

Victoria Baths
Proposed Fire Alarm Installation
Heritage Impact Assessment
April 2023

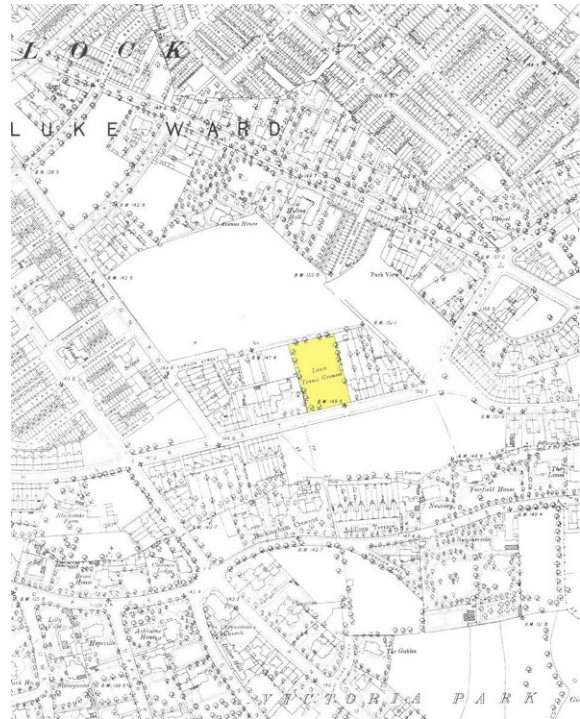


1.00 INTRODUCTION

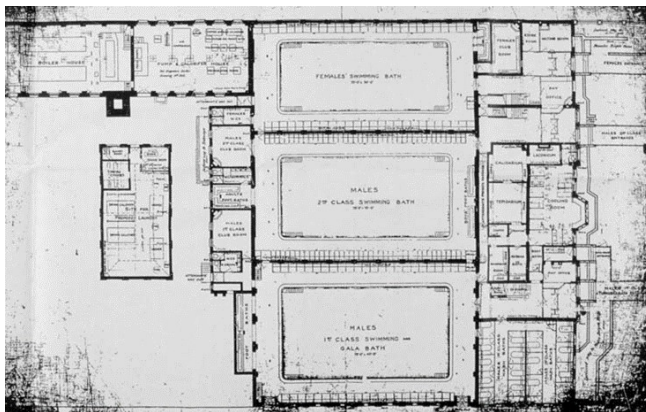
1.01 Historical Note

Victoria Baths is a former municipal swimming baths built to serve the 3 no. wards of Longsight, St Luke's and Rusholme. The idea for baths in the Chorlton-on-Medlock area came under consideration at a meeting of Manchester Corporation Baths and Wash Houses Committee in October 1895, where it was resolved that baths be erected 'in St Luke's Ward'. The decision was later rescinded to allow further consideration of the matter, but by June 1896 the search for a suitable site was underway.

Early in 1897 land on the corner of High Street and Clarendon Road was identified as being suitable for the project, being central to all 3 no. wards, but purchase was thwarted by restrictive covenants prohibiting development for industry or the erection of a steam engine. Another site on the corner of Upper Brook Street was then considered, but this too was subject to restrictive covenants aimed at preserving the residential character of the area. A suitable site further east occupied by the Victoria Park Lawn Tennis Club was eventually identified as being suitable and acquisition was recommended on October 26, 1898.



OS Map, 1889, with the tennis club site highlighted.



Ground floor plan of the Baths by Price's team.

Subsequently, plans prepared by the City Surveyor, Mr T. de Courcy Meade, and his assistant, Arthur Davies, were presented to the Building Subcommittee in September 1900. These were approved, and de Courcy Meade was asked to prepare the necessary drawings and estimates for an application to the Local Government Board for borrowing powers. The plans show 3 no. swimming baths arranged much as they are now, and a large public hall attached by an entrance block to the rear of the first-class pool, which was later removed on cost grounds. A suite of Turkish baths is shown in front of this pool, where the male first-class wash baths were ultimately sited.

In 1902 Henry Price was appointed as the first City Architect of Manchester following an incident when the chief architectural assistant, a clerk of works, a district building inspector, and a measuring assistant in the City Surveyor's department, were all dismissed or forced to resign from the Council's service for allowing bad workmanship on a new housing estate. Over the next 2 no. years the roles of the City Surveyor and City Architect were more clearly defined, the City Architect acting as surveyor for all new buildings with the City Surveyor responsible for drainage and sewerage. Consequently, Price was charged with delivering the Victoria Baths building project, and, assisted by a team of seven, completed drawings for the Baths in 1903.

Tenders were invited and building commenced in 1903, commemorated by a terracotta coat of arms installed in the Males First Class / Gala pool. Revised estimates of costs reported to the Committee in May 1905, however, showed that the project was running some £20,000 over budget, and a document, 'Application for Additional Borrowing Powers for Victoria Baths, High Street, Chorlton-on-Medlock' was prepared in the spring of 1905 to try to secure the deficit. The document concludes the shortfall was due to underestimates, and additions and alterations to specifications made by the Subcommittee, such as glazed brick used for cubicle walls rather than pitch pine, terrazzo and marble flooring instead of Derbyshire spar, and a laundry was added to the project.

The Local Board eventually sanctioned the additional costs enabling the laundry to be built, with machinery and equipment installed under the direction of the General Superintendent of Baths, J. Derbyshire. One last-minute alteration was the insertion of a staircase into the Turkish bath to give access to a basemen cool room decorated in 'Oriental style'.

By the time the building was completed on 07 September 1906 the cost of Victoria Baths had risen to over £59,000, more than double the usual price of building public baths. Manchester Corporation were, however, clear in their justification for the expenditure, claiming to have provided *'the most splendid municipal bathing institution in the country'* and *'a water palace of which every citizen of Manchester can be proud'*. Not only did the building provide spacious and extensive facilities for swimming, bathing and leisure, but it was built of the highest quality materials with many period decorative features, incorporating stained glass, terracotta, tiles and mosaic floors.



Front, Hathersage Road, elevation in 1906.



Males first class entrance in 1906.

