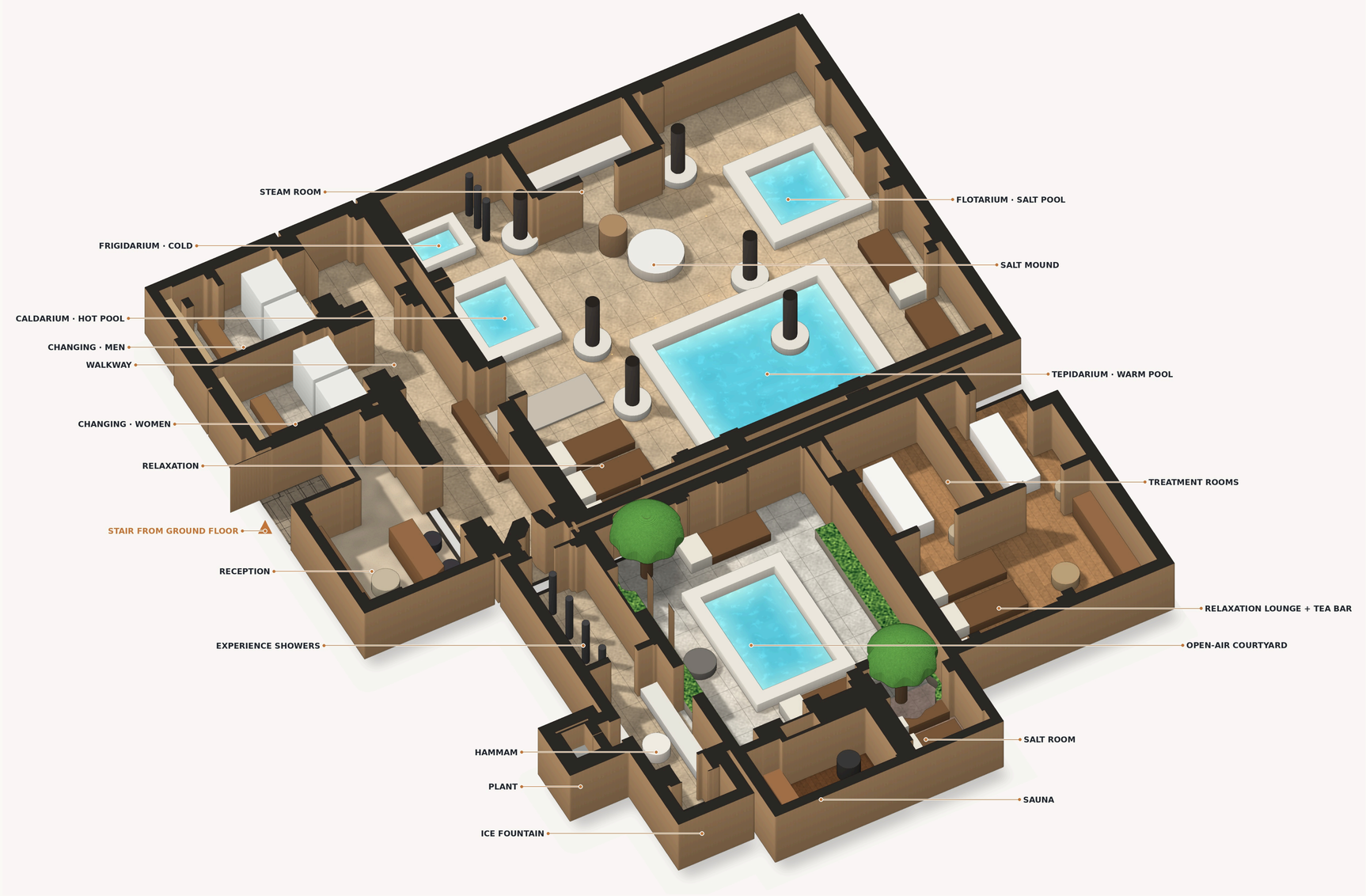
Basement

Thermal baths · 3D plan view



A 3D plan of the basement reimagined as a candlelit Roman-style bathing circuit, after Aire Ancient Baths. Warm, hot, cold and salt pools run through the old brick vaults, around a sunken courtyard open to the sky.

