

TRINITY.:

SAVING JACOBS WELLS BATHS

V3 – April 2023





"People need a place where they can go and learn whatever they want to learn. And talk to each other and have a cup of tea and just relax in a friendly space...I think it's really important that Bristol should have more of these spaces and that the arts can flourish and nourish us all, because that's what they do...It's a beautiful building, and it can be beautiful again...Please join me and support Jacobs Wells Baths"

Miriam Margolyes, Patron of Trinity
Community Arts, April 2023



Context

- 1884 – [Cry for the Poor](#)
- 1889 – Jacobs Wells Baths opens
- 1892 – Explore flooring over pool in winter
- 1933 – Condensation problems with pool
- 1940 – War damage by air-raid
- 1965 – Cladding refurbishment
- 1977 – Pool closes permanently
- 1984 – Bristol Community Dance Centre opened
- 2015 – Bristol Dance Centre closes
- 2016 – Meanwhile use & VIVID stakeholder consultation
- 2017 – Fusion win CAT bid
- Dec 2022 – Fusion withdraw
- Jan 2023 – Save Jacobs Wells Campaign launch
- 23 Jan - Residents petition launch
- 24 Jan – Cabinet meeting announcing "estate rationalisation"
- 5 Feb - Save Britain's Heritage Campaign
- 20 Feb – Proposal due back to BCC

PROPOSAL

WE WILL:

- Take on full repairing and insuring liability for a 125-peppercorn leasehold agreement; accepting long-term maintenance liability for other complex aspects of the surrounding site
- Undertake an initial funding commitment of £120k to deliver against this development phase; provided from existing funds, small trusts and raised through launch of a Crowdfunder to match £1 for £1 our commitment
- Develop a fully costed phased capital works scheme (QS est £4m) and fundraise to implement works over the next three years
- Support a Steering Group to undertake Development work in parallel to inform design scheme, engaging wider stakeholders to develop a viable multi-use community arts business plan with open access youth provision and dance at its heart
- Establish a long-term democratic structure and framework for asset management to safeguard all interested parties, supported by key partners
- Appoint a designated Lead to report to BCC monthly on progress of plans and commit to acting transparently, publishing details of all proposals (including this offer) on our website



PROPOSAL

OUR ASK OF BCC:

Provide us with any required background information/ documentation relating to building maintenance/management that is required for taking on the asset liability

Work with us to identify appropriate solutions to remove these risks so the Charity can fully insure the asset for its reinstatement value

Continue to cover the reinstatement value of the asset as part of estates cover until all high-risk liabilities can be addressed

Commit to providing administrative assistance to enable us to navigate internal council departmental processes

Appoint an internal Lead to support project progress and internal departmental navigation

Create a new Asset Class to designate assets such as Jacobs Wells Baths as Cultural Assets of the City; safeguarding from future estates rationalisation



VISION

Restoration of Jacobs Wells Baths to provide a new, multi-use hub for Hotwells & Harbourside, helping to safeguard the building as a publicly owned Asset of Community Value

MISSION

Work with Bristol City Council and stakeholders to develop a viable and sustainable future for Jacobs Wells Baths, delivering an intergenerational programme of vibrant, accessible and inclusive dance, youth and community activities





KEY DESIGN CONSIDERATIONS

Create a new, open access youth provision and new dance facilities as key anchors and drivers for the project, in response to feedback*

Provide central Bristol with a new, much-needed multi-purpose youth & community space

Deliver a sustainable, viable design scheme that ensures the space is not reliant on grant funding for ongoing running costs

*See 2017 community consultation led by VIVID Regeneration, engaging 380 respondents face to face and online

PHASE	RATIONALE
Phase 1 - 2023-2024 (repair)	
Repair of envelope including replacement of roofs with suitable, durable, maintainable alternative	<ul style="list-style-type: none">- enables a return of basic occupancy and safeguard the historic fabric- reduces need to consult around internal configuration as making good on existing rather than any alternations- reduces risk by avoiding structural alterations, foundation works- maximises scope from existing and known funding opportunities- if wider proof of concept cannot be provided this means the asset can be returned to the City in a lettable, low-risk state
Make good on internals to enable ‘meanwhile’ use including studio under pump room as multi-use/youth space	
Remedial accessibility improvements to make good on existing space access in target areas (e.g. south wing entrance)	
Phase 2 - 2024-2025 (renovation)	
Development of North and South wings to increase footprint for youth and dance studio space incl second floor installation	<ul style="list-style-type: none">- creates space whilst repairs phase in progress to establish the legal framework through which to balance competing interests (incl youth, community, dance and commercial revenue)- enables time needed to build a stronger case for support, around any significant alterations requiring consent- establishes proof of concept through existing occupancy post Phase 1 completion- reduces risk of project budget exceeding available funds due to a more defined and deliverable scheme based on a sounder knowledge of the asset and site parameters
Further internal renovation of existing spaces including enhancements to improve offer of central space	
Accessibility improvements incl lift installation	
Phase 3 2026	
Roof terrace or mezzanine	<ul style="list-style-type: none">- optional additional phase to enhance the existing operations including improving social enterprise model- provides valuable additional lettable space to improve long-term asset viability- would lend itself to social investment through a blended loan/grant offer- enables previous phases to proceed without being overly ambitious in the first instances- all phases could be truncated in the event of additional sources of funding being secured during earlier phases
Figures provided are indicative of what could be achieved with additional funding	

