

HELENSBURGH WATERFRONT DEVELOPMENT- UPDATE

1.0 EXECUTIVE SUMMARY

- 1.1 Proposals for the Development of Helensburgh Waterfront have been subject to various studies and community consultations over a number of years. The initial Masterplan for the site, prepared by Turley Associates in December 2009, was subsequently reviewed and a revised Masterplan, prepared by Gareth Hoskins Associates, was approved in May 2012. This Masterplan concluded that a new swimming pool and leisure facility with a 2,250 sqm (24,200 sq ft) footplate was the best use of this area. The study also developed proposals for the introduction of a reduced scale retail use, public space and associated car parking for 250 cars; coach and taxi drop off facility. The approved revised Masterplan was then progressed to further explore the feasibility of the proposals, estimated costs, phasing options and potential programme.
- 1.2 Following consultation with the design team, cost consultants and colleagues in Leisure Services the Stage C Design report for the New Swimming Pool and Leisure Facility, prepared by Gareth Hoskins Associates, has been reviewed and updated to reflect user/market requirements.
- 1.3 As a result of the review we are now proposing a wider 6 lane by 25m long swimming pool with 150 spectator capacity required for hosting district swimming events; a larger teaching pool with aquarobic instruction space; enhanced dry side facilities with double the number of changing rooms, lockers, showers etc. a larger Health Suite. a Gym suite which is more than double the existing one, 2 new Studios for spin, dance classes etc. and a new play area. The proposed specification for the new swimming pool and leisure facility is in line with the footplate in the approved Masterplan for the facility. Further details are outlined in section 4.3.2 of the report.
- 1.4 With regard to flood defences the design team considered five Options, with Option 5 considered to be the best Option. Details of all the Options are outlined in Appendix B. section 1 of the report.
- 1.5 The proposals outlined in this report can be delivered within the available budget.
- 1.6 It is recommended that Members:
- Note the contents of the paper.
 - Approve the design specification requirements outlined in 4.3
 - Indicate their preferred design option, outlined in section 4.4.4 and Appendix B section 1 that is to be progressed.

- Note the Head of Facility Services will bring forward a paper outlining the proposed development strategy for the site outlined in the approved revised Masterplan as suitable for retail use, as outlined in Appendix B section 2.4.
- Note that Officers will progress the Project Initiation Document (PID) and bring it to the Helensburgh & Lomond August Area Committee for approval.
- Note that Officers will progress the procurement of the Design Team. and Project Quantity Surveyor on approval of the design specification and flood defence option.
- Note that Officers will progress grant application with SportsScotland

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2.0 INTRODUCTION

- 2.1 The purpose of this report is to update members on the outcome of the review of Stage C Design report for the delivery of a New Swimming Pool and Leisure Facility for Helensburgh along with a review of the flood defence and public realm works to support the new facility and overall Waterfront Development as outlined in the May 2012 approved Masterplan.
- 2.2 In autumn 2015 a value engineering exercise was undertaken by Hoskins Architects (Formerly Gareth Hoskins Associates), Robinson Low Francis (RLF) and AECOM to re-examine the design, phasing, risks and cost of delivering the Waterfront Development, this report provides members with an update on the outcome of this exercise.

3.0 RECOMMENDATIONS

- 3.1 It is recommended that Members:
- Note the contents of the paper.
 - Approve the design specification requirements outlined in 4.3
 - Indicate their preferred design option, outlined in section 4.4.4 and Appendix B section 1 that is to be progressed.
 - Note the Head of Facility Services will bring forward a paper outlining the proposed development strategy for the site outlined in the approved revised Masterplan as suitable for retail use, as outlined in Appendix B section 2.4.
 - Note that Officers will progress the Project Initiation Document (PID) and bring it to the Helensburgh & Lomond August Area Committee for approval.
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4.0 DETAILS

4.1 BACKGROUND

- 4.1.1 The Helensburgh Pier Head is a prominent feature of the town and an integral part of the waterfront. It currently houses a car park, swimming pool, which is currently

nearing the end of its useful life, and a fair ground business which operates on an annual lease agreement.

