

Haggerston Baths Consultation

Consultation Report

May 2017

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Appendix 1 – Haggerston Baths Consultation Document

Appendix 2 – The Proposals

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Aim of the consultation

Haggerston Baths opened in 1904 and closed in 2000 initially for emergency repair works and has remained closed since, costing the Council about £100,000 every year to cover maintenance and security. The cost of restoring the building and bringing it into public use is estimated to be in excess of £20 million. The Council cannot afford to pay this cost up front, but does not want the building to fall out of public ownership. So in 2015 the Council asked developers to come forward with expressions of interest in restoring the building and bringing it back into public use.

The Council has now shortlisted two proposals to redevelop the Haggerston Baths building and the consultation sought the views of all Hackney residents (and Haggerston residents in particular) to help inform the decision on what proposal is most suited to Hackney residents.

As well as seeking to understand general levels of support or opposition for the proposals, the consultation specifically focused on understanding how well residents felt each proposal protected the building's heritage and met the needs of the local community. The consultation also asked for any other ideas or uses residents felt could be added or changed to the proposals.

- For more information about the history of the Haggerston Baths project please see the supporting consultation document (appendix 1) which was made available alongside the survey itself (appendix 3).
- For more information on the two proposals, please refer to appendix 2.

Methodology

When did the consultation take place?

The consultation ran for eight weeks from 13 March to 5 May 2017.

How could participants take part?

Participants could take part in three ways:

- online survey
- paper survey
- by attending a drop-in event or panel session.

Contact details were provided on all posters and leaflets for residents who wanted more information about the consultation or needed help completing the survey.

Online survey

The online survey was made available via the Council's consultation hub 'Citizen Space'. A link to the survey was also displayed on the Council's website:
www.hackney.gov.uk/haggerston-baths.

Paper survey:

An exact replica of the online survey and supporting information (consultation document and proposals) was mailed to all residential properties in Haggerston with the Council's newspaper Hackney Today. These were distributed on 27-28 March 2017.

Paper copies were also available to be collected from the drop-in sessions and panel event (see events below).

Events

The consultation held three events – two drop-in sessions and one panel discussion.

Drop-in sessions:

- 28 March 2017 – 6pm to 8pm at Centre 151 (Whiston Rd, London, E2 8BL)
- 27 April 2017 – 6pm to 8pm at Centre 151 (Whiston Rd, London, E2 8BL)

The drop-in sessions were held at the beginning and end of the consultation period at a location adjacent to Haggerston Baths at Centre 151. These sessions contained large display boards outlining each of the proposals, copies of the paper surveys and two Council Officers who responded to questions from the public.

Panel discussion event:

- 12 April 2017 – 6pm to 8pm at Centre 151

Mayor Glanville, Cllr Munn, Cllr Buitekant, Cllr McShane, Chris Pritchard (Interim Assistant Director of Strategic Property Services)

Haggerston ward Councillors were also invited to attend the event, although they were not part of the panel.

The event opened with an introduction from the Mayor followed by short 10 minute presentations from each of the developers. Following this, the public were given the opportunity to ask questions from the floor.

Communications

The consultation was publicised through the Council's fortnightly newspaper Hackney Today (issue 399) and via the Council's online consultation hub 'Citizen Space'; as well as the Council's own Haggerston Bath webpages. The consultation was also promoted through social media, including Facebook and Twitter.

The Council also issued a press release to the local newspapers who signposted residents to the online consultation and events.

Leaflets outlining how to take part in the consultation were also issued to local Haggerston residents in the first week of the consultation.

Finally, a large banner was hung outside Haggerston Baths on Whiston Road displaying the dates of the drop-ins and panel event at the start of the consultation.

Data inputting and analysis:

Completed paper copies of the consultation were sent to Strategic Property Services where they were input manually into Citizen Space for analysis.

A coding framework for qualitative data was agreed between the inputting team and the consultation officer overseeing the consultation.

The statistical data and qualitative comments have been analysed on Citizen Space by the Consultation Officer who produced this report.

Note on the data quality and interpretation:

Considering 6464 paper copies of the questionnaire were sent to Haggerston ward residents in addition to the consultation being available online, the data set for this survey is small. This makes it difficult to do a meaningful analysis of the data by postcode or various demographic groups. However, it is important to remember that considerable effort was made to give residents the opportunity to take part suggesting there could be a deal of apathy towards the redevelopment of the building amongst Hackney residents generally.

All the statistical data and a full list of all the comments from the survey is available for Strategic Property Services if required.

On qualitative data (comments):

In analysing the data, all of the comments and different themes contained within them were 'tagged' or grouped under common themes. The report does not address every single comment, however all comments have been passed on to Strategic Property Services for consideration.

Not all participants chose to give comments in the survey, meaning some questions contained more qualitative data than others. Where comments have been highlighted in this report, it is because the frequency of the comment or theme mentioned was high (relative to other comments and themes for that given question).

It is important to note that very few comments were offered by participants throughout this survey, so it is important to treat summaries of qualitative comments with caution as they may not be representative of the wider population. For this reason the breakdown of the comments by postcode or other demographic data has not been presented in this report.

Who took part?

- A total of 312 people took part in the consultation
- Haggerston Baths is located in the E2 postcode area and half of all participants said they live in the E2 area suggesting they are well represented in this data set.

The table below shows the breakdown of participants by their Hackney postcodes (there were no responses from participants in E10, E15 and EC1).

Postcode	Total	Percent of All
E1	1	0.3%
E2	156	50.0%
E5	7	2.2%
E8	131	42.0%
E9	4	1.3%
EC2	1	0.3%
N1	5	1.6%
N4	2	0.6%
N16	4	1.3%

Demographic data:

Equalities monitoring information is part of all consultations at Hackney Council and helps to understand how well various groups are represented in consultation findings. This information recorded for consideration but has not been reviewed in this report because the overall data set is too low to draw meaningful conclusions.

Summary of key findings

The findings from this survey suggest the Castleforge Partners proposal is preferred to the London & Regional Properties one. The data shows that more participants felt the Castleforge Partners proposal protects the building's heritage, meets local needs and is supported overall compared to the London & Regional Properties proposal.

- 54% (167) of participants said they support the Castleforge Partners proposal compared to 33% (102) who oppose it
- 33% (103) of participants said they support the London & Regional Properties proposal compared to 45% (141) who opposed it.

