



in partnership with



Help us improve sports, leisure and community facilities in your area

Give us your views by Monday 10 December 2007



Five lucky people will
win £50
of gift vouchers
by completing
this survey

Your service, your say!

Islington Council, in partnership with EC1 New Deal for Communities (NDC), wants to hear your views on our ideas to improve Ironmonger Row Baths and Finsbury Leisure Centre.

It doesn't matter if you currently use the buildings or not, we still want to know what kinds of facilities you would like to see.

There is a pull-out questionnaire in the middle of this brochure. It is your chance to let us know what you think of the facilities and of the options for the future layout of Ironmonger Row Baths and Finsbury Leisure Centre. The options were developed based on research with groups in the area including schools, sports clubs and tenants' associations.

A vision for your area

The public space around Ironmonger Row Baths and Finsbury Leisure Centre should be more attractive and easier to get around.

The character of Ironmonger Row Baths should be enhanced in line with its historical value. At the same time we want to improve the pool, Turkish baths and exercise facilities.

Finsbury Leisure Centre will continue to provide a mix of indoor and outdoor facilities for team sports as well as spaces for other social activities.

The extent of any changes to either building or public space will of course depend on the outcome of this consultation.



Facilities in the area

We are very interested to know what facilities you would like to see in the area. There is space in the questionnaire for you to tell us your views on this.

As well as retaining and overhauling the swimming pool and Turkish baths in Ironmonger Row Baths and keeping Finsbury Leisure Centre as a base for team sports, we would like to use the buildings for other non-sporting community-based activities. The possible mix of facilities could include:

- Space for exercise and fitness activities
- Sports halls (badminton, basketball, volleyball etc)
- Squash courts
- Martial arts area
- Outdoor pitches
- Creche/playroom/nursery
- Conference/function/meeting rooms for community use
- Youth facilities/club
- Affordable office space for community groups
- Computer/internet access
- Café
- Parenting support
- Safer Neighbourhood Police base
- Advice services
- Laundry
- Community kitchen/bar
- Additional healthcare (eg GP surgery)
- Sports related health care (eg treatment rooms)

The current challenges

About Ironmonger Row Baths



Ironmonger Row Baths (IRB) was built during the 1930s. Much of the original Turkish baths remain and the building was Grade II listed by English Heritage in November 2006.

Challenges facing Ironmonger Row Baths

- A lot of the building is underused.
- It is costly to maintain.
- Many of its facilities are old and inefficient.
- At least £2m of repairs are needed to the roof, walls and windows.
- The heating and ventilation systems for the building need to be replaced.
- Adaptations are required to make it more accessible to people with disabilities.

Despite these shortcomings and poor conditions, IRB is a much loved and well used facility.

Summary of current facilities at IRB

- 30.5m pool
- 15m teaching pool
- Spectator seating
- Changing rooms
- Fitness gym
- Turkish baths
- Poolside sauna
- Public laundry
- Martial arts area (previously squash courts)
- Treatment rooms
- Sun tanning suite

About Finsbury Leisure Centre



Finsbury Leisure Centre (FLC) was constructed in the 1970s to complement the facilities offered at IRB.

Challenges facing Finsbury Leisure Centre

- This building has not lasted as well as IRB and is now in need of refurbishment.
- Poor construction of the roof means it needs repeated repair.
- It can be difficult to find your way around the building and there can be a long walk between facilities.
- The grounds around the building contain a mix of walkways, outdoor football pitches, isolated buildings including the East West Nursery and a car park which pose safety problems and don't make the best use of the available space.
- The building design is not attractive and doesn't fit in well with the surrounding buildings like Ironmonger Row Baths and St Luke's Church.
- Blank walls face the street and St Luke's Gardens which adds to making the open space feel cut off and unsafe.

Summary of current facilities at FLC

- Multi-purpose sports hall
- Six badminton courts
- Changing rooms
- Exercise studio
- Function room
- Kitchen/bar
- Four squash courts linked through underground tunnel
- Three outdoor football pitches

Current facilities

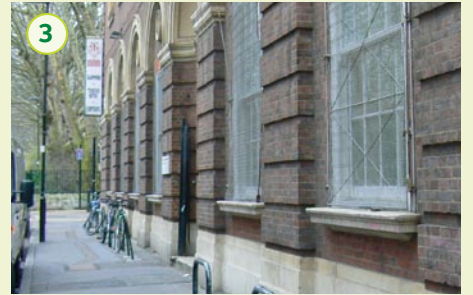
The plan and photographs below show the current layout of the two buildings and surroundings and also highlight some of the problems we would like to address with this proposed redevelopment.