PLANS

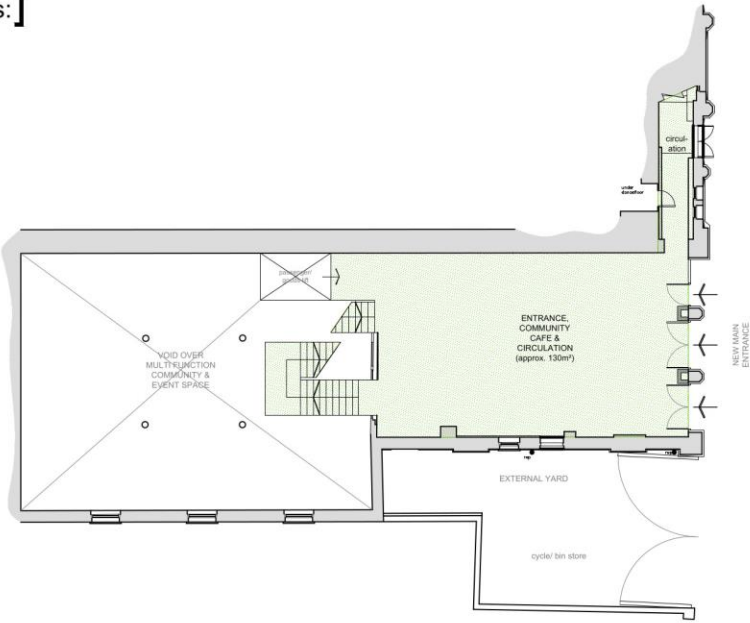


architecture & design

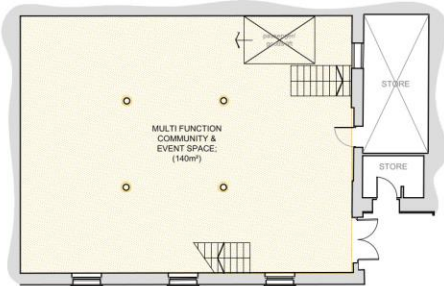
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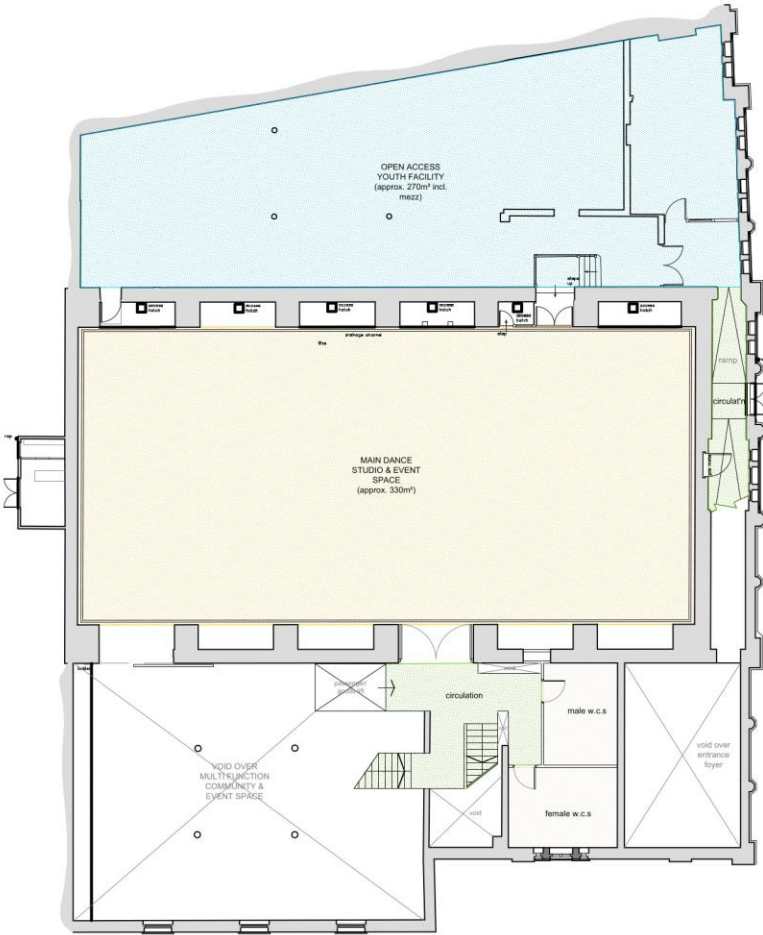
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LEVEL 002 (GROUND FLOOR) _ SKETCH PLAN - scale 1:100



LEVEL 001 (LOWER GROUND FLOOR) _ SKETCH PLAN- scale 1:100



LEVEL 003 (UPPER GROUND FLOOR) _ SKETCH PLAN- scale 1:100

[project info.]

