

# POPLAR BATHS LEISURE CENTRE

## OPENING ITS DOORS

**A**fter standing empty and forlorn for nearly 30 years, Poplar Baths Leisure Centre was officially opened to the public on August 13th by Executive Mayor of Tower Hamlets, John Biggs.

The building itself opened in 1934 and remained a much loved local landmark until its closure in 1986 after a section of the ceiling fell into the pool hall. The building fell into dereliction and faced a real threat of demolition, but with the support of the public and local community, the building was awarded Grade II listed status and entered onto the English Heritage 'Heritage at Risk' Register in 2001.

In June 2014, Tower Hamlets Council signed an agreement with Guildmore Ltd to transform Poplar Baths into a much needed community Leisure Centre for London's East End.

The leisure centre features a reinforced concrete arched roof over the First Class pool which set Poplar Baths apart from other municipal baths of the time. The original building included two



**THE LEISURE CENTRE FEATURES A REINFORCED CONCRETE ARCHED ROOF OVER THE FIRST CLASS POOL WHICH SET POPLAR BATHS APART FROM OTHER MUNICIPAL BATHS OF THE TIME.**

pools. The larger of the two would be covered over in the winter and used as a dance hall, cinema, and as a venue for boxing competitions seating 1,400 people. The smaller pool remained open for swimming throughout the winter.

The £15 million leisure centre site has a total area of 2060m<sup>2</sup> which houses a 25m swimming and learner pool, restored plunge pool, a Sports England standard sports hall, large studio and gym including a women's only area. "The development of the leisure centre is part of a four project framework, in a public private partnership that included the construction of 100 new socially rented units for Tower Hamlet Homes, and a new community and youth centre containing a sports hall, gym and rooftop playing pitch run by Tower Hamlet Youth Services," commented Patrick Quinlan, Project and Design Manager of Guildmore Ltd.

## Roofglaze

Roofglaze specialises in the design, manufacture, supply and installation of rooflights, skylights and bespoke roof glazing systems. The company manufactures its market-leading range of Flatglass rooflights in-house at its purpose-built facility in Cambridgeshire, and is proud to also work in technical partnership with world-leading brands such as Schüco, VELUX, Vitral, Rodeca and Lonsdale.

Roofglaze has been an established company within this industry since 2001, with a wealth of relevant roof glazing experience across the business. The company regularly works with leading main contractors and architects, including an assisted living development at Lynwood Village for Willmott Dixon and a project at St Edmund's Terrace for Mace.

Working alongside Willmott Dixon, Phase 1 of the Lynwood Village was completed in 2015 and Phase 2 is currently ongoing. 50 St Edmund's Terrace was completed last year and is a great example of how Roofglaze's Flatglass rooflights can add a touch of class to even the most high-end residential projects.

In addition to the aforementioned projects, Roofglaze works on leisure schemes, installing bespoke rooflights and glazing systems. Most recently, Roofglaze has been involved with the Poplar Baths project, which has seen the company install a bespoke rooflight system in the recently opened leisure centre.

Work included the design, supply and installation of bespoke Vitral A74 Self-supporting Dual-pitch Ridgelights, with Roofglaze chosen by Guildmore due to their unparalleled experience in this area.

Due to this being an historic building, with the original design of the roof incorporating unusual shaped features, the design of the new rooflight system had to be tailored around these features. As the glazing sits directly above the swimming pool, Roofglaze also had to ensure the system's fixings could be capable of resisting any corrosion caused by the chlorine used in the pool.

Michael Clark, Marketing Executive for Roofglaze, said: "Roofglaze relishes each and every opportunity to showcase our expertise in providing bespoke rooflight solutions for any given project.

"Working on the Poplar Baths project was a proud moment for Roofglaze, due to the iconic status of this historic building, and it is yet another example of our high-quality work on a prestigious job."

Michael added:

"At Roofglaze we pride ourselves on our ability to offer the ideal roof glazing solution to meet the client's specific project requirements, no matter how diverse or exacting.

"Our manufacturing capabilities and wide-ranging technical partnerships afford us the ability to always provide our clients with the best rooflight solutions for their projects, which is something that makes us unique as a company in this marketplace."



