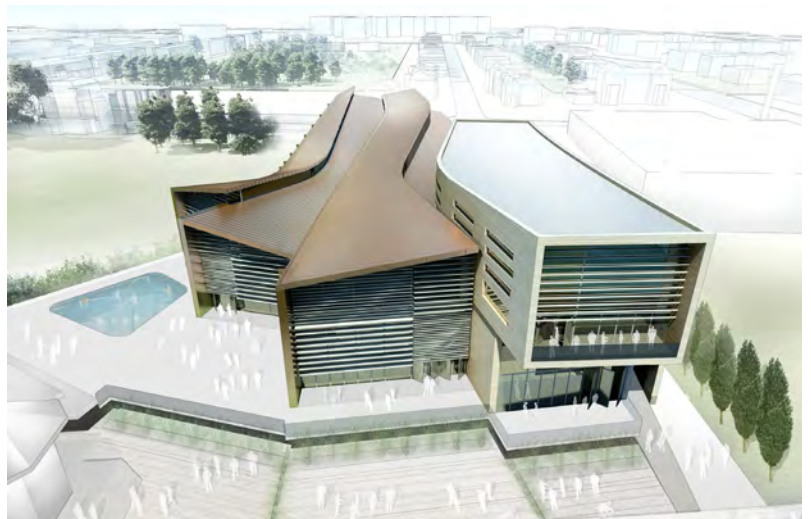




WilkinsonEyre.Architects



Worthing Aquarena

Appendix:  
Details of Community Involvement  
June 2010

# Worthing Aquarena

This Appendix as referred to in the Worthing Aquarena Design and Access Statement details the comments received from various public consultations and meetings with stakeholders and statutory consultees, including:

- Worthing Borough Council Planning Department
- English Heritage
- South East Regional Design Panel
- Members of Worthing Borough Council
- Worthing Borough Council's Conservation Officer
- Members of the swimming and diving clubs
- Members of the public

Details of Community Involvement Contents:

Letter to James Appleton, Executive head of Planning, Regeneration & Wellbeing for Worthing Borough Council from the South East Regional Design Panel

Meeting notes from client consultation with members of the public and swimming and diving club.

Meeting notes from design review with operator.

Comments compiled from the Worthing Borough Council Website and feedback from the public exhibition forms.

Boards from the May public consultation.

Example public exhibition feedback form.

## South East Regional **Design Panel**

James Appleton  
Executive Head of Planning Regeneration and Wellbeing  
Worthing Borough Council  
Portland House  
Richmond Road  
Worthing  
BN11 1HS

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26 November 2009

Dear Mr Appleton

### **WORTHING SWIMMING POOL, BRIGHTON ROAD, WORTHING**

Thank you for asking the South East Regional Design Panel to advise on this project. The Panel visited the site before their meeting on 11 November. We are grateful to Chris Wilkinson of Wilkinson Eyre Architects for his presentation.

The scheme is still being developed and tested but we think the emerging design is a promising response to a difficult brief. We support the overall approach but suggest that further refinement and simplification will further improve the architecture. Above all, we think it essential that the design of the building goes hand in hand with the masterplanning of the wider area.

We have the following observations to make:

#### **BACKGROUND**

The site for the new building is immediately to the west of the town's present swimming pool, which has an unprepossessing appearance and we understand it suffers from a number of serious defects. It is not considered suitable for refurbishment, but needs to remain operational while the new pool is being built alongside. The challenge for the architects, in addition to meeting the requirements of the brief such as the separation of wet and dry areas, is to respond positively to three sides - the seafront, Brighton Road and Beach House (which is listed Grade II\*) - without knowing the nature or form of development on the fourth side.

This part of Worthing's seafront is designated in the town centre masterplan as an 'active beach zone'.

## SETTING AND SITING

The redevelopment of the pool site offers a rare opportunity to enhance the wider seafront. Panel members were struck by the appealing contrast between the exposed beach and the gardens behind, which are sheltered by the raised promenade. However, the area is disfigured by an ill-sited children's playground, the disused tennis courts and a filled-in boating lake. The replacement development for the present pool is still undetermined.

We think the swimming pool should not only be the catalyst for these improvements, but should be fully integral to them. The architects for the new pool would be well placed to have a leading role in this wider masterplanning. It will be especially important that the pool has a positive relationship with the seafront as well as including consideration of the future use of the existing swimming pool site.

The relationship between the outdoor terrace, the pool building and the park will be critical to the success of all three spaces and the change in level makes this a challenging element in the design. We think this aspect of the project needs to be tested carefully.

## CAR PARKING

The site is close to a bus route and within walking distance of the station but it is inevitable that many users of the pool will arrive by car. We believe there is a good case for using all or part of the old tennis courts for car parking, as well the strip on Brighton Road. Care should be taken to ensure that trees and greenery around Beach House is not compromised, and a long wall to screen the car park may be needed.

## LAYOUT AND MASSING

We acknowledge the architects' intention to break down the bulk of a large building by into series of tiered volumes. We also support the notion of taller elements stepping away from Beach House and views from the west, and the sinuous form of the building is interesting. However, we think that fewer tiers – three or four perhaps, rather than five – would result in a better composition and might be more rational internally.

There is a logic in having the entrance to the pool on the northern, Brighton Road side and we like the way this will drive a positive relationship with the new development to the east but we think there should also be a clear and attractive route to the entrance from the seafront promenade.

## ARCHITECTURAL CONSIDERATIONS

The full length of the building will be most apparent from the west, from the park in front of Beach House. We think that more work needs to be done on this elevation, perhaps reconsidering the rhythm of the windows and their exaggerated verticality, although we think the proposal to use fins to cut out glare from the evening sun is skilfully handled.

We understand that copper is being considered as the main cladding material and it is found widely in seaside towns where it generally stands up well to the marine environment. The quality of the building design and detailing will need to be matched by a similar commitment to the external spaces and public realm, on all sides of the building

We hope you find these comments helpful. If you need clarification on any matters raised in this letter, do please contact me.

