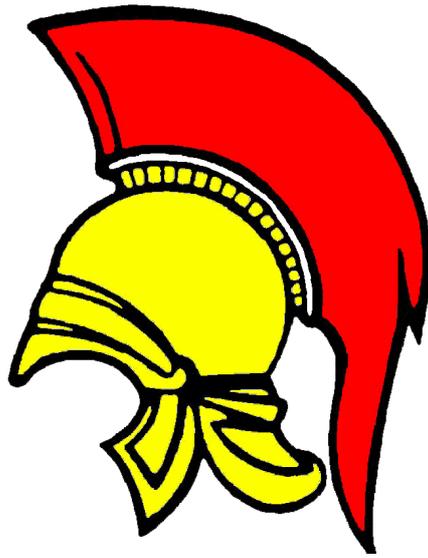


Trojans Clubhouse Redevelopment Design Brief



Strategic Brief

The [club's](#) mission, objectives and [vision](#).

Setting the overall context.

Triggers for change

The Trojans club has been working with local authorities and developers since 2011, to deliver aspirations to improve our clubhouse and sporting facilities for the whole community. This short document summarises the current position and outlines what our preferred options are in order to begin formal appointment discussions with Architects.

Trojans is a very large and successful multi sports club with well over 1,200 very active members playing four main sports. We run and manage, entirely independently, around 30 acres of playing fields, two clubhouses, 14 changing rooms, 3 bars, numerous function areas/rooms, and host 5 small businesses. Many schools and universities, small and large business use our facilities.

We aim to provide a high quality sporting facility, which is welcoming to all.

We currently run 30 adult sports teams, with well over 800 juniors, 3 of our ex juniors won medals at Rio, including two golds, but we are equally open to those who wish to play at the most social level, who have no aspirations of international excellence. Our highest ranked teams are our women's rugby and hockey teams who are both in the second tier nationally.

However, our main clubhouse facility, which was built in stages during the 1970's and 80's is appallingly outdated. There is no disabled access, as the clubhouse is multi levelled and built on a slope. The changing-rooms do not meet any sort of Sport England standards, and we have frequent incidents of accidental entry into the wrong changing rooms, making our ability to deliver suitable child protection almost impossible. The running costs are astronomical due to outdated heating, water and electricity systems and there is a significant annual cost for maintenance in excess of £40,000 per annum. It is the major hindrance to us being able to offer the use of our facilities to the whole community and to generate much needed income from increased utilisation in non core times.

Constitutionally the club is incorporated (limited by guarantee) and run by a board of directors, all of whom are voluntary, and come from the local community. We are not for profit, and whilst we are much too big to be a community amateur sports club (CASC), our constitution mirrors those that are, in that every company member gets a vote, anyone can join, and upon dissolution all assets must be redistributed to an organisation with similar objectives.

We are now working to develop our main clubhouse and sporting facilities, using CIL funding from a major neighbouring housing development., This is directly related to the 2015 Eastleigh Borough Council planning policy document which named Trojans as the preferred

strategic location for playing field replacements. Eastleigh Borough Council have confirmed that there will be £351k to support work to develop our facilities. We have recently secured a further £375k from Test Valley Borough council, so without any use of reserves or alternative fundraising we have now secured £726k in total.

We have done a significant amount of work on understanding the ongoing and future costs of preparing and maintaining our existing clubhouse. Having had building surveys carried out we know that making the roof watertight will cost in excess of £80k, and a dilapidation survey has shown that the existing building will continue to cost at least £30k per year to maintain on a stand still basis, and this matches historical maintenance expenditure on the clubhouse.

We have carried out a significant and academically valid survey of our full membership to understand what they want, and the results are clear about the core improvements needed to clubhouse and changing facilities, particularly amongst those that are under-represented from the community at present. We are also ambitious to improve many of our sports facilities, (such as a second astroturf pitch for hockey), but the priority (agreed with the members) is to make the clubhouse accessible, safe, and effective to run.

We have met with and discussed options with a number of architects and developers on a pro bono basis and have arrived at a preferred option of a steel framed clubhouse on the current car park which would better connect the clubhouse to the playing fields, and provide a modern facility.

This therefore is what this architects brief is aiming to develop further.

We have spoken in depth to Sport England, who have expressed support, and are developing further engagement with other organisations, including schools and the national governing bodies of the sports played at Trojans, who could offer potential support.

There is also a significant amount of expertise and advice available from across the club, however we would want employed professionals to deliver the work programme.

