

Cleveland Pools feasibility study

for the Cleveland Pools Trust

acanthus ferguson mann March 2006



00

contents

01	INTRODUCTION		
02	EXECUTIVE SUMMARY		
03	BACKGROUND		
04	SIGNIFICANCE		
05	APPROACH		
06	VULNERABILITY		
07	PLANNING CONTEXT		
08	CONDITION		
09	OPTIONS FOR USE		
10	MARKET ANALYSIS		
11	PROPOSALS		
12	COSTS		
13	PREFERRED PROPOSAL		
14	FUNDING		
15	NEXT STEPS		
16	CONCLUSION		
		APPENDICES	
		(bound separately)	
		1	Standing building assessment: Bath Archaeology
		2	List description:
		3	John Pinch architect: AFM
		4	History of public bathing: Jane Root
		5	Historical Bibliography: AFM
		6	Recommendations for repair:
		7	Structural Condition Report: Mann Williams
		8	Environment Agency response:
		9	Natural Swimming Ponds: Garten Art
		10	Pool engineering designs and quotations: Tam Engineering
		11	Inclined elevator: specification and quotation: Garaventa
		12	Survey Analysis: Prometheus
		13	Budget Estimates: Mildred Howells & Co
		14	Response to pre-application enquiry: Heritage Lottery Fund
		15	Valuations Report: Brooks Chartered Surveyors
		16	Press Cuttings
		17	A3 Drawings: Acanthus Ferguson Mann

01 introduction

1815 “.. The Pleasure Baths in the vicinity of Sydney gardens were this year erected, and have proved in each succeeding one, a high source of gratification to those who delight in the healthful recreation of bathing and swimming. The ground, where they now are, was contiguous to some marl pits (an unprofitable waste piece of land), and admirably designed to form a connection with the river, which sends a running stream constantly through the baths. They have been much improved of late years, are nearly shut out from public view, and will soon be entirely so, by the continued growth of trees which surround them”

R Mainwaring, *Annals of Bath*, 1800-1830



Cleveland Baths location

right:
Aerial View of Bath showing the site

The Cleveland Pools in Bath are the oldest surviving public open-air swimming pools in the country.

“The Cleveland Baths are now disused but are a significant set of structures. The baths were built in 1815 as a private venture, and as a public swimming pool. The main buildings date from that period and are relatively well preserved. The changing rooms are structurally largely original, and even retain doors and door furniture, but some fittings are Edwardian. The pools were altered in the Edwardian period under the Bath Corporation, which took over ownership in 1900, and other alterations took place in the 1960s and 1980s. However, the current size and shape of the pools is very close to the original and the relationship of the large pool to the crescent of buildings is still apparent and crucial. The baths closed in 1984. They were used as a trout farm for several years, with only superficial changes.

The baths are the only public Georgian swimming baths in the country and are the oldest by some margin. The next surviving and known pools date from the 1850s and 60s and most are early to mid 20th century. Consequently, the Cleveland Baths are of considerable significance and of local and national importance. The complex is very sensitive to change now and it is hard to see what beneficial re-use other than the original is possible, but the complex is worthy of preservation and enhancement as, in some respects, a unique monument.”

Bath Archaeology:
A standing building assessment, 2005

The Cleveland Pools Trust (CPT) is a registered charity in the form of a company limited by guarantee. The organisation was established in 2004 in order to save this heritage asset for public benefit when Bath and North East Somerset Council threatened to dispose of the site for private redevelopment.

The objects of the charity are to: *Preserve for the benefit of the people of Bath and of the Nation, the historical, architectural and constructional heritage that may exist in and around Bath and North East Somerset in buildings (including any structure or erection, and any part of a building as so defined) of particular beauty or historical, architectural or constructional interest with particular reference to the Georgian Bathing Pools known as the Cleveland Pools.*

There are currently three Trustees, sixty eight fee-paying friends and six hundred registered supporters.

The feasibility study has been commissioned by the CPT in order to identify the most beneficial option for the future of the site and buildings, and to determine an outline assessment of the viability of such proposals.

Key contributors to the feasibility study are as follows:

- The members and supporters of the Cleveland Pools Trust, liaison: Janice Dreisbach(CPT)

- Acanthus Ferguson Mann architects: Christopher Balme and Tish O'Connor (AFM)
- Mann Williams civil and structural engineers: Jon Avent (MW)
- Mildred Howells quantity surveyors: Alec Painter (MH)
- Prometheus, market research and business planning: Roger Lansdown (PM)
- Alan Brook, Valuer (AB)
- Tam Engineering, pool technology: Tom Mogg (TAM)
- Gartenart, natural swimming pond advice: Ralf Schmiel (GA)

The study has been funded by Architectural Heritage Fund together with donations from the public.

The report ‘Cleveland Baths, Bathwick, Bath. A standing building assessment’ (Peter Davenport, Bath Archaeological Trust, March 2005) has been the source of much of the historical background information contained in this study and should be referred to for any further details in this respect.

We acknowledge the wonderful source of knowledge and inspiration to be found in ‘Liquid Assets - the lidos and open air swimming pools of Britain’ by Janet Smith, published by English Heritage in summer 2005,

We are most grateful for the assistance and support of Tom and Trevor Mogg of Tam Engineering, John Dagger (the former superintendent of the baths) and Ralph Schmiel of Gartenart.

02

executive summary



Significance

The Cleveland Pools complex at Bathwick on the south bank of the River Avon in Bath is a unique survivor of the cultural, historic and architectural heritage of Georgian Bath and as such is a significant element in the Bath World Heritage site.

In a city whose name denotes bathing, albeit in hot springs for over 2000 years, the Baths are an early (1815) example of a Subscription Pool, built with private money for public use. The pool and buildings survive largely intact and as such are the oldest surviving example of open air public swimming baths in the country by many years.

Vulnerability

The site is subject to considerable restrictions including steep slopes, very limited access and high risks of flooding. The complex is highly sensitive to change and vulnerable to neglect.

Proposals

The scheme proposed would restore the historic swimming pools as well as create a pleasant and interesting place to visit to appreciate heritage and ecology or to hire for functions. The Cleveland Pools would become a most significant and valued asset in the City of Bath.

02

executive summary

The capital project would involve repairs to the buildings, pool structures and paving, fitting out the upper floor of the cottage as a caretakers flat and downstairs for reception, interpretation and basic refreshments. The space of former ladies pool would be used for education, treatments or servicing functions. New wcs would be constructed at the west end of the existing buildings. The setting of the complex would be enhanced to create a secluded public garden or small park. Ideally there would be a new footbridge across the river facilitating access from a level approach to the north. Alternatively an inclined elevator could provide access from Hampton Row.

Finances

An initial appraisal of market and the costs indicates that a not for profit venture with limited paid staff supported by volunteer resources would be popular and viable. Capital funding of approximately £1.2million (including development and start up costs, vat and 2 years inflation) would be required. There is a good likelihood that this level of funding would be achievable through a combination of Lottery grants, charitable trust grants, public appeal and sponsorship.

Next Steps

The future of the project is dependant on the support and co-operation of Bath and North East Somerset Council.

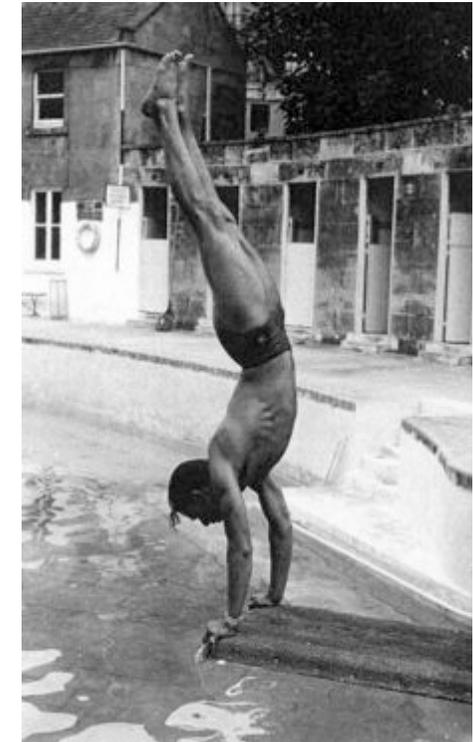
A Heritage Lottery Fund Project Planning Grant could be sought as soon as possible. This would enable detailed access and audience research to be completed. In the process links would be established with potential stakeholders and public support rallied.

Potential funding bodies should be approached and the likelihood of successful applications assessed. Corporate sponsors and other donors should to be identified and their level of interest established.

The concept and business plan should then to be developed to fit the results of this research and inform the progress of the project. This would be followed by the development of designs and cost estimates in sufficient detail for funding applications to be made.

Benefits of the Project

- Restoring the buildings, structures and garden so that they will be available for the amenity, appreciation and education of the public
- Widening the understanding of heritage and ecology and increasing participation in educational, community and cultural activities, equipping the spaces and garden to meet these needs;
- Developing working partnerships with local organisations to create a community resource that is sustainable in the longer term;
- Enabling Cleveland Pools to operate within legislation: Listed Building, Disabled Access, Health and Safety, Human Rights;
- Adding to the unique jigsaw of heritage assets that sustain the prosperity of Bath and North East Somerset.



above:
photograph from the Wessex Water archive

03

background



reproduced from ordnance survey under lic. no AR100019099

Cleveland Baths location

Location

The Baths (grid ref: ST 759658) are located on the South Bank of the River Avon, terraced into a steep slope in Bathwick, 1.4 km east of the centre of Bath, just off the A36 Warminster Road.

The Kennet and Avon canal and the railway converge along the south side of the narrow 'No Through' Hampton Row. This gives access to the top of the footpath and the steep grassy slope, which leads down to the Cleveland Baths and the River Avon beyond. All the land around the Baths is liable to occasional flooding and is given over entirely to garden plots or to the playing fields on the opposite river bank.

03 background

History

The Cleveland Baths were constructed on land owned by the Duke of Cleveland.

The site includes the earliest known survivor of a cold, fresh-water, swimming bath in the country. The Baths were paid for by private subscription and built for public use and as such a precursor of many more to be erected across the country during the nineteenth century.

In 1810 the Harcourt Master Plan of the City of Bath shows only fields between the Kennet and Avon Canal and the river as far west towards Bath as Bathwick Street which is lined by a number of plots and a few buildings. The 1818 Barratt's map shows no further development except for Hampton Row and the Cleveland Baths to the east, with the land between the Baths and Bathwick Street being laid out to market garden plots and marl pits. (see bath Archaeology report, appendix 1 for maps)

In 1801 The Bathwick Water Act had

forbad male nude bathing in the river, but bathing (possibly nude) continued in the marl pits which were later described as contiguous with the Cleveland Bath site. When the 'Pleasure Baths' opened bathing conditions were described as 'much improved on (the marl pits) with running water and trees planted' presumably in cross reference to conditions in the marl pits.

The Baths were opened in 1815 during a period of national peace and stability when many new building schemes were projected. This followed the decade of economic unrest during the Napoleonic wars when building speculators had been ruined and construction left unfinished in Bath and many other places across Britain. Unfortunately the Baths were soon affected by the post-Napoleonic depression and general decline in Bath's fortunes after 1820. This, combined with the relative remoteness of the Cleveland Bath site, probably precipitated the bankruptcy of the promoters and early change of ownership.