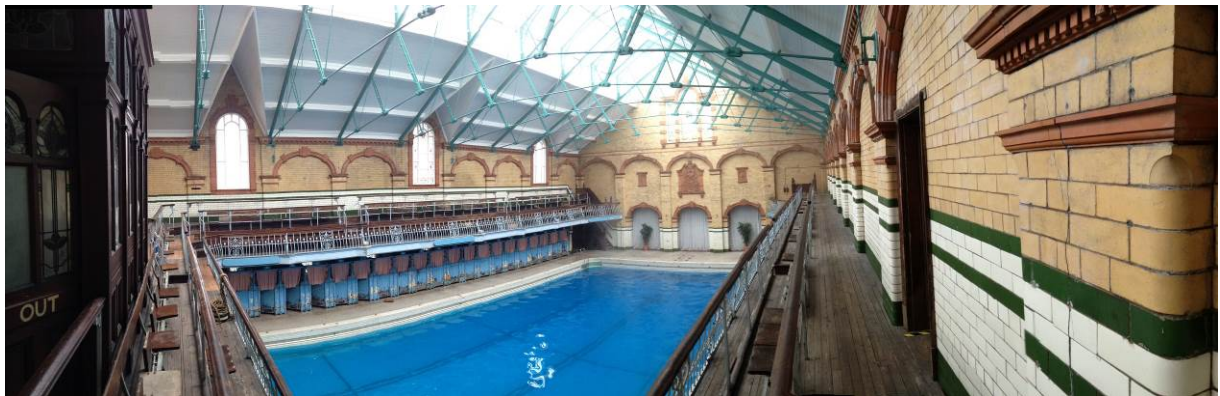
The building is listed Grade II* and was originally laid out with (including basement) a 4 no. storey 'front block' to accommodate entrance, changing, Turkish Bath, administration and, at first and second floor levels, the Bath Superintendent's flat. To the rear of this 3 no. pool halls with galleries were built, separated from the front block by a single storey circulation corridor with glazed roof over. Beyond the pools to the rear, a chimney, plant room, service yard and a laundry block were built to serve the Baths. Each of the pools, Males First Class, Males Second Class, and Females, had their own designated entrances through the front block, consistent with the bathing protocol of the age.

The Males First Class pool also doubled as an event, or 'Gala' pool, with a gallery of tiered spectator seating introduced for this purpose. The galleries around the other pools are level and formerly contained 'slipper' baths.

The Baths were subject to much change in function over the years, although the form of the building survives largely unaltered. Mixed bathing was first introduced at the Baths in 1914, and by the 1920s family bathing was commonplace.

Water chlorination plant was installed in the 1930s, and in the 1950s the Males First Class / Gala Pool was covered over in the winter months for use as a venue for bowling and dances, the latter particularly popular during the war years. In 1952 Victoria Baths installed the first public Aeratone (jacuzzi) in the country. Later, in 1986, the Males Second Class pool was floored over and converted to sports hall use.

Finally, having served the people of central Manchester for 87 years, and despite the efforts of local residents to keep the building open, Manchester City Council could no longer justify the expense of keeping Victoria Baths open, and the building closed on 13th March 1993. The Friends and the Trust were formally constituted later that year, and since then the building has hosted several events to raise funds aimed at preventing further deterioration of the building fabric. In September 2003 the Baths won the first series of the BBC's 'Restoration' programme, with the first phase of HLF funded works completed between 2007 and 2008.



The Males First Class (Gala) Pool when filled, 2016.

The Baths continue to be used for an increasing variety of events, including as a location set for a number of television and film productions, and periodically the Gala pool is filled and used for its original purpose.

1.02 Description and Materials

The principal elevations of the building are constructed of smooth red 'Ruabon' facing brickwork with contrasting buff terracotta features. A less expensive common brick was used for the rear elevations, ancillary buildings, and those areas of the facades visually shaded from general public view, although even here smooth red brickwork and masonry was used for contrasting features.

Whilst the front block appears to be traditionally constructed of solid, load bearing masonry, the pool halls behind are built from solid brickwork laid English garden wall bond, with the side (east and west) walls generally 1.5 bricks thick but articulated into bays on the structural grid lines by brick piers which project half a brick from the internal, and, in the case of the Females and Gala pools, external wall face to encase the stanchions of a steel frame construction. Externally, the piers of the Females pool east wall are connected near the wall head by flat rubbed brick arches, above which the outer face of the parapet wall runs through flush with the line of piers. The piers, arches and parapet are finished in Ruabon brick, with common bricks used to face the recessed panels between.



The east elevation of the Females pool, note restrained detailing.



West wall of the Males First Class (Gala) Pool.

Contrasting buff brick feature bands laid stretcher bond run the full length of the façade, including across the piers, at the spring point of the arch and other locations lining through with the copings and string courses of the abutting front block. The head of the parapet wall is capped by interlocking terracotta copings. By contrast the external (west) wall of the Gala Pool to Bax Road is more intricately detailed, following the palate of materials and features used for the Hathersage Road façade, but with the encased steel frame still expressed.

The line of the gable walls at the north and south ends of the pools is continuous, with the walls again being constructed from solid brickwork laid English garden wall bond, generally 2.5 bricks thick reducing to 1.5 bricks where the gable continues above roof line. The head of the gables follows the profile of the roof lanterns behind and are finished with raking terracotta copings and capped by scrolled broken pediments and ball finials.

Central to each of the gables a Venetian window opening glazed with leaded glass is set in timber surrounds, the centre lights of which incorporate carved scroll work, and the surrounds comprise terracotta cills and heads, with special bricks alternating with rusticated terracotta blocks lining the reveals and pillars between lights.

Materially the south gables, seen from the road, are finished in Ruabon brick with terracotta band courses, whilst common bricks without banding is used to the north, where the 'specials' around the window opening utilise engineering brick.



Pool Hall roofs with slating beneath full length lanterns and gables with Venetian windows.



Interior of Females Pool 2019.

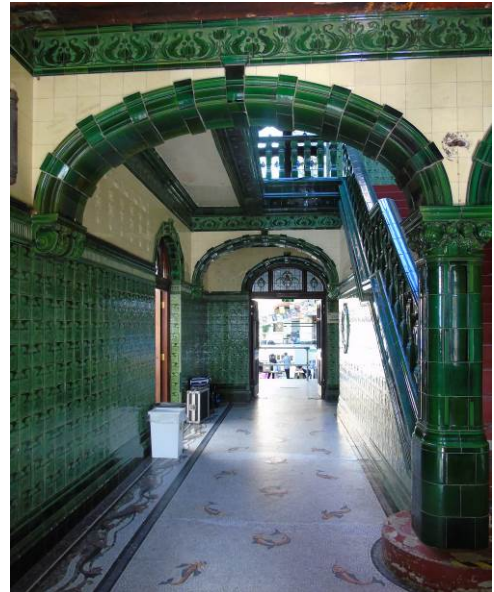
Below the base of the lanterns the east and west slopes of the pool hall roofs are finished in Welsh Blue slate and drain to lead lined parapet and 'inner' tapered valley gutters. The lanterns run continuously down the centre of each pool roof and comprise 2 no. bays of patent glazing each side of a lead clad ventilated ridge, and in each structural bay the vertical faces of the lantern are subdivided into 3 no. casement windows, comprising timber fixed lights each side of a steel centre pivot opening light.

