

KINGS HALL LEISURE CENTRE

LOWER CLAPTON ROAD
HACKNEY
LONDON, E5 0NU

STAKEHOLDER ENGAGEMENT
SEPTEMBER 2024

Kings Hall Leisure Centre is an important social and historic landmark for the borough, as well as a functioning leisure centre. Constructed in 1894-97, the original building housed three swimming pools, slipper baths, showers, a laundry, boiler house, offices and superintendent's residence.

The property was formerly known as Hackney Public Baths and is a Grade II listed building. It is believed that the building has a number of later additions to the original footprint which have been mainly developed through infilling various outdoor spaces. Kings Hall retains numerous features of interest and is listed as "a building of special interest, embodying late Victorian civic concern for the promotion of cleanliness and fitness".

The Centre is located on the northern side of Lower Clapton Road (E5 0NU) within Clapton Square Conservation Area and Hackney's Homerton ward. Occupying approximately 3,200m² (34,445 sq.ft.) within a larger site of approximately 4,200 m² (45,208 sq.ft.).

The main building, which fronts the Lower Clapton Road stretches back a considerable distance through a series of further connected spaces and leads into a small car park at the rear. The surrounding area is a mix of residential and commercial uses.



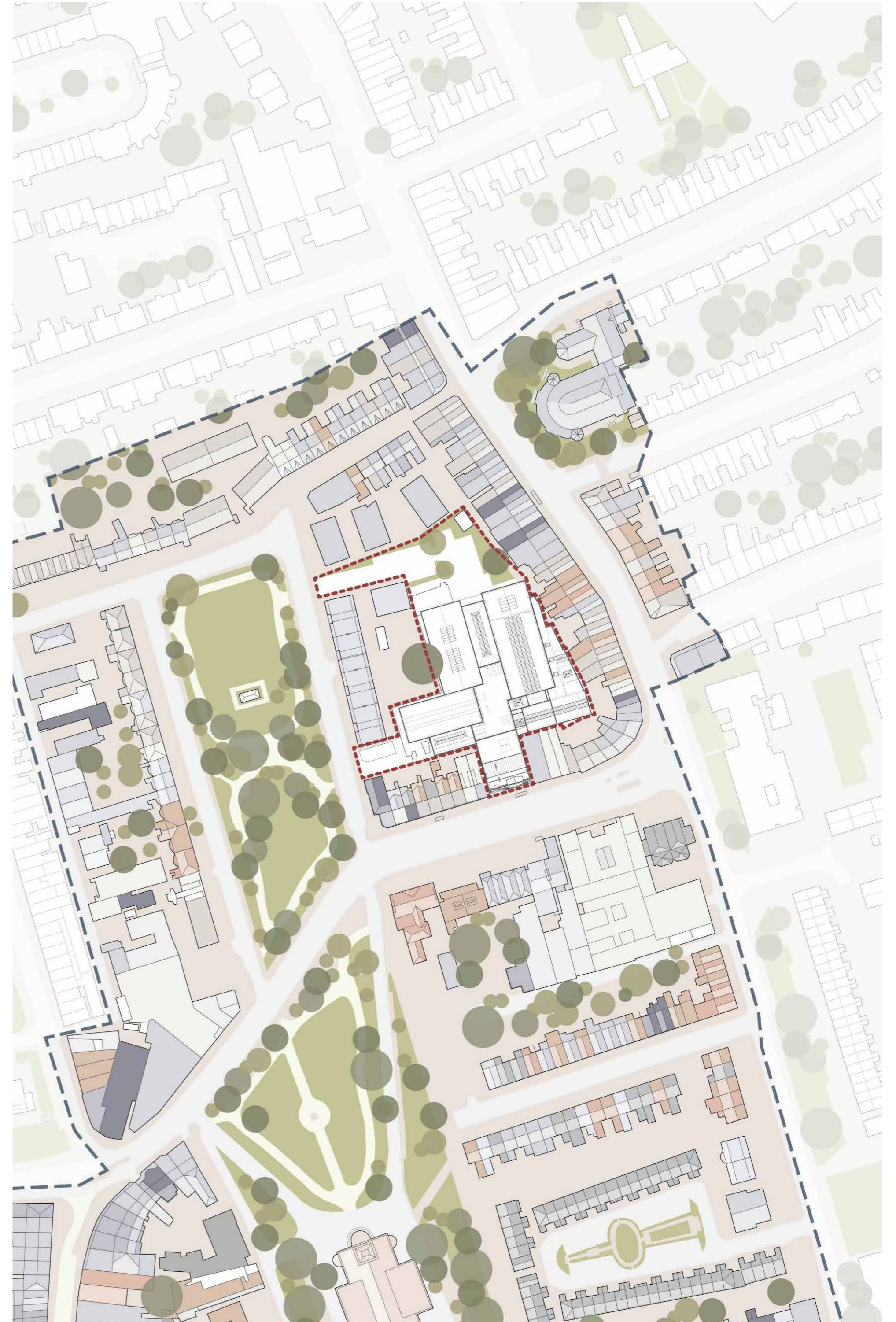
Existing view from Lower Clapton Road



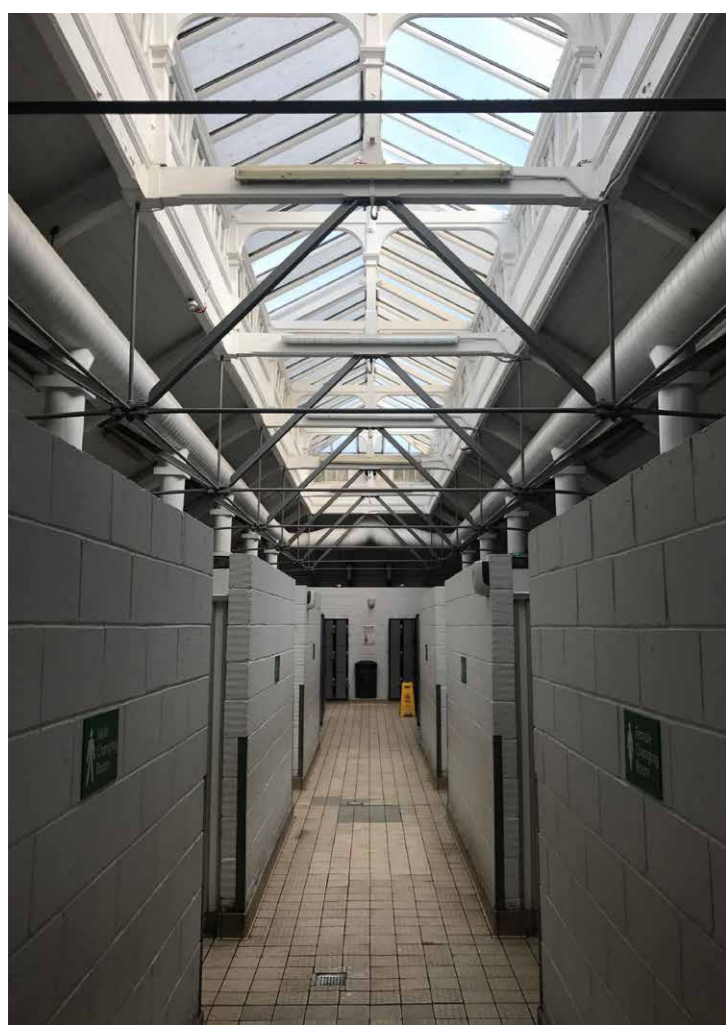
Existing entrance to Lower Clapton Road



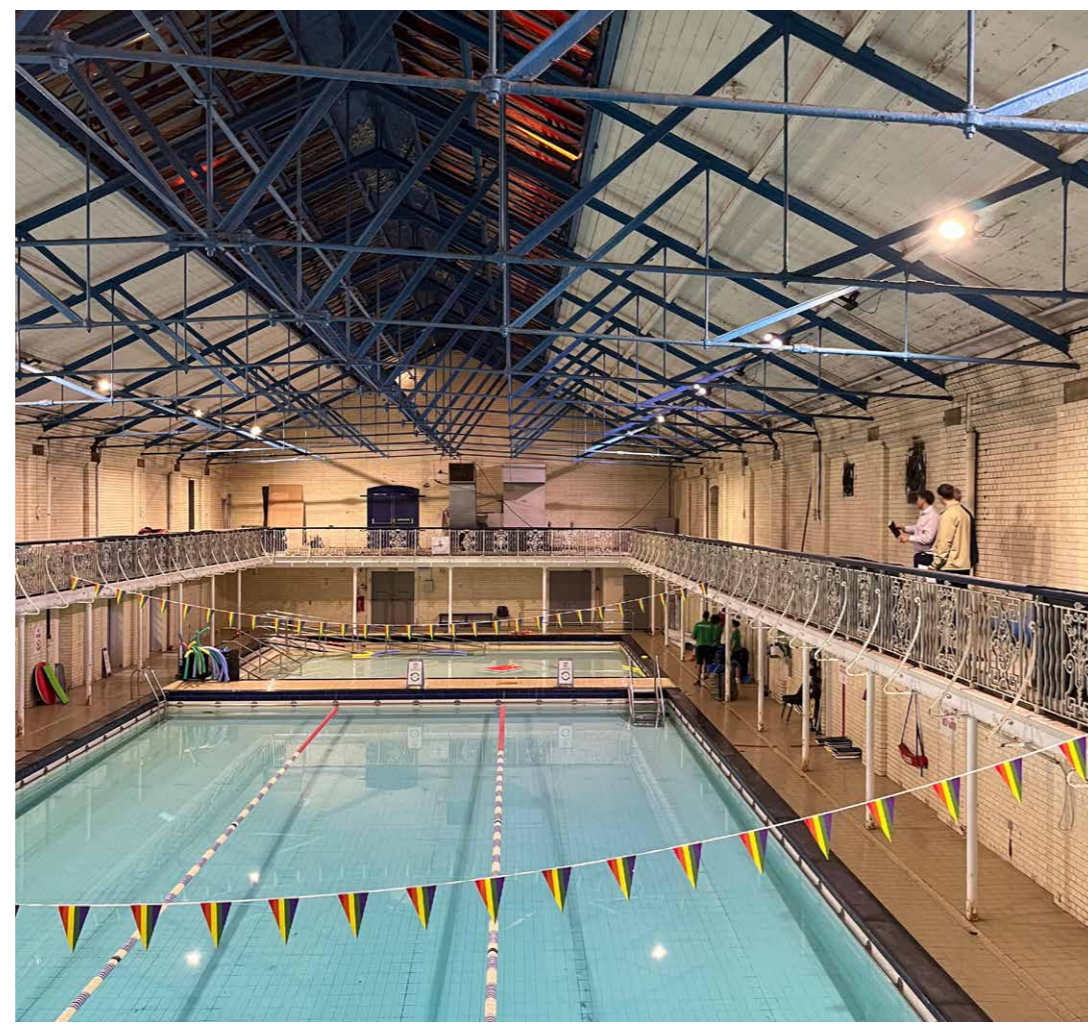
Existing boiler house to Clapton Square



Red line application boundary within Clapton Conservation Area



Existing pool change



Existing Main Pool - Former First class Males Pool



Existing Fitness Suite - Former Second Class Males Pool



Existing Sports Hall - Former Ladies Pool



Aerial View of Existing Facility

KINGS HALL LEISURE CENTRE NEEDS ANALYSIS + EXISTING FACILITY

Based on Hackney Council's Indoor Sports Facilities Strategy Report produced in February 2019, there is a current:

- **UNDER-SUPPLY OF SPORTS HALL PROVISION**
- **UNDER-SUPPLY OF SWIMMING POOLS PROVISION**
- **UNDER-SUPPLY OF FITNESS SUITES / GYMS**

The current facility includes the following:

- 25m x 12m Main pool.
- 10m x 8m Learner pool.
- Sports hall (non-compliant size).
- 100 station fitness gym.
- Exercise / multi-purpose studio (capacity 20 - 25).

- Health Suite (Sauna and Steam Room).
- Small Gym (19 station).
- Changing Village.
- Changing Rooms- dedicated Male and Female.
- Sports Hall and fitness dry change.
- Car Park - 19 spaces plus 2 accessible spaces.

Challenges of the existing facility:

- The facility currently offers a small, non-compliant sports hall, a gym, a pool with wet change, dry changing accommodation and some studio spaces.
- Site is within a residential context, with a heritage significant entrance on Lower Clapton Road and a service entrance to Clapton Square.

- Plant access to the parking courtyard.
- Surrounding buildings are mostly residential with ground floor retail to main street and Clapton Square to the West.
- Listed Victorian roof lanterns and historic character, which have been mostly covered up.



Proposal - 3D View of Kings Hall Leisure Centre

KINGS HALL LEISURE CENTRE NEW FACILITY

Your new and refurbished Kings Hall Leisure Centre will be completely transformed, revealing lost historic features and bringing all facilities up to modern day standards. The new development includes:

New inclusive, level access entrance

New Teaching Pool with a moveable floor

New refurbished existing Pool

Refurbished pool changing facilities

New fitness suite over two floors

Two refurbished and extended studios

New fitness changing facilities

New Sports Hall

Cycle Parking

Healthwise physical activity referrals

YOU SAID, WE DID PUBLIC ENGAGEMENT

In 2022, Hackney Labour committed to ensuring Kings Hall Leisure Centre (KHLC) meets the future needs of residents in the borough. Given its age and deteriorating condition, KHLC has been the subject of numerous studies over the past 10-15 years. The Council pledged to identify funding and approve refurbishment plans by 2026, taking steps toward this by appointing a contractor to develop a business case.

Recognising the importance of sport and physical activity, the Council has re-evaluated its leisure provision strategy, considering

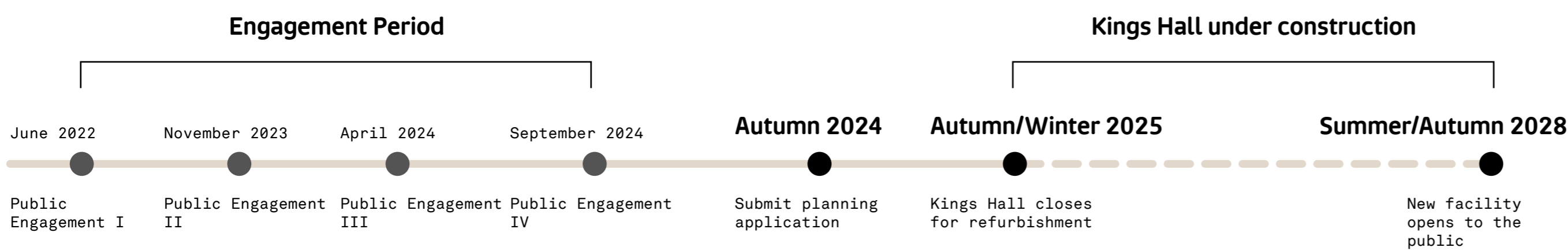
population growth, customer expectations, and the aging infrastructure. The goal is to improve the quality, accessibility, and sustainability of leisure facilities while attracting investment for new or upgraded amenities.

The refurbishment project has been guided by the Hackney Community Strategy, aiming to enhance quality of life, promote local prosperity, and support health and wellbeing. Key elements of the refurbishment include updating the existing pool, adding a new teaching pool, sauna, steam room, fitness suite, and a 2-court sports hall.

Public engagement is important to the success of the project, with stakeholder sessions and public engagements are continuing. Outreach included distributing 11,200 flyers, emailing 832 leisure centre users, and engaging local councillors and community groups.

The Council has incorporated much of the feedback into the design, addressing issues like accessibility, cleanliness, and inclusivity.

DEVELOPMENT PROGRAMME



YOU SAID

1 As a wheelchair user, it's important to have lockers at adjustable heights so I can access my belongings on my own. Spacious changing cubicles are also needed to allow for comfortable movement. These changes would make the leisure centre much more accessible for me and others with similar needs.

2 I've heard from many people that having separate changing areas for men and women is really important for privacy and comfort. When I come to the centre with my family or friends, it's nice to know that everyone has their own space to change without feeling uncomfortable.

3 Several of us have been asking for more individual changing cubicles and shower spaces. The current setup is not ideal. Adding rails in the showers and non-slip flooring would also help a lot. These changes would improve both comfort and safety.

4 The pool area has really been a problem. The facilities are getting old and there's always a strong smell that makes it quite off-putting. It's one of the main reasons I don't use the pool as often as I'd like. It would be great if something could be done to improve this.

5 The Lower Clapton Road entrance is important to me. It's a significant part of the building's history, and it should be preserved. It's a landmark for many of us who have been coming here for years.

WE DID

We've prioritised inclusivity and accessibility in our design proposals to enhance the user experience. This includes ensuring a balanced distribution of appropriately sized lockers across all changing areas.