The great and the good of Bath played

a major role in the development of the Baths and an advertisement in the Bath Chronicle 20th July 1815, asked for subscriptions from those gentlemen wishing to encourage the plan, and names included Charles Phillott esq. Mayor, as well as a printer, an attorney and architect who gave their services 'gratis' (see appendix for full list)

Their objective was clearly stated in the announcement "to provide a place in connection with the River, where those who swim and those who do not will be alike accommodated".

The Reverend Race Godfrey acquired the lease in 1827 for the Baths and the adjacent building plot and successfully ran the Baths until the 1860s. He spent a considerable sum of money on refurbishments including the provision of a walled Ladies pool, designed for bathing and accessed via a rear door. It included the much-quoted 'spring fed, perpetually running showers' and was opened in 1827.

Another small pool on an upper terrace was constructed between



left:
images from the Wessex Water archive

03 background

(continued)

1852 and 1861, probably spring fed, later by mains. The Baths remained in private ownership until 1898 promoting swimming as a healthy and potentially life saving activity and providing lessons periodically.

Bath Corporation took over the baths in 1900 and ran them, briefly for free. (Roughly at the same time Cirencester Urban District Council took over the running of their private out door pool, built c 1869/70). The Baths were very popular well into the 1960s

but also saw a number of material changes and improvements including the total separation from the river water, the change in form from a D to a P shape and the construction of shelters. Further upgrading was carried out in the sixties with new filtration systems.

During the 1970s public funds were directed to the newly opening Sports Centre, away from the local outdoor pools, and despite private attempts to carry out works in 1982 the Baths

were closed by 1984 and for a short while were used as a trout farm.



right:
photograph from the Wessex Water archive

Chronological Development

- 1815 "Pleasure Baths... erected" (Annals of Bath 1838 – Main-waring. Promoters: Bourne, Austin and Newport took out lease). Land owned by Duke of Cleveland lay at very eastern edge of development of Bath. Pinch, an 'accomplished' local architect, also designer of the 'artisan' housing on Hampton Row, was a subscriber to the Baths by way of services, and as such is most likely to have contributed to the design of the Baths).
- 1818 First Depicted on Barratts map.
- 1823 Bourne took out a lease in 1823 which included a condition to build new houses along Cleveland Row.
- 1827 Newport – builder and designer went bankrupt and the Baths became dilapidated.
- 1827 Rev Race Godfrey bought the lease for the Bath and land on Cleveland Row for £350, operated the baths until the 1860s and spent £1200 on refurbishments. (The condition to build houses was unenforceable; see Cotterell's map 1852).
- 1827 When the Bath reopened it incorporated a secluded ladies pool with 'perpetually running shower'. (The Cleveland Pools Trust.)
- 1838 Tithe map 1838 shows form of pool (Bathwick 2004).
- 1852-1861 Second bath (upper pool) constructed during this period, paved throughout.
- 1871 Major, 1871, makes reference to "springs rising in the bath" which are likely to be the reason why smaller upper pool built (P. Davenport 2005). In the 20th century the small pool is mains fed and a spring is reported to feed the main pool.
- 1886 Large scale OS map 1:500 shows sluice at outlet to river, and small enclosed ladies pool at west end of cubicles.
- 1898/9 Baths closed, end of private ownership.
- 1900 Bath Corporation took over – Refurbished.
- 1901 Baths reopened –The Mayor dedicated the Baths to the people of Bath for free bathing. It was very popular but it was not free for long.
- 1904 -Basic changes to main pool carried out
- 1910/14 Separation from river. East extension of pool with terraces and shelters to east of existing changing rooms, changes to upper pool shelter (see 1932 map) – Edwardian semi engineering bricks used.
- 1941 Upper pool used for immersion baptism.
- 1967 New concrete floor and blue paint to main pool – also removal of shelters (c1910) at east end. Probable construction date of fountain at east end – part of filtration system 1968 – aerial photo.
- 1970's Use of outdoor pools declined after the new sports centre opened.
- 1982 Private scheme to refurbish baths, £8000 spent.
- 1984 Baths closed.
- 1985 The baths were reinstated for a season during refurbishment of the Sports Centre then closed and used as a trout farm.

03

background

Description

See site plan on page 22

The site is approached from Hampton Row via a wrought iron gated path between house frontages. The tarmac path, width 1.5m at its narrowest, falls nearly 14m down to the apron of the main pool. A steeply sloping grass bank leads down to the rear of the crescent of ashlar stone walled buildings built around the main P shaped pool.

To the east is the upper pool (15x6x1m deep av.) with open fronted shelters roofed in corrugated asbestos to its east and south and a stone walled WC in the SE corner. The upper pool is constructed in brick walls with terracotta edging blocks and a concrete covered paving slab base (assumed), all coated in dilapidated light blue waterproof paint. The upper pool surround is in situ concrete with an impressed finish.

The walls and terracing between the upper and lower pools are finished in a mixture of stone, brick, render and concrete.

The boundaries with adjoining private gardens are formed in walls of coursed random rubble stone, with an open aspect to the east and mature trees to the west and south.

Mature trees to the northern, river, boundary complete the strong sense of seclusion of the site.

The main pool ('P' shaped 41x9-17x1.8m deep av.) is of similar brick, render and concrete construction to the upper, with an apron of well-weathered concrete paving slabs. Between the pool and the river is a raised bank, a flood defence 1.5m high. Mature trees grow out of the eroded riverbank. There is a dilapidated mooring to the west.

At this point the river is tree lined on both banks, the footpath on the opposite, north bank, comes down to the



right:
photographs from the Wessex Water archive

river's edge with fishing stations. The principal buildings form a crescent with a central two storey cottage flanked on either side by two lower wings of six changing cubicles following the curve of the original 'D' shaped pool. The buildings are constructed in ashlar stone walls with slate roof to the cottage and corrugated asbestos roofs to the changing cubicles. The cottage has three rooms on the upper floor including a bathroom. The ground floor has a central arched entrance lobby with one room either side. A late 20th century staircase rises through the eastern room.

A single storey block at the west end of the cubicles accommodated the 'perpetual shower' and the unroofed ladies bath. This has been infilled to form a space which was latterly used as a café.

At the far west end of the stone buildings are timber sheds housing pool equipment and toilets.

Ownership

Bath and North East Somerset Council are the current freehold owners of the site, with vacant possession.

After more than 20 years of uncertainty since the pools were used for public swimming the Council is resolved to dispose of their responsibility for the property.

In 2004 FPD Savills marketed the property on behalf of Bath and North East Somerset Council for £400,000, a remarkable amount given the limited extent of useable existing accommodation and in the light of what is now known of the physical, environmental, planning and heritage constraints of the site.

The Council is currently seeking offers for the property to include detailed proposals and business plans.

03

background

"As an adult I swim almost every day now. When you jump into a pool, whatever negative energy you might be storing up, you just leave it behind at the water's edge. It releases so much stress"

Tracy Emin in *"Liquid Assets"*



04 significance

Significance

The Cleveland Baths are listed grade II being of special architectural and historic interest. English Heritage are currently considering an application to raise the status of the listing to II*. The listing description and a standing building assessment by Bath Archaeology are included in the appendices.

International Significance

The Cleveland Pools complex at Bathwick on the south bank of the River Avon in Bath is a unique survivor of the cultural, historic and architectural heritage of Georgian Bath and as such is a significant element in the Bath World Heritage site.

National Significance

In a city whose name denotes bathing, albeit in hot springs for over 2000 years, the Baths are an early example of a Subscription Pool, built with private money for public use. The pool and buildings are still largely intact and as such are the oldest surviving example of cold water public swimming baths in the country by many years. The Cleveland Pools are of equal or greater significance than the two other extant early pools: Pells Pool Lewes, 1860, in 20th century form and without buildings, and the Clifton Pool Bristol, 1850, listed grade II*.



The importance of lidos and open-air swimming pools, including Cleveland Pools, is celebrated in 'Liquid Assets' by Janet Smith, published in summer 2005, the third title in English Heritage's Played in Britain series.

See also extract on the History of Public Bathing, J. Root 1999 in appendix 4.

Local and Regional Significance - Cultural.

Popularity: The main Pool was almost continuously in use for 170 years and for much of the time very popular. The Baths have survived for much of the twentieth century due to their popularity with the city's youth who for generations were able to spend hot summer days on grassy slopes, by shady trees in one the most idyllic city bathing establishment in the country.

The importance of the Cleveland Pools to the local community of today is reflected in the number of people who have recently signed up



Top left:
Clifton Pool, Bristol

Right:
Cleveland Pool Main Pool

04 significance

as supporters, nearly 600, and the wealth of press coverage when closed in the 1980's and threatened with disposal in 2004/5 (see press cuttings in appendix 14)

Every new visitor to the site is delighted to discover the hidden asset 'like a haven, a sanctuary' and is struck by the archetypal sense of the theatre engendered by main pool and its crescent of buildings.

Historic Association and Precedence: Bathing was already established on the site in flooded marl pits in this poorer part of Bath. Male nude bathing in the river at Bathwick was clearly an issue in the late 18th century, prompting its banning in the 1801 Bathwick Water Act. It is uncertain however whether this ban extended to the marl pits.

Hot water spa baths and private cold plunge pools were plentiful in Georgian Bath including the now demolished Widcombe bath and the early Claverton Down Bath. The Cleveland Pleasure Bath was built in a city already pre-eminent in the cultural heritage of bathing for fashionable society, but it was different. It was a formal recognition of the right for all sectors of society to bathe or swim for a small fee in a safe and modest environment even though some claimed that it still excluded the very poorest.

See appendix for further historical background.

Architecture:

J. Pinch, an accomplished local architect was a subscriber to the Bath by way of services rendered and is likely to have contributed to the design, The buildings themselves, though plain and unornamented, are a beautifully crafted example of the mason's art in this city of stone; the pleasing arc of the buildings echo the arc of the pool itself whose form acknowledges the flow of the captured river water through the site when first built. See appendix for further reference to J. Pinch.

Wealth of Local Resources

Cultural and Physical: The initial inception of the Baths and their survival today are a product of the combined forces of :

- The spring waters and relatively clean river waters;
- Good local building stone and the marl pits;
- The entrepreneurial and architectural inheritance of the foremost fashionable spa town in the country;
- The relative wealth and the good intentions of the city dignitaries who chose to dignify the leisure pursuits of the common man along the banks of the River Avon.
- The Reverend Godfrey who, by 1827, had even provided a

discrete and secure location for ladies' bathing – which may also prove to be very significant.

- The nature and geography of the site: the relatively marginal location, the steep narrow access path and the propensity for the whole of the lower terrace of buildings and pool to flood, have protected the Baths from the more intense economic pressures for redevelopment



Left:
View from across the river

04 significance



top:
Changing cubicle



right
Ladies pool exterior

bottom:
Cottage staircase

Comparative significance of the structures:

Cottage and crescent of changing cubicles

Exceptional significance: Primary building, single build, unique form, high quality.

High: Edwardian joinery and fittings, cast iron hob grate (1815)

Intrusion: Late 20th century stair, partitions, fittings and windows.