Internally, the basement walls beneath the pools are finished in distemper applied to fairfaced common brickwork, the thickness and bonding of which corresponds to that noted externally, with the soffit around the pool basin painted plaster on the underside of the concrete filler joist floor, and an unfinished concrete floor. The pool basins are constructed of concrete, lined with asphalt and finished with glazed brick.

The ground floor and gallery walls are finished in white glazed brick with contrasting green bands all laid stretcher bond to the level of the cubicle height, above which buff brickwork laid English garden wall bond is used to the underside of the gallery soffit. Lintels over openings in the walls have shallow rubbed brick arches in buff and contrasting red brick. The floor around the pool basins is terrazzo, with stone edgings.

The soffit beneath the gallery is timber boarded in the Gala pool and painted plaster on the underside of the floor slab and encased steel beams of the gallery structure in the Sports Hall and Females Pools, which give a coffered form which is embellished with run plaster mouldings.

Raking seating on a timber boarded deck finishes the Gala pool gallery, the edge of which has an oak handrail surmounting an ornamental iron guarding. The other gallery floors are finished with terrazzo, with stained oak guardings.



Males First Class foyer.



Typical Turkish Baths Interior.

Finishes in most other areas of the building are utilitarian, but the ground floor of the front block contains rooms and spaces of great significance where original finishes survive largely intact. The entrance foyers and stairwells to each pool hall have terrazzo floors and ornamental glazed tiling and dado courses to walls with contrasting buff brick finishes over, with glazed timber screens to lobbies. The increased level of detail and use of materials in the Males First Class entrance area reflects the hierarchy of the space, where the balustrading and handrail to the stairs are formed in dark green glazed terracotta, and the walls are fully tiled, cream over green, capped by terracotta corning. Similarly, the Turkish Baths suite has glazed brick walls and soffits, with egg and dart and dentil corning, and leaded glass laylights beneath roof lanterns.

1.03 Assessment of significance

Historic England's Advice Note 12, 'Statements of Heritage Significance: Analysing Significance in Heritage Assets', requires that applications for works to Heritage Assets should demonstrate an understanding of the form and history of the asset, and an assessment of significance. The history and form of Victoria Baths are described in Sections 1.01 and 1.02 respectively, and the assessment of significance is measured against the following various interests (see PPG - paragraph: 006 reference ID: 18a-006-20190723):

Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.

Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.

Historic Interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

The levels of significance attributed to each are generally as follows:

- **Exceptional:** An asset important at the highest national or international levels, including scheduled ancient monuments, Grade I and II* listed buildings and World Heritage Sites.
- **High:** A designated asset important at a national level, including Grade II listed buildings and some conservation areas.
- **Medium:** An undesignated asset important at a local to regional level, including local (non-statutory) listed buildings, some conservation areas. May include less significant parts of listed buildings.
- **Low/Neutral:** Structure or feature of very limited heritage or other cultural value and not defined as a heritage asset. May include later interventions to listed buildings, and buildings that do not contribute positively to a conservation area.
- **Negative:** Structure or feature that harms the value of a heritage asset.

Using the above criteria, the overall Significance of Victoria Baths can be assessed as follows:

Victoria Baths, being built in the early C 20th on a site previously undeveloped and used as a lawn tennis club, is unlikely to yield evidence of any human activity not already recorded other than means of construction. Despite its listed status for this reason the building is considered as having **Low/Neutral Archaeological interest**.

The principal (south and west) elevations of the building, to Hathersage Road and Bax Road respectively, are highly decorative, incorporating banded terracotta works and details to window and door surrounds and parapet copings in a northern European Renaissance style favoured by architects in the late C19th and early C20th. The central clock tower over the front, Hathersage Road, block with lead dome over, give the building local landmark status. These facades are fine examples of competent Edwardian Baroque design, executed in quality materials with careful attention to detail, the Ruabon red facing bricks contrasting with the buff terracotta details, which were designed by Manchester Corporation's in-house team led by Henry Price. Whilst the south and west elevations are considered as having Exceptional Architectural interest, the remainder of the facades, to the north and east and facing the service yard, are more utilitarian, but still retain elements of detail seen to the street frontages and can be considered as having high significance.

Internally, further architectural and artistic interest is gained from the form of the baths. Whilst not the first public bathing institution in the city, it is considered to be the most extensive, housing 3 no. pool halls rather than the usual 2, a laundry, Turkish baths suite, and the upper 2 no. levels of the front block containing a large, 4 no. bedroom, superintendent's flat. The interior of the pool halls themselves, and ground floor spaces in the front block, notably in the entrance foyers, stairwells and Turkish Baths, display a quality of materials, craftsmanship, and lavish detailing, largely in glazed terracotta and mosaic, unlike that seen in similar buildings in the Manchester area.

This is further supplemented by decorative leaded stained glass falls. Windows designed specifically for the baths show sporting and other themed scenes, whilst small panes with conventional, Art Nouveau influenced, floral designs are incorporated into doors and screens. In the Turkish baths there are landscape scenes and a large colourful window with a figure which has been called the 'angel of purity'. This is a female figure with colourful butterfly wings grasping white lilies and standing on a lily pad in a pool. Research by the Victoria Baths Trust suggests that the stained glass may be the work of William Pointer (1893-1965), a local glass merchant and stained glass pointer, whose firm worked out of Ardwick Green and later Chorlton-on-Medlock.

