

KIRKHAM BATHS OPTIONS APPRAISAL

MARCH 2024

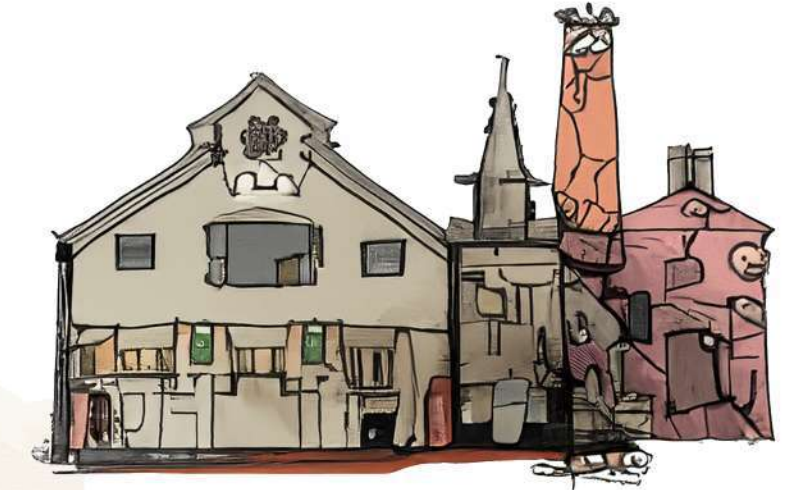


INTRODUCTION AND BACKGROUND

INTRODUCTION

This report covers works undertaken by DCMG Associates Chartered Architects as part of an exercise carried out on behalf of Fylde Council to investigate a series of options to provide leisure facilities at the site of Kirkham Swimming Baths on Station Road, Kirkham.

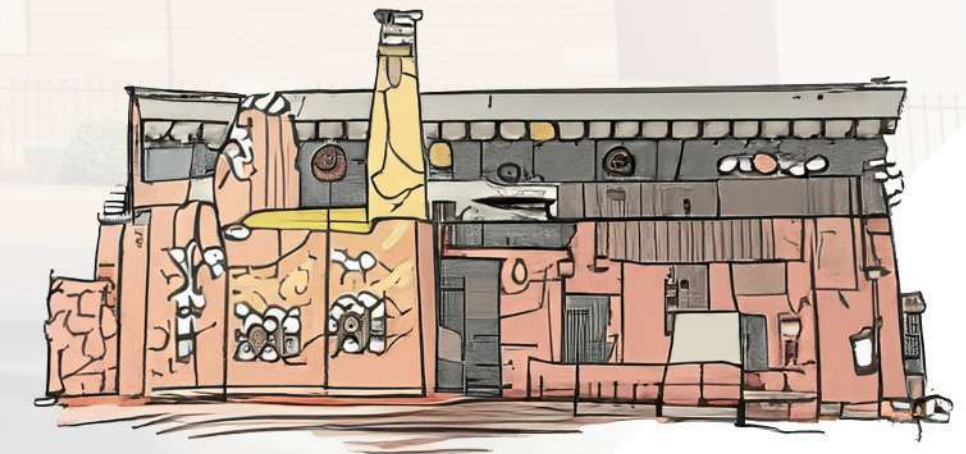
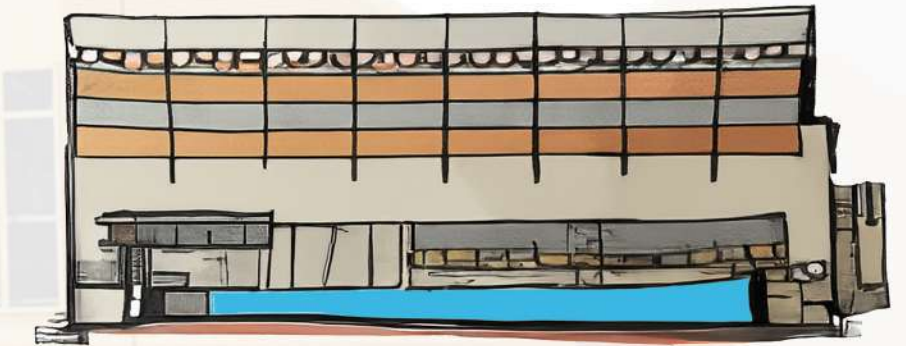
Following meetings and discussions with the Council, a method was agreed to scope survey works required in relation to the existing building and site, and then further briefing discussions held to see how to develop a series of options of varying intervention and investment levels.



BACKGROUND

Last operated by the YMCA, the facilities were closed following storm damage on 4th December 2021. Subsequent reports and information packages were shared by the YMCA that covered initial post storm safety and holding works, and then proposals and costings prepared during negotiations with insurers in the period leading up to Summer 2022. At that time tenders were invited for re-instatement and necessary improvement works, and on their receipt studies followed around the level of costs for re-instatement and additional capital investment moving forward. This led to a decision being made by the YMCA to trigger a Closure Event in June 2023 which concluded “The age and condition of the premises, the forecast operational deficit in the short term along with the inevitable future capital investment that would be required within a few years present a significant risk that the YMCA Board are not able to undertake.”

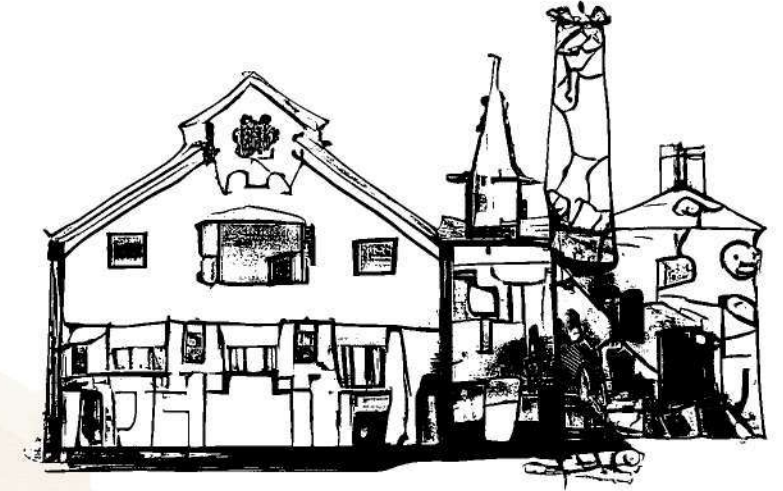
Following discussions with the YMCA, Fylde Council subsequently commissioned works in January 2024 for the production of the proposals to follow for consideration and review.



METHOD AND BRIEF

METHOD

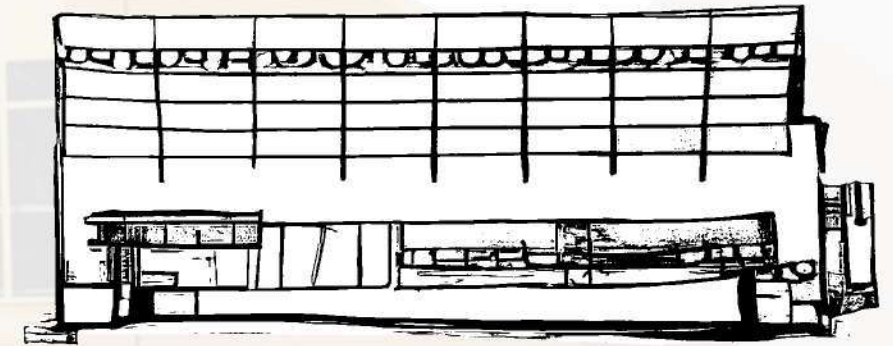
Appraisal and survey works were undertaken to review the existing building, grounds and surrounding areas and to scope potential uses, record existing site features, relationships with adjacent features and properties that would need to be reflected in any repair and design schemes. Mechanical and electrical consultants and cost consultants were appointed to assist in developing the solutions, both with a focus on producing associated cost estimate forecasts for a series of agreed options moving forward. Specialist advice was sought on the works connected with the pool itself, plus the associated specialist equipment and services involved.



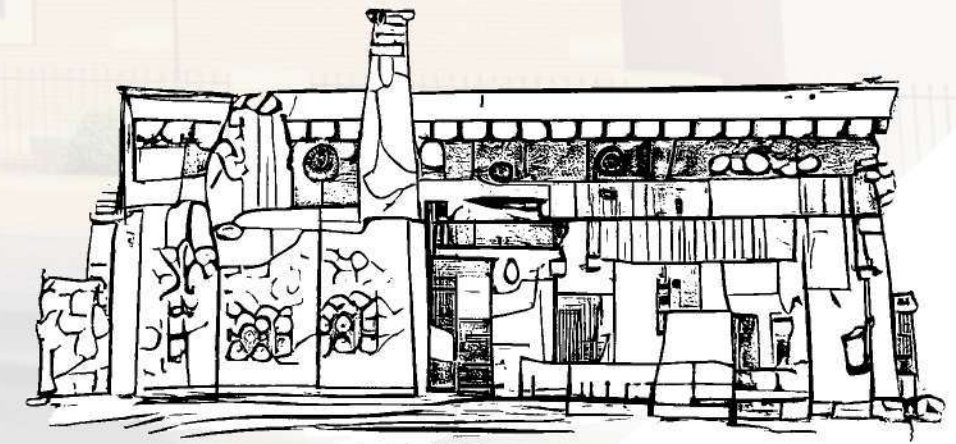
BRIEF

The options to be investigated were agreed with the Council as follows:

- Option 1** Recommission existing facilities at existing site.
- Option 2** Retain main historic pool and add supporting and complementary accommodation.
- Option 3** Maximise opportunities for new wet and dry facilities at existing site.
- Option 4** New Facility of nominal size on a site to be determined.

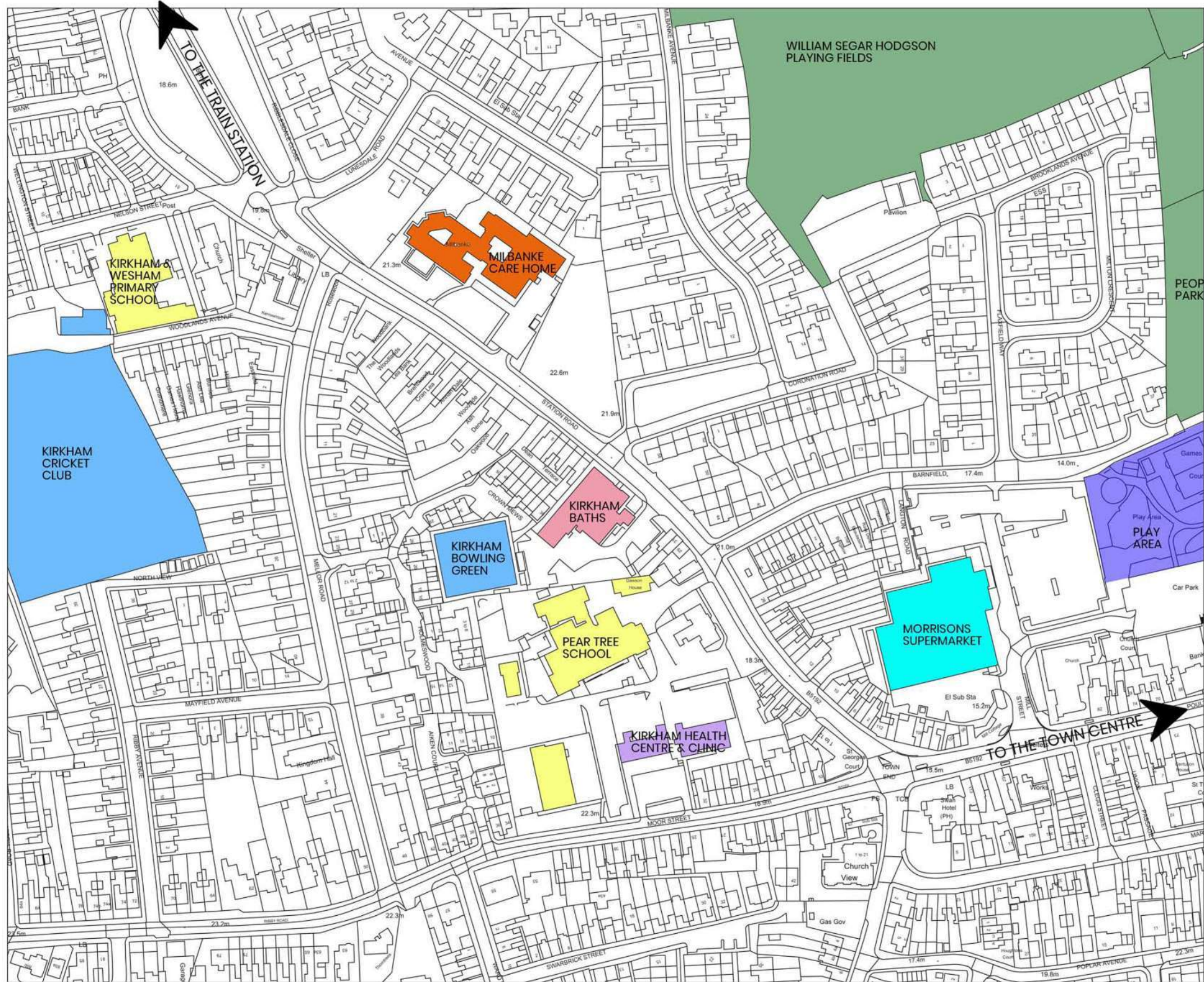
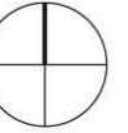


This report looks to summarise the works to develop the 4 Options and to show the designs produced for the developed concepts. A separate "Summary Report on Feasibility Costs" has been prepared by cost consultant Beardsmore Associates Ltd, and Kingswood Building Services Engineers Ltd have produced a "Mechanical and Electrical Engineering Services Condition Report & Options Appraisal". Both of these documents are intended to be read alongside our own Option proposals.



SITE CONTEXT

NORTH

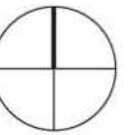


KEY

- SWIMMING BATHS
- PARKS
- LEISURE
- PLAY AREA
- SUPERMARKET
- SCHOOLS
- CARE HOME

S I T E A P P R A I S A L

NORTH

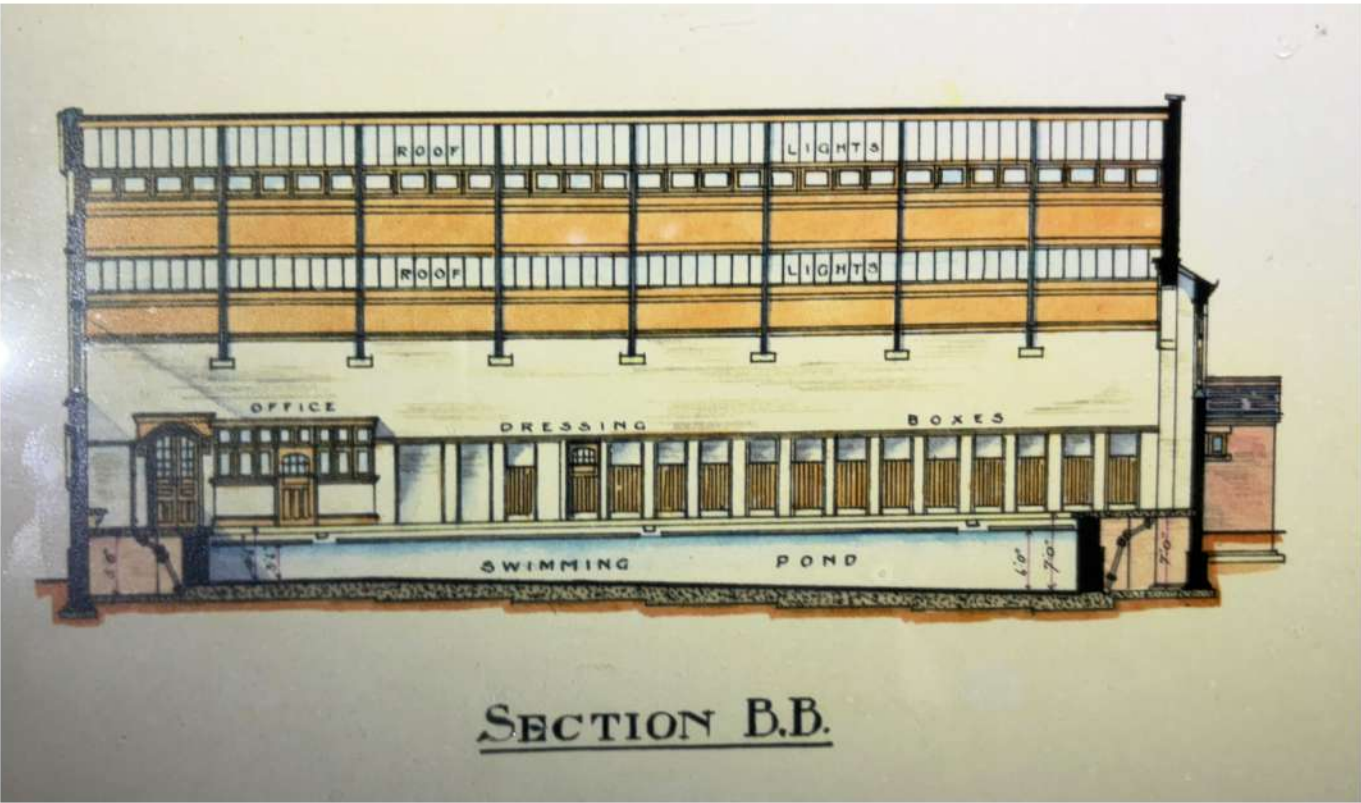
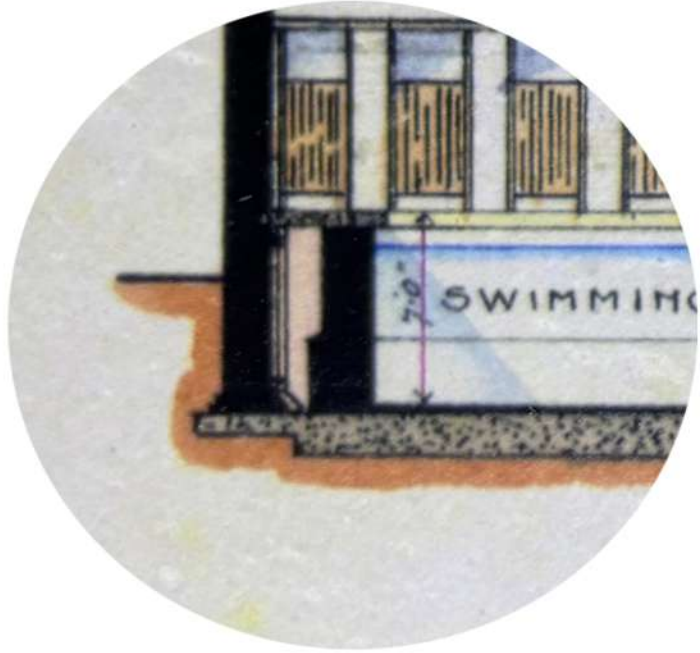
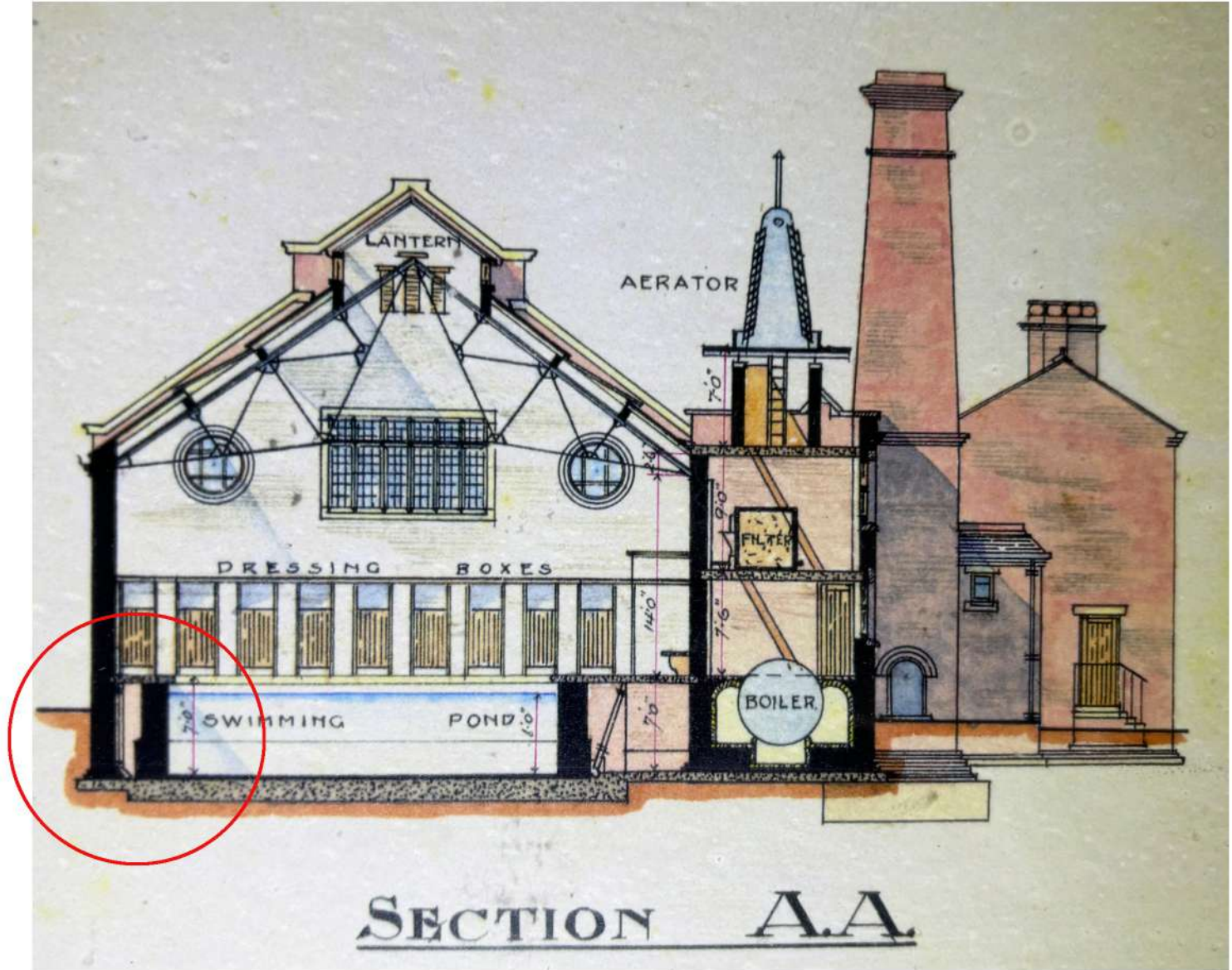


ADJACENT PLANNING ACTIVITY



- Pear Tree 29 Station Road**
 - Pending Planning Application PD/2023/0002 – LCC
 - Application to determine if prior approval is required for change of use class of the annex building from commercial to state funded special educational needs school use class
- Nolan Hardman 29a Station Road**
 - 21/1078 ERECTION OF THREE STOREY BUILDING PROVIDING 16 NO. X 1 BED RESIDENTIAL FLATS FOLLOWING DEMOLITION OF EXISTING BUILDINGS – Awaiting Legal Agreement