The bathing journey

01 Reception
Stair down from the ground floor

02 Changing
Separate women's and men's rooms

03 Walkway
Low corridor lit by candle niches

04 Tepidarium
Warm pool, around 36 °C

05 Caldarium and frigidarium
Hot pool around 40 °C, then cold around 16 °C

06 Steam room and salt mound
Humid heat, then a salt-scrub stop

07 Flotarium
Salt-water float pool

08 Hammam, sauna, salt room, ice fountain
The outer ring of heat and cold treatments

09 Open-air courtyard
Cold plunge under the sky

10 Relaxation lounge and treatments
Tea bar, loungers and treatment rooms

Zones

ARRIVAL
Reception · Changing, women · Changing, men · Walkway

THERMAL CIRCUIT
Tepidarium, warm pool · Caldarium, hot pool · Frigidarium, cold pool · Flotarium, salt pool · Steam room · Salt mound · Relaxation

AROUND THE COURTYARD
Open-air courtyard · Hammam · Experience showers · Ice fountain · Sauna · Salt room

REST AND TREATMENT
Relaxation lounge and tea bar · Treatment rooms

BACK OF HOUSE
Plant

Kept from the existing basement

- Brick walls cleaned and left exposed
- Steel columns kept, some standing in the pools
- Courtyard left open to the sky
- Outbuildings reused as treatment rooms
- Plinths removed; basement tanked and drained

Access for everyone

- Step-free route down: a lift beside the stair from the ground floor (position to confirm)
- Specially Designed Pool Access on one short side of every pool
- Level floors through the circuit, with resting benches along the walkway and courtyard
- Accessible changing with generous turning space in both changing rooms

Proposed access measures, to be developed with an access consultant.

Finishes

- Exposed original brickwork
- Marble pool surrounds
- Oak, treatment suites
- Himalayan salt
- Courtyard paving and planting
- Limestone floor
- Illuminated pools
- Timber, sauna
- Terrazzo, reception
- Original steel columns