Victoria Baths is notable for being delivered by (John) Henry Price, (1867-1944), although initial designs were completed by T. de Courcy Meade, and Arthur Davies. Price was Manchester Corporation's first City Architect, a position he held from 1902 until 1934. Price was articled with Thomas Denville Barry and Charles Garret Barry 1884-1888 and started his career as an architect's assistant with Edmund Kirby in Liverpool in 1888. In 1892 he was appointed Assistant Surveyor to Toxteth Park Board, and in 1897 Building Surveyor for Birmingham, before, through his position in Manchester, he made a substantial contribution to the City's stock of public buildings. In addition to Victoria Baths the most significant of these are:

- Chorlton Library (1914, Grade II)
- Withington Baths (1913, Grade II)
- Harpurhey Baths (1909-10, Grade II)
- Didsbury Library (1915, Grade II)
- Withington Library (1927, Grade II)
- Crumpsall and Cheetham District Library (1909-11, Grade II)
- Hydraulic Power Station (1907-9, Grade II*)
- Ashton House (1908-10, Grade II)



Didsbury Library (1915) (L) and Withington Library (1927) (R), other public buildings by Henry Price

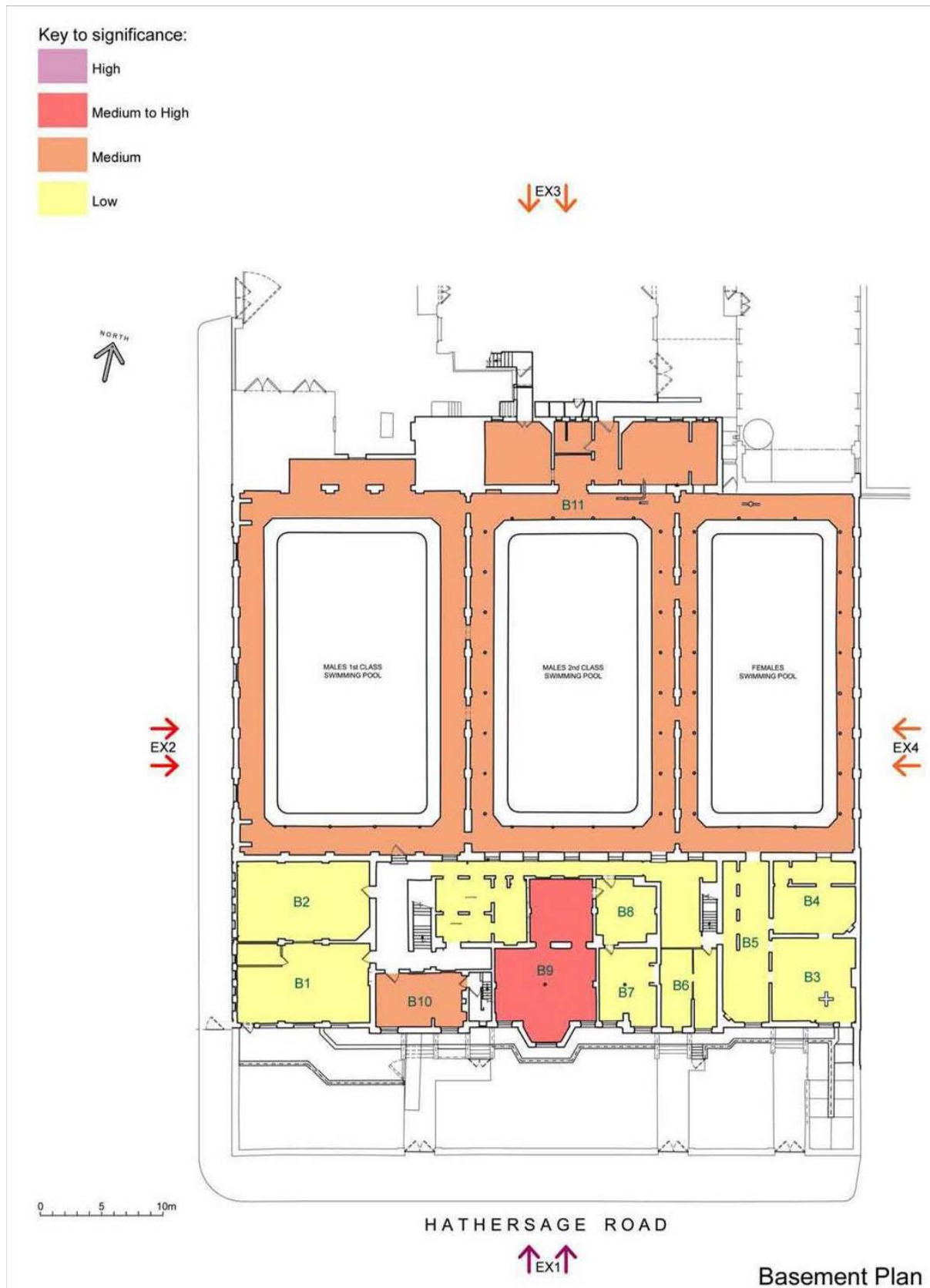
Taking the above into consideration the building is considered to have **Exceptional Architectural and artistic interest.**

Victoria Baths served the cultural and recreational needs of the residents of Longsight, St Luke's, Rusholme, and the wider city of Manchester for 87 years until closure in March 1993, when the City Council could no longer justify keeping the building open. Following closure the building opened again, managed by the Trust, and continue to be used for an increasing variety of events, including as a location set for a number of television and film productions, weddings, beer festivals, craft markets, and periodically the Gala pool is filled and used for its original purpose.

