

Brief

Introduction

The purpose of this document is to set out in broad terms the agreed scope of a project to improve the land based facilities at St Catherine's Sailing Club in order to enhance the enjoyment of sailing and other activities for all members of the club.



The core activities of St Catherine's Sailing Club are recreational sailing, dinghy racing and sail training.

St Catherine's Sailing Club is the quintessential dinghy sailing centre. Its objectives are to teach sailors of all ages, to foster the enjoyment of sailing and racing and, above all, to have fun. The Club is a non-profit organisation run entirely by the members themselves.

The Club leases its premises, which comprise a small club-house and a dinghy park. Facilities at the club are overdue for refurbishment. Changing and toilet facilities are poor for such an active club, facilities are small, cramped and worn out.



- **Vision Statement**

- **A Club for the Twenty-first Century which:**

- Is both different and just the same
- Embraces progress and change, within the framework and traditions that reflect the 60 plus years of its history.
- Accepts change that builds on its traditions and strengths as a family friendly club, run by consensus and through the efforts of volunteer officers and committee members.
- Sustains the character and family atmosphere and maintains the history and traditions of the club that we know whilst welcoming new ideas, practices, technology and, above all, members.
- Sets a high standard for training in its various disciplines and follows a path of continuous improvement and development in the education of members of all ages and standards.
- Welcoming to, and inclusive of all of its users, providing facilities that encourage all to engage with the club, whether as active participants, or social or visiting members.

- **And provides a club-house and surroundings which:**

- Makes visiting and using the club facilities and enjoyable and uplifting experience: a light-filled, comfortable and well tempered environment (ie well ventilated and neither too hot nor too cold).
- Is open to diversity and flexibility, to possibilities for the future; future proof.
- Is friendly to the environment; sustainable.
-
- Provides convenient and secure storage for dinghies and equipment.
- Offers spacious and comfortable facilities for:
 - Changing and preparing for sailing and
 - Showering and getting warm after sailing
 - Enjoying food and drink in convivial surroundings
 - Watching events on the water in shelter and comfort
 - Relaxing and socialising whilst enjoying our remarkable surroundings

2.0 Guidance from the Royal Yachting Association (RYA)

Much of the information in this document has been gleaned from:

RYA Facility Guidance Notes for Sailing Clubs

http://www.rya.org.uk/SiteCollectionDocuments/clubs/RYA_Sailing_Facility_Guidance_Notes.pdf



Minimum Requirements (and Desirable Elements) for Sailing Club Facilities.

There is a range of considerations to be made when designing or updating an existing facility. The design will depend on the activities and user groups the facility will cater for and the resources available. Consultation with the club members and additional user groups will be vital to ensuring that the development will meet all of the user group requirements. The table below lists the minimum requirements for a sailing club.

Facility	Items covered	Minimum	Desirable
<i>Club house</i>	<i>Male and female changing facilities</i>	•	
	<i>Toilets</i>	•	
	<i>Showers</i>	•	
	<i>Disabled access</i>	•	
	<i>Social area</i>	•	
	<i>Classroom, committee room</i>		•
	<i>Sufficient space for expansion</i>		•
<i>Storage</i>	<i>Safety boat, fuel</i>	•	
<i>Workshop</i>	<i>Maintenance and repair</i>		•
<i>Dinghy parking</i>		•	
<i>Car parking</i>		•	
<i>Storage racks</i>		•	
<i>Boat launching</i>	<i>Slipway</i>	•	
	<i>Winch</i>	•	•
	<i>Jetty/pontoon</i>		•
<i>Race management</i>	<i>Buoys</i>	•	
	<i>Flag pole, starter box, lights, notice boards</i>	•	
<i>Boat wash down facilities</i>			•

3.0 Consultation

A consultation exercise took place during a **Future Ideas Open Evening**, on 26 February 2015, facilitated by Will Carnegie, at which members of St Catherine's Sailing Club were invited to discuss and list their top priorities for the future of the Club facilities.