HISTORIC DRAWINGS - SECTIONS



HISTORIC PHOTOS

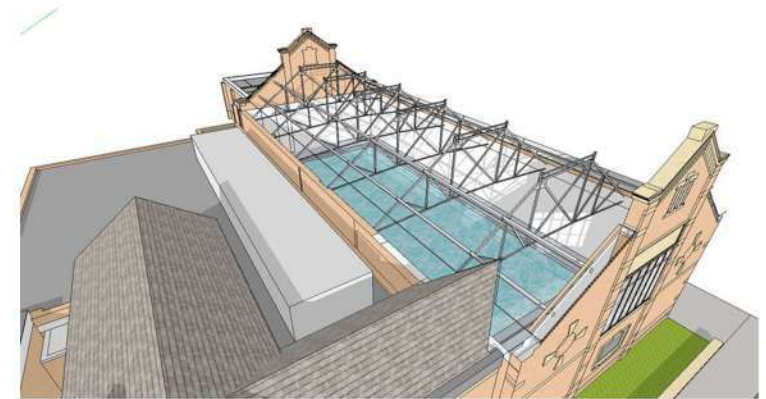
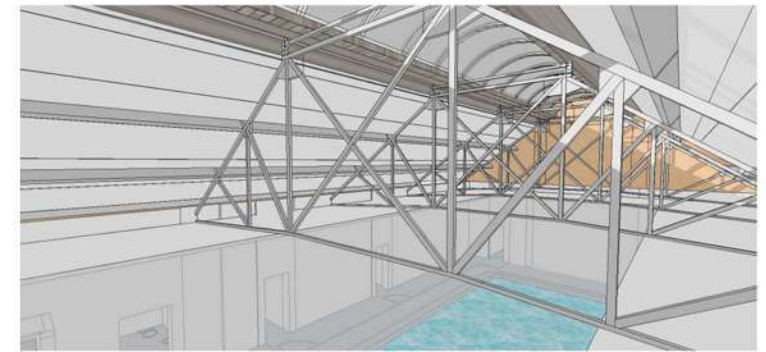
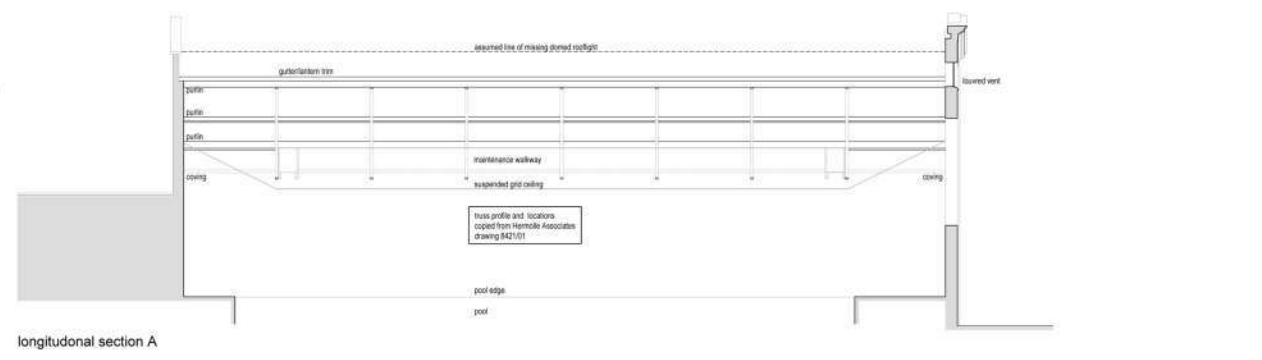
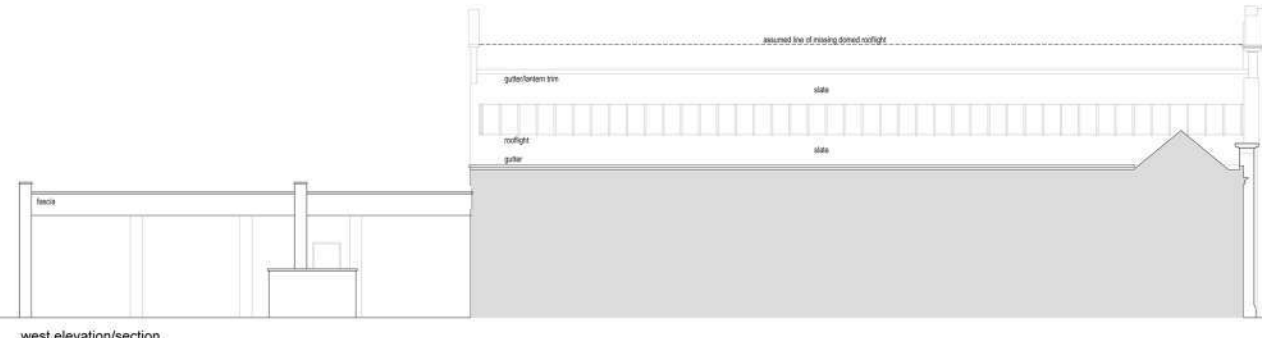
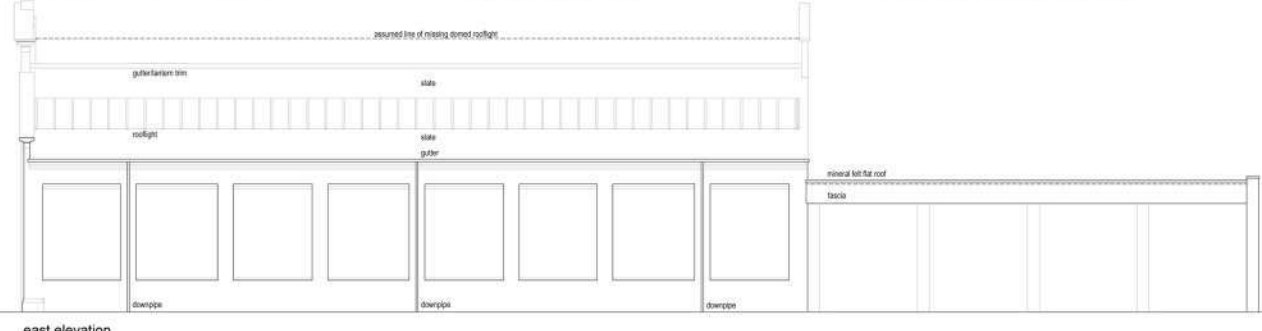
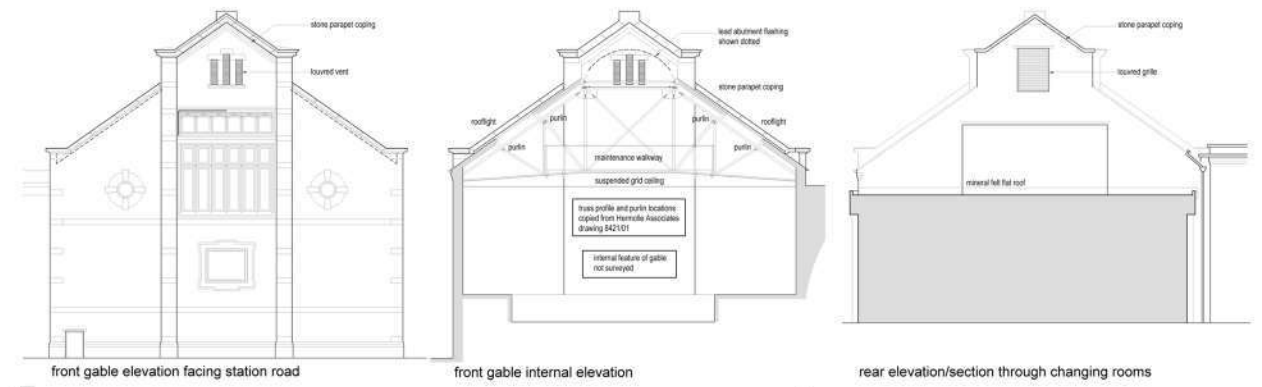
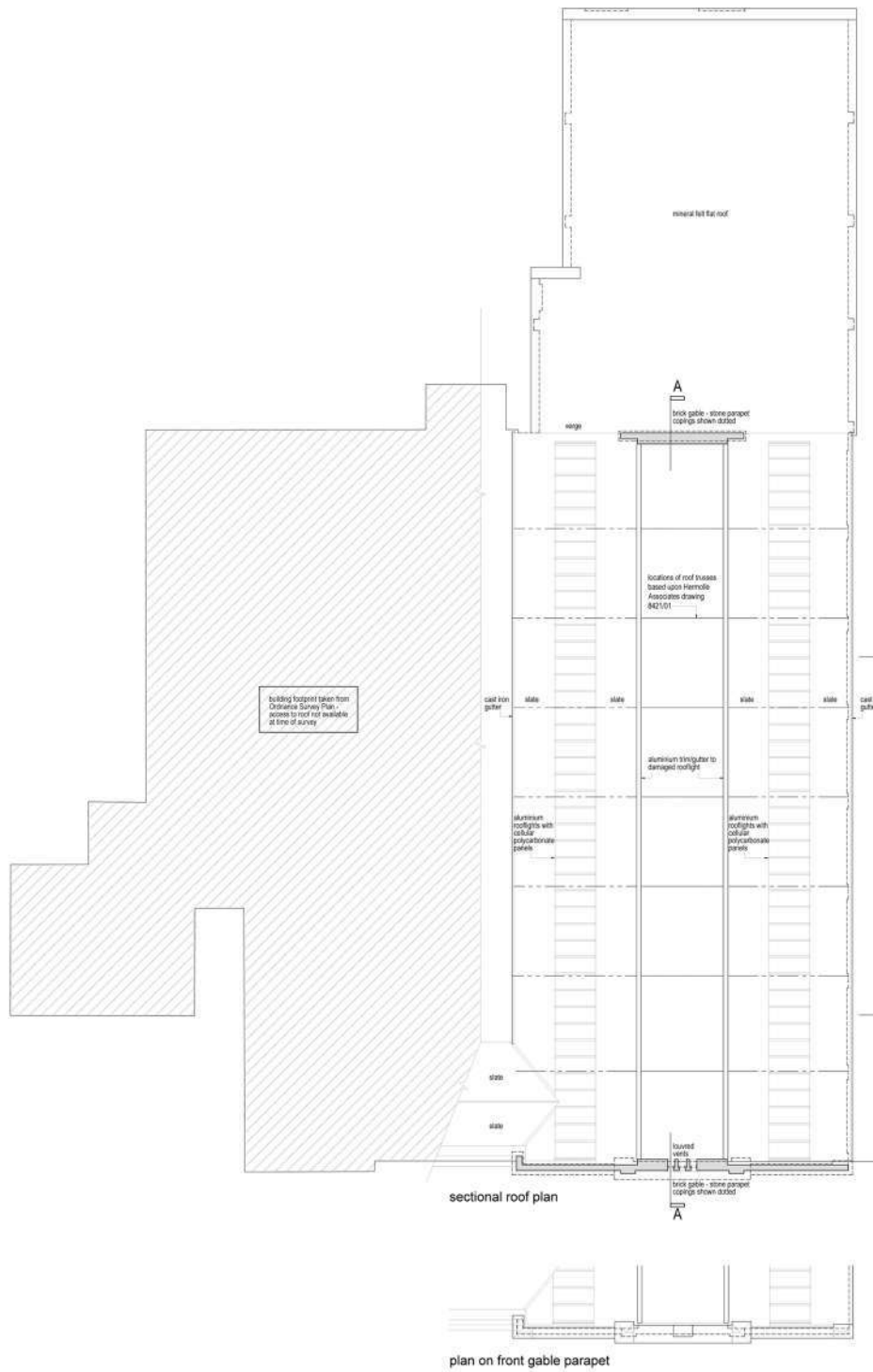
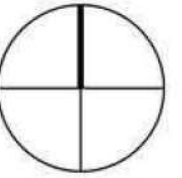


"HAPPY DAYS."

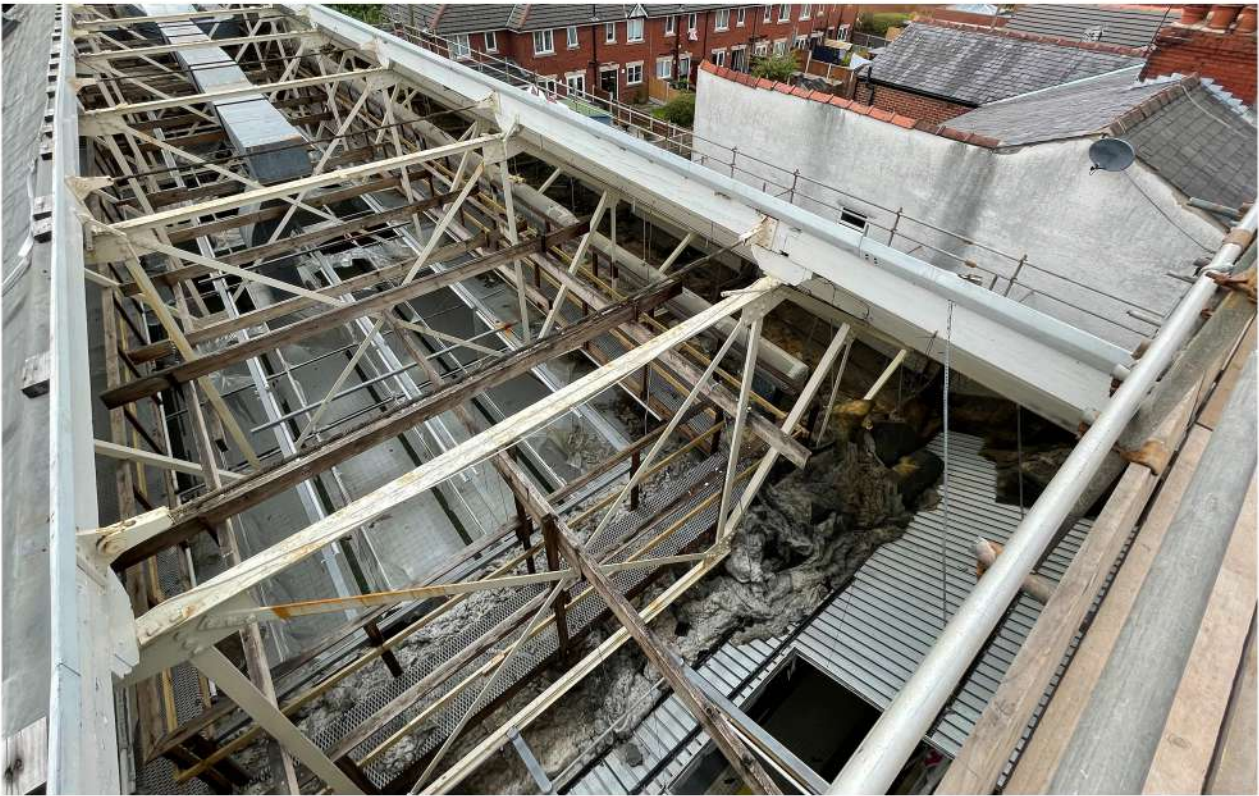
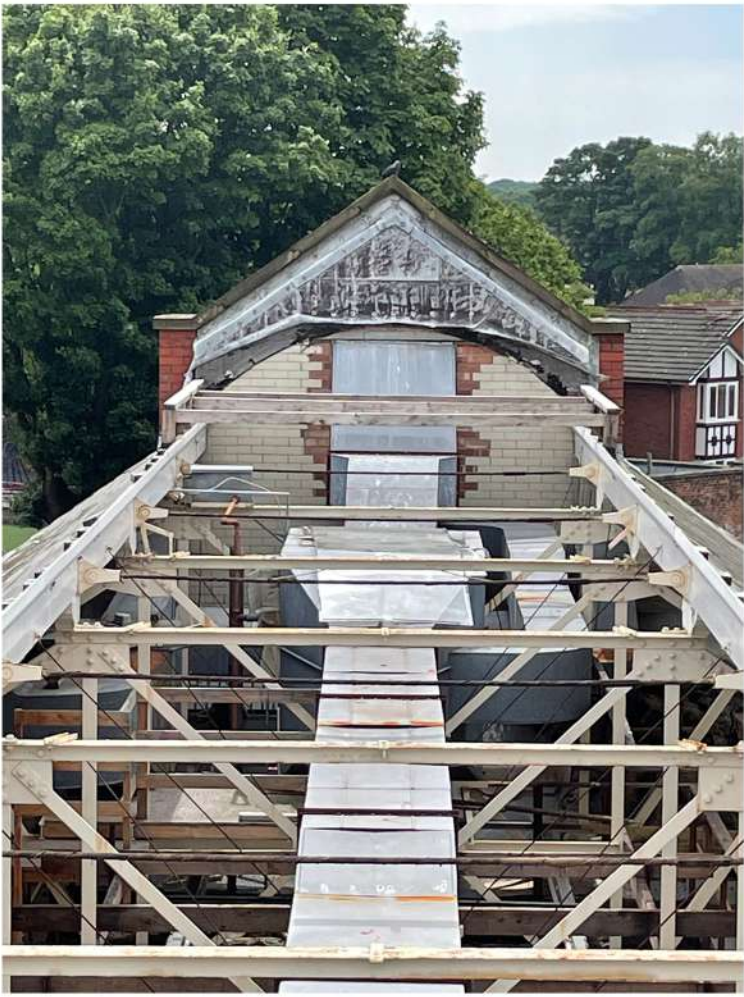


EXISTING MODEL / SURVEY

NORTH



CURRENT PHOTOS



GUIDANCE & PRECEDENTS

SPORT ENGLAND
Design Guidance Note
Creating a sporting habit for life

SPORT ENGLAND
Design Guidance Note
Audit Check List
Creating sporting opportunities in every community

Swimming Pools
Use with the Swimming Pools design guidance note
the asa

Swimming Pools
Updated Guidance for 2013
the asa

New advice on web site
+ downloadable CAD layouts
http://www.sportengland.org/resources/creating-design-and-spec-guidance.aspx

Affordable Community Swimming Pools
Creating sporting opportunities in every community
December 2011
the asa

Affordable Community Swimming Pools
the asa



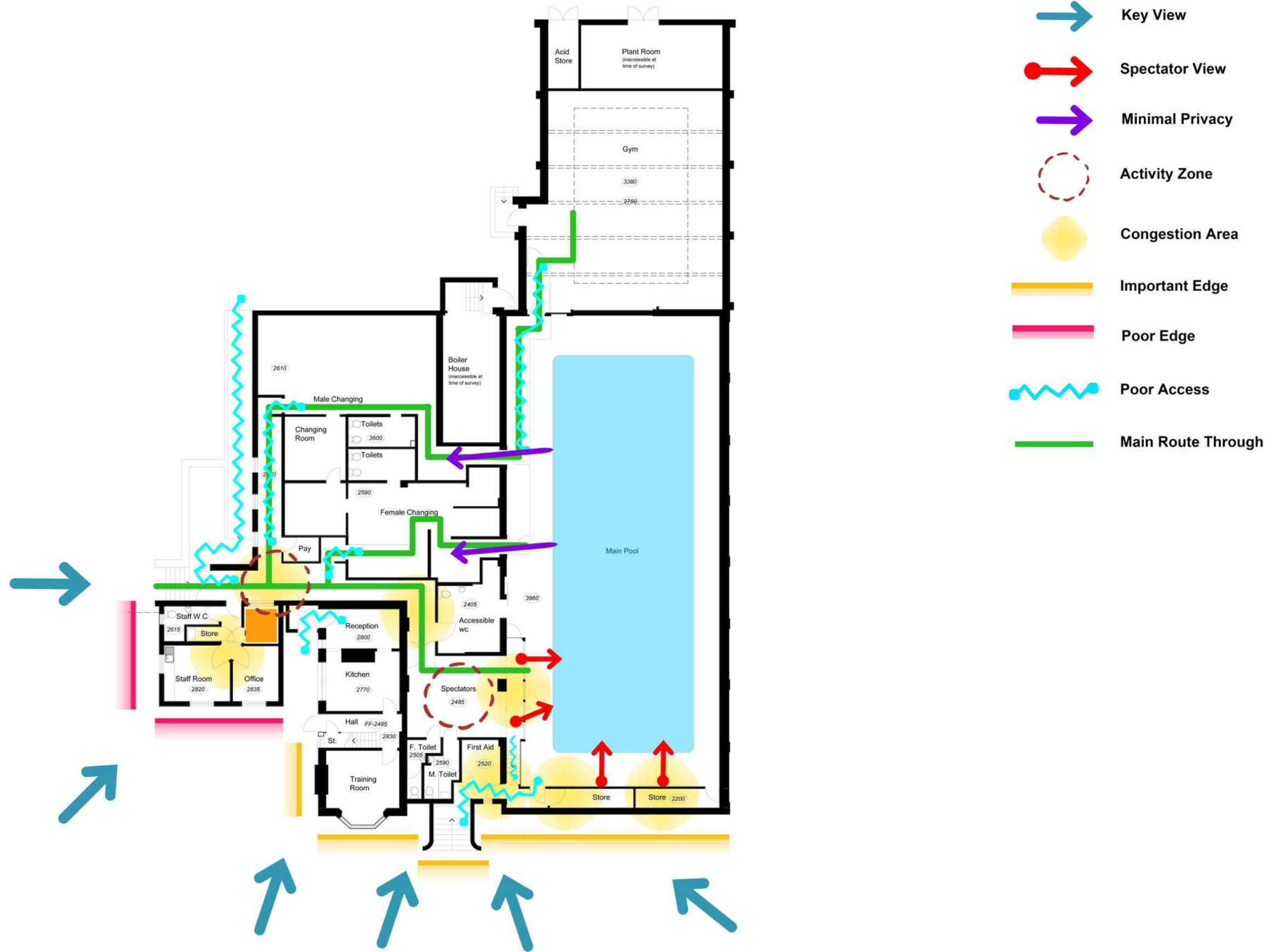
Swimming Pools		Design Guidance Note	
<p>Swimming Pools</p> <p>Examples of best practice for 50m and 25m pools</p> <p>50m pool</p> <p>25m pool</p>	<p>Swimming Pools</p> <p>Examples of best practice for 50m and 25m pools</p> <p>50m pool</p> <p>25m pool</p>	<p>Swimming Pools</p> <p>Examples of best practice for 50m and 25m pools</p> <p>50m pool</p> <p>25m pool</p>	<p>Design Guidance Note</p> <p>Creating sporting opportunities in every community</p>



OPTION 1

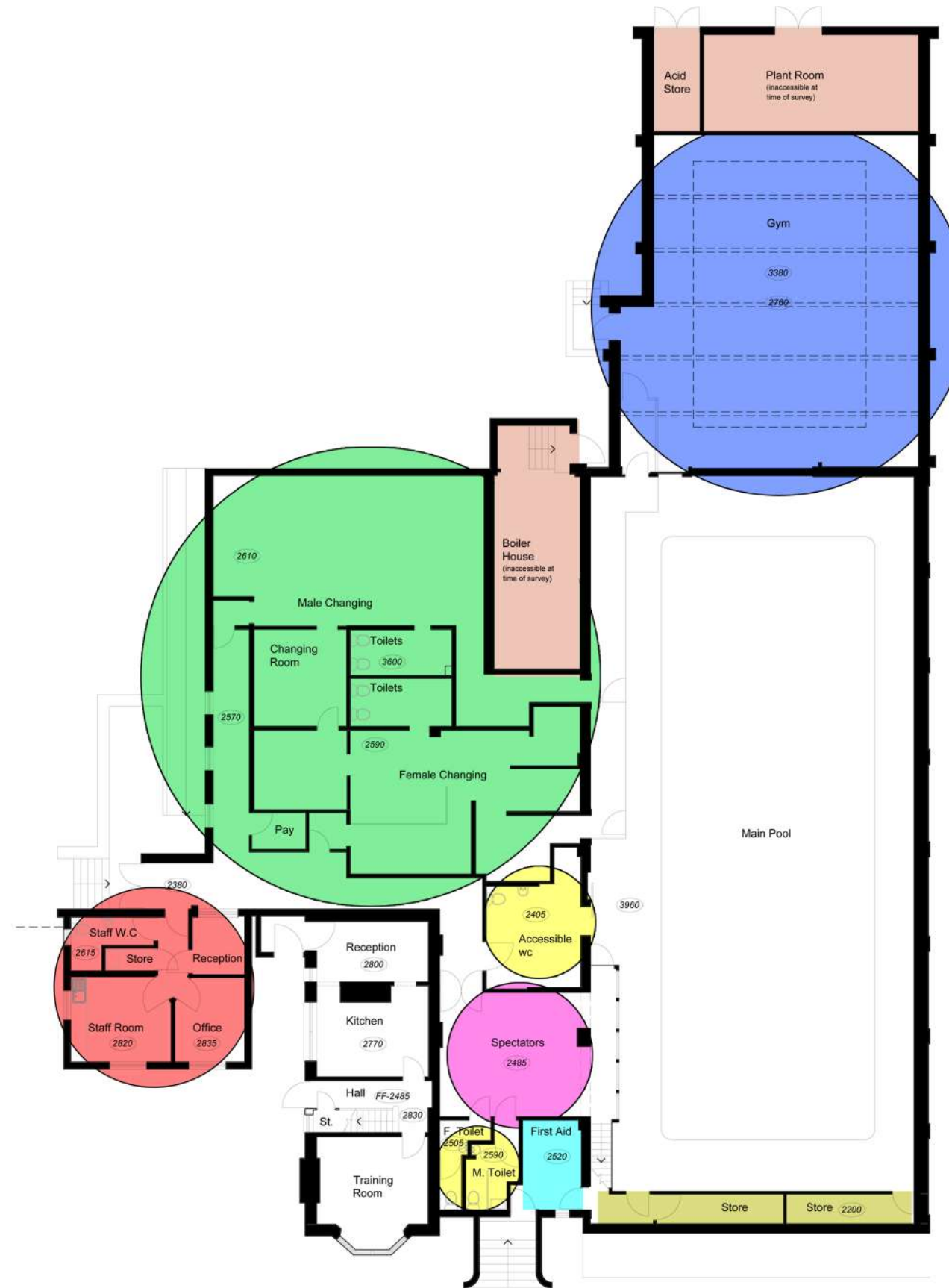
Recommission existing facilities at existing site

EXISTING BUILDING ANALYSIS



EXISTING ZONING

- Cafe
- Reception
- Changing
- WC's
- First Aid
- Dry activity space - 129 SqM Total
- Plant/filtration/stores
- Viewing gallery



