

MANVERS WATERFRONT BOAT CLUB

ROTHERHAM, SOUTH YORKSHIRE

Status: Completed September 2010

Client: Canoe England (The English Division of the British Canoe Union)

Value: £367k



Manvers Waterfront Boat Club is located within a former mining area as part of a wider regeneration programme for the region. The 45 acre lake was formed from flooding the redundant mining pit and coking works.

The construction of a new building structure (or 'shell') was already included in a planning obligation agreement with a developer for the regeneration site, to support water sports activities on the lake.

Canoe England and Sport England worked in conjunction with the Developer for the construction of the shell but in an extended format to accommodate their brief requirements to allow space for a boat store and an open plan area in readiness for toilets, changing rooms and function areas. This shell was also to be serviced with drainage and utilities.

Canoe England and Sport England then funded the fit out of the new shell and the facility case study focus's upon this element.



This redevelopment has demonstrated a successful outcome for community sports from effective collaboration between developer and sports bodies through planning obligation.



After a study of the demographic analysis and user requirements, a design brief was prepared that prescribed the following spaces:

- Office
- Wet room
- Kitchen
- Meeting room
- Changing rooms with showers, toilets, accessible change
- Boat store

Ground floor plan



Key

- 1 Foyer / reception
- 2 Office
- 3 Wet lecture room
- 4 Kitchen
- 5 Circulation

- 6 Store
- 7 Cleaners store
- 8 Multi function space
- 9 Changing rooms
- 10 Overflow changing
- 11 Shower areas

- 12 Unisex accessible WC
- 13 Unisex WC
- 14 Ambulant WC
- 15 Accessible changing room with WC and shower / First aid

- 16 Plant
- 17 Steps / ramp
- 18 Boat store

The brief developed through a direct client request to ensure that the buildings lifecycle cost was kept to a minimum, as the building would run on an electrical supply only. The resultant energy strategy was that the building would need significantly increased levels of insulation in conjunction with development of a domestic hot water and heating system fed by a water sourced heat pump.

The key requirements of the environmental strategy for reducing the power consumption also included:

- Ensuring the footprint was correct
- Ensuring the electrical tariff provided was suitable for user needs
- Checking the log on performance studies of the installation
- With lighting being the largest electrical supply load, ensuring that the sizing of lamps within the light fittings was appropriate.

As a result, heating and hot water power usage saving is in the order of 90% compared with conventional systems.

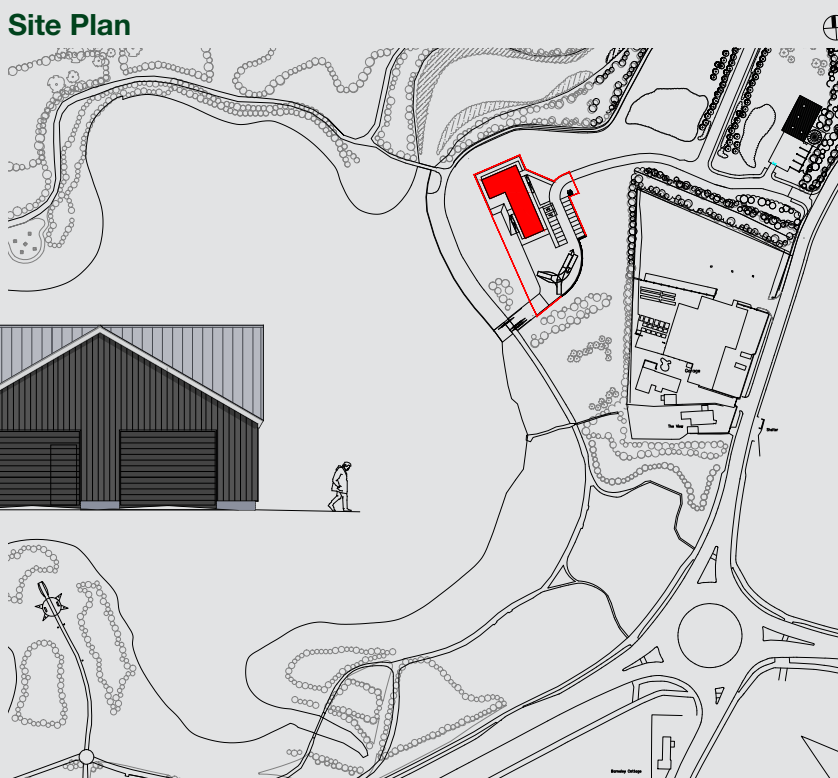
Schedule of Areas

Gross Floor Area (all floors)	507 m ² - internal (GIFA)
Circulation Area % of Building Footprint Area	14 %

General Accommodation (areas in m²)

Circulation	73
Changing rooms showers & toilets	97
Multi-function space	86
Wet lecture room	47
Office	17
Store / cleaners store	33
Plant	21
Boat store	133

Site Plan



South Elevation



West Elevation



Sustainable Design

- Lighting to reduce power usage
- Water Source Heat Pump system for hot water
- Increased wall, floor and ceiling insulation
- Access control to showers
- Tap fittings to reduce water usage.

Procurement / Programme

Tender	Traditional Procurement, Competitive Tenders
Contract	JCT Intermediate Building Contract with Contractors Design
Duration	16 weeks from mobilisation to practical completion.

Summary of Elemental Costs

	Element	Total Cost (£)	Cost (£) per m ²
1	Fit out and out turn construction cost for the extension	345,000	680
2	Professional fees	22,000	43
	TOTAL PROJECT COST	367,000	723

Notes:

1. Costs stated are rounded and based on 2nd Quarter 2010.
2. Costs exclude loose furniture and equipment.
3. Costs exclude VAT.



All photographs provided by Canoe England

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