A Synopsis of the Out-put of the Open Evening is available on the St Catherine's Sailing Club website.

4.0 Inclusive access provision

There will be a legal and moral imperative to provide inclusive facilities that do not distinguish disabled users from others.

5. Strategic Briefing Document: Detailed Schedule of Facilities

The scope of the Future Ideas Project is to consider improvements to the following facilities:

1. Changing Rooms, Showers and Toilets
2. Galley, Catering Facilities
3. Social Areas, Dining, Relaxing, Spectating
4. Teaching/ Training Area
5. Race Management, Start Box
6. Storage, Sail Loft, Boat Parts, Fuel Store
7. Dinghy Berthing, Boat Park, RIB Storage
8. External Spaces, Spectators, Parking

5.1 Changing Rooms, Showers and Toilets

Goals

Objective/Functions

Each changing room should have its own shower area which should be located as far as possible from changing room entrances and WCs in order to prevent water migration.

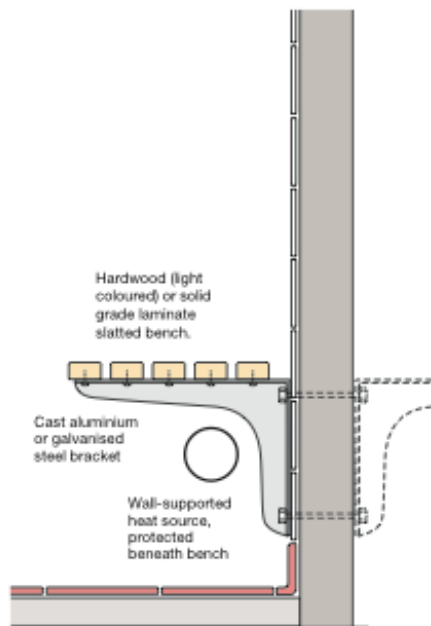
Shower areas should allow one shower point for every 3 changing spaces including 1m² for showering and the same for a drying area.

Each changing room should also have access to toilet facilities

Requirements/equipment

- *Allow one shower point to every six changing spaces. Provide a separate dry off area.*
- *Provide a proportion of cubicles for male and female customers who may prefer privacy*

- In terms of bench area per participant, allow for a minimum of 500mm bench length and 450mm depth (Note that 2 places are lost when a bench is carried around an internal corner)



Cantilevered benching and wall-hung heating source allow floor surfaces to be easily cleaned

Each changing room should have access to toilet facilities that provide the following minimum requirements:

- *Male Changing: 1 x WC, 2 x Urinals, 2 x Washbasins.*
- *Female Changing: 2 x WC's and 2 x Washbasins.*

Blade dryers are preferred.

Cleaner's sink (general purpose sink).

Drying space.

Storage for "trugs".

Materials

- Flooring – non-slip ceramic tiles, well drained
- Walls - painted/wipe clean surfaces

Services

- Lighting - good level of natural and artificial lighting
- Hot and cold water
- Under floor heating

Size and Layout

- *A general rule of thumb is to allow 1.2m² per person when calculating the size of a changing room.*

Occupancy: Space for 20 people in each changing room, male and female: 24sq m

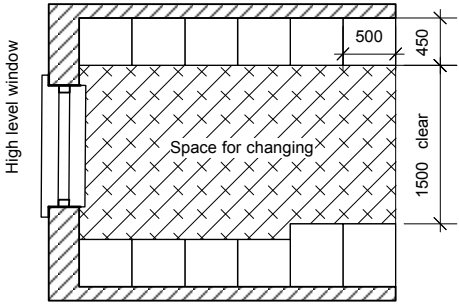
- The recommended **minimum** area for 20 people changing is 25m².

Lockers.

Our opinion is that lockers are not a good use of space. Members are accustomed to taking their sailing wear home and will continue to do so. The prospect of wet items of sailing gear being left in lockers suggests to us that lockers should not be specified.

Membership to comment please.

