



Welcome to a presentation of the latest designs for the partial redevelopment of Twerton Park and Twerton High Street.

This exhibition shows what the development will look like, details the different elements of the scheme and explains the reasons behind the latest designs.

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The plans and designs on show follow more than a year of work and consultation with the local community, stakeholders, elected members and

Bath and North East Somerset Council, Bath City Football Club and Greenacre Capital, the Club's development partners, will shortly submit a planning application to the Council.

Members of the public will still be able to comment on the application through Bath and North East Somerset Council's planning process. Once registered the application will be able to view online, via www.bathnes.gov.uk.



For updates on the scheme, visit www.bathcityfc.com/twerton-park-redevelopment



The Development

2

Bath City FC and Greenacre Capital are proposing to demolish the existing North Stand and replace it with a modern grandstand. Part of the car park will be redeveloped providing a new Community Hub, Affordable Housing, Co-Living Housing and

Purpose Built Student Accommodation, as well as retaining some of the parking. The High Street will also be redeveloped and new retail units built together with new landscaping and public space works.





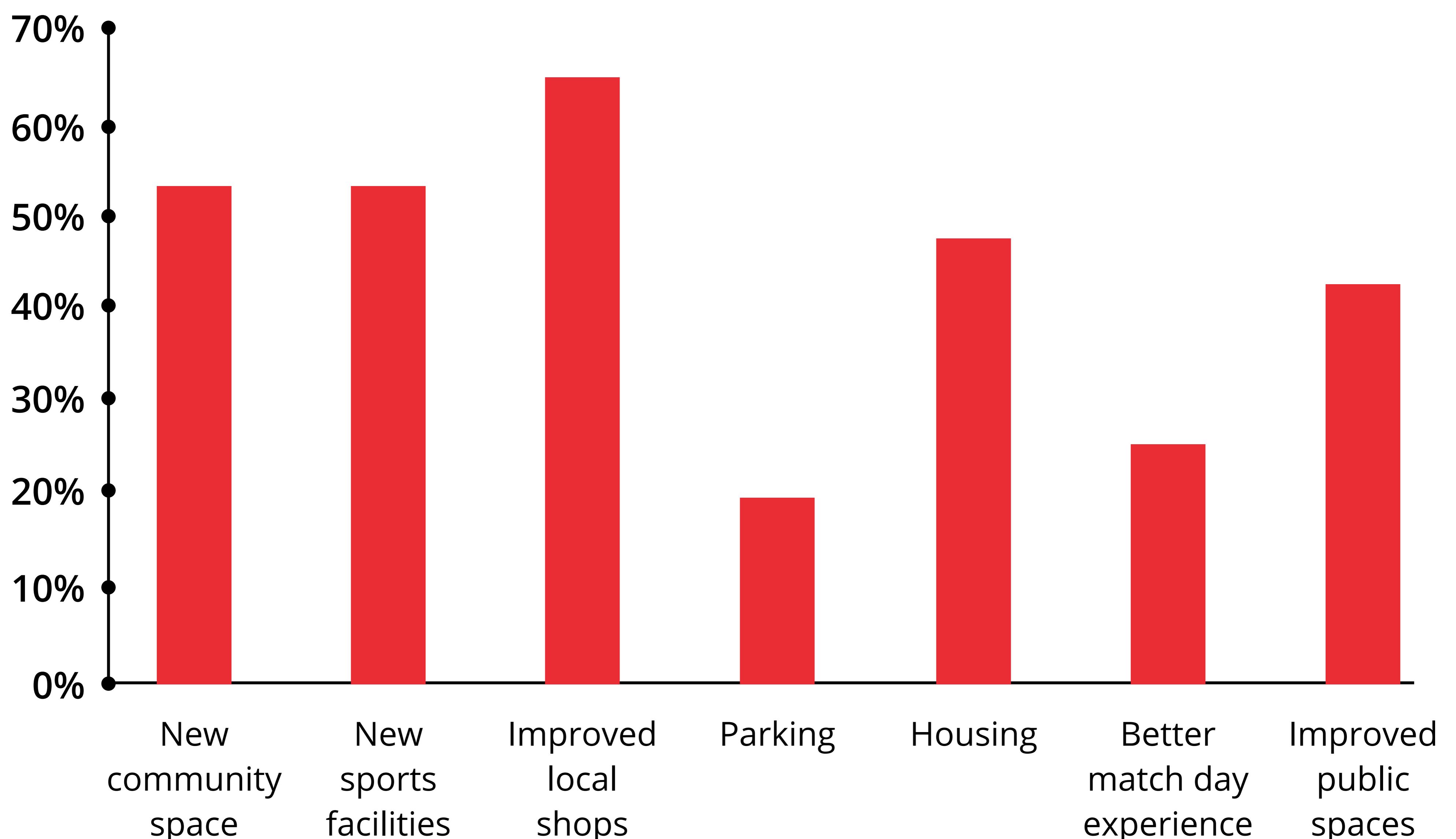
Bath City FC have held three rounds of community consultation on proposals to redevelop part of its home ground in Twerton. During the last round of consultation, in autumn 2018, the community continued to show its support for the proposals.

