

Report from Stuart Roberts, Lido Project Manager.

Further to our meeting with the Councillors on Tuesday 28<sup>th</sup> May 2024, I am pleased to attach a copy of our revised proposed floor plan for Ware Priory Lido which, for ease of reference, I have called Option 4.

As agreed, we have added a second accessible toilet / changing facility and added a shower to the four family changing cubicles so that these can be separated from the main changing village. We have also changed the walls from lightweight solid grade laminate cubicle partitions to solid block and tiled walls. This will provide proper secure and private changing facilities which can be used by not only families but anyone who does not want to use the changing village and requires a higher degree of safety and security.

You will note that we have also extended the corridor so you enter the changing village after the four family / private changing rooms and two accessible / family changing rooms. I think this works much better than the  $\frac{3}{4}$  height "saloon" style doors we discussed at the meeting which would not have provided sufficient privacy. By extending the corridor we avoid the "inner room" arrangement which complies with the fire regulations.

I believe that this revised design addresses the concerns raised at the meeting over a changing village and women in particular not wanting to use a facility shared with men as there are now 6 Nr secure, sound proofed and private changing facilities with showers and direct access to pool side. We also still maintain a modern changing village which is more spacious, avoids the 30m long "corridor of doom" which is a very poor design and provides greater flexibility on the use of the changing cubicles when it is difficult to predict the ratio of men, women and children using the Lido.

You will note that we have also converted the existing studio / function room into two treatment rooms. These are probably a little over sized, but the room is not large enough for three treatment rooms so this is the best which can be achieved without major demolition and disruption. We will need to replace the existing patio doors with full height windows. I suggest we use anti-sun glass which will reduce the solar gain. I also suggest that we install heat pump air conditioning which will provide space heating and comfort cooling. This means we can remove the electric radiators which are not very energy efficient and expensive to run.

You will note that we have retained the proposed large studio as illustrated in Option 2. I believe this works well as it could be hired out to various community groups and is self-contained because it has its own accessible toilet and kitchenette. We have also included two 3m wide full height glazed windows which will improve the natural light and provide views on to the Lido pool. This is optional. Please let me know if this is not required.

You will note that we have changed the description of the gender neutral toilets to self-contained private toilets. I believe this is a more accurate and less contentious description because gender neutral toilets imply they are shared which of course is not the case with this arrangement.

I trust the above and attached is of assistance and I look forward to the outcome of the next council meeting.

Kind regards

**Stuart Roberts** MRICS  
Director