Western block

High significance: 'Perpetual shower' and ladies pool the remains of which must be retained and accommodation for the new use adapted around.

Modest: Late 20th century fittings and joinery; timber sheds to western end with plant and fittings.



Upper pool shelter

Modest significance: The southern shelter (circa 1900) and eastern shelter (mid 20th century).

Main pool

Exceptional significance: The essence of the site, with direct connections to the primary form and generator of the buildings and character of the site.

High significance: The brick walls of the extant structure probably date from the early 20th century. Various steps.

Modest significance: Concrete paving slabs, terracing and cascade at eastern end.

Upper pool

High significance: Dating from 1861, brick walls of the extant structure probably date from early 20th century.

Modest significance: Concrete pool apron.

Other features

High significance: Paths and steps including steps into the river have existed in the present locations since mid-late 19th century.

Enclosure of the site by mature trees reflects the original intention of providing a discreet place for bathing and is an essential ingredient of the distinctive character of the site.

Intrusions

Equipment and fittings related to the trout farm.



Approach

An approach involving minimum intervention and conservative repair as well as strong ecological imperatives has emerged. The policies outlined below will ensure that the importance and character of both the structures and the place are preserved and enhanced and that a sustainable long term solution is achieved.

Conservation and development policies



- i) A conservative approach of minimum intervention and disturbance of the fabric of the historic structures as well as the character of the place is to be adopted.
- ii) Complementary approaches to environmental and ecological conservation are high priorities.
- iii) Raise awareness and appreciation of Cleveland Pools as an asset of high social, economic and heritage value to the City of Bath.
- iv) Manage the reuse of Cleveland Pools for public benefit.
- v) Manage the reuse of Cleveland Pools to work within available resources and to ensure sustainable long-term future.
- vi) Appropriate uses should include

swimming, other water based leisure activities as well as other uses associated with health and fitness and the enjoyment and appreciation of heritage and natural assets.

- vii) A limited amount of enabling development may be considered as a last resort providing it can be shown to have an acceptable impact on the core historic site.
- viii) Fulfil requirements of health and safety, disabled access and environmental legislation as is reasonable and practicable in the particular physical and historic context.
- ix) Prioritise repairs using authentic materials and techniques as required to preserve the integrity of historic fabric and using good quality contemporary materials and techniques where technically, aesthetically and financially beneficial.
- x) Develop a complementary package of community, heritage, sporting, education and commercial uses as a means of securing capital and revenue from wide range of sources and bringing new and diverse audiences to enjoy the asset and making the place even more interesting.

05

approach

top:
upper pool

centre:
sheds at west end of buildings

bottom:
perpetual shower in Ladies pool

06

vulnerability

Vulnerability

Physical

The steeply sloping nature of the site imposes restrictions, difficulties and abnormal extra costs on any proposals. The site falls nearly 14m from entrance gate to the main poolside. The only level areas are the pools and their aprons, the footprints of the buildings and an area in the northwest corner, which includes the former site of the Bath Dolphins Swimming Club sheds. The amenity of the adjoining residential properties may restrict certain public or commercial activities. The site is bounded by private gardens on three sides. The tree-lined river Avon forms the northern boundary of the site.

Environment

The most significant constraint on the site is the risk of flooding. The Environment Agency have been consulted and correspondence is included in appendix 8. The EA are content for the swimming pools to be revived

with conventional chemical treatment or natural filtration subject to reasonable environmental precautions being adopted.

As suggested by the EA we have discussed the site with the Council drainage engineer and jointly concluded that the lower sections of the site may flood up to a level of circa 44.000m OD in a 5-year cycle.

For this reason any new development would have to be raised on stilts and accommodation below this level, suitable for seasonal use only, should incorporate flood defence precautions and be constructed of robust cleanable materials. Structures may also require more frequent and major maintenance than those on other sites. The proposition by others to form a deep hydrotherapy pool on the site of the upper pool appears to be untenable for risk of flooding; let alone aesthetic, planning and financial considerations.



right:
terraces between pools

06 vulnerability

Condition

The condition of the buildings, pools and grounds will deteriorate rapidly if adequate maintenance is not undertaken and security improved. See section 8 of this report for more detailed discussion of the condition and appendices 6 Recommendations for repair and 7 Structural Condition.

Health and safety

The site is dangerous in its current derelict unoccupied state. To some children it may represent an undiscovered playground but the site contains many under guarded drops, sharp objects, trip hazards, contaminated and deep water etc. It is highly desirable that any scheme for reuse includes caretaker accommodation.

It is probable that measures will need to be adopted to control the local rat population in particular with respect to Weil's disease.

Reuse as public swimming pools will obviously require the presence of trained lifeguards; numbers vary according to population of swimmers, some may be trained volunteers.

The health and safety aspects of the pools will need to be addressed whether or not they are reused for swimming.

Access

The site is located 1.4km from the city centre with no public car parks in the immediate vicinity and reached off the already congested residential cul de sac Hampton Row. There are bus routes along the A36 Warminster Road and popular pedestrian recreational routes along the canal and the opposite bank of the river.

Vehicular access is highly problematic for any reuse of the site (other than single occupancy residential). A solution avoiding the necessity for car parking may be to adopt a similar park and ride scheme to that employed successfully at the Prior Park Landscape Garden. Disabled and limited operational parking could be created on the land between Hampton Row and the railway (owned by BANES). In the high season ferries from the Bath Boating Station, Pultney Bridge, the Riverside Centre or Morrisons' Supermarket car park might be considered.

The long (60m), steep (1:5) and narrow (min. 1.5m) path (which cannot be widened owing to adjoining properties) is the only site access to the pools. The steep path is challenging for all but the most able. It creates an obstacle for push chairs as well as for deliveries of goods, for servicing the site and for maintenance of the buildings.



top:
Hampton Row

centre:
entrance to the Baths

bottom:
entrance path

06

vulnerability

The options in respect of the site access are:

- i) Do nothing:
Not acceptable for any use other than private residential use.
- ii) Chair lift:
With goods/luggage carrying capacity, running on a monorail to the side of the path, able-bodied walk beside, illustrated in proposals, details in appendix.
- iii) Inclined elevator:
Occupies full width of the path, has to be used by all, expensive.
- iv) Motorised buggy on improved route:
Health and Safety risks, need for skilled driver, may require specially designed hybrid machine, may be worth further investigation as a short term solution.
- v) New footbridge over river:
Across river to Kensington Meadows, access via recreational ground, possible parking by negotiation with adjacent Morrisons supermarket.



right:
'Monorack' stair lift

A platform lift or ramp will be required between the upper and lower pool levels in any scheme.

The construction of a footbridge across the river to Kensington Meadows is by far the best option

to the transport and on site access problems for all, as well as providing easy access for large population to the north of the river.

Economic

Many local authorities have struggled to justify the provision of open-air public pools within the culture of 'best value'.

Imaginative community led initiatives lie at the heart of the revival in open air swimming pools. Charitable trusts and volunteers are responsible for a quarter of Britain's surviving open-air pools and lidos ("Liquid Assets")

The disposal of the property into private ownership is also unlikely to prove good value. The restrictions of the site are such that it is only a matter of time before any private sector use reuse founder. By way of illustration it may be worth briefly considering some possible scenarios:

Residential

Given the high flood risk, the only useable existing accommodation is the first floor of the cottage, as previously explained the building cannot be extended without detrimental impact on its character and value. One might consider new and elevated houses in the locations in proposal 2. Would such development be permitted if it were not enabling the preservation and enjoyment of the historic building for public benefit?

06 vulnerability

If permitted the development would inevitably be very expensive and what would become of the pools, would private owners restore them or fill them in to create garden space? Would the wealthy owners find the environs, lack of parking and difficult access acceptable?

Commercial

How are buildings of sufficient size to support the abnormal costs of developing the site to be built without unacceptable levels of detrimental impact on the historic buildings? Will a commercial developer be prepared to restore the pools? How will the access problems be overcome? Even if there was co-operation with the public sector over a footbridge or parking on land by the railway, would it be financially viable?

The most likely outcome of disposal into the private sector is prolonged period of stagnation and dereliction as the new owner attempts to find a viable solution and negotiate undesirable intrusions on the historic site.

Such a scenario could, as it has elsewhere, end up with urgent repairs notices, compulsory purchase and the local authority being back at the beginning in 10 years time with the structures in very poor condition (unnecessary loss of historic fabric and much higher repair costs) and without a charitable trust to take over responsibility for saving the asset for public benefit.

An independent valuers (Brooks Chartered Surveyors) report is included in appendix...

Ownership

The apparent lack of appreciation of the cultural value of the property to the City of Bath is the most immediate risk.

The Council's desire to pass on responsibility for the property and to release any value it may have is understandable. However the site should not be disposed of until solutions involving public benefit, potentially including partnerships with compatible commercial uses, have

been fully explored.

Since the closure of the baths in 1984 it appears various tentative ideas for the reuse have been explored without success. The active marketing of the property under the somewhat misleading guise of residential property with potential for development in 2004 on behalf of the Council galvanised the community into action.

Bath and North East Somerset Council clearly have responsibilities to ensure the economy, efficiency and effectiveness of their services. The property was conveyed to the citizens as well as the aldermen, councillors of the City of Bath. Everyone appreciates that the Cleveland Baths could not simply continue as per 1984. This study hopefully will provide the Council and Community with a reasonable understanding of the value and difficulties of the site. In addition it seeks to identify clear process to establish the best solution for the future of Cleveland Pools.

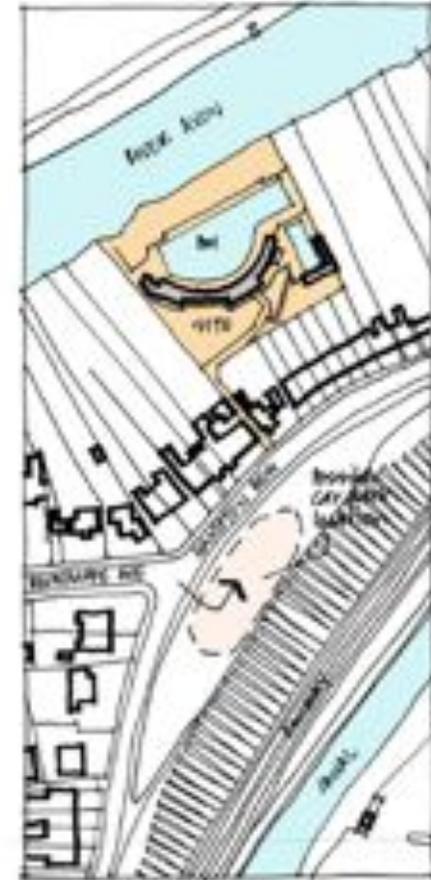


left:
main pool

right:
slope to south of buildings



SITE PLAN (1:1000)



LOCATION PLAN (1:1000)



CLEVELAND POOLS	NOV 18	TR 10	MT
SITE PLAN - EVIDENCE	NOV 18	TR 10	MT
scottus.lengua@cityofcleveland.com			

The pools have most recently been used as a fish farm. The cottage was used as the residence of the fish farmer.

With the Grade II listing, significant development of the site, including enabling development, which would have a detrimental impact on the historic buildings, pools and their settings would be unacceptable within the planning policies even if they were viable and made contribution towards any conservation deficit. Alterations to the buildings should be within the criteria set out in PPG 15.