When asked if, understanding the financial difficulties of the Club, they would support the redevelopment of Twerton Park.

76% AGREED

There was also continued support for the different facilities and community benefits being provided by the redevelopment.

Which of the following facilities do you feel would be the most beneficial for Twerton?





There were also a number of key themes raised during the consultation. These included; Purpose Built Student Accommodation (PBSA), Affordable Housing and Parking.

1. Concerns about parking in the Twerton area were raised by 12% of respondents.

The new layout of the site will provide more than 50 parking spaces for the Club. Bath City FC have also agreed the use of 40 parking spaces in a nearby car park (four minute walk away) on match days.

As part of the management of the PBSA, students will not be allowed to bring cars to Bath and this will be part of their lease agreement.

2. The inclusion of Affordable Housing within the scheme was mentioned by 12% of respondents, the majority of people requesting more housing for local people.

Bath City FC recognises the importance of Affordable Homes and that is why 12 will be included in the scheme. These units will be prioritised for Twerton people.

In addition the scheme will also include 34 co-living apartments, which will be available to rent on the open market and will be suitable for keyworkers, graduates and young professionals.

3. The inclusion of PBSA within the redevelopment scheme was raised as a concern by 24% of respondents.

PBSA is an essential part of the scheme. This element makes the redevelopment project financially viable. It will pay off the Club's debt and provide the grandstand and new community space.

A new student population in Twerton will also help the local economy and wider community. Students studying and living in Bath volunteer for and support a number of local organisations and charities.



The following aims are at the heart of the decision making process for Bath City FC and development partner Greenacre:

1

To provide a long term, sustainable future for Bath City FC at its historic home at Twerton Park.

2

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

3

For Twerton Park to become better connected with Twerton by providing facilities for the wider community.

4

To improve and update the High Street retail offering for local residents.

5

To bring a new 3G pitch and purpose-built gym to the community.

6

To provide much needed Affordable Housing.

7

To raise the profile of Twerton across Bath and beyond.





- 1 New grandstand
- 2 Community hub and sports bar
- 3 Affordable Housing
- 4 Student Accommodation
- 5 Co-Living apartments
- 6 Refurbished residential and retail units
- 7 High Street
- 8 New public square
- 9 Improved pedestrian/cycle access
- 10 3G football pitch



The structure of the new grandstand is designed with the potential to accommodate 2000 seated spectators. At first the grandstand will be provided with 1000 covered seats with the remaining space given to standing spectators. The Club can convert the standing area in the future to provide a further 1000 seats if desired without any change to the scale of the grandstand.

The new stand will incorporate relevant supporter facilities including concourse space, toilets, food and beverage outlets and other welfare facilities expected from a modern stadium. New pitch-facing directors' lounges and private boxes offer desirable corporate facilities to enhance the Club's income, not only on match days but also providing valuable lettable space outside match days.

In addition, the stand will house:

- 20 dedicated wheelchair/ disabled and helper spaces.
- Football club administrative offices, including ticket office.
- Changing rooms and facilities for players, coaching staff and officials.
- Club shop.
- Hospitality lounges and boxes, toilets, bars, stores and kitchens.
- Directors' space and press accommodation.
- Lettable community space.
- Undercroft parking spaces.



A new 3G pitch will be installed at Twerton Park, as voted for in April 2018 by the Bath City FC Supporters Society. This new surface will have a hugely positive impact on the local community promoting healthy lifestyles and social inclusion. The community will have access to the new 3G pitch and it will also generate income for the Club.