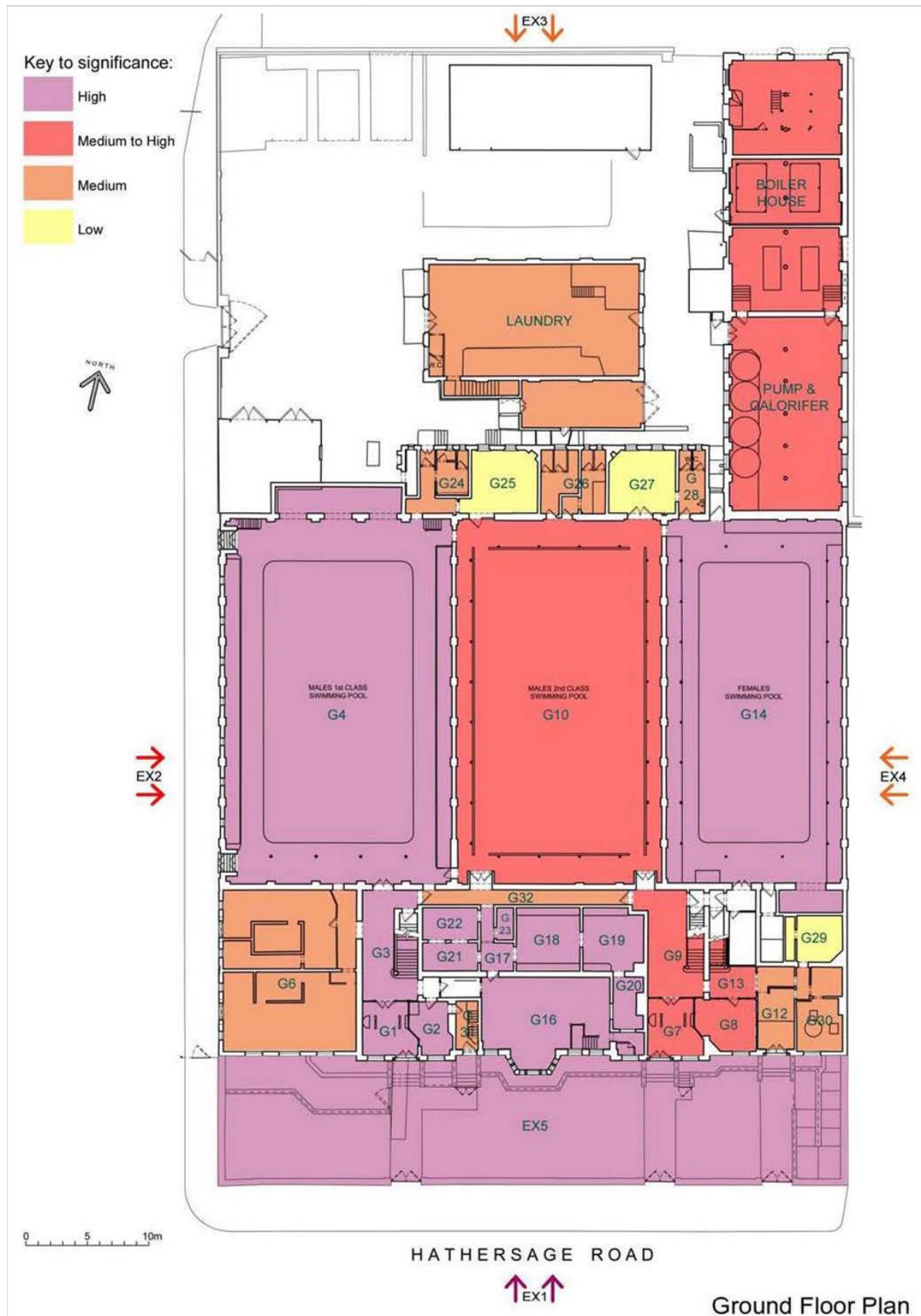
Through reorganisation and provision of facilities not originally included in the design, the building has adapted to the changing requirements of the residents it serves. It can be argued that some later interventions impact negatively on the significance of the asset, but it should be recognised that such works were undertaken with the functionality of the asset in serving the public's needs in mind, and, since closure, some of the more insensitive interventions have been reversed.

Such changes and adaptations have generally affected that interior of the building only, and the principal elevations of the asset remain unchanged in the context of its townscape contribution. As such the building is considered to have **High Historic interest.**

The following plans assess the significance of individual spaces within the building and are largely based on the 'Gazetteer' produced by Lloyd Evans Prichard and submitted in support of the application.

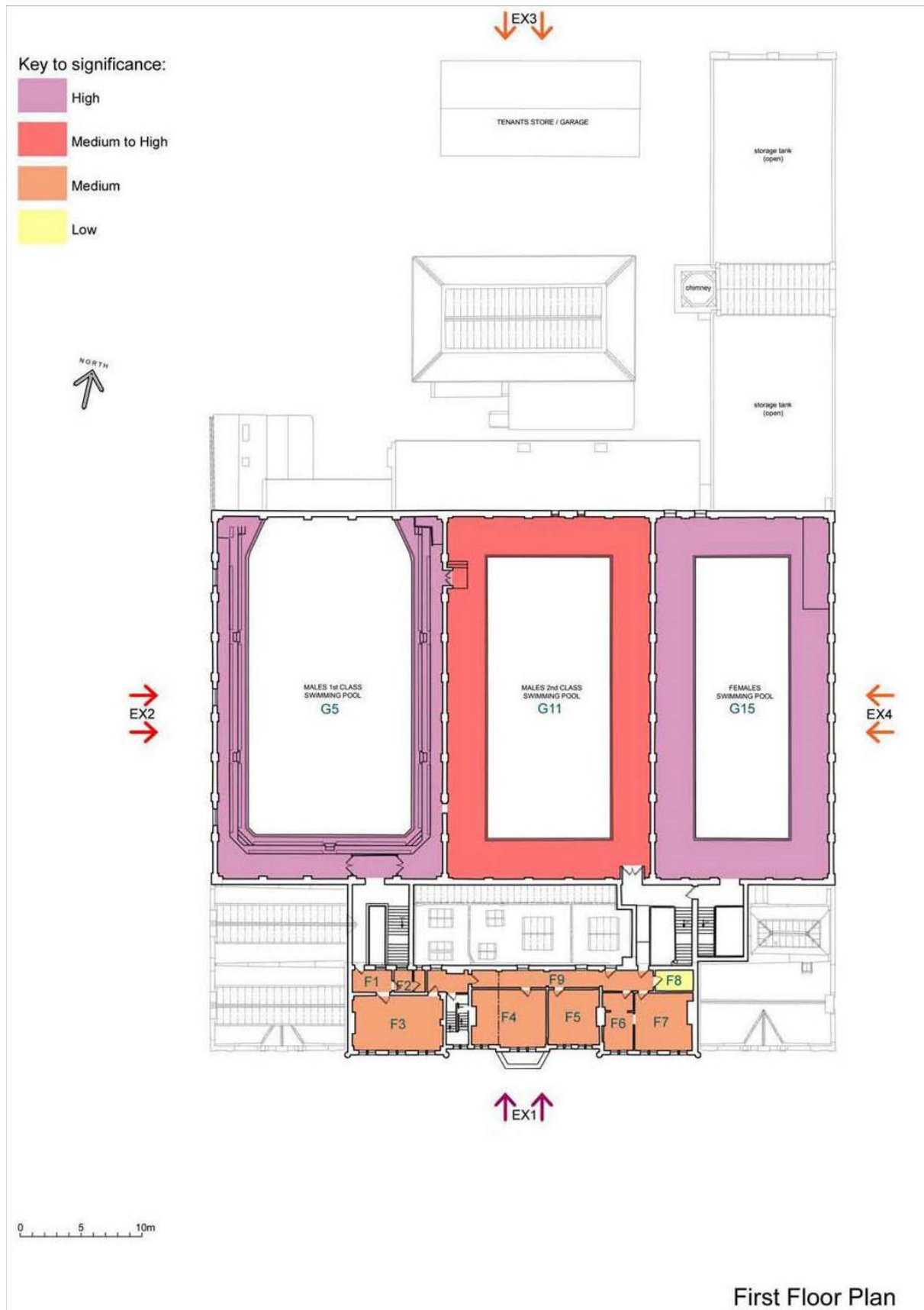


Note: For all building plans significance ratings in the Key correspond to those defined earlier as follows:
 High = **Exceptional**, Medium to High = **High**, Medium = Medium, Low = **Low/neutral**