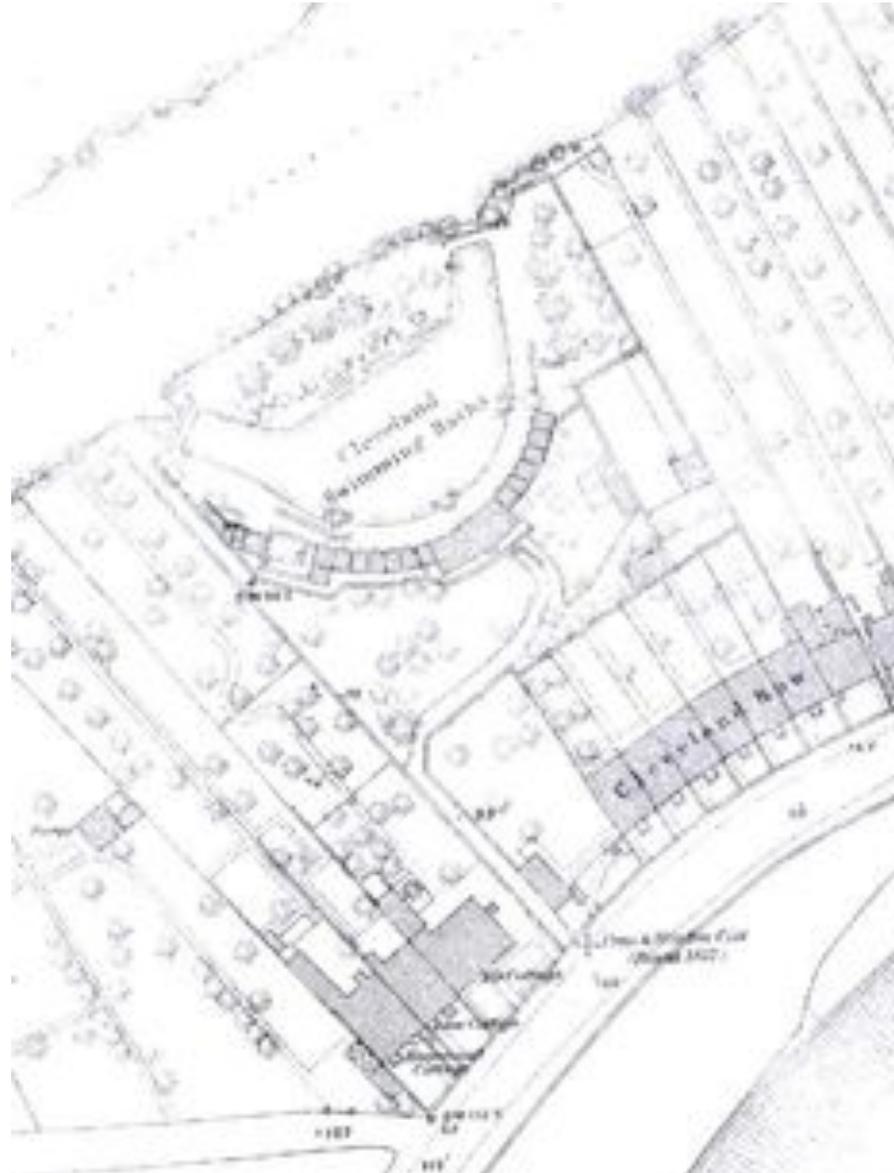
Archaeological investigations in line with PPG 16 may be necessary prior to undertaking excavations.

The character and symmetrical form of the principle buildings do not lend themselves to extension.

The restrictions that will be applied to enabling development have been highlighted by our initial discussions regarding Proposal 2 when Bob Sutcliffe, BANES conservation officer, stated that he would be very reluctant to agree to any additional residential development on the site and the loss of the upper pool. He felt that a restaurant was potentially appropriate and was keen on the provision of a footbridge across the river.

We sent our initial proposals to the planning department on 30 November, requesting a meeting to

discuss the matter. In spite of three telephone calls and a second issue of information no response has been forthcoming to date.



07 planning context

left:
1886 ordnance survey map

08 condition

Here follows a summary of information contained in more detail in appendices 6 Recommendations for repair and 7 Structural Condition.

Buildings

The Cottage and Changing rooms with 'perpetual showers' and Ladies pool have been well built with good quality ashlar and well maintained for most of their life.

The buildings are at a critical phase now, only partly used since closing in 1984 and since completely fallen out of use. The Cottage has been empty for less than two years,

A number of factors mitigate against the survival of the site in the medium to long term without the fairly rapid reoccupation: the buildings are terraced into the steep north facing hillside; already the changing rooms and upper pool shelter are partly overgrown with creepers and brambles; drainage of the site and revetment walls are likely to rapidly deteriorate causing further encroachment onto south facing walls and roofs, with stone decay at low level to the west and full height decay to the east side of the cottage.

The largely effective sheet roofing on ancillary buildings is beginning to seriously fail at wall head in a few places, encouraging breakdown and destabilisation of the masonry.

The slate roof of the Cottage which has been found to be early, with remains of lime torching and fine nailing, appears to be in a delicate condition with accumulating slips, clips and breaks.

Stone structures at the west end of the site are poorly ventilated and illuminated and likely to see fairly rapid onset of rots and beetle infestations if not opened up and dried out.

The cottage is suffering from penetrating and rising damp. Externally both gable walls and chimneys have open jointing and some, albeit limited, stone decay. The ground is built high against the south east corner, and failing rainwater goods threaten the north west corner.



right:
main pool

08 condition

The internal, non absorbent wall finishes were running with water on the day of the survey, and limited access revealed some first floor joist ends were rotten. Timber joists bearings, in the main house, which have been affected by decay resulting from water ingress should be exposed at first floor level to enable detailed assessment of remedial works.

Isolated timber repairs to the roof structure are anticipated, but from the visual evidence these will be reasonably minor. However, prompt action is required to ensure that the roof finishes are made weather tight; particularly around chimney stacks and along the ridge line.

In addition to all this, periodic river inundation penetrates the decaying impermeable coatings of the ground floor structures, increasing saturation levels.

New and salvaged joinery should follow using carefully chosen materials, treatments and form that are able to withstand saturation and drying cycle and encourage maximum ventilation.

The pools and all the structures that service them, have been borne out of the natural setting which must have been trying to reclaim them ever since, without much success until recently. In most cases, repossession of the site, taking control of the drainage and vegetation, recovering roofs, installing rainwater goods, stripping finishes and carefully directed re-pointing will restore much of the strength and integrity of the buildings and allow drying.

Baths

Brickwork and masonry around the edge of both baths, and at the waterline is showing evidence of deteriora-

tion with open mortar joints and loose sections identified. Over the top 450mm around the perimeter of the baths it would be anticipated that consolidation and repointing works will be required, together with a proportion of replacement brickwork. The condition of the structures below the waterline is uncertain but they will have been protected by stable conditions. The recent draining of the upper pool has exposed the pool tank to weathering and removed the equilibrium of ground and water pressure on its base and walls and is likely to accelerate the deterioration of the structure.

To enable a detailed inspection, and to assess repairs to the baths below the waterline, it is recommended that the water is removed together with the silt present. This operation should be carefully controlled to avoid any risk of damage which may result from the removal of lateral support from the water pressure.



left:
view down towards upper pool

centre:
upper pool

right:
roof of changing rooms and perpetual shower

09

options for use

Cleveland Pools was constructed as a swimming pool and a significant part of its heritage value relates to it being, or having been, a swimming pool. Thus the preferred option for future use on architectural and heritage grounds is its re-opening as a swimming pool. Consideration of economic factors, however, introduces a need to consider other uses. Thus the options and markets investigated in this report are:

- Use as a swimming pool
- Other uses - retaining use as a public swimming pool
- Without a public swimming pool.

In order to provide guidance for our enquiries, we carried out a SWOT analysis. By our thinking through and setting out the positive and negative factors of the site and its location we were able to establish parameters for our options analysis as well as highlight aspects of Cleveland Pools which support particular uses, as well as factors which need action for otherwise suitable uses to succeed. In general terms those uses, which benefit from the buildings, site and location are the most likely to work.

Strengths:

- Oldest lido in the country – dating from 1815
- Two pools, one main one in the front and a smaller one in the back
- Changing rooms and WC already there
- Main building which includes a two storey cottage
- Location on the banks of the Avon
- Garden space
- Appearance – the main pool ensemble has an attractive “look” to it
- Open-air pool (diminishing number left, none in local area)
- Unique
- There is a Trust already established to watch over its interests
- Community interest with hundreds signing in support of re-opening
- Listed, grade II
- Proximity to nearby housing in respect of potential audience

Weaknesses:

- Not in a city centre location
- Access from road could be a problem, with a narrow sloping entry to the site. Poor disabled access.
- Little street parking possible
- Open-air pool: heating and the installation of solar panels; limited and/or seasonal use of actual pools
- Age: unknown condition of the pools and supporting buildings
- Proximity to nearby housing in respect of potential disturbance

Opportunities:

- The site is on the banks of the River Avon
- There may be potential for siting a restaurant on land between the river and the pool
- The location allows for possible connection with a boat hire and operating company for transportation or joint venture
- Re-establishment as a pool for the community, possible location for classes like scuba, swimming lessons, synchronized swimming, hydrotherapy for the disabled/elderly, general fun
- Main 'house' could be used for pool related facilities and activities.
- Gardens and pools could be used for spring garden parties, outdoor functions, including music.
- There is considered to be a case for upgrading to Grade II*
- Pools could possibly be converted to winter uses, or used for a traditional "polar plunge" party during Xmas and/or New Year's
- A piece of Council owned land on Cleveland Row might be converted to provide parking

Threats:

- Bath and North East Somerset Council appears to be in a hurry to dispose of the site
- Community enthusiasm (will it be carried through into use of the pool/or space?)
- Noise levels may be restrictive, because of nearness of housing
- Cost of repairs to buildings and pool plus equipping them to modern standards
- Accessibility – can difficulties be successfully overcome?

09

options for use

"When people swim together on a regular basis, a bond develops. They share things when they are at the pool, and are concerned for each other when the pool closes"

comment from a swimmer at Parliament Hill Fields, London, from "Liquid Assets:", Janet Smith

options for use

above:
postcard of Butlins outdoor pool from

Use as swimming pools

In considering the swimming pool option, it is important to understand what an open air pool can offer, since this appears often to be neglected in consideration of swimming pool provision. Essentially open air pools provide a different type of facility and experience and have different usage patterns from covered pools. Covered indoor pools provide a standardised experience available throughout the year for sport, exercise or leisure swimming or having fun in the water. Whilst such pools may be part of centres with other sports or recreational facilities and there may be small cafes available, the overall emphasis is on using the pool(s) – and then leaving. Audiences are not significantly affected by the weather.

Open air pools on the other hand, whilst also catering for the user who stays a relatively short time with an emphasis on swimming during that time, have the ability to offer on hot days a much longer experience – an afternoon or day out whereby swimming is interspersed with sun bathing or reading a book. This is more akin to going to the seaside than the local indoor pool. It follows that usage of outdoor pools is much more variable than indoor ones, their being particularly dependent on weather. It also means that the areas around outdoor pools are important in providing an attractive ambience for non swimming times and the capacity to enable

such pools to benefit from the relatively modest number of hot days each year.