[project title:
PROPOSED REFURBISHMENT:
JACOBS WELLS BATHS

drawing title:
PROPOSED SKETCH PLANS
LEVELS 001, 002 & 003

drawing issue:
DISCUSSION ONLY/ PLANNING+BUILDING-REGS+CONSTRUCTION

[drawing number:
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15.02.2023]



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PLANS

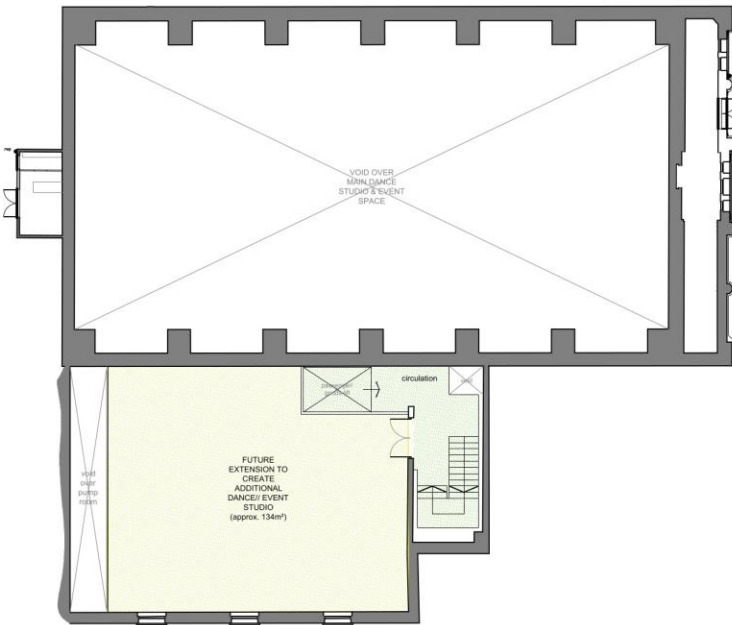


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LEVEL 004 (FIRST FLOOR)_ SKETCH PLAN- scale 1:100

[project info.]

[project title:
PROPOSED REFUBISHMENT:
JACOBS WELLS BATHS

drawing title:
PROPOSED SKETCH PLANS
LEVELS 004

drawing issue:
DISCUSSION ONLY/ PLANNING-BUILDING REGS-CONSTRUCTION

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15.02.2023]



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BUDGET	Development	Phase 1	Phase 2	Phase 3 (optional)	Total
Capital costs	40000	731775	1160500	441375	2373650
Contractor costs		220053	348976	132727	701756
Other costs	80000	149871	237676	90396	557942
Non-rec VAT		38792	61520	23398	123710
Total per phase	120000	1140492	1808671	687895	3757058
Cumulative	120000	1260492	3069163	3757058	3757058
% per phase	3%	30%	48%	18%	100%
% total	3%	34%	82%	100%	100%

**Based on 2017 Schedule of Dilapidations by Bristol Buildings Consultancy and Fusion's renovation costs 2021 by QS Trevor Humphreys*

NEXT STEPS

6-mth Apr-Sep

Agree approach and plan with Bristol City Council (CAT deadline 2 May)

Meet with immediate Steering Group and stakeholder meetings (Apr-May)

Resubmit approved planning application (May - existing scheme)

Conduct surveys on high-risk areas (June - SE full survey)

Launch Crowdfunder (donations) and match fund applications

Carry out remedial repair works (July)

Launch meanwhile space with artistic installation to support consultation for Phase 2 (Sep)

6-mth Jun-Dec

Consult widely through public meetings and focus groups (e.g. Children & Young People)

Develop design scheme in response to feedback

Plans available online for comment - agree and submit revised scheme

Further development of business and operations plan with stakeholders

Develop and agree governance and decision making structure

Extend Crowdfunder (incl any shares offer launch)

Submit funding applications for renovation works Phase 2 incl YIF

Completion of leasehold with Bristol City Council and begin Phase 1 Repairs (Sept)

COMMUNITY TRANSFER BODY

Trinity Community Arts Ltd (Trinity) is a registered charity (1144770) and company limited by guarantee (4372577), first constituted in 2002 to "preserve, protect and improve for the public benefit the Trinity Centre

Formerly The Holy Trinity Church, built 1829-32, late Georgian, built in Bath stone, perpendicular Gothic Revival style Trinity is Grade II* Listed

We maintain the building as a civic asset on behalf of Bristol City Council and have delivered a £2.5m building repair and renovation scheme that has transformed the space into a multidisciplinary arts hub for the city.



Capital Phases

Our phased approach to the Trinity Centre has included:

2021/22 - outdoor improvements incl new units on site

2020/21 improvements to small upstairs hall and grounds accessibility

2017/18 critical repairs; North aisle roof, stonework & stained glass

2015 - installed Solar PVs and purchasing new technical equipment

2013 - redeveloped upstairs hall, new reception and grounds

2012 - bar and main hall improvements and installation of outdoor kitchen

2010 - installation of toilet facilities on upstairs floor

2008 – installation of recording studio and passenger lift



TRINITY.:

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