Protecting the building's heritage:

- 38% (119) of participants felt the Castleforge Partners proposal protects the building's heritage to great-to-very great extent, compared to 14% (44) who said it did not at all
- 28% (87) of participants felt London & Regional Properties protects the building's heritage to great-to-very great extent compared to 18% (55) who said it did not protect the building's heritage at all
- Comments from those who felt the Castleforge Partners proposal protected the building's heritage to a great-to-very great extent said the proposal retained the original features of the building's exterior and kept the pool intact although for a different use. Comments from those who did not think the heritage was protected said it was because the function of the building would change (i.e. there would be no pool)
- Only three positive comments on heritage were given for the London & Regional Properties proposal saying the architectural features of the building were protected. Comments from those who thought heritage would not be protected mainly said the proposal was vague. There were also comments about the loss of heritage due to the loss of a pool function.

Meeting local needs:

- 34% (105) of participants said the Castleforge Partners proposal meets the needs of the local community to a great-to-very great extent compared to 13% (40) who thought it did not meet local needs at all
- 23% (73) said the London & Regional Properties proposal meets the needs of the local community to a great-to-very great extent compared to 20% (61) who thought it

did not meet local needs at all

- Positive comments about the Castleforge Partners proposal mentioned the mix of uses and the flexibility of the spaces as it could meet the needs of different members of the community and change over time as the community changes. Negative comments questioned whether all members of the community would benefit, saying that only certain types of income earners will be able to afford the use of the flexible work spaces. There were also comments saying the lack of pool meant local needs were not being met
- There were only two positive comments about the London & Regional Properties proposal and four neutral; saying the micro hotel was a positive as it could bring business to the area. The rest of the comments said they could not see how local needs would be met as the proposal was vague and/or they could not see how a micro hotel would benefit the local community. There were also comments saying the lack of pool meant local needs were not being met.

Other ideas and comments:

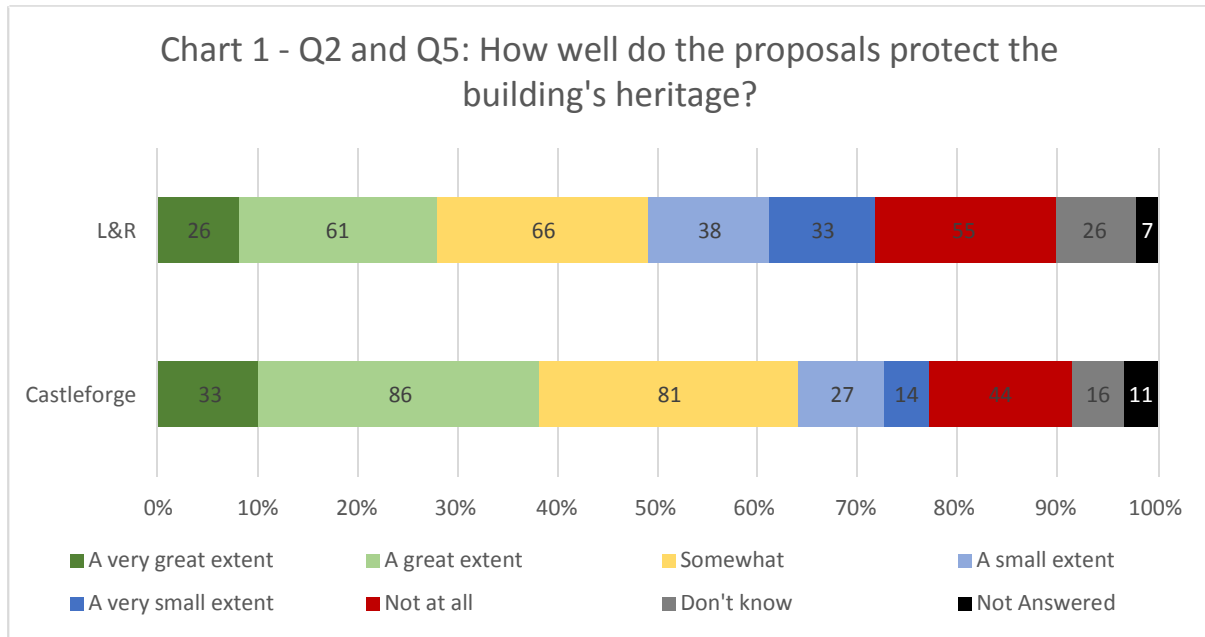
Very few comments were offered throughout the survey, however one other common trend was about ensuring social inclusion through providing more and mixed community uses that bring people of different backgrounds together. There were also comments about inequality and the need to ensure public use/local need is not considered secondary to money and private profit.

There were also comments expressing disappointment about there not being a pool in either of the proposals and requests for the Council to reconsider the redevelopment process.

Protecting the building's heritage

The Council recognises the importance of the building's heritage to both the local community in Haggerston and the borough as whole. As such, the survey asked to what extent each of the proposals protected the building's heritage.

Chart 1 shows a comparison of how participants responded to the question on heritage for each of the proposals.



This data shows more participants felt the Castleforge Partners proposal better protects the buildings heritage compared to London & Regional Properties. The statistics show that 38% (119) of participants felt Castleforge Partners proposal protects the building's heritage to great-to-very great extent compared to London & Regional Properties proposal which accounted for 28% (87) in the same category. Additionally, 14% (44) of participants said the Castleforge Partners proposal did not protect the building's heritage at all compared to 18% (55) who said the same for London & Regional Properties proposal.

Comments on heritage and the Castleforge Partners proposal:

Although 119 participants said they felt the Castleforge Partners proposal protected the building's heritage to a great-to-very great extent, only 12 participants offered explanations. Nearly all of these said they felt this proposal retained the original features of the building's exterior and kept the pool intact, although for a different use.

Comments from participants who thought the Castleforge Partners proposal protected the buildings heritage to a lesser extent stressed the heritage of the building was protected visually but not functionally; some questioned whether the facilities in the proposal would actually meet the needs of the local community.

Participants who felt the proposal did not protect the heritage of the building at all also questioned the facilities in the proposal and most used this opportunity to express disappointment for the absence of a functioning pool.

“I like the way that the former pool hall becomes the focus of the mixed use space, with retail, galleries, studios and workshops all opening onto the space. The modern additions appear sympathetic to the existing Victorian interior.”

“Visually only the front of the building seems protected. Whilst there is mention of the building being used as a community space – it does not seem as this would be a community destination that fosters integration from all walks of life. Moreover, there is clearly a lot of focus on commercial space and this will impact the community around.”