- 4.1.2 Proposals for the Development of Helensburgh Waterfront have been subject to various studies and community consultations over a number of years. The initial Masterplan for the site, prepared by Turley Associates in December 2009, was subsequently reviewed and a revised Masterplan, prepared by Gareth Hoskins Associates, was approved in May 2012. This Masterplan concluded that a new swimming pool and leisure facility with a 2,250 sqm (24,200 sq ft) footplate was the best use of this area. The study also developed proposals for the introduction of a reduced scale retail use, public space and associated car parking for 250 cars; coach and taxi drop off facility. The approved revised Masterplan was then progressed to further explore the feasibility of the proposals, estimated costs, phasing options and potential programme.
- 4.1.3 In September 2013 the Council's Senior Management Team agreed to effectively build the entire works as one project. With the sea defences, walkway and raised carpark undertaken as one operation, in parallel with the new swimming pool construction. The old pool is then demolished.
- 4.1.4 In autumn 2015 a value engineering exercise was undertaken by Hoskins Architects (Formerly Gareth Hoskins Associates), Robinson Low Frances (RLF) and AECOM to re-examine the design, phasing, risks and cost delivering the Waterfront Development. The purpose of the exercise was to bring forward the most deliverable option. The findings of that exercise were presented to members at the Helensburgh & Lomond Business Day in March 2016.

4.3 **DESIGN CONSIDERATIONS**

- 4.3.1 Following discussions on design specification requirements for the new Swimming Pool/Leisure Facility with colleagues in Leisure Services, based on their experiences of operating and managing similar facilities across Argyll and Bute Council, the following specification outlined in Table 1 is proposed. The Table also compares the proposed facilities with the existing:

Table 1: Proposed New Build Helensburgh Swimming Pool Comparison

Proposed New Build Helensburgh Swimming Pool			Existing Helensburgh Swimming Pool		
ANCILLARY	m²		ANCILLARY	m²	
General Office	20		General Office	14.47	
Manager's Office	10		Manager's Office	12.39	
Staff Room	10		Staff Room	10.36	
Reception Desk	20		Reception Area	22.5	
Swim Club Store	7		Swim Club Store	5.89	
Foyer Seating & Vending	40		Foyer Seating & Vending	0	N/A
Store	25		Store	0	N/A
Staff Changing	20		Staff Changing	14.99	
Public WC's	40		Public WC's	13.4	
TOTAL	192		TOTAL	94	
SWIMMING POOL	m²		SWIMMING POOL	m²	
Pool 1	313	25 x 12.5m. 6 lane, 1.1 - 2.0m depth. Min 2m apron, 3.0m at starting block end.	Pool 1 (Main Pool)	300	25x12m 6 lane, 0.9 - 2.1m depth
Pool 2	133	16.6 x 8m with fixed floor - Min 2.0m apron, 3.5 apron along long edge of one side of pool to allow aquarobic instruction space.	Pool 2 (Teaching Pool)	93.75	12.5m x 7.5m, with a depth of 0.5m-0.8m
Splash Pool	70	Fountains', sprays etc. aimed at young children.	Splash Pool	0	N/A
Spectator Area	220	150 people capacity on long sides required to hold district events.	Spectator Area (café area)	40	30 - 40 people
Precleanse & Change	250	50 changing cubicles, 185 lockers, 9-12 showers, 4 female and 2 male WC's and 2 urinals accessible changing and WC.	Precleanse & Change	143.7	Changing Cubicles - 24 of which 20 are Single and 4 are Family. Lockers - 75, Showers: 6 Poolside and 1 Disabled Shower Toilet Area Toilets: 3 Female, 2 Male amd 2 WC
Storage	60		Storage	14.36	
First Aid	10		First Aid	7.54	
Health Suite	45	Sauna and steam room, 2 showers, lounge area.	Health Suite	34.78	Sauna and steam room, 1 shower, lounge area.
TOTAL	1101		TOTAL	634.13	
GYM	m²		GYM	m²	
Gym Floor	300		Gym Floor	141.56	includes 1 Disabled Toilet with Shower
Changing Area	90		Changing Area	22.84	includes 1 Toilets, 1 with Shower
TOTAL	390		TOTAL	164.4	
STUDIOS/PLAY AREA	m²		STUDIOS/PLAY AREA	m²	
Childrens Play Area	30		Childrens Play Area	0	
Studio 1	247.5	15 x 15m dimension (+10% storage)min. Ceiling height 4.5m	Studio 1	0	N/A
Studio 2	175		Studio 2	0	N/A
TOTAL	452.5	m²	TOTAL	0	
GRAND TOTAL	2135.5 m²		GRAND TOTAL	892.53 m²	