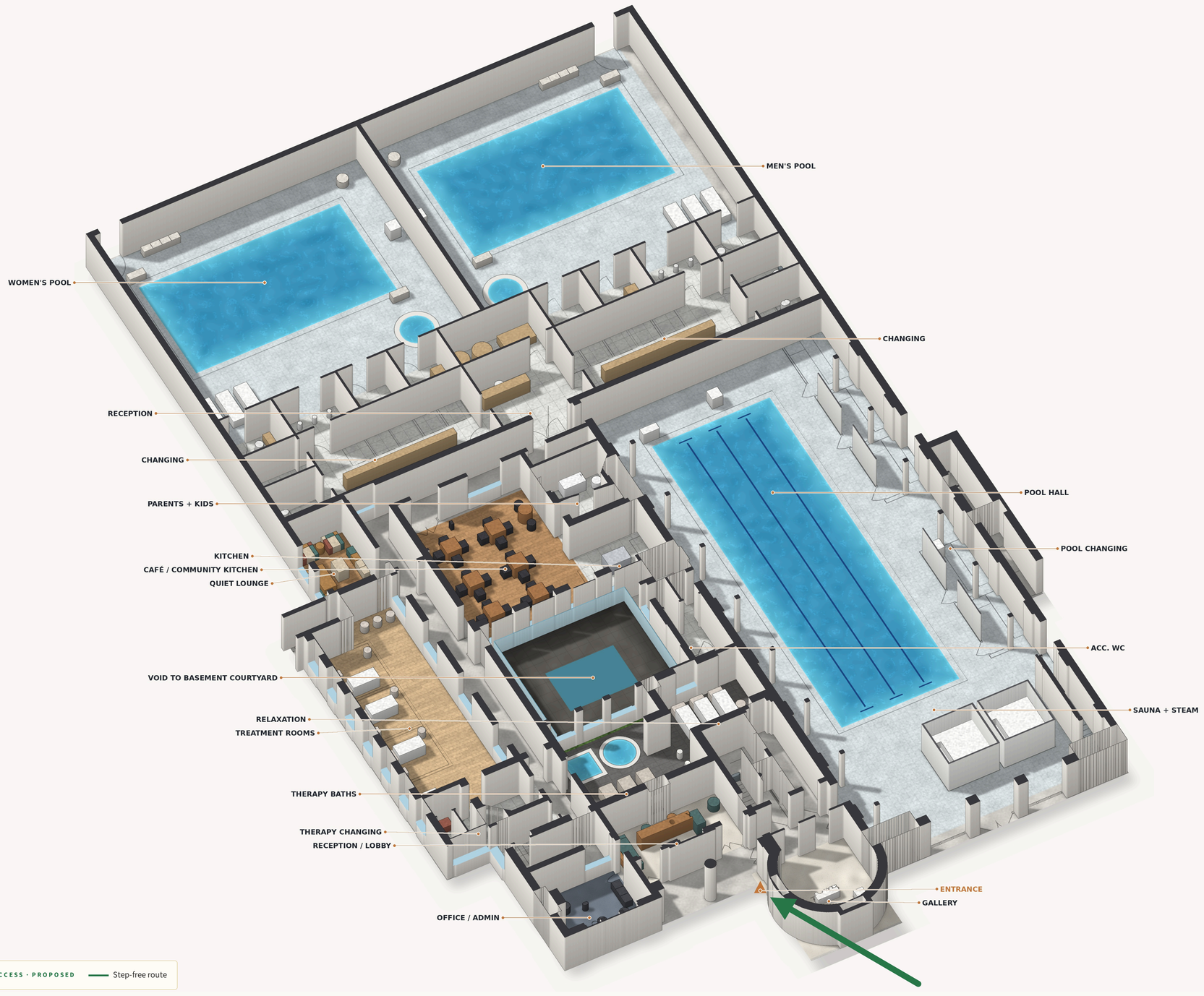
Illustrative only. Walls are traced from drawing LPT_HD_BST (1:50) and set to the building's true scale. The layout, pools and finishes are concept proposals, subject to a measured survey, structural advice on the vaults and columns, and waterproofing design. Pool temperatures are typical figures for this kind of circuit.

PROJECT	DRAWING	SCALE	DATE	BY	BOARD	
The Playtower, Ladywell SE13	Basement · 3D plan	NTS	Sep 2026	Isaac Aryee	LPT-HD-P-01	HACKIT Design.

Ground floor

Wellbeing, leisure + community · 3D plan view

ROOF	R
FIRST FLOOR	1
GROUND FLOOR	G
BASEMENT	B



A 3D plan of the ground floor as a wellbeing, leisure and community centre. The Victorian pool hall stays as the main pool, with separate women's and men's pools in the rear extension, cave-style therapy baths, and a community café around a void that looks down into the basement courtyard.

Key spaces

- **Women's and men's pools**
  Two pools in the rear extension, each with its own changing and a shared reception
- **Sauna and steam**
  Next to the pool hall, with pool changing alongside
- **Treatment rooms and quiet lounge**
  Along the west side, away from the pools
- **Void to the basement courtyard**
  Views down to the open-air courtyard of the baths
- **Main pool hall**
  The Victorian hall with lanes, under its original roof trusses
- **Therapy baths**
  Cave-style baths with their own changing and relaxation room
- **Café and community kitchen**
  With a parents and kids area off the kitchen
- **Gallery in the tower**
  The first room you meet at the entrance

Zones

ARRIVAL
Entrance · Reception / lobby · Office / admin · Gallery

POOL HALL
Pool hall · Pool changing · Sauna and steam

COMMUNITY
Café / community kitchen · Kitchen · Parents and kids

REAR EXTENSION POOLS
Women's pool · Men's pool · Changing · Reception

THERAPY
Therapy baths · Therapy changing · Relaxation · Treatment rooms · Quiet lounge

SERVICES AND VIEWS
Accessible WC · Void to basement courtyard

Access for everyone

- Step-free entrance through the tower, level with the street
- Specially Designed Pool Access on one short side of every pool
- Accessible WC off the pool hall; resting seats along the pool edge
- Lift to the basement baths and the first floor (position to confirm)

Proposed access measures, to be developed with an access consultant.