“The buildings heritage is its architectural structure and its purpose: to serve the wider & mostly poorer community with a leisure & health centre that lifts the quality of life and is affordable.”

Comments on heritage and the London & Regional Properties proposal:

Although 87 participants said they felt the London & Regional Properties proposal protected the building’s heritage to a great-to-very great extent, only 3 of these participants left a comment saying the proposal protected the architectural features of the building.

Those who felt the heritage of the building was protected ‘somewhat’ by this proposal show that whilst some thought the inside of the building was relatively protected in terms of heritage it is unclear when it comes to the outside of the building.

Comments from those who felt the heritage was protected to a little-to-very little extent (accounting for only 15 participants) said the proposal was vague (mainly the interior parts) and that the Victorian exterior architecture is not very prominent.

Of the 55 participants who said the proposal did not protect the heritage at all only 11 participants chose to comment. These comments focused on the lack of a pool and detail on how the space would be used.

“The mock-ups seem to show that the integrity of the inside of the building is maintained. It would be useful to see mock-ups of the outside/façade.”

“Very vague in terms of detail. Only link to preservation is the picture of the pool as a music area which looks strange and out of place, and doubt will be used in reality.”

“There are few specifics or undertakings in the proposal so whether the external features and internal architecture will be protected is very unclear.”

Meeting local needs

The cost of restoring the building to bring it back into public use is in excess of £20 million; money that the Council cannot afford to pay up front. As a result, the Council invited developers to bid for a lease on the building in order to bring the building back into public use. The survey therefore asked to what extent each of these proposals meet the needs of the local community.

Chart 2 shows a comparison of how participants responded to the question on meeting the needs of the local community for each of the proposals.

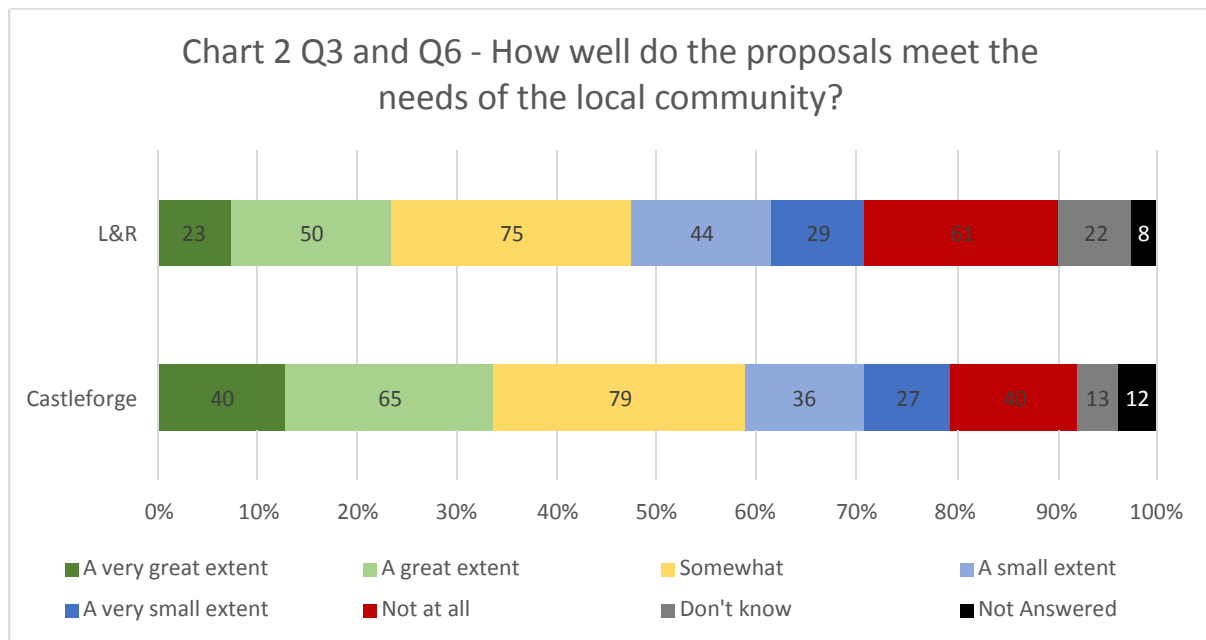


Chart 2 shows that more participants felt the Castleforge Partners proposal meets local needs to a greater extent compared to London & Regional Properties; 34% of participants (105) said the Castleforge Partners proposal meets the needs of the local community to a great-to-very great extent compared to 23% (73) who said the same for the London & Regional Properties proposal. In addition, more participants said the London & Regional Properties proposal did not meet local needs at all – 20% (61) than those who said the same for Castleforge Partners – 13% (40).

Comments on meeting local needs and the Castleforge Partners proposal:

Comments from those who felt this proposal meets the needs of the community to a great-to-very great extent often focused on the mixed use parts of the proposal – saying that mixed uses will enable different members of the local community to feel the benefit. The flexibility of the space in the proposals was also highlighted by some as a positive as it enables the building to change as the community changes over time.

Comments from those who feel the community needs would be met to a lesser extent mainly expressed concern over whether the all parts of the community will be catered for, some

saying that only certain types of income earners will be able to afford the use of the flexible work spaces, and buy coffees etc. There were also some comments about the lack of the pool in the proposal, and that expression for a pool has already been made by the local community.

Comments from those who said the proposal does not meet local needs at all expanded on some of the comments outlined above. Some said provision of health and wellbeing facilities – by retaining the pool – especially due to the building’s proximity to schools was more important than flexible working space and coffee shops. Others also saw this proposal as targeting more affluent locals who can afford to rent workspaces and that there was already enough coffee shops in the area.

“The use is sufficiently mixed to make it viable and cleverly integrated so that no single tenant will dominate the building. The area between Kingsland Road and Broadway Market needs a cultural hub, which it currently lacks.”

“The overall impression gives a sense of collaboration with the local community. I feel that they have already reached out to local groups. They are planning to create flexible spaces which appear to be accessible / available to individuals or small groups. This feels as though it is following on and extending the opportunities for creativity which were the impetus for much of the success of Hackney in the 1970s onwards.”

“Which community? This proposal may function well for people who have fairly good incomes, but how does it fulfil the needs of those with lower incomes? Will local communities/businesses be able to afford the rents? Can/will Hackney Council dictate what people will have to pay?”

