



Govanhill Baths Building Preservation Trust

Govanhill Baths - Phase 2 The Steamie

Updated Brief for Feasibility Study

January 2020

Introduction

This document sets out a revised brief for the feasibility study for Phase 2 of Govanhill Baths redevelopment.

The Client

Govanhill Baths Building Preservation Trust is a single-purpose building preservation trust formed to take possession of the building, and to repair, conserve and redevelop it to make it fit for its revitalised future life. Following completion of the redevelopment works, GBBPT will sell the building to Govanhill Baths Community Trust (GBCT), a local charity aiming to use the baths to support the local community.

The Building

Govanhill Baths is a substantial, B-listed Edwardian swimming baths and washhouse, located in one of Glasgow's most deprived urban areas. Designed by the renowned City Architect of the time, Alexander Beith McDonald, the washhouse opened to the public on 1st August 1916, with the baths opening on 1st March 1917.

Once the focus of wellbeing and local life in Govanhill, the baths were closed by Glasgow City Council in 2001, despite strong opposition from the local community, focussed around the Save Our Pool action group. This community action did lead to the Council agreeing, firstly, to lease the building to Govanhill Baths Community Trust (which operated the building on a short term lease for 8 years between 2010 and 2018, and, secondly, to sell the building to the community.

The Govanhill Baths redevelopment project has been spilt into 3 principal phases:

Phase 1A (completed) involved small works to allow use of part of the building from 2010-2018 under lease from Glasgow City Council. Govanhill Baths Community Trust vacated the building in 2018 to facilitate a more ambitious development known as Phase 1B.

Phase 1B (scheduled to go to site in spring 2020) is a comprehensive package of works totalling some £5m construction cost to address the entire building to: make the building wind and watertight; re-open the Ladies' and Learners' pools; create offices, meeting spaces, a gym, a community kitchen and a cafe, a Turkish suite and a Changing Places facility; and to form a 'habitable bridge' to add activity further accommodation and to connect the Steamie to the front of the building.

Phase 2 will be to redevelop the Steamie and Phase 3 will aim to bring the main swimming pool back into use.

The Study

This feasibility study focusses on Phase 2, the redevelopment of the Steamie. Phase 2 will be split into two sub-phases:

Phase 2A: the provision of Govanhill Pantry / Food Hub

Phase 2B: the development of spaces for Govanhill Baths' cultural programme

The study will provide :

- a scheme option for the redevelopment of the whole of Phase 2, to RIBA Stage 1
- a cost for the whole of Phase 2 (based on square meter rates)
- detailed drawings for the Govanhill Pantry/Food Hub, to RIBA Stage 4 (Phase 2A)
- A specification and other information for tendering the Govanhill Pantry (Phase 2A)

Project Budget

A budget for the whole of Phase 2 will be developed as part of the feasibility study.

The budget for Phase 2A will be £190,000 at a maximum, to include prelims and contingencies but excluding fees, VAT and ancillary costs.

Feasibility programme

The study outcomes will be presented in draft form by 28th February 2020 and in final form by 13th March 2020.

This is to enable a contract to be let by 31/03/2020 for the Phase 2A Pantry works.

Client contact and briefing

The main client contact will be David Cook, GBBPT Project Director (david@cookcreativelimited.com and 07879 665107), but the consultants will be required to conduct at least one consultation session with Govanhill Baths Community Trust and will present their findings to the Govanhill Baths Capital Steering Group at the end of the study period.

Requirements

Phase 2A: Govanhill Food Hub / The Pantry

The Govanhill Food Hub / The Pantry will provide a sustainable and longer-term option for people facing food insecurity with the aim of reducing disadvantaged local peoples' reliance on food banks.

The Pantry will make fresh, nutritional, good quality produce far more accessible both in terms of location and affordability, providing food items in the community and at a subsidised rate. The benefits of this approach to improving food security are that food is more affordable, therefore less household income is spent on food shopping, which allows families living in poverty to spend on other necessities, such as clothes and home energy.

The Pantry will operate with a membership model, with community members paying a weekly subscription of £2.75 and in return having access to approximately £15 worth of food and other essentials. Produce will be supplied by a number of sources, the majority coming via FareShare, a food redistribution charity, and member subscriptions will be reinvested and used to provide fresh produce on top of the usual £15 basket of goods. Not only will this tackle food insecurity, but it will also help to reduce food waste and its associated negative environmental impacts.

The Pantry will offer a more dignified alternative to address the significant food security issues which exist within the community.

Further details are included in the ***Govanhill Food Hub: The Pantry Business Plan***.