RENDER EXISTING

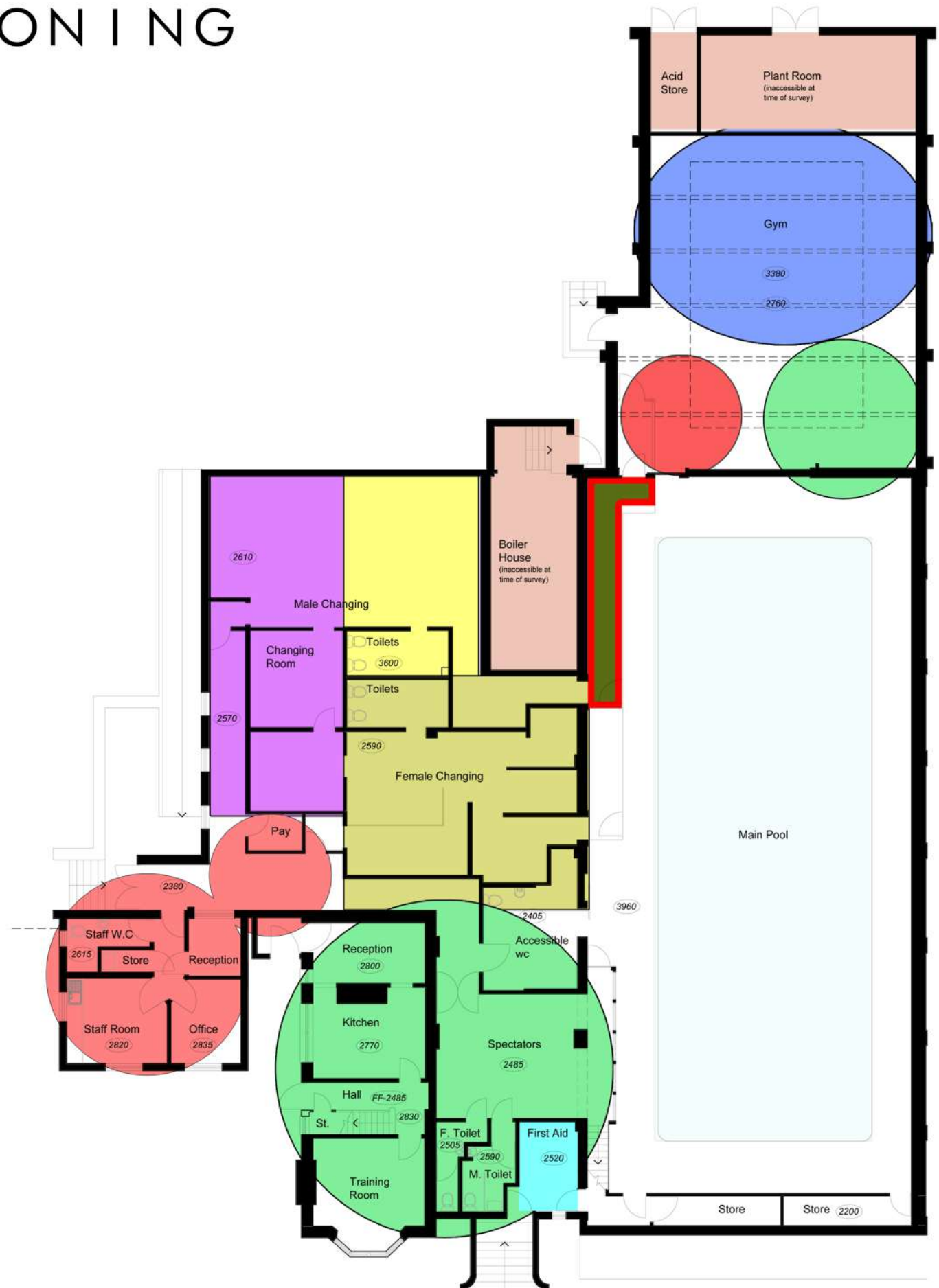


OPT I O N S 1 A A N D 1 B

Concept study of re-zoning facilities within existing supporting accommodation

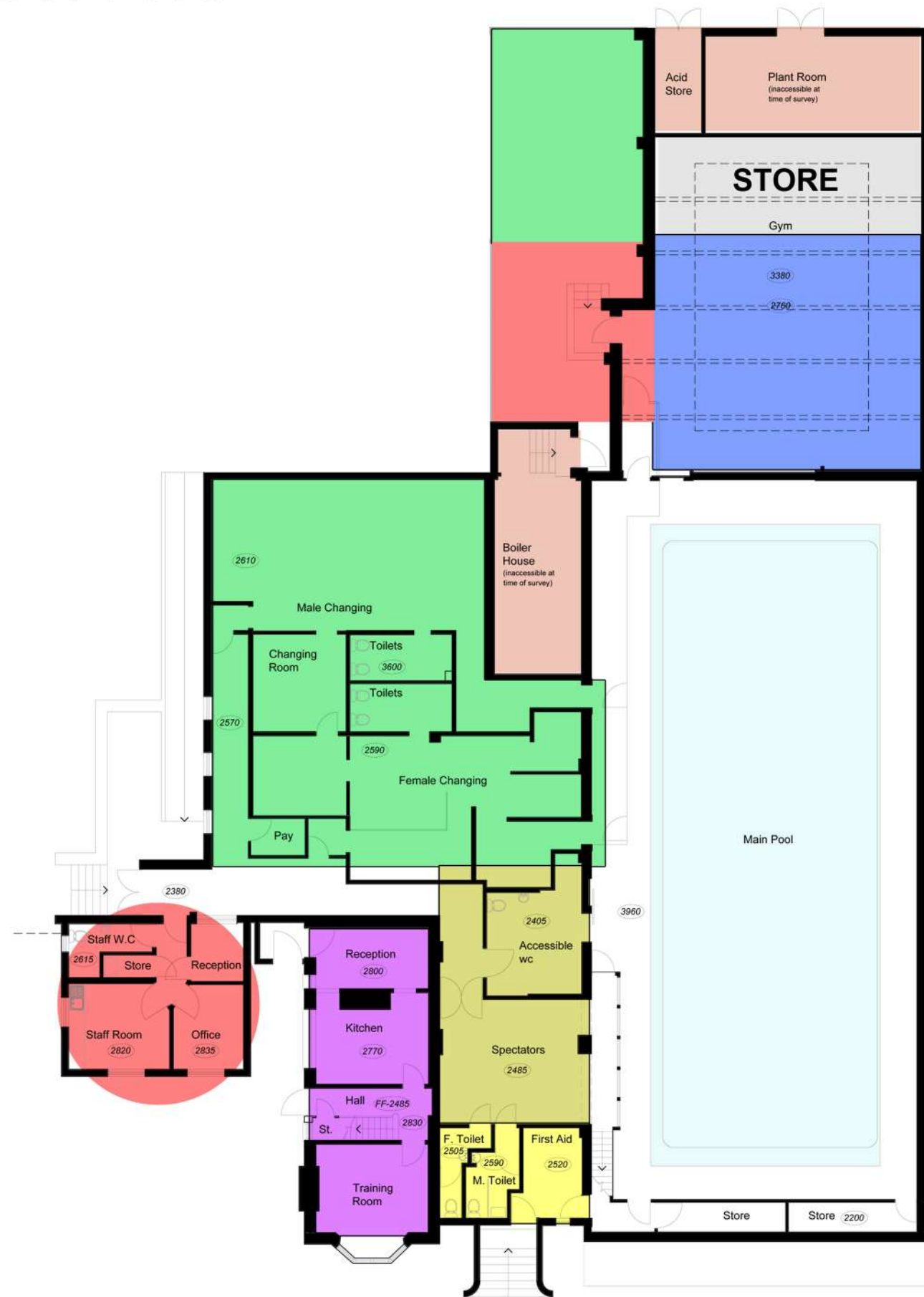
OPTION 1A ZONING

- Cafe
- Reception
- Changing
- WC's
- First Aid
- Dry activity space
- Plant/filtration/stores
- Viewing gallery



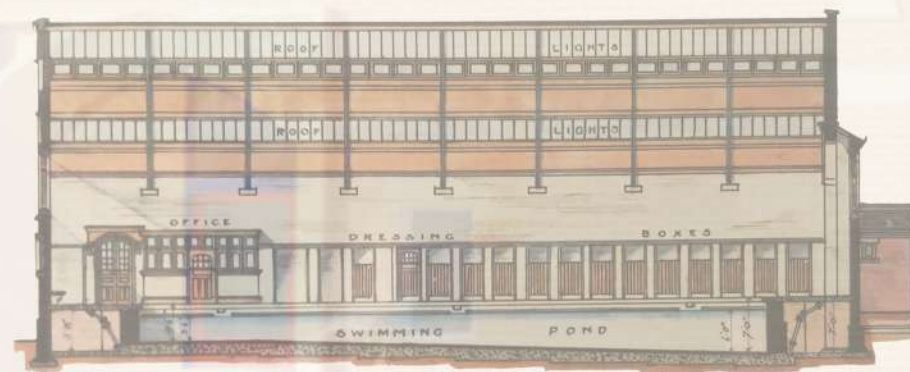
OPTION 1B ZONING

- Cafe
- Reception
- Changing
- WC's
- First Aid
- Dry activity space
- Plant/filtration/stores
- Viewing gallery



OPTION 1A AND 1B SUMMARY

Having assessed the extent of remodelling required to adapt the existing supporting accommodation, it was agreed that the cost and large scale of invasive adaptation work makes these sub-options unviable. Consequently, the designs within Option 2 will show retention of the main Pool Hall with supporting accommodation within a new build extension.



OPTION 2

Retain main historic pool, add supporting and complementary accommodation

BUILDING REVIEW PLAN



POOL ANALYSIS



SECTION THROUGH EXISTING POOL

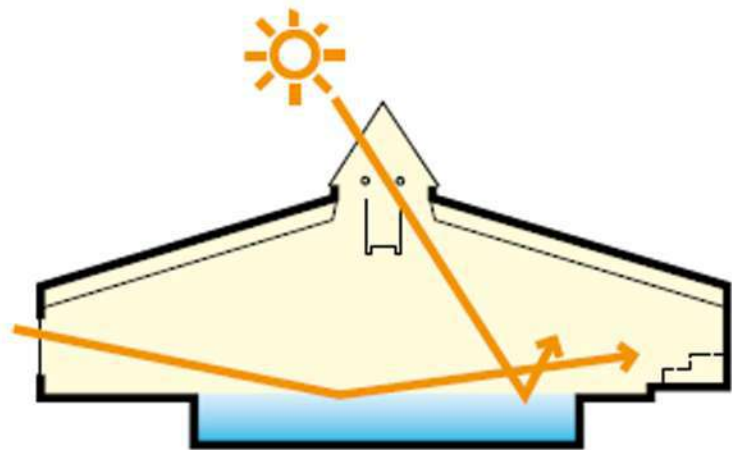


Figure 9 Top glazing will not create reflection on the water for spectators. However, side glazing may need to be screened

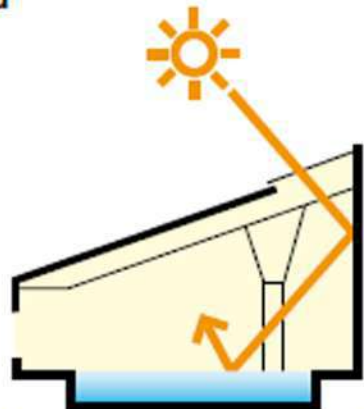
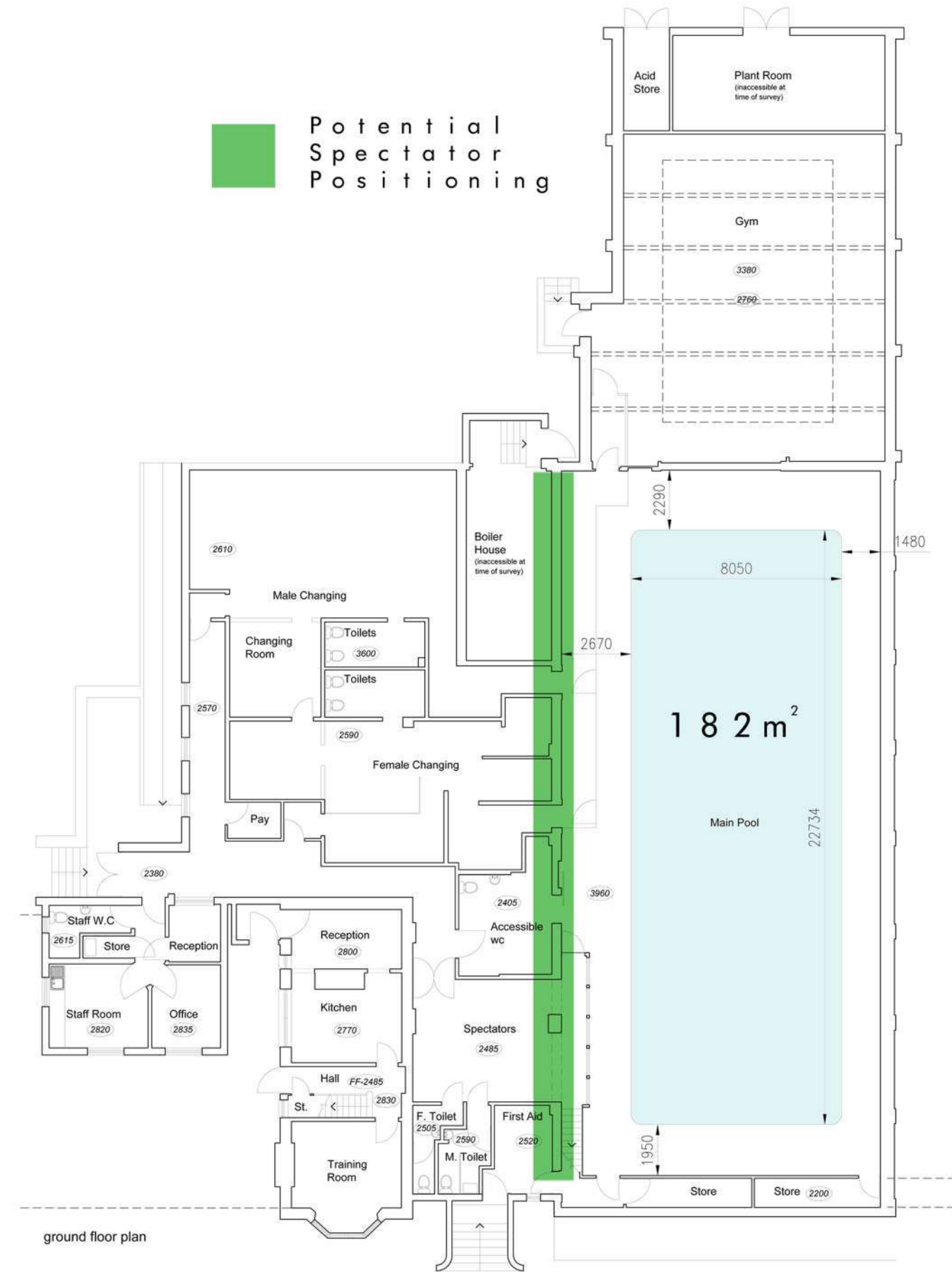


Figure 10 Glazing in a mono-pitch roof can allow safe sun penetration into the pool hall

Potential Spectator Positioning



ground floor plan

EXISTING FLOOR PLAN

NEW BRIEF AND ACCOMMODATION

WET AREA CHANGING PROVISION

APPLIANCE	MALE	FEMALE
CHANGING ROOMS	9	9
WC ' s	2	6
URINALS	2	1
WASHBASINS	1 p WC	3
SHOWERS	3	3
LOCKERS	40	40
VANITY STATION	1	2
UNISEX/ ACC CHANGING	1+	

POOL AREA ALLOWS FOR:
60 ONE TIME CAPACITY BATHERS

RECEPTION



CAFE











CHANGING



GYM



ZONING CONCEPTS

	Cafe		First Aid
	Reception		Dry activity space
	Changing		Plant/filtration/stores
	WC's		Viewing gallery



CONCEPT A

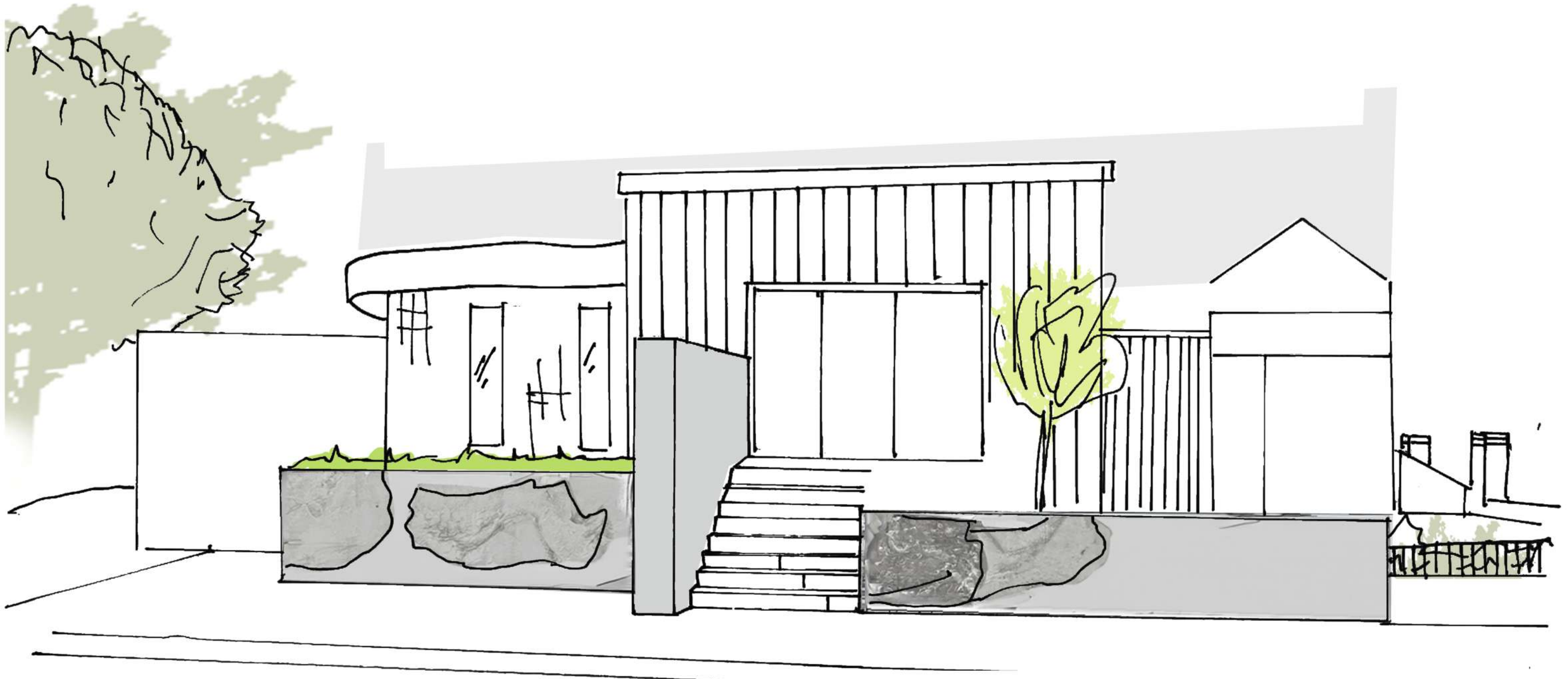


CONCEPT B

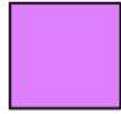


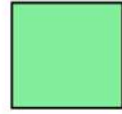


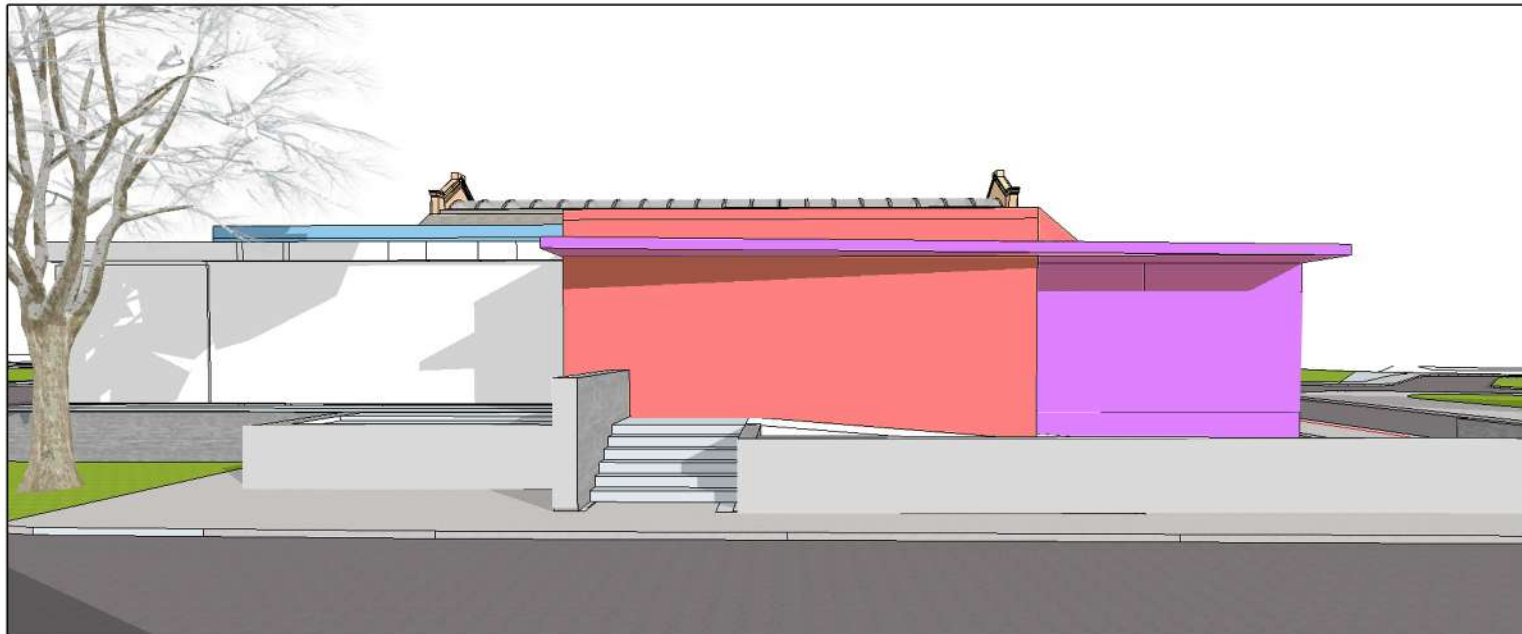
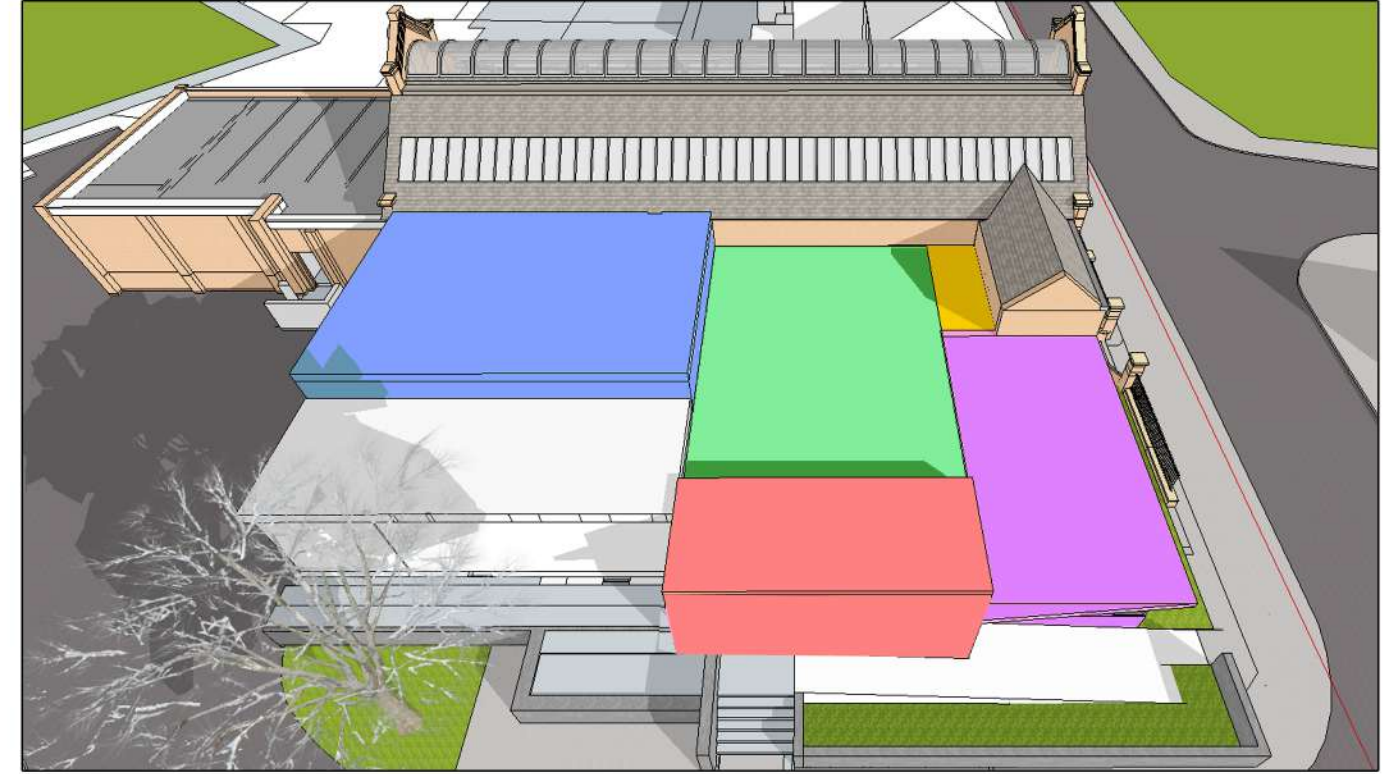
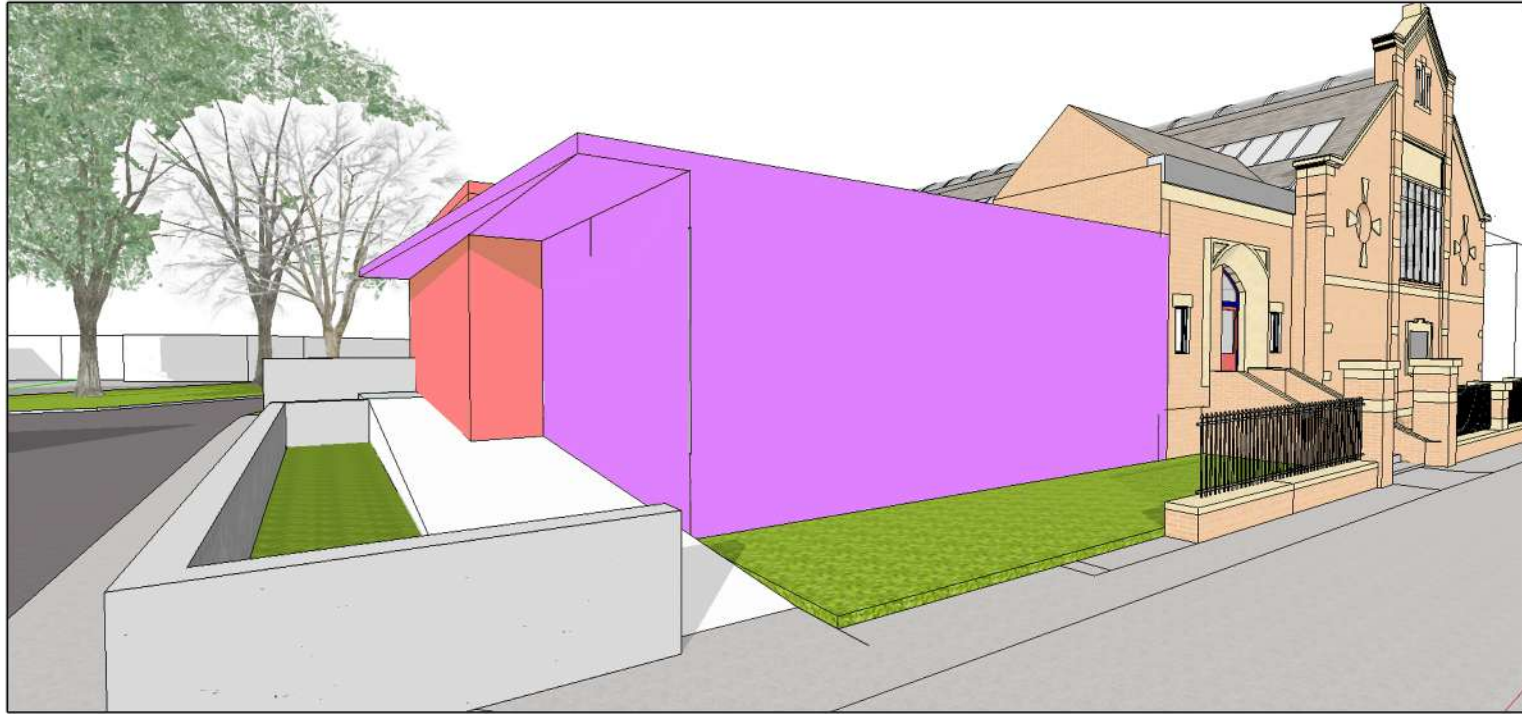
CONCEPT C