Specifically, we've incorporated several features to benefit wheelchair users, such as:

- Shower facilities with clearly defined wet and dry zones.
- Conveniently placed niches for easy access to shower essentials.
- Oversized, wheelchair-accessible lockers located directly adjacent to accessible changing rooms.
- Both demountable showerheads and fixed overhead showers for added flexibility and comfort.

The revised design acknowledges the strong preference for separate male and female changing spaces. Separate changing areas have been maintained in the design, as well as individual, group and universal pool changing facilities to ensure everyone feels comfortable and included.

An increased number of individual changing cubicles are introduced in the design. This includes accessible changing offers and two Changing Places.

The new facility will provide much better air circulation throughout all spaces, but most importantly ponding water will not stagnate into the current structure of the building, which currently makes it virtually impossible for operatives to clean, remove the odours.

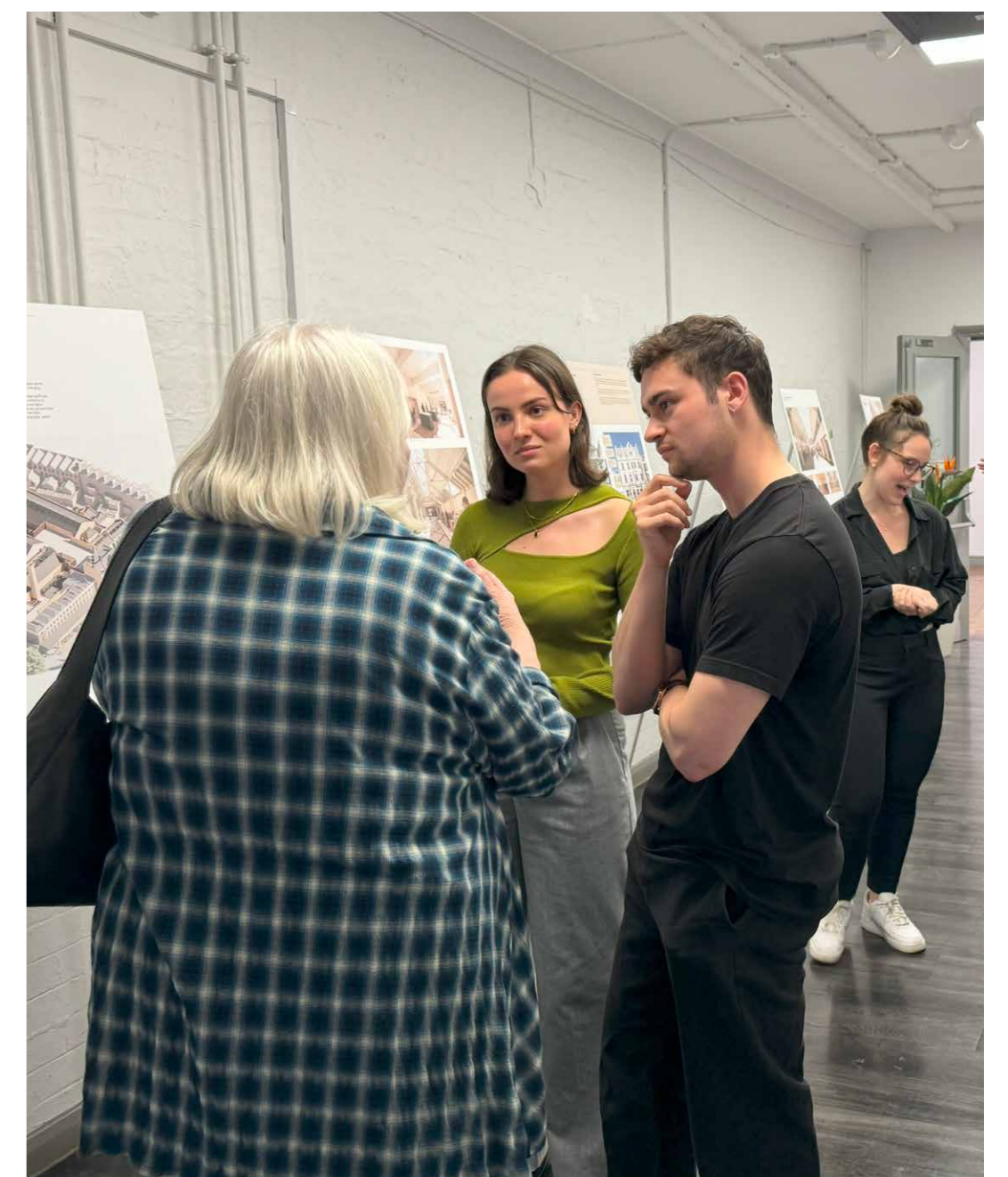
The Lower Clapton Road frontage is a significant heritage feature, but adapting it for accessibility proved challenging. An access audit and studies showed that the stepped entrance was unsuitable for wheelchair users and posed risks due to inconsistent step dimensions. The narrow space between the building and road made a ramp infeasible.

Attempts to use a 'stepless' platform lift still disadvantaged disabled users and wouldn't handle high visitor volumes effectively. A more extensive modification to add a 20m ramp would have required removing part of the historic façade, which was not viable due to cost and impact on the facility.

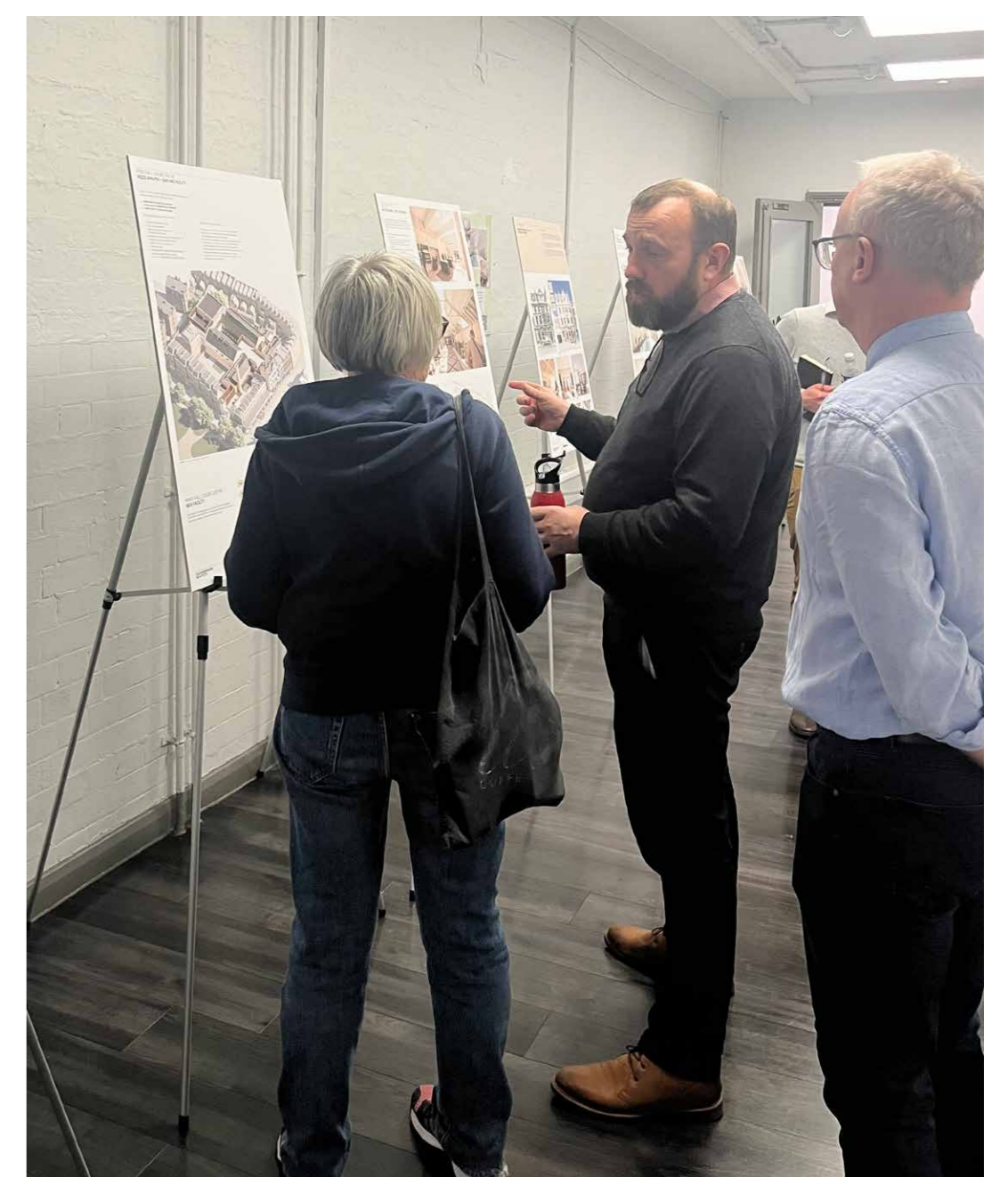
The proposed design solution preserves the building's heritage while meeting user needs and operational requirements.



Revised proposals - September 2024



Public Engagement Event - April 2024



Public Engagement Event - April 2024

LOWER CLAPTON ROAD FRONTAGE

The Lower Clapton Road frontage is highly significant in heritage terms and traditionally serves as the facility's main entrance. Early in the project, extensive studies and an access audit, following Historic England's guidelines, were conducted to adapt this entrance for accessibility. Engagements with relevant stakeholders concluded that the historic stepped entrance is unsuitable for full accessibility and inclusivity.

Using the current entrance without major alterations raises health and safety concerns. The steps exclude wheelchair users, forcing them to take a lengthy, difficult route through the rear entrance, which is a significant barrier. The inconsistent, steep steps also pose risks to those with mobility issues, visual impairments, or

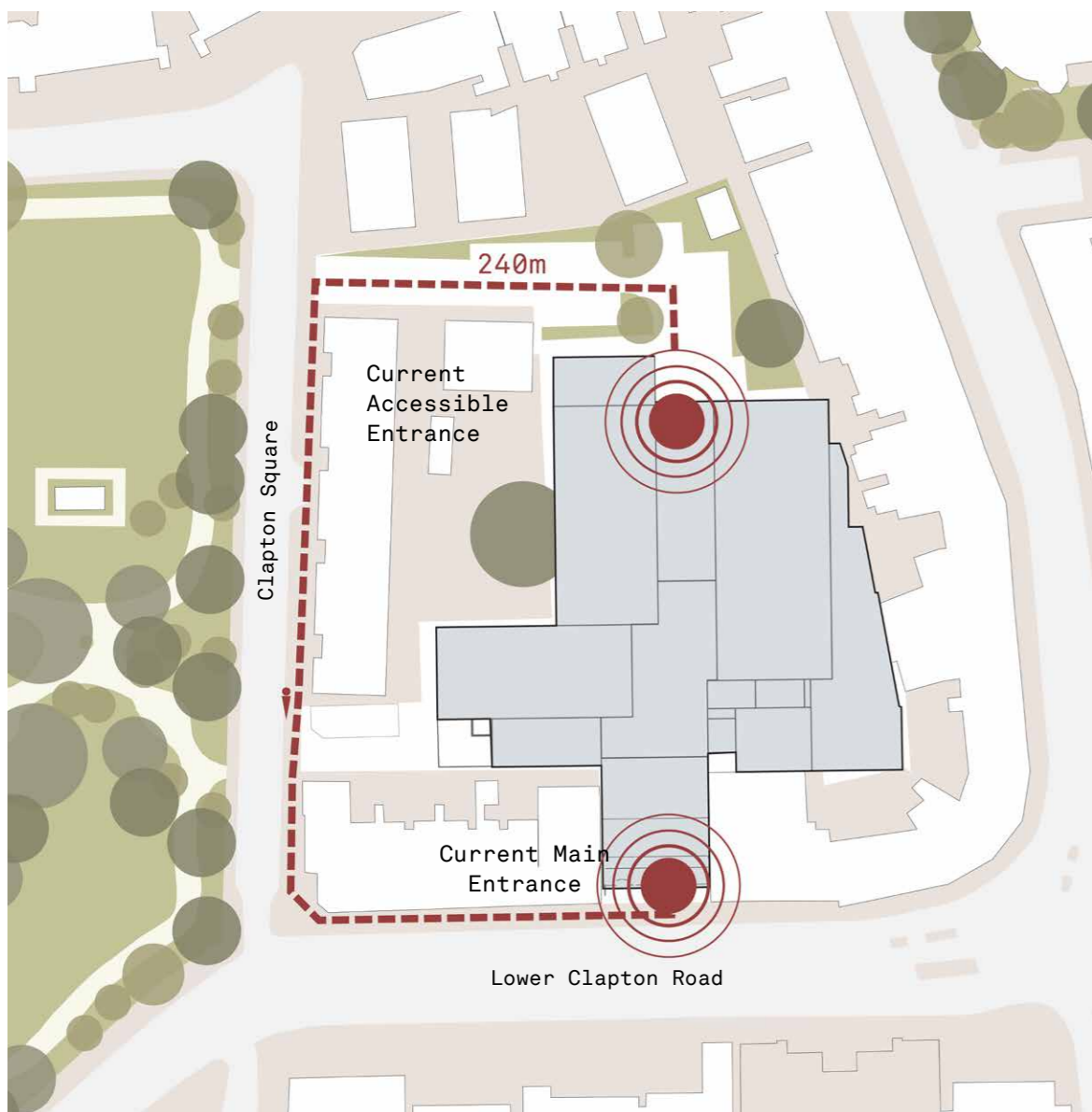
other conditions. The space between the building and the road is too narrow for a ramped access, and a platform lift was deemed inadequate for a high-traffic, community-focused facility.

As a solution, the project team proposed an approach that maintains the heritage value while addressing accessibility needs, allowing for the potential future reopening of the Lower Clapton Road entrance without compromising safety or the building's historic character.

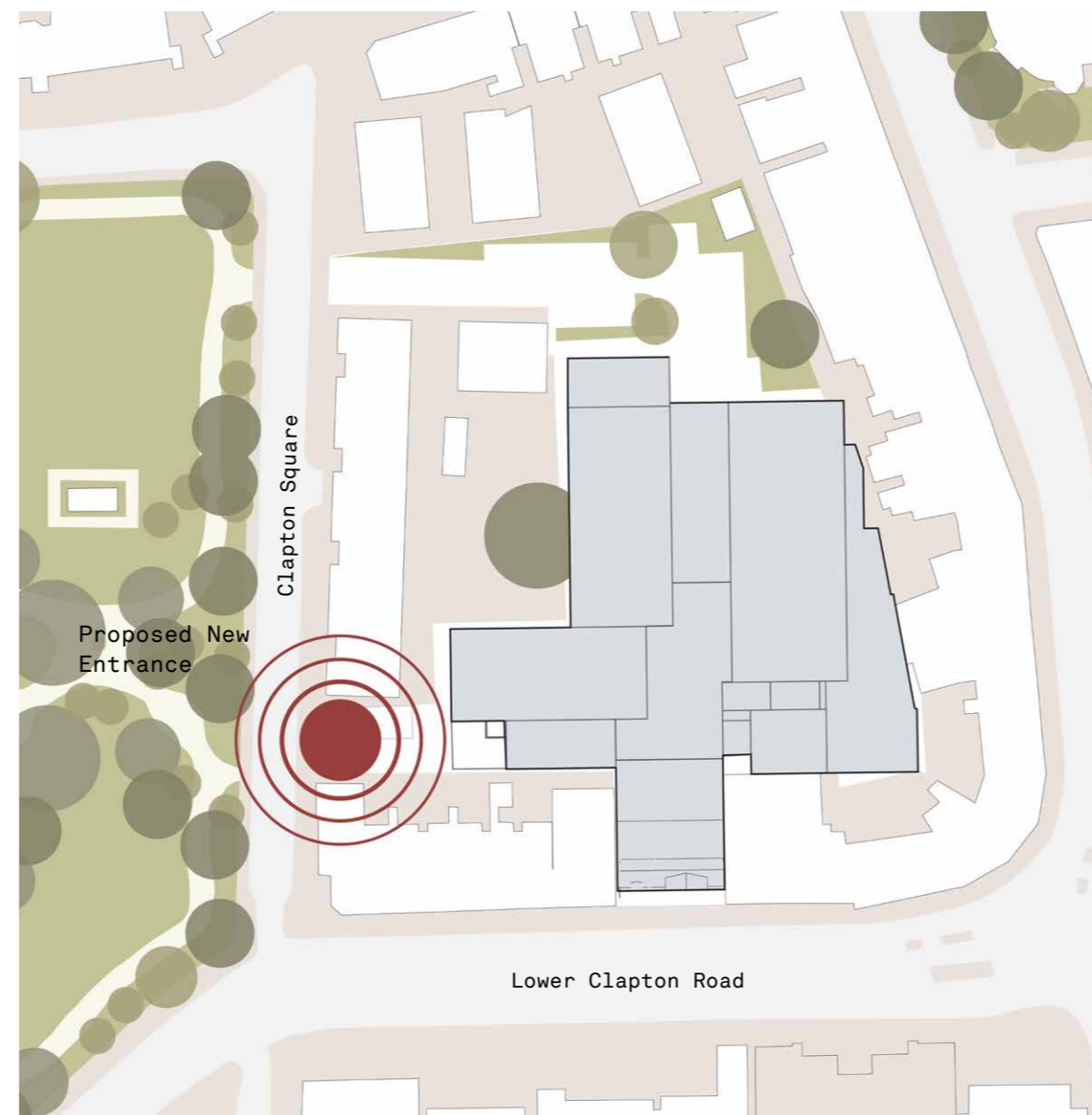
YOU SAID, WE DID...