21% of people in Twerton have a long-term health condition (compared to 10% of Widcombe, and 18% nationally).

Sport England indicates that Twerton has low adult participation (less than 18%) in sport and active recreation.

Bath and North East Somerset has fewer children aged 5-18 participating in at least 3 hours of high quality physical education and sport in school compared to the national average.

THE COMMUNITY BENEFITS OF A 3G PITCH

Bath City FC will work with Bath City FC Community Sports Foundation, Bath City Youth and other organisations to develop a programme of activities. These could include:

- Walking Football for Over-55s
- 'Man Vs Fat'-style weight loss sessions
- Disability football
- Holiday football schemes for children
- Girls' and Women's football
- Mental Health football
- Youth football teams
- Facility for local schools
- Volunteering and training opportunities
- Refugee team football

The new hub will be owned and operated by Bath City FC as a community resource and it will be designed as a multi-functional space to allow usage by various local groups. Activities could include hot desking, a gym, exercise classes, childcare and general meeting space. The building will include community facilities and Affordable Housing.

The new community facilities will include:

- Multi-function community space.
- Accessible toilet and changing rooms.
- Sports café/bar and social club.
- Seating capacity for around 200 people or standing capacity for approximately 500 people.
- Fully equipped kitchen.

PUBLIC SPACE

The redevelopment of Twerton Park also allows for the creation of new public space – Twerton Square – helping to improve the High Street setting.



As part of the development, improvements will also be made to the High Street. These improvements will be coordinated with a wider feasibility study looking at the whole of Twerton High Street, which is due to be delivered by Bath and North East Somerset Council. The Council have secured up to £650,000 in funding from the West of England Combined Authority (WECA) as part of the “Love our High Street” project.

LOVE OUR HIGH STREET - TWERTON

The Twerton High Street pilot scheme will consider the High Street’s economic and social vitality, environmental quality, and identify opportunities for improvements. It is hoped that this will help to secure funding for the delivery of wider improvements to the streets, spaces and premises on the High Street as part of a WECA funded project.

Our proposals show:

- A raised pedestrian crossing over Dominion Road at the junction with High Street. This new road layout will calm traffic movements.
- Significantly increased public space with the creation of Twerton Square and improved pedestrian access to Twerton Park.
- Enhanced short-stay car parking on the High Street.
- Additional bays for servicing and deliveries on the High Street and Dominion Road.

The existing residential and retail units will be refurbished to integrate with the new build. New build retail units will be available to let to local and national retailers.





For illustrative purposes only



There will be 12 Affordable Apartments which will be built in a two-storey building along Dominion Road.

The mix of the apartments will consist of studio, one and two bedroom flats.

The apartments will be managed by a Registered Social Landlord, and discussions are progressing with a number of interested parties.

A key requirement will be for the landlord to implement a local lettings policy, prioritising residents from the local Twerton area.

Dedicated parking will be provided, as required by Bath and North East Somerset Council.

- Cluster bedrooms (ensuite and non-ensuite)
- Studios (co-living)
- Apartments (including Affordable Housing)



