



Welcome to this public consultation on plans to redevelop part of Bath City Football Club's home ground Twerton Park

Why does Twerton Park need redeveloping?

Twerton is a fantastic community and Bath City Football Club is proud to be at the heart of that community, but without significant investment in infrastructure and facilities to generate more income, the future of football at Twerton Park is uncertain. Everyone at the Club is excited about this project and the proposed investment to make improvements not only for the Club but its fans and the local community.



In October 2017, Bath City Football Club and Greenacre Capital announced that they had entered into an agreement in respect of the joint redevelopment of Twerton Park. In November 2017, a Community Listening Event was held at Twerton Park where initial conversations were held with stakeholders on what the redevelopment scheme could look like.

See board 9 for more details of the feedback from this event.



Bath City Football Club was founded in 1889, and has been at Twerton Park since 1932. In May 2017 the Club became community owned, when a public community share offer attracted over 600 investors from the local, national and even international community, and raised over £350,000. An injection of working capital, plus the creation of a new board of directors, with additional skills and expertise, has put the Club in a much stronger position, but it still has financial challenges. With new vision and values, and community at the heart of the Club, the re-development is key to delivering on both the community agenda and financial stability.



Greenacre is a London-based private investment company that works across property, independent living and clean energy. The company works in partnership with governments, investors and charities globally to identify investment opportunities that are both profitable and socially responsible. In 2017 Greenacre acquired the parade of shops on Twerton High Street, including McColls and the Co-op, and also a strip of land behind the shops and the football club's car park.

The wider project team is made up of local Bath firms and national specialists including architects Stride Treglown, engineers BuroHappold, stadium consultants FWP, transport planning consultants Phil Jones Associates and structural engineers Momentum.

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To provide a long term, sustainable future for Bath City Football Club at their historic home at Twerton Park.

2

To improve the Club facilities and match day experience for fans of Bath City Football Club.

3

For Twerton Park and Bath City Football Club to be more of a hub for the community of Twerton.

4

To improve the High Street retail and leisure facilities available in Twerton.

5

To provide much needed reduced income housing.

6

To increase the appeal of Twerton, attracting more visitors to the area.



Main grandstand



Front car park



Randall's Bar and main grandstand



Twerton High Street

It is the Club's strongest desire to remain at Twerton Park and play a full part in the local community and provide a hub for lots of activities.

The football ground was opened in 1909 on land donated by the Carr family. It was originally called Innox Park. Bath City Football Club moved to the ground in 1932 when it became known as Twerton Park.

The main grandstand has been part of the Twerton skyline since the ground opened more than a century ago, but it has become dated and no longer meets the needs of a modern football club.

As well as improving the match day experience for players and fans, the football club also needs facilities that work on non-match days and generate revenue for the Club year round.

Bath City Football Club needs to find new long-term revenue streams, which will protect its future and help to clear the Club's debts.

On its own, the replacement of the main grandstand is not financially viable, so Bath City Football Club has teamed up with Greenacre Capital to work on a wider regeneration scheme.

If a major development does not take place at Twerton Park, Bath City Football Club will be faced with a very uncertain financial future which may result in it having to sell Twerton Park, although it has no obvious new ground to re-locate to.



The proposals are to redevelop part of Twerton Park. The project will be focused on the main grandstand, the Club car park and a section of the shops on the High Street in Twerton.

There is no intention to redevelop the entire stadium. The pitch and three other stands will remain in the same position.

Bath City Football Club wants to remain a traditional club at the heart of the local community. The Club wants to create modern facilities but it doesn't want to lose the soul of the Club.

The Club currently has enough capacity so there is no need to redevelop the entire stadium.



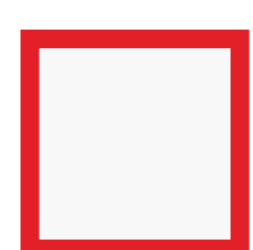
Twerton Park



Innox Park



Lower Bristol Road



Proposed area of redevelopment

What is being proposed?