Yours sincerely



PP GEOFF NOBLE  
Head of Design Review

cc Chris Wilkinson, Wilkinson Eyre Architects  
Graham Steaggles, English Heritage

Panel members present: Paul Koralek (chair), Tony Ingram, James McCosh,  
Richard Porchmouth, Ann Sawyer

*Confidentiality*

*Since the scheme was not the subject of a planning application when it came to the Panel, this letter is offered in confidence to the addressee and those listed as being sent copies. There is no objection to the letter being shared within the respective practices/organisations. SERDP reserves the right to make the guidance known should the views contained in this letter be made public in whole or in part (either accurately or inaccurately). The letter would also be made available to any public inquiry concerning the scheme. SERDP also reserves the right to make the guidance available to another design review panel should the scheme go before them. If you do not require this letter to be kept confidential, please let us know.*

## Information provided by DA 19/05/10

Notes from the meeting were as follows:

Meeting with Swimming Club 29th March 2010

Present:

|                  |                                  |
|------------------|----------------------------------|
| Neil Matthews    | Facility Manager Aquarena        |
| Duncan Anderson  | General Manager Worthing Leisure |
| Rob Drage        | Swimming Club                    |
| Alistair Roberts | Water Polo Club                  |
| Peter McCullen   | Swimming Club Chairman           |

- DA went through plans and explained that we have had to cut the budget from £22m to £17m
- The club were unhappy with a 6 lane pool and felt that the Council were wasting a golden opportunity with the re-build.
- DA explained that we have over 300,000 users a year of which approx 25,000 visits are from the swimming club and the rest from other customers so it is important to get the mix correct and not everyone wants a 50m 8 lane pool. It is understandable that the swimming club see it this way because they mix with other members of the club who have similar views.
- We went round in circles for quite some time with DA explaining that 8 lanes was not possible with the current budget and any delay in the project could put the price up as we are hitting a low point in building costs.
- DA and NM both said that in the new facility we will be looking to re-programme when the swimming club use the pools and have a much better link with swimming lessons. Worthing Leisure should do beginner lessons and the swimming club do the coaching to improve swimmers. Currently the swimming club do 500 lessons per week and the Aquarena do 700-800.
- AR from Water Polo felt that the main pool would be too shallow to have water polo games and asked if it is possible to have the pool 1.8m deep across the entire pool. DA & NM explained that this would not work for the majority of users. They then asked for consideration to a moveable floor being installed.

This was not said at the meeting but if a moveable floor was installed it would only be useful to the water polo club if it was put in the shallow end and this would be a large expense to serve such a minority of customers. A moveable floor across the entire pool would be the best solution.



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## WORTHING NEW POOLS OPERATOR REVIEW DAY

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**Date of Meeting:** 16 February 2010

**Time:** 10am

**Place of Meeting:** Richmond House, Worthing

**Notes by:** Peter Curtis

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**Present:**

Cliff Harrison  
John Thorpe  
Duncan Anderson  
Neil Matthews  
Sebastien Ricard  
Jeff Lee  
Peter Curtis

- Worthing Borough Council  
- Worthing Borough Council  
- Worthing Borough Council  
- Aquarena Manager  
- Wilkinson Eyre Architects  
- Wilkinson Eyre Architects  
- Drivers Jonas LLP

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**Distribution:**

To all of those present plus:  
Dan Bentley  
Kevin MacKeaggan  
Nick Walker  
Natasha Webley  
Tom Devin  
Stuart Hutchinson  
Sasha Krstanovic

- Davis Langdon  
- Davis Langdon  
- Drivers Jonas LLP  
- Bacas  
- Devin Consultancy  
- AECOM  
- AECOM

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**Date and Time of  
Next Meeting:** -

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**Date Issued:** 18 February 2010

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## 1. Swimming Pool

|      | Action  |             |
|------|---|-------------|
| 1.1  | <b>Please note Paddy the existing swimming coach from the Aquarena was present during this meeting to provide input into the design.</b>  |             |
| 1.2  | It was agreed that the leisure water would be used for confidence classes for young toddlers.   |             |
| 1.3  | The leisure water is also to be used for aqua fit and therefore the 1.2m constant depth for an area of the pool is ideal. It was requested that more informal seating be provided on the learner pool side.   | WEA         |
| 1.4  | Details of lazy river and slide layout to be reviewed during stage D design.  |             |
| 1.5  | Buggy point to be relocated towards the entrance to the wet changing.   | WEA         |
| 1.6  | Duncan Anderson requested that a shoe drop off point be provided near the entrance to the wet change. This is currently working very well at Ashford.   | WEA         |
| 1.7  | Peter Curtis requested that Wilkinson Eyre review the flow of people through the changing rooms and thus the location of the grooming station.  | WEA         |
| 1.8  | Neil Matthews commented the changing numbers currently provided were too low and that the design needed to incorporate approximately 70 changing spaces. It was agreed that the group changing rooms would be split into four smaller rooms and the changing cubicles would be shifted north to try and increase the numbers of cubicles. | WEA         |
| 1.9  | It was agreed that the wet changing space would be opened up to the poolside for views in between the two, using either glazing or balustrading.  | WEA         |
| 1.10 | Duncan Anderson requested that a moveable hoist be provided to serve learner pool, leisure water and main pool. Note - Wilkinson Eyre to provide a location for storage of this. Design team to review hoists.  | All DT      |
| 1.11 | It was agreed that parallel sides were not required in the leisure water for teaching purposes.   | Note        |
| 1.12 | It was noted that pool covers should be provided to the learner and main pool.  | WEA / Devin |
| 1.13 | It was agreed that the numbers of external doors to the patio area should be reduced to aid management and security.  | WEA         |
| 1.14 | Devin Consultancy to provide examples of pool profiles for the client to review. Duncan Anderson noted that the Littlehampton pool worked well and that this should be reviewed.  | Devin       |
| 1.15 | Client to confirm whether plinths are required to both ends of the pool or just one.  | WBC         |
| 1.16 | John Thorpe requested balustrading be provided between the learner and main pool to avoid issues with children accessing the deep end readily or conversely people transferring from the main pool into a deep diving area.   | WEA         |



