



Initial Requirements for Clubhouse Replacement
February 2010 (v2)

Expectations

The new clubhouse should be a single story building of lightweight construction built to be in serviceable use for in excess of 25 years. The new ground level will be 2 metres higher to blend in with island infill and reduce the effects of flooding.

Due to the older extensions for the bar, toilets and with improvements to layout it is expected that a new clubhouse should have a reduced footprint by at least 1/3rd of its existing size.

The clubhouse should have an outlook to the river and a pleasant area for Wednesday evening socials and daily use. It should be well lit with natural light and open plan where possible.

Existing Use

Today the club is used for the following purposes

- Social area on a daily basis for teas and coffees. Mainly in the kitchen area but initially the main hall area. Due to the heating costs the kitchen has now become the most used area.
- General meetings with a seated attendance level of 50 members but could be up to 100 if all members attended.
- Occasional club functions/dances (6 per year) to cater for 80 members seated for dining. This should include room for a stage and dancing area.
- Cloakroom – Now Secretary's office/storage room.
- Wednesday evening socials with presentations for up to 30 people
- Members wash and clean up after a day working on their boats
- Bar serving area and stock room
- Kitchen - members microwave food and at functions we have internal/external catering
- Members occasionally get use of the hall for family functions.
- Seminars training VHF course, chart work etc.
- Laying out sails at the end/beginning of the season
- Cleaning cupboard

New Building Requirements

Toilets

The ladies and gents toilets should be accessible externally without entering the building or with minimum access through the building (hallway entrance).

This may even mean we have 2 sets of toilets.

Main Hall

This should be multifunctional incorporating social area for daily use. The social area will be used by people who are working on their boats and dressed as such. This area should be accessed without having to enter clean areas like main hall. The social area could have a small coffee/tea making and microwave facility including cup washing.

Social Area

An area with a mix of conventional dining tables and chairs, perhaps with easy chairs, couch etc, low coffee table. Library?

Bar

The present bar area could be incorporated into the main hall or social area as it is no longer utilised as a bar. The bar serving area and stock room should be reduced to a manageable size.

Kitchen

Set out to commercial hygiene regulations. Incorporate existing equipment with storage for pots and dishes etc. Where possible only used for functions.

Heating

A heating and hot water system should be incorporated into the design and this should have the ability to still be effective if isolated into smaller areas when the clubhouse is not fully utilised.

Committee Room/Secretary's Office

If possible this should be of adequate size to be used as a meeting room or training room for 15 to 20 people

Flag Pole

The club has a flag pole for commemoration purposes and this could be incorporated into the new design.

Services/Storage

As with existing clubhouse there should be a cleaning cupboard. This might be part of the facilities room for electrics. Where to store tables, chairs etc.

