

A NEW LEISURE CENTRE FOR KEYNSHAM

THE CURRENT POSITION

- The current leisure centre has been identified for replacement with a new facility in the Council's 'Fit for Life' Strategy .
- The building has reached the end of its useful life and refurbishment is not a cost effective option.



OUTLINE BLOCK PLAN



NEW LEISURE CENTRE

- The Council's partner for developing a new leisure centre is Greenwich Leisure Limited (GLL)
- It is anticipated that the new centre would comprise the following:
 - A 6 lane 25m pool and learner pool
 - A 60 station fitness facility
 - Two studios
 - Changing facilities
 - Soft play

SITE OPTIONS

- A site for a new leisure centre needs to be identified. Three potential options are presented here and we would appreciate your views.

**Bath & North East
Somerset Council**

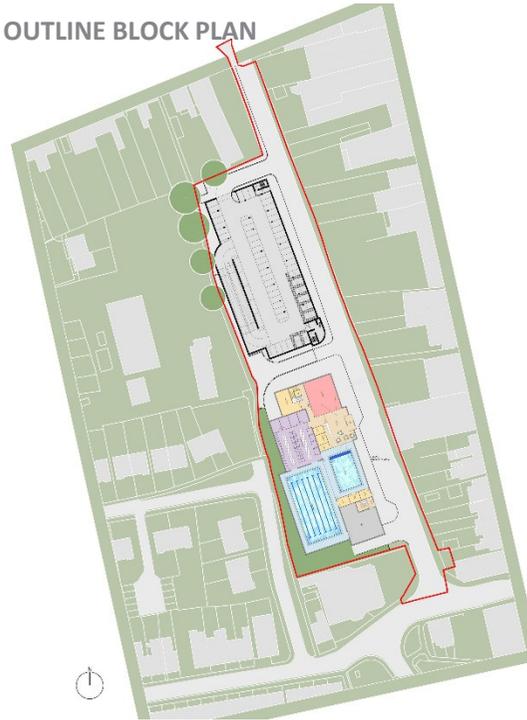
CONTEXT

- The leisure centre provides a key attraction within the town centre, and is currently located within the Riverside complex.
- The Core Strategy requires that the leisure function of the town centre is retained and enhanced.

ASHTON WAY SITE APPRAISAL



OUTLINE BLOCK PLAN



NEW LEISURE CENTRE SITE APPRAISAL

ADVANTAGES:

- Land owned by BANES
- Central location
- No major planning issues, although is within setting of Conservation Area ; design should take into account surrounding uses
- Part of economic regeneration of Town Centre and improvement to Ashton Way

DISADVANTAGES:

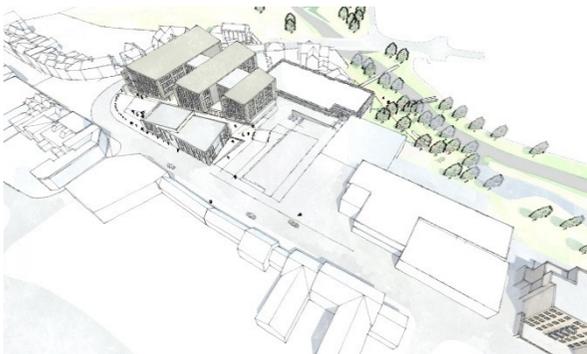
- Phased construction (time and cost implications)
- Loss of car parking during construction-economic impact on Town Centre
- Temporary park and ride facility could be required during construction

**Bath & North East
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CONTEXT

Ashton Way site is an existing large surface Car Park located adjacent to the Conservation Area, close to the rear of the retail properties that address the High Street in Keynsham Town Centre.

RIVERSIDE SITE APPRAISAL



NEW LEISURE CENTRE SITE APPRAISAL

ADVANTAGES:

- Central location
- No major planning issues; potential to enhance the setting of Conservation Area
- Part of economic regeneration of Town Centre and improvement to Temple Street; could be part of a larger mixed use scheme

DISADVANTAGES:

- Potential Compulsory Purchase Order of existing lease (time and cost implications)
- Phased construction (time and cost implications)
- Some disruption of Temple Street during construction

**Bath & North East
Somerset Council**

CONTEXT

Riverside site is largely covered by existing buildings occupied by a mix of uses, including offices, retail and leisure. The rear portion of the site is currently occupied by the existing leisure centre.

It is located on Temple Street, within the Keynsham town centre, adjacent to the Conservation Area.

HAWKSWELL SITE APPRAISAL



NEW LEISURE CENTRE SITE APPRAISAL

ADVANTAGES:

- Green field site (no existing development, potentially easier to develop)
- Can provide sufficient car parking on site

DISADVANTAGES:

- Site within important part of the Green Belt; development would also have a landscape impact
- Acquisition of land from Taylor Wimpey (time and cost implications)
- Flood Risk on northern part of site
- Infrastructure works on Bristol Road - inconvenience during construction
- Not central location, although within walking distance of town centre

**Bath & North East
Somerset Council**

CONTEXT

Hawkswell site is an undeveloped greenfield site located within walking distance of the town centre and train station, between the Bristol Road and A4. The site lies currently in the Green Belt.