The Lower Clapton Road frontage of Kings Hall was identified as a significant heritage feature of the building during the engagements. However, the steep steps make it difficult to access for some users. The only accessible entrance is through the car park at the back of the building. Restoration work to the frontage on Lower Clapton Road will ensure the heritage of the building is retained.

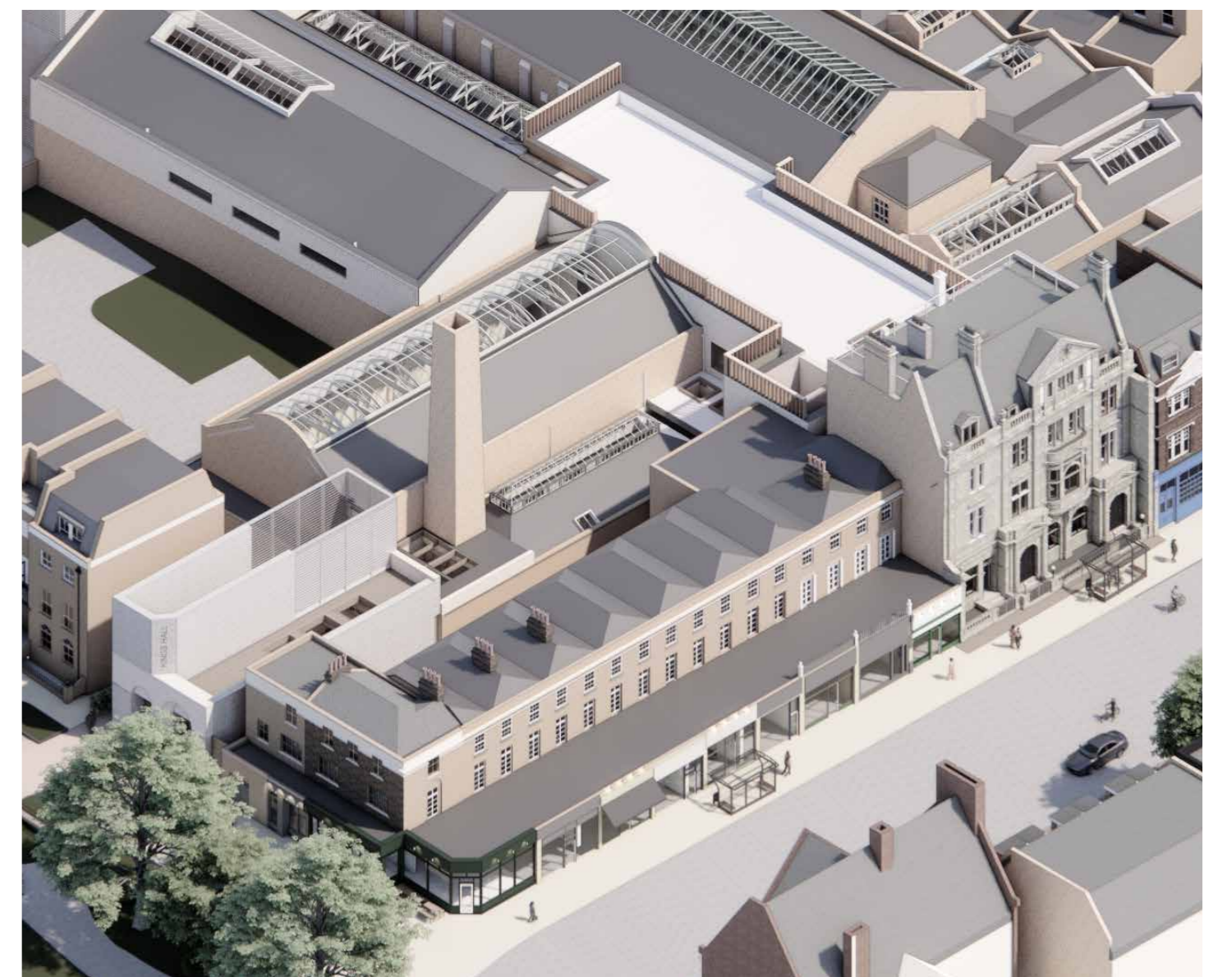
New railings that are inspired by historic images will close off the current entrance and a new entrance that is accessible for all will be created off Lower Clapton Square.



Current route into the building for users with limited mobility



Proposed route into the building for users with limited mobility



The former (existing) entrance on Lower Clapton Road and the proposed entrance on Clapton square



Proposal - Restoration of Lower Clapton Road facade



Proposal - Restoration of Lower Clapton Road facade

DEVELOPMENT PROPOSAL - NEW PROGRAMMABLE FITNESS SPACE

Ground floor use of former entrance foyer

The proposal of a Ground Floor programmable fitness space in the current entrance building on Lower Clapton Road, allows for minimal modifications to the historic building.

- This proposal retains the original spine wall structure preserving the historic volume of the space, with an increased opening to connect the spaces.
- The original iron columns will also be retained.



Level 00 - Programmable fitness space



Level 00 - Programmable fitness space

NEW ENTRANCE ON CLAPTON SQUARE

Moving the building entrance to Clapton Square will provide a level, at grade access to the building. This will ensure everyone, irrespective of physical ability will be able to access the building. This will remove any barriers to participation at Kings Hall Leisure Centre.

The design of the new entrance will achieve the following:

- Accessible to all.
- Create a strong first impression onto Clapton Square, completing the historic Georgian terrace.

- Contribute to the overall civic identity of the project/development.
- Clearly identifiable as "Kings Hall Leisure Centre" through its use of material, scale and proportion.

The proposed entrance to Clapton Square will have clear entrance and exit routes, touch down/check-in points and a secure line into the facility.

YOU SAID, WE DID...

The Lower Clapton Road frontage is a significant heritage feature, but adapting it for accessibility proved challenging.

The proposed design solution preserves the building's heritage while meeting user needs and operational requirements.



New Clapton Square entrance location in relation to Clapton Square.



Clapton Square in early 1900s looking towards former ladies entrance to the Hackney Baths.



Clapton Square Park Eastern elevation - Georgian Inspired

CITY BLOCK AND CLAPTON SQUARE RELATIONSHIP

Clapton Square is characterised by the Georgian residential terraces and mansion blocks that surround it, with St. John's Church located at the south.

Two of the three interfaces of Kings Hall Leisure Centre with the street are located on Clapton Square. The residential and conservation setting is peppered with public buildings. The scale and material palette changes from the domestic proportions in yellow brick to stone, to grand proportions in concrete and red brick of the public buildings.

The open space of Clapton Square and opportunity to connect a new entrance to this adjacent amenity is one that will enhance the offer of Kings Hall Leisure Centre, and ensure the park continues its role in the community.



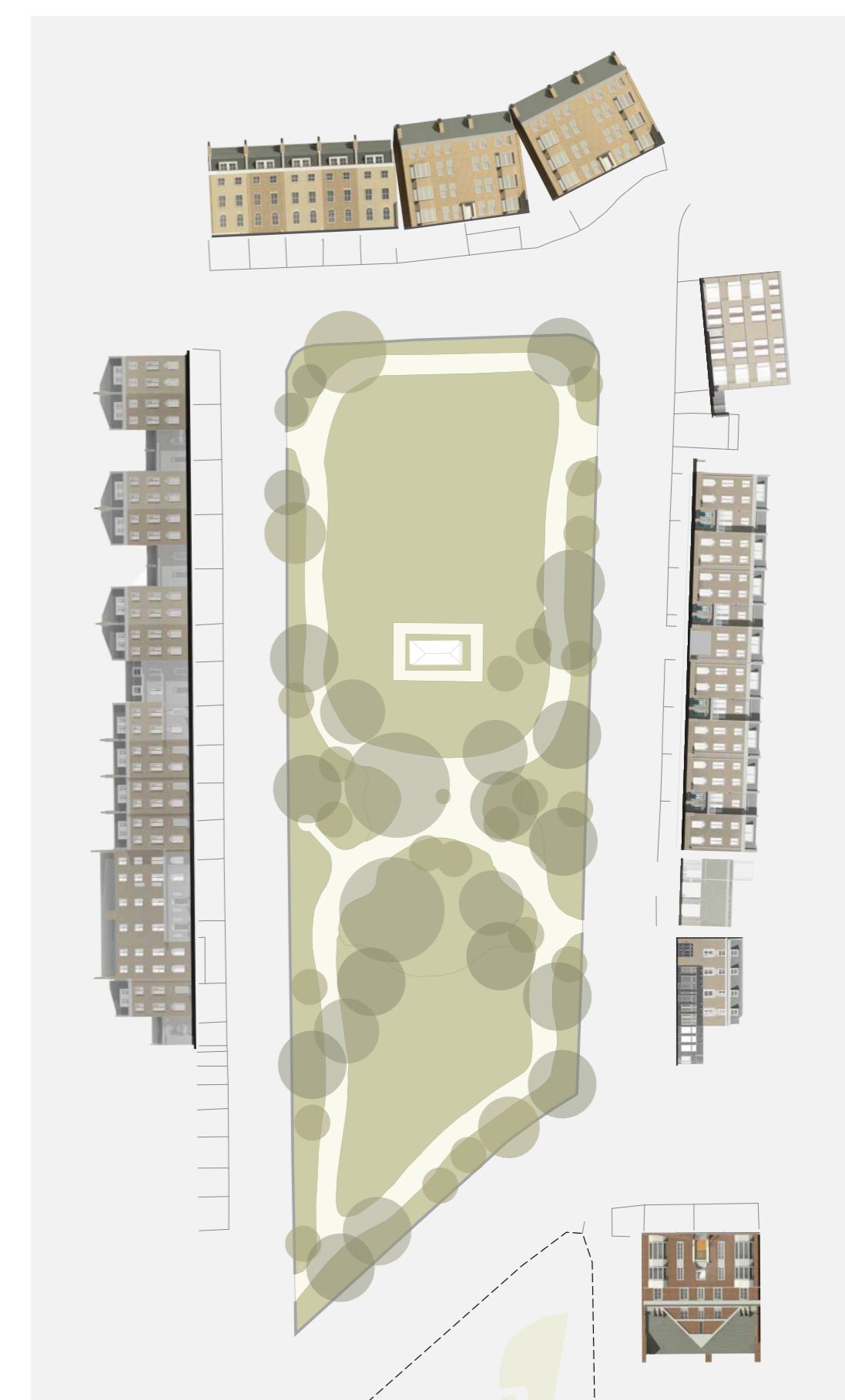
Clapton Square entrance location in relation to existing Lower Clapton Road entrance.



Study of existing Georgian entrances onto Clapton Square



Proposal - New entrance off Clapton Square.



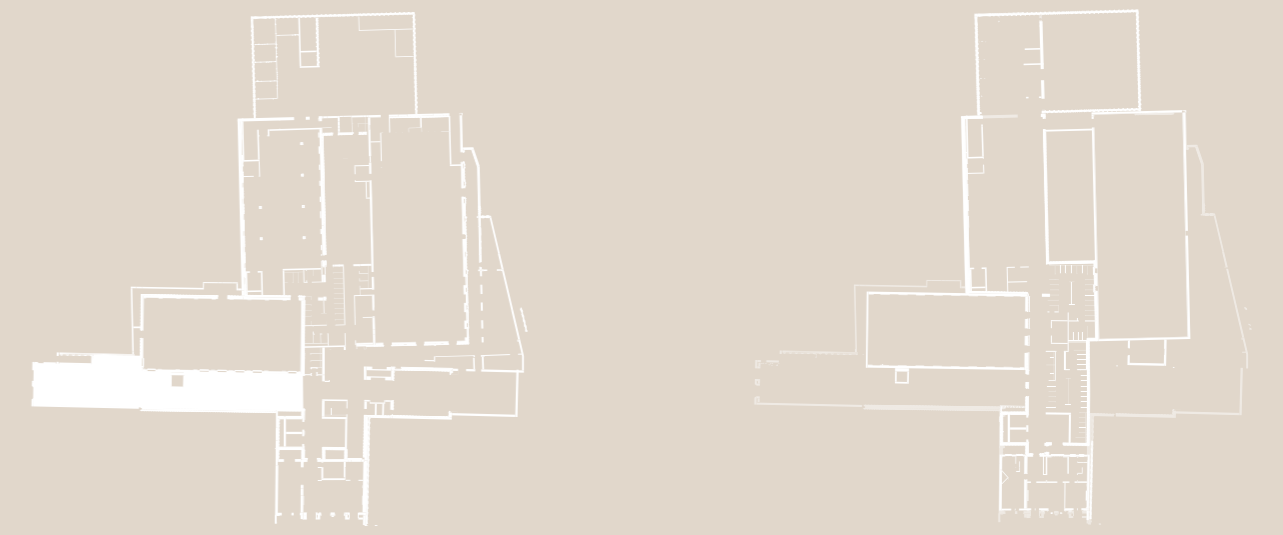
Clapton Square with surrounding elevations.

NEW ENTRANCE + SPECTATOR AREA

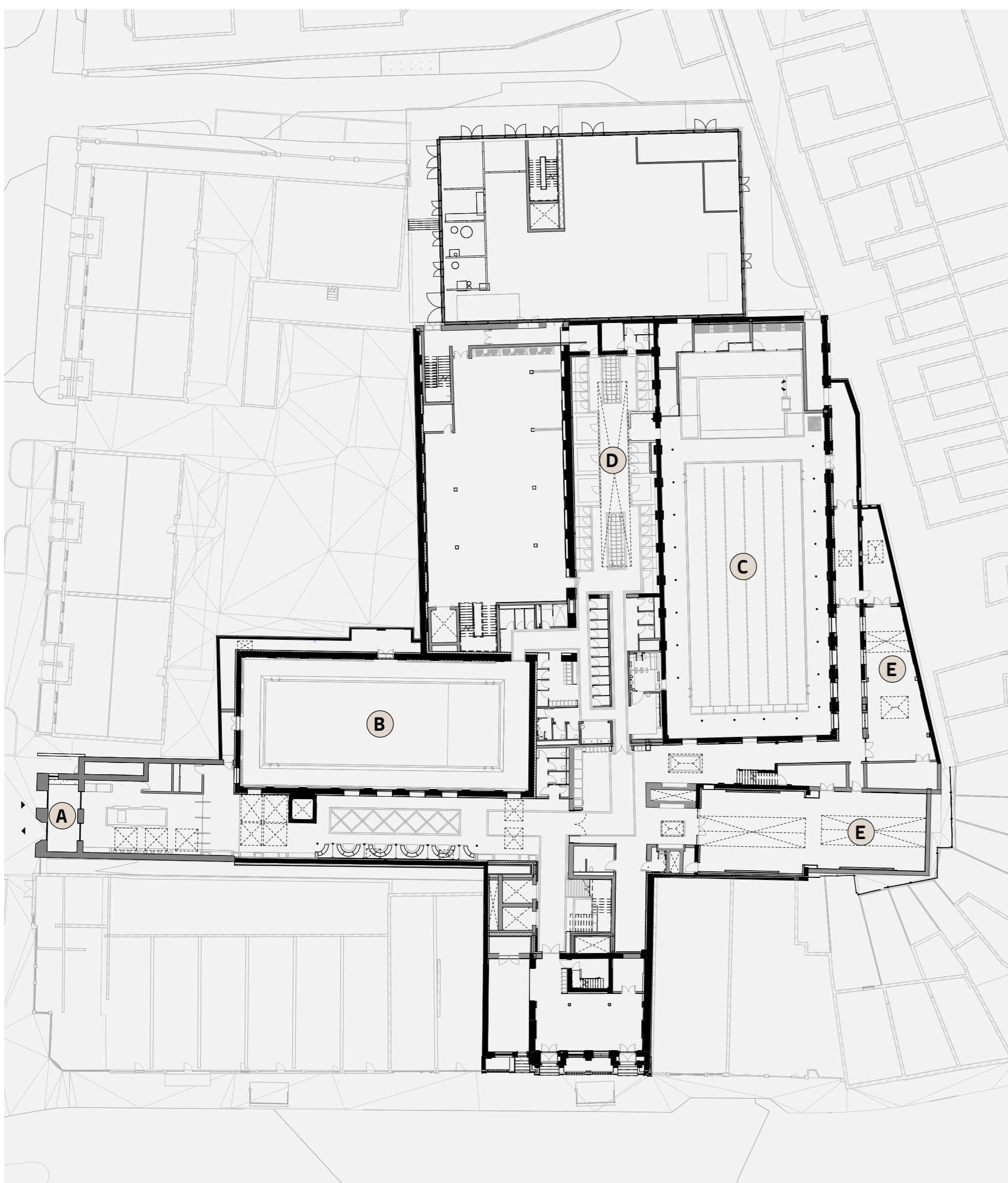
Many of the existing lanterns have been concealed over time, diminishing both their heritage value and the natural light they once provided to the spaces below.