Accommodation

The pantry will include the following accommodation:

- A public retail space for display and sale of food, including shelving and chiller cabinets (chilled cabinets taking approximately 25% of the display area)
- Associated wall and freestanding storage/display space, serving counter / till area for two tills
- Space for baskets and wheeled baskets

- A store for both dry goods and chilled goods, in floor area approximately 33% of the size of the principal retail space
- Space for a safe/strongbox in the food store A staff rest changing and rest area, to accommodate sink/tea prep/microwave facilities, fridge, table and chairs
- An accessible staff toilet, located beside the staff room but accessible if required for customer use.

Entrance and Accessibility

It is assumed at this stage that there will be a separate entrance from Kingarth Lane (an adopted street) into the Pantry, on or near the corner of Kingarth Street and Kingarth Lane, with appropriate signage to ensure visibility from Kingarth Street and Calder Street.

In addition to the normal requirements for people with disability (door widths, level thresholds etc), consideration should be given to the potential for accessible parking space(s).

Moveable equipment

The following moveable equipment will be required:

- Tills (2)
- Baskets
- Wheeled baskets
- Safe / strongbox

A budget for these moveables will be identified and included in the cost plan for Phase 2A/Phase 2 total.

Statutory consents

The study should identify elements which will give rise to a requirement for:

- Application for planning and listed building consents (new entrance, internal alterations)
- Application for planning change of use consent
- Application for signage consent
- Application for building warrant and building warrant change of use

Outline timescales for obtaining any consents should be identified.

Procurement

It is intended to incorporate Phase 2A (The Pantry) within the contract for Phase 1B, by 31/03/2020.

A mechanism for including The Pantry works within the Phase 1B contract will be identified during the study.

Phase 2B: Steamie Cultural facility

See brief for the Steamie cultural facility, appended (V2.0 with HBD comments).

Other considerations include:

- The potential reduction in scope and accommodation requirements for the Steamie cultural facility in view of the proposed continuation of the Deep End as an arts facility after the completion of the Govanhill Baths Phase 1B and Phase 2. IN particular, Rages to Riches and the Ceramics workshop may now remain within the Deep End rather than re-locating back into Govanhill Baths after completion of Phase 2 (to be explored further with GBCT).

- Setting aside a zone of space in the Block C / Steamie footprint to accommodate expansion of the CHP boiler in future so that the boiler can produce sufficient hot water to enable the main pool to be opened.
- Accommodating the electrical supply requirements for the building, both Phase 1B and Phase 2 (incoming mains and additional distribution to pass through Block C from a new sub-station?)

Phase 1b / Steamie feasibility study scope.

v2 - HBD Comments 19.01.14

1. Introduction

Govanhill Baths Community Trust have secured most of the 6.4million required for the refurbishment of the building including the ladies pool, toddler pool etc ...

The Steamie was not part of the original scope of works for phase 1b but we want to bring our planned developments for that part of the building into line with the overall capital redevelopment planned to start next year.

We are undertaking a feasibility study to determine how to carry out our aspirations for the steamie, what level of resourcing is needed, how the development might dovetail with existing plans and options for a phased approach.

We have identified possible sources of grant funding to pay for the capital redevelopment of the space and we are working on identifying sources of funding for revenue costs of running the space. The feasibility study will identify potential sources of earned income.

We expect that a feasibility study will include design options for the space, costings for these options, options for a phased redevelopment and estimates on running costs and potential sources of income.

1. With regard to Phasing are there elements of the brief that take precedent over others?

Vision for the steamie

The creation of a Govanhill Baths venue and arts space will see the refurbishment of an important Edwardian wash house within Govanhill Baths, creating a flexible events and arts space in one of Scotlands most diverse, and deprived areas.

It is intended that the refurbishment will create a fully flexible venue which will contain spaces for theatre productions, concerts, DJ events, food events, weddings, cinema screenings, exhibitions, arts workshops, rehearsals.

Given the historic importance of the steamie as a slice of social history we want to incorporate a steamie museum within the plans. At this stage we are very flexible about how this is conceived and what physical space it occupies.

2. Are there specific artefacts/ type of artefacts that you wish to display? We would envisage that the development of this element of the brief would involve the direct appointment of an interpretive designer by GBCT - similar to that of Phase 1B.

This invitation to tender for a feasibility study sets out the project requirements.

The timetable is set out below:

Draft submission	01/02/2019
Completion	14/02/2019

2. The Client

The main aim of GBCT is to re-open the main Baths building as a Wellbeing Centre and contribute to the social, cultural and built regeneration of Govanhill as a community on the Southside of Glasgow. We are committed to transforming and regenerating our community on behalf of local people. We believe that we showcase what can be achieved through community participation, and governance that underlines the importance of connecting national and local social policy agendas with the concept of wellbeing.

