>
</tr>
<tr>
<td>700 athletes over two days</td>
<td>Coffee Shop (£2 per attendee) 1000 People £2 per person £2,000</td>
<td></td>
</tr>
<tr>
<td>Estimated: 1000 attendees, inc 400 cars</td>
<td>Parking 400 Cars £3 per car £2,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Swimming 100 Swimmers £3 per swimmer £2,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Accommodation Rooms 0 £100 per staying guest £0</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Additional Leisure Centre Spend, e.g. swimming, gift shop, gym 50 Shoppers £25 per shopper £2,000</td>
<td></td>
</tr>
<tr>
<td><strong>Area, University, Regional Championships (Level 3)</strong></td>
<td></td>
<td>£8,420</td>
</tr>
<tr>
<td>Complete Hall</td>
<td>Coffee Shop (£2 per attendee) 1000 People £2 per person £2,000</td>
<td></td>
</tr>
<tr>
<td>Estimated: 1000 attendees, inc 400 cars</td>
<td>Parking 400 Cars £3 per car £2,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Swimming 100 Swimmers £3 per swimmer £2,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Accommodation (Winchester Area) 0 £100 per staying guest £0</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Additional Leisure Centre Spend, e.g. swimming, gift shop, gym 200 Shoppers £25 per shopper £5,000</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Spectator Entrance Fee 0 £5 per spectator £0</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Per event £190</td>
<td></td>
</tr>
</tbody>
</table>

**Table 9 Possible income from an indoor bowls league**
7.3.6 Support from local athletics clubs

Robin James

To: David
Reply-To: Robin James
Re: [2]: Bournemouth AC - Indoor Athletics Facility at Winchester?

Hello Dave

The matter was discussed at our Committee meeting on 16th March.

There was unanimous support for the proposal. It was believed that a number of individuals and groups from the club would make use of it. It would also be a useful venue for indoor competition. I am sure that club members would support competition at the venue.

Best Wishes and Good Luck
Robin James
Chair
Bournemouth Athletic Club

Paul Farres

To: David
Re: PAC - Indoor Athletics Facility at Winchester?

Hi David,

I am sure the City Portsmouth AC will be only too pleased to help in whatever way they can. I have forwarded your mail to the rest of the club exec.

On a personnel note I spent 4 years driving my son backwards and forwards to indoor pole vault at Brunel twice a week, he is at Univ. close to this facility now and can drive himself!!!

Paul

Tim Wilding

To: David
Go: Dave Momanus
Reply-To: twilding
Re: NFJ - Indoor Athletics Facility at Winchester?

Morning David. Thank you for your email. We fully support the proposal as there are no facilities currently within the county. At this stage our usage (ie numbers) would be unknown, other than we would certainly be interested in using the facility, both for training and indoor competition. Please keep us informed. Regards. Tim Wilding. Chair, NFJAC.
The high jump group from Southampton AC would definitely use this facility; it would replace the 1.5-hour trip to Brunel with a 20-minute drive to Winchester.

We could look to having a fortnightly or weekly session, probably at the weekend over winter. Ideally, we would use the centre for about 2 hours with a combination of track and high jump training.

The frequency of visits and daytime of visit would depend on availability and cost. It would be useful to have access to both bookable and turn-up and play sessions.

I hope this helps.

Tracey

---

Evening David,

I am a coach at Southampton AC and in Hampshire we are crying out for an indoor facility so I am happy to support in whatever way would help.

We have been trying for many years to improve the facilities at Southampton AC but I would of course support a facility at nearby Winchester which my own coaching group would certainly want to use particularly if it had indoor sprinting, hurdles, jumping & throwing facilities.

Andy Fisher

---

From: Richard Pearson
Subject: Proposed Development at Winchester Athletic Track
Date: 24 April 2017 11:01:10 BST
To: David

I write to you on behalf of Southampton Athletic Club in enthusiastic support of an application to provide indoor athletic facilities for Winchester Athletic Club and for athletic clubs throughout Hampshire and beyond. Southampton Athletic Club (SAC) are one of the largest athletic clubs in the South of England with 600 members ranging from Under 11’s throughout the age ranges to over 70’s plus. Athletics is a sport which is growing in popularity particularly with children who have the opportunity to run, sprint, endurance but also to jump (high, long, triple), pole vault or throw javelin, discus, hammer, shot. It is a sport which provides opportunities for all including all forms of disability.