Finishes

- Oak boards
- Light oak
- Porcelain tile
- Pool surround stone
- Slate, therapy
- Terrazzo
- Carpet, office
- Water
- Walls, cut
- Glazing

Illustrative only. Layout traced from drawing LPT_HD_GND at 1:100; furniture, finishes and planting are indicative.

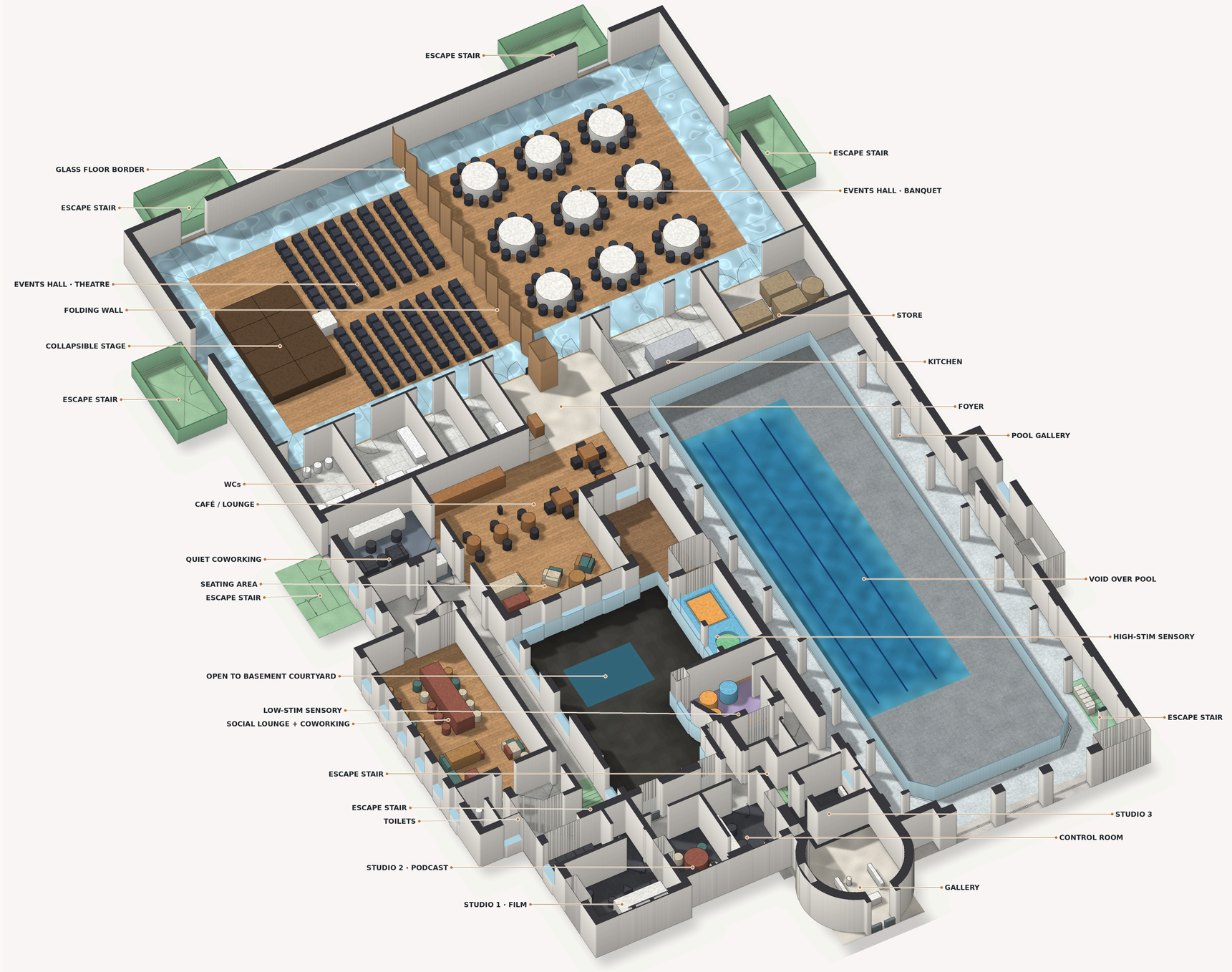
PROJECT	DRAWING	SCALE	DATE	BY	BOARD
The Playtower, Ladywell SE13	Ground floor · 3D plan	NTS	Sep 2026	Isaac Aryee	LPT-HD-P-02