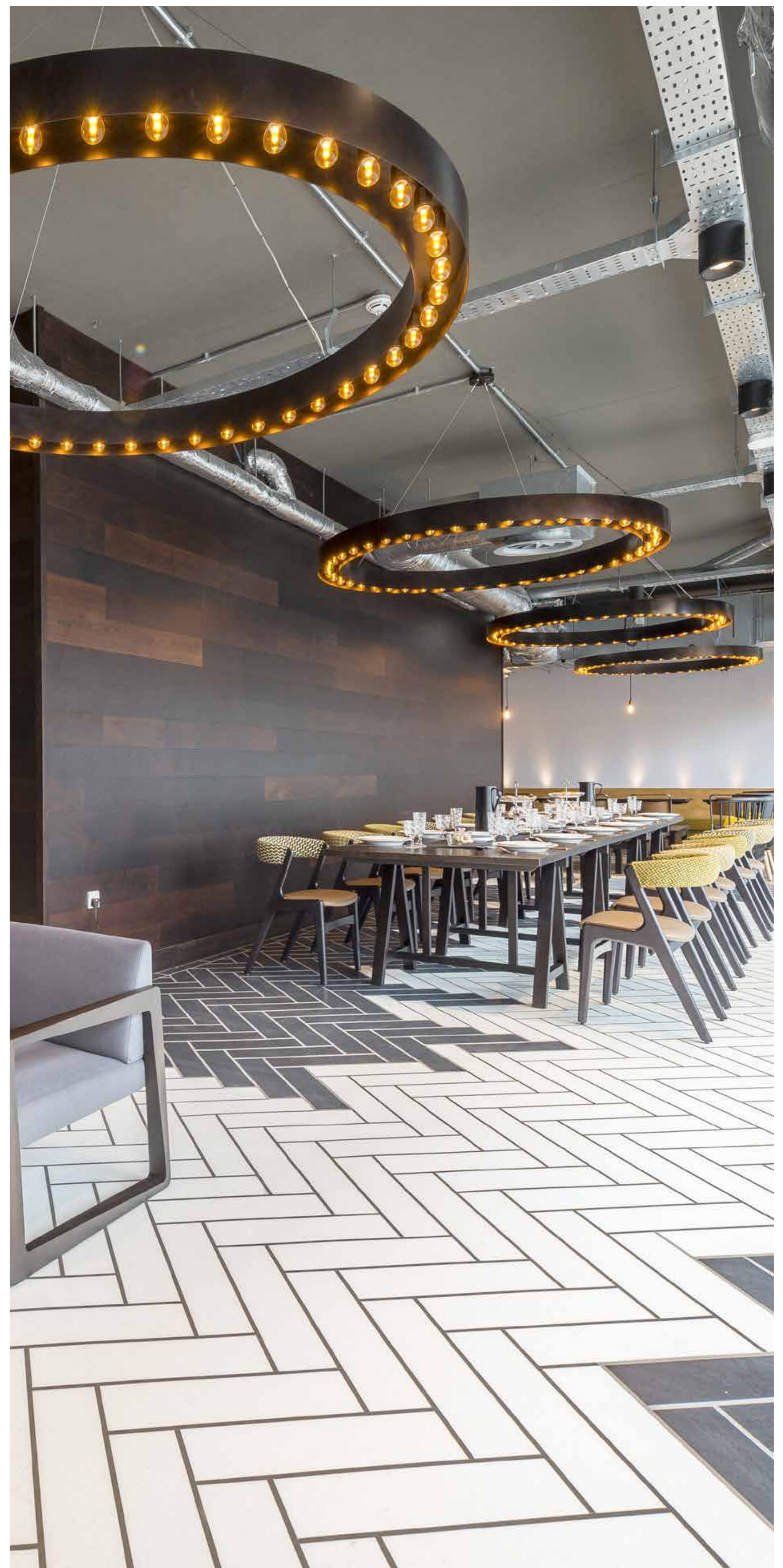


In addition to Affordable Housing the Twerton Park development will also include Co-Living housing.

Co-Living is an evolution of coworking. It is focused on community, shared experiences and facilities, and convenience.

Occupiers would have their own private room but would also get the benefits of shared facilities and services. Studios would each have an ensuite bathroom and private kitchen facilities.

34 new studio style bedrooms will be provided above the retail units on Twerton High Street. These units would have their own separate access from the High Street.