Other [stakeholders](#) needs:

Whilst this is a community based asset the priority is to develop what the club and its paying members need, so the design is focussed around providing the facilities to cope with the activities which the sports create.

This means we need the appropriate changing rooms, with flexibility for a range of users, and the social facilities to cope with the range of events that are linked to this.

However, we need to be open to the whole community, so we need to ensure that the building is fully accessible to the disabled We also need to be able to commercially market the facility and we want that the impact on the environment is as low as it can be, in both cases without moving away from its primary point of being a functional sporting clubhouse

The requirements from the [project](#), and their relative priority, including any [design quality indicators](#):

The intention is to have a clubhouse which is long lasting and robust, able to cope with the heavy and constant use that sports teams will put it under.

We are not after an architecturally beautiful structure, we need something that will endure and which draws on the designs that similar organisations have followed

The key qualities, in priority order are:

Functional:

The club is open almost every day of the year and deals with heavy traffic. It has to be able to deal with all sports, all ages groups, and linked social aspects. We don't need any iconic design details.

Economic to maintain and run:

Our current clubhouse has proved fairly indestructible. It can cope with the almost everything that is thrown at it, but the cost of maintenance and operation is very high, this needs to be economic to maintain and operate.

Gives capacity for development of sports:

We want to ensure that the new facility does not limit the ambitions of the sports to improve and to grow.

Accessible to everyone:

The new facility needs to be able to offer sport and social opportunities to the whole community, so needs to be accessible to everyone.

Connects clubhouse to sports viewing:

The current clubhouse is some distance from any sports viewing, and so is disengaged from the pitches, and has a car park to walk across which has caused child protection issues on regular occasions.

Able to support social aspect of sports:

Because of the nature of the sports, we need to be able to deal with everything from 2 people wanting a coffee after a squash match to 300 wanting 6 pints of Guinness in 90 mins after a rugby match, and everything in between. We are not aiming to build a wedding venue, but one that can deal with a 200-person end of season dinner in the summer, or 500 post match meals (phased) on a dark Saturday.

Able to generate income through additional social events:

However, an important part of the business case is to generate funding outside of the core peak periods, so be able to offer events, such as wakes parties or social functions, which do not limit the ability of the sports to operate.

Draw design from other locations:

What we are not aiming for is anything that is designed as an events hub, an architectural masterpiece, or anything that involves rearranging the sports pitches, there are some recent examples of what has been done which can be copied and followed , and our initial design draws upon these.

We are however a club that has been around for nearly 150 years and would like to be able to appropriately recognise our heritage

Comparable [facilities](#) that set the [standard](#):

Four relatively local examples

Ganger Farm Sports Centre

<https://www.romseyrugby.club/photos/965163/25040385.html>

showing the general design of changing rooms, and finish in social areas

Salisbury and West Wilts sports club

https://en.wikipedia.org/wiki/Salisbury_and_South_Wiltshire_Sports_Club

Bannister Park bowls club

Next door to Trojans

Eastleigh Football club

Recent 2016 stand extension

Legislation:

All elements of the Works, materials and workmanship will be designed and constructed in accordance with the relevant Acts of Parliament, regulations, British and European Standards, codes of practice etc. current at the time the building contract is awarded, including, but not limited to:

- Town and Country Planning Act 1990 and associated acts
- The Building Regulations 2010; all latest revisions and amendments
- Office, Shops and Railway Premises Act 1963
- The Regulatory Reform (Fire Safety) Order 2005
- The Party Wall etc. Act 1996
- The Construction Products (Amendment etc.) (EU Exit) Regulations 2020
- The Gas Safety (Installation and Use) (Amendment) Regulations 2018
- The Equality Act 2010
- The Highways Act 1980
- The Water Supply (Water Quality) Regulations 2016
- The Clean Air Act 1993
- The Environmental Protection Act 1990
- The Health & Safety at Work etc. Act 1974
- The Construction (Design & Management) Regulations 2015
- The Construction (Health, Safety & Welfare) Regulations 1996
- Local Acts of Parliament
- Requirements of Local Service Boards, Gas, Water, Electricity, Telecoms etc.

Prohibited Materials:

Deleterious materials or materials from non-renewable sources, the use of which would tend to have an adverse effect on the environment and/or global eco-systems, are prohibited from use within the Works.