|   | Action     |
|---|------------|
| <b>2. Catering</b>  |            |
| <b>2.1 Please note that Lee, the Council's internal catering manager attended this meeting.</b>   |            |
| 2.2 Lee confirmed that the food offer would be a mixture of self service sandwiches and light bites as well as main meals throughout the day. It was agreed that a hot counter would be provided as well as a refrigerated area for sandwiches etc.   |            |
| 2.3 It was agreed that at quiet times coffee and tea would be served by the servery staff who would be prepping food in the early morning.  |            |
| 2.4 Wilkinson Eyre to open up views of servery over café area.  | WEA        |
| 2.5 It was agreed that three vending positions would be provided on the ground floor, two would be provided in the lounge area on the first floor and two or three in the fitness suite reception area. All of these vending positions are to be provided with a water point, drainage point and power. | AECOM      |
| 2.6 Wilkinson Eyre to provide a CAD plan for the café servery to Lee to allow him to request the external designs from the catering people for the café servery.  | WEA        |
| 2.7 Drivers Jonas to review which type of cooking is easier to provide e.g. gas or electric and advise the Council.   | DJ / AECOM |
| 2.8 Wilkinson Eyre to review the health and fitness lobby area to provide one entrance to the gym and a bigger lounge area for customers.   | WEA        |
| 2.9 It was agreed that no water fountains would be provided throughout the building, as all water would be bottled and sold.  | Note       |
| 2.10 Wilkinson Eyre to allow for recycle bin areas on the first and ground floors.  | WEA        |
| <b>3. Health and Fitness</b>  |            |
| <b>3.1 Duncan noted that comments have been received from their member of staff Cathy advising on issues with the health and fitness as it currently stands. These issues were tabled.</b>  |            |
| 3.2 First floor studio area to be reviewed. Review location of treatment rooms and possibly swap toilets with storage location.   | WEA        |
| 3.3 Duncan requested that studio floors potentially be lino. Design team to provide options for review during Stage D design. It was agreed the floors would be sprung.   | WEA        |
| 3.4 Duncan Anderson to review whether a consultation space will be required for the fitness suite.  | WBC        |
| 3.5 Control of fitness members and new members to be reviewed by the client, including access control to changing rooms.  | WBC        |

- 3.6 Wilkinson Eyre to review the fitness suite layout to bring the treatment rooms to the first floor and open up the entrance to the fitness suite, as per Cliff Harrison's suggestion during the meeting.

**Action**

WEA

**4. Operation**

**4.1 Please note that Mark Turner from the Aquarena attended this meeting.**

- 4.2 Wilkinson Eyre commented that the pool ventilation was due to have a dry duct around the outside of the pool providing supply air and the extract would be removed down the column locations in the pool.

- 4.3 Mark Turner commented that the existing Aquarena uses bulk sodium hypochlorite and acid tablets to treat their water. Devin Consultancy to propose options to client for review.

Devin

- 4.4 Pool covers to the external waters to be reviewed as well as how the external waters potentially are cut off from the internal. Mark Turner commented that glass may get into the external leisure water area from vandals, and that somehow of filtering this out needed to be recognised.

WEA / Devin

- 4.5 It was agreed that a main cleaning store would be provided in the basement area for stock to be kept in.

WEA

- 4.6 Matwells to be provided at main entrance to reduce dirt that will be walked through the building and potentially into the wet change area. To be reviewed during Stage D design.

WEA

- 4.7 Review the use of under floor heating through the wet change area as Duncan Anderson commented at the leisure centre he had visited this only worsened a maintenance issue with dried dirt on the floor.

All DT

- 4.8 It was agreed that ideally 10 desk spaces would be provided throughout the building with one of those spaces being a dedicated office.

WEA

- 4.9 Wilkinson Eyre to highlight which rooms could potentially be used as flexible meeting room space.

WEA

- 4.10 Cliff Harrison requested that the second smaller studio open out on to the roof space adjacent. Design team to review cost implications and feasibility.

All DT

- 4.11 Staff room to be included on plans. Staff room to include locker provision and kitchenette.

WEA / AECOM

**5. Studio Spaces**

**5.1 Please note that Julia the current Exercise class instructor for the Aquarena attended this meeting.**

- 5.2 Julia commented that the current studio in the Aquarena was 16m x 10m in space which fits 40 persons currently. She also noted that this space is full each night and they have a waiting list for classes.

|  | <b>Action</b> |
|--|---------------|
| 5.3 It was noted that the current studios were approximately 100m <sup>2</sup> each which will provide enough space for approximately 30-35 people each. It was agreed that one studio would be enlarged to suit 40 persons whilst the second studio be reduced to suit 20 persons for a fitness class or more for spin classes. WEA to revise plan. | WEA           |
| 5.4 WBC to provide details of how much area is required to store their current spin bikes.   | WBC           |
| 5.5 It was agreed that the walls between the two studios would be heavily sound proofed to allow quiet classes to proceed alongside noisy classes to avoid programme issues. AECOM to advise on required acoustic separation.  | AECOM         |
| 5.6 Julia requested that boxing bags be provided to the walls of the studios for circuits.   | WEA / AECOM   |
| 5.7 Neil and Julia commented that approximately 30m <sup>2</sup> of area was required for general equipment storage. This does not include spin bike storage.  | WEA           |
| 5.8 It was agreed that a ballet barre would be provided to the small studio on the mirrored wall.  | WEA           |
| 5.9 It was agreed that fixed PA positions would be provided to both studios and speakers would also be built in. Peter Curtis to review with AECOM.  | AECOM / DJ    |
| 5.10 Floor types to the studio to be reviewed later in the design process. Team to provide example facilities for Julia to visit to test floors.   | DJ            |
| 5.11 Wilkinson Eyre requested that Neil Matthews provided details of the existing facility sizes to allow the transport engineer to review the impact of the new centre on the local traffic systems.  | WBC           |
| <b>6. Landscaping</b>  |               |
| <b>6.1 Please note that Chris Bradley and Len Sefton from Worthing Borough Council Parks Department attended this meeting.</b>   |               |
| 6.2 The general landscaping concept for the Masterplan area was discussed between Wilkinson Eyre and Worthing Borough Council.   |               |
| 6.3 It was agreed that a route would be required from the beach front to the building, and that this should probably be a hard surface route to avoid erosion of grassed areas.  | Note          |
| 6.4 The Council confirmed that they required as many parking spaces as possible on the site and that landscaping should really be concentrated to the front Brighton Road area.  | Note          |
| 6.5 It was agreed that high planting should be concentrated towards the outdoor water area and that if possible planting in front of the building would be kept low along with larger trees introduced with high crowns.   | Note          |



|           |  | <b>Action</b> |
|-----------|--|---------------|
| 6.6       | Worthing Borough Council to review comments from discussion and discuss with Wilkinson Eyre designs going forward.                       | WEA / WBC     |
| <b>7.</b> | <b>Miscellaneous</b>   |               |
| 7.1       | John Thorpe confirmed the width of the pool should be increased back to 13m width.   | All DT        |
| 7.2       | It was agreed that the timing equipment to the 25m pool should be provided in line with Duncan Anderson's recent quote. DJ to circulate. | DJ            |
| 7.3       | John Thorpe requested that the leisure management system be added to the next agenda for discussion.                                     | DJ            |
| 7.4       | John Thorpe is to respond to Steve Laird's email to progress the business planning side of the project.                                  | WBC           |