To make sure the redevelopment scheme serves the needs of Bath City Football Club, enhances and supports the local Twerton community and is financially viable it will need to include certain features.

The redevelopment of Twerton Park will include the demolition of the main grandstand on the north side of the ground, replacing it with new, modern and fit-for-purpose facilities.

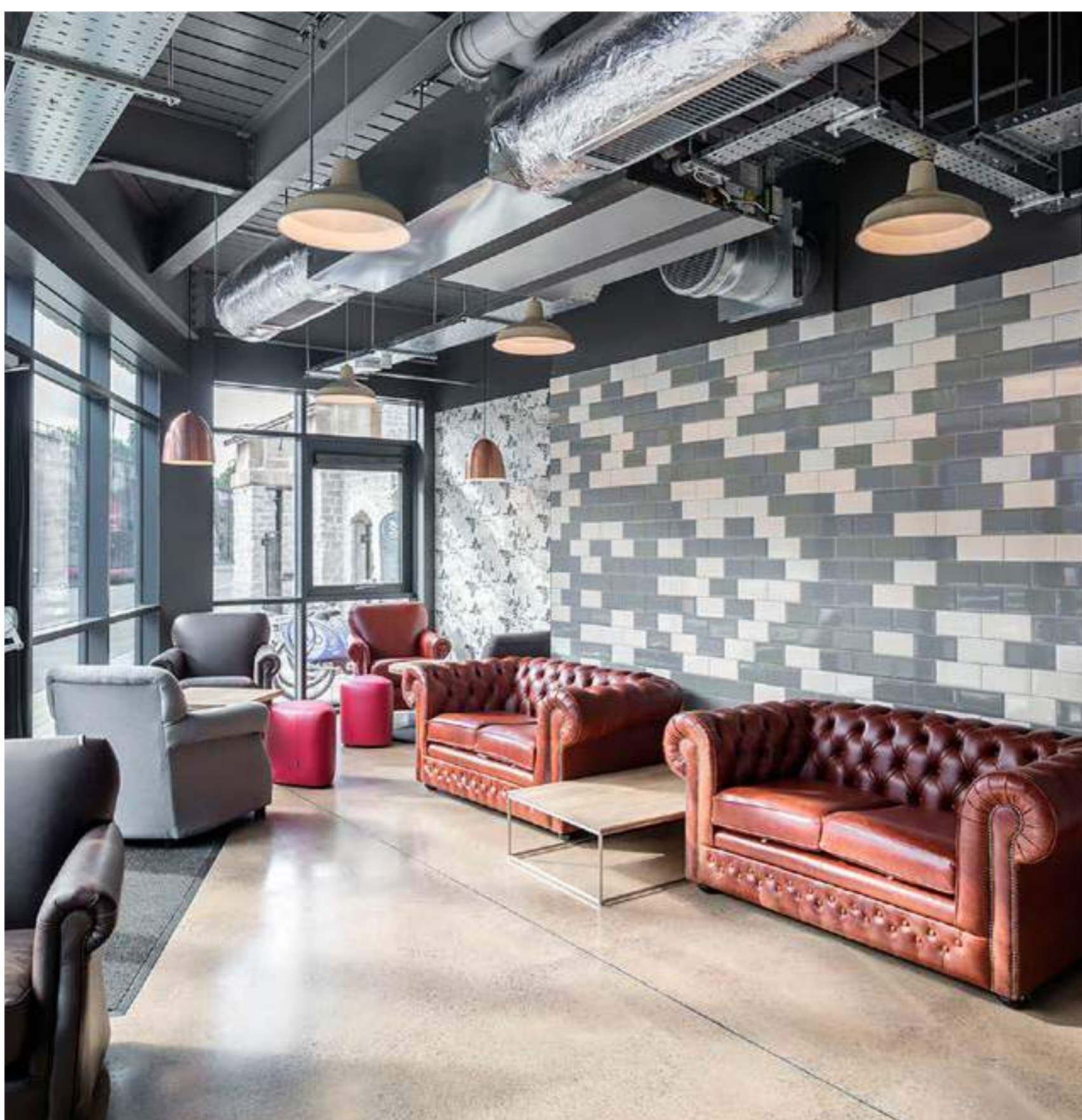
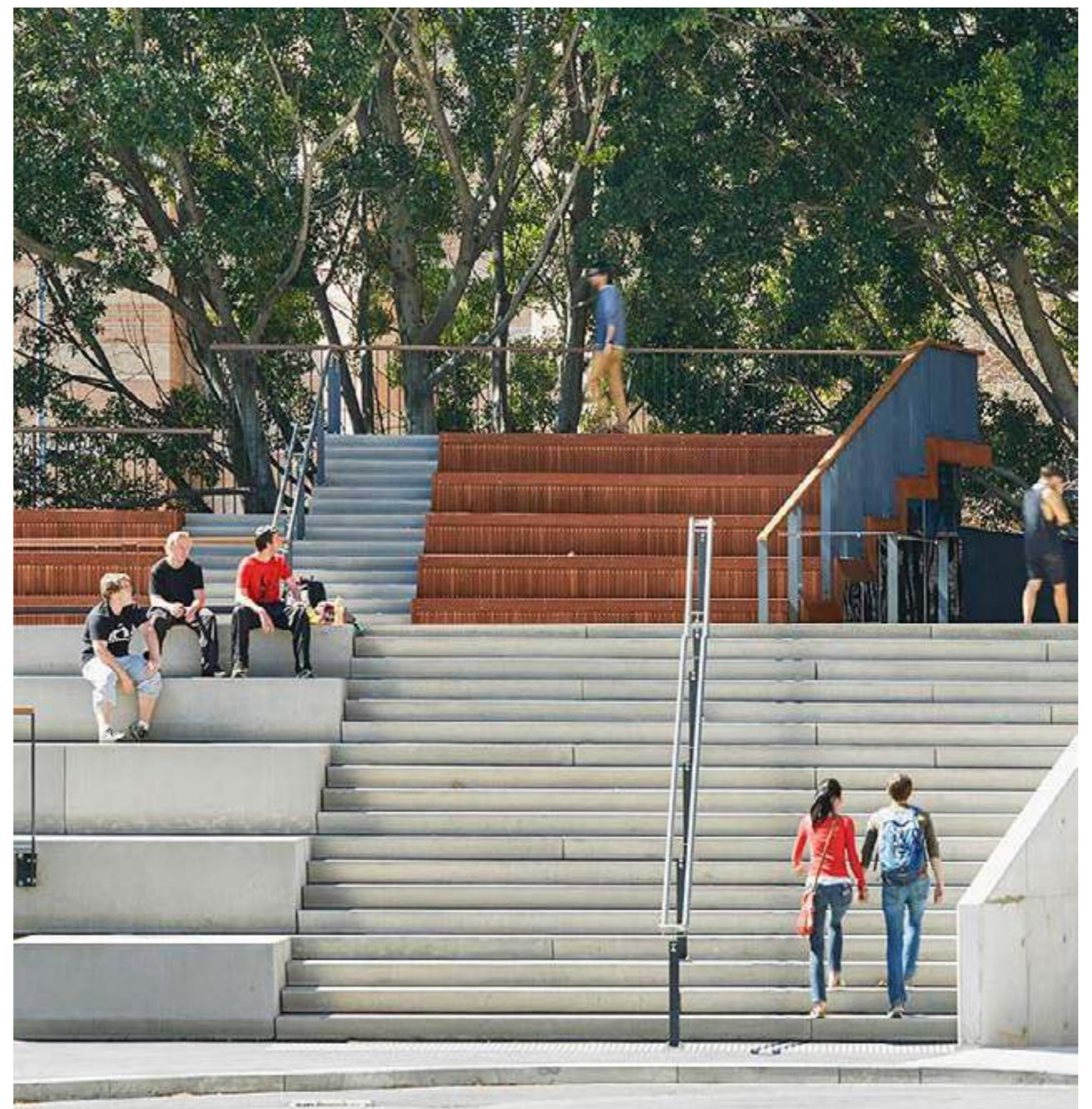
Bath City Football Club would like to create a mixed-use community development which would include a new grandstand containing changing rooms, physiotherapy rooms, and improved facilities for officials and spectators.