The roof is the building's primary elevation, with its structure serving as a defining element of its architectural identity. The interplay of ornate and simple roof designs allows daylight to illuminate the spaces beneath.

The new roofs are inspired by the existing structures, preserving the depth and quality of light. Their simplified construction creates a clear distinction between old and new, resting lightly on the brickwork below to minimize disruption to the heritage elements.



Proposal - Spectator Area



Proposal - Level 00



Proposal - New level access entrance foyer to Clapton Square

- Ⓐ New inclusive, level access entrance
- Ⓑ New Teaching Pool with a movable floor
- Ⓒ New refurbished existing Pool
- Ⓓ Refurbished pool changing facilities
- Ⓔ Two refurbished and extended studios



Proposal - Spectator Area

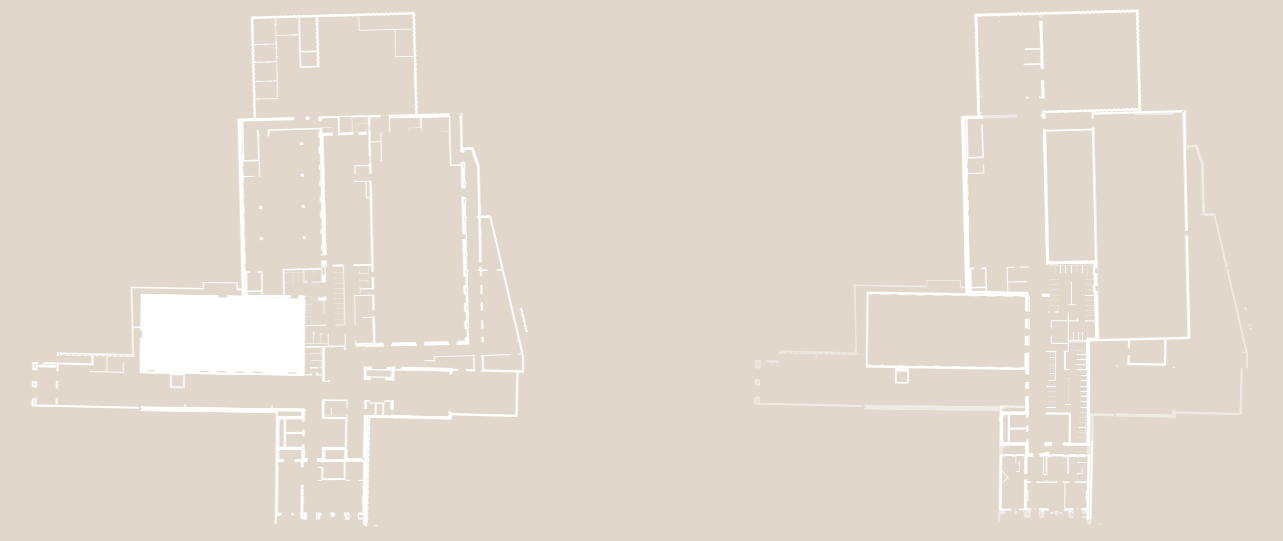
NEW TEACHING POOL

The existing Sports Hall occupies the site of the Former Ladies Pool, a space that, despite the pool tank being compromised over time and during its conversion, retains significant heritage value.

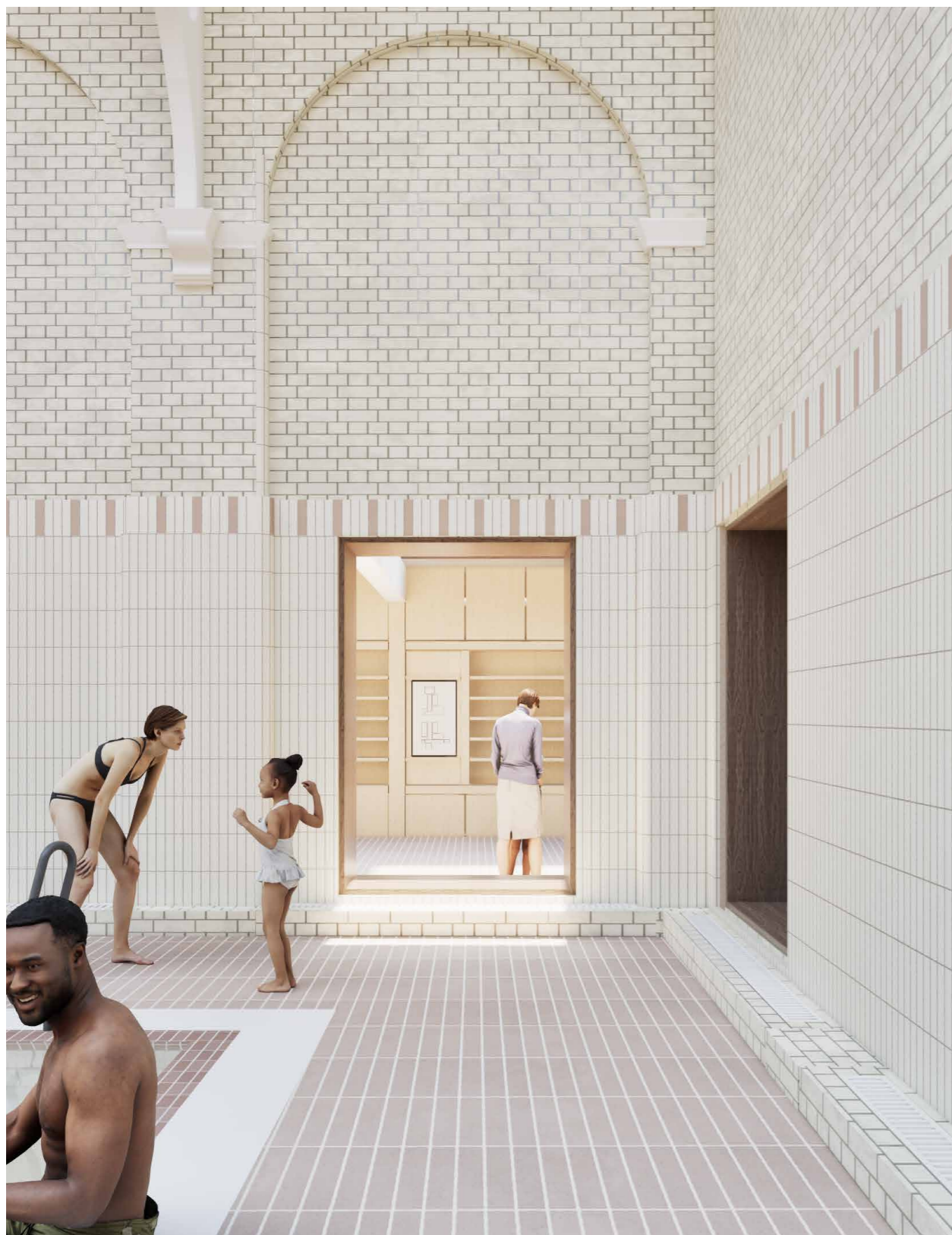
The project team proposes to restore this area to its original purpose by creating a new Teaching Pool. This modern pool will feature advanced filtration and mechanical systems, all within the historic setting. The roof lantern will be sensitively restored, and the hammerbeam roof structure will be repaired to preserve the space's architectural integrity.

The pool will have a moveable floor, making it accessible for all ages and abilities, with conveniently located changing facilities.

An adjacent spectator area will invite visitor engagement, enhance the entrance experience, and provide parents with a comfortable space to watch their children learn to swim. Blinds to glazing between the spectator area and the teaching pool, can ensure privacy during group sessions.



Proposal - Reinstated Former Ladies Pool as Teaching Pool

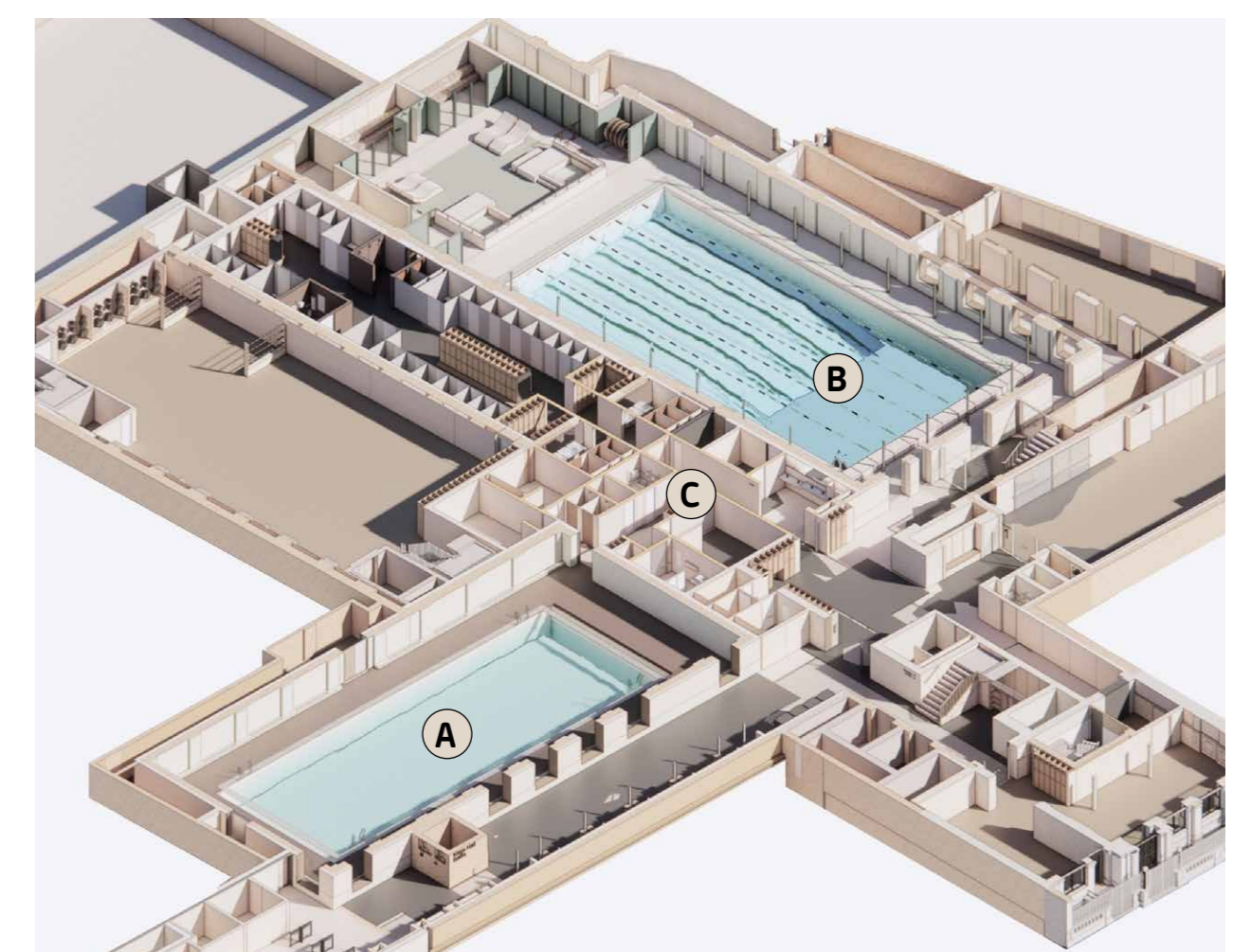


Proposal - Reinstated Former Ladies Pool as Teaching Pool



Proposal - Reinstated Former Ladies Pool as Teaching Pool

- Ⓐ New Teaching Pool with a movable floor
- Ⓑ New refurbished existing Pool
- Ⓒ Refurbished pool changing facilities



Proposal - Level 00 3D Floor Plan

REFURBISHED MIXED POOL

Refurbishing the Victorian pool at Kings Hall in Hackney is crucial for preserving the borough's rich architectural heritage while adapting it to meet contemporary needs. Built in the late 19th century, the pool is a significant historical asset, embodying the craftsmanship and community spirit of the era. Over the years, it has served as a vital communal space, promoting health, fitness, and social interaction among residents.

Restoring the Victorian pool ensures that this heritage is not only preserved but also revitalised for future generations. The refurbishment will incorporate modern amenities and sustainable technologies, enhancing the facility's functionality while maintaining its historical character. By upgrading the pool

with advanced filtration systems, improved accessibility, and energy-efficient solutions, the project will breathe new life into a cherished local landmark.

Moreover, the refurbishment aligns with Hackney's broader goals of promoting community well-being and inclusivity. By preserving the architectural integrity of the Victorian pool, the project honours the borough's past while providing a state-of-the-art facility that meets the evolving needs of its diverse population. This initiative will not only protect an important piece of Hackney's history but also ensure its continued relevance and utility in the years to come.

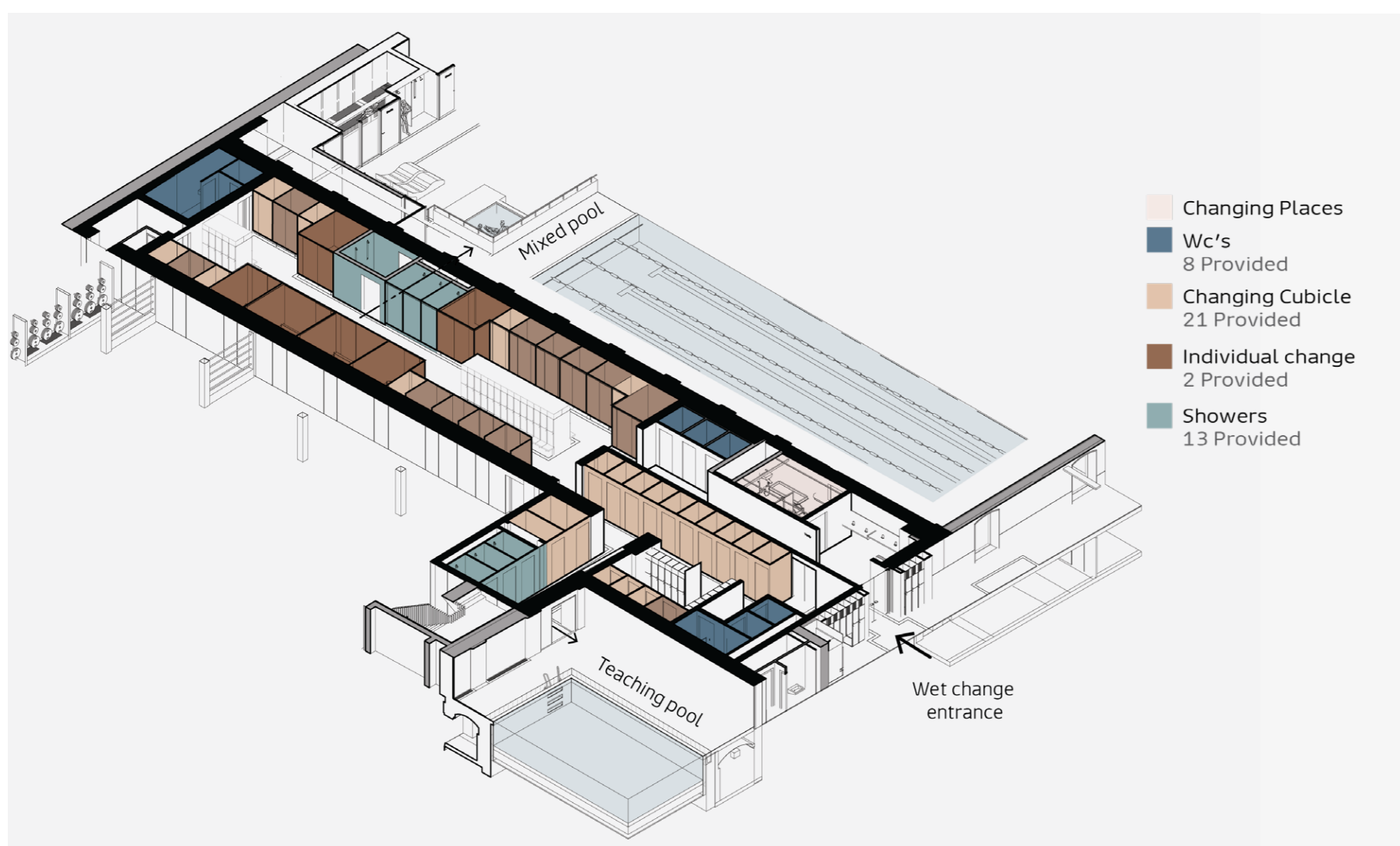
YOU SAID, WE DID

Concerns were raised about the odors in the changing village and pool areas. The existing facility still relies on outdated Victorian-era systems, which have reached the end of their functional life, leading to suboptimal performance compared to modern standards. Poor ventilation and non-operational windows have exacerbated the issue.

