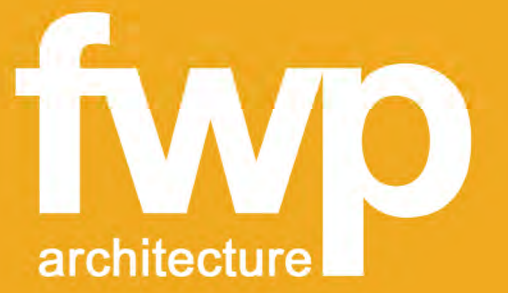


COMMUNITY STADIUM

Introduction & Project Location



Welcome to this public engagement event which has been organised by Warwick District Council.

The Council is working in conjunction with Leamington Football Club, FWP Ltd and a multidisciplinary Design Team to develop proposals for their site on Fusiliers Way, which lies at the heart of a wider Council Development Masterplan.

The schematic development proposal is for a new Football Stadium for primary shared use by Leamington Football Club and the Local Community, alongside outline development proposals for adjacent mixed-use commercial and residential buildings.

The site is currently a vacant former agricultural plot which sits at the heart of the wider masterplan. It is surrounded by new housing to the east, the existing Warwick Technology Park complex to the west, and mixed-use development plots to the north and south which includes a variety of educational, sporting, cultural and commercial uses. These neighbouring plots are at various stages of planning/construction. The proposed Community Stadium site itself is designated for community and sporting use.

The Community Stadium development features a Main Stand building, located to the east side of a new full-size floodlit football pitch, and with key frontage to Fusiliers Way. This Main Stand is proposed to provide facilities suitable for Leamington FC and Community use, including dedicated changing room facilities for each, a large associated Café/Supporter's Bar and multi-functional first floor hospitality, conferencing and academy facilities.

The stadium is proposed to accommodate up to 4,000 match day visitors across four spectator stands; the Main (East) Stand is the largest at 1,000 seated spectator capacity. The other three single storey terraces to the North, South and West sides of the new pitch provide covered spectator standing accommodation for a combined further 3,000 people.

These boards illustrate the emerging design proposals of both the Community Stadium Main Stand building and the overall site.