SKETCH FRONTAGE CONCEPTS

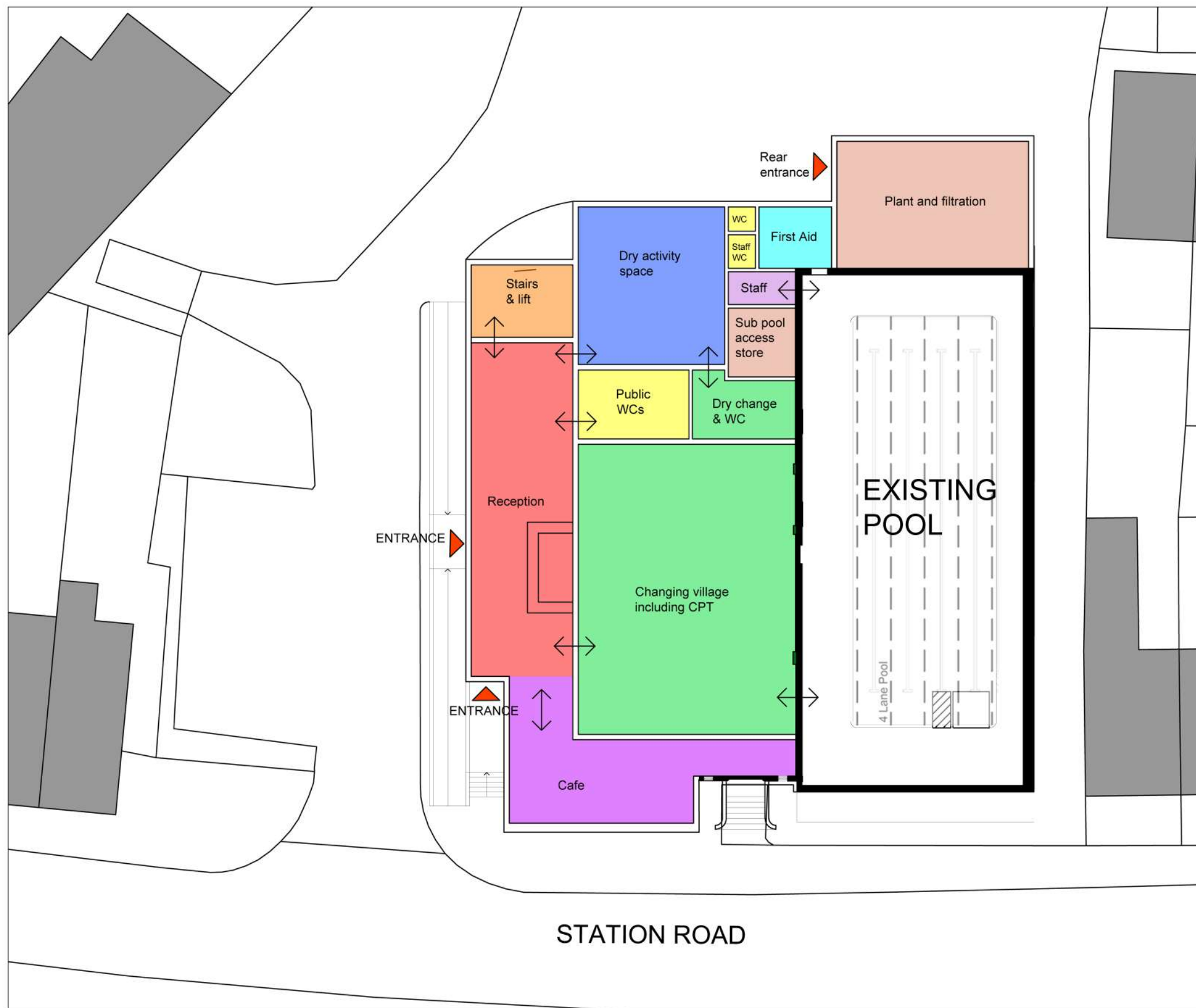


INITIAL MASSING MODEL

-  Cafe
-  Dry activity space
-  Reception
-  Changing

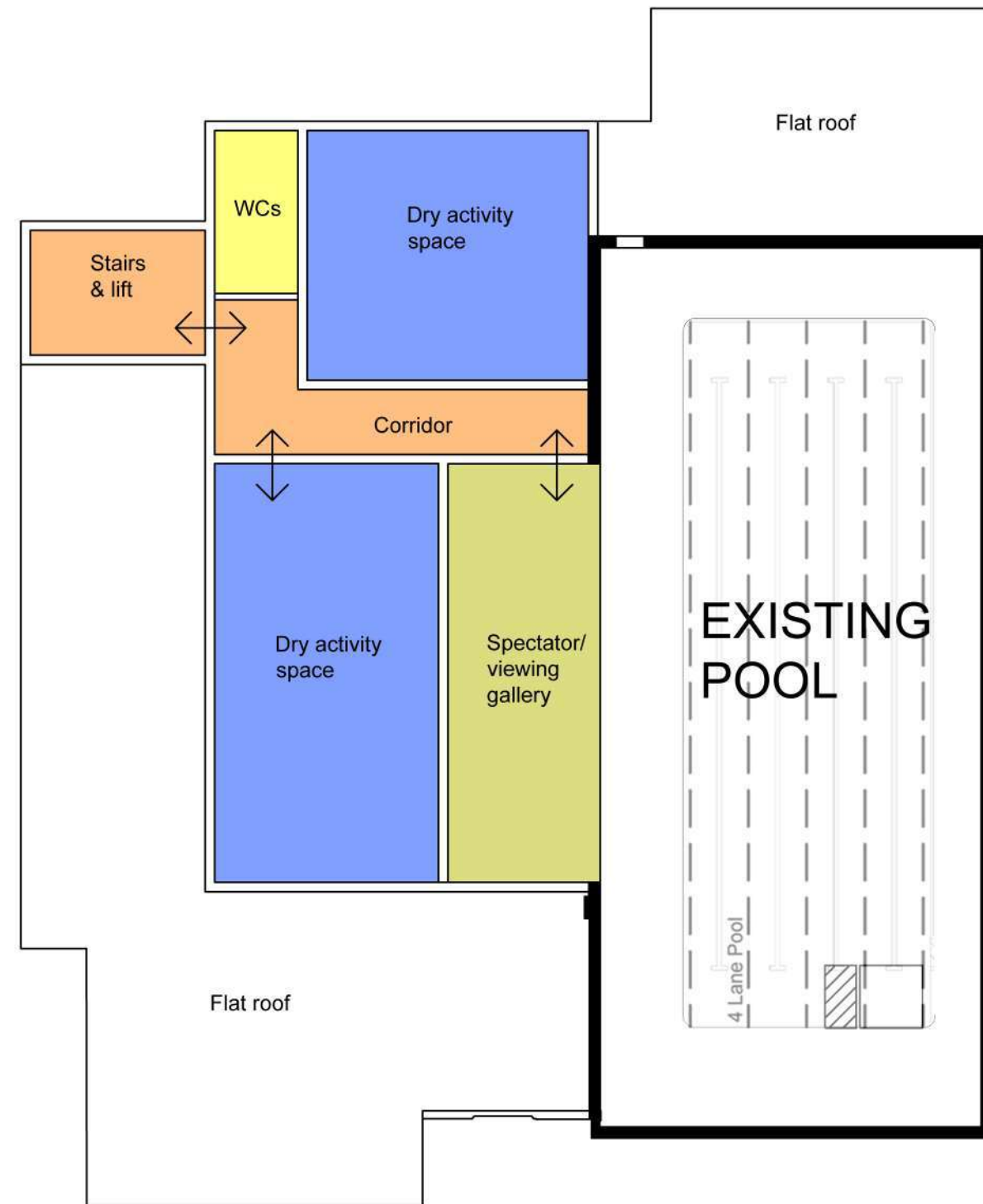


DEVELOPED OPTION ZONING PLAN GROUND FLOOR



- Cafe
- Reception
- Stairs/lift/circulation
- Changing
- WC's
- Staff
- First Aid
- Dry activity space
- Plant/filtration
- Easy accessible stairs
- Submersible lift

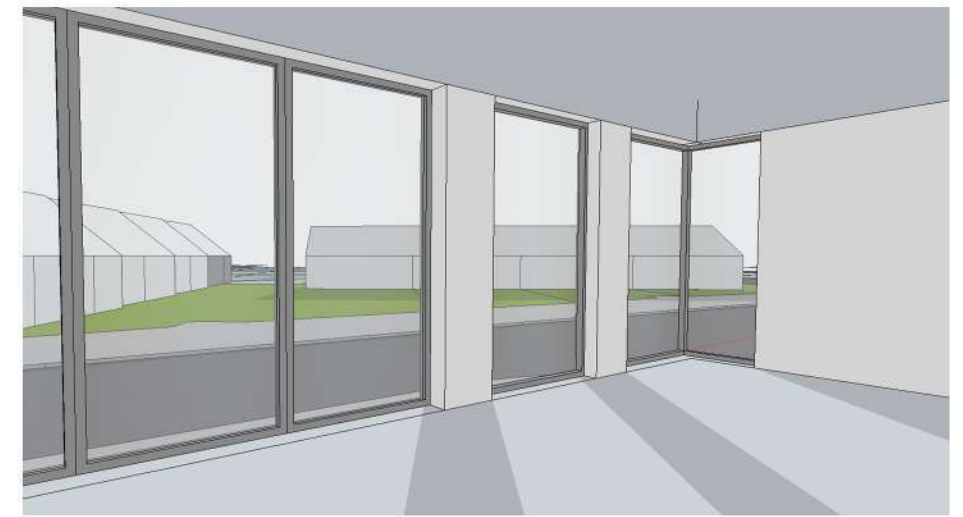
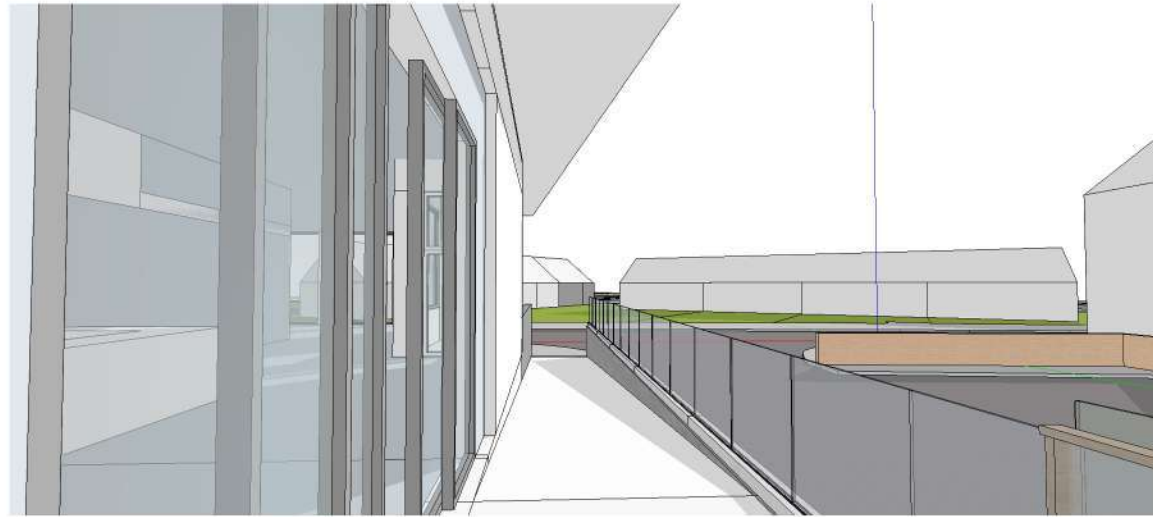
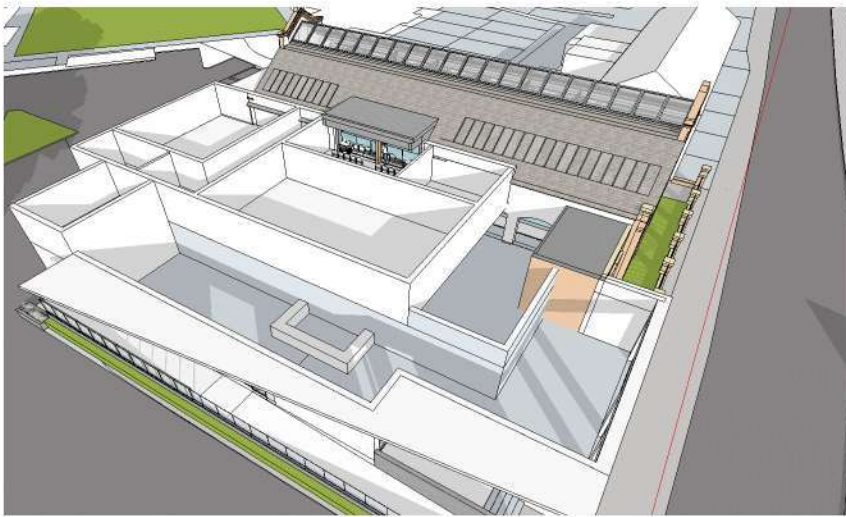
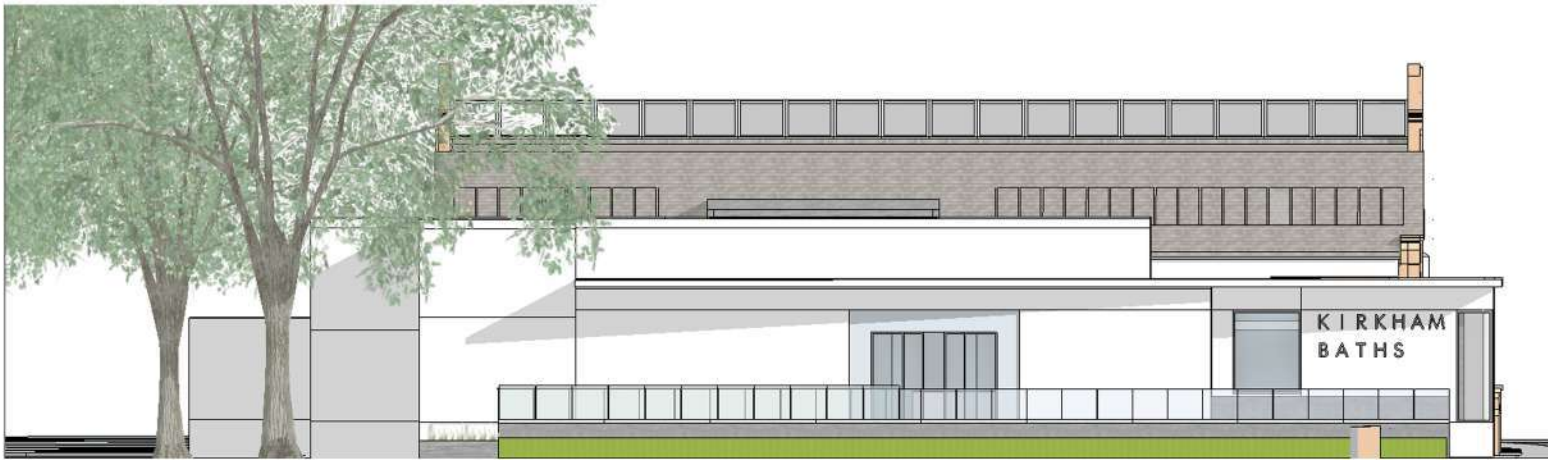
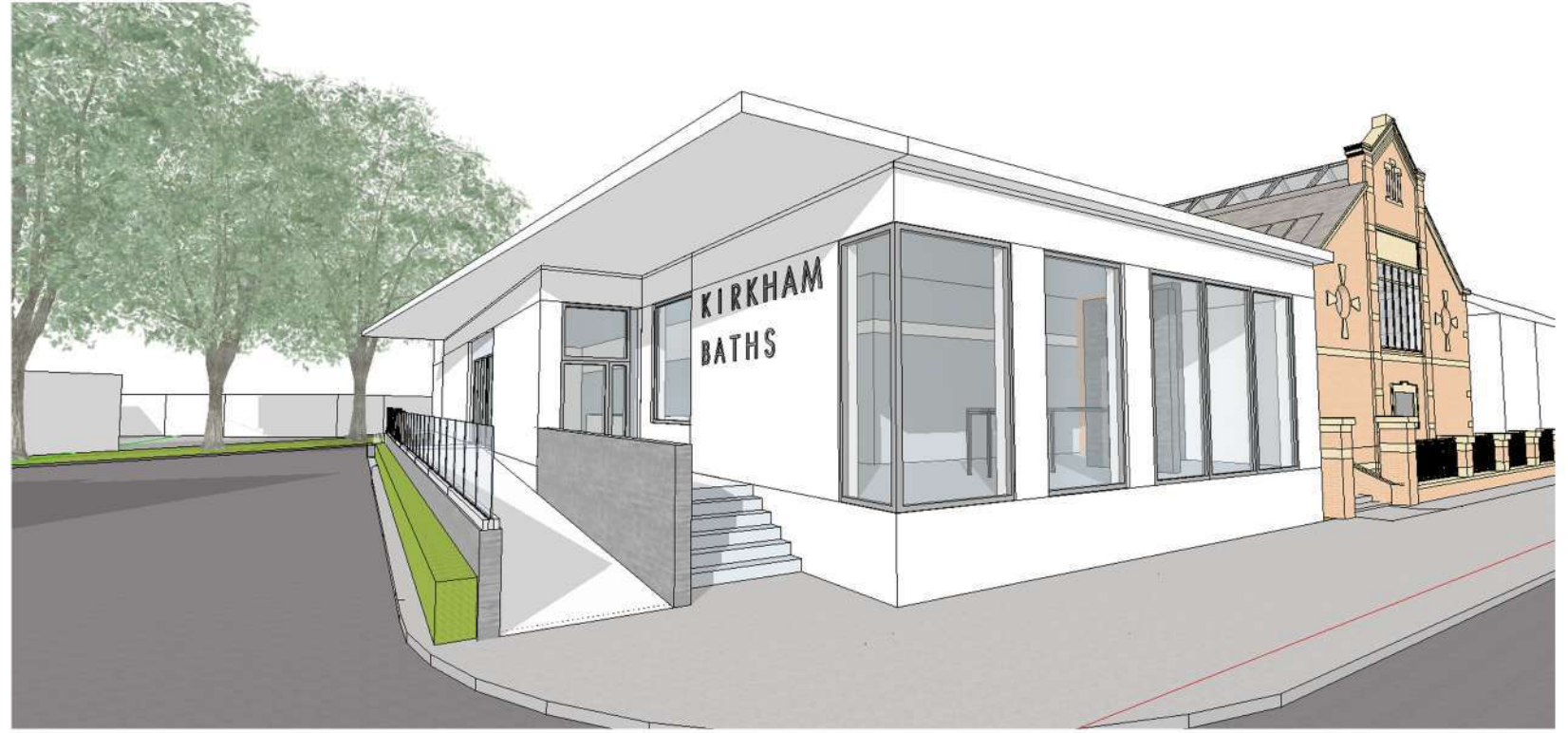
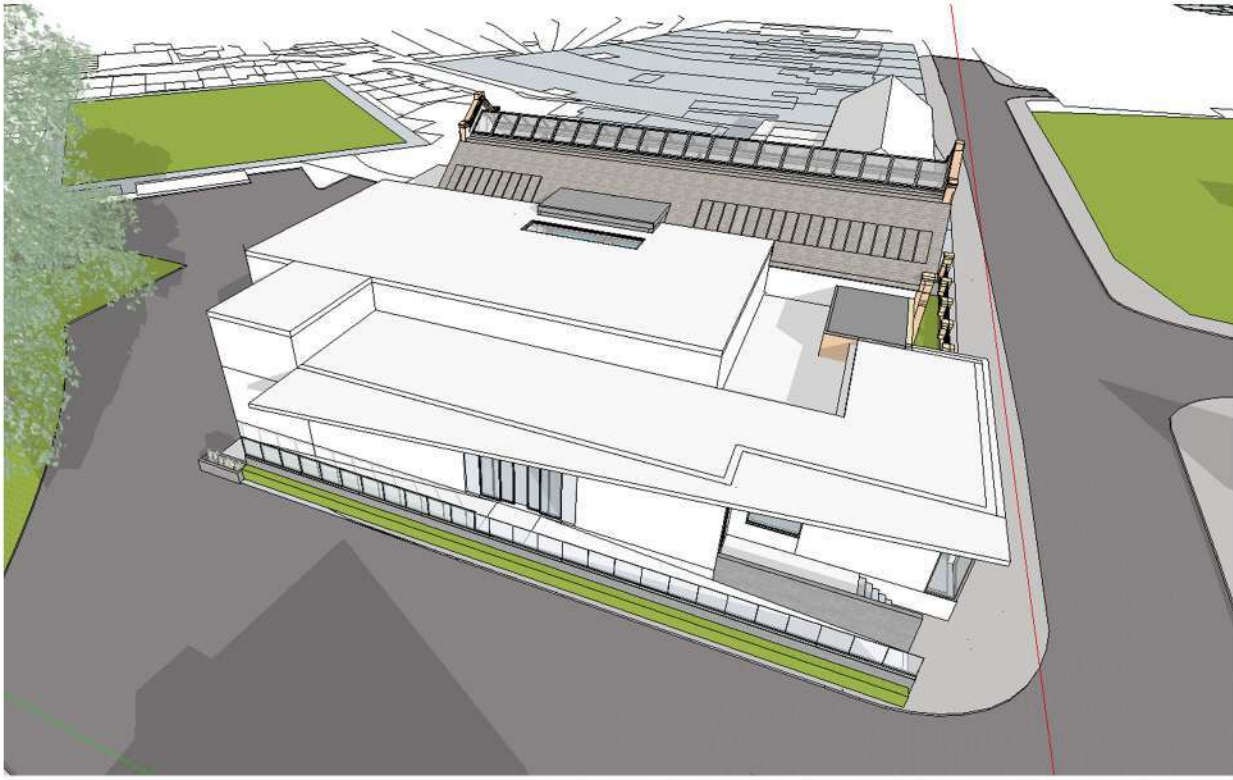
DEVELOPED OPTION ZONING PLAN FIRST FLOOR