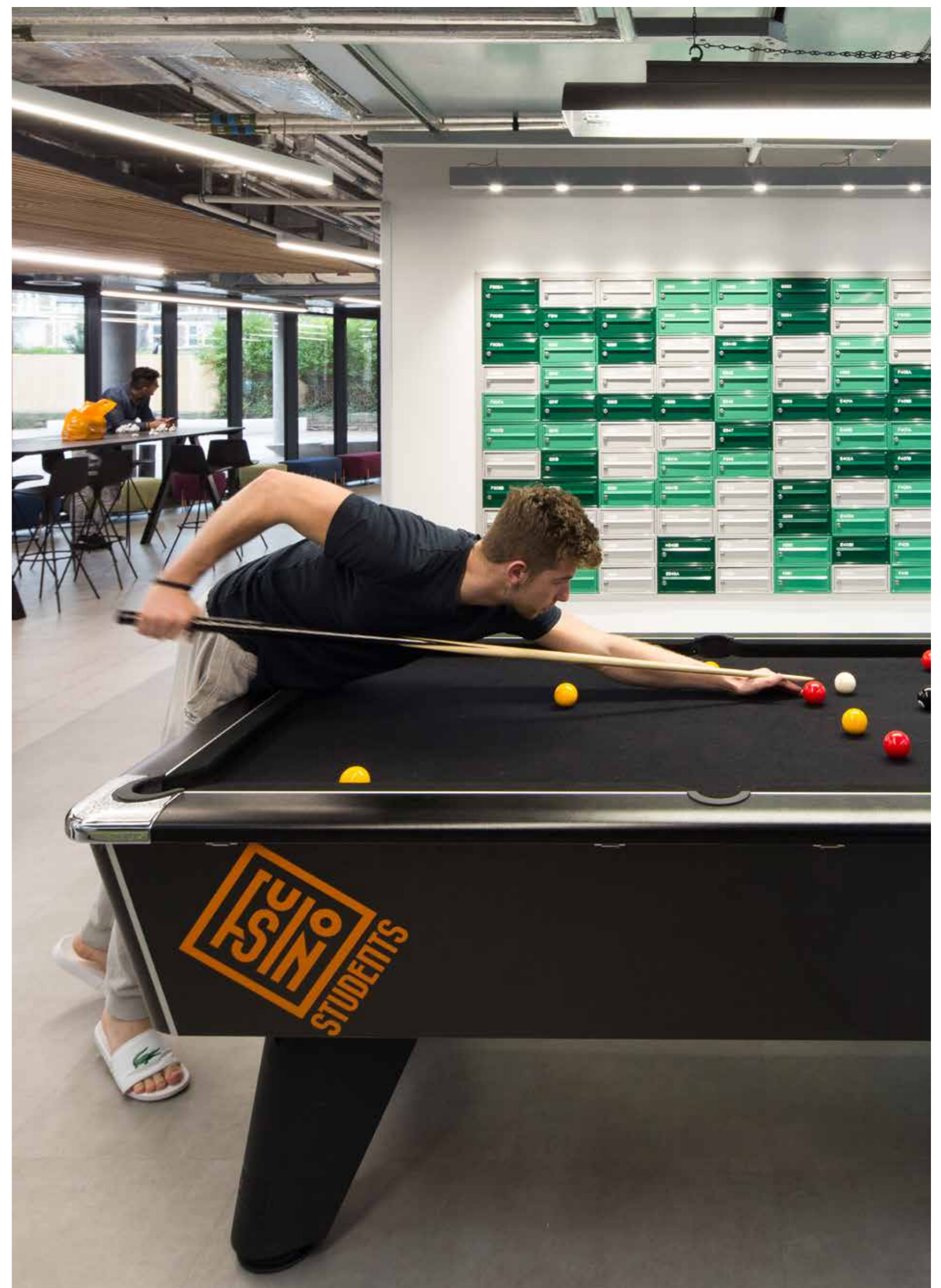


Co-Living apartments will be available to rent on the open market and will be suitable for a range of people, including keyworkers, graduates and young professionals. The apartments will be externally managed by a specialist management company.

It is fully recognised that Purpose Built Student Accommodation (PBSA) is a contentious part of this application, but it is simply the only way to fund the wider development – without PBSA the scheme is not financially viable.

We also believe that students can be a benefit to Twerton, bringing vitality, diversity and an increased economic activity to the High Street.

The PBSA development is enclosed within the wider site, and as the nearest neighbour to the students we will enforce a ‘best in class’ management programme.



356 bedrooms will be provided, being built over part of the current car park to the rear of the High Street. The student buildings are between three and five storeys high, and will include reception area, bedrooms, communal spaces, kitchens, laundry room and lounges.

They will be designed as cluster flats similar to a shared house, and will be targeted at existing second and third year students.

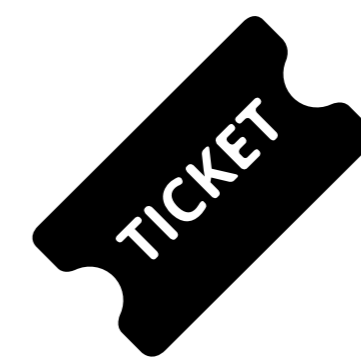
The aim is to alleviate the pressure on private housing stock within Twerton.



MANAGING PURPOSE BUILT STUDENT ACCOMMODATION

To help support the local community and the new student population we would instigate a number of measures within the management of the student housing.