4.3.2 Benefits of new swimming pool building facilities over existing

- New main swimming pool is slightly wider (12.5m) than the existing pool (12.0m) but remains a 6 lane x 25m long (4 lanes at 2 meters and 2 lanes at 2.5m, this is to allow for 2 additional lane ropes that stop reflections from the side walls during competition swimming and to allow swimmers to leave the pool safely whilst side ropes are in place, this is based on guidance from sportscotland). Depths of the existing pool are between 0.9 – 2.1m, new pool depth 1.1 – 2.0m and now includes a 3m apron at starting block end for swimming events.
- Teaching Pool – Existing 12.5m x 7.5m with a depth of 0.5 – 0.8m, new teaching pool increases to 16.6 x 8m with a fixed floor. Min 2.0m apron, 3.5 m along one edge to allow aquarobic instruction space.
- Spectator Area – In existing swimming pool this forms part café 'area 40m² and can seat between 30 – 40 people. New swimming pool will have 150 people spectator capacity on long sides, which is required to hold district swimming events.
- Pre – cleanse & changing – Existing changing cubicles 24 of which 20 are single and 4 are family. Lockers 75, Showers 6 poolside and 1 Disabled shower toilet area. Toilets; 3 Female, 2 Male and 2 WC. New pool; 50 changing cubicles, Lockers 185, 9 – 12 showers, 4 Female and 2 Male WC's and 2 urinals, accessible changing and WC.
- Health Suite – Existing 34.78m², Sauna, Steam Room, 1 Shower, Lounge rea. New pool; 45m², Sauna, Steam Room, 2 Showers, Lounge Area.
- Gym Suite – Existing 164.4m², new Gym 390m².
- 2 new Studios totaling 422.5m².
- New Play Area 30m².

4.3.3 At the H&L March Business Day members asked why the specification was for a 25m as opposed to a 50m pool. The reason is that the build and operations cost of a 50m pool is prohibitive. Sportscotland has advised that the last two 50m pools that they funded cost in the region of £23/24m and that the expected annual running cost for the running of such a facility indicated an expected annual deficit of circa £1m.

4.4 TECHNICAL CONSIDERATIONS

- 4.4.1 While the majority of the site is in council control one area on the north east corner is owned by a commercial retail organisation therefore they will require to be consulted regarding the development proposals and access to their site during the works.
- 4.4.2 The existing stone and timber pier has recently been subject to a Visual Inspection Survey by AECOM. On the whole there are no short/medium term concerns; however the report has recommended further investigations to the integrity of the pier. Minor works highlighted in the survey have been completed. The Helensburgh Waterfront Development and Flood Defence Works are not dependent on the timber section of the pier
- 4.4.3 The existing leisure and swimming pool facility is likely to reach the end of its useful life around 2017, without further abortive investment, as it will need to be kept running till the replacement pool is completed in April 2020. Leisure Services continues to

undertake the minimum expenditure possible to the fabric of the existing building necessary to provide a safe and welcoming environment for customers and staff. Maintenance issues which arise are the result of Health and Safety requirements, basic cosmetic repairs such as painting, tile replacements etc. and necessary repairs to ensure that the building remains wind and watertight. They advise that the most serious repair problem is with the roof, which requires significant regular investment to maintain a watertight condition as roof leaks have been getting progressively worse over the past few years. Property Services commissioned an inspection in July 2015 which detailed the defects and provided suggestions to remedy the problems. It is understood that the most practical approach would be to seal all seams and cracks on the mineral felt and clear roof outlets annually, along with replacement of damaged roof lights. Estimated costs for undertaking this essential repair work are currently being obtained but these repairs will be managed by Leisure Services and Facility Services out with this project.