Feedback via Duncan Anderson

Hi Duncan,

I understand your point about the new buildings close proximity to the house and the problem this will cause with acceptable designs.

This takes us back to the point that the site is really not the best in the borough to build a swimming complex but you already know my views on this issue.

What I am trying to draw attention to is just what poor value for (tax payers) money this development represents because £17.9m should be enough to build a significantly better facility.

I would like to know if it is possible that you could tell me what is the total gross internal floor area of the building because this will give me the opportunity to compare the build costs with other recently built pools.

I look forward to hearing from you.

Regards,

Xxx

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**Sent:** Friday, April 09, 2010 1:21 PM

**Subject:** RE: New Worthing Pool

Hi xxxx,

Sorry I didn't make myself clear, when I said that building would not be possible I am referring to the design being so close to the house.

Regards

Duncan

**Duncan Anderson** - Leisure Facilities General Manager | Leisure & Cultural Services,

Adur & Worthing Council Services

Location: Worthing Leisure Centre

Internal: 01903 502237 ext 202 | External: 07917 277534 | E-mail:

[duncan.anderson@worthing.gov.uk](mailto:duncan.anderson@worthing.gov.uk)

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**Sent:** 09 April 2010 11:37

**To:** Duncan Anderson

**Subject:** RE: New Worthing Pool

Duncan,

The size of the Gloucester pool would obviously not fit on the proposed Worthing site.

That was not the point that I was trying to make.

The proposed pool is poor value for money at £17.9m regardless of what it looks like because far better and bigger facilities, like Gloucester, have been built recently around the UK at significantly less cost.

Paul Yallop makes reference to the council having an "officer 115" who specifically deals with elected members potentially mis-spending tax payers money. I presume he (or she) will look closely at what could be achieved for the benefit of the borough for £17.9m before allowing this scheme to continue?

Kind regards,

xxxx

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Hi xxxx,

I have taken a look at the Gloucester Pool which does look very good although that building would probably not be possible on the current site so close to the House.

I can not currently give you a breakdown of costs in detail for the new pool as this has not been finalised so we do not have these final figures ourselves to date. I can tell you that the current cost is £17.9m which is £924,000 over budget to date.

Regards

Duncan

**Duncan Anderson** - Leisure Facilities General Manager | Leisure & Cultural Services,  
Adur & Worthing Council Services

Location: Worthing Leisure Centre

Internal: 01903 502237 ext 202 | External: 07917 277534 | E-mail:

[duncan.anderson@worthing.gov.uk](mailto:duncan.anderson@worthing.gov.uk)

---

**Sent:** 30 March 2010 17:22

**To:** Duncan Anderson

**Subject:** New Worthing Pool

Duncan,

Thank-you for your time last night and the discussion was very interesting.

As mentioned, please check out the pool that was recently built in Gloucester at [www.aspire.org.uk/GL1](http://www.aspire.org.uk/GL1)

Would it possible to let me know the approximate ratio of costs at the new pool between the building itself and the infrastructure inside?

Let me know what you think about the Gloucester pool and I intend to come back to you when I have some more time available.

Regards,

xxxx.

Worthing Pool Consultation results

| Comment   | Ward      | Main issues                | Where completed |
|---|-----------|----------------------------|-----------------|
| It is important that some car parking is provided for people when using the pool. No parking will put people off from using the pool and studio facilities. Buses are not convenient or suitable option. People coming only to take part in the studio classes will go elsewhere if they cannot park next to the building   | Offington | Parking / Public Transport | Aquareana       |
| Whilst I accept that there is a VERY grave need for a new swimming pool in Worthing, this proposal is too small and in the wrong place for the town. In addition, with government (national and local) having to be cut by at least 30% within the next few years, how and proposal can be afforded is frankly a complete mystery. Especially with Worthing has a reputation over the last 40-50 years of doing anything by reducing costs beyond reason leaving the town with a long-term poor value for money. WORTHING as a town is dead - accept it! WORTHING, ARUN AND ADUR councils will have no choice soon but to merge with each other, and, in all probability, with Chichester District Council to remain vaguely solvent. | ??        | Position / Size / Cost     | Town Hall       |
| Very good idea it would greatly improve Worthing's image and ??? Feel the design reminds me of a bit like Horsham's pool. And it looks like a very good design.   | ??        | Design                     | Town Hall       |
| Why can't the old pool be repaired? I understand it would cost £1million - why is money being wasted in this???   | Gaisford  | Cost                       | Town Hall       |
| For God's sake do it!! This fantastic development will put Worthing on the map for all the right reasons. I have a 6 month old daughter and my wife refuses to take her to the existing pool due to its condition this new proposal is fantastic architecturally and the is of materials inspired - we won't be left with a crumbling concrete eyesore in the future.   | Central   | Design                     | Town Hall       |
| It is vital that there is plenty of car parking spaces provided free to users of the facility. Currently there is mention of only a small amount on the plans in addition to that already existing for other purposes. There must be provided even in the event of a reduced facility due to financial restraints. Use some of the development area. I have some concerns regarding the dual use of the diving / learners pool. Quite a few swimmers enjoy diving but presumably they would not be able to for significant periods while the pool is configured for learning.   | Offington | Parking / Cost / Usage     | Aquareana       |
| On paper the project looks very good. Is the competition pool good enough size for Olympic training? How sustainable are the heating and water purifying systems? No parking area is mentioned, is the current parking next to the Aquareana going to be extended? Or even kept? Worthing needs to change its 'old' image and this seems a good start. Thank you  | Selden    | Sustainability / Parking   | Town Hall       |
| I am looking for disabled access, lifts and changing areas and shower available for independent access and entry into pools for wheelchair users, older less able users and those with sight or hearing loss. Are these included? If not why not! Worthing is an accessible town, we should ensure that all our facilities are fully accessible. Is there entry into the main building from the carpark? All entrances should be wheelchair accessible.   | Selden    | Disabled Access            | Town Hall       |
| Why do you have to remove the paddling pool? We have used it for 3 generations and we are not alone; hundreds of families use it every year, it is fun for children whose parents can't afford the aquareana. You can stay all day in the open air, the children get exercise which everyone says they should. It is safer than the beach I also think the diagrams look awful, too modern.   | Selden    | Paddling Pool              | Town Hall       |