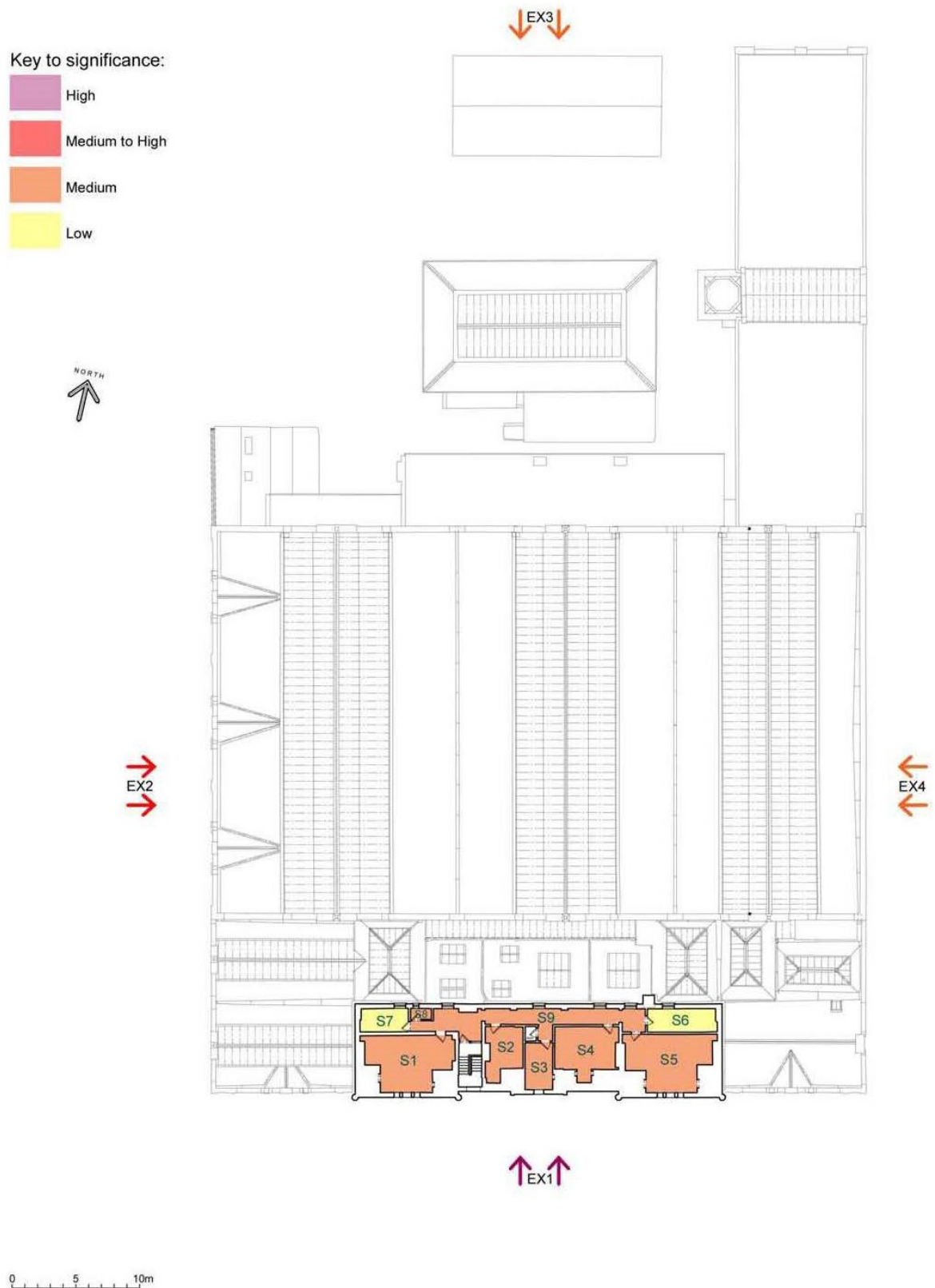


Note:

Removal of Sub-division in **G6** raises significance to Medium to High = **High**
 Removal of Sub-division in **G12 and G13** raises significance to High = **Exceptional**
 Removal of Sub-division in **G29** raises significance to Medium = **Medium**



Note: For all building plans significance ratings in the Key correspond to those defined earlier as follows:
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Second Floor Plan

Note: For all building plans significance ratings in the Key correspond to those defined earlier as follows:
 High = **Exceptional**, Medium to High = **High**, Medium = Medium, Low = **Low/neutral**

1.04 Listing

Victoria Baths is listed Grade II*. A copy of the listing description is appended below.

OFFICIAL LIST ENTRY

Heritage Category: Listed Building
Grade: II*
List Entry Number: 1200808
Date first listed: 18-Jan-1983
List Entry Name: VICTORIA BATHS WITH ATTACHED FORECOURT WALLS
Statutory Address 1: VICTORIA BATHS WITH ATTACHED FORECOURT WALLS, HATHERSAGE ROAD

LOCATION

Statutory Address: VICTORIA BATHS WITH ATTACHED FORECOURT WALLS, HATHERSAGE ROAD
The building or site itself may lie within the boundary of more than one authority.
District: Manchester (Metropolitan Authority)
Parish: Non Civil Parish
National Grid Reference: SJ 85725 95951

DETAILS

MANCHESTER

SJ8595 HATHERSAGEROAD, Longsight 698-1/22/731 (North side) 18/01/83 Victoria Baths with attached forecourt walls