4.4.4 **Flood Defence Options** - AECOM (Previously Scott Wilson and URS) undertook a Flood Risk Assessment, for Helensburgh in 2011. The assessment included an estimation of the extreme water sea levels, extreme wave heights, joint probability analysis and wave overtopping assessment. A key conclusion was that “the sea defence structures currently fronting the Firth of Clyde are unlikely to withstand coastal flooding during future extreme events”. Recommendations were made that a further overtopping analysis is undertaken for the site, in conjunction with the planning, design and construction of new sea defence wall. The report indicates that a crest level of +5.1mAOD will be required to withstand overtopping. However, AECOM undertook a further overtopping study in 2011/2012 for the adjacent new Council office site on East Clyde Street. This overtopping study concluded that a crest level of **+5.4m AOD** will be required to withstand overtopping, an increase of 0.3m of what was previously included in February 2015 cost plan.

4.4.4.1. Table 2 – Details of Flood Defence Options

Option 1	Option 2	Option3	Option 4	Option 5
Swimming pool to west of site	Swimming pool to west of site	Swimming pool to west of site	Swimming pool to north of site on West Clyde St	Swimming pool to west of site
All buildings finished ground floor level to +5.4AOD, Car parking to existing level, rock armor built to height of +5.4AOD	All buildings finished ground floor level to +5.4AOD, Car parking raised to +4.4 AOD.	All buildings finished ground floor level to +5.4AOD, Car parking raised to +5.4 AOD.	All buildings finished ground floor level to +5.4AOD, Car parking to existing level, rock armor built to height of +5.4AOD	All buildings finished ground floor level to +5.4AOD, Car parking raised to +4.7 AOD.

Further details on the Options are available from the Regeneration Project Manager if required.

4.4.4.2 Of the five options, Option No. 4 is the most cost effective, has the swimming pool building finished to a ground floor level to of +5.4 AOD, the rock armour and flood defence wall also built to a height of + 5.4AOD. However, this is the least desirable in terms of swimming pool location and aspect from car park. Also as the swimming pool

in this Option is located north of the site on West Clyde Street, this would result in loss of the income receipt from the sale of retail development opportunity (28,000sqft). Further to this the closure and demolition of the existing pool would be required with the loss of income/patronage.

- 4.4.4.3 Option 1 which is the second most cost effective has all buildings finished to a ground floor level to of +5.4 AOD, the rock armour and flood defence wall also built to a height of + 5.4AOD. The existing carpark levels would remain as existing which would result in the loss views out across the River Clyde. The existing level of the southern end of the carpark is around the + 3.3AOD levels this would result in the newly placed rock armour creating in affect a 2.1m high barrier.
- 4.4.4.4 Option 3 which is the least cost effective, has all buildings finished to a ground floor level to of +5.4 AOD, the rock armour and flood defence wall also built to a height of + 5.4AOD. The existing carpark levels would be raised to the + 5.4 AOD which would negate the effects of Option 1 with loss of views across the River Clyde but would create substantially more HGV movements through the Town Centre due to the increased quantity of stone fill required to bring the carpark level up to the +5.4AOD level.
- 4.4.4.5 Option 2 has all buildings finished to a ground floor level to of +5.4 AOD, the rock armour and flood defence wall built to a height of + 5.4AOD. The existing carpark levels would be raised to the + 4.4 AOD. With the carpark raised to this levels views across the River Clyde are maintained whilst reducing the amount of HGV movements through the Town Centre.
- 4.4.4.6 Option 5 - Following further consultation with the design team, post the Helensburgh and Lomond March Business Day, a hybrid between option 2 and Option 3 is now considered the best option. This hybrid Option 5 is based on raising the car park level to **4.7m AOD** as this provides the same flood prevention as 5.4m but negates the need for a barrier. Additional cost will be circa **£250,000** as opposed to circa £500,000 (Option 3). All buildings finished to a ground floor level to of +5.4 AOD, the rock armour and flood defence wall built to a height of + 5.4AOD. The existing carpark levels would be raised to the + 4.7 AOD. With the carpark raised to these levels views across the River Clyde are maintained. Option 5 is the current preferred Option put forward by the Design Team Professionals for Members' consideration.