“Another purpose is to meet requirements for all generations, swim classes for children, a facility for the elderly to be active, for families, to raise happy children that in the following don't become engaged in crime. The proposal made by Castleforge Partners is very obviously made to gain and create a good income for Castleforge Partners by renting out office spaces and food & drink supply for the renters. But any community aspect quoted is only in connection to financial gain. The proposal as such aims at further increasing the gentrification of the area while the public will of the people actually living in the area is widely ignored.”

Comments on meeting local needs and the London & Regional Properties proposal:

Despite 73 participants saying they felt this proposal met local needs to a great-to-very great extent, only two offered comments explaining why. Furthermore, only four participants who said this proposal meets the needs of the local community ‘somewhat’ gave comments. Together, these comments said the proposal offered many different community uses and some liked the idea of a ‘micro hotel’ suggesting it could bring business to the area.

The rest of the comments from those who felt this proposal meets the needs of the local community to a lesser extent, or not at all, mainly said this proposal was vague and therefore hard to see how it could meet local needs. In addition to this, some also questioned the micro hotel element of the proposal, questioning how it would benefit the local community

and suggested it is aimed at a different demographic. There were also comments saying the lack of a pool in the proposal means it does not meet the needs of the local community.

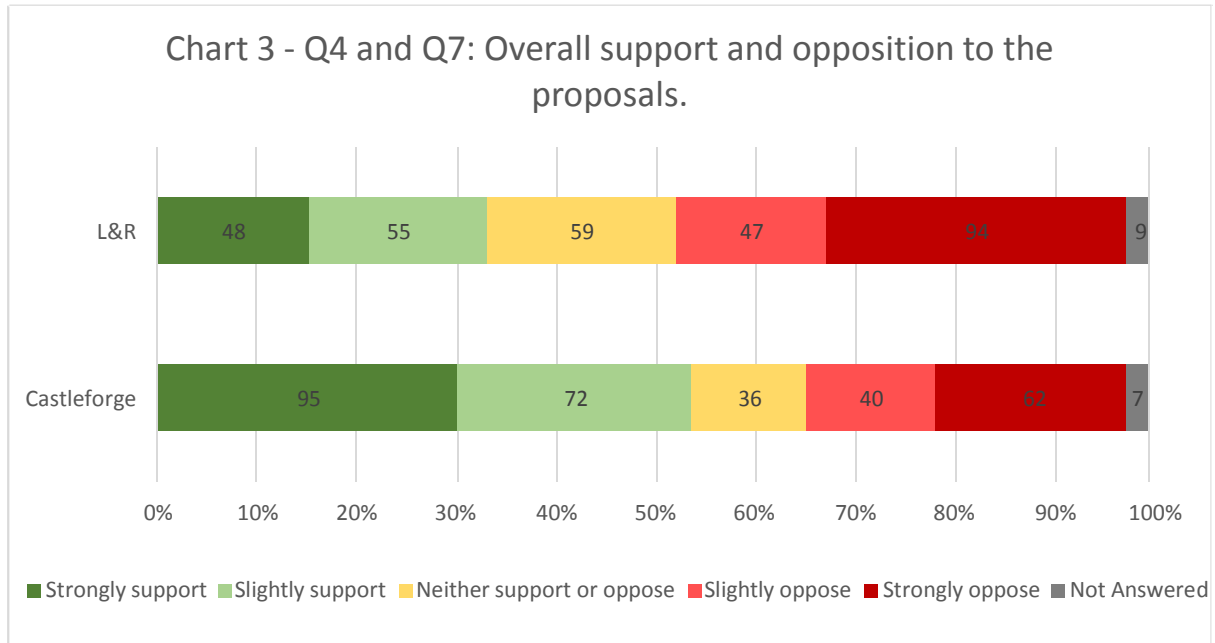
“I love that their proposal is the same as the other one plus the micro hotel, which I think is genius! It would be very silly to think that people in Haggerston are ONLY people on benefits. We need to attract people to the area if we want the local businesses to thrive. And this is a great way of doing it!

“It appears that they are proposing a lot of community use, although I am not sure what demand there is for a micro hotel there as many people stay in Shoreditch when visiting.”

“This isn't aimed at integrating communities. Many of the ideas (e.g. hotel) distance the building from the community and the social spaces will not be able to be used by the majority of local people and will negatively impact those in the immediate vicinity.”

Overall support and opposition to the proposals

Having asked participants how well the proposals protected the building’s heritage and meets community needs, the survey asked to what extent participants supported each of the proposals overall. Chart 3 below shows how participants responded:



The data shows that overall the Castleforge Partners proposal is both the most supported and least opposed proposal. The Castleforge proposal had 54% (167) of participants saying they support this proposal compared to 33% (103) who said the same for the London & Regional Properties. The Castleforge Partners proposal also had 33% (102) of participants saying they opposed the proposal compared to 45% (141) who said the same for the London & Regional Properties proposal.

Looking more closely at the data shows there are more participants who said they opposed the London & Regional Properties proposal than supported it. The data also shows that almost as many participants ‘strongly support’ the Castleforge Partners proposal as those who said they both strongly and slightly support the London & Regional Properties proposal.

Comments on the Castleforge Partners proposal:

The comments offered from participants who support the proposal focused on the architectural preservation of the original features of the building alongside the mixture of uses proposed; however few comments were offered.

Almost all the comments from those who oppose this proposal mentioned the lack of the pool and/or questioned the role of the private developer as opposed to the community in informing the redevelopment of the building; some arguing that the proposal caters for the businesses sector and not the local community.

“The Castleforge Partners proposal appears less slick. However it seems to be looking outwards into the community. Although they could be said to be wasting space by not expanding up in to the body of the bath hall I feel that this keeps a sense of the grandeur of the original building.”

“I would like to see Haggerston baths used for the purpose it was originally used for as the proposal is not something I would be interested in. If it did have a cafe it would probably be very much overpriced and be designed to attract the wealthier new borough residents and there have already been enough concessions in the borough made for them.”

Comments on the London & Regional Properties proposal:

Comments from those in support of this proposal were low in number and there was no trend in answers. Following on from the last question, there was a comment in favour of the micro hotel and its links to improving the local area and another asking for commitments for community spaces to be affordable and accessible. Comments from those who are neither for nor against this proposal referenced the vagueness of the proposal, the lack of a pool, and requested that redevelopment serves the needs of everyone in the community.

There were more comments from participants who were against the proposal and the themes of the comments varied. Where there were trends they seemed to question the use of the pool area as an event space and how it was going to work. There were also comments against the micro-hotel, comments on the lack of a pool, and more general comments about a lack of a strong community focus that will benefit the local community.