There would also be community facilities which could include a gym, social club, café, a 3G pitch, meeting rooms and hot desk spaces.



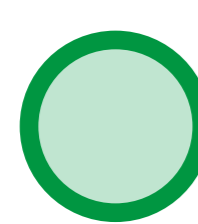
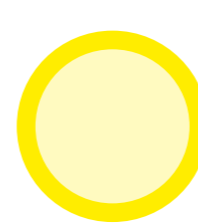
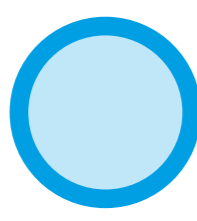
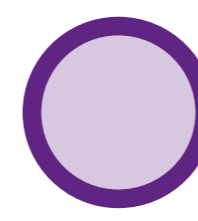
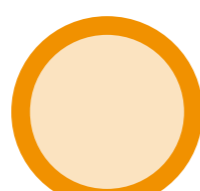
In addition the redevelopment project is also looking to include a number of other elements. This includes the regeneration of the parade of shops on the High Street in Twerton. To make the scheme commercially viable there would also need to be an element of Purpose Built Student Accommodation.

Responding to community feedback already received, we aim to provide housing of an affordable nature to local residents that is specifically targeted at households with a reduced income. The criteria and make up of this are yet to be agreed.



Below is an outline of the site that will be redeveloped at Twerton Park. On the outline we have identified (using different colours) where certain elements of the scheme are likely to be placed in the final proposals. This includes new sport facilities, a community hub, reduced income housing, retail units and Purpose Built Student Accommodation. These are all essential to create a viable scheme to protect the future of Bath City Football Club at Twerton Park.



-  Sport and some community facilities
-  Reduced income housing
-  Community area/space and public realm
-  Retail units
-  Purpose Built Student Accommodation

What you have already told us

In November 2017 more than 70 stakeholders attended a workshop to provide suggestions and thoughts on the planned partial redevelopment of Twerton Park.

Those who attended the event described Twerton as a good place to live with a strong community heritage. There was also a sense that the area is 'up-and-coming' with more young families moving in.

New facilities and services should complement rather than compete with current provision in Twerton.

Your suggestions

At the event a number of ideas were shared for what the redevelopment at Twerton Park could include. The suggestions included:



Modern club facilities



New community space for social groups, playgroups, adult learning and classes



Community café



Co-working space



Meeting rooms



Function rooms



Creation of new community hub



A pub



What else could be included?

It is really important to Bath City Football Club that the redevelopment and new facilities at Twerton Park become useful for the local community.

The project team want to create a scheme that complements and works with existing provision in Twerton.

Which of the following services do you feel are already well catered for within the Twerton community?

Please use the stickers to identify the services already provided.

Café	Youth club
Co-working space	Meeting rooms
Crèche	Club for older people



What else could be included?

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Please use this board to share your ideas on what community facilities could be included in the redevelopment.

Write your suggestions on a Post-It note and attach it to the board below.

Thank you for attending today's event. If you have time please complete a feedback form. If you prefer, all the information from today and an online form are available by visiting www.bathcityfc.com/twerton-park-redevelopment
The deadline for feedback is Saturday 28th April 2018.



Next Steps

Following this round of public consultation all of the feedback received will be fed into the design process. Over the next few months the architects and wider project team will work up proposals of how the redevelopment might look and what it will include. Later in the year there will be another round of public consultation where designs will be shared with supporters and the wider community. The aim is to submit a Planning Application to Bath and North East Somerset Council in the Autumn of 2018.