Space standards: Changing Rooms

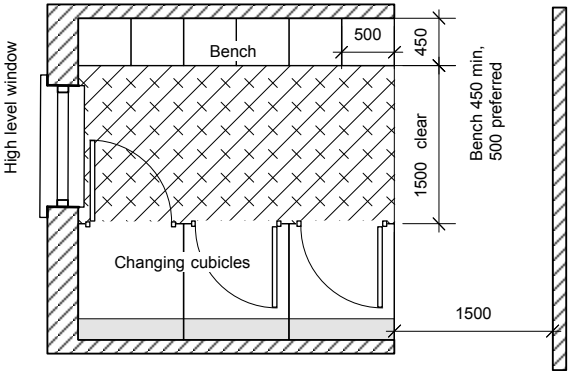


Opposed benches in U-plan

Changing Space for 12 people
7.65 sq m

Bench 450 min, 500 preferred

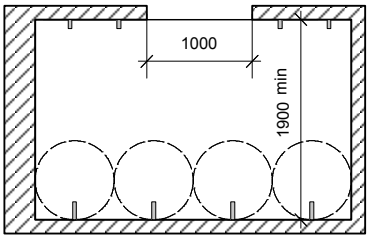
Minimum bench depth of 600mm
required for wheelchair transfer



Cubicles and benches

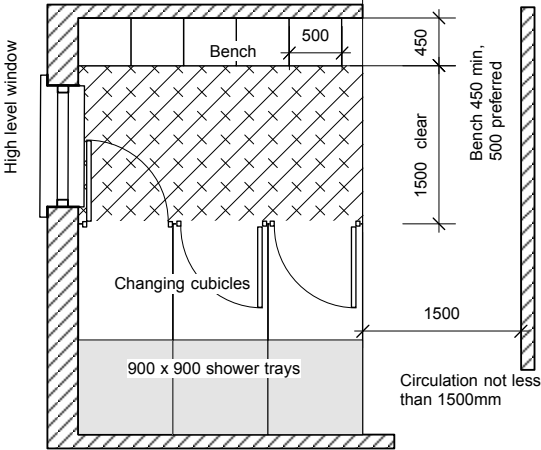
Changing Space for 6 people,
with three cubicles:
9.15 sq m

Circulation not less than 1500mm



Communal showers

By providing a drop-down seat and the
appropriate fixed rails, the main shower
area can be made more accessible



Cubicles and benches

Changing Space for 5 people,
with three shower cubicles:
10.67 sq m

5.2 Galley, catering facilities

The House Committee members and their team make some wonderful lunches for regatta days.....

Goals

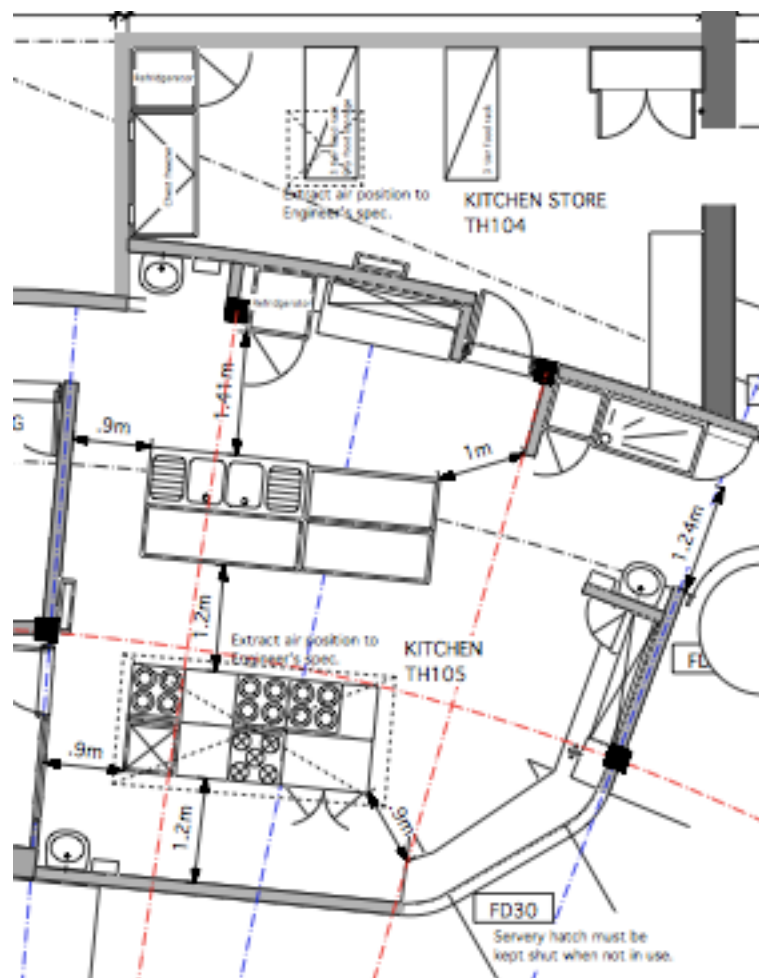
Provide a hygienic functional semi-commercial galley capable of serving up to 100 people. Preparing food from scratch, heating up prepared food, serving food from a counter and clearing up/washing up.