“It is not a viable commercial solution. Just an event space does not add much value to the community and only creates temporary influx of visitors to the area at peak times.”

“Hackney needs to take the lead in creating mixed-use developments that promote stronger community ties. Gentrification is already causing inequality and tension. It's vital that new developments bring real benefits to everyone and every group in Hackney. Pretty facades alone are not enough to show people that Hackney belongs to them.”

Other suggested ideas and comments

The final section asked participants for any other ideas or comments they would like to add to either or both of the proposals. Like the other questions, the number of written comments was few in number and the largest trend is comments calling for the pool to be retained. One other common trend was comments about ensuring social inclusion through providing more and mixed community uses that bring people of different backgrounds together. There were also comments about inequality and the need to ensure public use/local need is not considered secondary to money and private profit.

Most comments and ideas were very brief and did not form part of a common trend. As such, all qualitative data has been passed onto the service area for consideration.

“The council must ensure this building provides a service for those who are being left behind in Hackney as the gap between the rich and poor increases.”

“The community has strongly advised that it requires the Haggerston Baths. Hackney council should now listen to the people who pay taxes to have community facilities kept and maintained, if not by outsourcing then it falls upon Hackney Councils remit.”

“Move the proposals to make use of the space and a more accessible community resource which respects the makeup of the neighbourhood. I accept that there needs to be commercial space, but at the moment, the balance is very wrong.”

“Swimming pool - required by the local people. Need a facility to aid with exercise and keeping physically and mentally healthy, especially winter when park is too dark. Needs a permanent community activity e.g. space is ideal height for a climbing wall. - if joining fees made affordable.”

“What's wrong with really focusing on the different communities which the Haggerston Baths serves? The real heritage of Hackney is its inclusiveness and neither proposal really offers this.”

Review of the panel session

Date: 12/04/2017 (6pm-8pm)

Panel: Mayor Glanville, Cllr Munn, Cllr Buitekant, Cllr McShane, Chris Pritchard (Interim Assistant Director of Strategic Property Services)

Presentations by:

Castleforge Partners (Danny Shafrir and Michael Kovacs)

London & Regional Properties (Richard Gibbs and Andrew Philips)

Key notes:

Presentation One – London & Regional Properties:

London & Regional Properties has worked on the Here East' development in Hackney. They are a commercial, not a residential developer; interested in creating sustainable collaborative clusters that make an economic difference. London & Regional Properties is a successful real estate company that wants to establish itself in east London.

The proposal is to have a mix of small and large business units in order to give businesses that wish to scale up the opportunity to do so, and transform the building into a significant enterprise hub. They expect between 300 and 500 jobs as a result of their proposal.

Their first priority would be to stabilise the exteriors and make weather-tight before starting on the interiors. Their proposal would include a new building on the laundry side and the aim is to create a synergy between the two buildings and make the pool hall a public space.

Presentation Two – Castleforge Partners:

The aim of Castleforge Partners' scheme is to preserve the character of the building and retain the Whiston Road frontage. Access to the pool hall by using it as a retail space is important as is the need to maintain the integrity of the building with access from both streets. The laundry wing of the building will be demolished and replaced but this will respect the height of the pool hall and chimney. There will be studio workshops overlooking the pool and at least one of the Lancaster boilers will be retained.

The core of their proposal is fully funded and deliverable with Castleforge Partners keeping control of the investment. They will keep it accessible to people of Hackney with space for all, with a wide range of community uses, retail and workspace. There would be no night club and, no events or alcohol sales as this is a quiet neighbourhood.

Small independent business will attract people throughout the day and the higher value elements of the building would pay for the refurbishment of the building as a whole.

Castleforge Partners have their own serviced office business and will also manage the retail

directly.

Conclusion of key findings

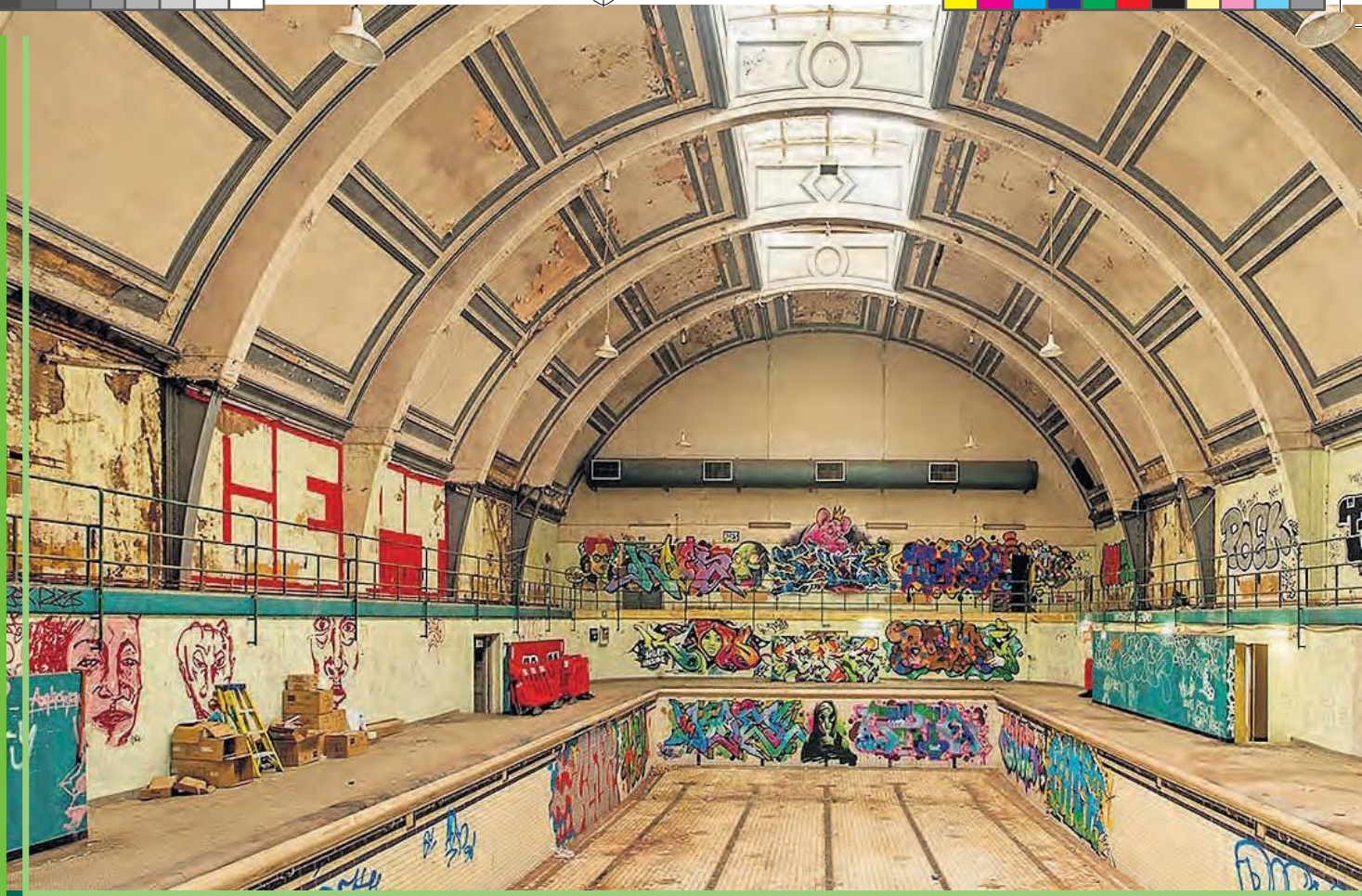
The findings of this consultation show that the heritage of both the interior and exterior of the building's architecture is important to residents, and suggests designs should complement and respect this. The findings from the questions on heritage suggest, at present, the Castleforge Partners proposal is considered to better protect the building's heritage in terms of architecture; which could be one of the reasons why it has more support overall.