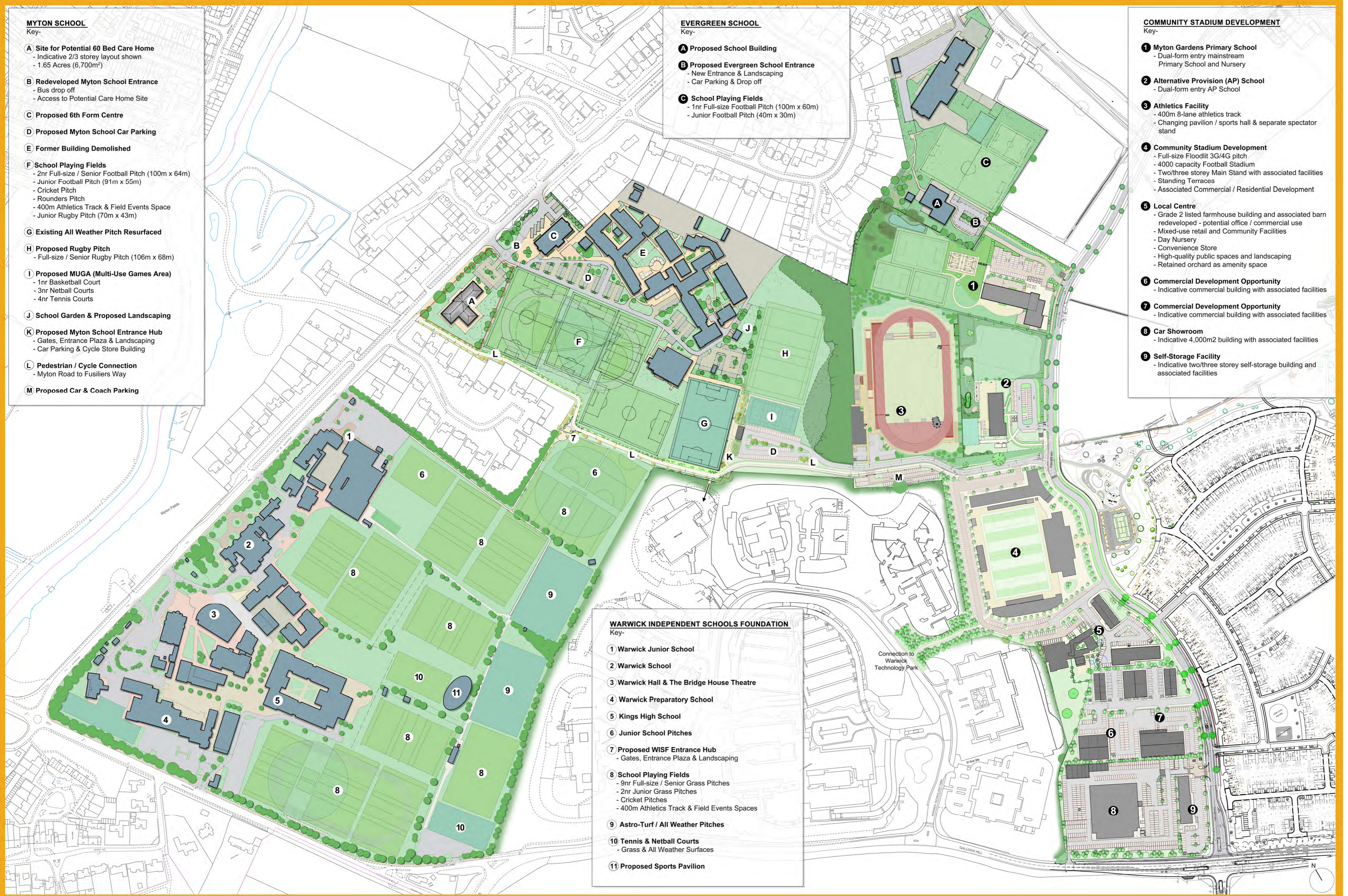
The Design Team welcomes comments from the whole community on the scheme and would appreciate your feedback.

The proposals are to be developed further following this event for the submission of a planning application in summer 2026.



Aerial View of Site Location and Surrounding Context

WIDER COMBINED SITE MASTERPLAN



COMMUNITY STADIUM

Leamington Football Club Vision



The Community Stadium proposal is an exciting project being developed by Warwick District Council and Leamington Football Club.

Leamington FC

- Community football club, founded in 1933
- Men's, Women's, Juniors and community football teams across variety of age groups
- Over 300 local children play in a Leamington FC shirt each week
- Club operates charitable foundation delivering valuable local schools and disability sports programs
- Support variety of needs and abilities, focused on promoting social, physical and mental health opportunities throughout the local area
- New community stadium will support in maximising community impact and make more sport and social opportunities available to everyone

Impact of the Proposed Community Stadium

New facilities will be available as part of the proposed scheme:

- FIFA Pro standard football pitch available for hire
- Multiple community spaces available for use
- Local coffee shop, bar and restaurant
- New health & wellbeing focused commercial outlets
- Football academy enabling new pathways