Other uses

- In assessing the swimming pool option it is logical to consider other uses which may be compatible with that use, whilst at the same time being suitable for the site and location. Such uses divide into two broad categories;
- Other usage of the pools site than for swimming, perhaps out of season, which would contribute to the overall income.
- The attractiveness of the site and its buildings could make it suitable for small to medium scale orchestral concerts or spoken word events. It would also be suitable for garden parties and similar events such as wedding receptions (with marquee), possibly including the corporate event market. It would be suitable for hire as a location for fashion shoots. The lower pool may be suitable for other sports practice such as canoeing.
- Complementary development within the site.
- There is space available within the site for development, which if to a suitable design, location

and scale, might not detract from the listed environment and may indeed enhance it. There is also scope to use the attractive river frontage to a greater extent than hitherto. We see the main potential as being for a café / restaurant situated on and using the riverfront, at the north west corner of the site. This would need to be raised high enough to avoid flooding risk, but need only be single storey. Our enquiries indicate that the restaurant market is presently strong in Bath, with several restaurant entrepreneurs looking for new sites. Such an establishment would need to be at the mid to high end of the market and be able to be operated separately from the swimming pool, whilst being able to take advantage of the overall setting. It may also be possible to build a 'warden's cottage' within the site, particularly if it was decided not to use the upper pool site for swimming.

- Thirdly, there may be scope for using some in the space within existing listed buildings, if is surplus to the requirements of a swimming pool operation, for some compatible use. This could apply particularly to the first floor of the cottage, which could, for example, be converted into a small flat.

Without a public pool

It can be argued that Cleveland Pools were originally built for public benefit, that such use is fundamental to their purpose and history, that there is growing public support for reopening and that, if at all possible, public swimming use should be re-established as a priority. However, it is sensible to consider a fall back plan as part of our analysis. This could retain and repair the lower pool and listed structures, but would seek to take a more developmental approach to the site than the above, whereby the lower pool, which could be used as a private pool or a decorative landscape feature, would provide a focus to the site, which would be operated as a private enclave. This could include a larger residential building on the upper pool site, the cottage conversion and restaurant as above and possibly another residential building within the site. The aim would be that the site values released by the development would fund the repair of the listed structures and lower pool. It would need to be a commercial development, even if carried out by a not for profit body, in that, even if some public access were allowed, on, for example, Heritage Open Days, the relatively low public benefit would probably not be attractive to the Heritage Lottery Fund. The initial informal response from the Council's Planning Department is not, however, favourable.

09

options for use

"Fresh air, sunlight, exercise and companionship are essential to the fullness of life, and the provision of the necessary facilities is not a luxury; it is an urgent and ever insistent national need if the standard of physique and morale of our people is not to be allowed to deteriorate"

"Modern Public Baths", 1930 by Kenneth MB Cross, architect of the Super Swimming Stadium in Morecambe

10

market analysis

Public swimming pool use

In our assessment of the potential audience for Cleveland Pools, we sought to assess factors which we consider to be the main influences on potential usage;

- Participation in swimming
- Local demographics
- Weather
- Competition – alternative provision.
- Estimated capacity

The Cleveland Pools Trust also carried out a market survey with our guidance. This had to be actioned in view of the lack of data otherwise available – see below

We found that there is a remarkable lack of useful or usable statistics on public participation in swimming on either a national or regional basis. Sport England has no figures itself but referred us to the Office for National Statistics and the Amateur Swimming Association ('the national governing body for the sport'). The former publishes within Social Trends tables showing participation in a range of sports, whilst the latter only has information on its own membership. Sport England claims to be embarking on an extensive household survey, but results will not be available until November 2006. The data available is very 'broad brush' being inadequate to contribute to any national strategy, let alone a local swimming pool

appraisal. From various sources we can say that swimming is the most popular active leisure activity after walking, with 22% of adults and 50% of children 'swimming regularly', that of 6 to 16 year olds, 48% of males and 55% of females swim at least 10 times a year apart from lessons and that 12% of male adults and 15% of female adults have swum 'in the last four weeks'.

We contacted Bath and North East Somerset's Leisure Services and its contracted pools operator Aquaterra seeking to obtain usage of indoor pools in the area, in the hope that within those statistics there might be an indication of the proportion of the local population who participate in swimming. Aquaterra management, rather surprisingly, could only tell us that the average daily usership of Bath Sports and Leisure Centre is 800 (292,000 per year) whilst Culverhay Pool averages a tenth of that figure. Many of those using the Sports and Leisure Centre may be going there for sports other than swimming. In spite of several reminders the Council has yet to send us statistics and a customer survey report which we understand to be available.

Mid 2003 estimates are that there were then 170,900 people living in Bath and North East Somerset. Of these 20.5% were of retired age c.f. 18.5% nationally and only 5% were children under 5 c.f. 6% nationally.

The age breakdown of the District population is:

Age group	%
0-4	6
5-15	13
16-44	39
45-64	22
65+	20

However, although more elderly, the local population is generally more healthy 71.5% having general good health compared with 68.6% nationally. Bath's employment rate (of those of working age) was 79% in summer 2004 c.f. 75% for Great Britain. The District has a higher percentage than nationally of households living in flats or maisonettes (20.6% c.f. 19.2%). Population density is an average 491 people per square kilometre.

As regards alternative provision for swimming in the District, four indoor pools are operated under contract to the local authority, including Bath Sports and Leisure Centre in the centre of the City and pools at Culverhay, to the south of the city, Keynsham and South Wansdyke (at Monckton Combe). Additionally there are an Olympic standard indoor pool at Bath University, school pools such as that at Prior Park School and some pools in hotels.

We have examined average air temperatures using two sources – Weather Station and the UK

10 market analysis

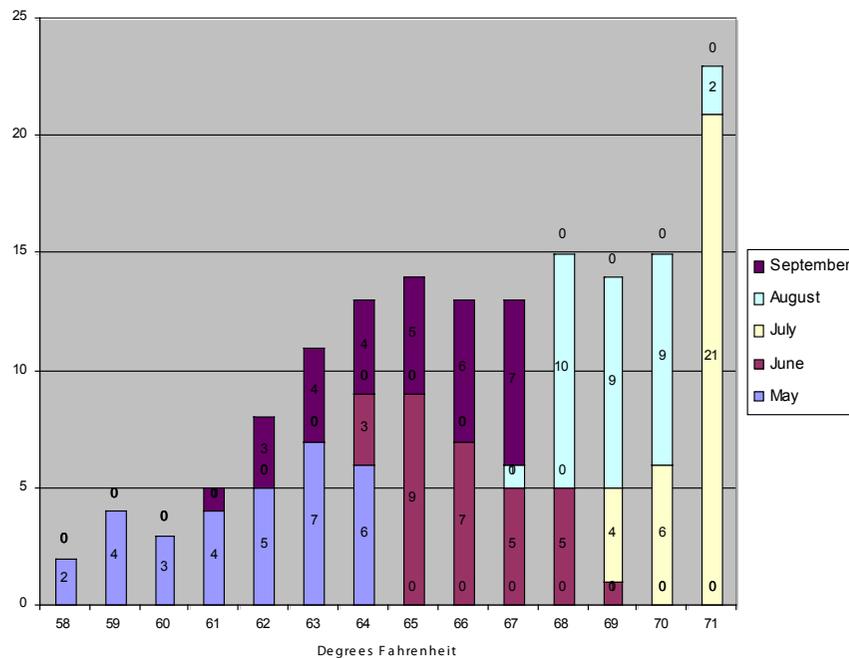
Meteorological Office. From the former source we obtained average daily high temperatures for Bath (actually based on a reading at Filton) and from the latter maximum daily temperatures and hours of sun for June, July and August in 2004 and 2005. (based on readings at Lyneham).

The Weather Station information is shown on the chart below. This shows that on average there are 21 days in July and 2 days in August when the average daily high is 71 degrees Fahrenheit and 6 days in July / 9 days in August when the average high is 70 degrees Fahrenheit, giving a total of 38 days annually with an average

of 70 degrees Fahrenheit or more. Generally the average temperatures for June and September are several degrees lower. Such averages are a useful indicator for overall income estimation purposes but mask significant differences which can occur in particular years, which need to be taken into account for management and staffing decisions and which may affect income in particular years. Examination of the Meteorological Office figures shows that June 2004 and 2005 had five and six days respectively with a maximum temperature over 24 degrees Celsius (75 degrees Fahrenheit), figures for July being three and eight and for August eight

and five. Thus over the last two years there were only seventeen and nineteen days when the maximum air temperature at Lyneham was over 75 degrees Fahrenheit – which would be regarded as 'hot' (The air temperature in Bath itself may be slightly warmer owing to its being a city rather than a rural airfield and that at Cleveland probably benefits from its sheltered position.) There were also thirty five and thirty three days respectively in June to August 2004 and 2005 when the maximum temperature was between 20 and 23.9 degrees Celsius (68 – 75 degrees Fahrenheit).

Average High Air Temperature in Bath



market analysis

As regards sunshine hours, in 2004 there were only 19 days June – August which had ten or more hours of sunshine, 2005, however having thirty one such days in the same months. Most but not all the days with long sunshine hours matched those with high maximum temperatures.

We have also consulted other open air pools for guidance on how many peak days there are likely to be. The Stratford Park open air pool at Stroud, as a relatively nearby example, is estimated to be very busy on 25-30 days a year with the rest of its opening period of just over three months being split about equally between days with a useful number of swimmers and those where use is limited to diehards. This appears to fit reasonable well with our weather pattern information.

The other main factor for consideration is water temperature. If this is a non heated pool, which filtered and recycles its water, pool water temperatures are likely to be around 15-20 degrees Celsius gradually increasing during July and August to a possible maximum of 25 degrees Celsius in August. This compares with the 30 degrees Celsius at which an indoor public pool will usually be maintained. If an outdoor pool is heated, water temperature, can be maintained at a constant acceptable level, so that early season problems do not occur.

We have also sought to obtain infor-

mation on the extent to which local people swim, where and why they presently swim, and whether and under what conditions they would use an open air pool in Bath and Cleveland Pools in particular. The survey was carried out by members of the Trust with advice and analysis by Prometheus Limited. A short questionnaire with explanatory letter was distributed to a wide range of premises including small shops, public houses and youth centres and was also downloadable from the Trust's web site. A total of 123 completed questionnaires were returned and formed the basis of our analysis.

An analysis of responses is given in Appendix 12. It can be seen that females were over-represented in the responses, which also under sampled younger people, particularly those under 20. However 70% of respondents had swum in the UK in the last year and of those 44% use the Bath Sports and Leisure centre and their main place for swimming. Interestingly a fifth of swimmers had done their swimming outside Bath, some going to neighbouring towns and others going to the sea. Some specifically stated that they do not swim in Bath, because they do not like covered pools, are allergic to chlorine etc. Most (70%) gave sport or exercise as their main reason for swimming with 20% doing so mainly with the family or children. 64% of those responding said they are 'very likely' or 'likely'

10 market analysis

to use an open air pool if there was one in Bath, the same percentage being 'very likely or 'likely' to use a re-opened Cleveland Pools. Only 9% of potential open air pool users would do so in cool weather, but only 25% would require 'hot' weather, the majority, about two thirds requiring the weather to be only 'warm'. Two thirds of potential open air pool users would want such a pool to be heated.