As a result of the above, the design team considered five Options, with Option 5 considered the best Option. Details of the cost of the Options are outlined in **Appendix B section 1** of the report. Schematic drawings of the Flood defence options are outlined in **Appendix A**.

4.5 PROJECTED COSTS AND AVAILABLE BUDGET

A breakdown of the anticipated project costs and available budget are outlined in **Appendix B** of the report.

4.6 PROJECT INITIATION DOCUMENT

- 4.6.1 A Project Initiation Document (PID) will be compiled in consultation with Community & Culture Services, Chief Engineer and Facility Services colleagues, and presented to the Helensburgh & Lomond August Area Committee for approval. The PID will set out

6.3	Legal	Legal Services will provide support as and when required.
6.4	HR	The Helensburgh Project Manager will have overall responsibility for managing the Waterfront Development supported by external consultants.
6.5	Equalities	None
6.6	Risks	A costed Risk Register. has been drawn up and will be regularly monitored with update reports provided to members at key project milestones.
6.7	Customer Services	None

Executive Director of Development and Infrastructure Services: Pippa Milne
Policy Lead: Ellen Morton

May 2016

For further information contact: Andrew Collins, Regeneration Project Manager
Phone number: 01436 657633

APPENDICES

Appendix A - Schematic drawings of Flood Defence Options

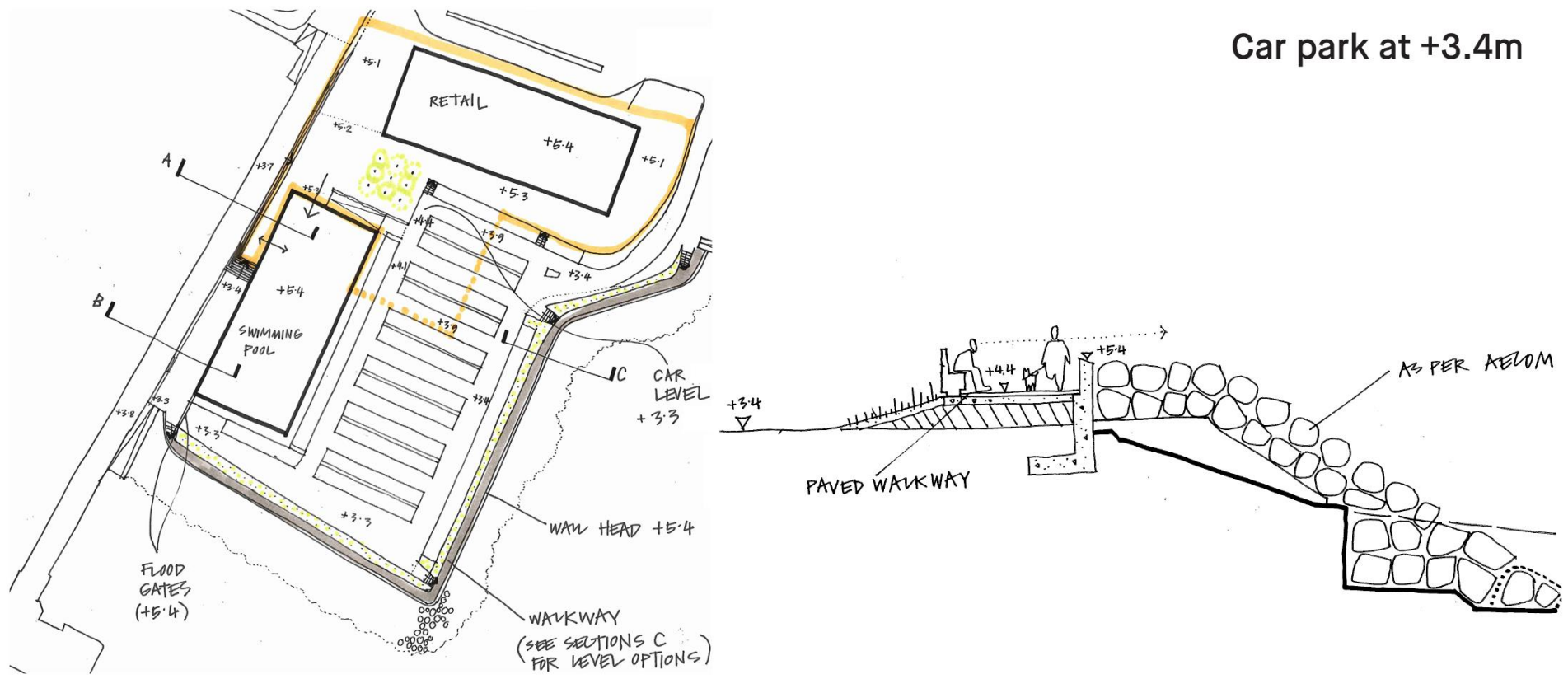
Appendix B – Flood Defence Cost Options and Financial Information (Exempt item)

