

BUILDINGS FIT FOR PURPOSE FOR THE NEXT CENTURY

General Introduction

There is a photograph in the Club Room dated 1912 “The Bathing Pool, The Quarries Westbury” with a barren landscape and minimal buildings – this is a very different picture to today.

Our Club was established in 1919; nearly 100 years ago. Since then there have been new buildings, each of which have undergone refurbishments and improvements from time to time.

Imagine you are now standing at the entrance gate. The driveway slopes downwards. As the driveway starts to level out the buildings on the left are known as the Superintendents’ Hut and adjacent equipment store, Club room, Toilet Block and Pump Room with underground sump.

Four years ago (about the time of 2012 London Olympics) an idea was floated to highlight our Centenary in 2019 as a focal point for examining and upgrading the facilities of the Club to match Lake users’ expectations into a second century.

Initially, the Lake’s requirements for space – covered and in the open air – were analysed with the help from a project by postgraduate architectural students from UWE Bristol. They presented their ideas to the Club’s 2013 AGM, with enthusiastic support from members

In April 2016, a new subcommittee was established to reconsider, summarise and progress suggestions and comments from the previous four years. In conjunction with the Executive Committee, architects Marshall & Kendon were appointed in July to assist. As a first step, M&K provided initial sketch drawings of suggestions and options – these were thoroughly chewed over in a number of meetings between the architects, the development subcommittee and the executive committee. This led on to the proposal to be presented at the AGM 2016, with information to encourage members’ discussion.

Our existing buildings and facilities have various limitations and impracticalities for a Club that has grown in size:

- Superintendents’ Hut and adjacent equipment store - The Superintendents’ Hut is the working base for the Superintendent team, with reception desk. Internal racking is used for storage of day to day requirements.
- Club room and kitchen facility – This is a small room and due to its small size its functionality is limited. It is directly in contact with the quarry wall and as a consequence suffers from dampness.
- The Toilet Block was built in 1937. It was built well above ground level. At that time this had several advantages – building above Lake Flood level, dirty water exit via gravity to pump room. It should be appreciated that access is by steps (ie no level access) and the number of toilets and showers (showers installed 1989) is very limited having regard to the number of members and guests at the Lake from time to time.
- Pump Room - The dirty water exit chamber is at the rear of the pump room with drainage via a pipe and gravity to the main drain in Lakewood Road.
 - If the Lake floods the current underground sump and pumping arrangements the Pump Room enables flood water to be pumped off site.

The accessible Lake

Lake users include members, guests, charity swimmers, Badtri, swim clubs, anglers, and others
There is a current proposal for increased community swimming access in 2017.

Repairs and maintenance

The Club has had a regular programme of funding building work. It carries out improvements (such as the driveway and sauna) as well as regular repairs and maintenance referred to in other parts of the Club’s 2016 annual reports. In the last five years, the Club spent £37,000 on routine repairs and

maintenance and in addition £101,000 on major items on maintaining current buildings and enhancing facilities; but a point has been reached when it is not feasible to just repair and maintain – something more fundamental is required.

LAKE APPEARANCE

Although there is regular annual refurbishment most members consider that the Lake continues to look as if timeless.

It is important to maintain the Lake's special qualities to conserve the beautiful, tranquil and 'wild' natural habitat of Henleaze Lake so it may be enjoyed by members and the wider community both now and into the future

REQUIREMENT FOR NEW FACILITIES

In July a brief for an architect was prepared to summarise potential requirements. This led to a meeting with architects Marshall & Kendon who subsequently prepared ten sketch drawings of possible options which included double and single storey, ramped and un-ramped, non-pumped and pumped solutions.

In assessing these options, we also sought advice from the Environment sub-committee because what emerged as a key decision was whether to go forward with a pumped solution. We talked through preferred options with the Executive Committee and took on board their feedback.

It was considered by the Development subcommittee that:

- Refurbishment of existing buildings was not feasible because too small
- Ramps to buildings should be avoided as being too cumbersome and intrusive – it would be far more appropriate to have all facilities with level access having regard to Equalities legislation implications and current expectations
- Two storey buildings were too big a mass, and would have accessibility issues
- A toilet block with level access will require a new pumping arrangement.
- There is an established need for a dry space for training which has been achieved in recent years by the use of the temporary marquee.
- Required increased size of building meant we needed to consider an expanded built area, and the challenges of phasing building works whilst the club remains in use throughout the year meant we also considered a potential new arrangement of buildings.

All of these led us to the proposals you see presented here:

Multifunction Room behind Committee Lawn

- Meeting room sufficient in size for say 20+ people measuring approximately 9 x 6 metres; we have marked this out with cones
- We plan to excavate some of the area behind the committee lawn to see what the ground is made of i.e. solid rock, soil or loose rock. This would determine the potential cost of removal of the rock face at the back in order to site the new building.

Showers & Toilets

After a detailed discussion on the number of showers and toilets we should be aiming to include, the following was proposed:

- **3 separate men's showers and toilets with communal changing area.**
- **3 separate women's showers and toilets with communal changing area**
- **2 outside unisex rinse down showers**
- **1 self-contained unisex disabled access shower, toilet and changing area.**

It may not be feasible to have this many showers; however it was felt that we should be aiming for the above suggestions, not just to provide for current usage at the Lake but for potential increased usage in the future.

Shower Block – The current footprint area could be made bigger, by bringing the buildings out further onto the patio area immediately outside of the current buildings. However it was stressed that the buildings should be proportionate to the area available, with consideration given to the visual impact.

Pump Room - The actual pump location could be reconfigured, and the pump room could be removed, or refurbished.

Superintendents' Hut & Kitchenette – The current size of the superintendents' hut would be sufficient if files and paperwork, and archives which need storage are stored off site.

Sheds / loft areas – An area would be required for storage of gardening equipment, buoys, lines etc.

Office - An office space of approximately 3m x 3m is required on site. It is anticipated that this will be incorporated within one of the proposed buildings.

No change to existing structures

- The ladies and gent's changing rooms are both aged but historic buildings and have not been under consideration.
- Diving board / spring boards (refurbished planking in recent years)

Sauna

Separately, in the light of the proven popularity and use of the sauna at all four seasons of the year, a proposal to double the capacity is under active consideration. This item is being costed separately from the estimates below.

COST OF PROJECT

Building costs are anticipated to range between £1,000 and £2,000 per square metre, dependent on the requirements and specification of the buildings.

The buildings being proposed are simple linear buildings which are traditional in style and in this context costs of approximately £1,500 per square metre are potentially envisaged. Vat thereon would be an additional cost. In addition architect and other professional costs will arise.

Funding of any projects is an important factor. Finance may come from a variety of sources including:

- Club's existing surplus reserves as referred to in the financial report
- Gifts, gift aid contributions, legacies & donations and in addition any grants that may be available
- Club generated annual surpluses in the forthcoming years
- Possible limited loan finance backed by the Club's own reserves

PROCESS AND CONSULTATION

These proposals are expected to form the basis for discussion with the architects. How can you help?

The AGM is on Tuesday 29 November. At the AGM on 29 November outline plans will be available and it is hoped that many members will attend to provide comment and feedback.

After the AGM the outline plans will be displayed in the Club room available for inspection on Saturdays and Sundays during winter months when the Lake is open for part of the day.

There will be a consultation period to 1 February 2017 during which time members will be able to provide feedback and comment by communication to the Club's administrator Alison@henleazeswimmingclub.org. and via the website www.henleazeswimmingclub.org.

After the AGM and consultation period the Development subcommittee will evaluate comments and feedback and report back to the Executive Committee during Spring 2017 and thereafter communicate with members.