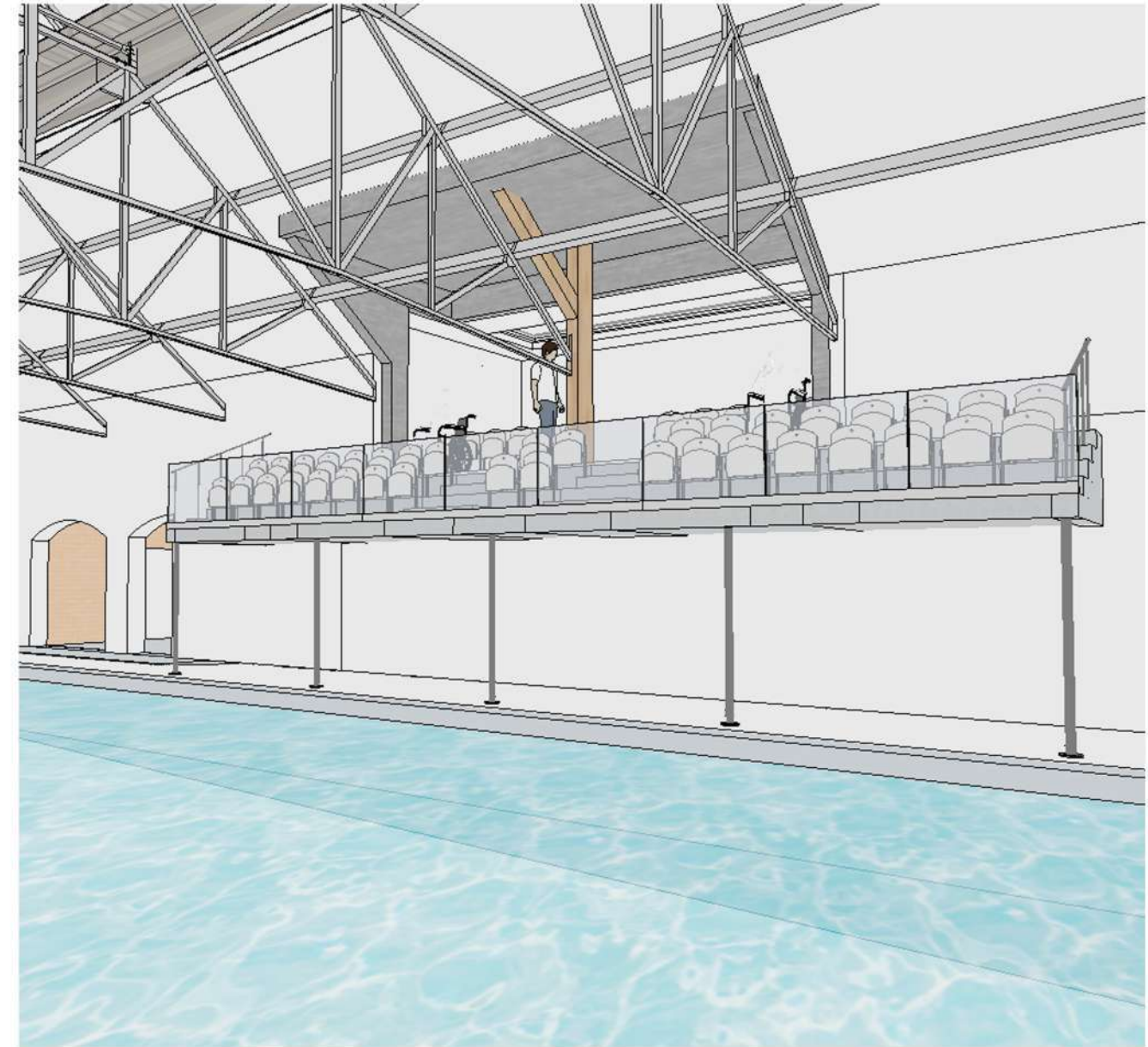
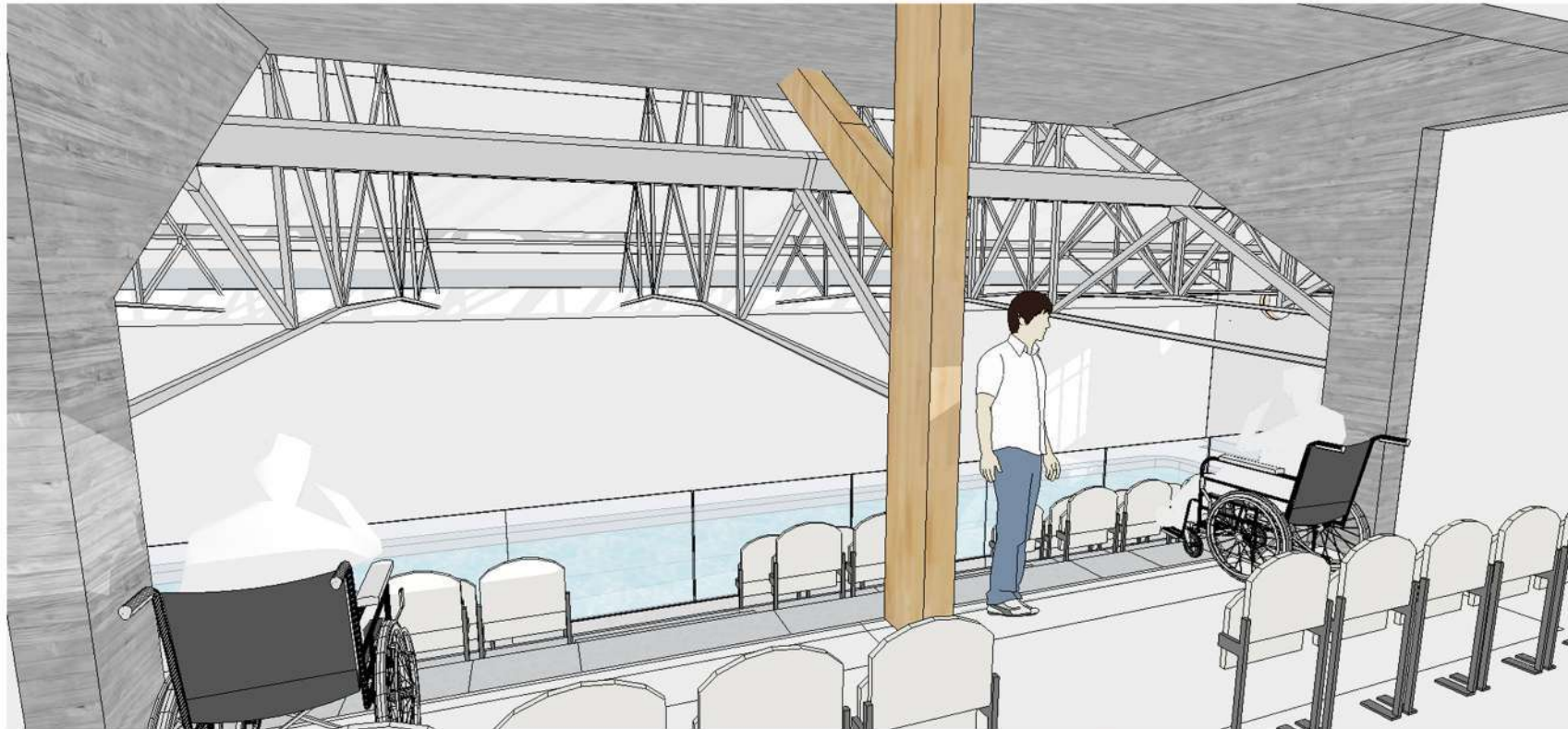
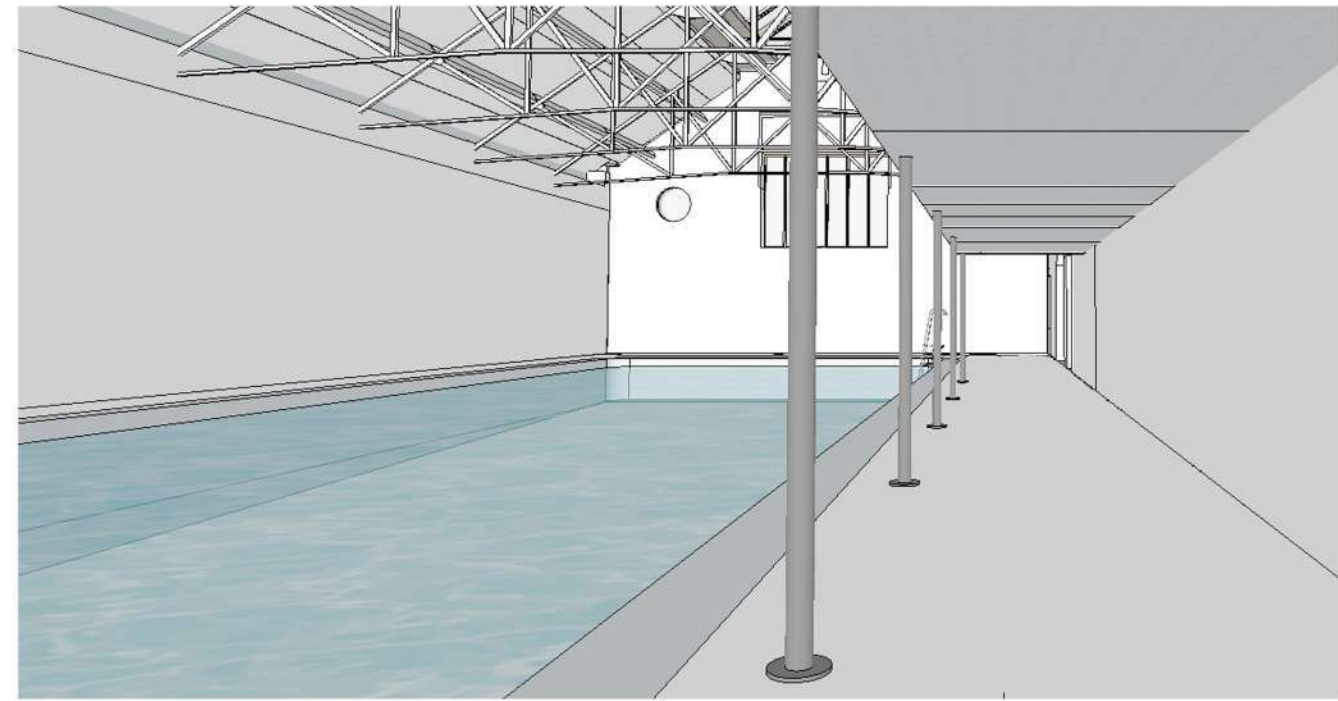
- Stairs/lift/circulation
- WC's
- Dry activity space
- Viewing gallery

257 SqM of which 19 SqM is dry changing space at ground floor and the over split between floors is 89 SqM GF, 168 SqM FF)

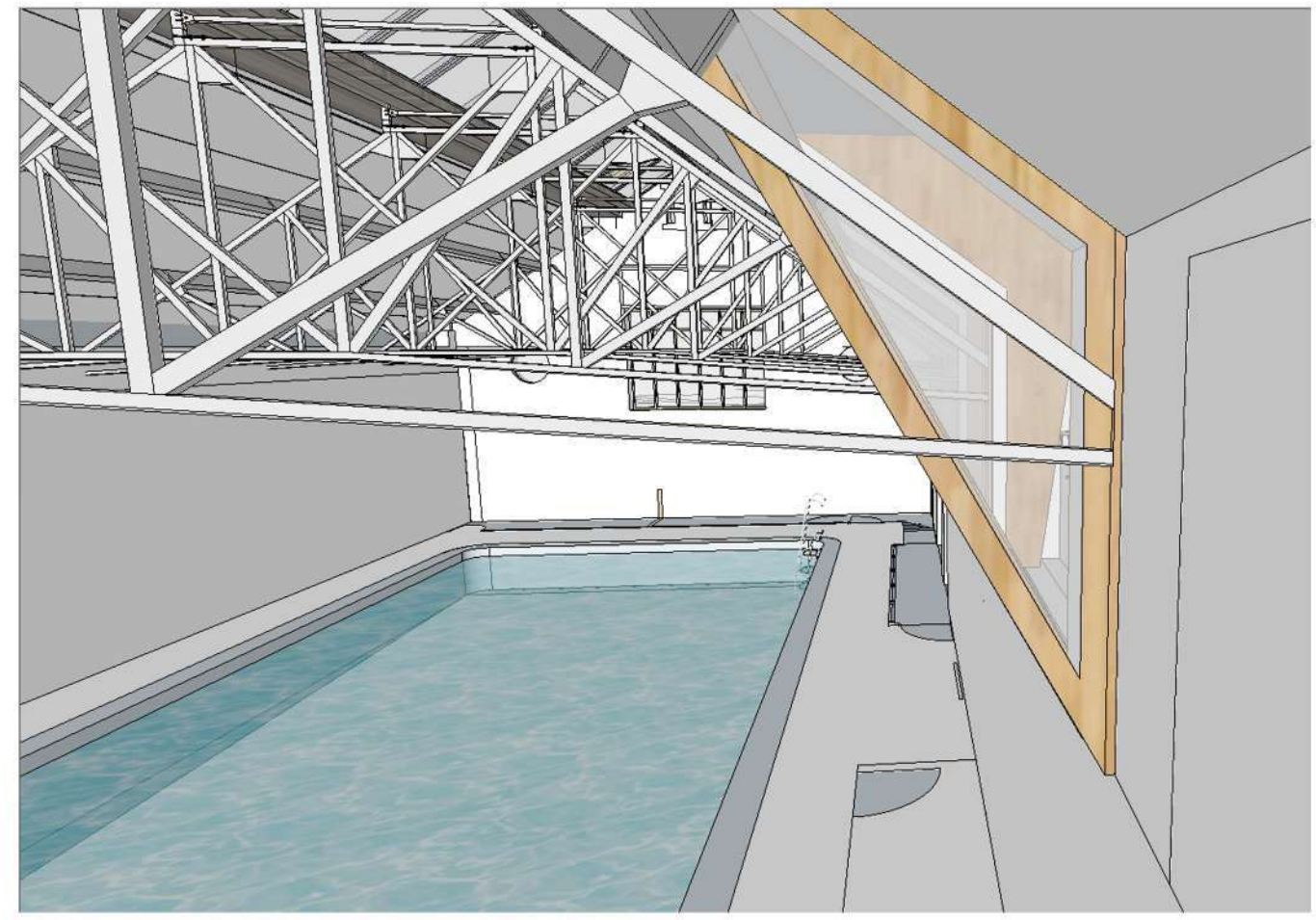
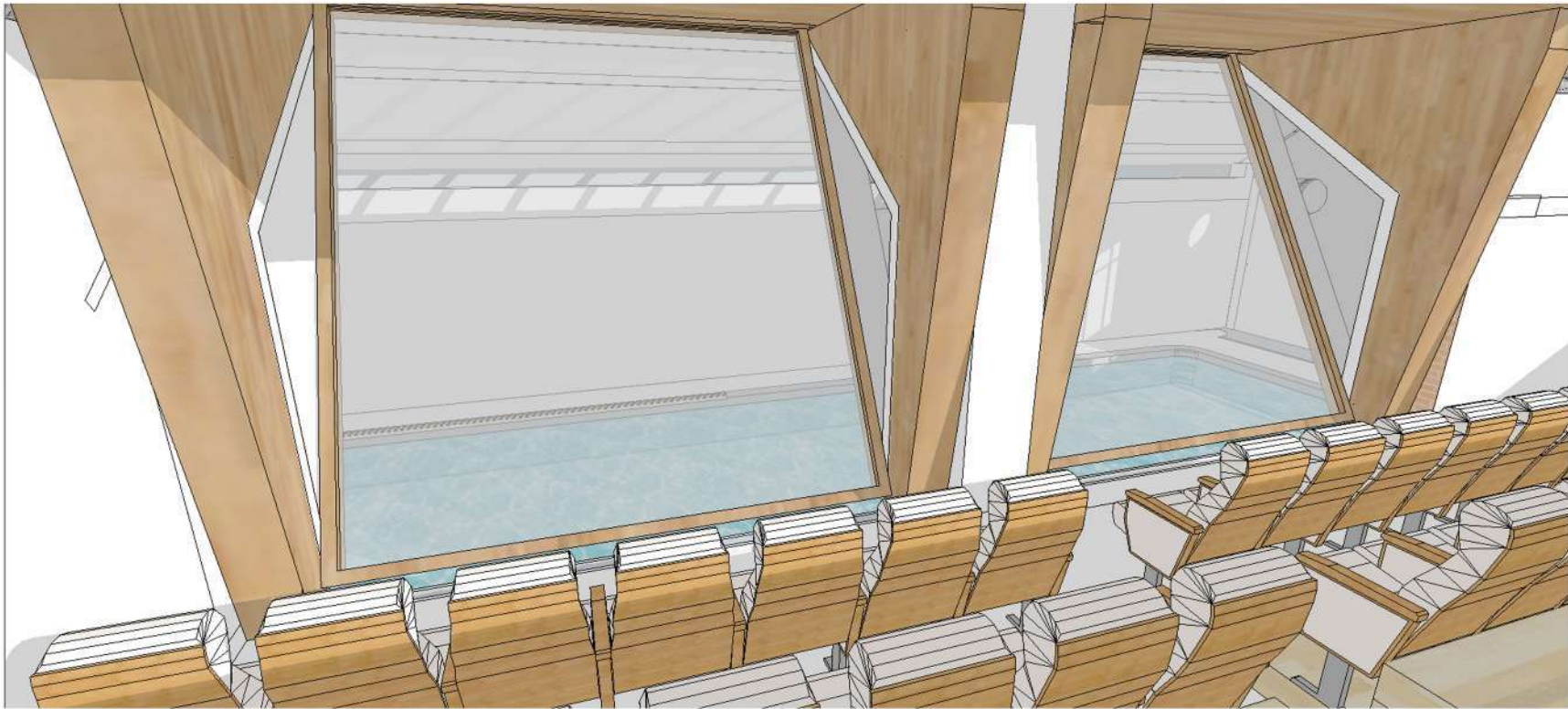
DEVELOPED MASSING MODEL



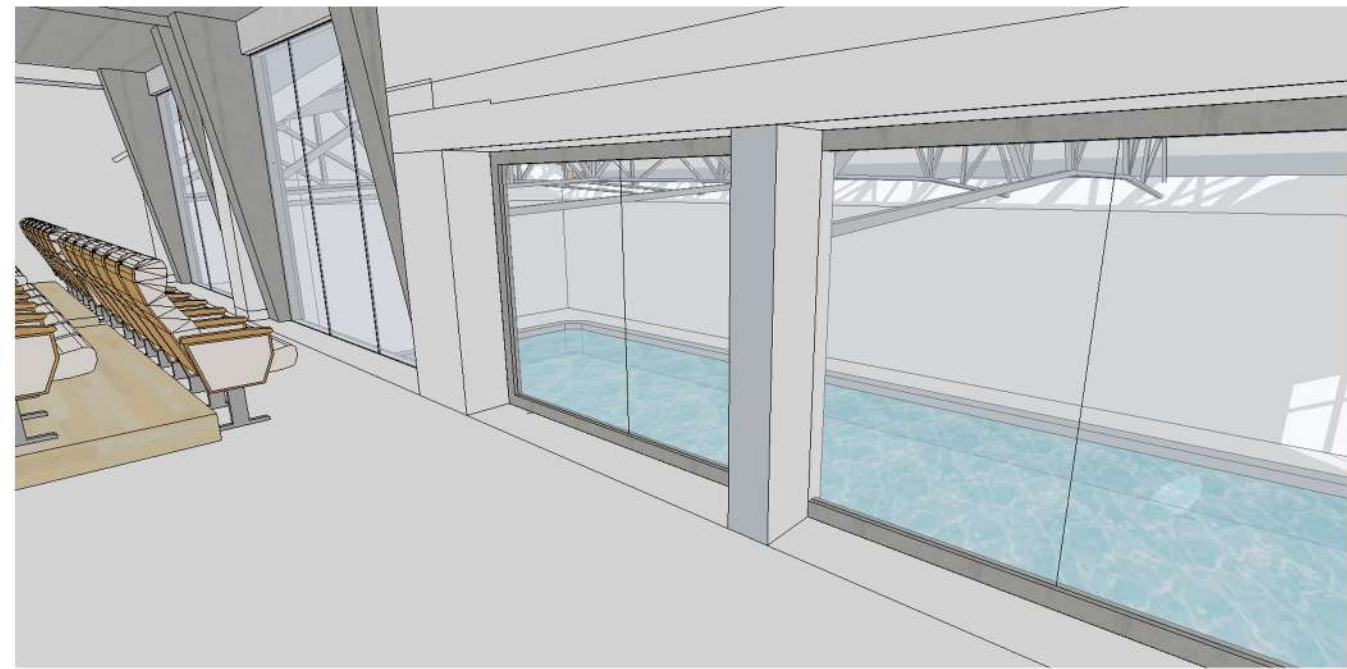
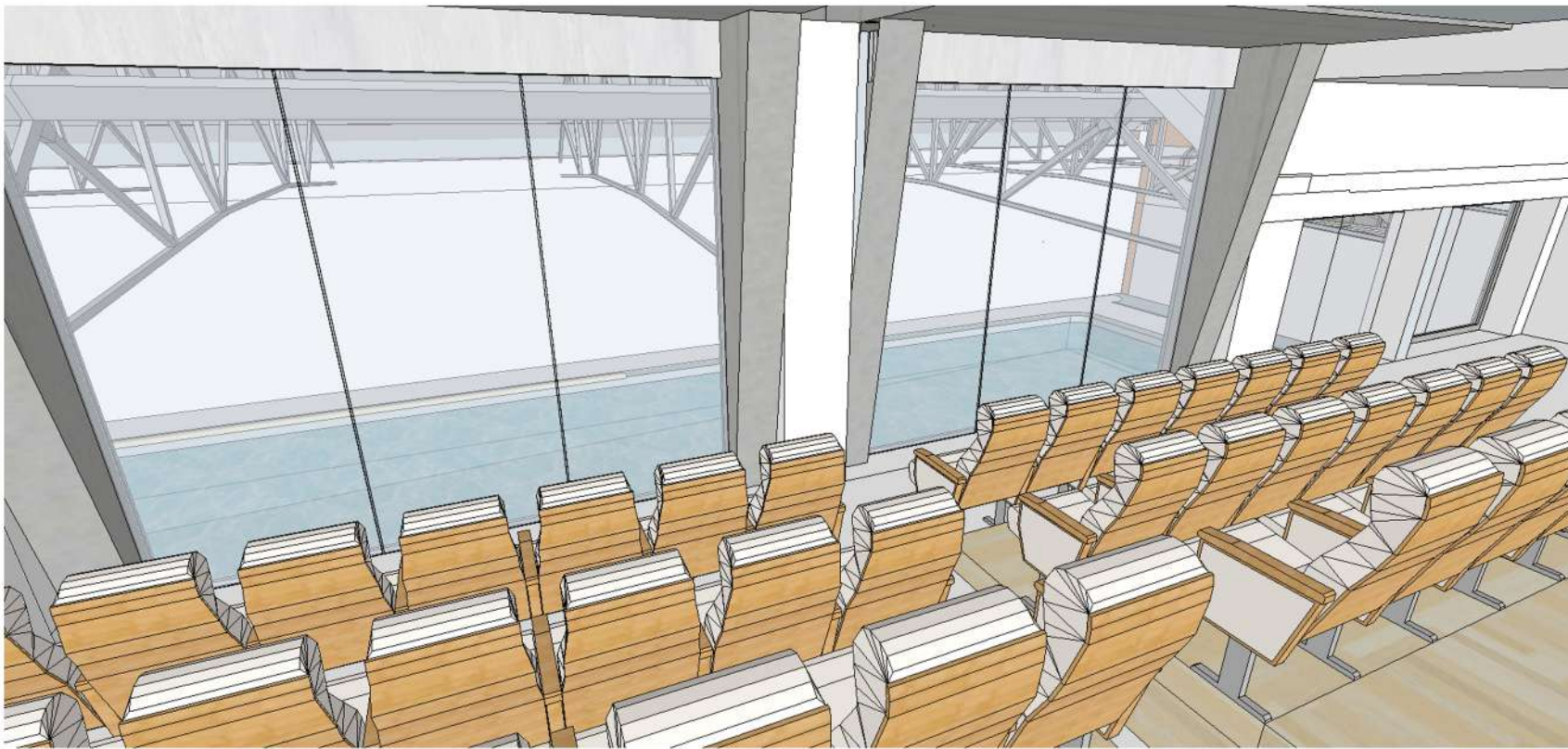
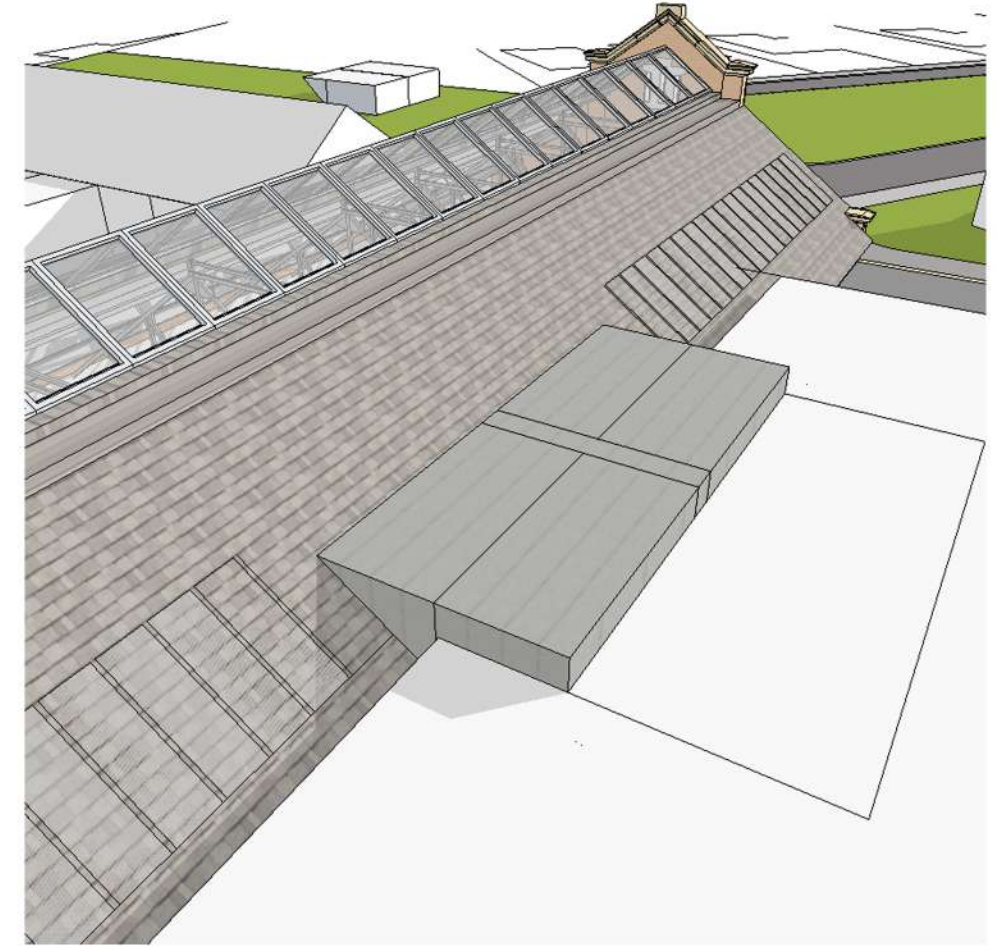
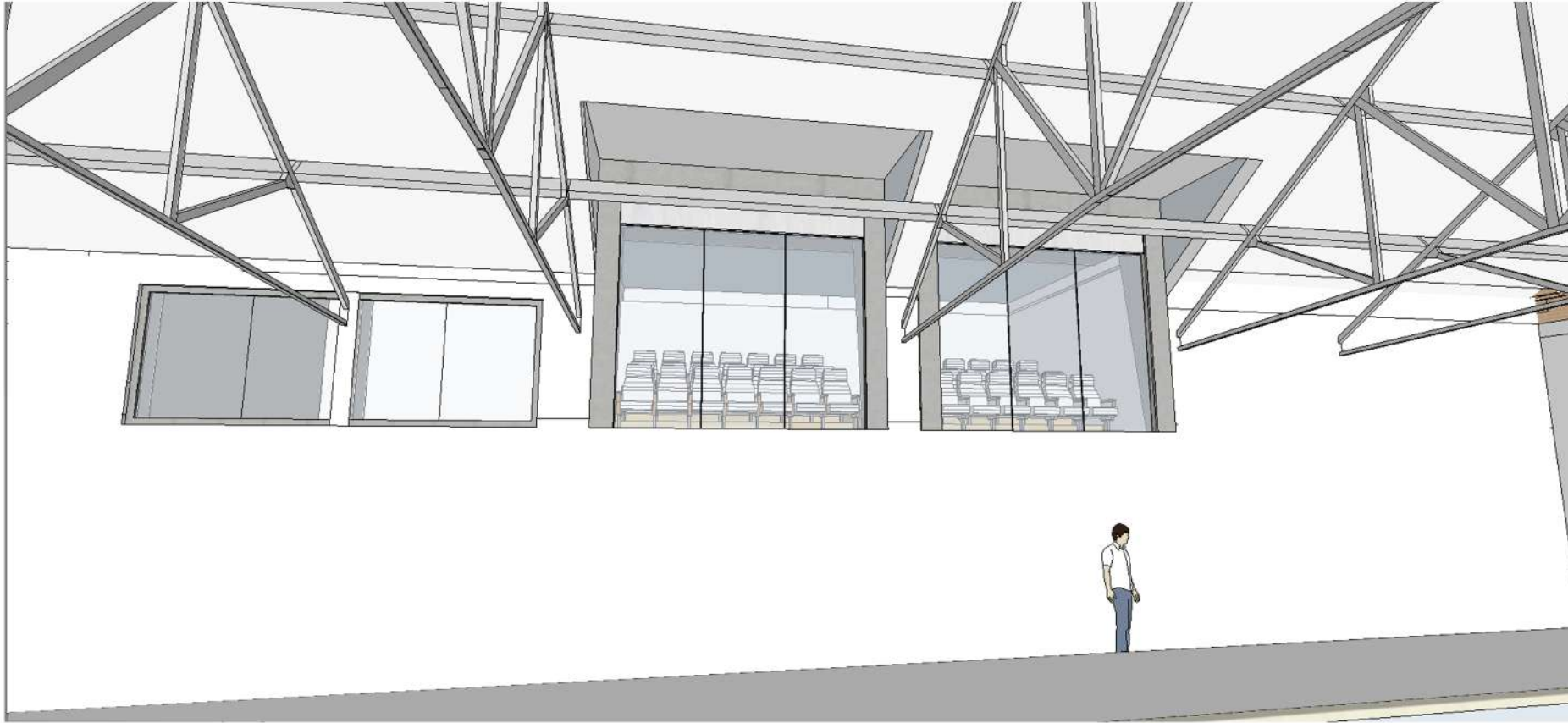
SPECTATOR OPTION 1