The community projects delivered at the Baths are based on concepts of wellbeing and community health, grown holistically from learning, community arts (including theatre, visual art, music), cultural and exercise programmes. The very nature of our Wellbeing Centre has been “holistic” in the key sense that our work emphasises the importance of the whole and the interdependence of its parts. Thus it is the case that our Centre is known to be a place where, for example, community health initiatives; cookery and nutrition; all forms of arts; recreational activities; swimming; upcycling skills; take place under the same roof on a regular basis. It is very likely that the refurbished Steamie will continue to focus on these concepts and many events will be tied to the same ethos.

Govanhill Baths Community Trust will be the Client for the project.

3. The Project

The design team will be expected to develop a modern, visionary and innovative design solution which will deliver the functional requirements identified within the project brief, in a manner sensitive to the building’s heritage. The design should be sympathetic to the needs Govanhill’s culturally diverse community.

The principle aim of the project is to conserve and restore the fabric of the wash house to accommodate a multi-functional arts venue. This stage of the project is known as Phase 1b / Steamie and will consist of two distinct zones, the venue, and an arts workshop area.

Specifications for the venue:

- Provide space(s) which can be made dark during daylight hours where relevant;

- Provide space(s) for seated events (cinema/theatre/concerts/conferences) with capacities from 50 to 150;

3. We assume loose seating is acceptable rather than tiered fixed/ retractable seating?

- Provide a café bar area which would allow daily opening for the sale of licensed beverages and hot food;

4. We assume this will be basic provision such as soup/ panini rather than a full commercial kitchen set-up.

- Provide space(s) for standing events (performances/concerts) with a capacity from 50 to 350;
- Provide space(s) for food based events (markets/weddings/pop-up restaurants) with kitchen facilities to suit events with a seated capacity of 50-200;
- Provide space(s) for art exhibitions including hanging space for small exhibitions, space(s) which can be open to the public with minimal staffing and larger space(s) suitable for international artists and arts festivals;
- Ensure that the works within the Steamie and plant areas which are contained within phase 1b tie in with the designs for the Steamie refit as described in this document;

5. We will review this with Arups in light of specialist requests such as climate controlled exhibition spaces.

- Provide a design for the ability to serve alcohol within any or all of the spaces and allow all alcohol related equipment, stock and signage to be removed from view for events that are unlicensed;
- Provide a design for hosting multiple events concurrently;
- Provide designs for adequate mechanical and electrical services to allow the space to function as intended including Staff and Public Wi-Fi, house lighting, theatrical lighting, PA systems and AV systems;
- Design the space(s) to allow full accessibility for disabled staff and the public including stage and back stage areas;

6. In order to achieve the accommodation requirements we may have to consider mezzanine areas that do not contain dedicated lift access.

- Provide designs for adequate washrooms for the public with male and female segregated facilities and separate washrooms for staff and performers;

7. Given the spatial constraints we may have to consider unisex, accessible type accommodation.

- Provide back stage areas to include rehearsal space(s), storage, dressing rooms and a production office suitable for the size of events within the space;
- Allow each space to open individually without allowing access to the other closed areas;

Specifications for the Arts workshop area:

- A reception area which would connect to the office;
- An office to accommodate four personnel;
- Two general workshops to accommodate up to 30 people seated at any one time;
- One manufacturing workshop with approx.100 square meters of useable floorspace, with suitable air handling to allow the use of industrial sawing, sanding and painting equipment;
- One pottery workshop to accommodate up to 30 people seated at any one time;
- One kiln space/room adjoining the pottery workshop to accommodate 2 x 5kw kiln;
- Materials storage with approx. 50 square meters of floorspace.

Specifications for the Museum:

- Creative and flexible designs for a museum detailing the history of Glasgow's steamies and Scottish amateur swimming.

8. We may have to consider interpretation 'threaded through' the scheme as oppose to a dedicated space. We believe this could be done creatively with a wide range of media/mediums.

4. Preparation of the Steamie and plant areas

The following works will be required if relevant to the agreed designs

- Undertake demolition works as show on the attached plan;

9. No plan attached - please forward.

- Design a new floor within the current diesel tank room to tie in with the existing ground floor of the Steamie and surrounding plant areas;
- Consolidate floor levels throughout the planned area of usage;
- Advise on the feasibility of re-instating the original floor within the bay closest to Kingarth Lane, previously refurbished as a launderette;
- Create a public entrance way from Kingarth Street to allow ingress and egress of the maximum capacity as designed;
- Create a staff / stage entrance from Kingarth Street to allow loading of stock and provision of loading for events. This entrance should allow the loading of a 2000mm x 4000mm x 100mm scenery flat from street to stage;
- Design the consolidation of all floor levels within the Steamie and plant areas to allow safe movement of staff and public within the space;
- Design the consolidation of all wall finishes within the Steamie and plant areas to allow the safe movement of staff and public and allow the sale of alcohol within the space;
- Create a stairway and passenger lift to connect the bridge to the main floor of the Steamie.