

New Seaford Clubhouse Building

Facilities Required: Fundamentals

Draft 6

Note 1 Supporting information can be found at the RYA 'Facility Guidance Notes for Sailing Clubs' and Sport England, 'Clubhouse Design Guidance Notes'

Note 2 These early drafts are intended to get the basic stuff in place, sufficient to mutually achieve core agreement within the club, arrive at realistic budget cost and to assist with the planning application to Lewes District Council

Note 3: It is intended that this document will form part of our 'Initial Project Brief' to the Project Architect

Note 4: It is envisaged that the building will be designed for minimum maintenance, highly functional for sailing fraternity, very energy efficient and a 60 year life

Building Structure and External Envelope

Able to withstand this harsh and exposed marine environment eg:

- 100 +mph winds/rain/sea spray with suspended pebbles/sand/debris (Storm Angus in 20/11/16 reached 106mph in Channel)
- Storm sea surge over existing flood defences
- Flooding to lower ground floor
- Negative wind pressures, particularly roofs and side cladding
- Penetration of water being blown upwards, not just down by gravity
- Vandalism resistant
- See separate "Robust Building Materials & Techniques" document

Materials:

- Internal metalwork/steelwork to be corrosion resistant, eg: galvanised
- All metalworks not to leave rust-marks or streaks in the saline environment
- External bright metalwork to be grade 316 polished stainless steel
- External timber to be a durable hardwood from a sustainable source
- Ideally maintenance-free surfaces and materials

Building ambience

- Homely feel
- Quiet area for meetings
- Unobstructed views

- Low-echo in social area
- Natural ventilation through duct-work to pick-up breezes

Internal Accommodation

Race box, same size as existing.

Club social/cafe/function areas:

- To seat 120 (maximum), with room for separate dance area and area for a small band
- Needs to be able to be partitioned (low, light barrier, rather than solid ceiling-high folding partition) so that on sailing days or club social nights, the social area can be used by both the public and by the sailors in their own areas. The barrier needs to be able to be taken away easily to enlarge the area for either population. The club area must not be the gangway to exits, toilets etc by the public
- The partitioning must allow the staff to serve both populations from the same bar area with both food and drink with no increase in staff numbers required when the area is partitioned
- The club area should allow easy access to the roof terrace and the front terrace, and should have very good views over the sea and sunsets
- The public area should provide good sea views and access to the front, ground floor terrace
- Need to have a damp-resistant access to social area from outside (sailors can be wet)
- The ability to sell ice-creams direct to the outside through an open window is a “nice to have”.

Galley – large enough to service the size of the social area

Bar & Cellar - design by Harvey's? “Cellar” needs to be adjacent (above, below or to one-side) of the bar and should be roughly the same size. It needs to have an external wall for cooling pipes.

Kitchen store room: to be combined with bar “cellar”?

Male and female changing:

- To be situated on lower ground floor
- Need to be able to cope with maximum of 60 sailors (two thirds to one third ratio of men to women)
- Not accessible to public
- Toilets, WCs and showers to service maximum number of sailors as above
- Locker area
- Wall area for large whiteboard for race course and signing on.

Managers office/comms room: 50% bigger than what we have

Training room/Committee room

Maintenance store room: walk in. Twice current size.

Cleaners store room: combined with maintenance store room?

Equipment/furniture store room

Disabled lift (lower ground floor to race box)

Public toilets adjacent to social area, with disabled included

Plant room /services intake combined with maintenance store room and cleaner's room?

Dumb waiter all floors to open in bar and galley area, deliveries and service

Services

New pumped foul drainage

Check capacity of existing underground electric cable for new loads

Check capacity of exiting underground gas service for new loads

Water service adequate?

Hot water system: we envisage a hot water tank, possibly heated by combination of gas and solar

Solar panels, possibly

Wind generator, possibly

External

Outside social areas:

- Ground floor terrace (as present) but wrapped around sides, readily accessible from social area through doors (out of front or side)
- Roof terrace, probably restricted to club members only

Low light leakage at night

Self-cleaning glass

Race box flag mast & transit

Mounting area (probably mast) for up to three webcams

Mounting area for anemometer in clear wind (mast as at present?)

Natural ventilation that also minimises internal draughts

Maximum use of natural lighting

Glass protected by shutters (hinged timber louvres, rolling metal)?

Secure external doors (protected by shutters?)

Good views for spectators/race officials/safety cover

Good views for people in social area (floor to ceiling windows?) over sea

Winch box

Waste bins/recycling enclosure

Repositioned/shallower gradient boat/tractor ramp

Door entry to cafe/bar area ideally from both front and sides to take account of wind direction, sheltered side entry