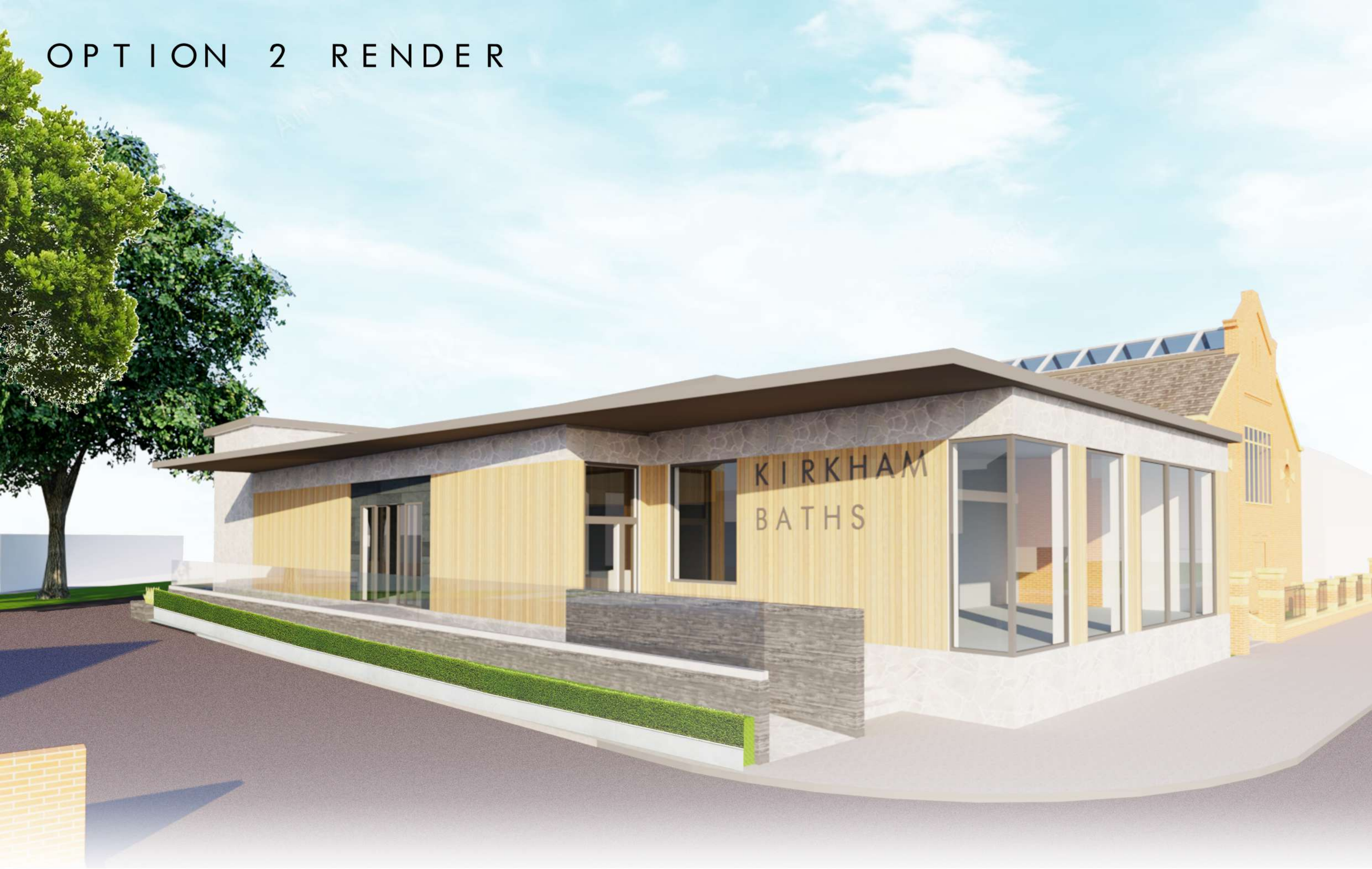
SPECTATOR OPTION 2



SPECTATOR OPTION 3



OPTION 2 RENDER



OPTION 3

Maximise for new wet and dry leisure facilities at existing site

S I T E R E V I E W P L A N



KEY

- ① Orientation and level of existing pool
- ② Vehicular access
- ③ Hidden entrance
- ④ Restricted service arrangements
- ⑤ Amenity area
- ⑥ Adjacent site

POOL CRITERIA

Swimming Pools

Design Guidance Note

Layouts and dimensions

For water depths of 0.8 m or less, changes in pool depths should be achieved with gradients of 1 in 20 (5%). For water depths between 0.8 m and 1.35 m, changes in pool depths should be achieved with gradients no steeper than 1 in 17 (6%). Where pool depths continue down to 1.5 or 1.8 m the same gradient should preferably be continued. See diagram for tank profiles, depths and gradients on page 5.

Pool Type	Length (m)	Width (m)	No. of Lanes	Lane Width (m)	Side Margin (m)	Depth (m)
Learner Pool **	10.00-20.00	7.00	2	2.00	N/A	0.60 - 0.90
Community 20 m **	20.00	8.50	4	2.00	0.25	0.80 - 1.00/1.50
		10.50	5			
Community 25 m **	25.00	8.50	4	2.00	0.25	0.90 - 1.50 min
		10.50	5			1.00 - 2.00 pref
		12.50	6			
Competition +	25.00*	13.00	6	2.00	0.50	1.00 - 1.60 min
Short Course Championship +	25.00*	17.00	8	2.00	0.50	1.60
Training Pool	50.00	10.00-17.00	4 - 8	2.00	0.50	1.00 - 1.60 min
ASA National Competition +	50.00*	19.00	8	2.25***	0.50	1.00 - 1.60 min
		21.00		2.50		2.00 pref
FINA National Competition +	50.00*	21.00	8	2.50	0.20 min	1.35 min
					0.50 pref	2.00 pref
FINA International Competition +	50.00*	25.00	8	2.50	2.50	2.00 min

* For competition pools, an allowance should be made for automatic timing touch pads and for the limited dimension between surfaces of the timing touch pads / walls to be certified by an approved surveyor (see page 6).
 ** Provision of a movable floor allows the pool to be put to multi-purpose community use.
 *** Standard timing pad widths are 1.9 m (2 m lanes) or 2.4 m (2.5 m lanes). 2.25 m wide lanes require bespoke timing panels.
 * Spectorator and competitor seating provision appropriate to the level of competition should be discussed and agreed with the ASA / FINA.

May Revision 004 3 © Sport England 2013

Swimming Pools

Design Guidance Note

Examples of tank profiles for 20 m and 25 m pools

20 m pools - general guidance

Pool surfaces should be clearly marked to indicate changes in depth and the 1.35 m water depth location - see 'Limit of non-swimmers area' diagram below.

25 m pools - general guidance

Pool surfaces should be clearly marked to indicate changes in depth and the 1.35 m water depth location - see 'Limit of non-swimmers area' diagram below.

Limit of non-swimmers area

- Abrupt changes of depth are not permitted.
- Gradient to be $\leq 6\%$.
- Slip-resistant flooring to be used that does not cause discomfort.

May Revision 004 5 © Sport England 2013

Swimming Pools

Design Guidance Note

Pool surround requirements

Main Pool	Start End	Turn End	Sides
20 m Community Learner pool			
25 m Community	3 m	2 m	2 m
25 m Competition	4 m	3 m	2 - 3 m
50 m International	7 m	5 m	4 - 6 m
Learner pool	Access side	Other side	
Diving pool	Board and	Opposite and	Sides
Generally	4 - 6 m	2 - 4 m	3 - 4 m
International	6 - 7 m	3 - 5 m	4 - 6 m

Table 1 Pool surround widths preferred by the Amateur Swimming Association (ASA)

Notes:

- Subject to overall pool design, the ASA's preferred general dimensions for the pool surrounds may need to be increased to meet the minimum requirements for certain prescribed areas around the pool as set out in BS EN 15288 Part 1: 2008. See Table 2 below.
- For international, world or Olympic competitive events the pool surround widths would also need to meet the requirements of the Federation International de Natation (FINA).
- Where the main pool is to be used to stage even low key events with competitors sitting on the pool surrounds, the pool to wall dimension (G2) should be a minimum of 2 m.

Table 2 Minimum requirements for widths of pool surrounds from BS EN 15288 Part 1: 2008 (see Figure 13)

Dim ref	Location	Clearance (minimum)
A	Entrance wall to pool	3.0 m
B	Pool to wall at exit points (ladders/steps)	2.5 m
C	Pool to wall in areas of diving boards / platforms	3.0 m
D	Diving pool to wall	4.5 m
E	Minimum circulation space around installations/features	1.25 m
F1	Distance between a diving/swimmers pool and a non-swimmers pool area, in the absence of separation	4.0 m
F2	Main pool to diving pool, in the absence of separation	3.0 m
G1	Pool to wall for pools under 300 m ²	1.25 m
G2	Pool to wall for pools over 300 m ²	1.5 m

Figure 13 Minimum requirements for widths of pool surrounds from BS EN 15288 Part 1: 2008 (see Table 2)

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Swimming Pools

Design Guidance Note

Key:

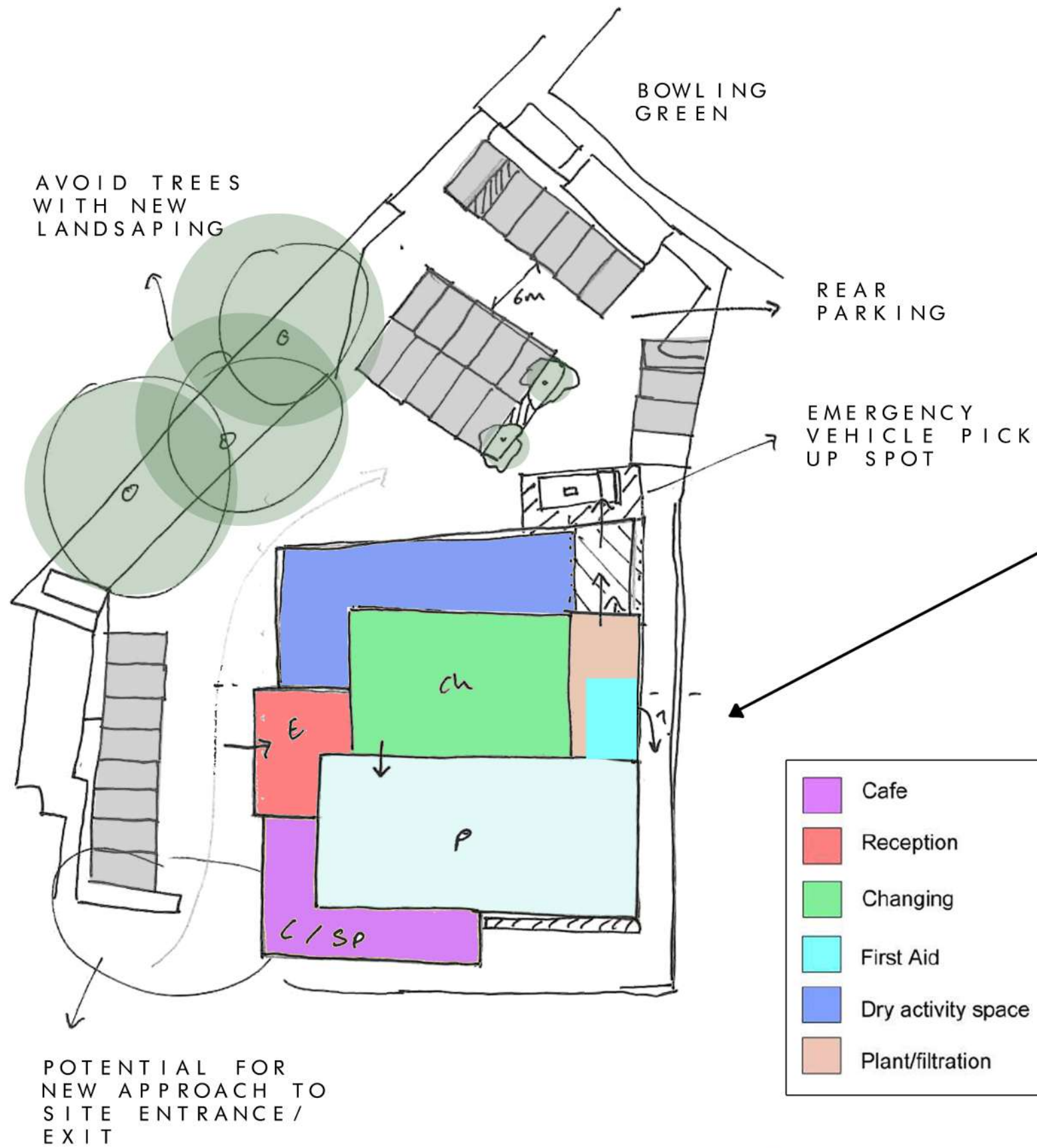
- AST Attendant staff accommodation
- C Cleaner's store
- FA First Aid
- PT Public toilets
- R Reception
- S Store
- SH Showers
- T Toilets

Figure 7 Diagrammatic example of a two-storey swimming pool building layout

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TWO STOREY

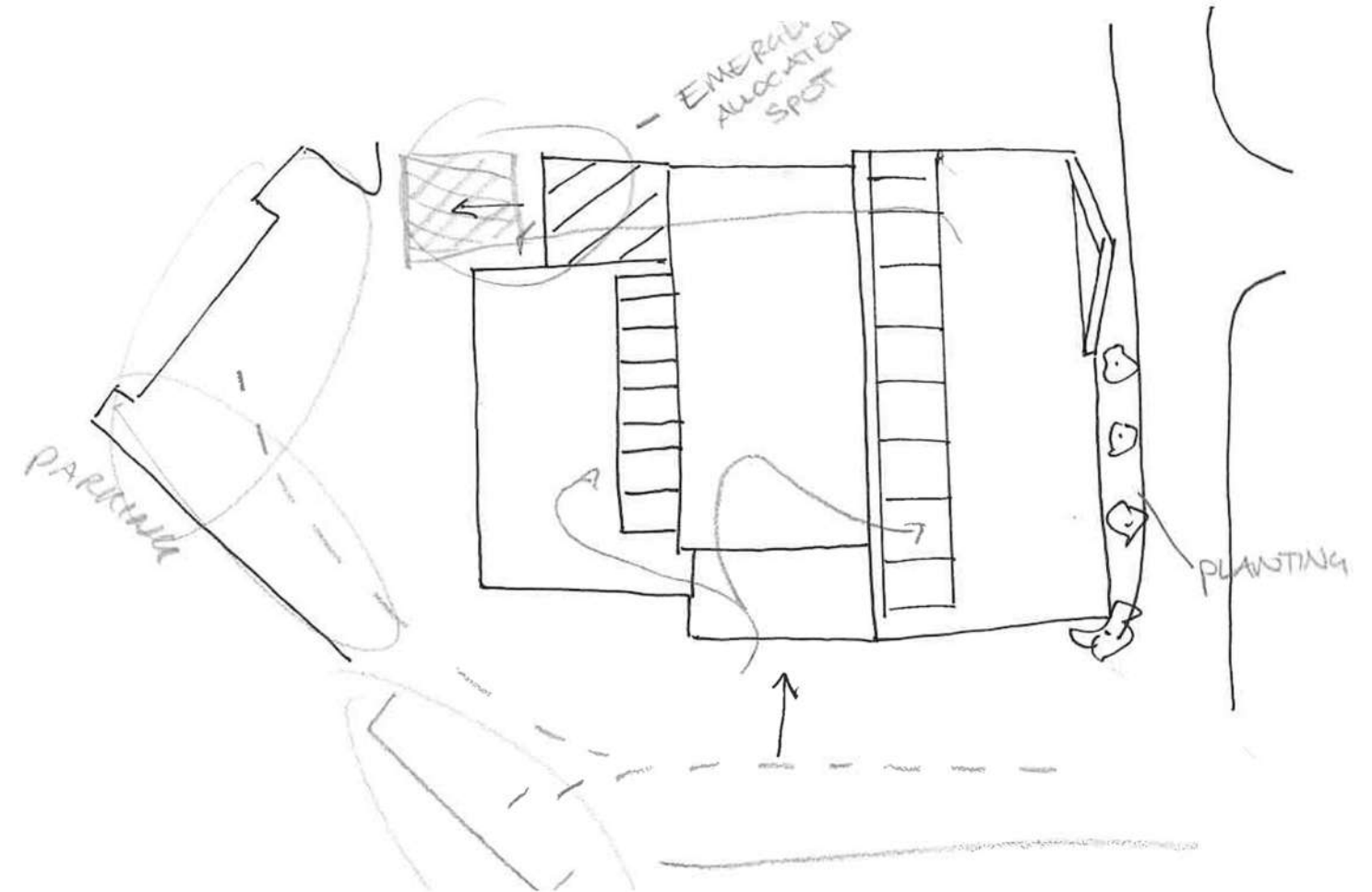
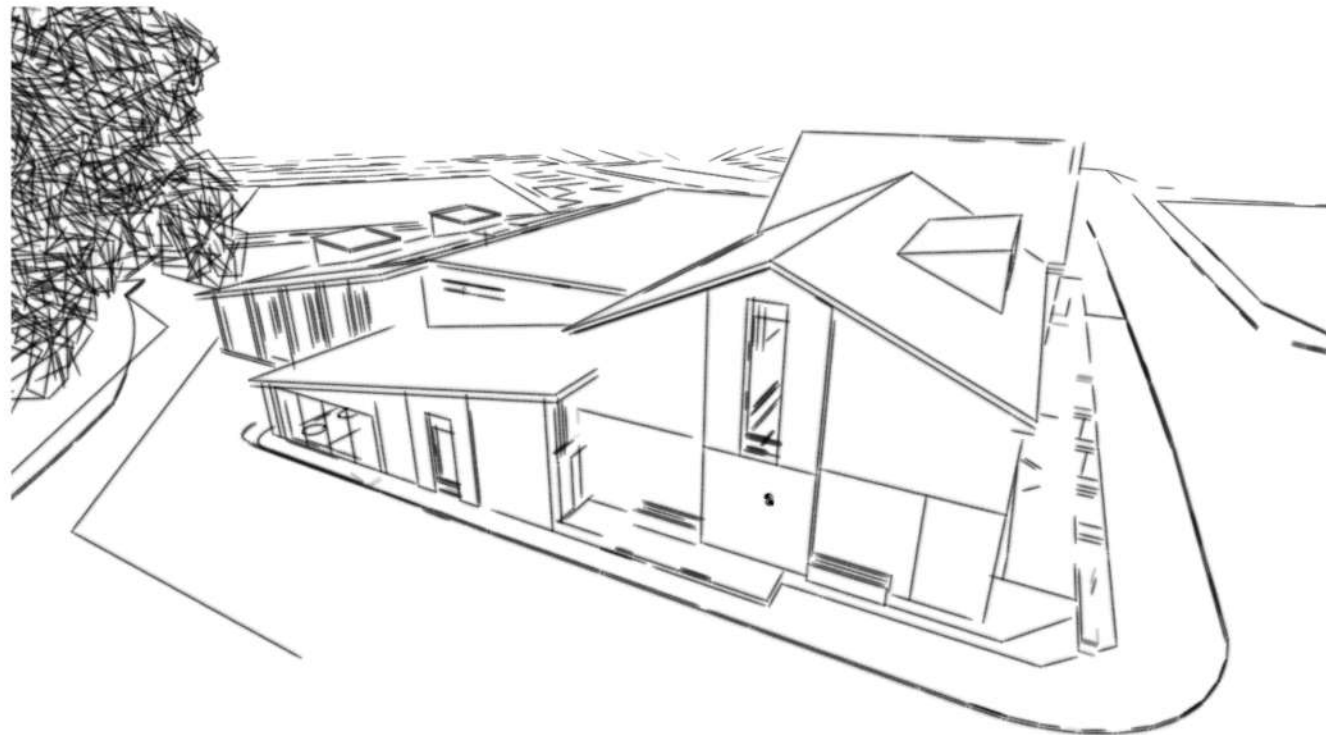
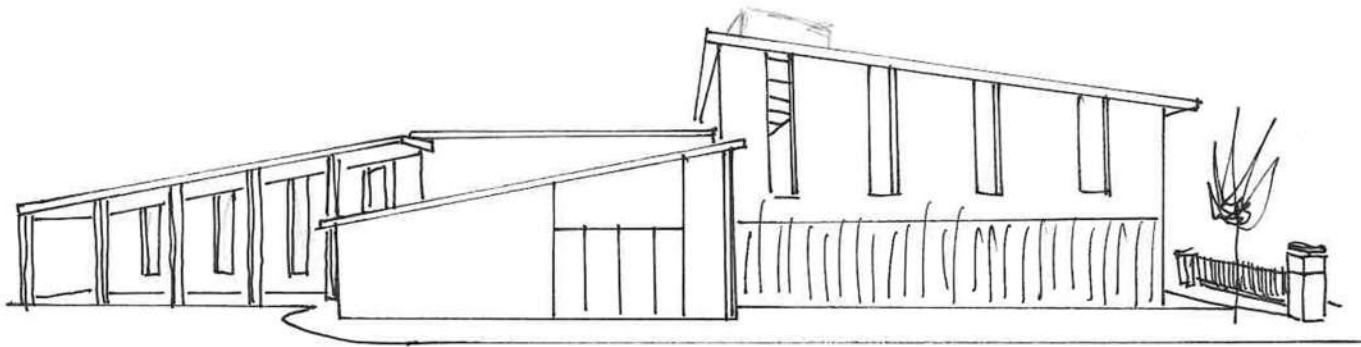
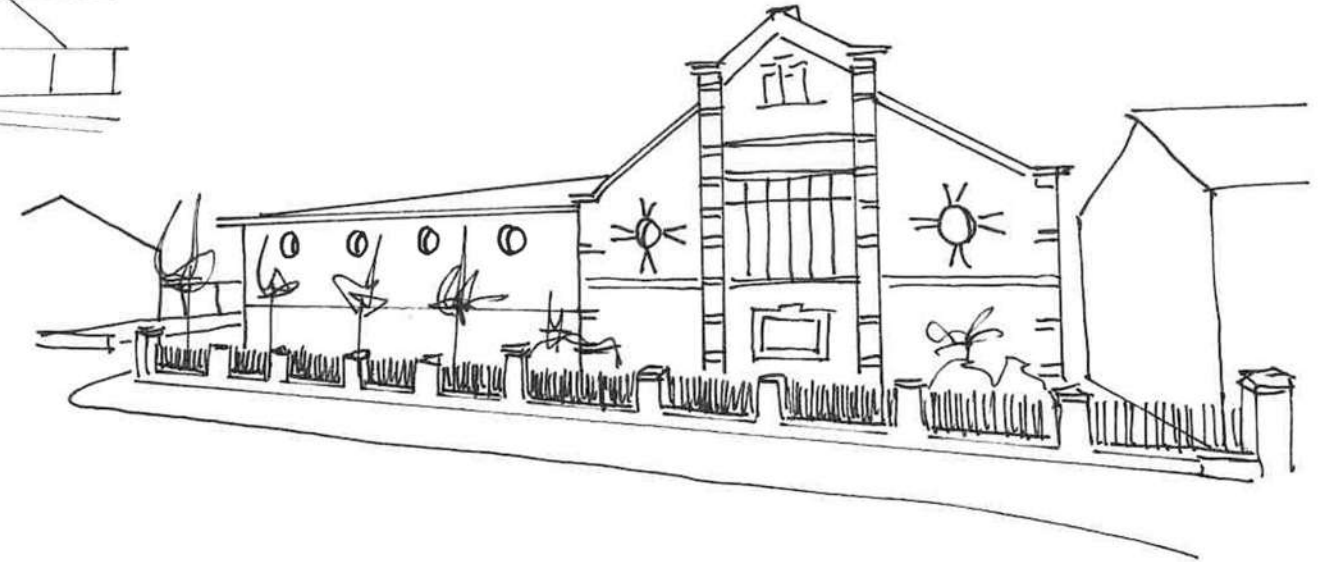
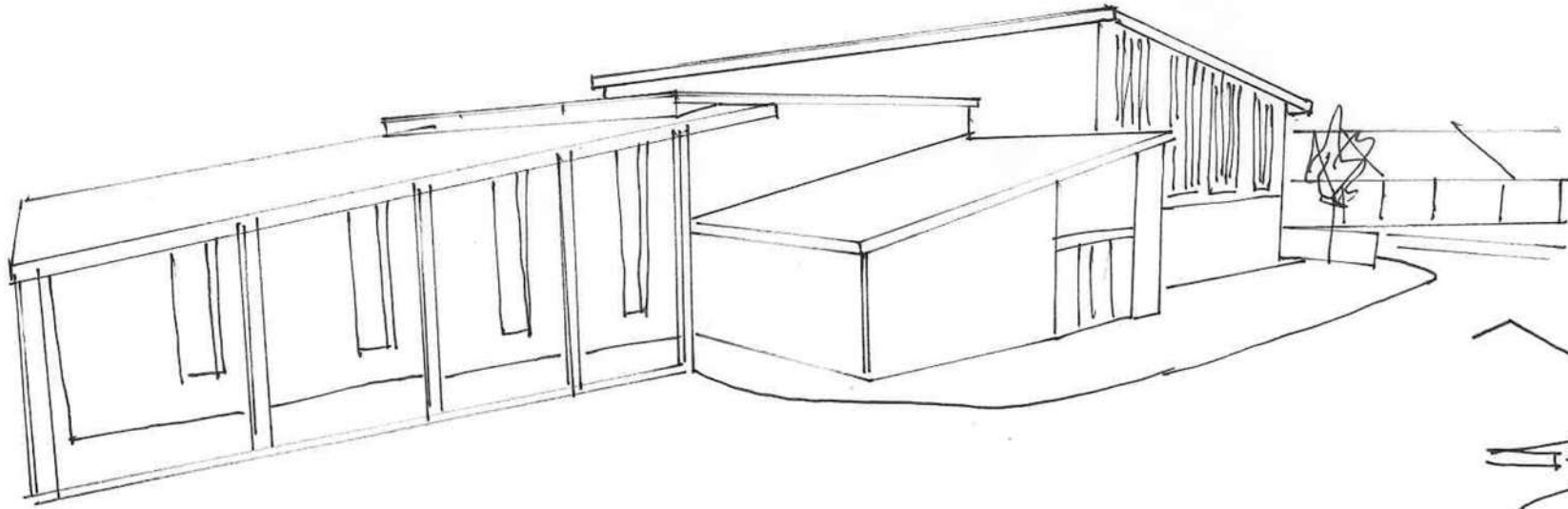
ZONING CONCEPTS