HACKIT Design.

First floor

Events, coworking + studios · 3D plan view

ROOF	R
FIRST FLOOR	**1**
GROUND FLOOR	G
BASEMENT	B



A 3D plan of the first floor for events, coworking and creative studios. A column-free events hall with a collapsible stage fills the rear extension. The historic building holds a café and coworking floor, three media studios and two sensory rooms, with galleries looking down into the pool hall and the courtyard.

Key spaces

- **Events hall**
  Splits in two with a folding wall, set out for theatre or banquet
- **Collapsible stage**
  Folds away to free the whole floor
- **2 m glass floor border**
  A glazed edge round the hall with views down to the pools
- **Café, lounge and coworking**
  Quiet coworking, a social lounge and seating areas
- **Three multimedia studios**
  Film, podcast and a third studio, with a shared control room
- **Sensory rooms**
  One high-stimulation and one low-stimulation room
- **Views down**
  Pool gallery, void over the pool and an opening to the basement courtyard
- **Escape stairs on every side**
  Eight stairs placed round the floor

Zones

EVENTS
Events hall, theatre · Events hall, banquet · Collapsible stage · Folding wall · Glass floor border · Foyer · Kitchen · Store · WCs

WORK AND SOCIAL
Quiet coworking · Café / lounge · Seating area · Social lounge and coworking · Toilets

STUDIOS
Studio 1, film · Studio 2, podcast · Control room · Studio 3 · Gallery in the tower

SENSORY
High-stimulation room · Low-stimulation room

VIEWS
Pool gallery · Void over pool · Open to basement courtyard

ESCAPE
8 escape stairs

Access for everyone

- Lift arrival at the foyer, with level routes to every room (position to confirm)
- Wheelchair spaces kept in both theatre and banquet layouts
- Low-stimulation room doubles as a calm resting point
- Accessible WCs beside the events hall and the coworking floor

Proposed access measures, to be developed with an access consultant.

Finishes

- Oak boards
- Porcelain tile
- Carpet, coworking
- Soft sensory floor
- Walls, cut
- Glass floor
- Terrazzo
- Studio vinyl
- Escape stairs
- Glass balustrade

Illustrative only. Layout traced from drawing LPT_HD_1ST at 1:100; furniture, finishes and planting are indicative.