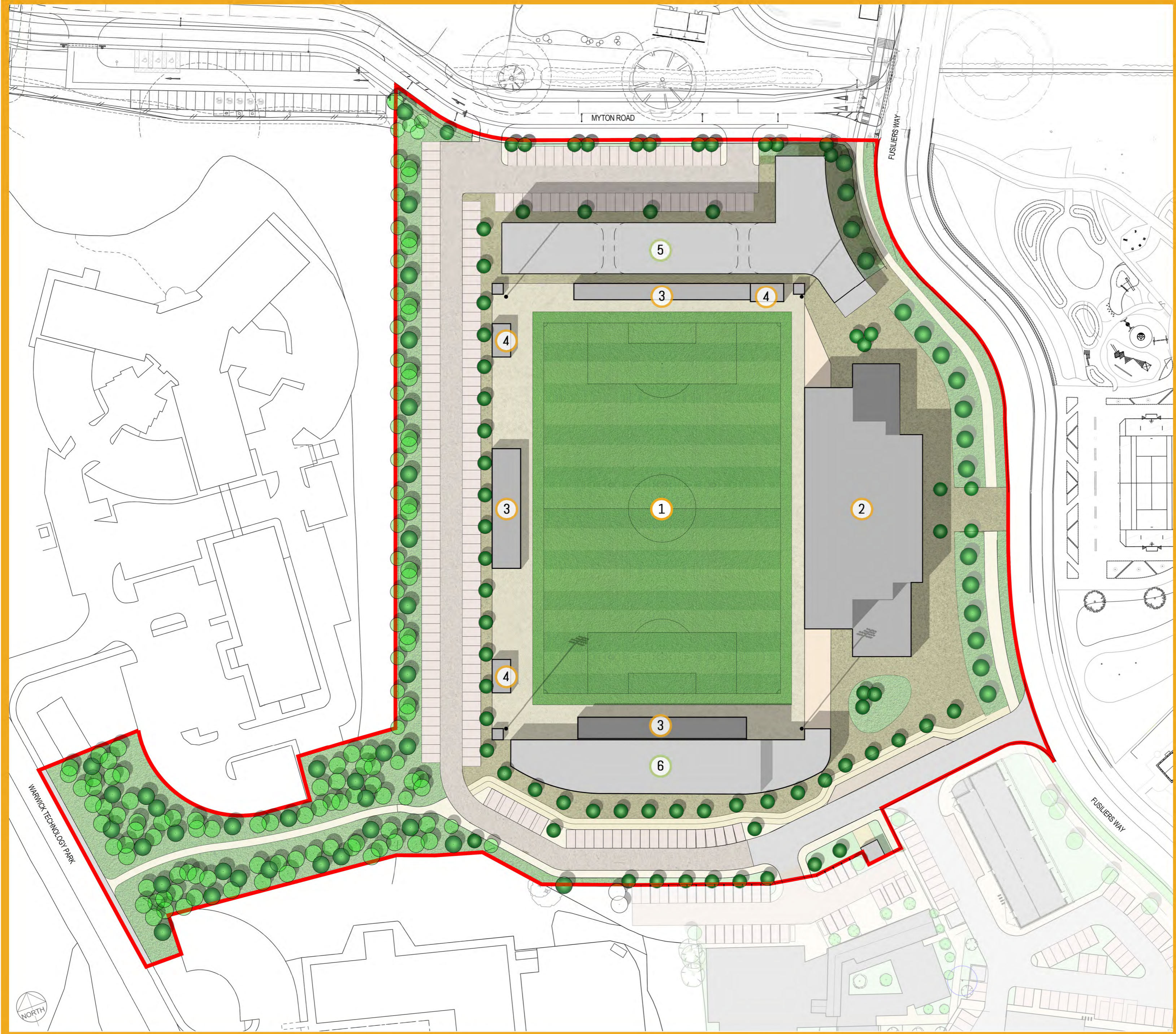
The proposals will allow Leamington FC to enhance and expand their Community activities and will include:

- School holiday programmes
- H.A.F multi-sport programmes
- Girls & Boys junior football for all ages
- Men's & Women's football teams
- Veterans football teams
- Accessible sport for all abilities and needs
- Community groups to support social activities and mental wellbeing

LFC - The Vision



Artist's Impression – Main Stand, from Fusilers Way



Schematic Site Plan

- 1 FULL-SIZE FOOTBALL PITCH**
 - 100x64m Floodlit Football Pitch
 - Artificial Playing Surface
- 2 MAIN (EAST) SPECTATOR STAND**
 - 1,000 Seated Capacity
 - Two Storey Main Stand Building
 - Community & Club Facilities
 - Conferencing / Events Spaces
 - Spectator Concourses
 - Cafe
- 3 SPECTATOR STANDING TERRACES (NORTH, SOUTH & EAST STANDS)**
 - 3,000 Standing Capacity
 - Single Storey Covered Stands
- 4 SPECTATOR WCS**
 - Spectator WC Facilities