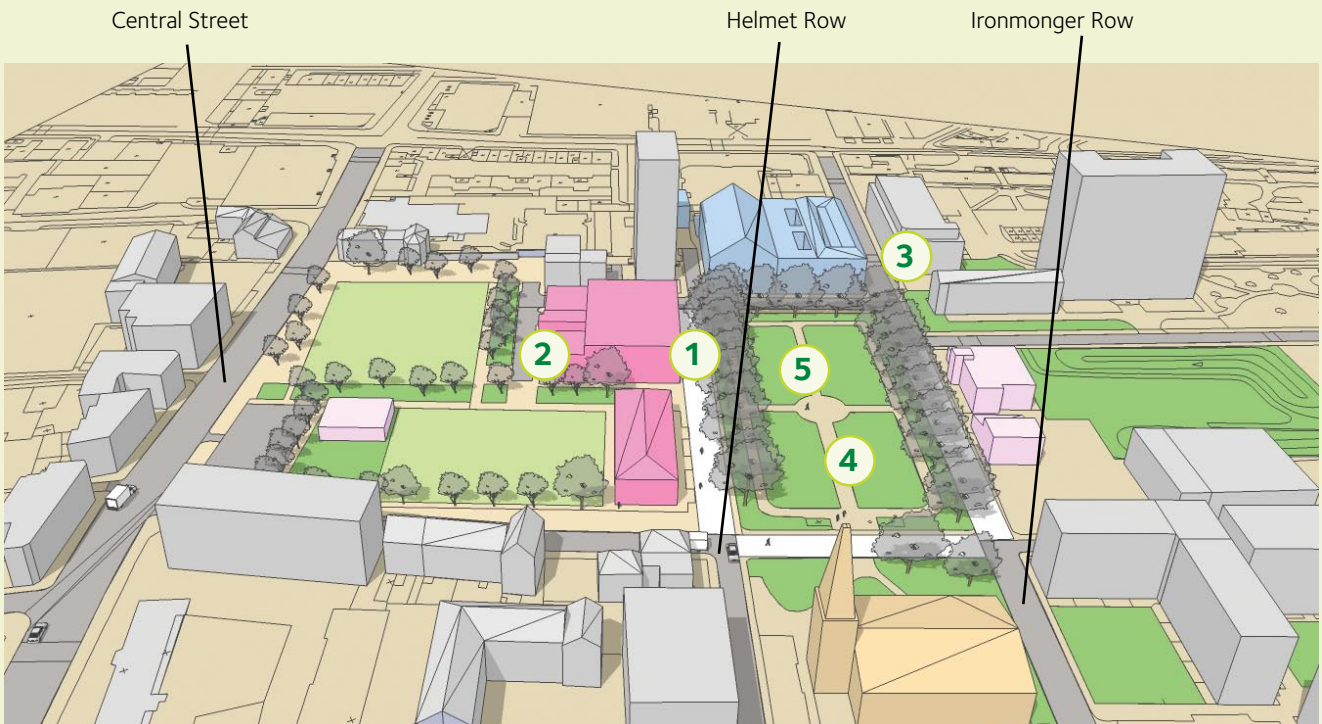
1 Rear view of Finsbury Leisure Centre. Blank walls are facing onto St Luke's Gardens.



2 Current entrance of Finsbury Leisure Centre does not face onto St Luke's Gardens.



3 Current entrance to Ironmonger Row Baths which also does not face onto St Luke's Gardens.



4 Potential outlook onto St Luke's Gardens.



5 Blank walls facing onto St Luke's Gardens.

On the following two pages we set out several options for the future layout of Ironmonger Row Baths, Finsbury Leisure Centre and the public space around the buildings. We are keen to know what you think of these ideas so please read through and give us your views in the questionnaire in the centre of this brochure. The images below are concept sketches to give you an impression of how the area might look. The finished buildings will not necessarily look like these and the final decision will be based on what you tell us in this and future consultations. These options are not set in stone. You might like parts of several options. That's fine and the questionnaire allows for this.

Option 1

Repair of existing buildings to keep them running in their present form.

Points to consider

- Cheapest option but also the least cost effective. It will cost a lot of money for something that will last a shorter length of time than the other options.
- Shortest period of disruption to facilities.
- No trees lost.
- No additions or improvements to the range of sports and community facilities.
- No new homes to help pay for the project, therefore no additional social housing for local people.