|   |            |                             |                 |
|---|------------|-----------------------------|-----------------|
| The design maybe "modern" but it is very ugly. The length of the large pool is too short. Leave the paddling pool as it is and use the old boating site instead. A flat roof will always give trouble and will need a lot of maintenance. Sorry I am not being helpful.   | Salvington | Design / Paddling Pool      | Town Hall       |
| Looks good. Worthing needs new public leisure facilities. I hope something happens soon. The Aquareana is not good and I no longer use it.  | Tarring    | Design / Leisure Facilities | Town Hall       |
| Pool is not cost effective when compared to similar pools built recently. Far too expensive v the specification. No moving floor for main pool = not maximising potential uses for all. Limited parking is a disaster and competition such as David Lloyd must love this since they have free parking. I do like the architecture but it seems to take priority over the facilities inside and this is very sad.  |            | Cost / Design / Parking     | Duncan Anderson |
| New pool complex will be fantastic facility for Worthing and the surrounding area. However hope that there is plenty of attractive public areas in the grounds, including seating and eating areas. Think imaginative planting will also help the building to connect to the plot. It is important that the build is delivered on time as it will be a long time without a pool for Worthing  |            | Design / landscaping        | Duncan Anderson |
| Picture of proposed new pool all looks very nice but in reality this design is simply not what we need. What is the point of spending all that money on something that will give us less than we've got now? What we really need is a 50 m pool but at the very least an 8 m lane 25 m pool and a moveable floor is an absolute must. Look at K2 at Crawley. That is what is needed at Worthing. Totally inadequate parking, nowhere near enough seating.   |            | Cost / Design / Parking     | Duncan Anderson |
| Great to have a new pool but make it the right size with a moveable bottom. Top class swimmers & water polo players need this to continue with their training. But wont it be a waste of time with no where to park and limited seating. I and others enjoy watching our children and are there to support them.  |            | Design / Parking            | Duncan Anderson |
| Don't think that the proposed plans for new pool are good because of issues such as parking. The proposed plans for parking are unbelievable because you are expecting users of the pool to park on the road and they could have young children which could be a danger. Do not understand why we can't have an 8 lane pool instead of 6 like other parts of the country, would it really be that more expensive? Just started playing water polo and without an adjustable floor the pool wouldn't be any good for playing water polo. One final point the better and more usable the pool the more money. |            | Parking / Design            | Duncan Anderson |
| Having viewed the proposed plans for the new swimming complex I wonder where I am going to park? As an OAP who takes her grandchildren swimming I do not want to be walking around the streets after 9 pm at night to get to car! I also see from the plans that there is to be reduced seating for spectators down to 80/85. Whilst there on Tues 11th May I counted 68 people seated not to mention the ones who had got up to go, and this was not a busy evening.   |            | Parking / Design            | Duncan Anderson |
| We think the new pool looks very good, really like the modern exterior. It will fit in well with the surrounding area. Think the diving pool is a good idea.  |            | Design                      | Duncan Anderson |
| Why don't you make it bigger?   |            | Design/ Size                | Duncan Anderson |
| Pool needs parking. Will be difficult and expensive to use if no parking. The local streets will need to become residents only, impacting other people & shops. Prefer a 50 m pool.   |            | Parking / Design            | Duncan Anderson |



|   |     |                         |         |
|---|-----|-------------------------|---------|
| I think the proposals in the local newspaper including an Ice Rink would be the way forward for the town. This is completely different to the design in the local newspaper! If you are going to spend a lot of money, make sure you get it right and add an Ice Rink along with the new Swimming Pool is my advice. The town was in-undated with visitors when we had the small portable rink at Christmas.  | n/a | No Ice Rink/ Cost       | website |
| Any pool complex can appear great, but have you looked carefully at the access for older and disabled users? In Worthing we have an accessible town on a flat plain; the town encourages disabled users and houses an increasing number of retirement age residents so will a convenient parking area with easy access to the pool and facilities be available? When inside, will the area be wheelchair and sight loss friendly and most of all, please make sure that people with different disabilities can get in and out of the pool and changing areas. These facilities are for us all. It would be a real boost to many people and much more straightforward to have these in place at the beginning rather than have to re-arrange after the building. | n/a | Accessibility           | website |
| Excellent - I hope this comes to fruition. Worthing needs some proper capital investment and serious upgrading. This complex would be fantastic. I think the design is innovative and successfully brings the sea and the building together.  | n/a | Design                  | website |
| At this point, some more information about the wooden tunnel on top would be helpful, in order to understand how this adds to the design. Without the wooden tunnel, the design looks exciting and idea of taking the pool out to the beach is really good - but I'm not sure this goes far enough, the outdoor areas look quite small and the facilities appear restricted. The proposal to include rapids and flumes is great, as these are popular features at the Spectrum and Triangle pools, so to include these in the design will ensure the centre produces good revenues for the town. Please don't try to be overly innovative - we just need a new pool as soon as possible, so please, please just get on and build it!                            | n/a | Restricted Outdoor Area | website |
| What a fantastic design! Congratulations to WBC for this. It looks like a building the town can be proud of. Don't be put off by the negativity of the Worthing Herald. I hope WBC can carry this off.  | n/a | Design                  | website |
| I am pleased in a way to see some planning is started in Worthing seafront. But I am very disappointed to see very little changes for Worthing image during the last 35years I have spent at this town. I travelled around many places and I have seen pretty beaches in the mediterrainian sea and USA, but I never saw anything like this, so slow in changes and so poor for ideas. I consider Worthing Council is a great failure. It is so easy to draw plans for a wonderful sea town. Why do I clap my hands for such a pitiful design while there is so much technology around us.  | n/a | Design                  | website |
| The page is good. Please can you tell me where I can comment on the proposed plans? I would like to see an ice-rink built within the pool complex, but see no mention of this. I know several people who think this would be a good idea, and I'm sure it would be popular given how popular skating events are whenever they are on TV!  | n/a | No Ice Rink             | website |
| I think it looks fantastic. Outside water could be bigger - I like swimming outside, and the outside is smaller than the existing Paddling pool. Any chance of a seawater pool? Could a larger outside water area become an ice skating area for the winter?  | n/a | Size                    | website |
| Warts !!! It looks pants!   | n/a | Design                  | website |