Outline Development

- 5 MIXED-USE DEVELOPMENT (NORTH)**
 - Three-to-Four Storey Building
 - Commercial Ground Floor Units (Services, Health / Leisure)
 - Residential Apartments Above
- 6 MIXED-USE DEVELOPMENT (SOUTH)**
 - Two-to-Three Storey Building
 - Commercial Ground Floor Units (Retail, Food/Drink, Services)
 - Residential Apartments Above

Access & Landscaping

- SITE ACCESS & CAR PARKING**
- Access Points from Fusilers Way & Myton Road
 - Car Parking Throughout
 - Schematic Cycleway
 - Footpaths & Public Realm / Plaza
 - Warwick Technology Park Link Footpath
 - Soft Landscaping / Planting / Street Trees Throughout



Artist's Impression – Community Stadium Development

COMMUNITY STADIUM

Proposed Main Stand Floor Plans



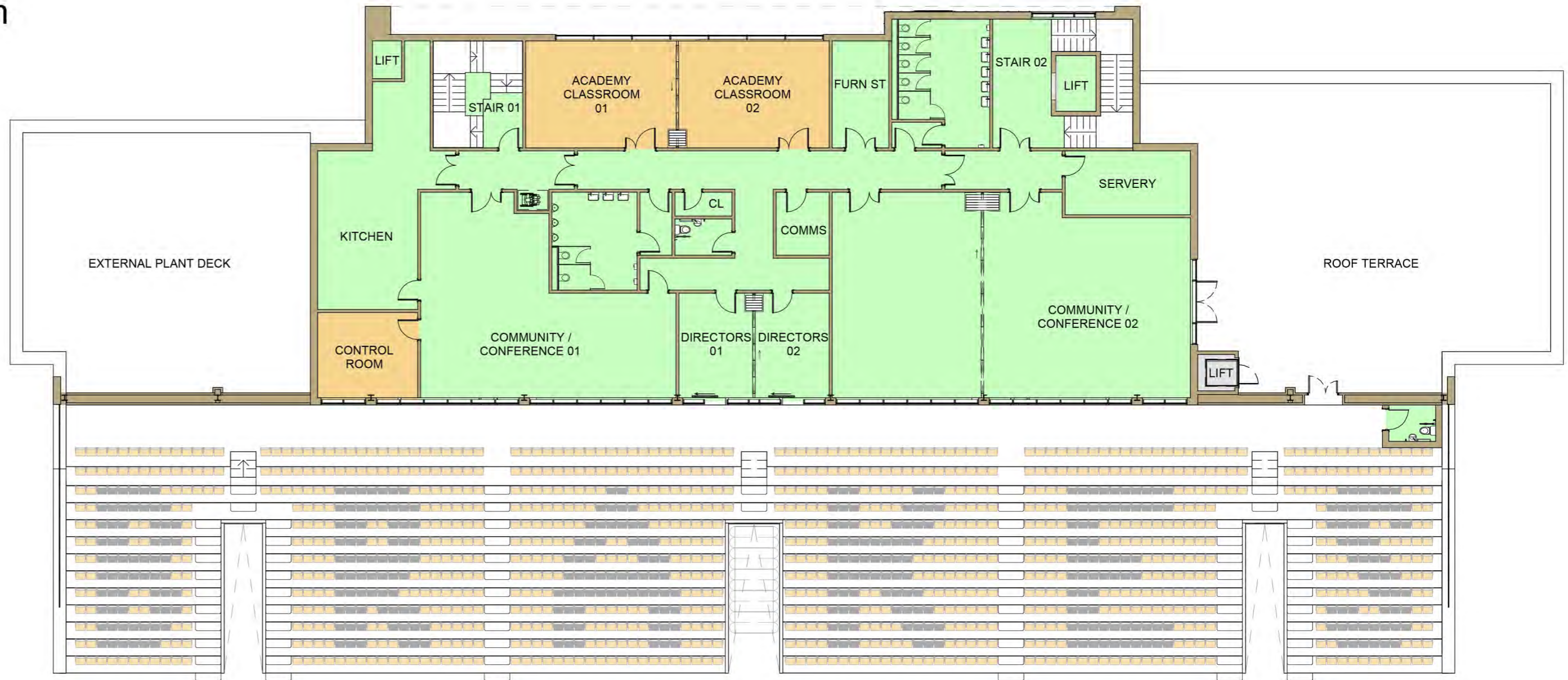
Proposed Main Stand - Schematic Ground Floor Plan