The Design Team and Contractors shall exercise all reasonable skill and care to see that none of the following has been or will be specified for use in connection with the project:

- High alumina cement in structural elements.
- Wood wool slabs in permanent form work to concrete or in structural elements.
- Calcium chloride in admixtures for use in reinforced concrete.
- Asbestos or asbestos-based products.
- Urea formaldehyde as an insulation material in cavity construction.
- Aggregates for use in reinforced concrete which do not comply with British Standard specification 8110:1997.
- Calcium silicate bricks.
- Any other materials which are at the time of tender generally regarded as deleterious building materials by the Health & Safety Executive or which are listed in Ove Arup & Partners' publication 'Good practice in the selection of construction materials' or which are not in accordance with British Standards or codes of practice or with current accepted good building practice.

Functional requirements:

- To be able to offer full disabled access
- To have at least 8 changing rooms large enough to cope with a full rugby team
- To be able to segregate changing rooms to offer safe changing facilities
- For each changing room to fully consider Sport England guidance
- To have solar panels on roof taking advantage of the proposed orientation
- To have viewing facilities from clubhouse to main sports pitches
- To have an outdoor balcony area
- To have an entrance area which links with the main squash court and physio therapist's section
- To have the ability to build a new gym alongside
- To use the existing service and utility access points
- To have a safe flow of people through the building from main entrance to outdoor facilities
- To have minimal entrance and exit points to the building.
- To have social areas that are flexible to cope with events and functions we currently hold and are flexible enough to deal with future scenarios too

Overall sizes, adjacencies of [spaces](#), [ceiling heights](#) and other known [spatial requirements](#):

Due to the location of the squash courts and the cricket / rugby / hockey pitches we have a space which is 24m from the squash court wall to the grass playing area.

We think a space 18m wide, giving a total floor area of 432sq m, with an overall height for 6m to the roof junction, with a single ridged roof, on an east west orientation will fit the existing space correctly, and enable a ground floor of changing rooms and a single upper storey of a large and reconfigurable social area

We need to be far enough away from the Astro-turf to allow vehicular access if its needed, and to prevent any additional shading during coldest winter nights.

[Information](#) about the [site](#):

The current site is an existing car park with a gentle slope of about $\frac{1}{4}$ of a meter.

It neighbours a brick two storey squash court built in the 1970s, and an artificial turf pitch built in the 1980s.

There are no immediate neighbours, there are no known pre-existing land issues underneath, or major service impacting upon the site.

[Information](#) about existing [facilities](#):

The current site has a three-phase electrical supply, gas, and water to the existing clubhouse, and the intention would be leave as many service and access points as possible where they are, whilst demolishing the existing building and using the levelled space as additional car parking.

Internal [environmental conditions](#):

We are anticipating that the building would meet insulation standards but does not require a significant investment in additional facilities. Underfloor heating, for example, whilst a nice to have, is not needed in changing rooms.

We want as much of the facility to be natural ventilated as possible, withing the limitations of safeguarding, so for example changing rooms do not need external windows but will need external air extraction.

The large flexible social space upstairs, again should be insulated and naturally ventilated.

[Spaces](#) that require separation:

There are two main areas.

Firstly the changing rooms, located on the ground floor, and aligned sequentially to reduce the impact on services, need to be separate from each other by double doors, and with minimal corridor space, and with some with direct external access to sports pitches

The upper social area should be treated as one separate space, with enough flexibility through the use of differential flooring and acoustic barriers to have a range of different uses.

Within this area there will need to be bar and catering facilities separate to the main social space.

However there is also the ground floor link through to the squash courts, which needs to be an integral part of the facility.

The overall effort of the initial design however is to minimise dead space from storage, meeting rooms and corridor access and to make as much of the new facility actually useful as possible on a day-to-day basis for sport.

[Project](#) procedures:

The project is currently being managed through a project team meeting fortnightly.

Targets for [whole-life costs](#) showing; initial [costs](#), periodic [costs](#), [annual costs](#):

We are working with a company called Sporting Capital on the development of business plan for the new facility, but the main intention is the running costs are significantly less than our current facility.

Durability, lifespan and maintenance requirements:

The intended design should be for at least a 40-50 years lifespan, with a high functional durability of material.

Flexibility and future uses:

There is no intended significant change (i.e. we are not planning that this has the capacity to become a hotel in 10 years).

However key flexibilities include complete flexibility in how the floor space in the social area is laid out, and flexibility to use any of the changing rooms independently and for any sports.