Roofglaze

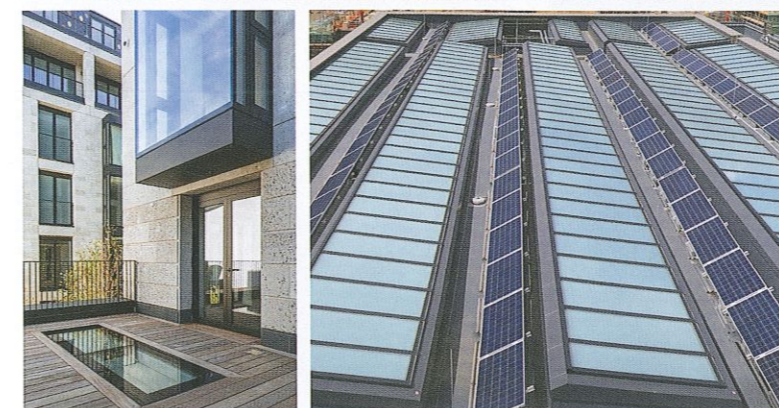
Flatglass Rooflights & Roof Glazing Systems

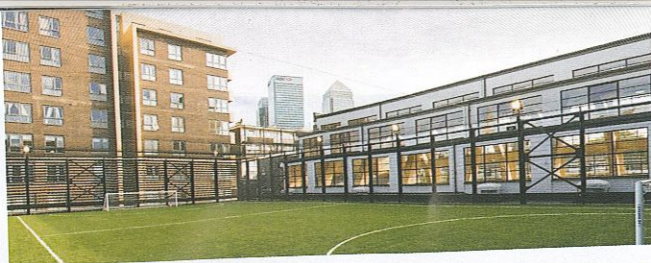
Roofglaze is a leading designer, manufacturer, supplier and installer of rooflights.

You will find our rooflights on a wide range of commercial and residential buildings - from retail and leisure centres, to offices, schools, hospitals and private homes.

Our friendly and experienced team are on hand to discuss your project requirements and recommend the best solution for you.

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### DCS Roofing Ltd

DCS Roofing Limited, which have been in operation since 2010, specialise in the design and installation of built up felt roofing, single ply membranes, hot melt rubbers, and all types of green and Bio-diverse roofs. As well as this, they also carry out Tiling, Slating and Lead works. From small roof repairs to large scale roof designs (both residential and commercial properties) their aim is to find the right products at the right price.

Previous work has included projects for Premier Inn, Haileybury Youth Centre and the Metropolitan Housing Association. The most recent project has been the Poplar Bath Leisure Centre where, working with Moy Materials Ltd, they provided the flat roofing including all cold and warm deck roofing for the centre.

This project was of significant importance, given the history, with the original Poplar Baths building opening in 1934, and is one of the finest early 20th century municipal swimming pools in the country.

James Smith, Director at DCS Roofing Limited, commented: "It was a privilege to be involved in this English heritage project as it was a prestigious refurbishment involving such a local landmark."

He added: "As a company we pride ourselves in delivering a project on time, within budget and continuously adjust to the needs of our clients."

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Main contractor, Guildmore Ltd, and architects Pringle Richard Sharratt Architects, worked closely with Tower Hamlets Council and Historic England, in order to restore the building and to protect the most important original features. Guildmore managed both the design process and securing planning permission that allowed the demolition of secondary elements to improve project viability and facilitate new leisure uses.

Historic spaces that have been retained and restored include the entrance hall, staircases and sports hall, requiring specialist repairs to historic finishes such as ceramic tiling and terrazzo finishes. Externally, the historic

### Moy Materials

Moy Materials Ltd is now one of the UK and Ireland's leading suppliers of high performance flat roof waterproofing systems for the roofing industry. Founded in 1979, they were originally associated with high performance modified bitumen systems but have since expanded their product range to include BBA certified green roof systems, liquid waterproofing systems, PVC and TPO single ply systems as well as a full range of composite metal panels, metal decking and purlins.

Some of their previous projects have included working with major IT and Pharmaceutical firms over the last 25 years, two of the UK's key supermarket chains over the last five years and many of the UK and Ireland's universities. They have also completed a broad mix of refurbishment for clients such as IBM, Boots and MoD.

For their most recent project, Poplar Baths leisure centre, they worked with DCS Roofing Limited, one of their approved contractors in order to meet the demands of such a complex roofing development.

Cathal Quinn, Director of Moy Materials, commented:

"This project was important to us as we worked closely with our client and the approved installer in order to meet the dynamic needs of a local Heritage site that is important to the community."