Most of the respondents live in either BA1 (54%) or BA2 (41%) postal districts, only 2% living elsewhere. Half of them say they would expect to walk to Cleveland Pools with 11% expecting to use public transport, 15% a car or van and a few intending to cycle.

As regards capacity, the upper pool is about 100 square feet and the lower pool over 4,300 sq feet. The capacity of the pools will depend on activity, lane swimming for example allowing few people to use a pool at any one time. Capacity for Stroud open air pool is calculated at a maximum 22.5 square feet per user, although it tends to be crowded at those numbers. The standard recommended allowance is 3 square metres per person (c34 square feet). This gives a swim capacity at any time of about 130 -190 for the lower pool. The model uses 140-170 as in pool capacity with 230-250 sunbathing etc. around the pool, a total capacity of 420 at any time.

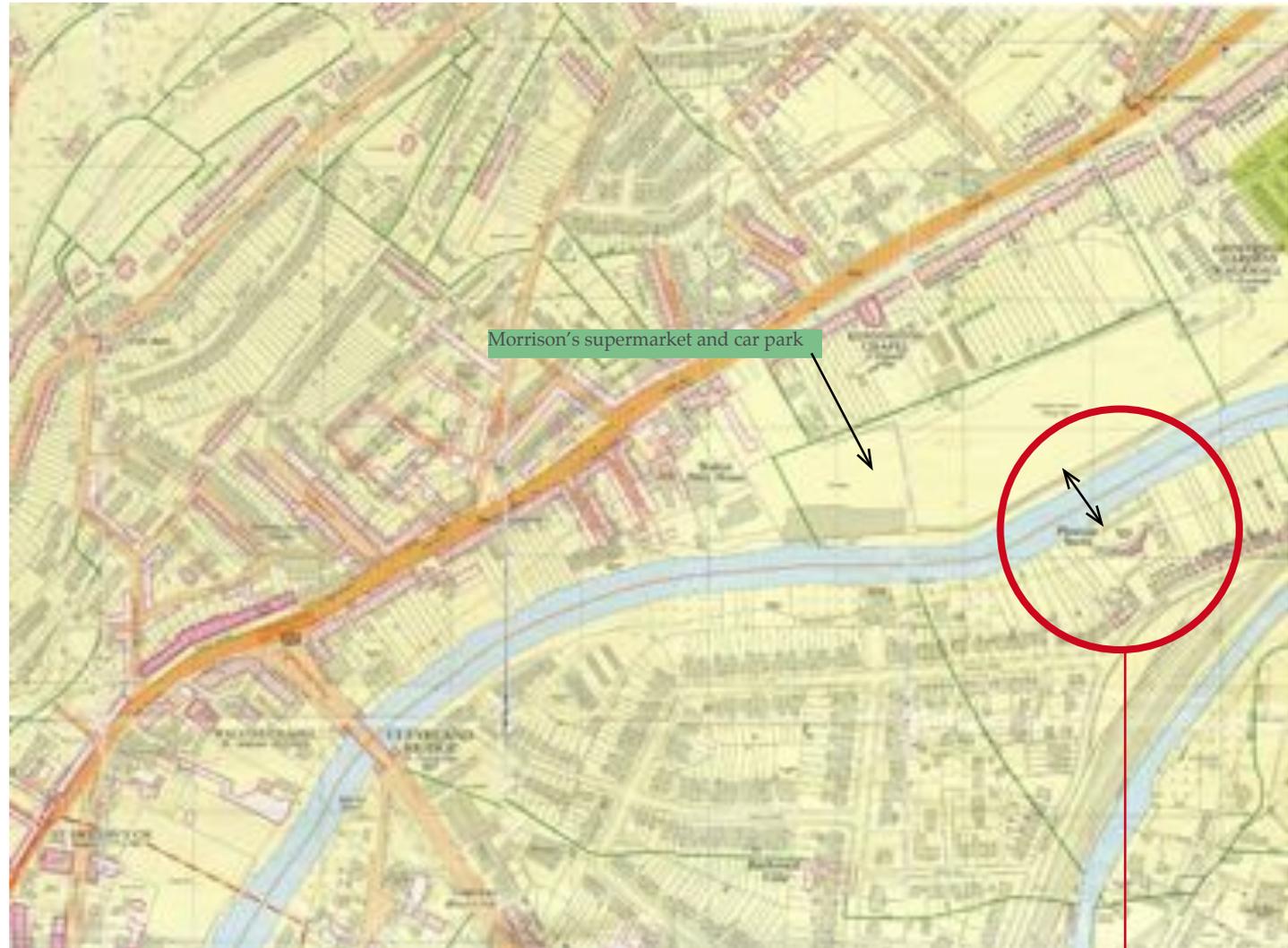
We have modelled usage using the information obtained as set out above with a particular emphasis on weather patterns as a key indicator of outdoor pool usage and on estimated pool capacity. We have made reasonable assumptions based on what we have been told about how people use outdoor pools and on our survey findings. We have concentrated of 'casual' usage, rather than any usage by clubs etc. since the economics of the operation will depend on the general public coming to the pool. As a guide to the capacity of the upper pool, we have examined photographs of the pool in use of a busy sunny day, counting the numbers in the pool and around it. From this we have estimated capacity as 70.

We have assumed that the pools will be heated and will use natural filtration methods.

The model assumes 100 days each year when the pool would be open to the general public for swimming. This roughly equates to the months of June, July and August plus Spring Bank Holiday weekend. We have divided these 100 days into peak, mid peak and off peak according to weather data as explained above and the days themselves into sessions. The peak sessions when the pools are at capacity is estimated to be 1400-1600 hours on weekend peak (hot) days, with all other usage, at other times on peak days and on mid and off peak days calculated as a percentage

of those figures. Our survey figures showed that 9% of respondents would swim in cool weather, and the model shows a maximum 10% capacity usage of cool, off peak summer days. Whilst two thirds would swim on days which are only 'warm', we have modelled a maximum 25% capacity usage of those 'mid peak days. We have allowed for some morning and evening session to be for lane swimming with consequent lower usage assumptions. These calculations are fully visible in the spreadsheets appended to this report. This gives an estimated usage of the upper pool of 7,539 and for the lower pool of 51,256 per year, a total swim usage of 58,795.

11 proposals



New footbridge across River Avon to the site proposed for all options

11 proposals

The drawings that follow are based on a digital topographic survey of the whole site commissioned by CPT and undertaken by Anthony Brookes Surveys.

Budget cost estimates prepared by Mildred Howells are included in appendix 13, a summary is included in section 12 of the main report.

The aim is that the Pools would be converted into Natural Swimming Ponds:

'A swimming pond is specifically designed so you can swim in clean, pure water with no chemicals. Natural swimming ponds have the practical advantages of swimming pools, but also

look beautiful and respect the environment, offering a fresh and vivid display of nature in your own garden. They are the next step in man-made swimming facilities, combining design, an understanding of how ecological systems work, and the latest technology to produce one of the most innovative and complete garden features currently available' see appendix 9 and www.gartenart.co.uk

The Cleveland Pools would be the first public natural swimming pond in the UK, although there are a number of successful precedents in Europe. Such a pool is very sustainable, has very low ongoing costs, requiring no filter machinery or chemicals. The ecological performance of the water

improves with age and the only maintenance apart from an annual service is tending the plants, which would be undertaken by volunteers.

Further research into the technical detail and costs of natural swimming ponds is needed. In order to reduce any areas of uncertainty, we have based the pool engineering and running costs on detailed information supplied by TAM Engineering for a conventionally treated and heated pool. This will provide a benchmark against which the ecological filtration and heating systems can be assessed and a longstop should they not prove to be viable.



left:
Existing floor plan

11 proposals

Proposal 1

The preferred proposal includes a not-for-profit community enterprise reusing the site for water based leisure activities, principally as natural swimming pools, combined with use as heritage and ecology visitor attractions and an educational resource.

This option involves the repair of the existing structures and minimal built intervention. It includes the demolition of poor quality additions to the western end of the ladies' shower building. In its place a small, single storey building would be constructed to accommodate toilets for pool users. This could have a grass roof

to minimize its visual impact from the entrance to the site and would respond to the long axis of the main pool.

Initially access was envisaged into and through the site from Hampton Row maintained with its current path layout, with the introduction of an inclined elevator platform (funicular) that enabled the physically disabled to avoid steep inclines of around 1 in 5. A new ferry landing stage would enable access from the river. Having assessed the cost of inclined elevator and landing stage with associated alterations to the path (total over £200,000) we have concluded that a footbridge across the river (circa £250,000) would be much more

worthwhile potentially doubling the pedestrian catchment area. We recommend that a footbridge across the river should be investigated further in the development of any proposal.



right:
Proposal 1 floor plan:
minimal built intervention

11 proposals

Proposal 2

Proposal 2 represents the maximum 'enabling development' in the form of a riverside restaurant/function venue and a plot for commercial or a single 3 bedroomed courtyard house on the site of the children's pool. It may be concluded that only part of these proposals is necessary or acceptable.

At the northwest corner of the site, a café / restaurant for around 70 is sited to take advantage of its riverside location under the tree canopy, and is conceived as a lightweight building of timber construction with a grass roof. Constructing it on stilts would enable it to sit above flood levels as well as

reinforcing its character as a pavilion with minimal contact with the site. It responds to the geometry of the main pool at this corner with minor functions (such as the kitchen) sited behind a high 'spine' wall that frames the pool in much the same way as that of the existing crescent. The dining area is designed as a tall and airy space with a terrace that projects out over the water. Underneath a floating pontoon could be sited to provide ferry access to the site.

At the opposite corner of the site a single storey, three bedroomed house option is shown. This is designed as a courtyard house around a walled garden, its layout determined by the existing layout of the small pool and

lean-to buildings. The latter would be re-built to house bedroom accommodation, with common areas such as living room and garden occupying the footprint of the pool. A grass roof to this new section, together with a new tree in front would act to mask its impact on the historic crescent. In order to assist with capital funding this property may be considered as timeshare holiday accommodation.