APPENDIX A

SCHEMATIC DRAWINGS OF FLOOD DEFENCE OPTIONS

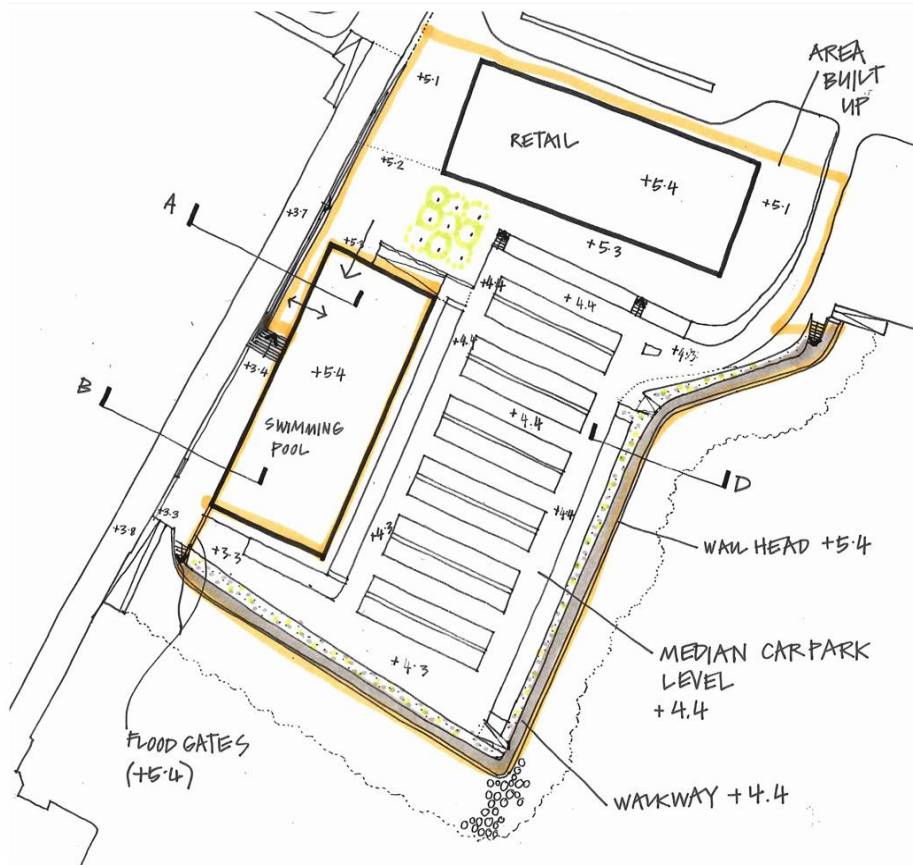
OPTION 1 – Car park at +3.4m (Existing Level)