He added: "As part of our commitment to quality and service, we retain close contact with all our clients – from the design and specification stages, right through to project completion and beyond.

Our aim is to continue to expand and adapt to the needs of this challenging and vibrant industry, whilst retaining our core values of top quality products and first class technical back-up."

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Proud to have worked with DCS Roofing on the Poplar Baths Project

Moy Materials has been delivering innovative, long-lasting waterproofing solutions from design to completion for over 35 years. Together with unparalleled technical support, our approach has seen us develop relationships with high profile clients and earned us a place at the forefront of this dynamic industry.

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DCS Roofing provides a one on one friendly service and understands that each client has their own unique set of needs which we strive to meet with our ability, knowledge and skills. Specialising in design and installation of **built up felt roofing, single ply membranes, hot melt rubbers and all types of green and Bio-diverse roofs.** We also carry out Tiling, Slating and Lead works.

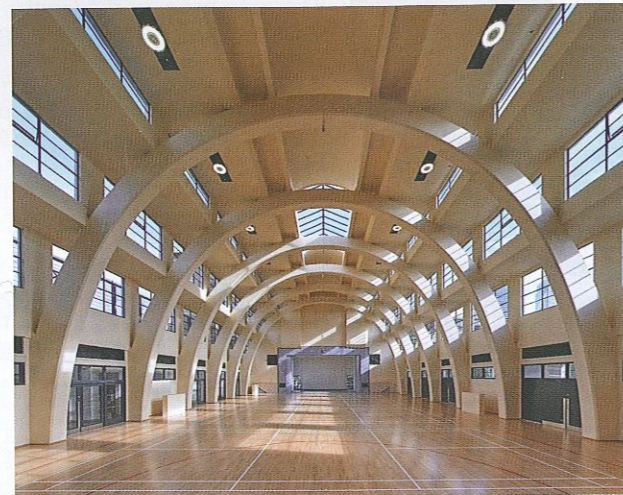
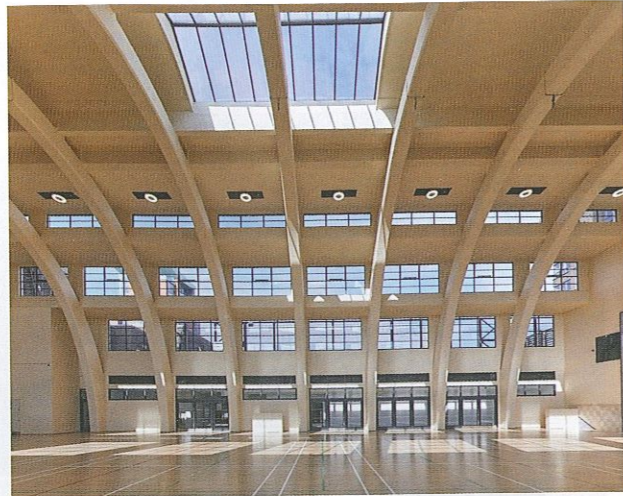
The roofing products and services we offer are suitable for waterproofing flat roofs, roof gardens, balconies and terraces for both residential and commercial buildings.

DCS ROOFING ARE PLEASED TO HAVE WORKED ON POPLAR BATHS

Should you have any queries or require further technical specifications, please do not hesitate to contact us by

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## AS A GRADE II LISTED BUILDING, THE PROJECT FACED NUMEROUS CHALLENGES.

brickwork and dressed stone was repaired and over 170 replacement steel windows made to match the slender profiles of the original, which had corroded beyond repair.

As a Grade II listed building, the project faced numerous challenges from technical, architectural, operational and structural stand points. The site of the leisure centre is set within a residential area which meant there had to be simultaneous delivery on the same site of a 10-storey residential block containing 60 apartments.

"As it had been a swimming pool, it was a very humid environment and more corrosive to built fabric than other places. That meant over time the chlorine in the pool water, carried on vapour internally, had penetrated through to large chunks of the building corroding the steel which all had to be remediated," commented Patrick. "Likewise, the external steel frame of the building was quite a modern material when it was built, but it was designed in such a way that made it inevitable that it would corrode, causing some of the external masonry to fall away from the building. This steelwork also had

### Bromley Drylining and Façades Ltd

Established in 2015, Bromley Drylining and Façades Ltd Management and associated site teams comprise a team of highly experienced, motivated and skilled individuals. Combined, the company has the skills to provide a range of services to the construction industry for drylining packages, façade design & installation and fit-out solutions.