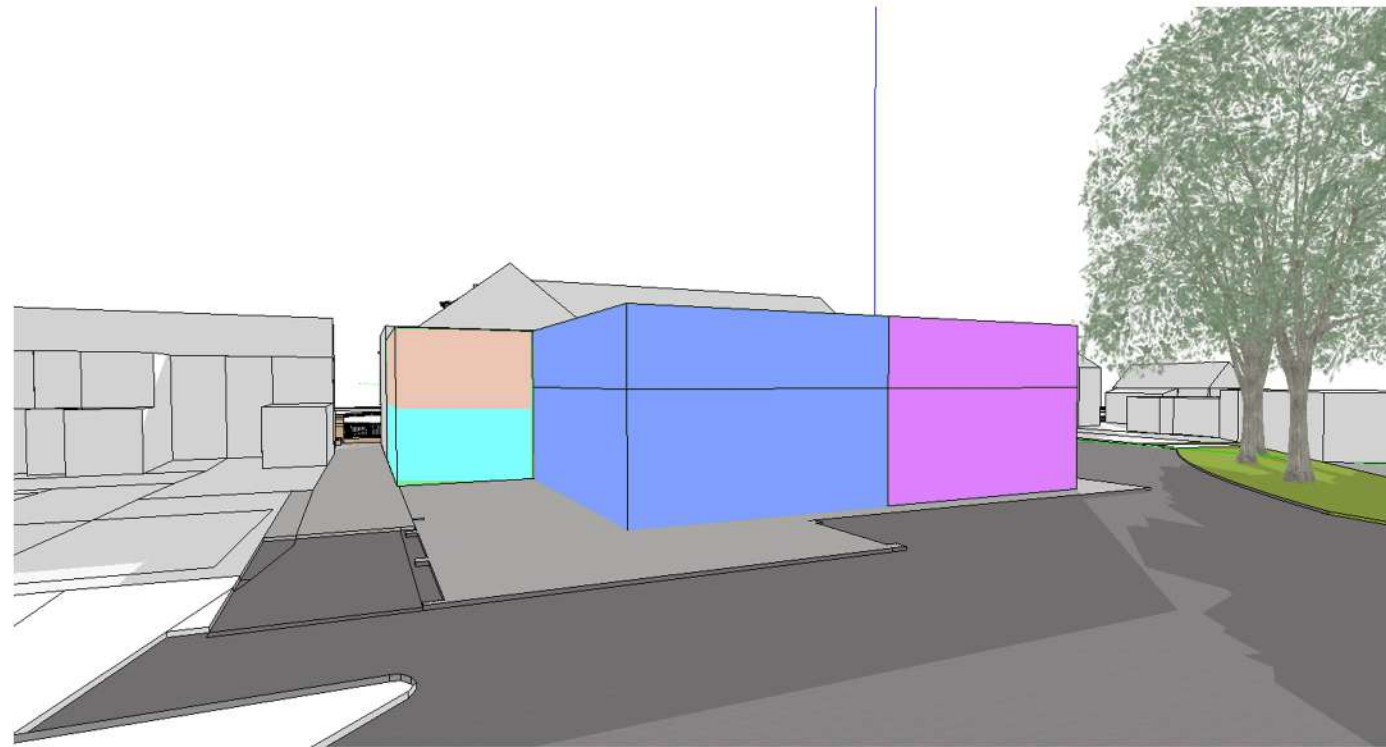
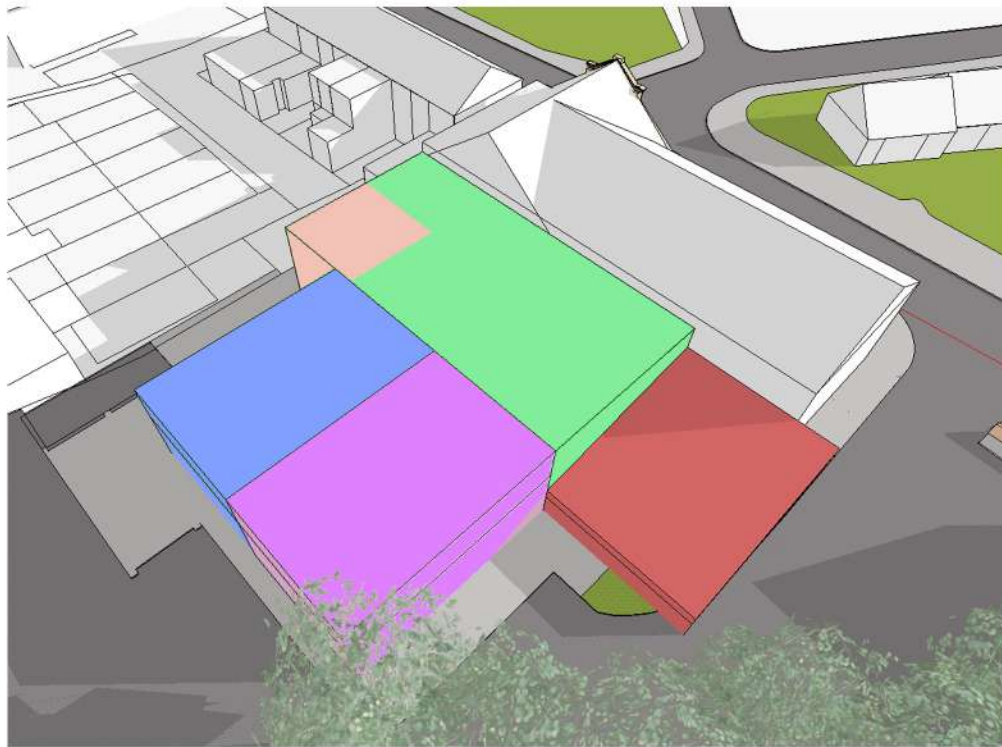
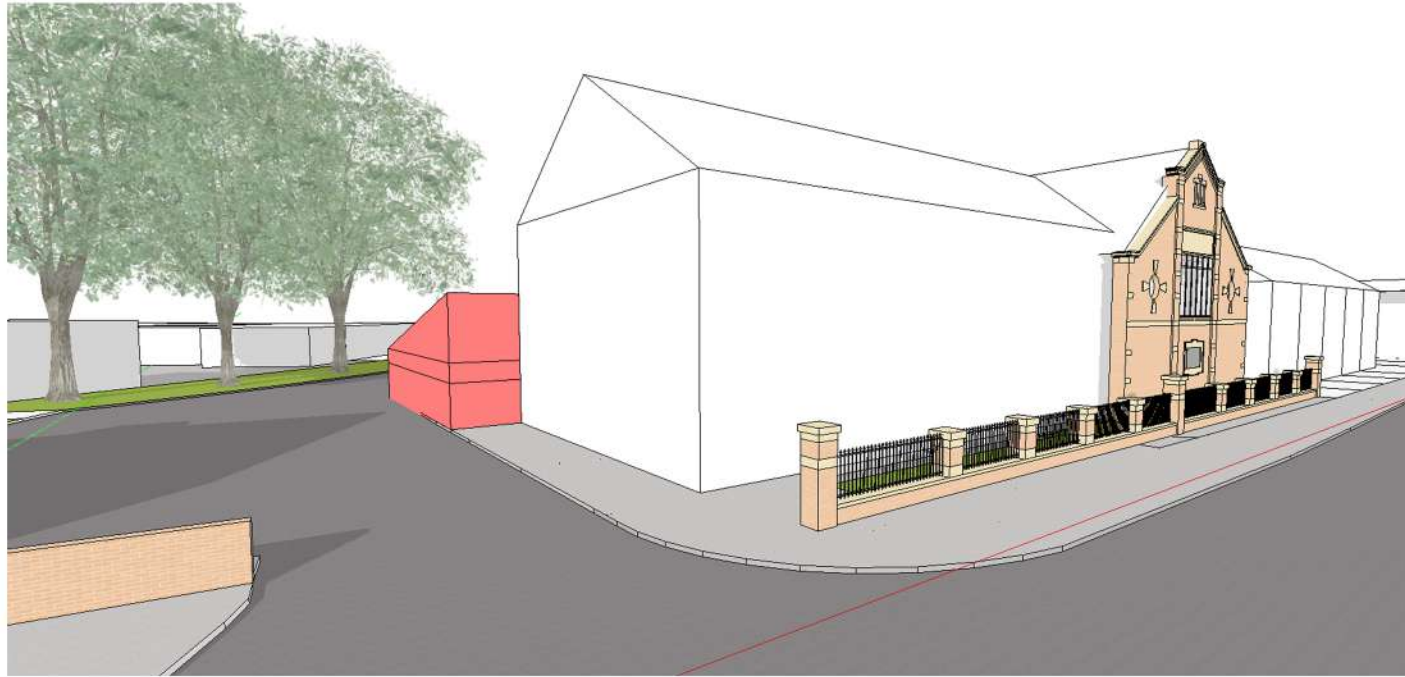
- Cafe
- Reception
- Changing
- First Aid
- Dry activity space
- Plant/filtration







SKETCH CONCEPTS



INITIAL MASSING MODEL

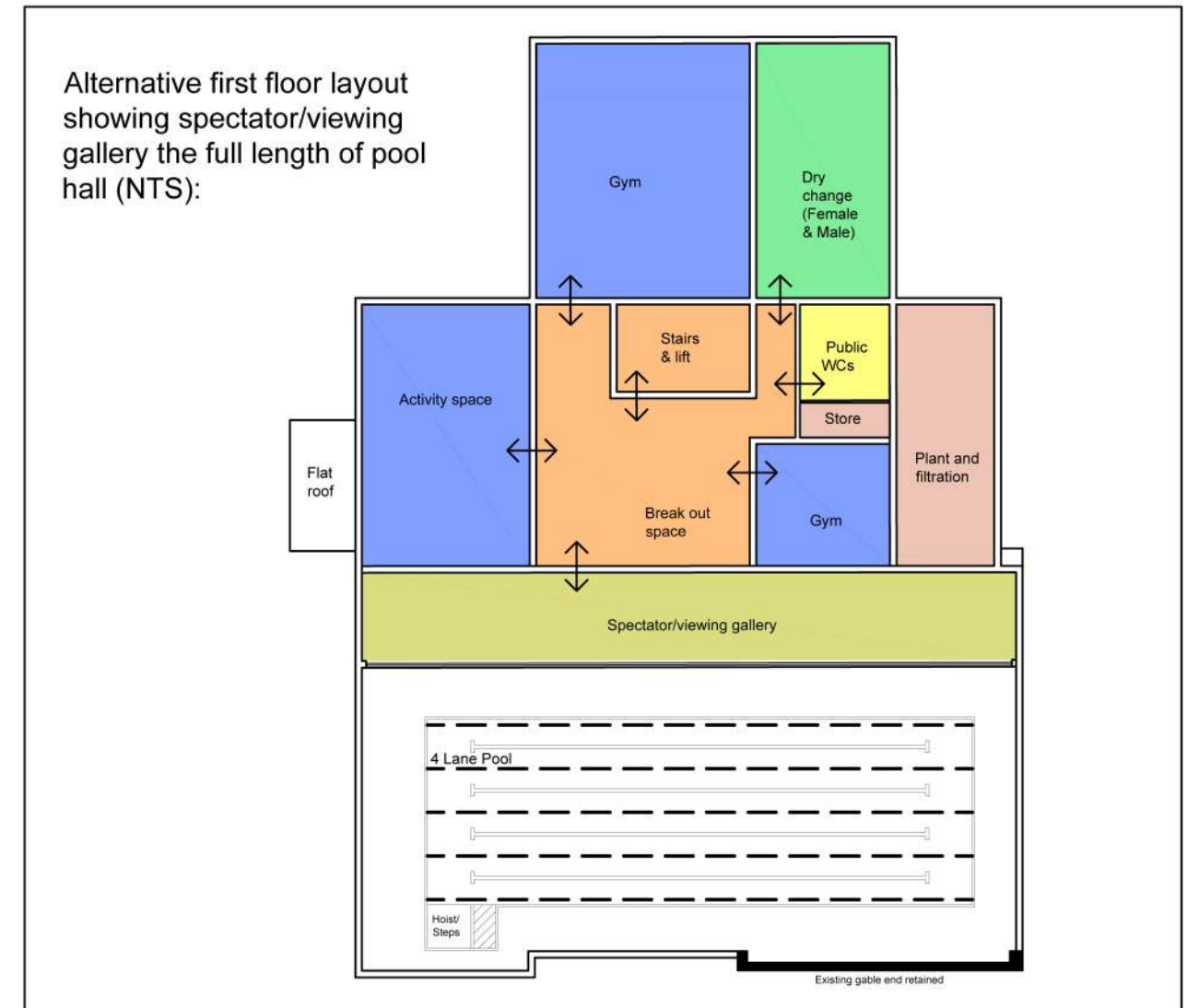
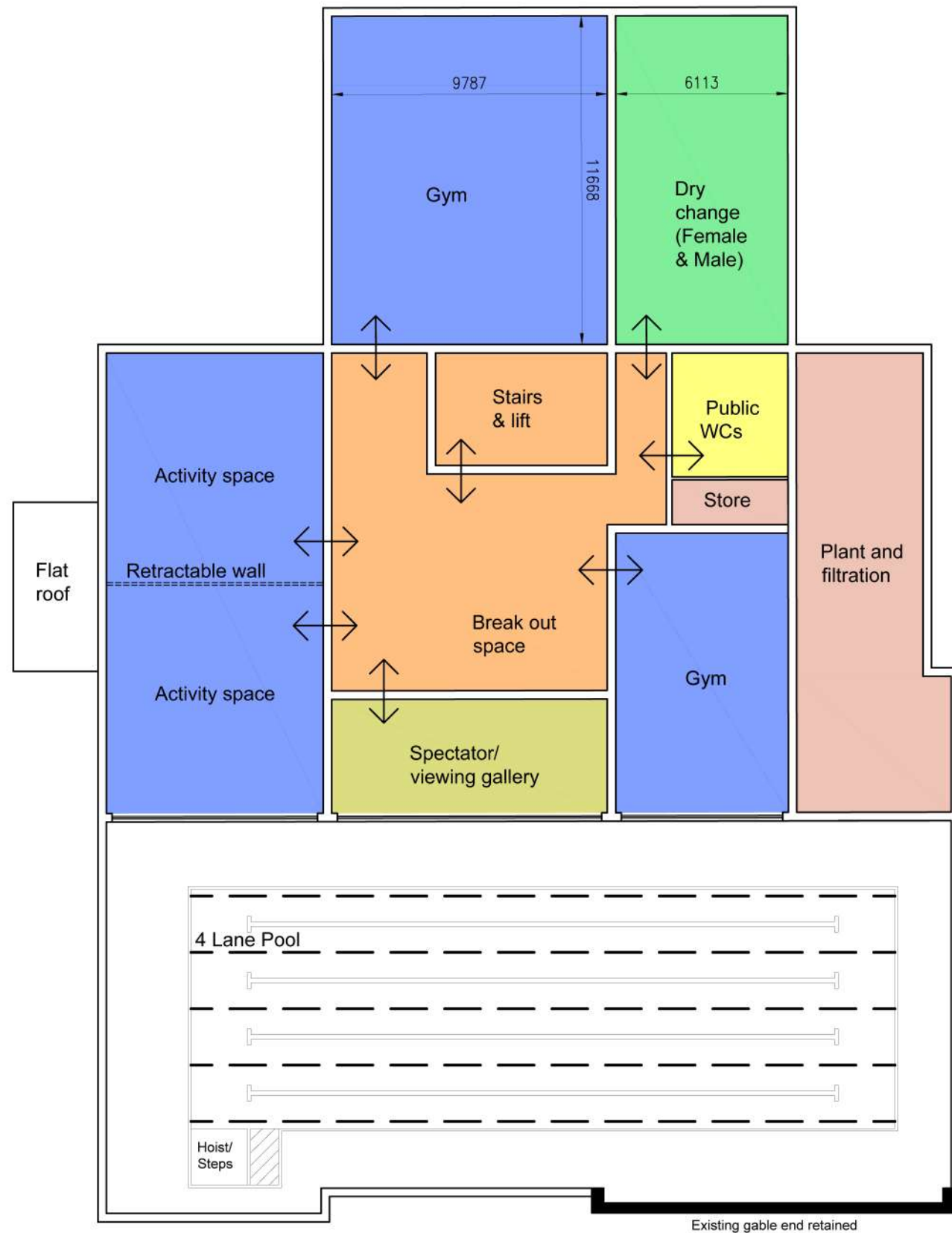


-  Cafe
-  Reception
-  Changing
-  First Aid
-  Dry activity space
-  Plant/filtration

DEVELOPED ZONING PLAN GROUND FLOOR



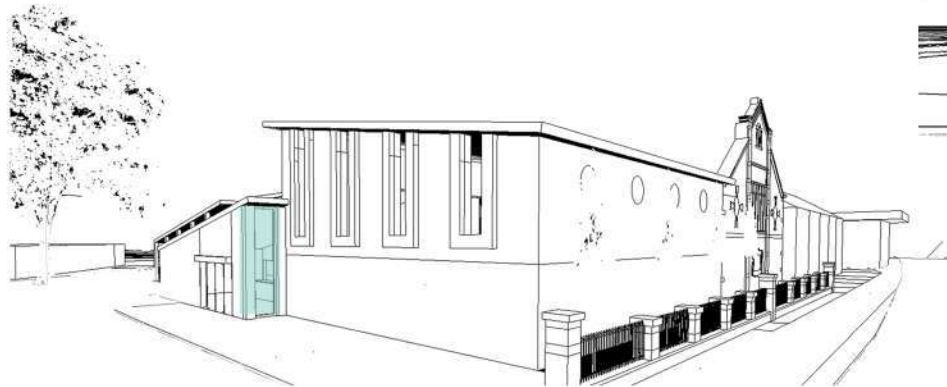
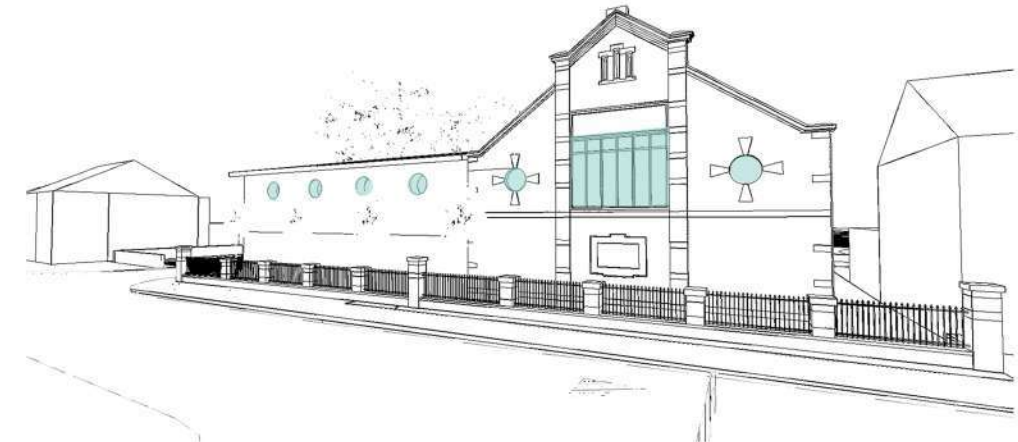
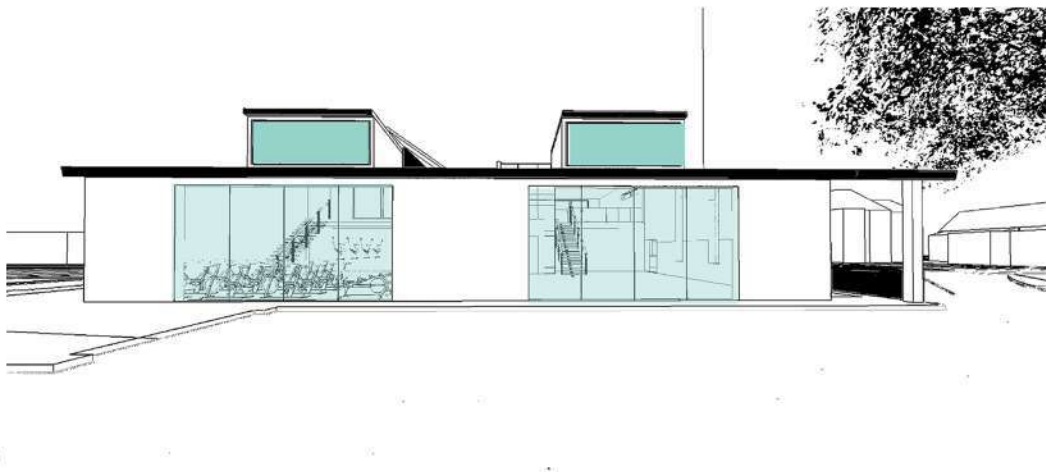
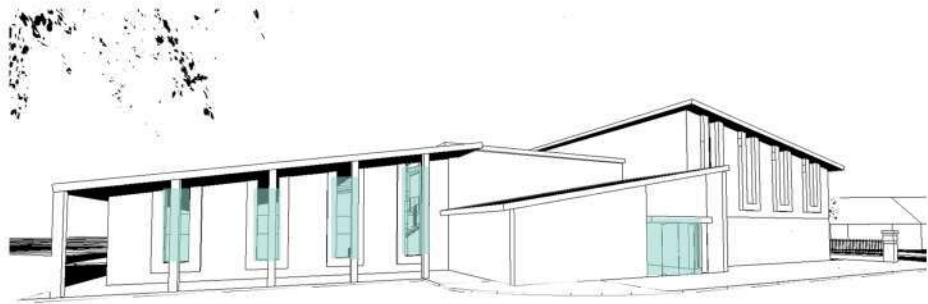
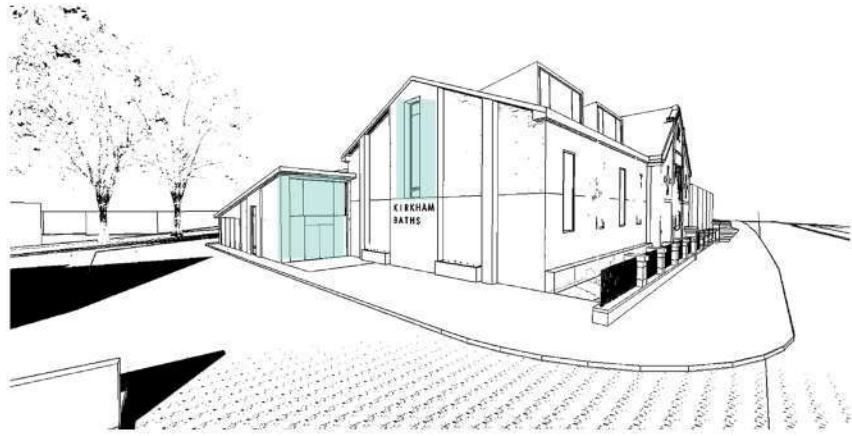
DEVELOPED ZONING PLAN FIRST FLOOR



- Stairs/lift/circulation
- WC's
- Dry activity space
- Viewing gallery
- Changing
- Plant/filtration/stores

311 SqM - all first floor of which 71SqM allocated for Dry Change and additional first floor Dry Change WC's due to the specific configuration of that scheme.