Car park at +3.4m

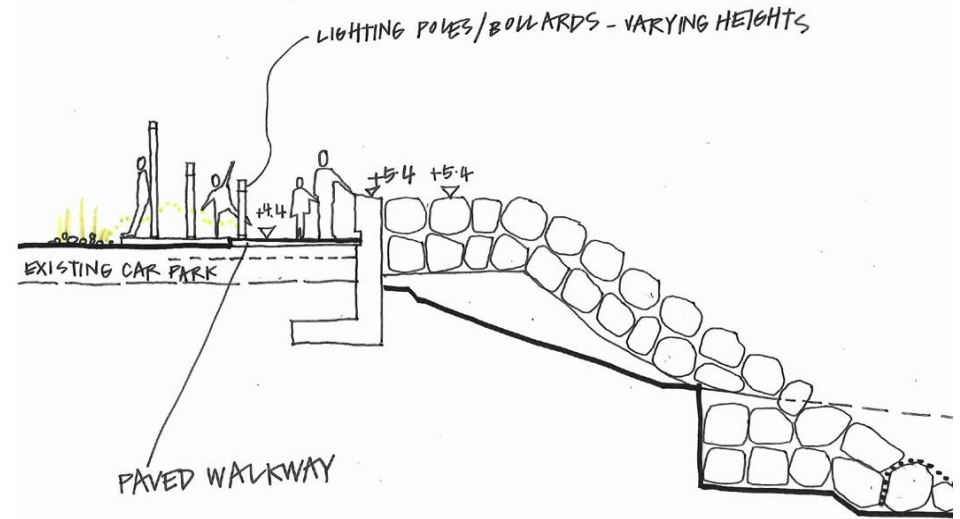


OPTION 2

Car park at +4.4m



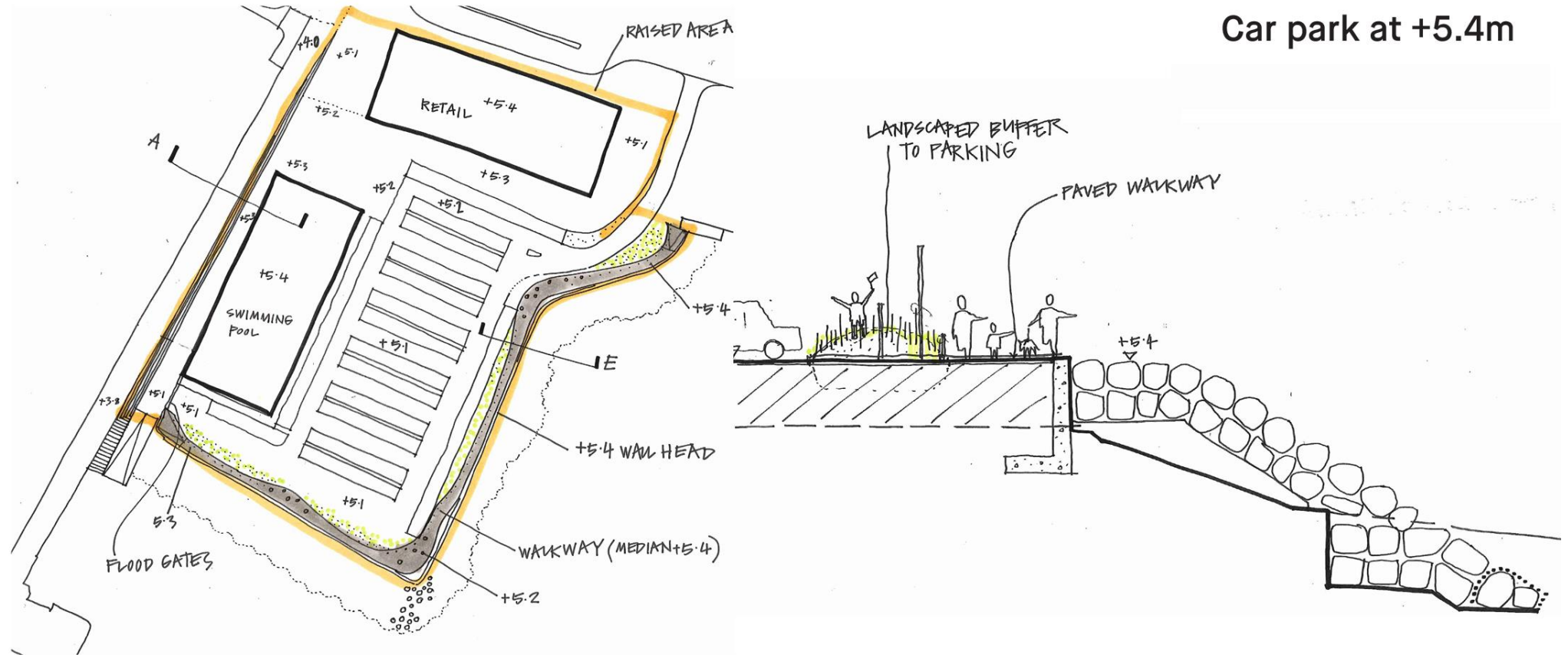
Car park at +4.4m



OPTION 3