|   |     |                                 |         |
|---|-----|---------------------------------|---------|
| <p>This looks amazing! Worthing really does need a good reason to draw people in from the surrounding towns as well as serve local interests. This town has so much potential and this is the first project that I have seen that would really put the town on the map. My concern would be that constructing the site would have to feed into giving locals from this area jobs and that this development was tied to an expansion plan to develop further one of the best beachsides in the country.</p>  | n/a | Design                          | website |
| <p>As usual with many modern buildings, there is absolutely no symmetry or beauty. Modernity doesn't have to look like this. Look at some of the Art Deco and Modernist buildings of the 1930's, some in Worthing itself. The union of the inside to the beach and sea through the large glass windows is great, but the outside, especially the Brighton Road elevation, is a mish-mash of shapes which is really unattractive to the eye.</p>   | n/a | Design                          | website |
| <p>In these hard times, the cash-strapped Worthing Council should seriously think about giving the existing Aquarena a make-over rather than thinking about spending £17,000,000, and more likely much more, on a new and rather ugly pool. I have always thought that the existing pool's building could be made so much more attractive by giving it a nautical look, painted cream or white, the ugly chimney stack painted like a ship's funnel with guy ropes from the top sporting nautical flags. The terrace facing the sea could be used as an outside refreshment area with tables and chairs, colourful umbrellas and palm trees in pots etc. Some of the now blank brick forbidding walls could be painted with nautical murals, climbing plants etc. A competition from the local art schools would be a nice and economic way to do this. All this, and possibly other ideas, would be of minimal cost compared to a new pool and give the pool at least another twenty years of new life and image. I would be interested in hearing from any councillors and/or planners about these ideas.</p> | n/a | Design/ Cost                    | website |
| <p>It all looks lovely and promising, but what about the parking area?</p>  | n/a | Parking                         | website |
| <p>I have looked with interest at the design details of the new swimming pool online. It is an exciting time after waiting so long, but I am surprised that with such a large water based leisure and health complex there is no mention of a jacuzzi/spa.<br/>Also, I believe, especially for the very small children that our current learners pool is too deep, so I am slightly confused as to how a combined diving/learners pool will work. Finally, will the new complex affect Fit4 members or will we still have use of all amenities &amp; classes included within our membership, and will we still have our personal changing room (which is a nice touch for members at the moment)?</p>   | n/a | No Jacuzzi/ Learners Pool/ Size | website |
| <p>This is crazy. We're landing up with a pool smaller than the one we've got! At the very least we need an 8 lane 25m pool not a 6 lane. What we really need is a 50m pool in a complex similar to K2 at Crawley built at the West Park site but Worthing Councillors are so backward thinking they just can't see what leisure facilities like this would do for the town. Useless</p>  | n/a | Pool Size                       | website |

# Worthing New Pool



AERIAL VIEW

## INTRODUCTION

Thank you for coming to this exhibition and taking the time to view the proposals for the redevelopment of the New Swimming Pool building ahead of the submission of applications to Worthing Borough Council for Planning Permission.

Wilkinson Eyre was appointed by Worthing Borough Council after winning an invited design competition in September 2009 to develop a new swimming pool building. The building will house new swimming and health and fitness facilities for the public of Worthing. The facilities will include a cafe, competition pool, diving/learner pool with moveable floor, leisure pools with wet changing areas, a health and fitness suite with dry changing facilities, as well as flexible studio spaces and ancillary support spaces. Worthing's new pool will be a distinctive landmark, a 'destination' drawing in users from both the town and further afield. The new pool will be an important anchor for the implementation of Worthing's Seafront Strategy, and help define the benchmark architectural quality for the new development proposed to replace the adjacent existing Aquarena site.

## DESIGN TEAM

### Architects

Wilkinson Eyre Architects

### Structural & Building Services Engineer

AECOM

### Project Manager

Drivers Jonas Deloitte LLP

### Cost Consultancy

Davis Langdon LLP

### Water Specialist

Devin Consulting Limited

### Landscape Design for Soft Landscape

Worthing Borough Council, Parks and Foreshore

### Leisure Business Advisor

C3 Consultants (Service) Ltd

### Breem

AECOM

### CDM Co-ordinator

Baquis

## OBJECTIVE

### The principle aims of the project are:

- Integration with the overall strategy for the sea front
- Regeneration within a seafront context
- The delivery of a complex programme of leisure facilities
- The creation of outstanding architecture
- Sustainability as a design driver
- Provide an affordable development for the town of Worthing



BEACH HOUSE GRADE II\*



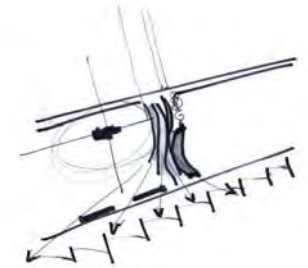
CHALETS & KIOSK

The current proposal respects the surroundings of this historic building by developing a landscaping strategy for the beach house grounds and mediating the massing of the building in height and scale, and set back from Brighton Road.

The proposal incorporates one of the two seafront kiosks and the conversion of the walk-through for possible cafe use.



EXISTING VIEW FROM THE EAST



## BRIEF

Separate competition pools for diving and swimming which include a 3m diving and two 1m springboards and a 6 lane competition lap pool to comply with FINA & ASA standards.