Objective/Functions

- Provide hot and cold lunches during weekend sailing regattas for up to 100 people.
- Provide hot and cold drinks and serve cake during weekend sailing.
- Provide hot lunches during winter sailing.
- Provide hot meals for evening events.
- Provide area for 'tuck shop'.
- Provide cool storage for children's pack lunches during summer training camps.
- Provide a working area for 4-6 people.

Requirements/equipment

- Two electric ovens, ideally at eye level
- 4/6 gas hobs. LPG (this increases insurance premium) (note location of bottle storage required and is covered by regulations, caging is required)
- Microwave (counter top)
- Dishwasher Commercial (2 minute cycle)(2 to 4 bar pressure required) (please refer to services section)
- Fridge freestanding (Tall, Lockable)
- Freezer freestanding (Tall, Lockable)
- Double sink and drainer
- Food prep sink
- Stainless steel worktops for food prep
- Urn/autofill water boiler
- Storage for glasses, water jugs, crockery, cutlery, pots, pans, baking trays, kitchen utensils, tea towels and cleaning products
- Storage for tea, coffee and soft drinks
- Lockable cupboard for tuck shop
- Serving area accessible to dining area
- Beer tap
- Space for appliances, such as rice cookers
- Kitchen extract
- **The design of the kitchen should follow the recognised work sequence for commercial kitchens whilst at the same time allowing the kitchen to be a convivial and social space, welcoming to all members.**
- Make a strong and direct relationship, spatial and visual, between the kitchen and dining space. A contiguous space, without a division between the two areas; diners should be able to see into the kitchen and those in the kitchen should be able to see the dining space.



Materials

- Flooring – non-slip ceramic tiles
- Walls - painted/wipe clean surfaces

Services

- Lighting - good level of natural and artificial, task lighting, serving lighting
- Electrical sockets
- Hot and cold water

Size and Layout

- Layout to be discussed with professional supplier
- add diagrams

5.3 Social Areas, Dining, Relaxing, Spectating



On regatta days most people are able to sit outside on the garden picnic benches. However, in the event of wet weather and for winter events such as the Fitting-out Supper we need to be able to accommodate 60 people or more. There should be a level of flexibility in the use of the social spaces; for example the social space should be capable of use for other purposes such as spectating, party games or large training events, when the tables and chairs would be cleared and stored to make space, either for activities or to accommodate greater numbers.

Goals

Provide a multi purpose flexible social space capable of seating up to 100 people to dine. Space to be comfortable, providing an area to spectate and socialise. Connect interior of clubhouse to external social areas.

Space for at least 60 people to sit at tables for a meal. 72 sq m

Space for, and tables and chairs for dining and space to store them when not in use.