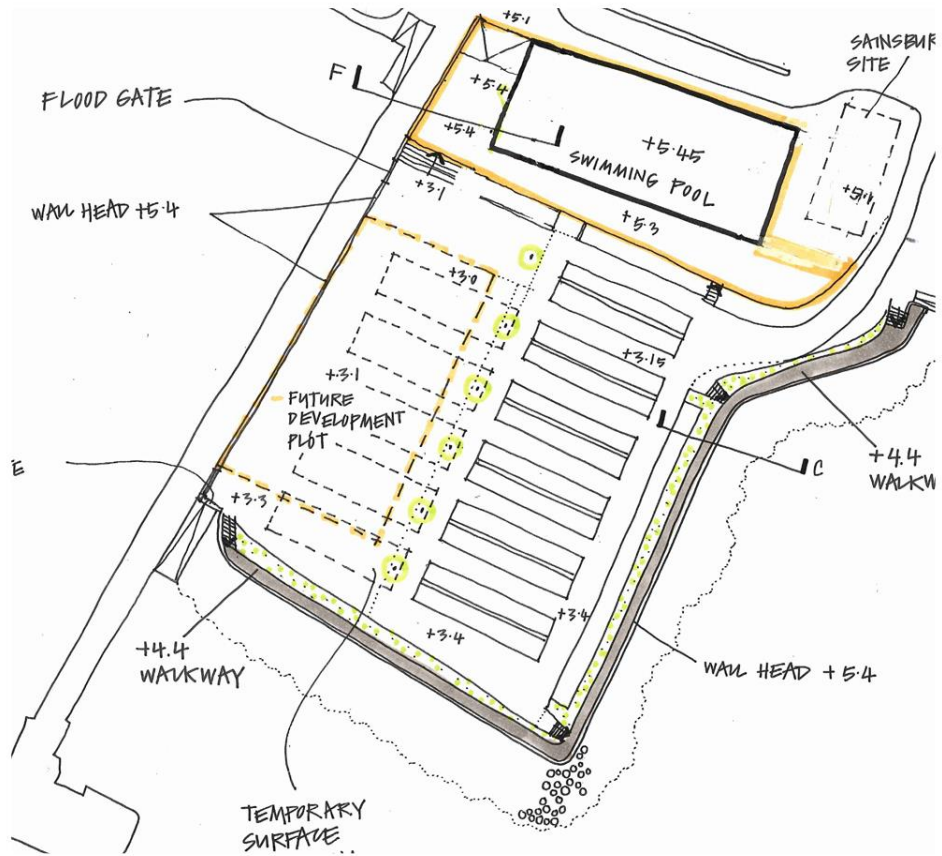
Car park at +5.4m

Car park at +5.4m



OPTION 4

Pool building parallel to West Clyde



Pool building parallel to West Clyde Street

OPTION 5 – Car park at +4.7m