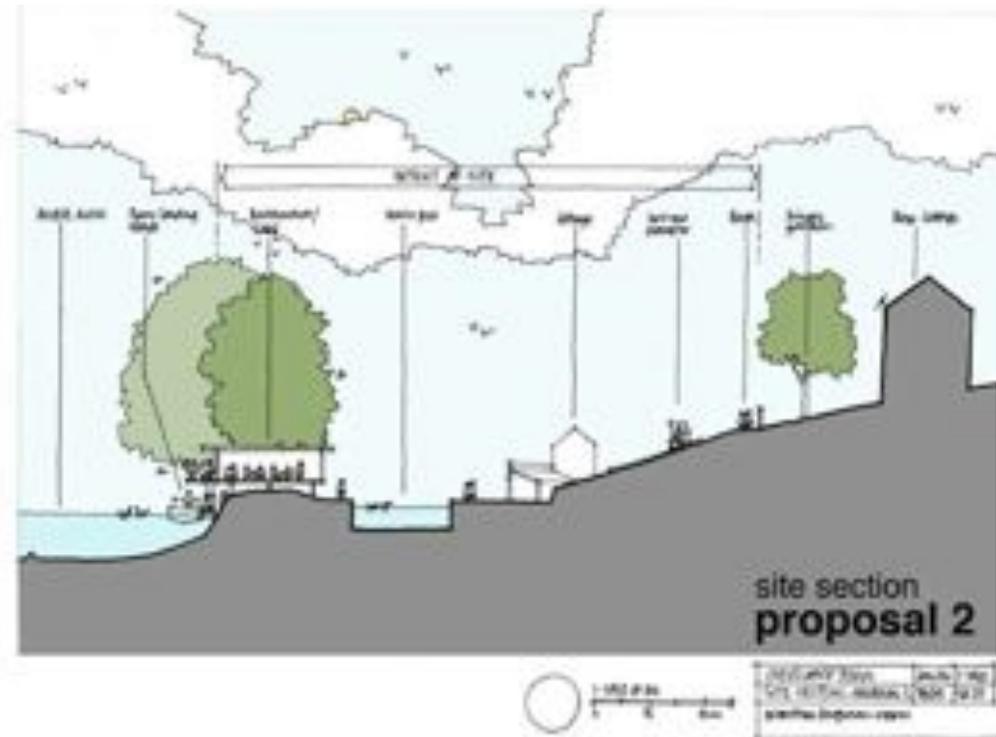
As previously stated the planners were not keen on the redevelopment of the upper pool. Having reviewed the costs of this element of the scheme it would appear to make little net financial contribution to fund the conservation deficit and we have concluded that the loss of the upper pools cannot be justified.



left:
Proposal 2 floor plan:
maximum 'enabling development'

11

proposals



top right:
Proposal 2 Section

11 proposals

Proposal 3

A third proposal that includes repairs to existing structures with the addition of a building in the location of the café/restaurant and bridge has been considered. The purpose of the building would be to generate income and increase year round activity. The use may depend on what further audience research may reveal as well as the response from potential Lottery funding agencies. A gymnasium, aerobic or alternative exercise studio has been contemplated.

Proposal 4

A fourth proposal emerged following the cost review in order to ensure that there was an option with modest funding requirements that we were confident could be achieved. Based on proposal 1 this is a budget version, omitting some expensive improvements to the health of the building such as lowering ground level and land drainage, allowing for minimum services site improvements and internal adaptations. The inclined elevator, ferry landing stage and landscaping are also omitted in favour of the bridge across the river. The scheme is deliberately flexible, if there are funding difficulties certain elements (such as the caretakers flat) could possibly be postponed while others (such as the restaurant or gym) could be added at a later date. Alternatively terrace for a marquee could

be provided on this site. We recommend that proposal 4 should be adopted as the optimum lean version of the scheme with which to proceed to the next stage.

Benefits of the Project

- Restoring the building and structures so that they will be available for the amenity, appreciation and education of the public;
- Widening the understanding of heritage and ecology and increasing participation in educational, community and cultural activities, equipping the rooms and garden to meet these needs;
- Improving the physical and intellectual access to the Cleveland Pools, restoring the building to enable it to fulfill its purpose in the community;
- Developing working partnerships with local organisations to create a community resource that is sustainable in the longer term;
- Enabling Cleveland Pools to operate within legislation: Listed Building, Disabled Access, Health and Safety, Human Rights;
- Adding to the unique jigsaw of heritage assets that sustain the prosperity of Bath and North East Somerset;

- Enabling Bath and North East Somerset Council to fulfil its corporate objectives:
 - *To improve the quality of life and the environment.*
 - *To build a healthier and safer community.*
 - *To promote a thriving economic community and tackle poverty.*
 - *To encourage and support life long learning.*
 - *To deliver quality and accessible services.*

12

costs

Costs

The following summary of costs has been based on the budget estimates prepared by Mildred Howells, quantity surveyors, is included in appendix 13. As stated above the fourth proposal emerged following the cost review in order to ensure that there was an option with relatively

modest funding requirements that we were confident could be achieved. All options include a budget from a contractor for a simple steel foot-bridge with a slight arch and a timber deck.

Cost Summary	Proposal 1 preferred	Proposal 2	Proposal 3	Proposal 4 budget
Repairs				
buildings	170400	170400	170400	130000
services and drainage	55000	55000	55000	10000
site	74000	74000	74000	25000
sub total	299400	299400	299400	165000
Proposals				
lift and paths	105000	105000	105000	10000
cottage adaptations	25000	25000	25000	10000
wc block	80000	80000	80000	70000
landscaping	15000	15000	15000	
ferry landing stage and paths	70000	70000	70000	
new restaurant building		430000	430000	
courtyard house / commercial		205000		
sub total	295000	930000	725000	90000
prelims / OHP @25%	148600	307350	256100	63750
contingency @10%	74300	153675	128050	31875
construction cost	817300	1690425	1408550	350625
fees@18% x 75% (25% allowed in project definition)	110336	228207	190154	47334
vat@17.5%	162336	335761	279773	69643
Total site and building project	1089972	2254393	1878477	467602

12

costs

Pools

engineering	52000	52000	52000	52000
builders wk	62000	62000	62000	62000
repairs	62000	62000	62000	62000
contingency @ 10%	17600	17600	17600	17600
	193600	193600	193600	193600
fees@12%	23232	23232	23232	23232
vat@17.5%	37946	37946	37946	37946
Total pool project	254778	254778	254778	254778
Grand total	1344749	2509171	2133255	722380
footbridge over river	250000	250000	250000	250000
less landing stage/ paths/ lift	-175000	-175000	-175000	
Grand total with bridge	1419749	2584171	2208255	972380
Inflation 2 years @ 6% pa	170370	310100	264991	116686
start up costs	25000	25000	25000	25000
	1615119	2919271	2498246	1114065

The key objective of the Trust is to repair and open the swimming pools in as affordable a way as possible. Thus our preferred scheme excludes any enabling development on the site, including a possible new house and a riverbank restaurant for two main reasons. Firstly, our initial discussions with planning officers indicate that such proposals may not be viewed favourably. Secondly, the Trust itself would not be able to fund such developments itself and would therefore have to involve property and/or catering entrepreneurs in the development of such proposals. Whilst we understand that the middle to up market restaurant market in Bath is good and that there are several companies looking for good sites, in view of the planning uncertainties, we have excluded this (and the housing option) from the preferred scheme.

Thus the preferred scheme comprises;

- Repair and refurbishment of both the upper and lower pools
- Providing heating for both pools
- Providing natural filtration for both pools
- Providing a small café / kiosk in part of the existing out area, plus a small adjacent area for tables and chairs.
- Provision of a level area along the north site of the lower pool to allow for sunbathing and the erection of marquees or setting out of chairs for events, hires or concerts.
- Open of the pools for the general

public for 100 days a year.

- Hire of the pools outside those times to swimming and possibly canoe clubs
- Hire of the site, particularly in May and September for wedding receptions, corporate events etc.
- Holding of events, such as open air performances on the site on summer evenings.
- Fundraising events, including a spring fair, an event to co-incide with Heritage Open Days and possibly a Christmas fair.
- Possible letting of the first floor of the cottage.

A new footbridge over the Avon would be a useful additional to this scheme but is not assumed in our capital costs or projections.

13

preferred proposal

Estimated Revenues and Operating Costs

Revenues

In calculating projected income from pool users, we have used the following pricing structure:

	Non-member	Member
Child 0-4	free	
Child 5-17	£1.50	£1
Adult	£2.70	£2.20

The non member charges are based on those for Culverhay Pool and are slightly lower than those for Bath Sports & Leisure Centre. It would be expected that Cleveland Pools would run its own membership scheme. It can be seen from the above that members save 50p on the cost of each entry. We have assumed a low membership fee of £5, so that pay back would be after 10 sessions.

The revenue from swimmers, based on the model of usage referred to earlier and on the charges set out above is estimated to be £8,063 for the Upper Pool and £72,648 for the lower pool., giving a total income from swimmers on £80,703 (inc. VAT).

We have assumed a membership of 2000 adults and 1000 children giving total membership fees of £15,000.

Refreshments income is shown net of costs. Based on figures available to us from other café sites, food and drink

costs will be about 31% of sales, labour costs 30% and other direct costs 10%, so that some 29% of sales would be net income. We have assumed an average spend per user of £1, the net refreshment income being therefore estimated at just over £17k

The hire and event income is that from activities outlined in paragraph 10.8. The intended public opening of the pools for swimming of only 100 days a year means that there is time, particularly in May and September, when, whilst the weather might not encourage swimming, but when the Cleveland Pools site would be attractive for corporate events and wedding receptions. The pools would also be suitable for a small number of evening orchestral events in the summer, after the pool has closed for swimming. There is also scope for its use as a location for fashion shooting and a swimwear designer has already expressed interest. There is also the prospect of hire to a local swimming club, which has suggested to us that it might be a regular user.

Fundraising will place throughout the year and a fundraising strategy will need to be developed. We have assumed a modest £2,500 from fundraising annually, and would expect the strategy to include garden party / spring fair and similar events at Cleveland Pools in May and September, the latter perhaps on Heritage Open days.

In estimating total income we have made an allowance for VAT, which would be within in the entrance fee and other income. We estimate the total income to be £101,497.

Operating costs

We have assumed staffing of a manager, ticket office staff, lifeguards (we have assumed that two lifeguards will be on duty at the lower pool and one at the upper pool for all hours the pool is open for public swimming), cleaning (assumed 1.5 hours a day when open) and a maintenance person.

The manager is estimated at £25,000 p.a. plus 12.8% NI etc, with a third of the year full time and two thirds a third time. He/she would be expected to handle marketing and book-keeping within his/her tasks.

Ticket office staffing is estimated at £6 per hour plus NI costs and lifeguards at £9 per hour plus NI costs. The cleaner is also costed at £6 per hour but the weekly pay would be below the NI threshold. The caretaker/ maintenance person is costed as working full time for a third of the year and one third time for two thirds of the year.

The cost of water and treatment, including an equipment maintenance contract has been estimated at £26,000 by a specialist contractor who has visited the site.

We have estimated insurance at £5,000 p.a, allowed £5,000 for marketing, which would need to include a good web site, plentiful, well distributed brochures and the operation of the membership scheme, a sum of £2,000 for consumables and made a £10,000 p.a. maintenance fund provision.

It can be seen that estimated total operating costs are £110,611 annually giving a deficit of £9,114.

This deficit could be covered in a number of ways. If some or all of the ticket office staff and/or staff running the café were volunteers this would reduce staffing costs. If the number of people employed in the ticket office or catering was such that any individual was paid less than the employer's NI threshold, that cost would be reduced. If the option to let the first floor of the cottage is proceeded with, that could bring in say £3,000 a year.