The findings also suggest that providing a mixture of uses in the building as well as the provision of flexible working space is also important. Comments suggest that this is because residents consider their community to be diverse and providing something for all the community groups is important. For this reason, there were also expressions of concern from some participants that both proposals may only cater for the higher income earners, which risks not only not benefitting all members of the community in Haggerston, but possibly adding to a sense of growing division in the community.

It could therefore be argued that mixed community uses are ones that appeal to all in the community and bring people together (as some comments have suggested). This would explain why some are more in favour of the health and wellbeing uses over the commercial workspace, micro hotels and coffee shops etc.

These findings suggest that the proposal that offers more mixed use and flexible space whilst also being sensitive to the building's architecture will be more popular with residents. The consultation findings reviewed in this report suggests the Castleforge Partners proposal is currently the most popular in terms of meeting the needs of the local community; which may be another reason why it has more support overall.

Finally, the desire to retain the pool is very noticeable in the consultation findings. Many comments raised the loss of the pool and although the pressure group 'Save Haggerston Baths' said it understands the council's position, communicating why there won't be a pool and ensuring pools continue to be provided in other parts of the borough, will be important for local residents moving forward.



Have your say on proposals to redevelop historic Haggerston Baths

The Council has shortlisted two proposals to redevelop the Haggerston Baths building and would like to hear your views before deciding on what proposal is most suited to Hackney residents.

! Come to one of our **drop-in** events or attend our **panel discussion** for more information:

Drop-ins: Tuesday 28 March, 6-8pm and Thursday 27 April 6-8 pm

Haggerston Baths Panel Event – Wednesday 12 April 2017 at 6pm

All held at: Centre 151, Whiston Road, London, E2 8BN

 www.hackney.gov.uk/haggerston-baths

have  say

 Hackney

The story so far:

Haggerston Baths opened in 1904 and closed in 2000. It is included in the Victorian Society's list of the most endangered Victorian and Edwardian buildings in England and Wales and costs the Council about £100,000 every year to cover maintenance and security.

The aim of this project is to identify a long-term and self-sustaining future for the building and preserve public access to this unique and much loved Hackney asset.

The cost of restoring the building and bringing it into public use is estimated to be in excess of £20 million. The Council cannot afford to pay this cost up front, but does not want the building to fall out of public ownership. So in 2015 we asked developers to come forward with expressions of interest in restoring the building and bringing it back into public use. The winning developer will have to cover the cost of the work and then pay the Council rent for an annual lease. This means the Council gets a regular source of income without outlaying millions of pounds up front.

Of those parties who expressed an interest ten developers went on to make formal proposals. Of these, two have been shortlisted based on an earlier consultation where residents were asked what facilities and uses they would like to see on the site.

The reason these two have been shortlisted is that we think the mix of uses in the proposals are financially viable, reflective of earlier consultation results, and we're confident in the developers' track record, sources of funding and ability to deliver the scheme.

What are the proposals?

Attached in this consultation pack are two inserts provided by each of the shortlisted developers. Here the developers explain, their vision for the site and how they intend to deliver it.

Please take the time to read through these proposals carefully before answering the Haggerston Baths Survey.

Why do none of the proposals include a swimming pool?

The Council understands that local residents are keen to restore the swimming pool, so we spent the best part of a year negotiating with a developer whose proposals included a pool. Unfortunately, we could not get the reassurances we needed that the scheme proposed would actually be delivered.

The developer initially proposed that the pool would be made available Monday to Friday 7am-4pm for public swimming for a fee. However, the developer drew back from this commitment, meaning that there would be no way of ensuring public swimming, as a viable option.

The Council has always been clear that any potential developer would not receive a lease until they had built what they proposed they were going to build. Through the negotiations with the developer who wanted to build a pool, it became clear that they wanted a freehold or a leasehold with no controls (restrictions). Handing over this historic building to a developer with no control other than the Council's statutory role as local planning authority would have been unacceptable.

Hackney Council appreciates that there will be a great deal of disappointment that there is no pool in these proposals, but it remains committed to finding a future for the Baths that has a realistic chance of success and that will be sustainable over the long term.

What happens next?

The results of the consultation will be compiled and issued to the developers, who will consider the feedback and make any amendments to their proposals as they see fit. The final submissions will be assessed with recommendations made to Cabinet, which will take the final decision.

The chosen developer is likely to carry out further surveys so that they can determine the full extent of engineering and restoration required, and inform their detailed design, before entering into a contract that commits them to spending many millions of pounds. Until they have entered into that contract this whole process is subject to significant risks and may not be fulfilled.

Once the contract has been awarded and the design finalised, the developer will submit a planning application. Historic England and the Council's Conservation Officers will have to agree consent to any proposals and will seek to ensure that the historic fabric of the building, and particularly the pool hall is maintained.