Bromley Drylining and Façades Ltd provide their broad range of services to a variety of industries in both the residential and commercial sector. The company works with all leading industry suppliers to facilitate the delivery of the end product on time and to budget.

Bromley Drylining and Façades Ltd are able to offer construction solutions for interior finishes and exterior façades. The company is also an accredited to CHAS, EXOR & SMAS and are members of Constructionline and Builders Profile.

Past projects for Bromley Drylining and Façades Ltd have included Haileybury Youth Centre and Dame Collet Residential. Most recently, Bromley Drylining and Façades Ltd have been involved in the Poplar Baths project.

Working on this project, Bromley Drylining and Façades Ltd were responsible for the supply and installation of ceilings (including suspended & plaster boarded ceilings); wall partitions; light steel frames (LSF); vaulted ceilings; and fire rated glazed screens.

In addition, the company implemented screed works to the

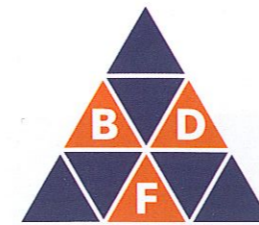
swimming pool area, which included Ardex water-proof screeds, alongside plastering works, including sand and cement rendering. Bromley Drylining and Façades Ltd were also responsible for heritage works to the site's sports hall.

Farayi Nyikavaranda, Bromley Drylining and Façades Ltd, said:

"Bromley Drylining and Façades Ltd Management and the site teams were selected by Guildmore on the basis of our extensive experience in the construction industry; our skilled, reliable and hardworking management and site teams; and because of our high quality workmanship."

Farayi added:

"At Bromley Drylining and Façades Ltd we pride ourselves on our solid reputation for reliability, quality and professionalism, as well as our ability to deliver on time and on budget. We have vast experience in completing both large scale and small scale contracts and we always strive to deliver the exact requirements of our clients."



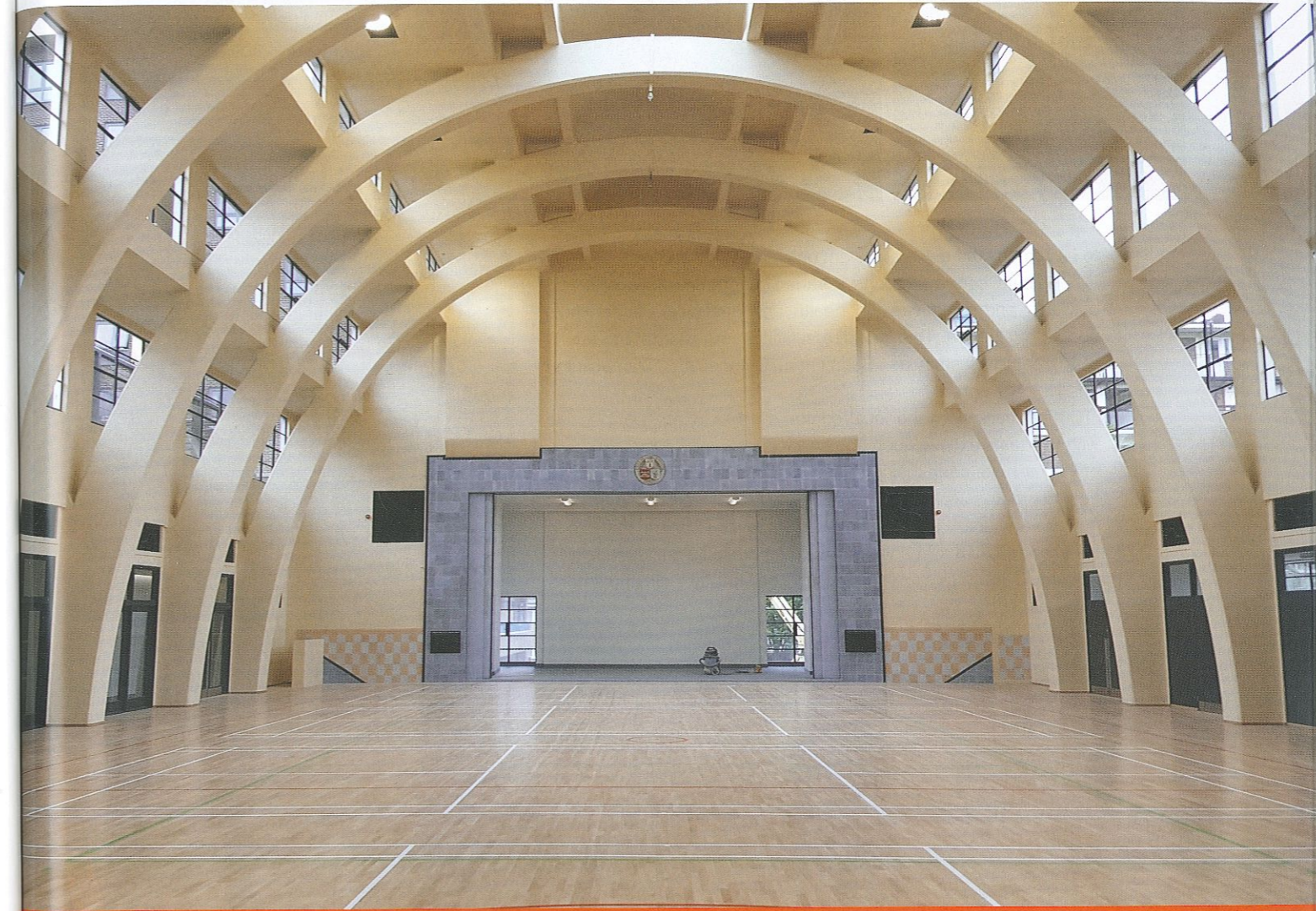
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# EXPERIENCED. MOTIVATED. SKILLED.