Cleveland Pools Estimated Annual Costs And Revenues

					£
Pool income					
	Upper pool income				8,063
	Lower pool income				72,641
	Total pool income:				80,703
Other income					
	Refreshments (net)				17,050
	Membership (adult)				10,000
	Membership (child & conc.)				5,000
	Hire				2,500
	Fundraising				2,500
	Events				1,500
	Total income incl VAT:				119,254
	VAT within income				17,757
	Total income net of VAT				101,497
Operating costs					
Staff		Hourly rate/salary	Hours per year	NI etc	Sub Total
	Manager	25,000		3,200	15,541
	Ticket office	6	1,056	811	7,147
	Lifeguards	8.50	2,768	3,012	26,540
	Cleaning	6	150		900
	Caretaker / maintenance	20,000		1,417	12,483
					62,611
Water + treatment	Estimated operating costs inc water (net of VAT)				26,000
Other costs					
	Insurance				5,000
	Marketing				5,000
	Consumables				2,000
	Site repairs fund				10,000
	Total operating costs				110,611
	Surplus / deficit				-9,114

13

preferred
proposal

Funding Strategy

The project for the restoration and reuse of the Cleveland Pools is of tangible benefit to the health, sporting and cultural provision of Bath and North East Somerset. Not only does the project contribute to fulfilling the corporate objectives of the Council but it also will transform a liability into an asset.

It is anticipated that the Council will support a viable long-term solution. Such support may include political, in kind (such as part time development officer) and financial. In recognition that the Council has commitments to high levels of social expenditure and its available funding is severely constrained we have not included a financial contribution from this source at this stage.

The Trust will adopt a funding strategy that maximises available grant aid, minimises the Trust's risks and any borrowings as well as providing the best level of long-term revenue income. The potential for grant aided support of revenue funding will be explored as the business plan is developed. Potential capital funding sources are introduced below:

English Heritage

www.english-heritage.org.uk

Due to its funding constraints English Heritage criteria for providing grant

aid prioritises Grade I and II* listed buildings which are included on the Buildings at Risk Register. Cleveland Pools do not at present fall into this category, however the upgrading of the current II to II* listing currently under consideration may enable some English Heritage grant aid to be provided.

Architectural Heritage Fund

www.ahfund.org.uk

The Architectural Heritage Fund has substantially funded this feasibility study and provides useful guidance (including synopsis of charitable trusts and their criteria) on sources of heritage funding. www.ffhb.org.uk The AHF may be able to provide grants towards the project administration (£4000) and management assistance/project organiser (£10,000) during the project definition and start up periods.

The AHF can make project development grant refundable loans of up to £20,000, which could assist in funding the scheme design and submission for an HLF Heritage Grant.

The AHF is also able to make short-term loans (up to £150,000) available at low rates of interest. This might enable the use of subscriptions in contribution to capital funding. The loan would need to be guaranteed probably by the Local Authority.

Heritage Lottery Fund

www.hlf.org.uk

The Heritage Lottery Fund provide Project Planning Grants of up to £50,000 to enable well informed decisions on the viability and merits of projects to be made. In this case useful research in the form of detailed audience and access plans could be undertaken. This would establish two critical foundations for the project: the audience/market for the concept, the nature of that need, how it would fit into the bigger picture etc. and how can physical and intellectual access be improved/achieved and links established with potential partnership organisations. A project officer could also possibly be funded to help progress the scheme for one year.

A HLF Heritage Grant of over £50,000 will be required for the project to proceed, however recent experience of the current climate for such grants suggests that it would be unrealistic to anticipate more than £500,000 for anything other than a major national project (there is currently only £2 million to be shared throughout the South West at each quarterly panel meeting).

Sports Lottery Fund

www.sportengland.org

As mentioned in "Liquid Assets" the Sports Council have in the past been unwilling to support lidos and open-air pools because they are only open

for half of the year. Not only does the project intend to provide facilities throughout the year and would welcome additional facilities such as an exercise studio if fundable, but also we understand that political pressure is being put upon the Sports Council to revise this policy.

Big Lottery Fund

www.biglotteryfund.org.uk

The Big Lottery Fund is focused on community projects. Much of the resources is directed at people rather than buildings, however a new programme to be launched in June of this year called the Community Buildings Fund may be very suitable for this project. From initial discussions it will clearly be useful to approach the BLF with the feasibility study and discuss how they may be able to help. This might include discussing start up revenue funding or a contribution for the Parks for People Fund (joint programme shared with HLF).

The project seems to be ideally suited for a co-ordinated major grant with contributions from each of the Lottery agencies. However in order to fit the present system independent heritage, sporting and community projects may have to be identified and applied for separately; Heritage - historic buildings and interpretation; Sport - swimming pools and other sporting facilities etc; Community - footbridge and community facilities.

Public Appeal

The project is attractive both to those with an interest in preservation of a unique heritage asset but also those who may like to use the facility. There is potential to raise funds by various forms of subscription as well as donation.

Corporate Sponsorship

In a similar way the opportunity for philanthropy with tangible benefits, in the form of sport and leisure for staff and a venue for entertainment, make the project attractive for corporate sponsorship.

Entrust

Entrust administers grant for local environmental projects under the Government's Land-Fill Tax scheme.

Grant Giving Charitable Trusts

The Trust is now in a position to seek assistance from a range of local and specialist grant giving charitable trusts including: The Bath Preservation Trust, Adapt, Pilgrim Trust, Manifold Trust, most contributions are likely to range between £5000 and £20,000.

Voluntary contributions

The Trust has demonstrated a substantial amount of voluntary

commitment exists with 600 registered supporters.

The Trust intends to develop its capacity to manage the project by enlisting active members to carry out a variety of tasks. Voluntary contributions may range from professional expertise such as accounting and legal services, administration such as fund raising and publicity and to unskilled voluntary work on site clearance and gardening. When up and running volunteers will be playing essential roles in life guarding and in the day-to-day maintenance of the site and pools.

The nature, quantity and duration of all voluntary activities should be recorded as it may be used to demonstrate public support and valued as part of a matching funding requirement.

Summary

Initially we have illustrated the project being approached and funded in three main stages: project definition in which the research and development necessary to make successful major bids is undertaken; project development in which details and costs are fully resolved; project execution in which the construction and other non physical elements such as interpretation are completed.

We have illustrated how these stages might be funded below:

Project Finances based on proposal 4

Project definition costs

Audience and access planning	15000
Brief development	2000
Outline scheme design (25% fees)	15000
Fundraising and promotion	6000
Business planning	2000
Administration	3000
Total	43000

Project definition funding

Architectural Heritage Fund	10000
Project Planning Grant	25000
Sponsorship and appeal	8000

Summary of potential development and capital funding

English Heritage	100000
Heritage Lottery Fund	250000
Sports Lottery Fund	250000
Big Lottery Fund	250000
Public Appeal	70000
Corporate Sponsorship	100000
Entrust	30000
Grant Giving Charitable Trusts	100000
Total	1150000

This summary is based on:

The status of the structures being raised to II*, thus becoming eligible for an English Heritage Grant (£100,000 represents 50% of the maximum potential EH grant)

In the current Lottery Funds grant climate £250,000 is realistic £500,000 a maximum. HLF letter dated 5/4/06 is included in the appendices.

In the light of our knowledge of other projects in and around Bath we believe that there is significant potential for public appeal and corporate sponsorship as indicated.

15

next steps

Next Steps

The future of the project would benefit considerably from the active support of Bath and North East Somerset Council. The threat of disposal that has clouded the relationship to date needs to be put aside and replaced by a positive environment in which all parties are 'pulling together' towards the same objective.

Stage 1

Project definition:

An arrangement (such as a license) should be devised in which the site can be immediately cared for and used by the CPT. Taming nature and managing health and safety risks (by barriers and signage) are the first priorities. The limited but very urgent building maintenance and health and safety tasks need to be identified and addressed. The CPT may need some help from the Council with activities that cannot be undertaken by volunteers, if a charitable building contractor cannot be found.

The terms of the potential acquisition should be established.

Potential funding bodies should be approached, their interest/part of the project and requirements defined and the likelihood of successful applications assessed. Corporate sponsors and other donors should be identified and applications made.

In addition to the main capital project, funding needs to be secured to cover immediate requirements, for the elements of design and development work needed to make successful applications to the Lottery agencies and for subsequent matching funding.

Subject to further discussions with the HLF following completion of this feasibility study, a Heritage Lottery Fund Project Planning Grant could be sought. This would enable detailed access and audience research to be completed. In the process links would be established with potential partners and public support rallied.

The design brief, concept and business plan should then be developed to fit the results of this research and inform the progress of the project.

In parallel with these first stage activities the capacity of the Trust would be developed in order to withstand the scrutiny of funding bodies. Members with expertise in fields such as accountancy, legal, marketing, community enterprise, ecology, sport, health promotion, education etc. should be sought. Detailed management and administration procedures should be established.

The designs, in the case of proposal 4 the footbridge and new wc block being the most significant elements, would need to be developed to RIBA stage C for a 2 stage HLF application

next steps

process or RIBA stage D for a single stage process. Submission of the major funding bids would complete stage 1.

Stage 2 **Project development:**

This stage involves the completion of detailed designs, obtaining statutory consents, preparation of working drawings and specifications and obtaining tenders for the construction project.

In addition interpretation, educational programmes etc will be developed, detailed and costed.

Stage 3 **Project execution:**

Following successful stage 2 bids with funding in place and in receipt of statutory consents, the Trust would reach maturity and legal arrangements for the acquisition would be completed. The Trust would then enter into contracts for the construction and other works.

While the construction project is being completed the Trust would be preparing its start-up operation confirming detailed arrangements with partners, recruiting the paid staff, assigning volunteers and promoting the enterprise.

Outline Programme

Stage 1

Agree terms of arrangement between CPT and Council
Project Planning Grant - prepare application

- undertake work

Develop capacity, brief, designs and business plan

Establish funding / make applications

May 2006

June

Oct / Nov

Oct 06 / Jan 2007

Oct 06 / Jan 2007

Stage 2

Funding confirmed

Project development

July 2007

July / Dec 2007

Stage 3

Authority to proceed confirmed

Project execution

May 2008

June 08 / Feb 2009

16

conclusion

Conclusion

The Cleveland Baths are the oldest surviving public open-air swimming pools in the country. The complex is a unique asset of exceptional heritage importance and sensitivity.

It is recognised that Bath and North East Somerset Council cannot justify the major subsidy that would be required to maintain them as conventional public swimming pools.

However the disposal of the property for private sector re-development could be disastrous. Based on a detailed understanding of the physical, environmental and heritage constraints of the site, we would suggest that it is unlikely that a purchaser with a substantial offer (and by implication development plans) will be able to realise their intentions. There is a considerable risk that such a sale would result in a prolonged period of stagnation, neglect and damage.

The Cleveland Pools Trust proposals outlined in this study demonstrate that there are attractive and sustainable options for creative multi-functional re-use of the site to the benefit of heritage, sport and community.

Many other lidos and open air swimming pools owe their survival to similarly innovative schemes operated by charitable trusts, indeed there was a conference on the subject 'Reviving

our Lidos' in London on 16th March 2006.

Several stages of further research and development must follow before the Trust with the necessary stakeholders and funding are able to proceed with proposals. This process could easily take two years. The Cleveland Pools Trust is keen to care for and use the site during the interim period. Such a strategy would be essential to build on public support, improve safety and security and avoid further damage through disuse and neglect.

It is vital that every interested party gives the Trust its full support and collaboration for the project to succeed.