- Community Sports Facilities**
 - 2nr Community Changing Rooms
 - 2nr Officials Changing Rooms
 - Unisex Accessible WC / Changing Room
 - First Aid Room
- Leamington Football Club Facilities**
 - 1,000 Spectator Seating Capacity in Main Stand
 - 2nr Club Changing Rooms (Home / Away Teams)
 - 2nr Officials Changing Rooms
 - Medical / Physiotherapy Rooms
 - Club Shop
 - Reception, Offices & Administration Space
 - Circulation & Plant Spaces
- Bar / Cafe**
 - Large Bar / Cafe space
 - Bar, Kitchen & Storeplaces
 - Associated WCs including Changing Places WC
- Spectator Concourses**
 - 2nr Spectator Concourses
 - Refreshment / Retail Kiosks
 - WC Facilities
- Pitch**
 - 100m x 64m Full-Size Football Pitch
 - Floodlit, with Artificial Playing Surface



Proposed Main Stand - Schematic First Floor Plan

- Community / Conferencing Facilities**
 - Shared Usage by Community and Club
 - 2nr Community / Conference Rooms facing Pitch
 - 2nr Directors Boxes / Meeting Rooms facing Pitch
 - Partition Walls to allow Flexibility in Operation
 - Kitchen & Catering Spaces
 - WC Facilities
 - Stairs, Lifts, Associated Circulation
 - Roof Terrace
 - Ancillary Storage Spaces & External Plant Deck
- Leamington Football Club Facilities**
 - 2nr Sports Academy Classrooms
 - Partition Walls to allow Flexibility in Operation
 - Matchday Control Room



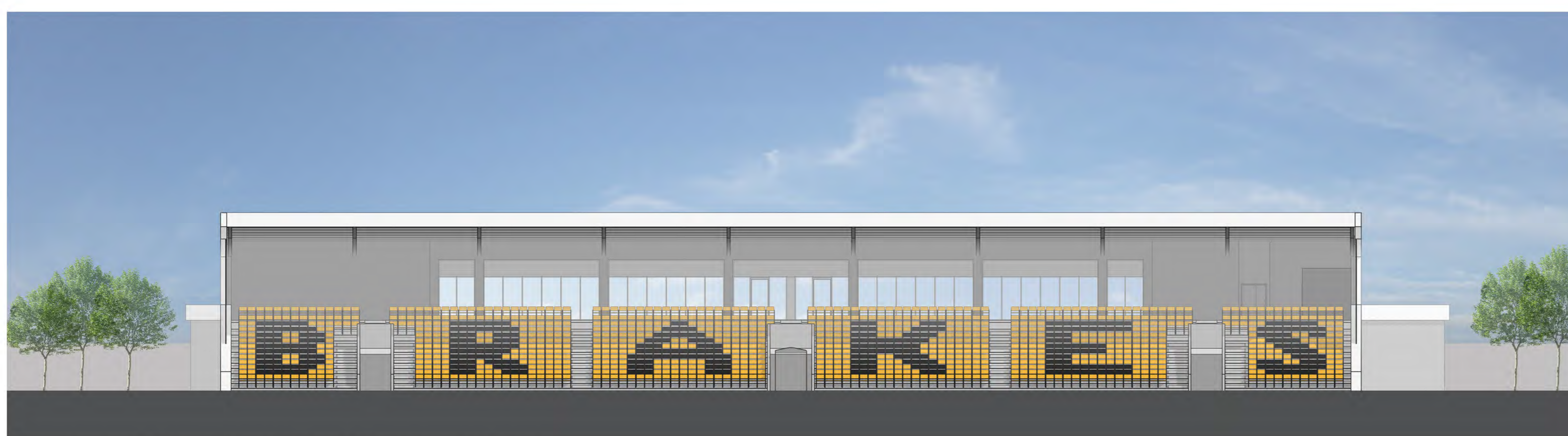
Artist's Impression – Main Stand, from Pitch