Public baths. 1906. Red brick with buff terracotta dressings, steeply-pitched slate roofs with glass skylights. Large rectangular plan formed by an entrance range parallel to the street with 3 parallel bath halls to the rear. Eclectic style combining Jacobean and Baroque elements. Two-and-a-half storey main range with single-storey wings and 2-storey bath halls, with basements. The entrance block is a symmetrical 5-bay composition, with 3:2:1:2:3 windows, the centre and end bays breaking forwards slightly and steeply gabled, and flanked by single-storey 3-window side wings on the same axis, all stridently banded, and with tourelles to the gabled outer bays, swan-neck pediments to the apex of the gables, banded chimneys, and a large clock turret on the centre of the roof. The centre has a canted bay at ground floor with mullion-and-transom windows and a parapet with moulded terracotta panel, but all other ground floor openings are round-headed with keyed terracotta surrounds, including a doorway with Ionic shafts in the centre of each of the 3-window end bays, and a similar doorway in the centre of the side wing to the right (with terracotta panel above lettered "FEMALES"). The 1st floor has cross-windows and a 6-light mullion-and-transom window in the centre, all with keystones over each light and low swan-neck pediments. The attic has Venetian-style 3-light windows in the outer gables, a single round-headed window in the centre, and segmental-pedimented dormers between these. The domed clock-turret is mounted on a mansard with balustraded parapet. Rectangular forecourt enclosed by wall which has 3 gateways with wrought-iron gates, and square piers at regular intervals with pedestals of former urns. Left return wall in similar but simpler style, with 5 gables; right-hand return wall with blank arcade. Interior: principal entrance hall in left wing, with 2-bay screen and staircase of dark green glazed terracotta in Baroque style; all pools galleried on 3 sides, No.1 Pool with Art Nouveau railings, Nos 1 and 3 Pools with original changing cubicles beneath the galleries but No.2 Pool altered as sports hall; blank arcaded side walls, Venetian windows in the gable walls; Turkish Baths at east end of front range.

Listing NGR: SJ8572595951

LEGACY

The contents of this record have been generated from a legacy data system.

Legacy System number: 388171

Legacy System: LBS

LEGAL

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

MAP



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 20-Apr-2023 at 10:24:05.

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2.00 IMPACT OF THE PROPOSALS ON THE HISTORIC ASSET

2.01 The need for the intervention

As stated in Section 1.02 of the accompanying 'Design and Access Statement' the client, Manchester City Council's Capital Programmes department, wishes to attend to defects to the fire alarm installation identified in a Fire Risk Assessment commissioned by the operators of the building, the Victoria Baths Trust. These must be addressed to protect both the historic fabric and users of the building, as well as maintaining the validity of the building's insurance. The following key failings of the system were identified:

- The current system is only part working
- The main panel shows faults to the system
- Coverage does not extend to all areas
- Wiring has not been installed to recommended standards, nor is it particularly well hidden from view, and some runs are fixed with standard plastic cable clips

To address the above issues and increase coverage whilst being sympathetic to the historic fabric it is proposed to instal a complete new fire alarm system throughout Victoria Baths.

2.02 The Proposed Changes to the Historic Asset

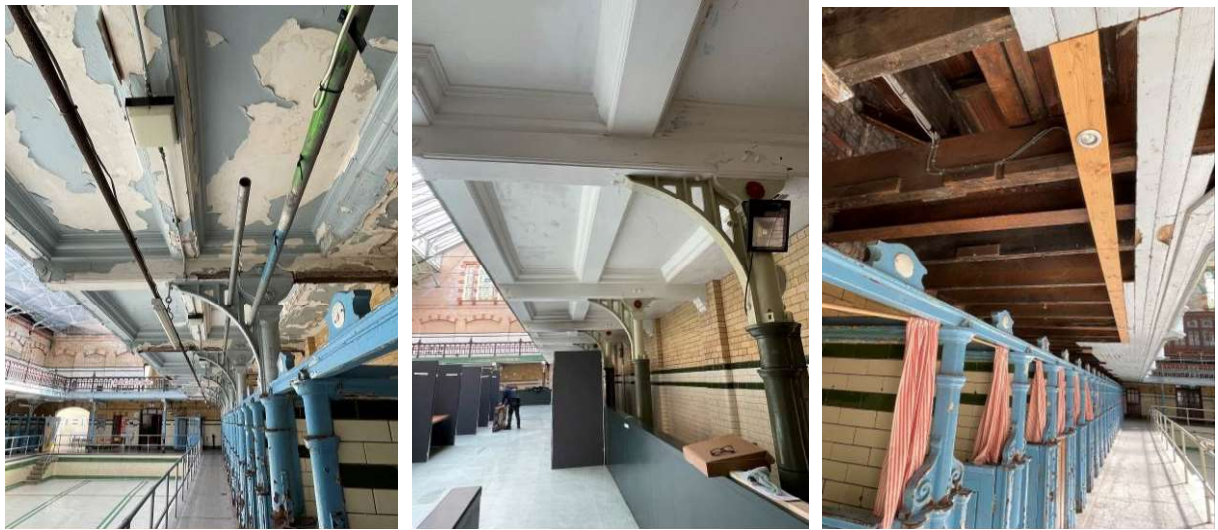
This application is made in support of proposals for the installation of a completely new fire alarm system capable of providing L2 coverage to all areas and voids within the building, including all necessary devices and panels. To maintain a degree of cover during the proposed works it is intended that the current system will remain operational during installation, then stripped out when the new system becomes operational.

The proposals do not involve any additions or alterations to the Listed Building, other than siting of new fittings and extending fire alarm coverage to all areas of the Baths. The proposals have been prepared adopting a considered approach which minimises impact on the historic fabric, and careful consideration has been given to the siting of fittings and wiring routes, with wireless solutions proposed for the more historically sensitive areas of the building. The general design strategy adopted is as follows:

- Where possible all wiring will be installed in voids, risers and ceiling spaces to be kept hidden. Where this is impractical established service routes will be followed
- Areas where wiring is difficult or in historically sensitive areas such as the Turkish baths which are fully tiled (walls, floor and ceiling) or rooms with no void access, a wireless system will be installed. This will consist of wireless fire devices connected on a local ring.
- The wireless devices are battery and radio operated and are intended to be installed by fixing into the grout runs to avoid damage to tiles and ceilings
- Beam detection will be used above gallery level in the pool halls to ease maintenance
- Programming of cause and effect and area isolations are to be provided to generally provide maximum coverage, with flexibility for events or filming which may use smoke machines or other equipment likely to activate the fire system.
- The new fire installation will be fully addressable providing information on the panels for the state or fault of individual devices and their location.