In response, the new facility will feature significantly improved air circulation through new mechanical ventilation systems throughout all spaces. Modern design and construction will ensure that water no longer stagnates on dated, uneven surfaces, making it easier to maintain cleanliness and freshness throughout the building.



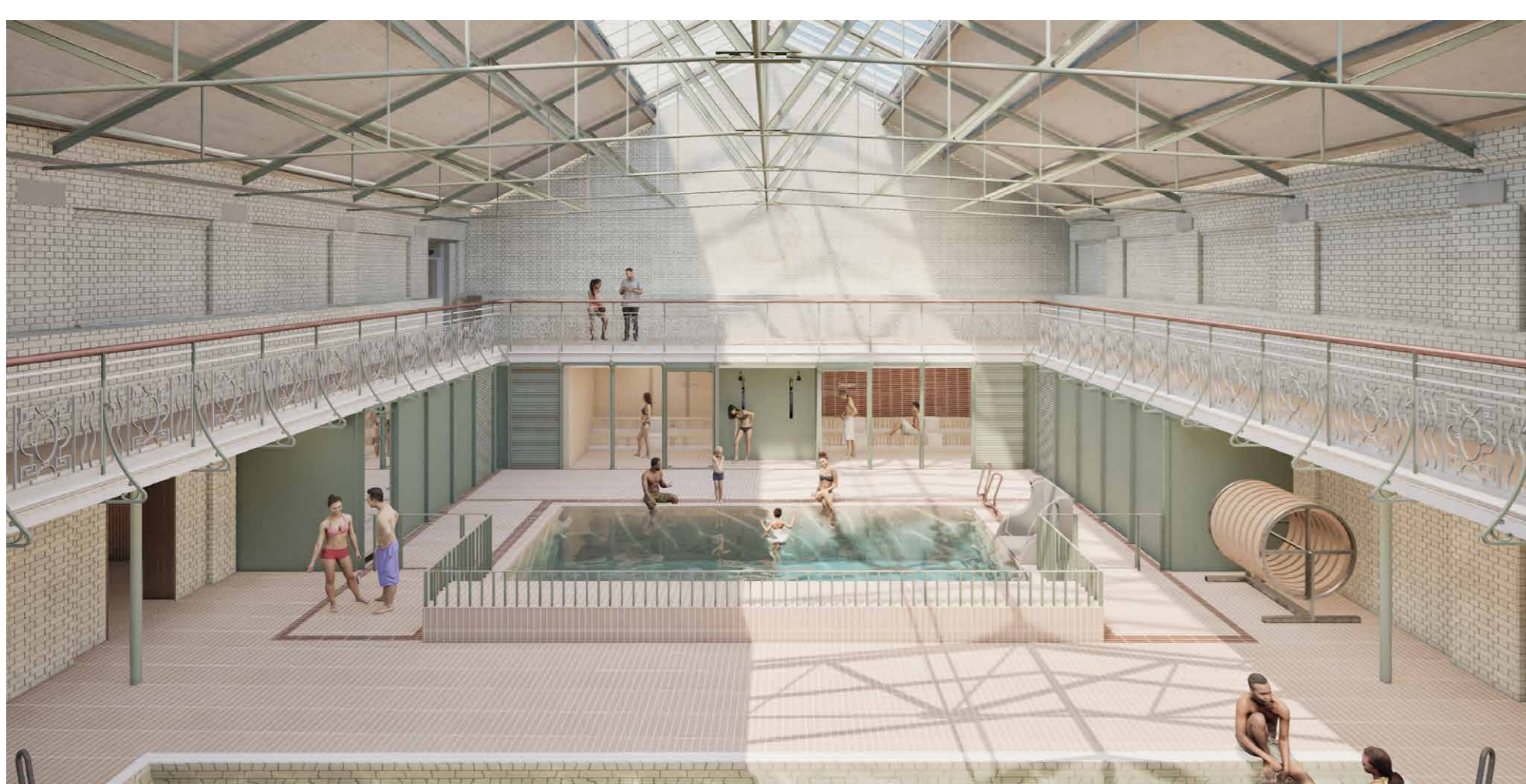
1 Proposal - Mixed pool hall with new sauna and steam facilities on the North side of the pool



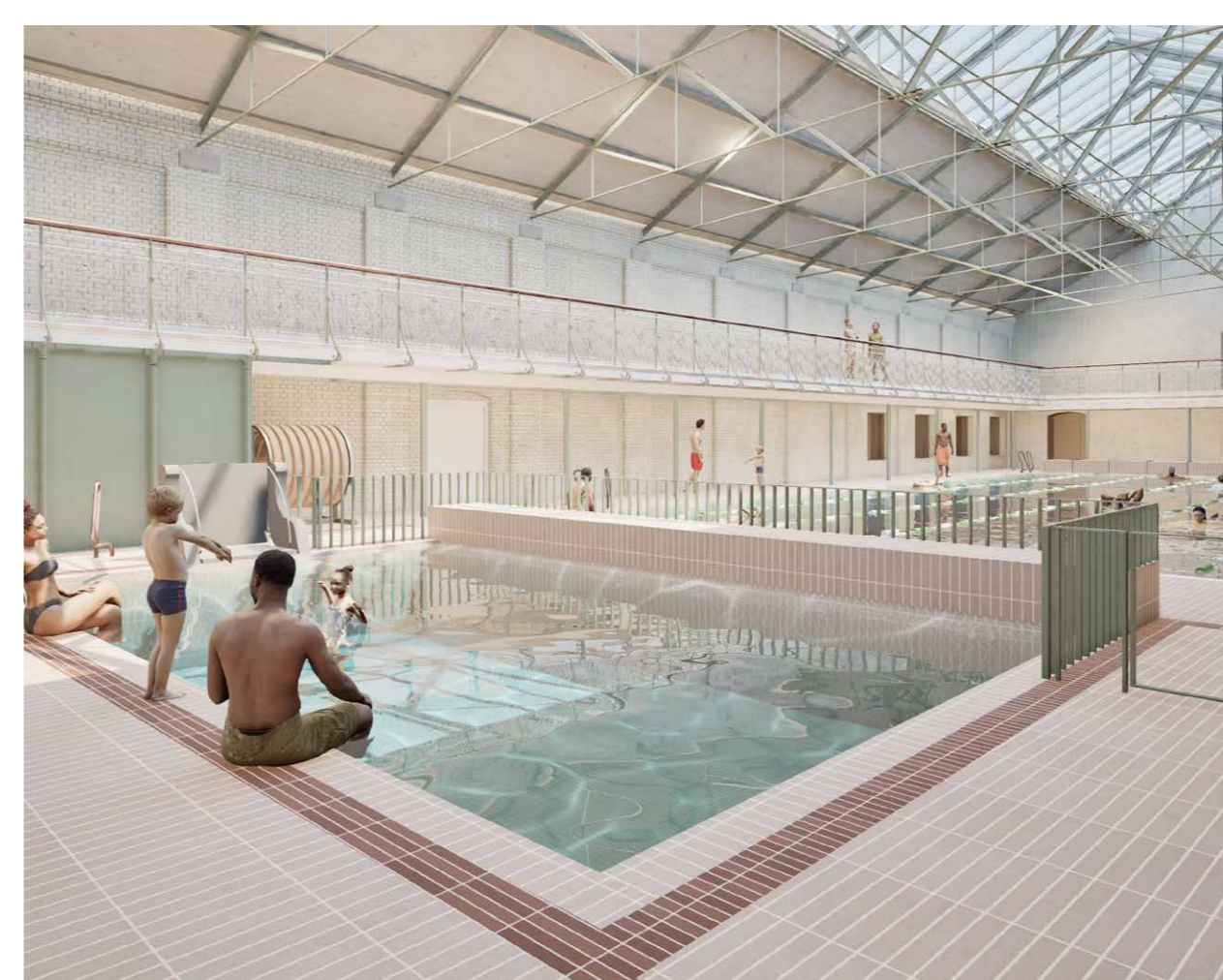
2 Proposal - Wet change



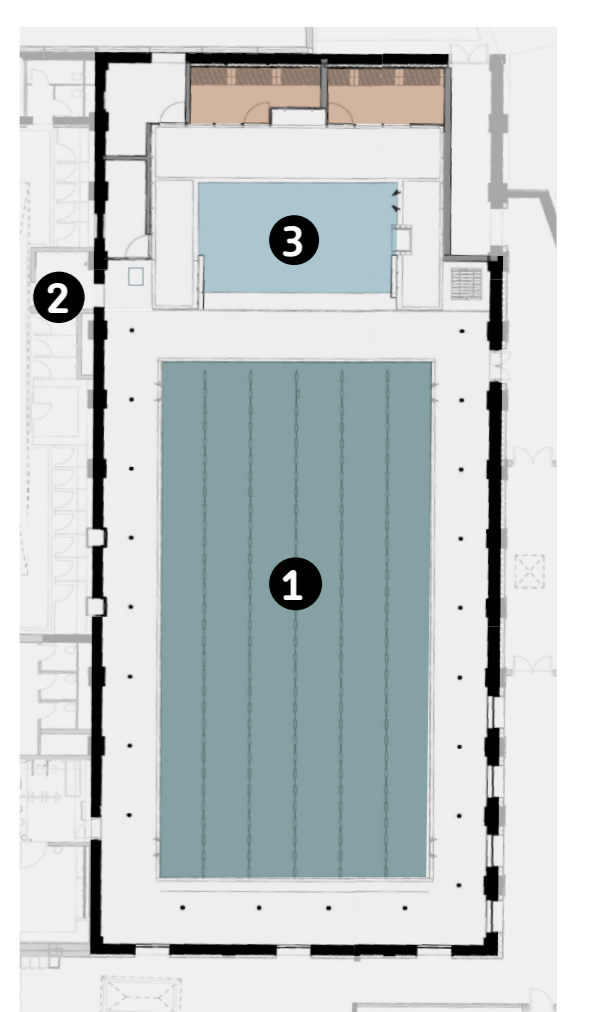
2 Proposal - Wet changing facilities



3 Proposal - Small teaching pool



3 Proposal - Small teaching pool



Mixed pool hall - Pool offer

CHANGING FACILITIES

The proposed refurbishment addresses all user needs through a diverse changing offer, with dedicated male, female, universal, and individual changing spaces that offer numerous benefits.

- Male and female changing areas ensure privacy and comfort for traditional gender-separated preferences, fostering a sense of security.
- Universal changing rooms accommodate families, caregivers, and individuals of all gender identities, promoting inclusivity and convenience.
- Individual changing spaces provide a private, safe environment for those with specific needs or preferences, enhancing accessibility. This comprehensive approach caters to diverse users, making the leisure center more welcoming, versatile, and user-friendly for everyone.

YOU SAID, WE DID

Requests were made by wheelchair users to the facility for changing accommodation that allowed them to enjoy the facility in a barrier-free environment.

Separate changing areas have been maintained in the design.

Increased the number of individual changing cubicles in the design.

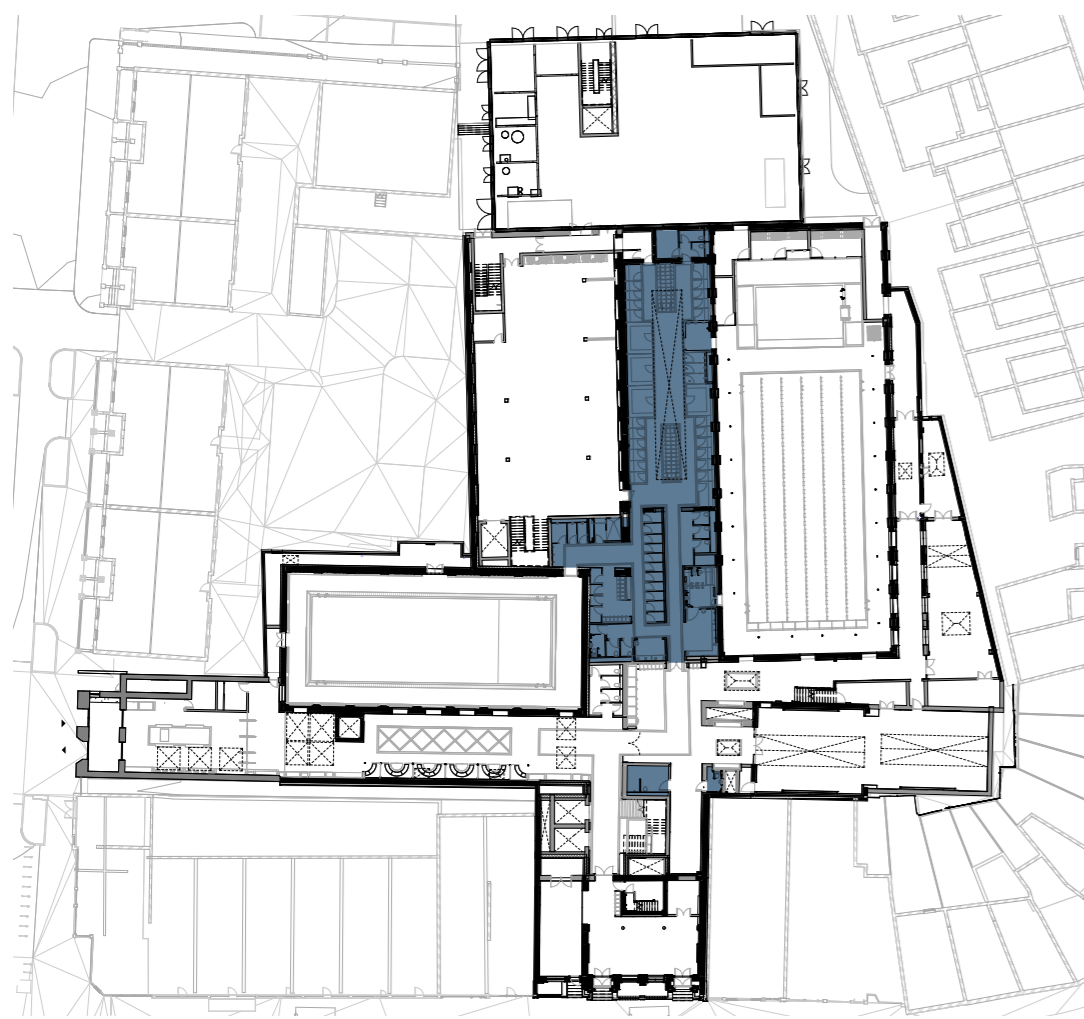
We have included requests in the design proposals for more inclusive, accessible changing facilities that improve the users experience. This includes ensuring the provision of lockers are balanced across the changing areas and are sized appropriately.