COMMUNITY STADIUM

Proposed Main Stand Elevations



Proposed Main Stand - East (Front) Elevation to Fuseliers Way



Proposed Main Stand - West (Rear) Elevation to Pitch



Proposed Main Stand - North (Side) Elevation

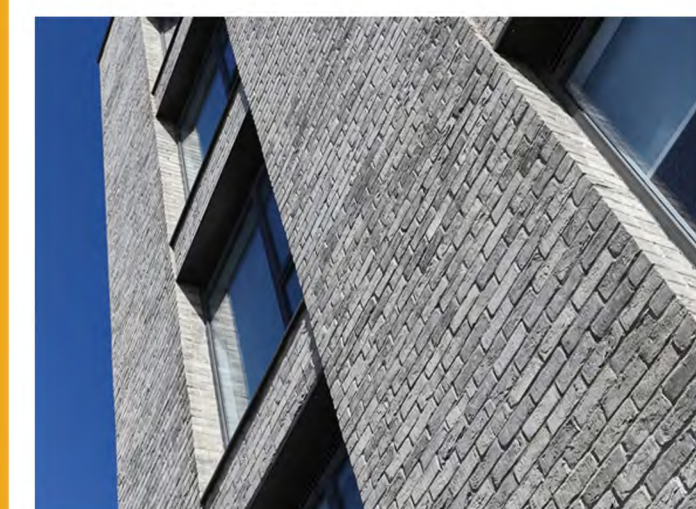


Proposed Main Stand - South (Side) Elevation

Material Palette



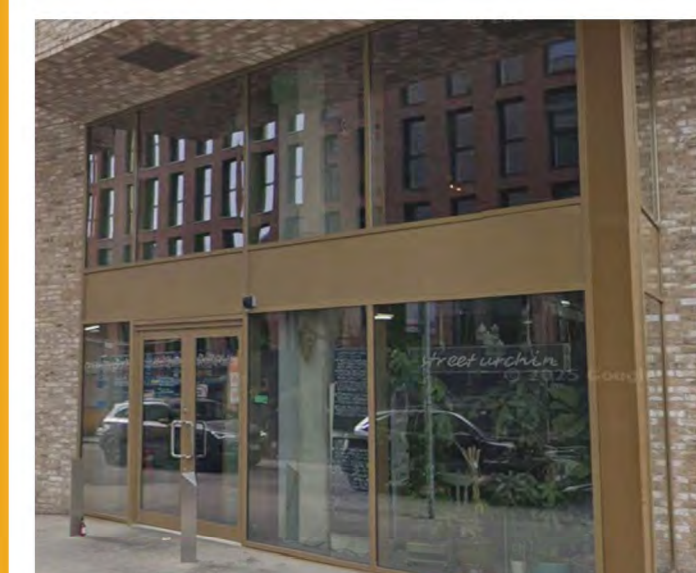
Yellow/Gold Coloured Metal Cladding



Grey / Dark Brickwork



White Cladding Panels



Glazed Curtain Walling



Artist's Impression - Main Stand, from Fuseliers Way

Transport Strategy

Vehicular Access Arrangements

It is proposed that the stadium will feature two vehicular access junctions:

- one directly from Fusiliers Way towards the south of the site
- and one off the new access road, which leads off Fusiliers Way, to the north of the site.

The northern access point will be shared with the neighbouring athletics track and Myton School. Each of the access junctions will lead to the car parking area surrounding the stadium.

Parking - Vehicular

The proposed stadium development will have 125 spaces to cater for matchday staff, as well as any other uses within the stadium throughout the week. This is based on the anticipated Leamington FC operational staff numbers at the proposed stadium, both on matchdays, and throughout the week for community and commercial uses.

It is proposed that an overflow car park is used for spectators. The Midcounties Co-Operative have offered the use of the car park at their headquarters at Warwick Technology Park, which will cater for the additional demand associated with larger away attendances. The overflow car park features a capacity of 260 spaces, meaning that on a matchday, there would be a total provision of circa 400 spaces. It should be noted that as part of the proposed development works a new footway provision for pedestrians will be provided between the technology park and the stadium, increasing the ease in which spectators can 'park and stride' to the stadium from the Co-op car park.