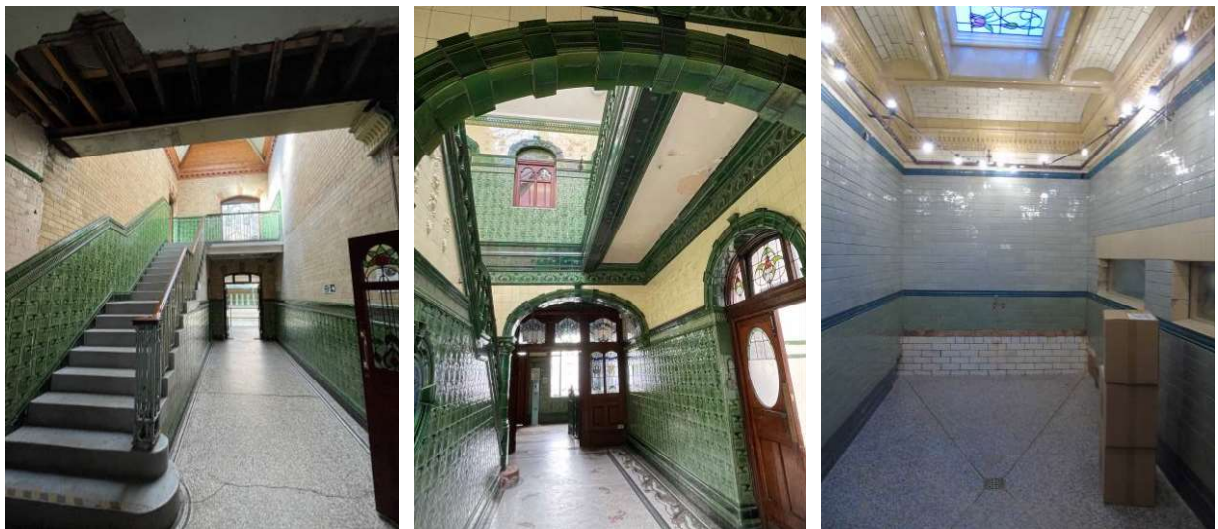
Meetings between the designer, client representative, and conservation consultant identified that minor amendments to the strategy and position of fittings suggested in the original proposals was necessary, and the drawings submitted in support of the application reflect this. It is, however, accepted that there will need to be a degree of flexibility required in the final positioning and fixing of the appliances, which will be agreed with the Engineer on site whilst conforming to the aforementioned principles. Interrogation of the scheme revealed that:

- Due to the number of 'filler joist' floors in the building ceiling voids for routing cables were not present where anticipated by the designer, and surface mounted runs will be necessary to the underside of the gallery floors around the Males Second Class and Females Pools. These will follow routes established by the current installation on the Females Pool



Wiring detectors under galleries follows route in Females Pool (L) & Sports Hall (M) and in void, Gala Pool (R)

- The whole of the ground floor of the front (Hathersage Road) block has sensitive areas (Turkish Baths, entrance foyers and stairwells) which retain original tiling, screens, and other features which contribute to this part of the building having medium to high significance. Consequently, coverage for the full ground floor of the front block will be by wireless devices. As the radio range is limited by the amount of sub-division coverage will be split into 2 no. sections, each utilising a loop powered expander unit



Females Pool stairwell (L), Males First Class foyer and stairwell (M). and shower room in Turkish Baths (R)

- Some of the grout runs in the above areas are tightly spaced between tiles, so it may prove difficult to provide fixings for fittings without damaging tile edges. In such instances fittings requiring mounting on walls, (such as manual call points around the Lobby screens and final exit doors), are either to be fixed to timber screens or door surrounds in preference to tiles. Soffit mounted smoke / heat detectors may either be fixed to eaves / ceiling boarding where walls are fully tiled, or, (in the case of the Turkish Baths where ceilings are tiled), utilise redundant fixing holes, damaged tiles, or fixed to conceal redundant openings previously formed through the walls for service runs.

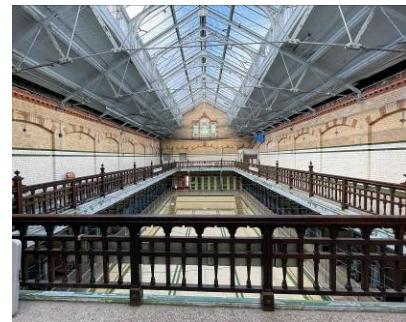
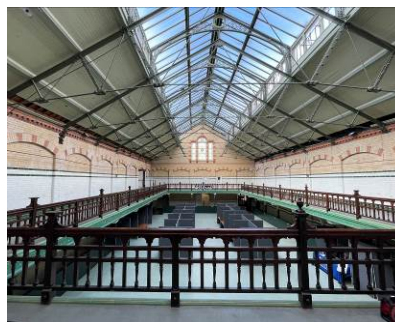
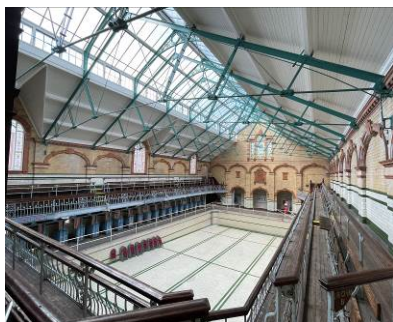


Manual call points to be fitted to architraves at final exits (L) and in recesses in screens outside lobbies (R)



Damaged tiling and previous fixing holes / voids to be utilised for securing detectors in the Turkish Baths

- Beam detection (running north-south along the length of the pools) will be used above gallery level in the pool halls to ease maintenance access for changing back up batteries etc.



Beam detection proposed for the upper areas of the Gala Pool (L), Sports Hall (M), and Females Pool (R)

2.03 The Perceived Impact on the Historic Asset

It is believed that the proposals will have a positive impact on the fabric of the historic asset, affording a greater of protection in the event of fire and flexibility in use to both occupants and fabric. Whilst these works constitute a necessary intervention the scale of the works is minor and does not involve any opening up of fabric or alterations likely to impact negatively on the historic asset. Inevitably the scheme requires more fittings than the current system, but these are necessary to increase coverage to all areas. Extension to the protection afforded will be undertaken in a sympathetic way which respects the hierarchy of significance allocated to the individual areas of the baths.

The fittings proposed, including those to the areas proposed for wireless cover, are from the Apollo range, a catalogue of which is submitted in support of this application.

When completed the works will contribute to safeguarding the future of the building fabric for the foreseeable future by allowing continued, increased multi-venue use with improved protection in event of fire. This will assist in enabling the Trust to maximise the letting potential of building, in turn increasing revenue towards maintaining and equipping the Baths for sustainable, more flexible, public use.