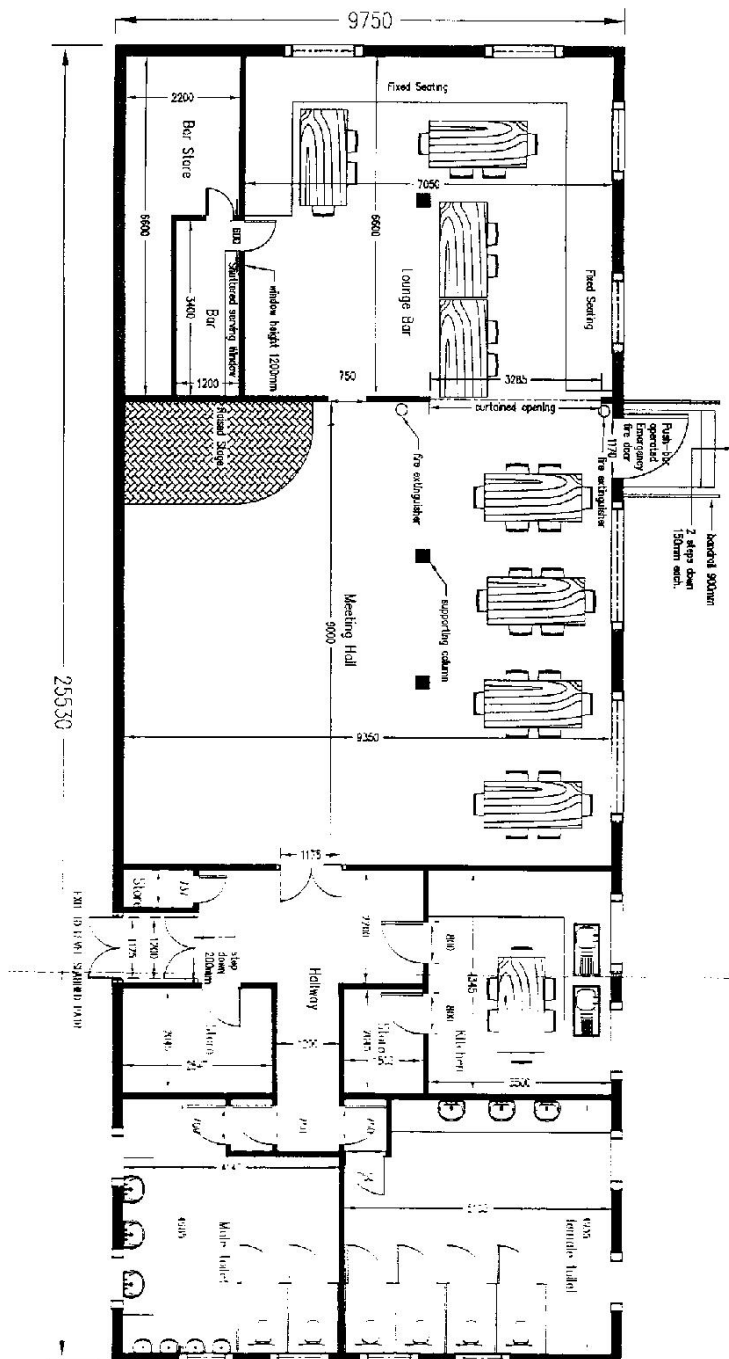
Information Area

An area for 2 large notice boards (2000 X 1500) and the club honours board. This should be visually accessible from the social area.

Facilities

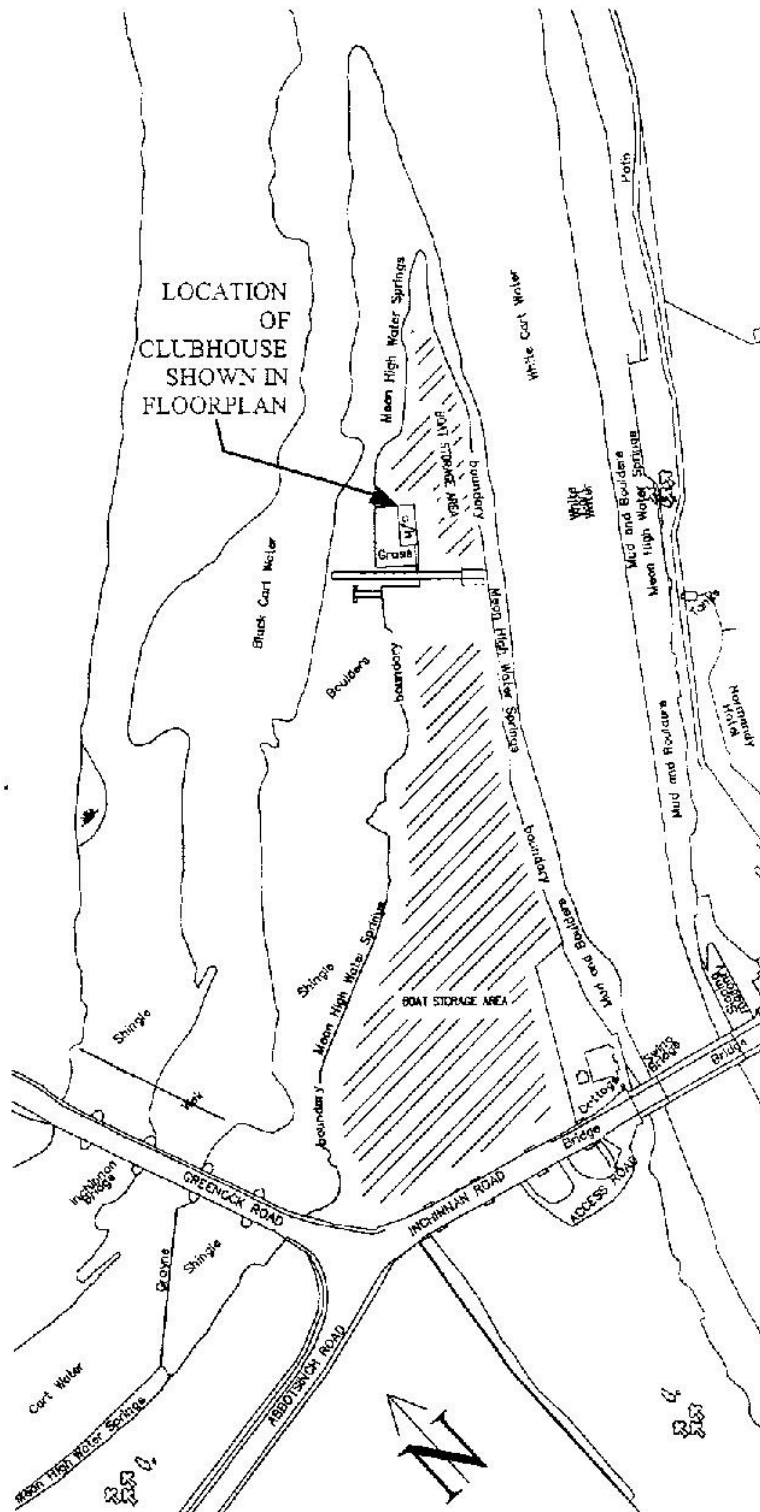
3 phase electric supply, telephone, wireless broadband, network points and outside tap.

CLUBHOUSE FLOOR PLAN 1:100



EXIT TO LEVEL GRASSED AREA

EXIT TO LEVEL GRASSED AREA



LOCATION PLAN 1:2500