Option 2

Refurbishment of Ironmonger Row Baths along with demolition and rebuilding of Finsbury Leisure Centre and improvements to external facilities.

Rebuilt FLC with new entrance onto St Luke's Gardens

Refurbished IRB with entrance moved to face St Luke's Gardens



Points to consider

- Provides a longer term solution than in Option 1.
- New and extended leisure and community facilities (from the list on page 1) in the rebuilt Finsbury Leisure Centre but fewer facilities than in Options 3 and 4.
- Increased number of external pitches.
- Improved layout and small increase in surrounding open space.
- Improved safety by relocating entrances to face St Luke's Gardens.
- No new homes to help pay for the project, therefore no additional social housing for local people.
- Possible loss or relocation of laundry in Ironmonger Row Baths.
- Longer period of disruption than in Option 1.

Option 3

Refurbishment and extension of Ironmonger Row Baths; demolition and rebuilding of Finsbury Leisure Centre; improvements to external facilities; new private and social housing along Central Street.

Points to consider

- Provides a longer term solution than in Option 1.
- New and extended leisure and community facilities (from the list on page 1) in the rebuilt Finsbury Leisure Centre.
- New and improved facilities in extended Ironmonger Row Baths.
- Improved safety by relocating entrances to face St Luke's Gardens.
- Increased number of external pitches.
- Improved layout and small increase in surrounding open space.
- Provides new homes to help pay for the project including social housing for local people.
- Additional community facilities (from the list on page 1) on ground floor of residential development.
- Possible loss or relocation of IRB laundry.
- While no major trees will be lost, 19 smaller trees will be removed and replaced elsewhere.
- Longer period of disruption than in Option 1.

Rebuilt FLC with entrance moved onto St Luke's Gardens

Refurbished and extended IRB with entrance moved onto St Luke's Gardens



Residential development along Central St

Option 4

Refurbishment and extension of Ironmonger Row Baths; demolition and rebuilding of Finsbury Leisure Centre; improvements to external facilities; new private and social housing along Helmet Row and Mitchell St.

Rebuilt FLC with entrance onto St Luke's Gardens

Refurbished and extended IRB with entrance onto St Luke's Gardens



Residential development along Helmet Row and Mitchell St

Points to consider

- Provides a longer term solution than in Option 1.
- New and extended leisure and community facilities (from the list on page 1) in the rebuilt Finsbury Leisure Centre.
- New and improved facilities in extended Ironmonger Row Baths.
- Increased number of external pitches.
- Improved layout and small increase in surrounding open space.
- Provides new homes to help pay for the project including social housing for local people.
- Additional community facilities (from the list on page 1) on ground floor of residential development.
- Possible loss or relocation of IRB laundry.
- While no major trees will be lost, 13 smaller trees will be removed and replaced elsewhere.
- Longer period of disruption than in Option 1.
- Improved safety by relocating entrances to face St Luke's Gardens.

Would you like to find out more?

An exhibition on the options for the future of Ironmonger Row Baths and Finsbury Leisure Centre will be on display in both buildings throughout the consultation from **Monday 12 November to Monday 10 December**. Staff will also be available at specific times (listed below) to discuss your queries. There is no need to book, just turn up.

If you want to go on a guided tour of the buildings please call Finsbury Leisure Centre Reception on 020 7253 2346 to reserve a place. Places are limited to 12 per tour.

Staffed exhibitions and guided tours



Ironmonger Row Baths		Finsbury Leisure Centre	
Wednesday 14 November	6 - 8pm	Tuesday 13 November	10am - 12Noon
Saturday 17 November	10am - 12Noon	Thursday 15 November	6 - 8pm
Monday 19 November	6 - 8pm	Monday 19 November	12Noon - 2pm
Tuesday 20 November	7.30am - 9.30am	Wednesday 21 November	2 - 4pm
Sunday 25 November	2pm - 4pm	Saturday 24 November	10am - 12Noon
Wednesday 28 November	2 - 4pm	Monday 26 November	6 - 8pm
Friday 30 November	10am - 12Noon	Thursday 29 November	12Noon - 2pm
Tuesday 4 December	6 - 8pm	Monday 3 December	2 - 4pm
Thursday 6 December	12Noon - 2pm	Friday 7 December	10am - 12Noon

Guided tours (12 places per tour)

Monday 19 November	6.30pm, 7.30pm, 8.30pm
Wednesday 21 November	11am, 12Noon, 1pm
Saturday 24 November	10am, 11am, 12Noon

Frequently asked questions

How will improvements be funded?