In addition to the competition facilities, leisure facilities include: pools, a flume, special water features, and steam & sauna rooms. Spectator seating for 100+ people will overlook the competition pools. Ancillary support spaces include a wet changing village.

The second major component to the brief is the Fit4 Health and Fitness facilities: including a suite for 100 exercise stations, separate changing rooms, two multi use studios, three treatment rooms and ancillary staff/admin rooms. An inviting lobby space including a reception and cafe should draw people into the facility from the landscaped entry piazza.

## ARCHITECTURE

The sinuous parallel curving lines echo the wind swept lines in the sand and extend towards the sea. These lines provide the primary spatial and structural spines of the pool hall roof form which fold down to form open 'tubes' of space that direct the occupants view. The initial Strategy is to set the building back from Brighton Road to align with the setting of the listed building; this acts as a way of paying respect to the important building as well as allowing for vehicular access onto the site.

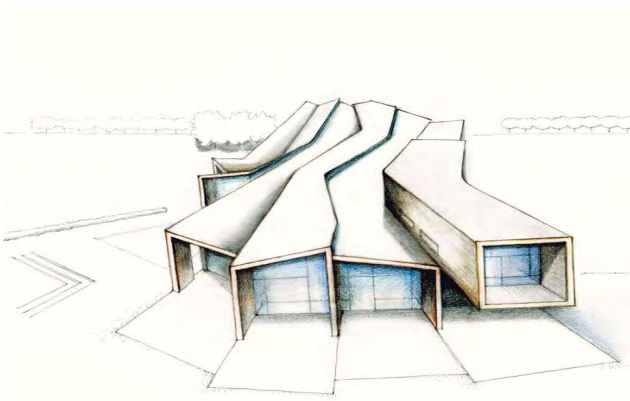
We felt it was important to break up the mass of the building into a series of individual forms; the variation in scales of the north facade also responds to the scale of the residential buildings across the Brighton Road. These two methods act as a way of breaking down the scale of what would otherwise be a large building form and establish a precedence for the adjacent development site. The western facade of the building pays respect to the Beach House Grounds by helping to define the eastern boundary of the park. Through the proposed opening of the chalets and kiosks walkway, views to the sea and an improved landscaping strategy will revitalise this much loved green space.

## LANDSCAPE

The landscape proposals that 'knot' the new pool to the wider realm comprises of a hard pedestrian entrance piazza to the north and a southern extension of the building functionality out towards the seafront.

The landscape responds both to the building form, its materiality and functionality; from the interior spaces the pools extend outwards into the landscape in a seamless melding of internal and external environments.

It is envisaged that there will be hard and soft landscaping to the new piazza adjacent to the main entrance of the building; hard landscaping will be provided along the beach promenade, and the raised terraces of the scheme will be predominately hard landscaping.



CONCEPT SKETCH



INTERIOR VIEW AT COMPETITION STAGE



SOUTH ELEVATION FROM ABOVE



## MATERIALITY

Wilkinson Eyre has explored robust 'sea-side' materials that look good when weathered and do not rely on a paint or varnish finish to provide a protective layer. It is even more critical that an exceptionally robust palette is selected given the particularly aggressive micro climate of swimming pools.

We have settled on a palette of naturally finished copper and timber for the envelope of the building to augment the glazed system to the picture windows and roof-lights. These finishes will run through the interiors.

Copper is a material that truly 'roots' itself to its site; the material metamorphosing from its traditional rich reflective copper red through to the rich dark browns and further to the green patinated finish.

Timber construction in coastal resorts has rich metaphors, from boat construction through to the rich candy colours of the changing chalets. We believe a lighter material is appropriate for Worthing's setting, cedar wood being a sustainable material that compliments the copper and ages back to a beautiful neutral silver finish.

## SUSTAINABILITY

The sustainability and environmental performance of the building is very high on the agenda. The aspiration is to achieve BREEAM 'Very Good'. We have developed a series of systems aimed at reducing the total carbon emissions of the building within the financial resources available:

Firstly to ensure that the building form and materiality is appropriate to maximise the passive design opportunities.

Secondly to ensure that the mechanical and electrical systems installed are state of the art.

Thirdly to supplement the systems in place with the most appropriate green technologies that maximise energy generation on site.

We are proposing a CHP (Combined Heating & Power System) for the base heat load and geothermal ground source heat pumps for cooling. By reducing the building's energy-in use an opportunity is created to generate the bulk of what is required by on-site renewable applications. As a multi functional and high heat demand building, the building requires a robust, reliable, maintainable and accessible system that is based on recyclable heat generated by an efficient source.

## DELIVERY

The project is due to be completed within Worthing Borough Council's budget of £17 million in the Spring of 2013.



COPPER 1-4 YEARS PATINA



COPPER 4-8 YEARS PATINA



COPPER 8-20 YEARS PATINA



COPPER 20+ YEARS PATINA



WEST ELEVATION (FROM BEACH HOUSE GROUNDS)