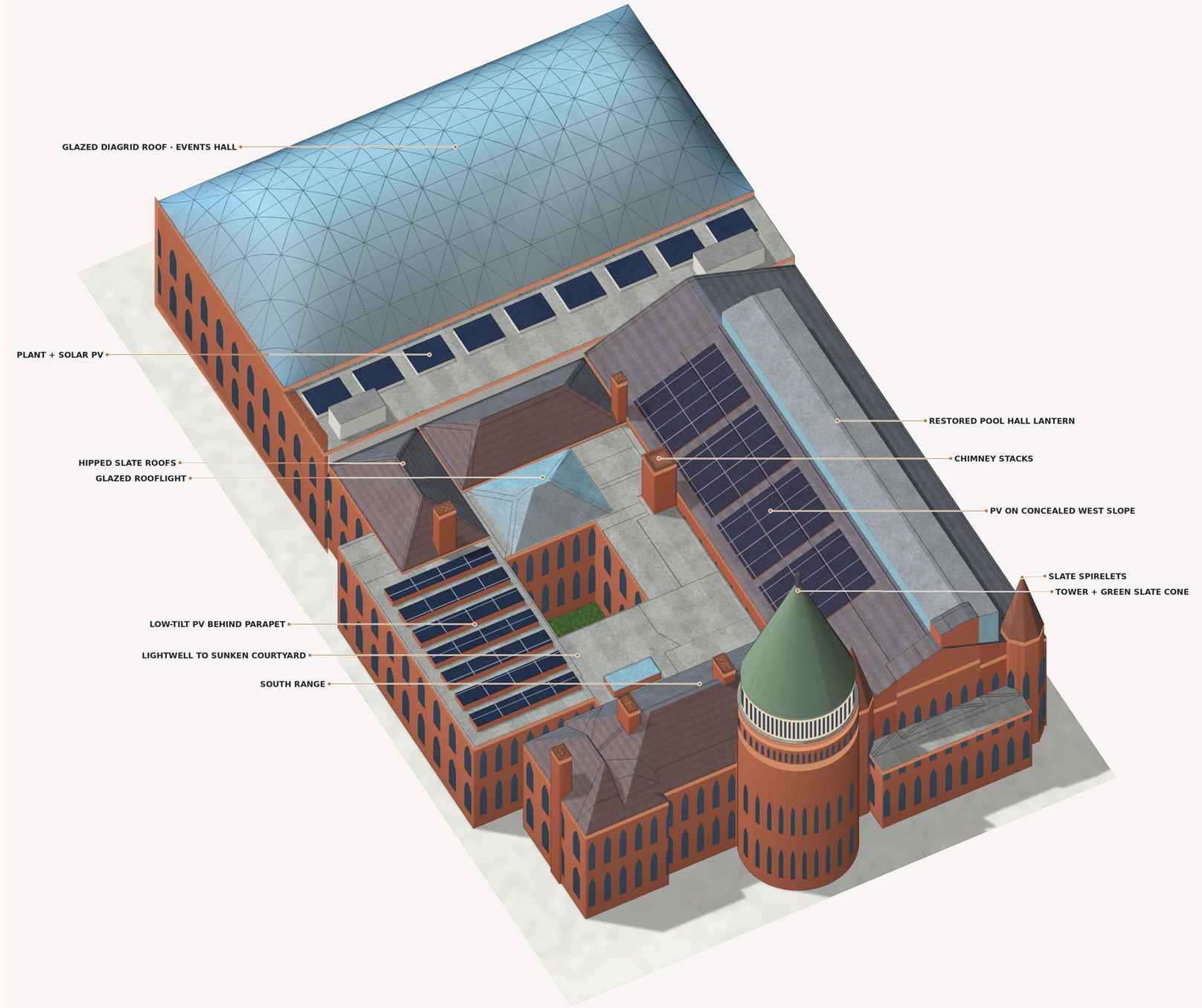
PROJECT	DRAWING	SCALE	DATE	BY	BOARD
The Playtower, Ladywell SE13	First floor · 3D plan	NTS	Sep 2026	Isaac Aryee	LPT-HD-P-03

HACKIT Design.

Roof level

Restored roof with concealed solar PV · 3D view

ROOF	R
FIRST FLOOR	1
GROUND FLOOR	G
BASEMENT	B



A 3D view of the roofscape in Victorian red brick and slate. The existing pool hall roof and its lantern are restored, with solar panels kept out of sight on concealed slopes and behind parapets. The tower gets a steep light green slate cone after the historic Ladywell Baths, and a glazed diagrid roof covers the new events hall.