It is anticipated that the club will expand their successful shuttle bus service from locations around the district.

On matchdays with a higher than average attendance, the proposed Park & Ride facility further south on Europa Way could be utilised. The Park & Ride facility will feature 443 car parking spaces, and will feature bus services which will run towards the proposed stadium.

Parking - Cycles

Suitable short term and long term secure cycle parking provisions will be made at the proposed stadium to cater for visitors and staff.



Artist's Impression – Proposed Plaza / Public Realm & Landscape Planting

The proposed Community Stadium will be designed to achieve compliance with Part L2A 2022 as a minimum standard. Options have been identified to exceed these requirements through enhanced building fabric performance and the integration of renewable and low-carbon technologies.

Preliminary assessments suggest that technologies such as Air Source Heat Pumps (ASHP), heat recovery ventilation, LED lighting, lighting controls, Building Management System (BMS) controls, and photovoltaic (PV) panels could form part of the development strategy. The scope and extent of the PV installation will be subject to ongoing design coordination, stakeholder consultation, and detailed energy analysis.

To maintain flexibility in incorporating relevant elements from recognised sustainability assessment frameworks — including BREEAM, WELL Building Standard, and LEED — and to align with the Warwick District Council aspirations, an alternative sustainability approach to a full accreditation scheme will also be explored during the design process.

Lighting

The internal lighting design will incorporate high-efficiency LED luminaires combined with an intelligent lighting control system. Where appropriate, daylight dimming, presence detection, and absence detection will be utilised to ensure that internal lighting is not operating when occupied spaces are unoccupied.

PV

Initial Photovoltaic (PV) consideration:

Photovoltaics (PV) capture the sun's energy and convert it into electricity, which can then be used within the building to help offset energy supplied by the grid, in turn reducing both fuel bills and carbon footprint.

Ideally, the collector panels need to be located on a south-facing pitched roof or ground array; the ideal pitch angle is around 30 degrees and facing direct south. The typical area requirement for a PV system is around 7m² per kWp.

The PV array will be sized to provide betterment of the Part L model over the notional target model as well as to provide maximum utilisation within the stadium.

Mechanical Ventilation

Mechanical heat recovery ventilation shall be provided to all office areas, shop, foyer, toilets, changing rooms and Coffee shop. The heat recovery units shall provide both fresh air and extract stale room air, but shall capture the heat from the extracted stale air and pass it to the incoming fresh air via a high efficiency (70%) heat exchanger resulting in lower energy use and running costs.

In summer the heat exchanger shall be by-passed allowing full fresh air to be introduced to the space to increase air quality and making use of free cooling.

Each heat recovery unit shall be controlled by a room CO sensor to increase the fan speeds to ensure correct air quality. All heat recovery units shall be controlled by a central controller providing time schedules to prevent the ventilation plant from operating beyond set times.

Heating & Cooling

Heating & Cooling shall be provided to all office areas, shop, foyer and coffee shop using a variable refrigerant flow (VRF) comfort cooling system providing simultaneous heating and cooling and using air to air heat pump technology. The comfort levels of each space shall be independently controlled, one room can require heating and the other cooling, the heat rejected by the space that requires cooling is directed to the room that requires heating resulting in rejected heat being recovered and therefore energy and running costs can be reduced to as much as 30% above standard heat pump technology.

The proposed refrigerant shall be R32 which has a global warming potential (GWP) of 675 as opposed to the conventionally used refrigerant, R410a, which has a GWP of 2988. All rooms shall be independently temperature controlled and time scheduled to prevent out of hours operation.

Heating to changing areas, toilets, stores and corridors shall be provided by underfloor heating and radiators with heat generated by high efficiency gas fired condensing boilers.

Hot Water Heating

Hot water shall be generated by fast recovery hot water cylinders heated by high efficiency gas fired condensing boilers.



