

# PROJECT SHEET



**Project: Withington Works**  
**Client: Love Withington Baths**  
**Value: £248,000**



City Build was appointed to convert the first floor of the historic Withington Baths and Leisure Centre into "Withington Works": a co-working office facility. The floor was formerly the centre's caretaker's accommodation. Our works included stripping out the existing back to shell then installing new ceilings, partitions, lighting, data points and full internal refurb and fit-out to create self-contained offices. This work was undertaken with the ground floor leisure centre remaining open and active 18 hours each day.

starting in 1911. It's famed for being the first public baths in the city to allow men and women to bathe together, initially introduced on a trial basis in 1914 "with great caution" according to newspaper accounts at the time.

Withington Baths remains open thanks to the determination of local residents whose campaign led to the formation of a charitable company – called Love Withington Baths – to run the facility when Manchester City Council closed the building in 2015.

All of the aforementioned works had to be undertaken without any disruption to staff or visitors as the building remained fully operational throughout. In order to achieve this aim we devised a phasing plan in consultation with the end user which not only focused on the actual space requirements of the 1<sup>st</sup> floor but also how essential services such as data, telephones, fire alarms etc could be maintained throughout the project.

In addition to these considerations the environmental impact of the works in terms of noise and dust had to be considered and the maintenance of all access routes throughout the whole building. This impact of dust was reduced by the use



of air cubes, TAC mats, zip curtains and in order to reduce the impact of noise on the building occupants and patients we undertook works out of hours and agreed "noisy periods" with the building manager.

Love Withington Baths were so pleased with the delivery of the first floor project and quality of the finished product that they appointed City Build to refurbish the ground floor, which includes staff offices and a sports facility. This second phase included forming a new entrance door opening and construction of the new ramp outside the facility. We also had to undertake alterations to the stone masonry walls to facilitate a new door opening and two windows at ground floor level.

The project was handed over on time, and for less than the contract sum (achieved through City Build suggesting more cost-effective mechanical solutions which both client and design team approved).