Key elements

- **Glazed diagrid roof**
  A shallow glass shell over the events hall in the rear extension
- **Solar PV, out of sight**
  On the concealed west slope of the pool hall, behind parapets on the flat roofs, and on the plant roof
- **Lightwell to the courtyard**
  Opens the basement courtyard to the sky
- **Restored pool hall lantern**
  The existing metal-roofed lantern kept and repaired
- **Hipped slate roofs**
  Grey Welsh slate with the original chimney stacks
- **Tower and green slate cone**
  Rebuilt after the historic photographs of Ladywell Baths

Roof elements

REAR EXTENSION
Glazed diagrid, events hall · Plant and solar PV

HISTORIC BUILDING
Pool hall roof and lantern · PV on concealed west slope · Hipped slate roofs · Flat roofs, low-tilt PV behind parapet · Chimney stacks · Glazed rooflight · Lightwell to sunken courtyard

TOWER AND SOUTH RANGE
Tower and green slate cone · Slate spirelets · South range

Tower, after the historic photo

- Steep conical roof in light green slate
- Arched stone lantern ring below the cone
- Terracotta corbel table and arcaded windows
- Gothic lancet windows to the drum, about 24 m high

Access for everyone

- Gothic brick turret kept as the landmark; no glass tower
- Step-free main entrance at the base of the tower
- Welcoming warm lighting at every entrance after dark

Proposed access measures, to be developed with an access consultant.

Materials

- Glass diagrid, fritted edges
- Single-ply flat roof
- Solar PV, new
- Green slate, tower cone
- Red brick
- Render, new block, colour-matched to brick
- Grey Welsh slate
- Glazed rooflights
- Metal-roofed lantern, restored
- Stone lantern
- Terracotta bands and corbels

Illustrative only. Roof forms traced from drawing LPT_HD_RF; heights, pitches and materials are indicative. Solar panels on a locally listed building will need planning and conservation input.

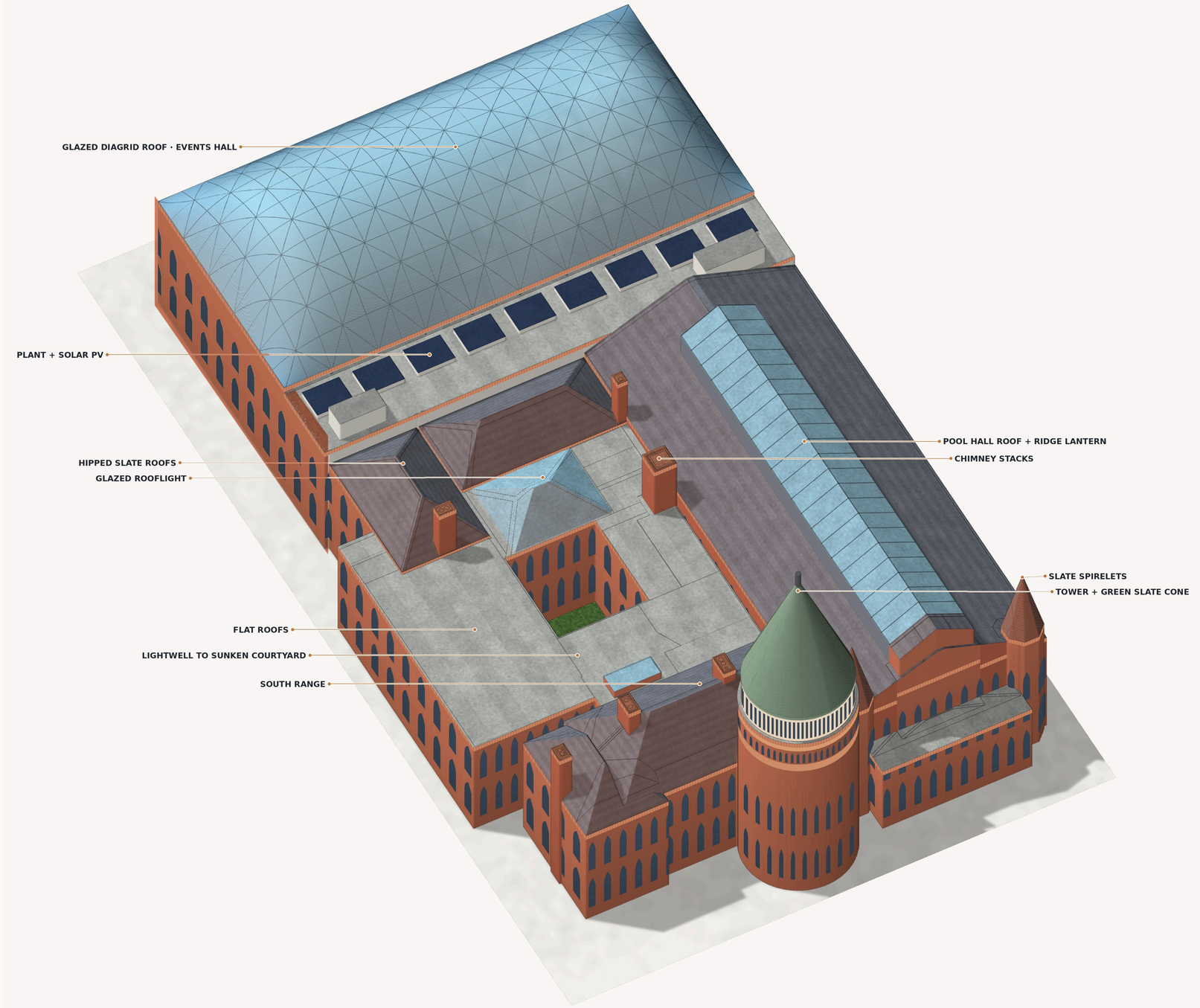
PROJECT	DRAWING	SCALE	DATE	BY	BOARD
The Playtower, Ladywell SE13	Roof · restored with PV	NTS	Sep 2026	Isaac Aryee	LPT-HD-P-04

