

FOREST HILL POOLS

FOREST HILL, LONDON

Status: Completed 2012

Client: London Borough of Lewisham

Value: £9.0 million



Forest Hill Pools opened in 1885 but in 2006 the London Borough of Lewisham was forced to close the pools for health and safety reasons. Keen to retain such a facility in this part of the Borough, the Council with the community's support, agreed to demolish and rebuild the pool halls whilst retaining and integrating the original Victorian frontage into the design. Following feasibility studies which established the building concept, a design team was commissioned in 2009 for delivery through to project completion.

The new community facility provides separate 25 m and learner pools and a health and fitness suite, carefully integrated within the conserved Victorian Pool Superintendent's building. This has greatly enhanced the public realm, contributing to the Borough's Olympic legacy, benefitting present and future generations and revitalising the retained frontage as a crucial member of a wonderful series of Victorian buildings along Dartmouth Road.



Interior view of the main pool hall

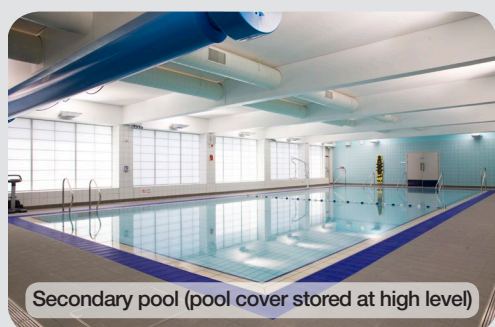
Accessible Design

The building has been designed to meet best practice:

- Combination of level and ramped approach and easy rise steps lead to dual entrances
- Generous lift allows access for disability scooters
- Lobbies to toilets removed to improve access
- Unisex accessible 'Changing Places' WCs with dual transfer WC, variable-height washbasin, changing bench and shower for community use
- Fully accessible changing areas are supplemented by dedicated accessible unisex changing
- Storage provided for wheelchairs within the changing village
- Wheelchair viewing spaces are integrated with spectator seating to the learner pool
- Poolside hoists, recessed ladders and stepped entry to the learner pool provides easy access.

Unique features

Pool covers have been carefully integrated with the building fabric to ensure these do not detract from the appearance or effect the use of the surrounds for spectating.



Secondary pool (pool cover stored at high level)

Stakeholder Engagement

The project enjoyed excellent council support throughout, but design development was a collaborative process with valuable and engaging public consultation from the start. This included a series of meetings with stakeholder groups and residents, presentation to the Ward Assembly, reviews with the Planning Design Panel and public exhibitions.

Schedule of Areas

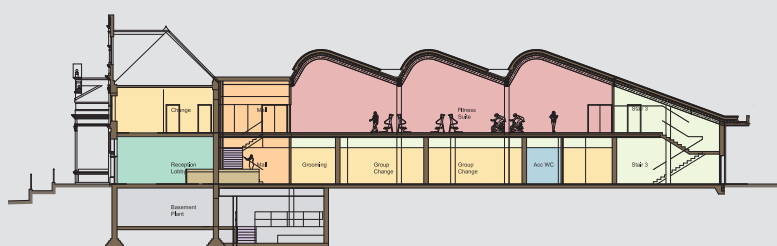
Gross Site Area	4,475 m ²
Building Footprint Area	1,970 m ²
Gross Internal Floor Area (GIFA) - all floors	3,935 m ²
Circulation Area as % of GIFA (inclusive of foyer, reception and concourses)	14.2 %

General Accommodation / Standards

Exercise Studios	One large 35 person studio and one small 30 person studio providing facilities for aerobics, pilates, spinning and meetings
Fitness Suite	The inclusive gymnasium accommodates up to 50 users, using a range of free weights, CV and resistance equipment and benefits from views over the pool hall
Swimming Pools	A 6-lane 25 x 13 x 1.0-2.0 m deep main pool is designed for community use and galas but not competitions, as these will be held elsewhere. The 16.7 x 7.0 x 0.7-0.9 m deep learner pool has full-width steps at the shallow end and a spectator area to allow parents to watch swimming lessons
Café	The community café caters for up to 50 people and can be used without entering the controlled area of the facilities. It benefits from access to a sunny external terrace and views to the pool
Community Room	A large community room provides facilities for meetings and exhibitions and overlooks the pool
Changing Areas	Ground floor wet changing facilities combine unisex village changing with separate male and female group changing rooms and accessible changing facilities. Further first floor male and female changing rooms are located in the retained section of the Victorian building serving health and fitness

Procurement / Programme

Tender	OJEU restricted procedure
Contract	Design and Build JCT '05
Duration	Approximately 3 years from mobilisation to practical completion



Long Section (through changing and fitness suite)

General Description of Key Specifications and Materials

Frame	Steel	
Cladding	Brickwork and terracotta, render and zinc rain screen systems	
Roofing	Standing seam aluminium and mixed species sedum roof	
Internal walls and partitions	Blockwork and metal stud	
Internal doors	Encapsulated for pool environments	
Wall finishes	Plasterboard and ceramic tiling	
Floors	Vinyl, tiled and carpet	
Lighting	Lux levels	Type
	Pool zones	300
Fitness suite / Exercise studio	500	Wall mounted fluorescent up/down lights
Changing	300	Recessed compact fluorescent

Summary of Elemental Costs

	Element	Total Cost (£)	Cost (£) per m ²
1	Substructure	1,070,000	336
2	Superstructure	2,098,000	658
3	Finishes	562,000	176
4	Fittings and furnishings	332,000	104
5	Services	2,230,000	699
6	External works	816,000	256
7	Preliminaries	1,131,000	355
8	Contingencies	352,000	110
9	Design Fees	382,000	120
	TOTAL CONTRACT SUM	8,973,000	2,814

Notes:

- Costs stated are rounded and based on 3rd Quarter 2010
- Costs stated exclude demolition works
- Costs stated exclude VAT
- The project was entirely funded by the London Borough of Lewisham

Specific Items of Interest

Element	Approximate area (m ²)	Water area ratio
Total water area	446	
Pool hall area	854	1: 1.91
Wet changing toilets and showers	305	1: 0.68
Pool equipment store	17	1: 0.04
Combined area of pool hall, wet changing and storage	1176	1: 2.64
Spectator seating (23 seats + 2 wheelchair zones)	25	
Café / reception / concourses	475	
Public WC's	62	
Exercise studios	258	
Fitness suite	255	
Dry change	165	

[Click here for 'User Guide'](#)

[Click here for current 'Design and Cost Guidance'](#)

Environmental Sustainability

- BREEAM 'Very Good'
- EPC Rating 'B'
- Combined heat and power unit
- Pool air/water heat recovery
- Pool covers
- Natural ventilation
- Rainwater harvesting
- Maximisation of natural light
- Ultra violet pool water treatment
- Air source heat pumps
- High efficiency light fittings
- A 'green' sedum roof

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I am absolutely delighted to see the wonderful job that has been done redeveloping the pools to modern standards, while retaining features like the historic Victorian frontage.

”

Chris Best

Cabinet Member for Community Services
London Borough of Lewisham



The retained Victorian frontage with upgraded access and the new extension

All photographs provided by Roberts Limbrick Ltd.