LEVEL 00 WET CHANGE FACILITIES

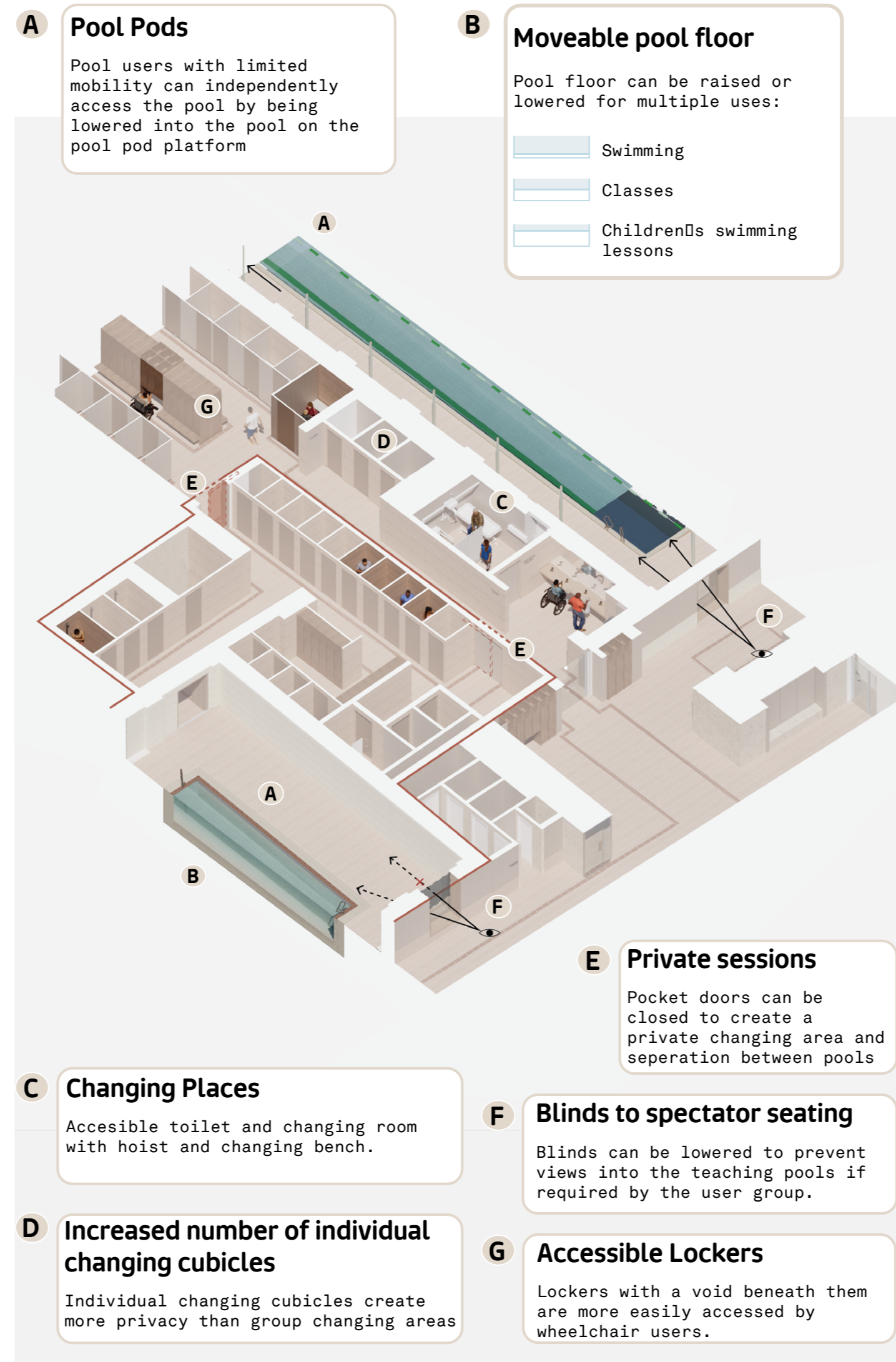
Changing facilities for the teaching pool and mixed pool areas are located on the ground floor.

For those who may struggle to use the first floor dry changing areas, there are two individual changing areas adjacent to wet change, if using the ground floor studios.

- Female Change
- Male Change
- Universal Change
- Individual Change



Changing accommodation on Level 00



Changing accommodation on Level 00

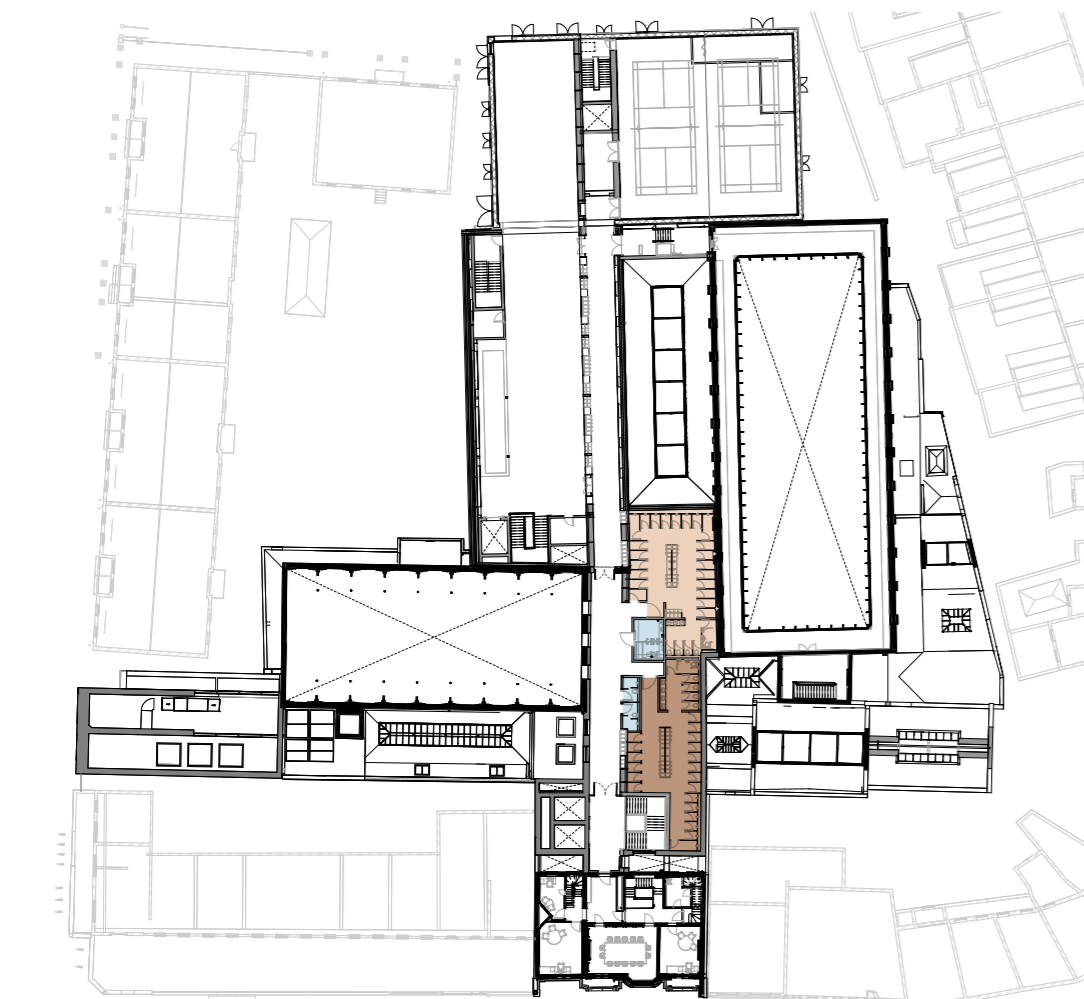


Proposal - Diagram illustrating design considerations for accessible changing facility

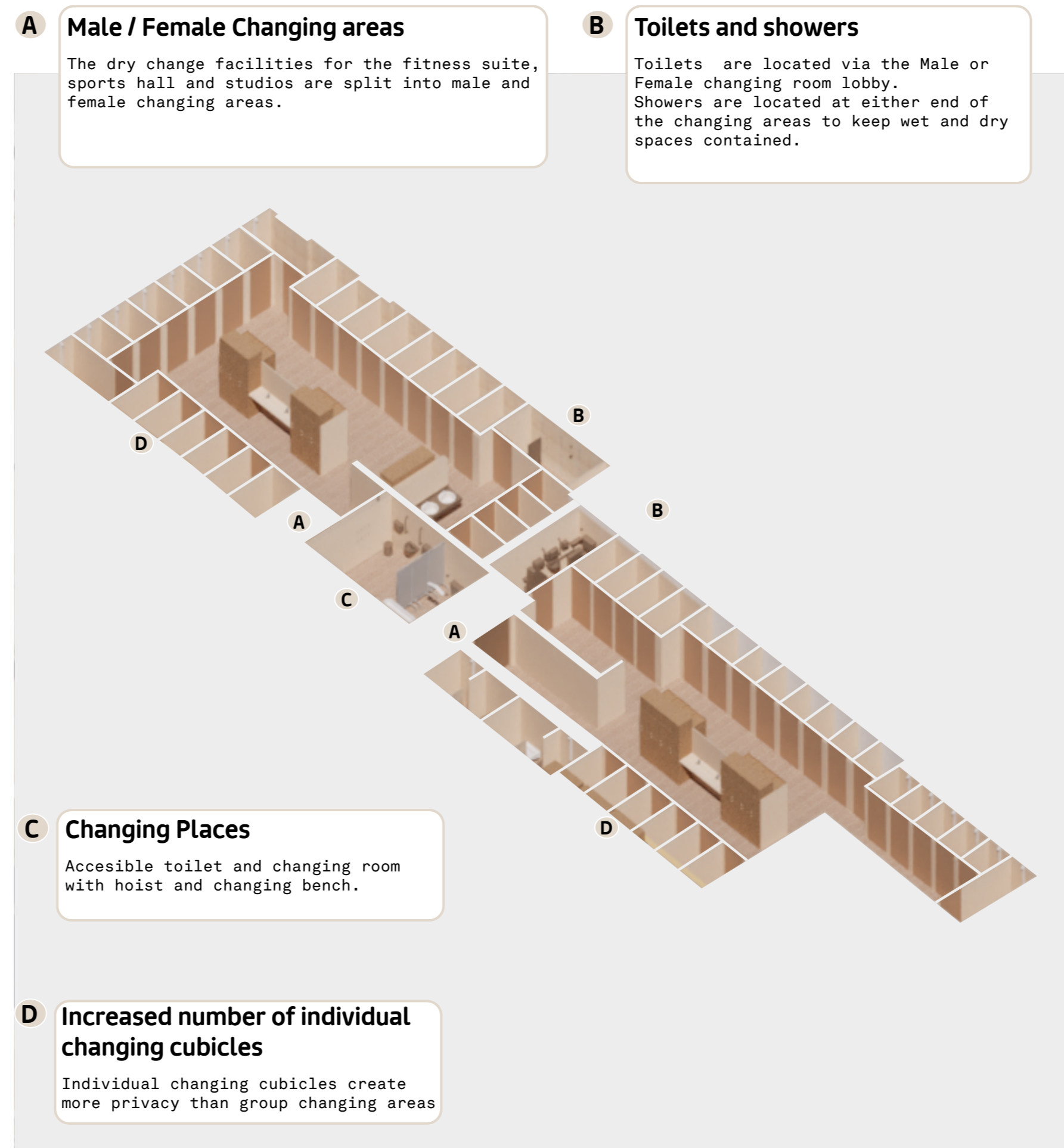
LEVEL 01 DRY CHANGE FACILITIES

Changing facilities for the dry sports facilities - fitness suite, studio and sports hall are located on the first floor. There are no wet facilities on the first floor.

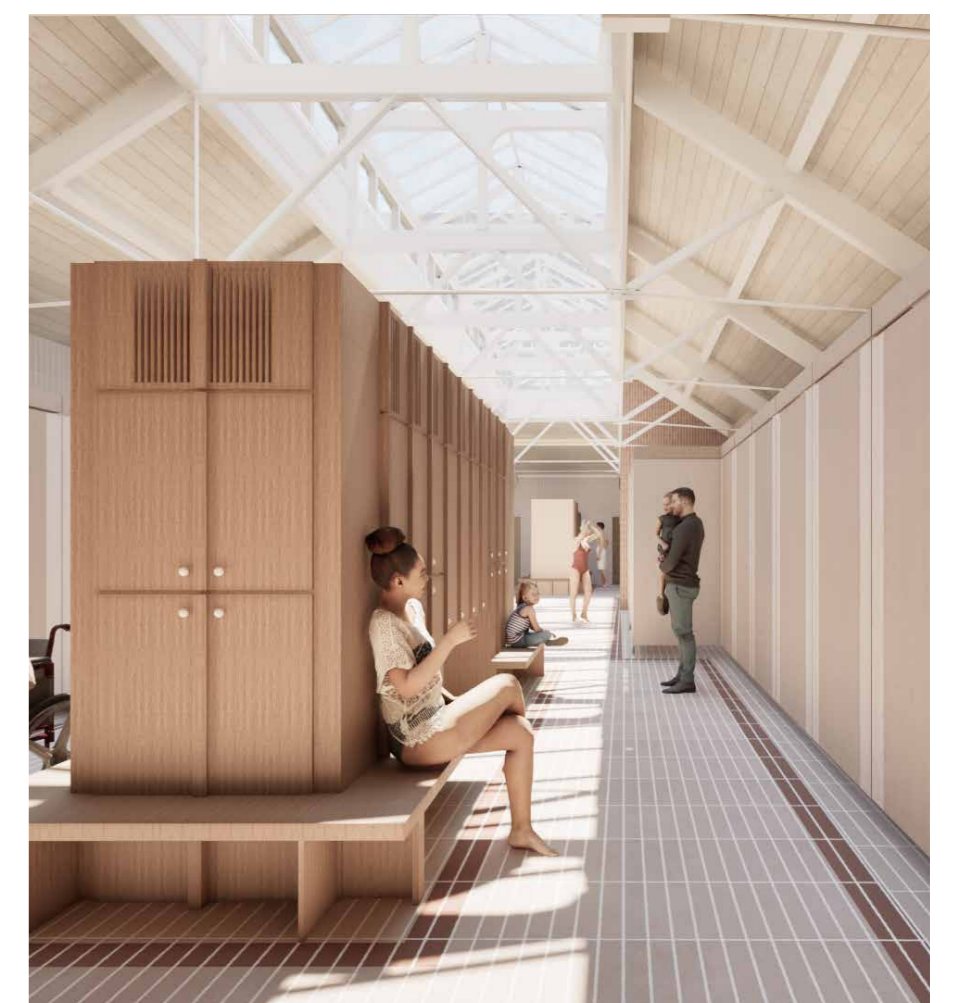
- Female Change
- Male Change
- Universal Change
- Individual Change