If you have any questions about the consultation or about Haggerston Baths, please get in touch:
Email: consultation@hackney.gov.uk
Tel: **David Mitchell – 020 8356 8108**

HAGGERSTON BATHS

Our proposed scheme attempts to create a unique destination hub combining commercial offices, studios and workshop spaces, retail shops and “pop ups”, cafes and food areas, and community and exhibition spaces. We will create this positive community environment while giving careful consideration to the physical interaction between the spaces and remaining respectful to the key heritage elements of the original building. We intend to use the building as a place for community interaction, ensuring that the site will retain its important link with the community by providing spaces for a variety of activities, education, sport and art.

The front section of the building facing Whiston Road will be retained and restored to its original condition. This part of the building will serve as the main public entrance and link many of the building's functions. Through this entrance,

access the main pool hall which will be comprehensively refurbished to provide a space for a café and food stands, and will also provide community space for a number of different uses. The East Wing will be refurbished and extended towards Laburnum Street to provide spaces for different types of retail units, as well as for an art gallery and exhibition space. To the West Wing, the former laundry building will be converted into a sympathetic new office building of approximately 30,000 square feet, and will retain the historic chimney as well as the corresponding portion of the original façade. A glass link will be introduced to soften the transition between the older refurbished portion of the building and the newer redeveloped portion, providing a neutral dividing line between the two parts of the building as well as allowing daylight to filter down to the lower floors.



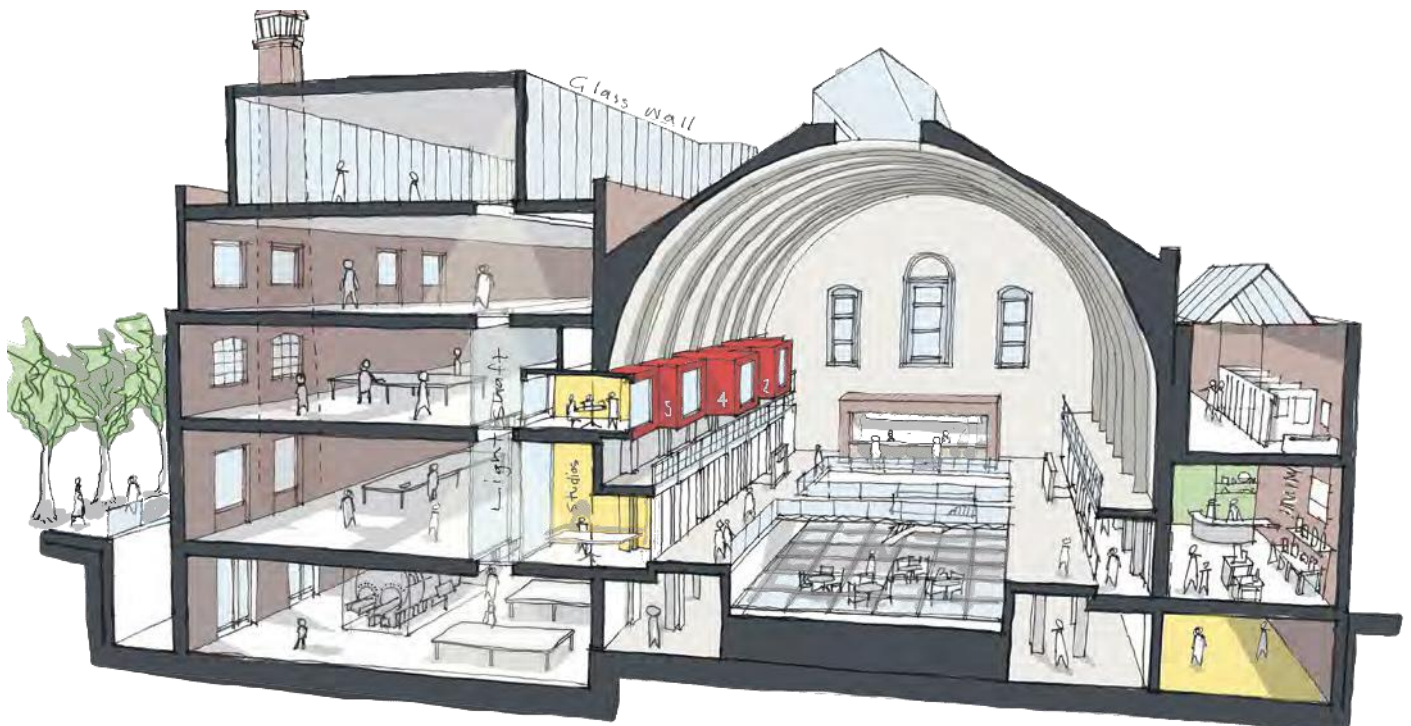
John Martin Robinson
Historical Architectural Consultant



Aerial



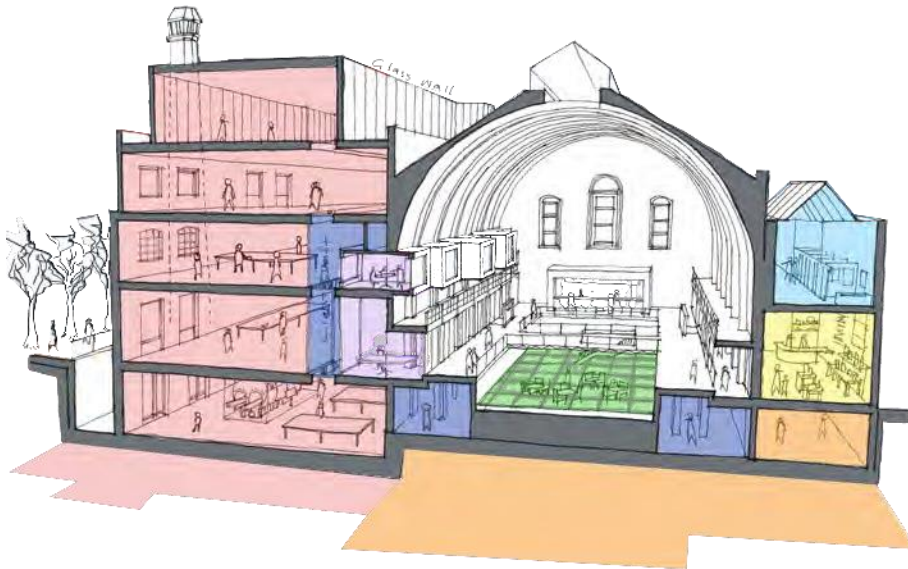
Facade



Cross Section

Office/Studios

The proposal includes plans for approximately 30,000 square feet of office space, studios and workshops. We have our own in-house serviced office business that will allow the larger office floors to be split into many smaller units, perfect for small and medium sized businesses to be rented out on a short or long term basis, thus allowing flexibility of occupation. We hope that many of the tenants will come from the local community. Below is the type of office space we envisage for the building, including meeting rooms, common spaces and lounges, flexible “hot desks”, and small dedicated offices suited for small businesses.