Sustainability - Energy Strategy Approach



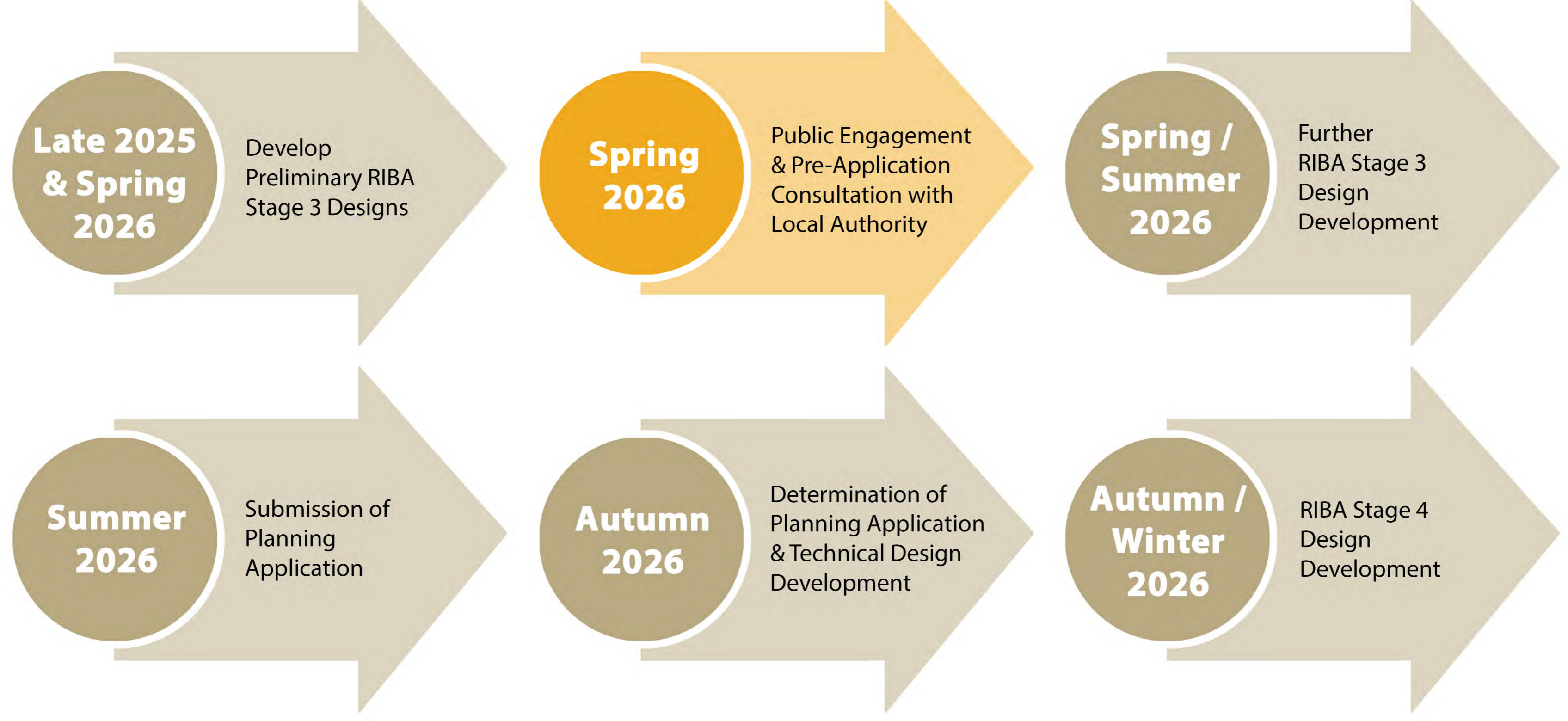
Artist's Impression – Community Stadium Development & Adjacent Mixed-Use Development



Artist's Impression – Corner Pitch View

What Happens Next?

The following milestones are expected...



Your Views Are Important To Us

We welcome your comments regarding the proposed Community Stadium Development. Feedback can be left in the following ways:

- In person at this event by completing one of the paper feedback forms
- Via the online feedback webpage, on the Warwick District Council website. This can be accessed by scanning this QR code >



Please provide your feedback by Thursday 28 May.



Artist's Impression – Main Stand, from Fusiliers Way