HACKIT Design.

Roof level

Concept roof with new ridge lantern · 3D view

ROOF	R
FIRST FLOOR	1
GROUND FLOOR	G
BASEMENT	B



An alternative roofscape in Victorian red brick and slate, with a new stone ridge lantern along the pool hall in place of the existing one. The tower gets a steep light green slate cone after the historic Ladywell Baths, and a glazed diagrid roof covers the new events hall.

Key elements

- **Glazed diagrid roof**
  A shallow glass shell over the events hall in the rear extension
- **Hipped slate roofs**
  Grey Welsh slate with the original chimney stacks
- **Lightwell to the courtyard**
  Opens the basement courtyard to the sky
- **Tower and green slate cone**
  Rebuilt after the historic photographs of Ladywell Baths
- **New ridge lantern**
  A continuous glazed lantern along the pool hall ridge

Roof elements

REAR EXTENSION
Glazed diagrid, events hall · Plant and solar PV

HISTORIC BUILDING
Pool hall roof and lantern · New ridge lantern · Hipped slate roofs · Flat roofs · Chimney stacks · Glazed rooflight · Lightwell to sunken courtyard

TOWER AND SOUTH RANGE
Tower and green slate cone · Slate spirelets · South range

Tower, after the historic photo

- Steep conical roof in light green slate
- Arched stone lantern ring below the cone
- Terracotta corbel table and arcaded windows
- Gothic lancet windows to the drum, about 24 m high

Access for everyone

- Gothic brick turret kept as the landmark; no glass tower
- Step-free main entrance at the base of the tower
- Welcoming warm lighting at every entrance after dark

Proposed access measures, to be developed with an access consultant.

Materials

- Glass diagrid, fritted edges
- Single-ply flat roof
- Green slate, tower cone
- Red brick
- Render, new block, colour-matched to brick
- Grey Welsh slate
- Glazed rooflights
- Stone lantern
- Terracotta bands and corbels

Illustrative only. Roof forms traced from drawing LPT_HD_RF; heights, pitches and materials are indicative. Solar panels on a locally listed building will need planning and conservation input.

PROJECT	DRAWING	SCALE	DATE	BY	BOARD
The Playtower, Ladywell SE13	Roof · concept	NTS	Sep 2026	Isaac Aryee	LPT-HD-P-05

HACKIT Design.