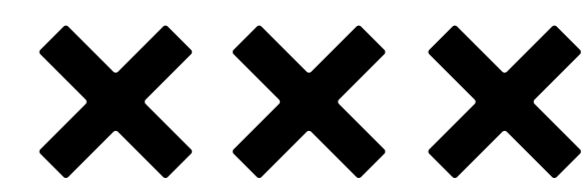
To assist with parking and traffic at the start of term, when traditionally parents drop off children at their new accommodation, we would adopt the following strategy:



Prior to the start of the academic year students will receive a delivery crate, which they will pack with their belongings they intend to bring with them. This crate is then transported to Twerton via a delivery firm such as DHL or UPS.

Students will receive a train ticket to Bath as an alternative to driving to the city.

To support parking and traffic on local roads during the academic year, we would adopt the following measures:



Students would not be allowed to bring a car with them as part of their lease agreement.

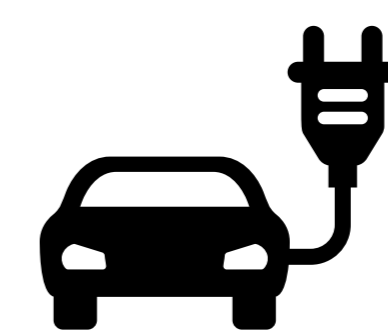
If a student tenant is found to have brought a car to Bath, a three-strike process would be followed. First a warning letter would be sent to them and home to their parents to remind them of the terms of their lease and to ask that the car is removed within 21 days. If they are caught again a second warning letter would be sent along with a requirement that the car is removed from the area within 7 days, and if they do not comply and persist in parking a car nearby then their lease is terminated.



Students would receive a discounted travel pass with their welcome pack.



Install bike hire rental station on site for students who don't own their own bikes. These would also be available to the community to use. Those who own a bike will be encouraged to bring it with them and park it in the 120 space secure cycle store.



Discussions have begun with Bath Car Club about including Twerton. These offer flexible rentals from one hour through to a weekend and can be booked via an app. These would also be available to the community to use.

The following measures would also be put in place:



Students would not be allowed to hold parties, play loud music after a specific time at night or have overnight guests as part of their lease.



The student apartments would have CCTV in all communal areas, stairwells and doorways.



The student accommodation would have a warden on site 24-hours a day, seven days a week.



All doors and access points on the scheme would be secure.





The designs of the High Street buildings are inspired by the local architecture around Twerton picking up the varied elevations and roofscapes seen in the historic High Street. The grandstand is designed to reflect the expectations

of a modern football stadium, and will form a significant and welcoming façade integrating with the local area. The new facilities will give the Club and community centre a strong presence visible from the High Street.

New grandstand **Purpose Built Student Accommodation** **Co-Living Apartments** **Affordable Housing**



The proposed designs are roughly one storey taller than the surrounding buildings and are in keeping with the city's skyline. The designs and use of materials respect the local architecture.