MASSING MODEL CONCEPTS



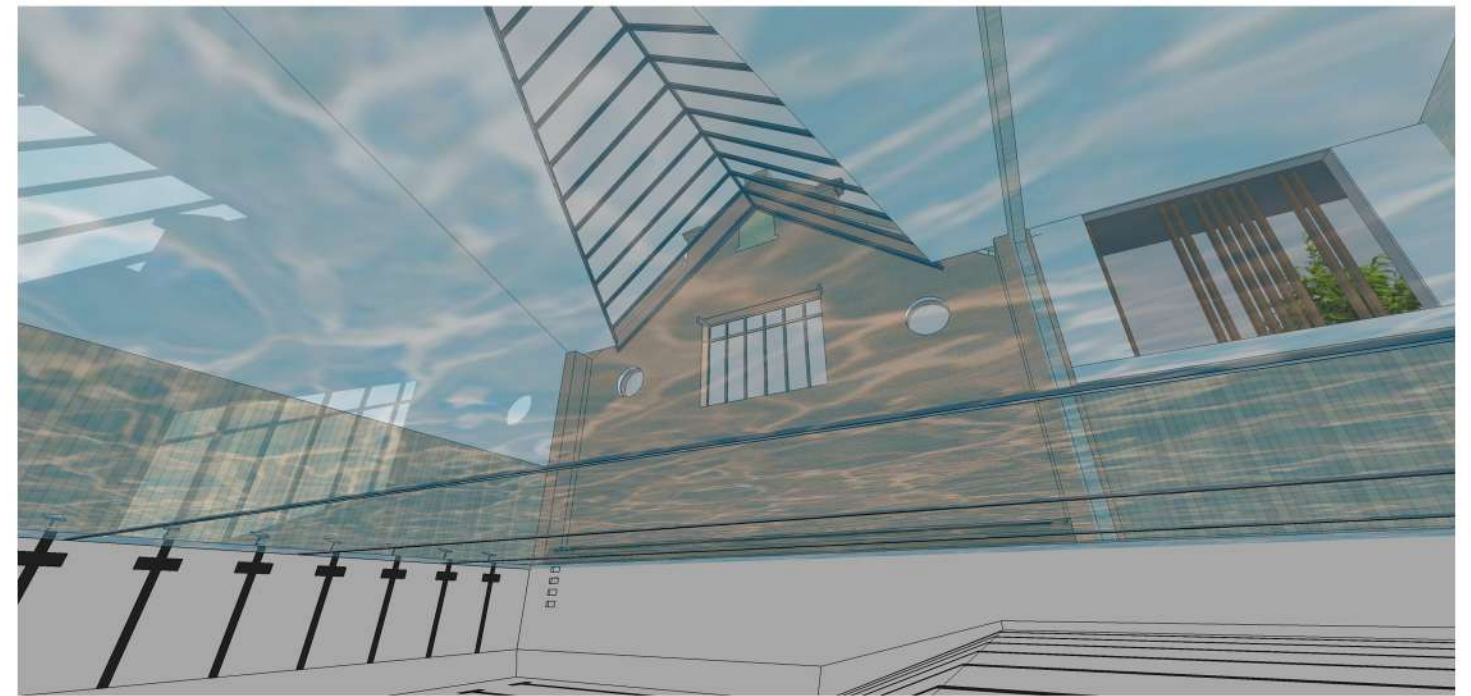
DEVELOPED MASSING MODEL



DEVELOPED MASSING MODEL ELEVATIONS



INTERNAL MODEL VIEWS



OPTION 3 RENDER



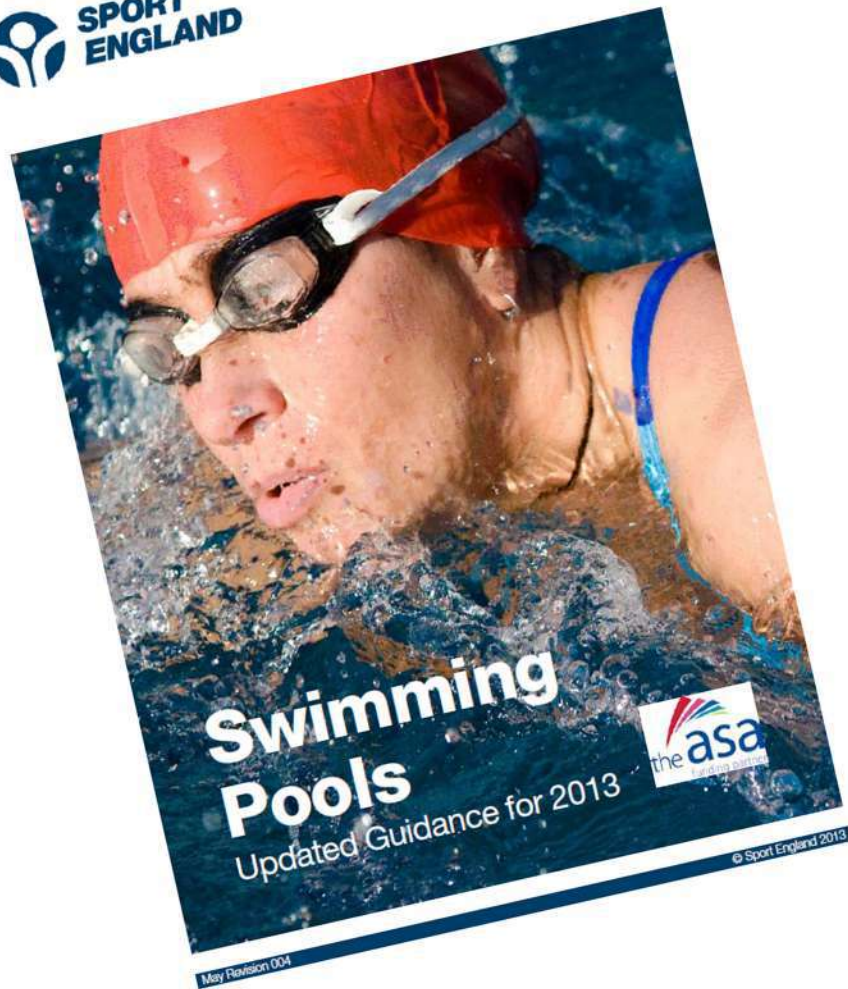
OPTION 4

New facility of nominal size on a site to be determined

TYPICAL SITE PLAN



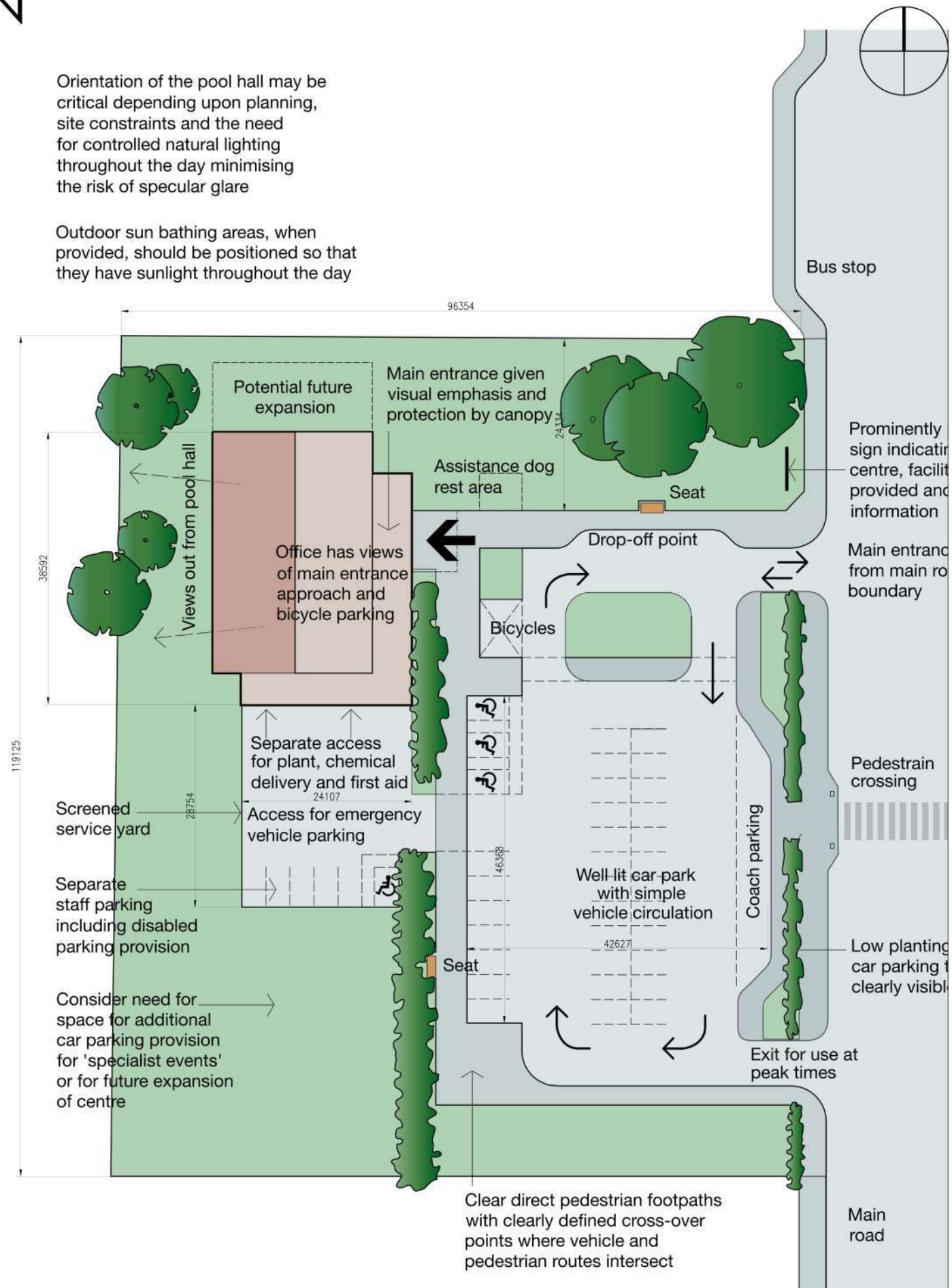
Design
Guidance Note
Creating a sporting habit for life



GUIDANCE

Orientation of the pool hall may be critical depending upon planning, site constraints and the need for controlled natural lighting throughout the day minimising the risk of specular glare

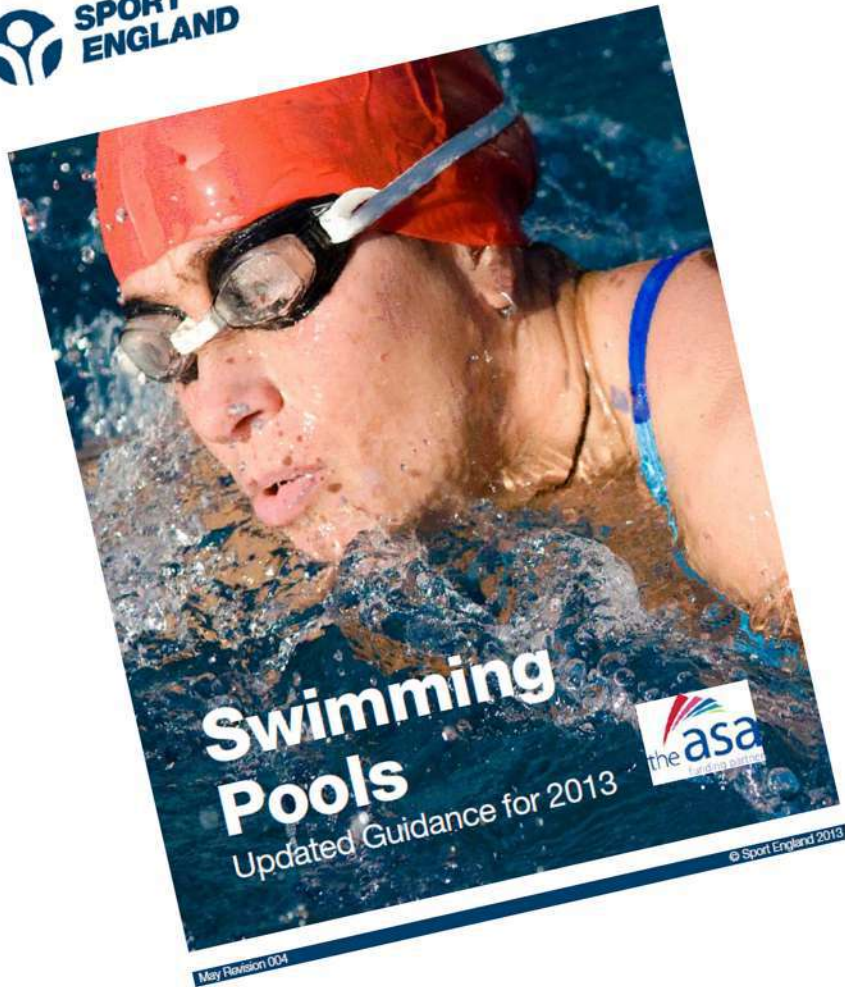
Outdoor sun bathing areas, when provided, should be positioned so that they have sunlight throughout the day



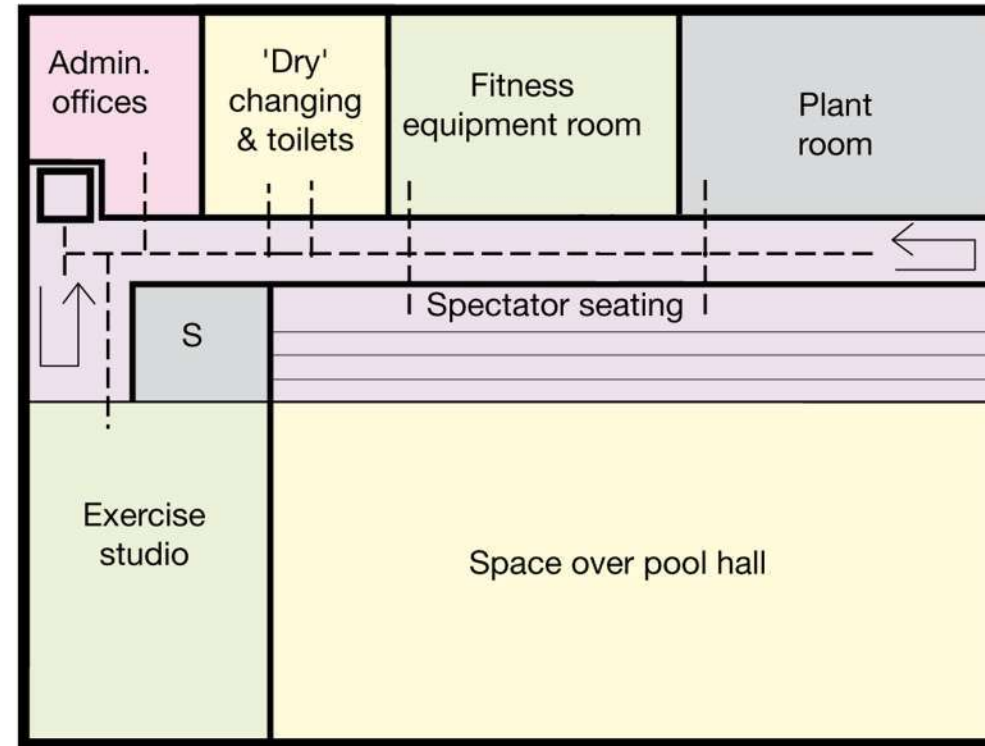
TYPICAL FLOOR PLAN - TWO STOREY OPTION



Design
Guidance Note
Creating a sporting habit for life

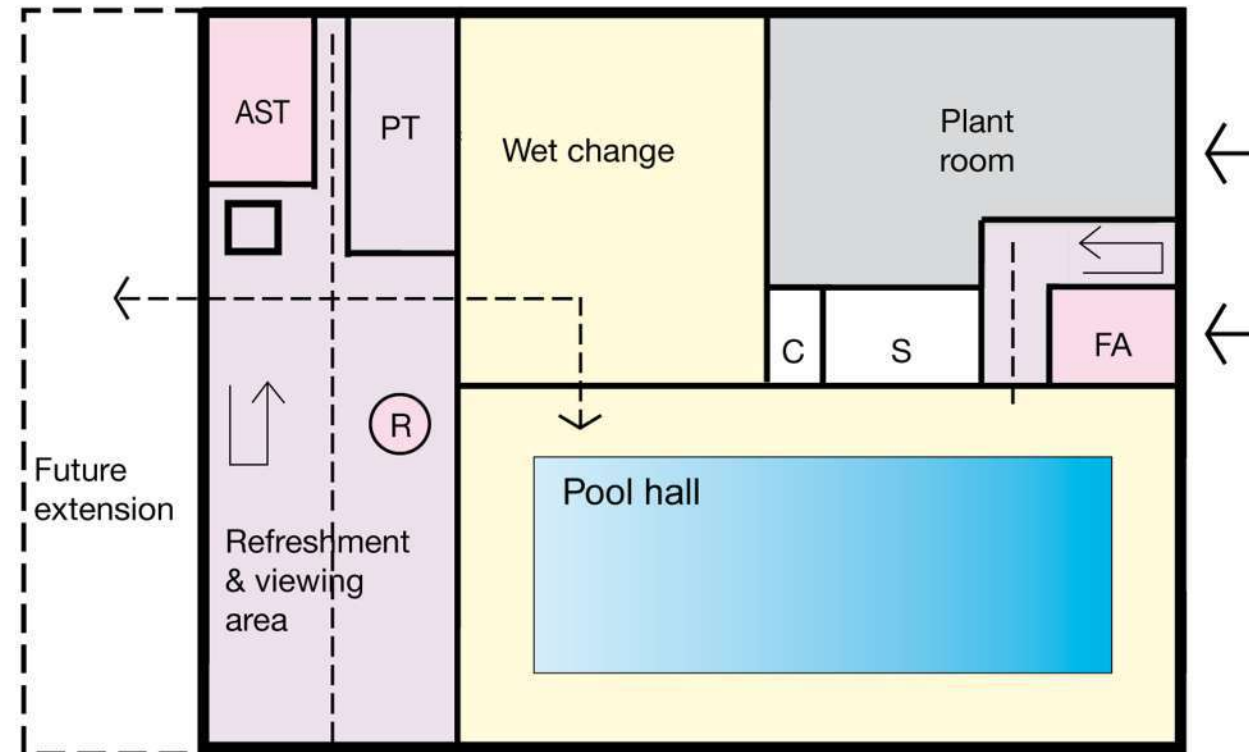


GUIDANCE



KEY

- AST Attendant staff accommodation
- C Cleaner's Store
- FA First Aid
- PT Public toilets
- R Reception
- S Store
- SH Showers
- T Toilets



TOTAL FLOOR AREA: **1800m²**

TOTAL DRY ACTIVITY SPACE
& CHANGING FLOOR AREA: **314.7m²**



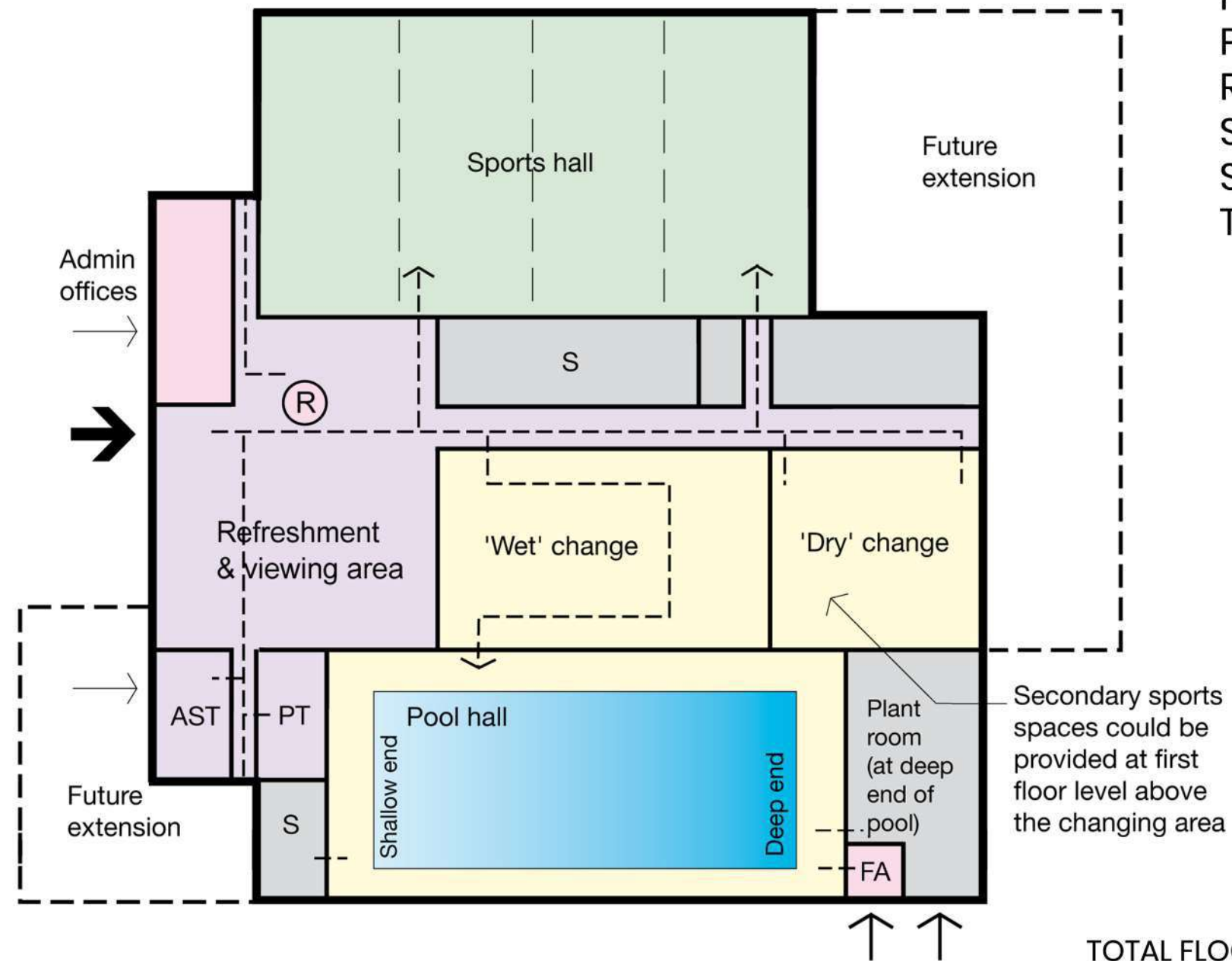
TYPICAL FLOOR PLAN - ONE STOREY OPTION



GUIDANCE

KEY

- AST Attendant staff acc.
- C Cleaner's Store
- FA First Aid
- PT Public toilets
- R Reception
- S Store
- SH Showers
- T Toilets



TOTAL FLOOR AREA: **2004m²**

TOTAL DRY ACTIVITY SPACE
& CHANGING FLOOR AREA: **713.7m²**



DC&MG
ASSOCIATES