INTERIOR VIEW AT COMPETITION STAGE

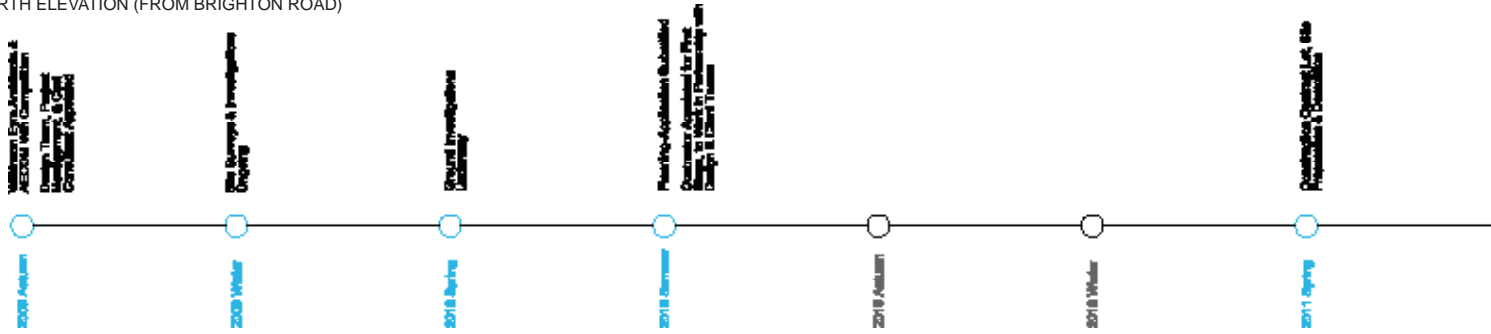


ROOF PLAN





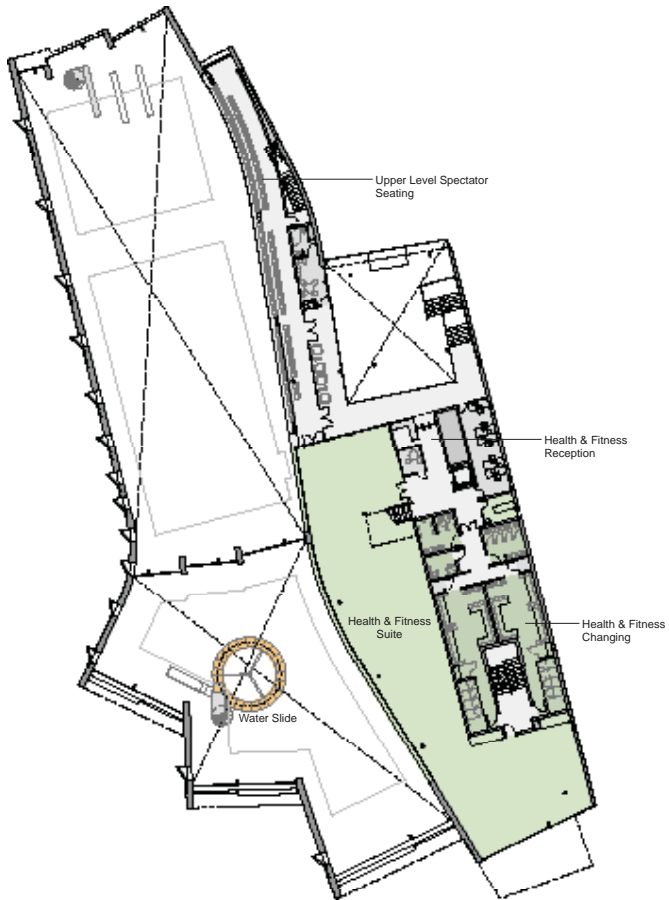
NORTH ELEVATION (FROM BRIGHTON ROAD)



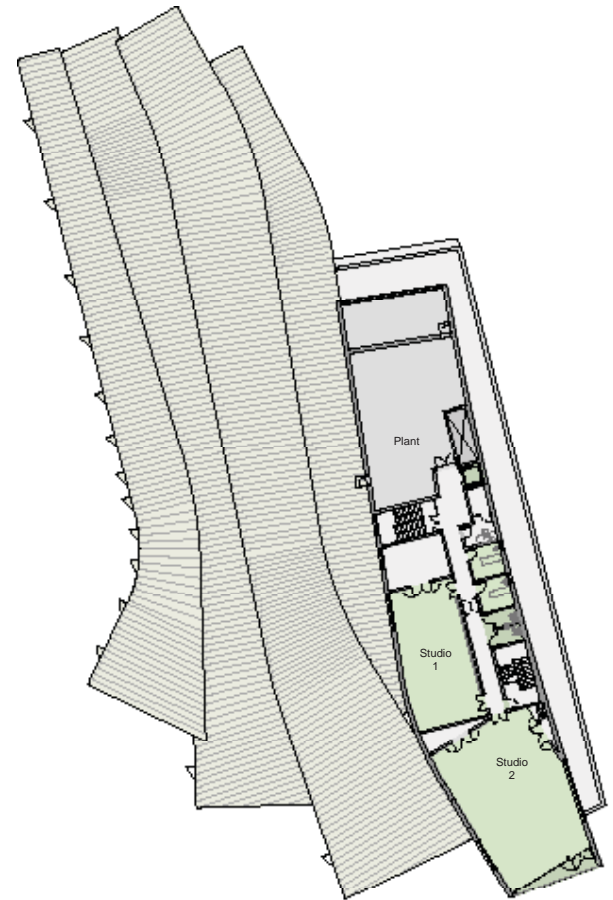
GROUND FLOOR PLAN



SOUTH ELEVATION (FROM SEAFRONT)



FIRST FLOOR PLAN



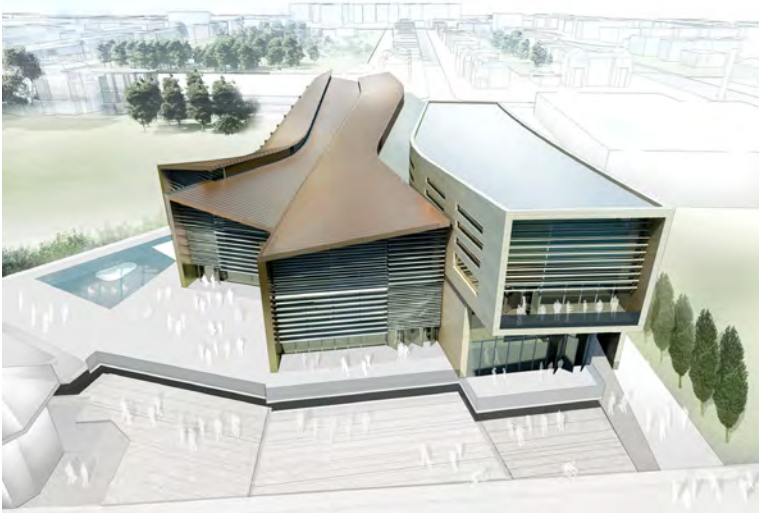
SECOND FLOOR PLAN





# Worthing New Pool

Public Exhibition  
May 2010



## FEEDBACK

Please tell us what you think about the New Swimming Pool Proposal.

Your Name: \_\_\_\_\_

Your Address: \_\_\_\_\_  
\_\_\_\_\_

Your Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Thank You

Your feedback from this public exhibition will be used to assist the design team in preparing the planning submission.

# Worthing Aquarena