Bromley Drylining and Façades Ltd management and the site teams are made up of highly experienced, motivated and skilled individuals. The company has the expertise to provide services for Drylining packages, façades design & installation and fit-out solutions to the construction industry without compromising on quality. Bromley Drylining and Façades Ltd will always endeavour that all project deadlines and targets are achieved.

Bromley Drylining and Façades provide their broad range of services to a variety of industries in both the residential and commercial sector. We have considerable experience in completing both large and small contracts to the client's exact requirements. We work with all the leading industry suppliers to facilitate the delivery of the end product on time and on budget.

**We are pleased to have worked on...  
Poplar Baths Leisure Centre**





to be remediated using a system of 'cathodic protection'."

The leisure centre supports a varied programme of sports and activities and enhances the health and quality of life for local people of all ages. This includes activities for children and adults with disabilities such as: Badminton, Gymnastics, Trampolining and Netball.

The feedback from the local community has been very positive with residents excited about the new leisure centre. "The residents of Poplar have been looking at that building standing derelict and getting progressively more derelict for over 30 years," said Patrick, "it was very fulfilling to bring this project to life for those that live in the area. It was a tremendously exciting project significant degree of complexity in conservation terms that in other circumstances might never have been saved."

### Staxil

Staxil specialise in the supply of high quality equipment and chemicals to the UK pool trade industry. The company has been in operation for more than forty years and has the resources to supply everything required to construct and maintain swimming pools.

Staxil pride themselves on their helpful, friendly, fast and efficient service to the trade.

### H2O Swimming Pools Ltd

H2O Swimming Pools Ltd specialise in swimming pool construction, refurbishment, servicing and supplying associated equipment. The company has been trading for 30 years, with a large client base of loyal customers and managing agents, mainly in and around London, Surrey, Sussex, Kent and surrounding areas.

H2O Swimming Pools Ltd pride themselves on their knowledge and experience, hard work ethic and their aim to not only meet but exceed clients' expectations. H2O Swimming Pools Ltd are also proud to work with Guildmore Construction on the historic Poplar Baths refurbishment scheme.

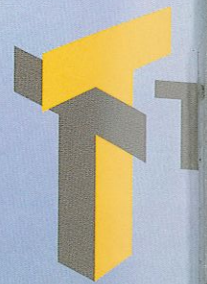


Staxil Limited is a wholesale company **distributing swimming pool goods and equipment** throughout the United Kingdom and into Europe. Based in Copthorne, South East England since 2001, Staxil established trading in 1975.

Staxil Limited is a privately owned and run business. Always focused on providing a flexible and superior level of service, Staxil offer delivery via own fleet or by trusted couriers. We provide a complete service for everything necessary in the construction and continued maintenance of a swimming pool.

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TO POPLAR BATHS**

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