Objective/Functions

- Provide an area for dining, seating and tables for 100 people: 120 sq m.
- Provide a welcoming space area for socialising.
- Clear space for activities.
- Provide space for spectating indoor and exterior.
- Provide space for relaxing.
- Provide notice boards - club notices/items for sale. • Provide binoculars.
- Provide a comfortable space .
- Provide storage for tables and chairs.
- Provide storage for lost property.
- Provide a link to external social space.

Requirements/equipment

- Space for 100 people to be seated at tables comfortably to eat - may have to look at benches
- Access to servery area, space for cutlery etc.
- Storage space for 100 tables and chairs, screened
- Comfortable seating with coffee tables with a view out of the club house to sailing
- Comfortable heating - log burner
- Notice boards for club official use and member sales and wants
- Different levels of lighting, task where reading required
- Sound system useful for events
- Photographs, trophies, club memorabilia to be mounted on walls
- Telephone
- Table for signing on to races etc.
- Form holders for club membership form and information to be housed.
- Storage for books and magazines
- Access to the exterior, natural ventilation
- Fixed binoculars for spectating
- Opportunity for sectioning off area from training

Materials

- Flooring – non-slip dimpled rubber
- Walls – painted

Services

- Lighting - task lighting, atmospheric lighting.
- Electrical sockets
- Telephone
- Heating - log burner Electric space heaters

Size and layout

- Area required to seat 100 people
- Area required to store tables and chairs
- Flexible room layouts
- Access to the exterior



5.4 Training/ Teaching area, RYA Centre, Instructors' Base, Teaching Aids, Media

Space for a training group of 20 juniors or 12 adults. 20 sq m

There should be provision to store tables and chairs away to create a clear working area.

Goals

Provide a state of the art training classroom, suitable for holding a variety of courses. Classroom to be naturally lit and be acoustically separate from other parts of the club. Classroom layout to be flexible to allow for differing desk configurations.

Objective/Functions

- Provide training room for 20 people.
- Provide seating and desks.
- Provide AV equipment, video, smart board, VHF radio training, tv screen.
- Provide blackout to classroom.
- Provide acoustic separation to class room.
- Provide wifi.
- Provide storage for training aids and equipment.
- Provide a weather station (Maybe in starters box/ could combine with classroom).

Requirements/equipment

- 20 Stackable or folding chairs
- Tables/desks, stackable or folding
- Smart board/tv screen
- Desk with Computer and printer, or printer with space for laptop
- VHF radio station
- Blackout blinds to classroom.

Materials

- Flooring – non-slip; easy to clean
- Walls - painted

Services

- Lighting - task lighting, lighting
- Electrical sockets
- Naturally ventilation

Size and layout

- Area required to seat 20 people: 24 sq m
- Flexible room layouts

5.5 Race Management, Start Box

Goals

Objective/Functions

There should be space for three people with a panoramic view of the sailing area
Access to the mast for raising and lowering flags.

Requirements/equipment

Flag storage, claxon and tannoy. Secure storage is required for the computer, printer, paperwork and for equipment such as hand-held radios and charging thereof.

Materials

Services

- Lighting – general lighting, task lighting
- Electrical sockets

Size and Layout

Space for three people: 5 or 6 sq m.



5.6 Storage, Sail Loft, Boat Parts, Fuel Store

Goals

Objective/Functions

Sail Loft. Large enough to store masts, spars and foils, preferably at ground storey.
Store for Boat Parts with external door(s).

Requirements/equipment

Storage racks

Materials

Robust, easy clean floor and wall surfaces

Services

General lighting and task lighting
Power sockets for power tools

Size and Layout

Sail Loft. Area: 8.75 sq m and not less than 5m long for storing spars.
Large enough to store masts, spars and foils, preferably at ground storey.

Boat Parts. Area 4.8 sq m with external door(s).

Fuel Store. External store for which there are specific requirements set out in Appendix F, Fuel Store