Facilities throughout the South of England are very variable but the stand out omission is the complete lack of any indoor facilities within 50 miles of Southampton/Winchester. It is certainly not just a question of having somewhere warm and dry out of the rain and wind and snow which would be nice, but it is virtually impossible to coach athletes in the technical disciplines in these conditions if we really want to encourage children into sport then indoor facilities are essential.

I have seen the figures which Winchester AC have produced for anticipated usage and I am confident that Southampton AC would also use the facility to a similar extent particularly during the winter months. At present we use a variety of schools in and around Southampton which do not provide the specialist facilities which we require and we also travel to TVHL and Lee Valley to train.

SAC supports this proposal without reservations and we are very happy to provide any support required.

Richie Pearson
Chairman Southampton Athletic Club
7.4 Summary of build costs and facilities

The table below summarises the total build costs for the four concepts given in this proposal. These are based on Sport England’s Affordable Sports Halls guidelines and are for a standalone athletics centre. Savings will be achieved if the athletics facility were to be part of the main sport and leisure centre complex (Figure 13).

The details from which the numbers are generated are given in the preceding pages.

**WADAC recommend Concept 4** (Figure 18 and Figure 19) as the most likely design to achieve the outcomes given in the Executive Summary.

<table>
<thead>
<tr>
<th>Concept</th>
<th>Facilities</th>
<th>Land Area</th>
<th>Total Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Concept 1 (Figure 14)</td>
<td>6x60m Sprint track Long/Triple Jump High Jump Throws Pole Vault Warm-up, Power &amp; Conditioning</td>
<td>2148 m²</td>
<td>£2,642,059</td>
</tr>
<tr>
<td>Concept 2 (Figure 15)</td>
<td>4x60m Sprint track Long/Triple Jump High Jump Throws Pole Vault Warm-up, Power &amp; Conditioning Outdoor spectator seating for approx. 500</td>
<td>1270 m²</td>
<td>£1,702,166</td>
</tr>
<tr>
<td>Concept 3 (Figure 16 and Figure 17)</td>
<td>Multi-activity, multi-user 4x60m Sprint track (on first floor) Long/Triple Jump High Jump Throws Pole Vault Warm-up, Power &amp; Conditioning Area Outdoor spectator seating for approx. 500 Indoor spectator seating Storage</td>
<td>1264 m²</td>
<td>£1,798,750</td>
</tr>
<tr>
<td>Concept 4 (Figure 18 and Figure 19)</td>
<td>Multi-activity, multi-user 6x60m Sprint track (on first floor) High Jump Throws Pole Vault Warm up, Power &amp; Conditioning Area Outdoor spectator seating for approx. 500 Indoor spectator seating Storage</td>
<td>1968 m²</td>
<td>£2,662,827</td>
</tr>
</tbody>
</table>
7.5 Summary of potential annual income streams

<table>
<thead>
<tr>
<th>Section</th>
<th>Description</th>
<th>Potential Annual Income</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Direct Hire</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7.3.1</td>
<td>Direct hire - athletics</td>
<td>£59,400</td>
<td>Generally evening and weekend, all year</td>
</tr>
<tr>
<td>7.3.2</td>
<td>Direct hire - other activities</td>
<td>£40,800</td>
<td>Generally daytime &amp; summer hires</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>£100,200</td>
</tr>
<tr>
<td>Alternative strategies &amp; hosting major events</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>7.3.3</td>
<td>Discounted leisure centre membership</td>
<td>£64,800</td>
<td>50% of WADAC membership</td>
</tr>
<tr>
<td>7.3.4</td>
<td>Major events – athletics based</td>
<td>£36,710</td>
<td>Spend through Winchester (e.g. hotels, restaurants)</td>
</tr>
<tr>
<td>7.3.5</td>
<td>Events - other</td>
<td>£1,520</td>
<td>Single indoor bowls league as example</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>£103,030</td>
</tr>
</tbody>
</table>