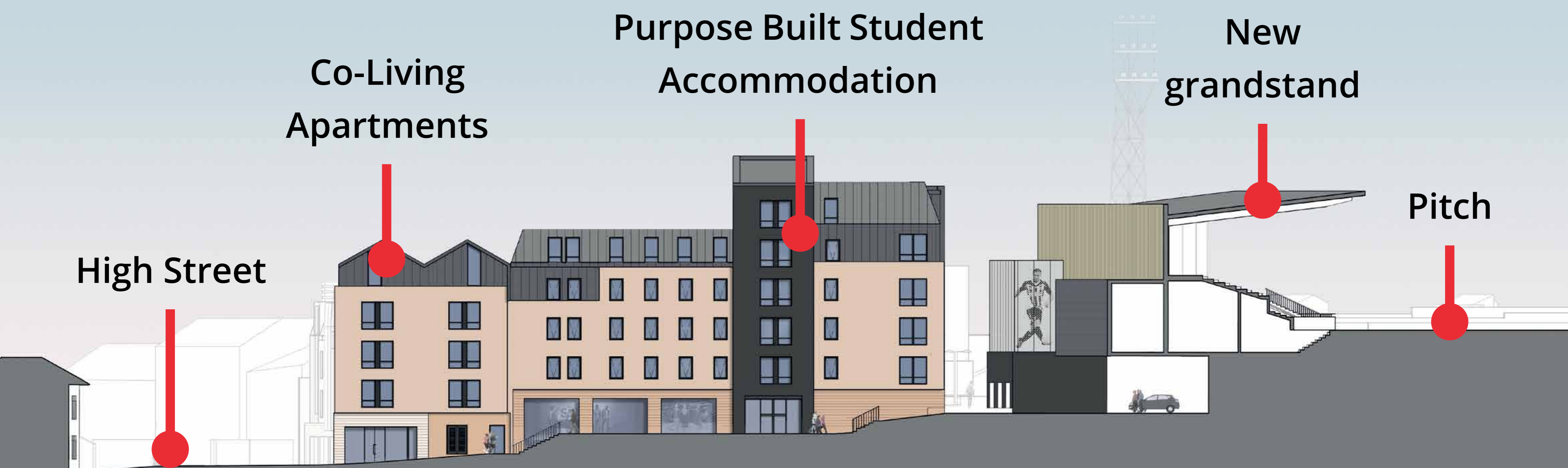


To accommodate the newly levelled 3G pitch and the expectations of a modern stadium, the new grandstand is roughly one storey taller than the existing North Stand.

Suitable seating with clear sight lines of the whole pitch and adequate roof shelter are provided.

The new grandstand will also include pitch-facing facilities helping to generate future income for the Club outside football.

The new residential accommodation will be the same height as the new grandstand at its tallest point.





PARKING AND SERVICING

The car park for the football club will be improved and will provide 52 parking spaces. The football club has agreed the use of 40 parking spaces in a nearby car park on match days. The use of an off-site car park will reduce the volume of traffic flowing through Twerton on match days.

The student accommodation will not have any parking provision in line with current planning policy, but a cycle parking facility will be provided for around 120 bicycles.

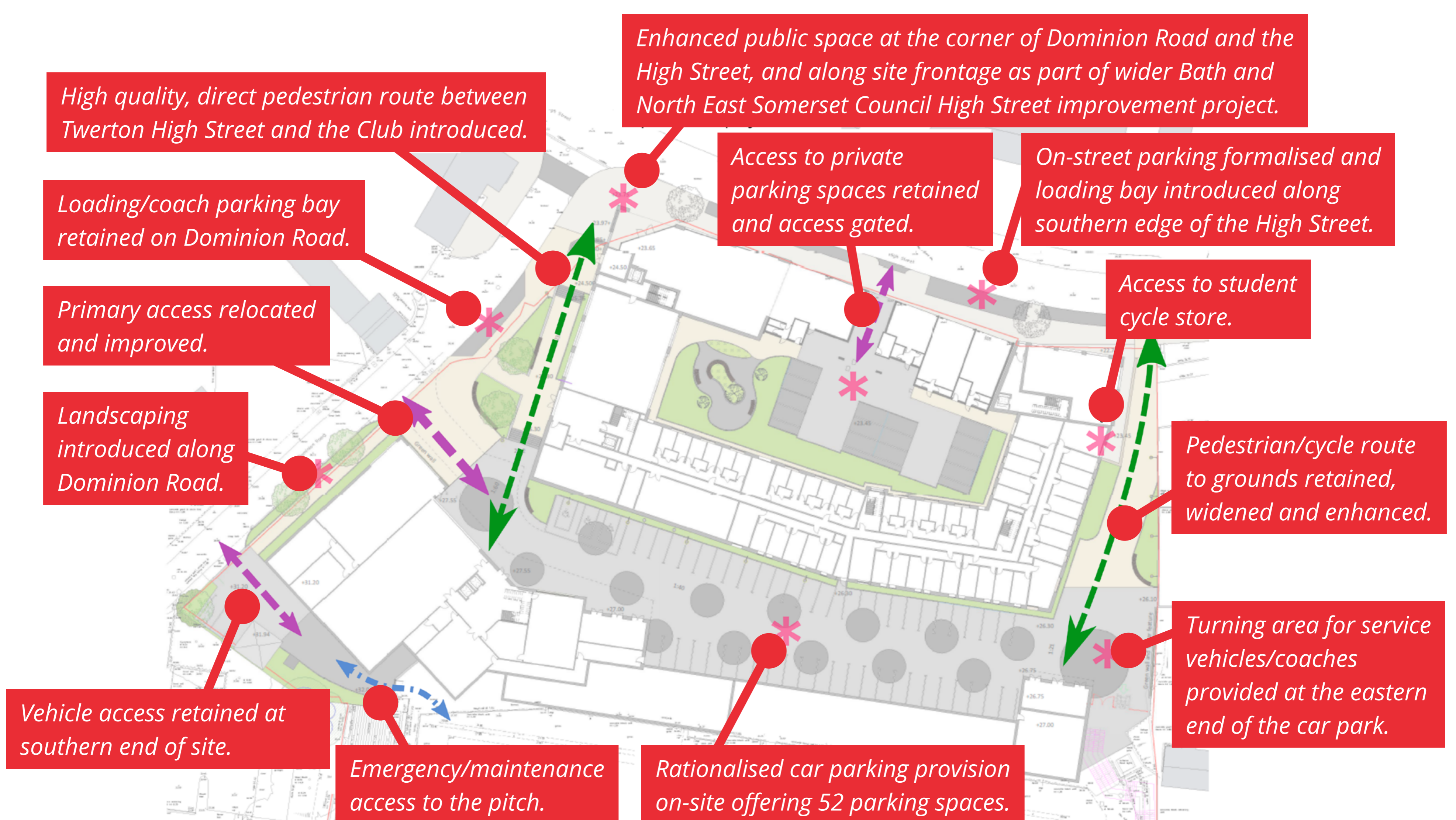
As part of the improvements to the High Street, the existing parking spaces to the front of the retail units will be reconfigured and space will be made for a loading bay for the retail units.