Key:

- Exhibition/Gallery
- Food/Retail
- Community/Education
- Cafe'/Restaurant
- Circulation
- Studios/Workshops
- Offices

Retail

The proposal includes plans for retail areas and cafés and restaurants. We have recently run our own “box-park type” outdoor market on another project location (River House Yard) that combined food and beverage outlets with live music in the centre of Belfast. Similarly, we hope that we can attract and house a number of independent, local retailers and food and beverage vendors to help create a real link between the building and the local community.

Community/Exhibition

The areas around the pool structure and under the front entrance building will house additional artisan studios, community and education space, building services, a cycle store and other general community and gallery spaces. We have spoken with Shoreditch Trust, which is interested in occupying excess workshop and studio space in our building to support their various community projects.



A LIVELY NEIGHBOURHOOD HUB

Haggerston Baths will be an innovative new business hub with a social focus, attracting talented people in diverse industries, from fashion and food to engineering and digital enterprise. The building will host young business along with established innovators. It will combine:

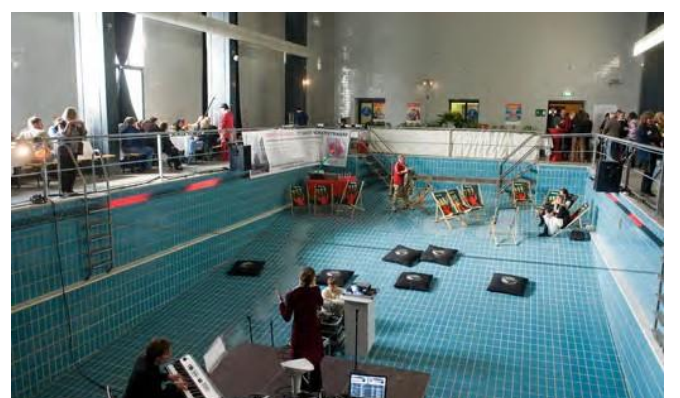
Shared Workspaces for young, new and creative local enterprises

Social and Cultural Activities; film, exhibitions and performances

Businesses that will provide local education and training

A 'Micro Hotel' and a range of places to socialise, eat and drink

Venues available to tenants and the local community



RESTORING HACKNEY'S HERITAGE

Haggerston Baths is a remarkable piece of Hackney's social and urban history. Its architectural qualities should be carefully restored so the building can once again contribute to the neighbourhood. The most effective way to do this is to establish viable new uses that subsidise the renovations and give the building life. We will:

- Revitalise the Pool Hall as a new social event space*
- Replace the old laundry with a new workplace building*
- Respect the qualities of the historic architecture*

London & Regional are established property investors with a portfolio of important London buildings. From Mayfair to Shoreditch, our priority lies in long term neighbourhood investment. We are funding 'Innovation First'; young enterprise hubs in Hackney and across the UK. Our design team has worked on a number of important London landmarks.



Haggerston Baths Survey

Please take the time to read the supporting information included in the consultation pack before completing this survey. Once you have completed the survey, please return using the freepost envelope provided by **05 May 2017**.

1. What is your postcode area?

- E1 E2 E5 E8 E9 E10 E15 EC1 EC2
 N1 N4 N16 Other – please state _____

Castleforge Partners:

Please read the Castleforge Partners proposal sheet before answering the following questions.

2. To what extent do you think the Castleforge Partners proposal protects the building's heritage?

- A very great extent A great extent Somewhat A small extent
 A very small extent Not at all Don't know

Please explain your answer: _____

3. To what extent do you think the Castleforge Partners proposal will meet the needs of the local community?

- A very great extent A great extent Somewhat A small extent
 A very small extent Not at all Don't know

Please explain your answer: _____

Continues overleaf...

4. Overall, to what extent do you support or oppose the Castleforge Partners proposal?

- Strongly support Slightly support Neither support or oppose Slightly oppose
 Strongly oppose

Please explain your answer: _____

London & Regional Properties:

Please read the London & Regional Properties proposal sheet before answering the following questions.

5. To what extent do you think the London and Regional Properties proposal protects the building's heritage?

- A very great extent A great extent Somewhat A small extent
 A very small extent Not at all Don't know

Please explain your answer: _____

6. To what extent do you think the London and Regional Properties proposal will meet the needs of the local community?

- A very great extent A great extent Somewhat A small extent
 A very small extent Not at all Don't know

Please explain your answer: _____

7. Overall, to what extent do you support or oppose the London and Regional Properties proposal?

- Strongly support Slightly support Neither support or oppose Slightly oppose
 Strongly oppose

Please explain your answer: _____

Other comments on the proposals:

8. Could anything be added to either of the proposals to improve them?

Please also explain why your idea would be an improvement: _____

9. Do you have any other comments about Haggerston Baths or any of the proposals?

About you:

So we can best understand our service users and residents please complete this optional About You section. No information will be shared with a third party and is used under the strict controls of the 1998 Data Protection Act.

10. Gender:

Male Female

If you prefer to use your own term please provide this here: _____

Is your gender identity different to the sex you were assumed to be at birth?

Yes it's different No it's the same

11. Age: What is your age group?

Under 16 16-17 18-24 25-34 35-44
 45-54 55-64 65-84 85+

12. Disability: Are your day-to-day activities limited because of a health problem or disability which has lasted, or expected to last, at least 12 months?

Yes No

Caring responsibilities: A carer is someone who spends a significant proportion of their time providing unpaid support to a family member, partner or friend who is ill, frail, disabled or has mental health or substance misuse problems.

13. Do you regularly provide unpaid support caring for someone?

Yes No

14. Ethnicity: Are you...

- Asian or Asian British Black or Black British Mixed background White or White British
 Other ethnic group Other (please state if you wish) _____

15. Religion or belief: Are you or do you have...

- Atheist/no religious belief Buddhist Charedi Christian
 Hindu Jewish Muslim Secular beliefs
 Sikh

Other (please state if you wish) _____

16. Sexual orientation: Are you...

- Bisexual Gay man Lesbian or Gay woman Heterosexual

Other (please state if you wish) _____

Thank you for taking the time to complete this survey your feedback is important to us.

**Return to: LONDON BOROUGH OF HACKNEY
STRATEGIC PROPERTY SERVICES**