Changing accommodation on Level 01



Changing accommodation on Level 01



Proposed: Wet change view



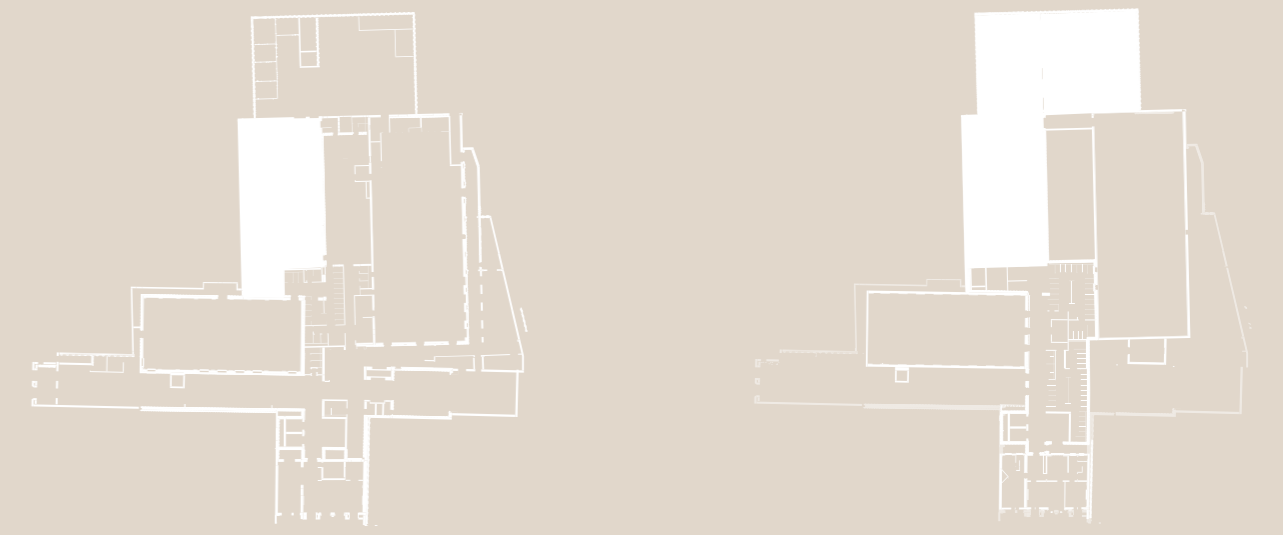
Proposed: Dry change view

NEW SPORTS HALL + FITNESS SUITE

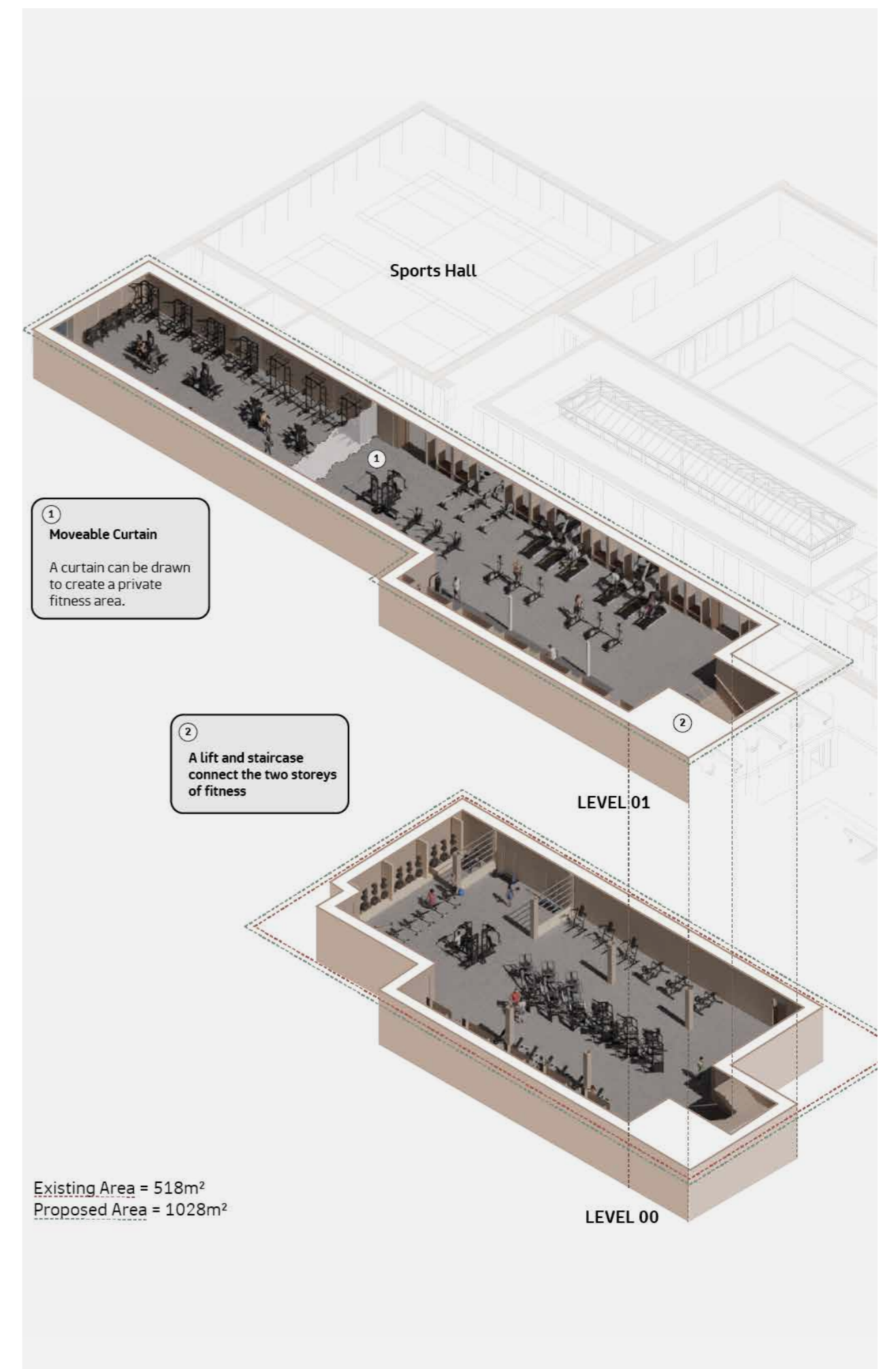
The new facility will simplify the circulation for its users. Public access will be limited to Levels 00 and 01 via a newly centralised stairway and lift. Wet changing facilities are conveniently located on the ground floor, providing easy access to the three pools, while dry changing areas are situated on the first floor, adjacent to the two-story fitness suite and Sports Hall.

The existing plant space is located at the northern edge of the site, within the current service courtyard, which also serves as the building's accessible entrance. This area will continue to be used for servicing the facility.

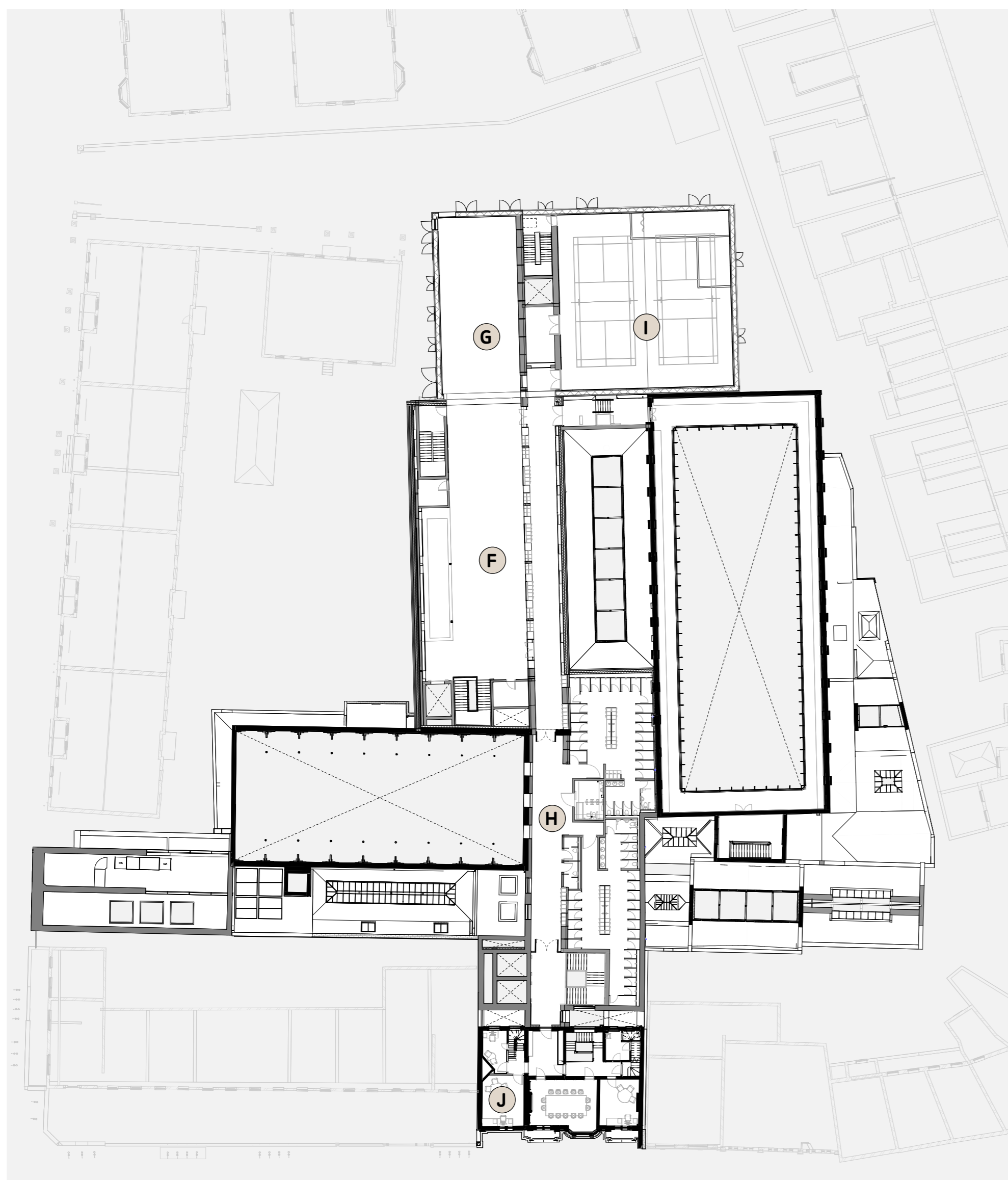
The existing Sports Hall occupies the former ladies' pool hall and currently features three courts that do not meet regulatory size standards. The new plant/fitness extension includes a plant room, refuse area, and cycle store on Level 00, along with an expanded fitness suite and a compliant two-court Sports Hall. The fitness suite roof accommodates three air source heat pumps, while the Sports Hall features PV panels on the roof.



New two storey fitness suite - Level 01



New two storey fitness suite

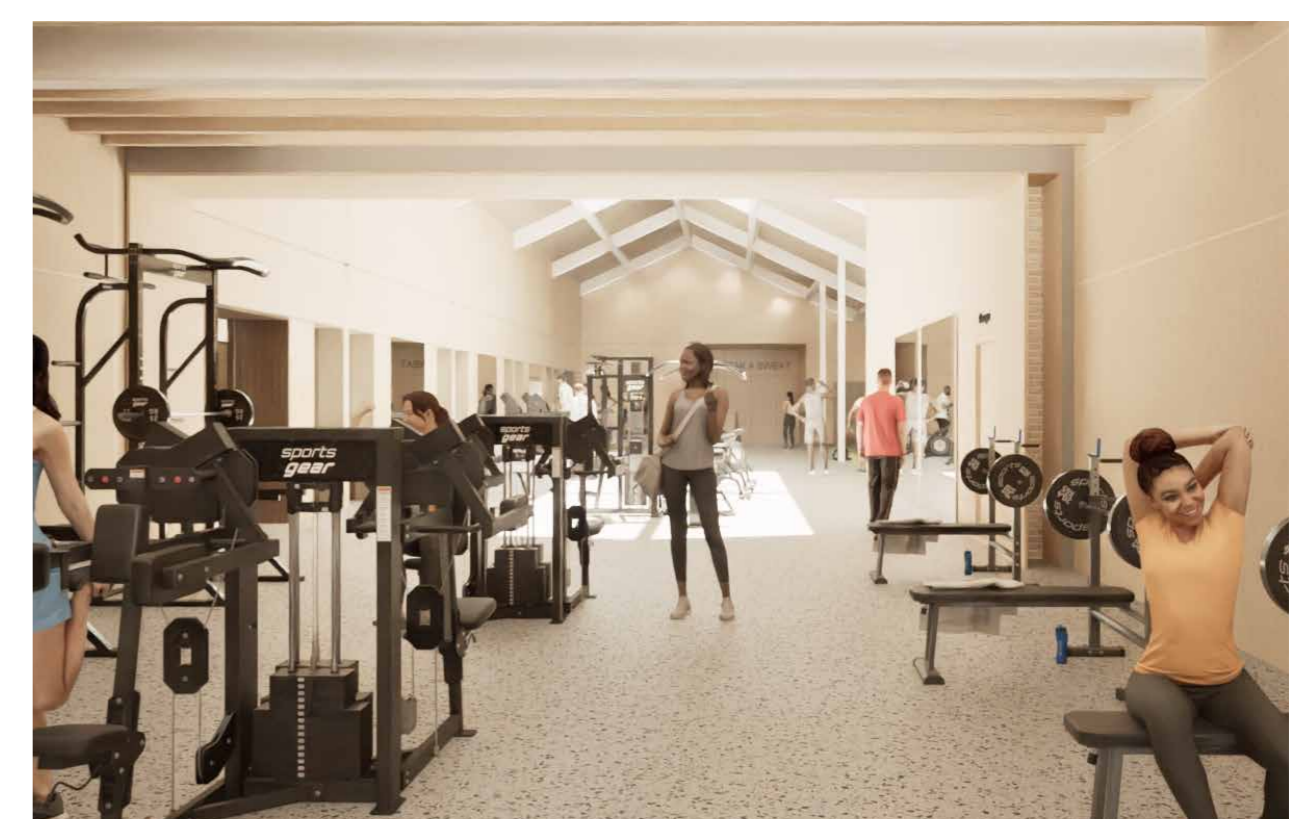


Proposal - Level 01



2-court sports hall - Level 01

- ⓕ New fitness suite over two floors
- ⓖ Subdividable fitness for privacy
- ⓓ New fitness changing facilities
- ⓓ New 2-Court Sports Hall
- ⓓ Healthwise physical activity referrals



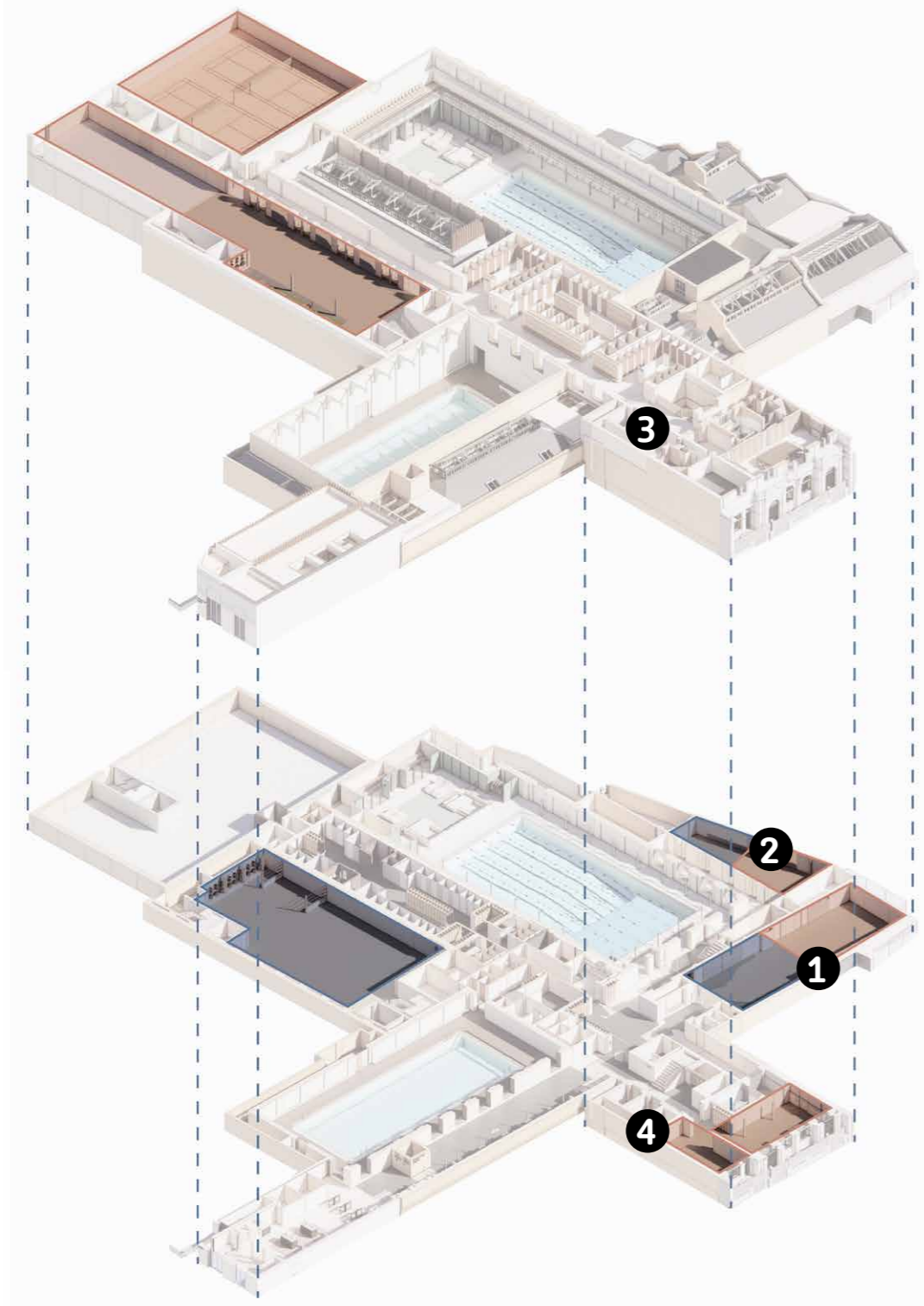
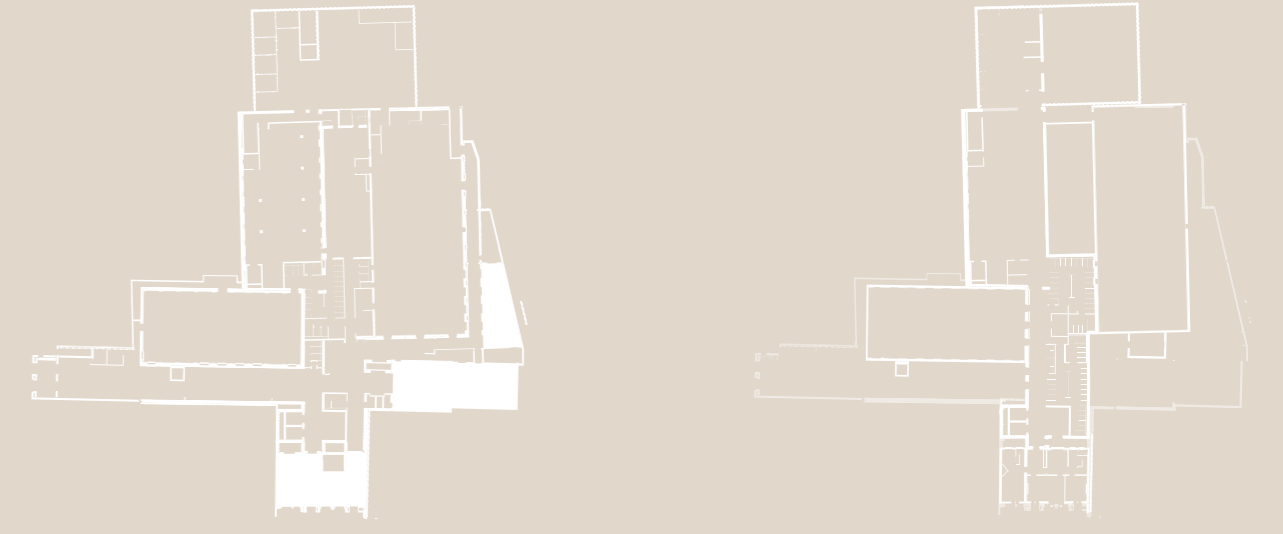
Subdividable fitness area - Level 01

NEW AND EXTENDED STUDIOS

The existing studio spaces are oversubscribed and as a result, classes are held in the existing sports hall (former ladies pool hall), leaving some of the historic studio spaces under utilised.