This will be a multi-million pound project. Funding will come mainly from the Council but a number of other sources including EC1 NDC will be contributing. EC1 NDC has earmarked a minimum of £3.8 million towards this project.

Some of the design options include an element of residential development in order to help finance the project. This will provide additional social housing for local people as well as additional space for community facilities. The greater the amount of such development, the greater the scope for improving and extending the sports and community facilities in the area.

How long will it all take?

This brochure and questionnaire is just the start of the process. The results will be analysed alongside all the other feedback from the community before we can work up detailed design proposals. We will also consult on these as part of the planning application process. So it will take time, however this project is a key priority for the Council and EC1 NDC.

Will Ironmonger Row Baths and Finsbury Leisure Centre close during the refurbishment and if so, for how long?

Yes, though we cannot predict how long at this stage as this will depend on the extent of the development. We will try and phase the work to try to keep disruption to a minimum.

Will you be closing existing facilities on either site?

Decisions have yet to be taken on what facilities will be provided. Some of the proposals do involve changes to the existing mix of services and facilities. The purpose of this consultation is to find out which ones matter the most to you – and to ensure the most popular ones are included.

Will better facilities mean higher prices?

We do not intend to raise the cost of the facilities above the normal level of inflationary increases. Costs are set by the Council each year taking into account levels of demand, the quality of the facilities and the existing charge. We anticipate that current discounts to people

on low incomes, those over 60 and children will continue. One of the desired outcomes for this project is to make the new facilities more attractive and also more accessible to anyone who wishes to make use of them.

Will any development involve taking down trees?

None of the options affect the mature trees in the area including the mature horse chestnut trees. Any smaller trees lost in the development would be replaced at least like for like.

What does this stage of the consultation involve?

We are carrying out a number of activities as part of this consultation to ensure we obtain the opinion of as many residents and users of both centres as possible.

- Promoting it in articles in local newsletters and the local papers.
- Putting up displays in both buildings and taking people on guided tours throughout the consultation period. See page 6 for details.
- Presenting to interested local groups.
- Distributing this brochure to all 20,000 addresses across the Finsbury area and also to Izz Card members at IRB and FLC. It is also available online at www.islington.gov.uk

How can I be kept up to date?

- In future we will be providing updates on this project in the Council magazine delivered free to all Islington residents – IslingtonNow.
- You can keep in touch with progress by checking on the Council website at www.islington.gov.uk
- We can also send you email updates if you're happy to give us your email address. There is a space in the questionnaire where you can fill in your contact details if you would like us to keep you informed.
- If you wish to speak to someone about the project or need any help with the questionnaire please call David Walton on 020 7527 2192.

Your opinions count!

Please let us know what you think about these ideas. By filling out the questionnaire you can have your say on the future of leisure, sports and community facilities in your area.

**Complete your questionnaire
and return it to us by Monday
10 December 2007.**

**By sending back your questionnaire
you could be one of five lucky people
and win £50 of gift vouchers.**

For more information please contact David Walton on
020 7527 2192.

**Thank you again for taking
the time to complete the
questionnaire.**

If you would like a copy of this questionnaire in another format such as large print, Braille or audiocassette, please call **020 7527 2000**.

If you would like this information in your own language please call **020 7527 2000** or email **contact@islington.gov.uk**

如果你想獲得以中文提供的資料，請致電 **020 7527 2000** 或寄電子郵件到 **contact@islington.gov.uk**

Si vous désirez ces informations dans votre propre langue, veuillez appeler le **020 7527 2000** ou envoyer un email à **contact@islington.gov.uk**

Si desea esta información en su idioma, puede llamar al teléfono **020 7527 2000** o enviar un correo electrónico a **contact@islington.gov.uk**

Haddii aad rabto macluumaadkan oo ku qoran luqaddaada fadlan telefoon u soo dir **020 7527 2000** ama email kula soo xidhiidh **contact@islington.gov.uk**

Burada yazılı bilgilerin Türkçesini istiyorsanız lütfen **020 7527 2000** numaraya telefon edin ya da _u adrese elektronik mesajla iste_inizi bildirin **contact@islington.gov.uk**

যদি আপনি এই তথ্যগুলি আপনার নিজ ভাষায় পেতে চান, তাহলে দয়া করে **020 7527 2000** নম্বর ফোন করুন অথবা **contact@islington.gov.uk** ঠিকানায় ই-মইল করুন।

إذا أردت هذه المعلومات بلغتك الرجاء الإتصال بـ **020 7527 2000** أو ارسل برید الإلكتروني إلى **contact@islington.gov.uk**