ACCESS

The development will improve access to Twerton Park.

The changes include wider footpaths along the High Street, widening the alley to the east of the site between the High Street and the stadium and the creation of a new Twerton Square off Dominion Road.

Vehicular access to the football club will remain via Dominion Road. An emergency access point will also be provided from Dominion Road.





We are still keen to have your comments on our proposals. Please complete a feedback form today or alternatively visit the Club's website and follow the link to leave feedback. Deadline for feedback is Monday 4th March.

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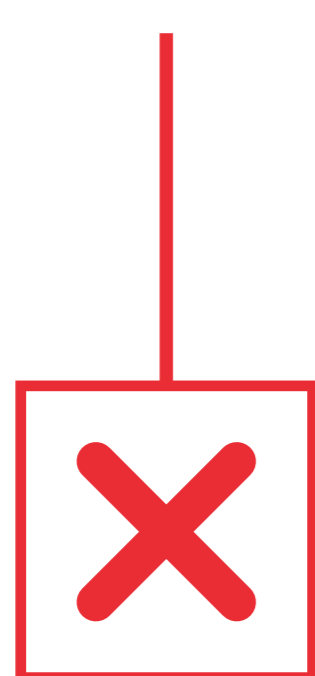
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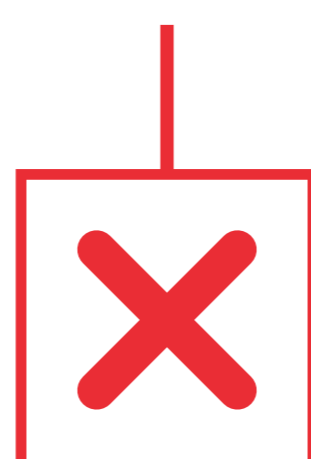
Bath City FC has a £1million debt to be paid by 2022 and is running at a loss. It is community owned by over 600 individual shareholders.

Do nothing



The Club is forced to sell the site and to leave Twerton = **uncertain future for Bath City FC and Twerton**

A residential housing scheme which follows planning rules (with 40% affordable housing)



Would result in a £7million+ shortfall (i.e. no grandstand and debts not paid) = **unviable financially and uncertain future for Bath City FC and Twerton**

A scheme which follows planning rules and includes Purpose Built Student Accommodation



THE PROPOSED SCHEME INCLUDES



Reduced income and Affordable Housing



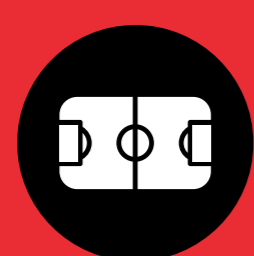
New community space



Regenerate Twerton High Street



Improved public spaces



3G pitch with community use



Clears Club's debts



New grandstand



Club remains in Twerton

Delivering a certain future for Bath City FC and Twerton