The proposal makes use of the external space to the east of the small gym, which is currently not used publicly, to create a larger studio, suitable for supporting classes.

Similarly, the existing spin studio is too small. The proposal extends the space through to the north, making the most of the natural light from the existing lanterns.

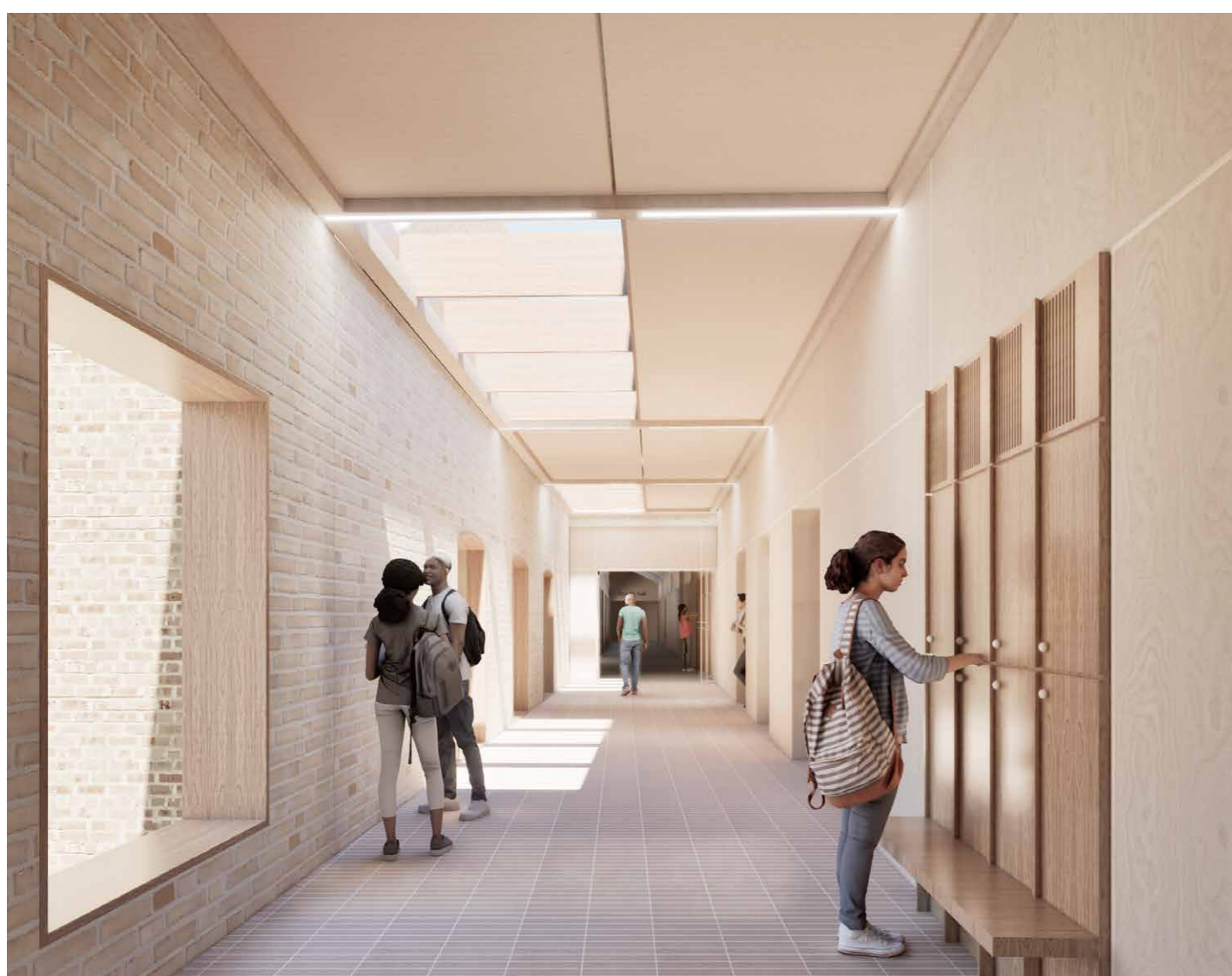


Proposal - Level 01 3D Floor Plan

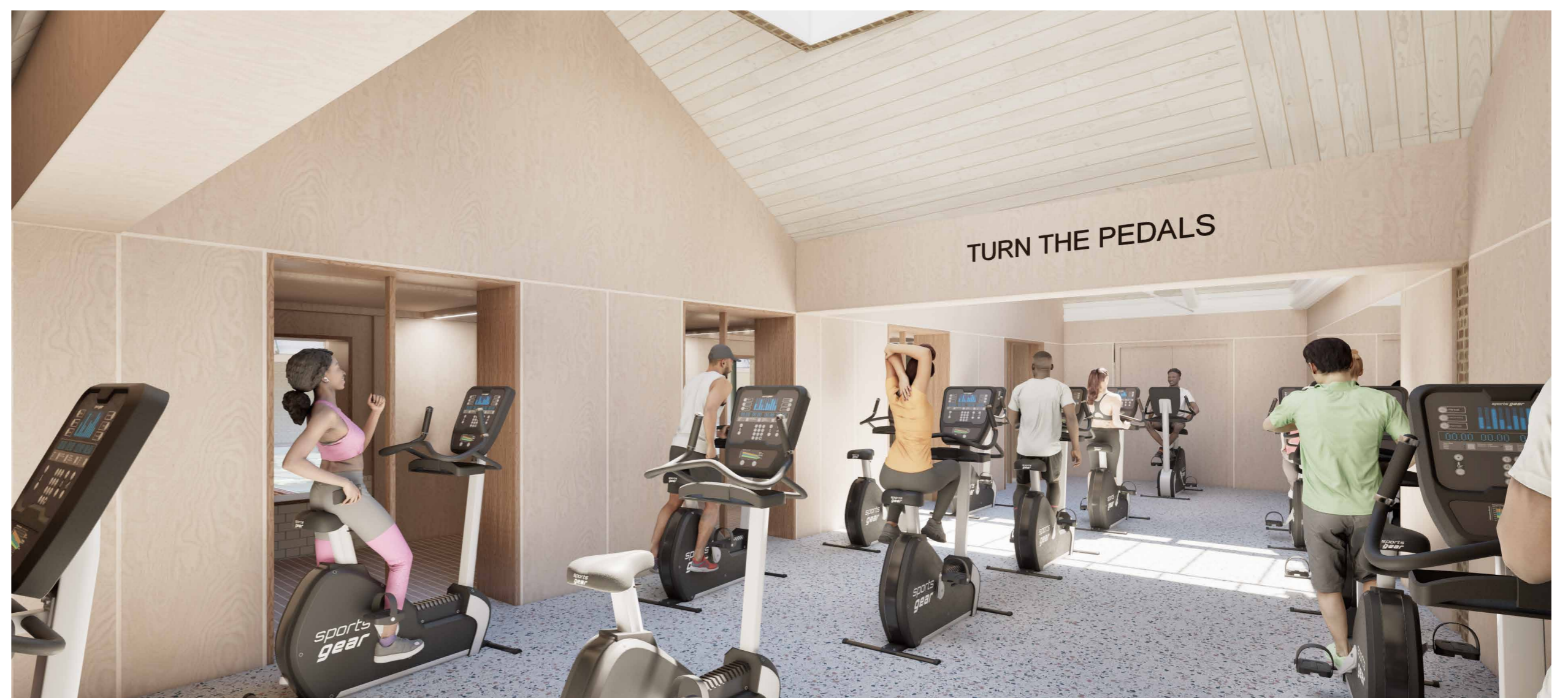
Existing fitness spaces
New fitness spaces



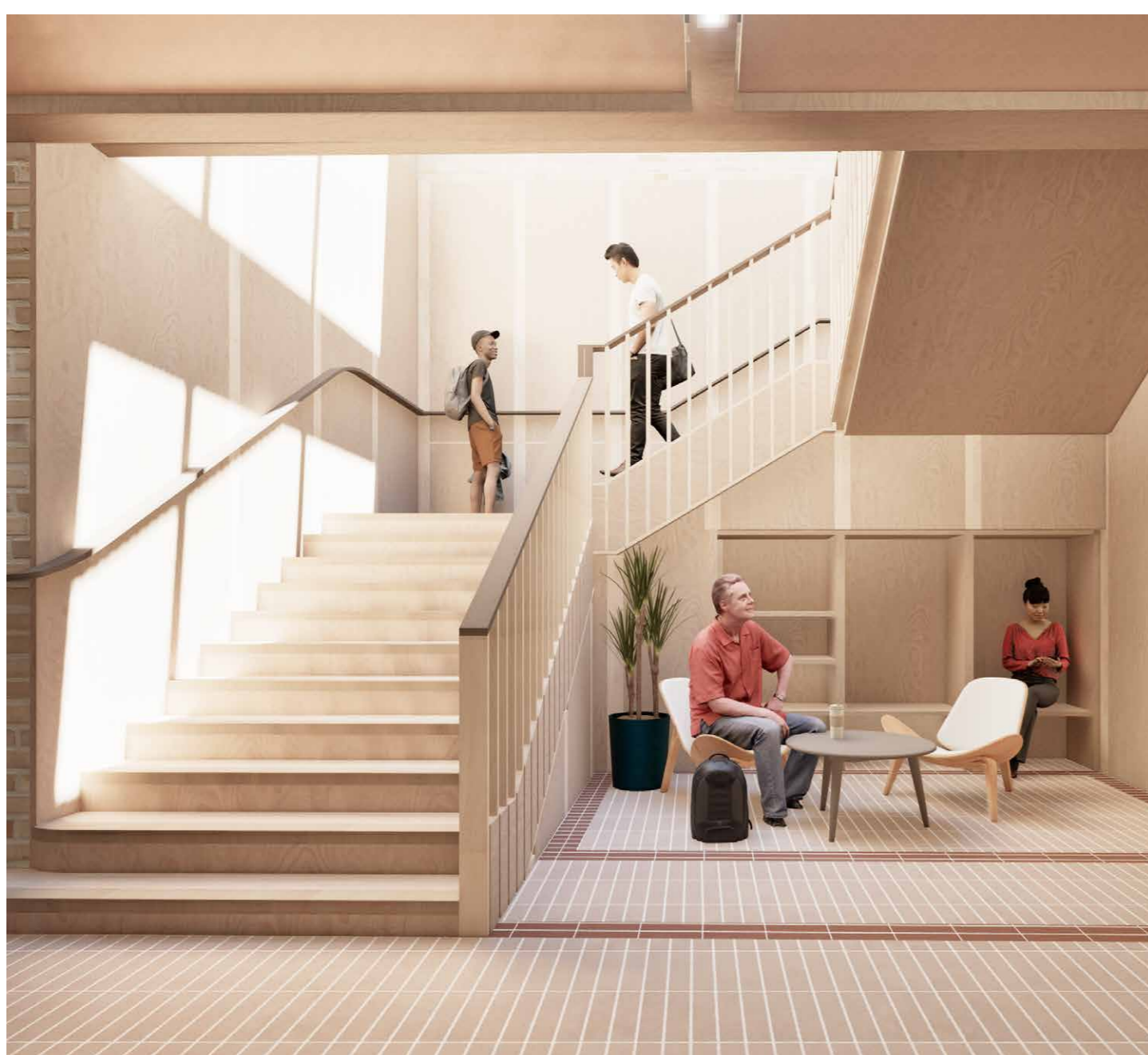
1 Level 00 - Studio 01



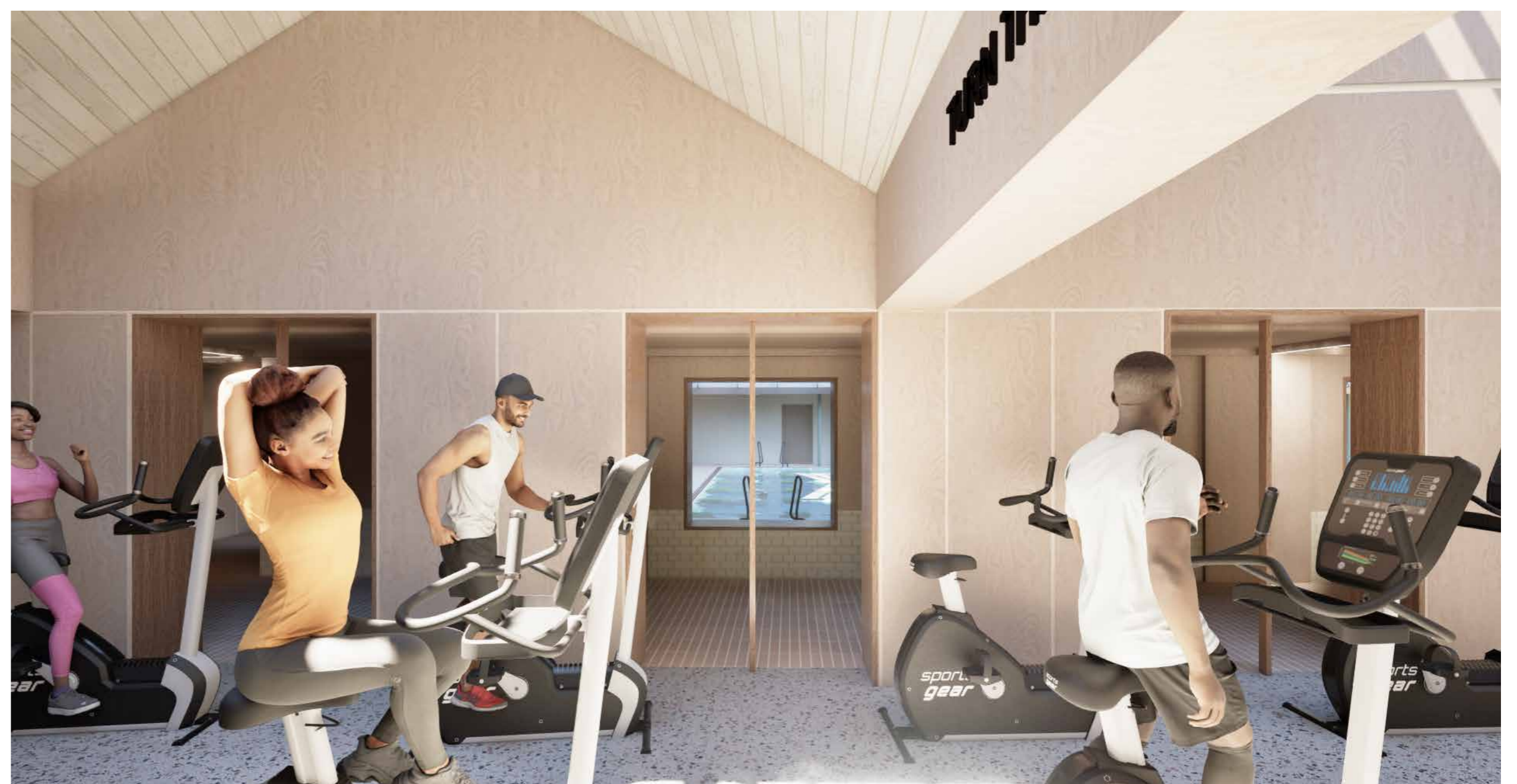
3 Level 01 - Dry change corridor to Healthwise Suite



2 Level 00 - Spin studio



4 Level 00 - New Stair with access to Level 01 Fitness and Sports Hall



2 Level 00 - Spin studio