Physical and operational constraints, such as site access issues:

There are anticipated to be no site access issues or operational constraints. However the club will continue to operate alongside the facility during the period of construction, but this would be outside of any required operational boundary

Health and safety issues:

The site is a well used sports club, so will have to ensure that it can operate safely as well as ensure that any required health and safety considerations are take into account during the build, such as the considerate constructors scheme

Environmental standards:

The build should meet required environmental standards but is not being designed to be an exemplar. A key requirement however is to enable the facility to operate at minimal cost, so the east west alignment should allow for a simple solar array to generate electricity for the servicing of the building

Project programme, key milestones and any phasing requirements:

The club is quieter during the summer months, so the anticipated programme of work would fall into three main stages during the 6 months period from April to September 2022 or 2023.

- Demolition
- Shell build
- Fit out

The project budget:

The funded budget is currently £2,000/sqm of development, with a contingency of 10%.

Inclusions and exclusions:

The project is to demolish and then rebuild the social and changing parts of the trojans clubhouse, but excludes the running, operation and maintenance of that facility

Previous studies:

There has been significant and previous technical work done for an outline planning approval (2015), with transport and access, ecology and other studies completed.

A more recent preliminary bat roost assessment has been completed and is available on request but shows no significant issues

Access for people with disabilities:

A requirement of the project is that people with disabilities are able to fully access the clubhouse.

Transport and parking strategy:

The site is currently accessed by a private road and is intended to offer the same transport and access once completed as it does now, so should be no significant planning issues.

Ongoing operation of the clubhouse:

The club will be fully operational during the build period (i.e. we're not stopping cricket, squash hockey or rugby being played) so we will review during demolition tender what is possible to operate during build, or if an initial demolition is best solution with alternative social facilities.

Project Brief

Following a lot of initial discussion across the club, with staff, members, constituent sports and others, the attached diagram shows a preferred spatial layout and design.

The key points for this design are set out below.

Location:

The intended location is at right angles to the existing squash courts, with the length following the hockey pitch and the width following existing junior rugby pitch. It is built along an east west direction to accommodate maximum solar benefit. It is far enough from the hockey pitch so that the winter shading caused by the squash courts is not worsened, and impacts by hockey balls are less likely, leaving potentially a socialising space between Astro and clubhouse.

Size:

The designed size is 24m by 18m to fit within the boundary of the existing grassed area, to reflect the largest size that is possible and a realistic size for a steel framed roof to that the floor space is able to be split into regular changing room sizes of 6m x 9m, to fit the locations of the steel beams.

Shape:

A simple rectangle steel frame build, with an additional one changing room outside of it forming the main balcony from which to watch sport.

There is potential to add a gym on the southern side to match the proposed changing room / balcony extension.

Floors:

Two floors, ground floor with changing rooms and access to ensure that services are aligned sequentially, without significant cost and maintenance of moving them up a floor. Second floor with social facilities of a flexible shape with appropriate toilet facilities

Lift:

A lift able to move between the two floors, capable of carrying disabled passenger and equipment and materials to the bar and catering area.

Toilets:

Each floor would need toilets for male female and disabled, as well as changing space for babies.

Ventilation:

Air conditioning is not needed but a mechanical ventilation system to extract air from changing rooms is required.

Solar Panels:

An array of solar panels on one aspect of the roof to generate electricity for the running of the club is required. Potentially with battery storage.

Access:

There is a walkway through the building on the ground floor from the main reception to the external sports areas

Access to changing rooms:

The design shows 5 changing rooms with internal access and three with external. This limits the space given over to corridors but ensure that each changing room is able to be clearly split from others with no risk of accidental intrusion.

Catering and social facilities:

The space is much larger than the existing facility and is designed to be flexible in its use rather than having fixed sizes.

Services:

Services to utilise existing service points aligned along squash building where boiler room is currently, using existing boiler to service building, which would be retained along with electricity cupboard. Gas and water currently available at clubhouse.

User numbers:

The outline design has been done to reflect the varied needs to the users, and the capacities in place in current clubhouse, and has been built to reflect the future need for growth and with potential flexibility.

Detailed numbers are available, but the outlined design reflects the current situation, and current user base.

Gymnasium

Whilst not shown in the diagrams, as an integral part of the development we would potentially include a single storey gym and fitness studio, of about 8, by 25m to the south of the building forming a T shape for the new development, but as a stand alone building, although with a roof area capable of use as balcony, similar to the changing room. Not currently included in the overall cost, but subject to separate funding.

Technical requirements

We would want to talk through and develop with the chosen architect the following:

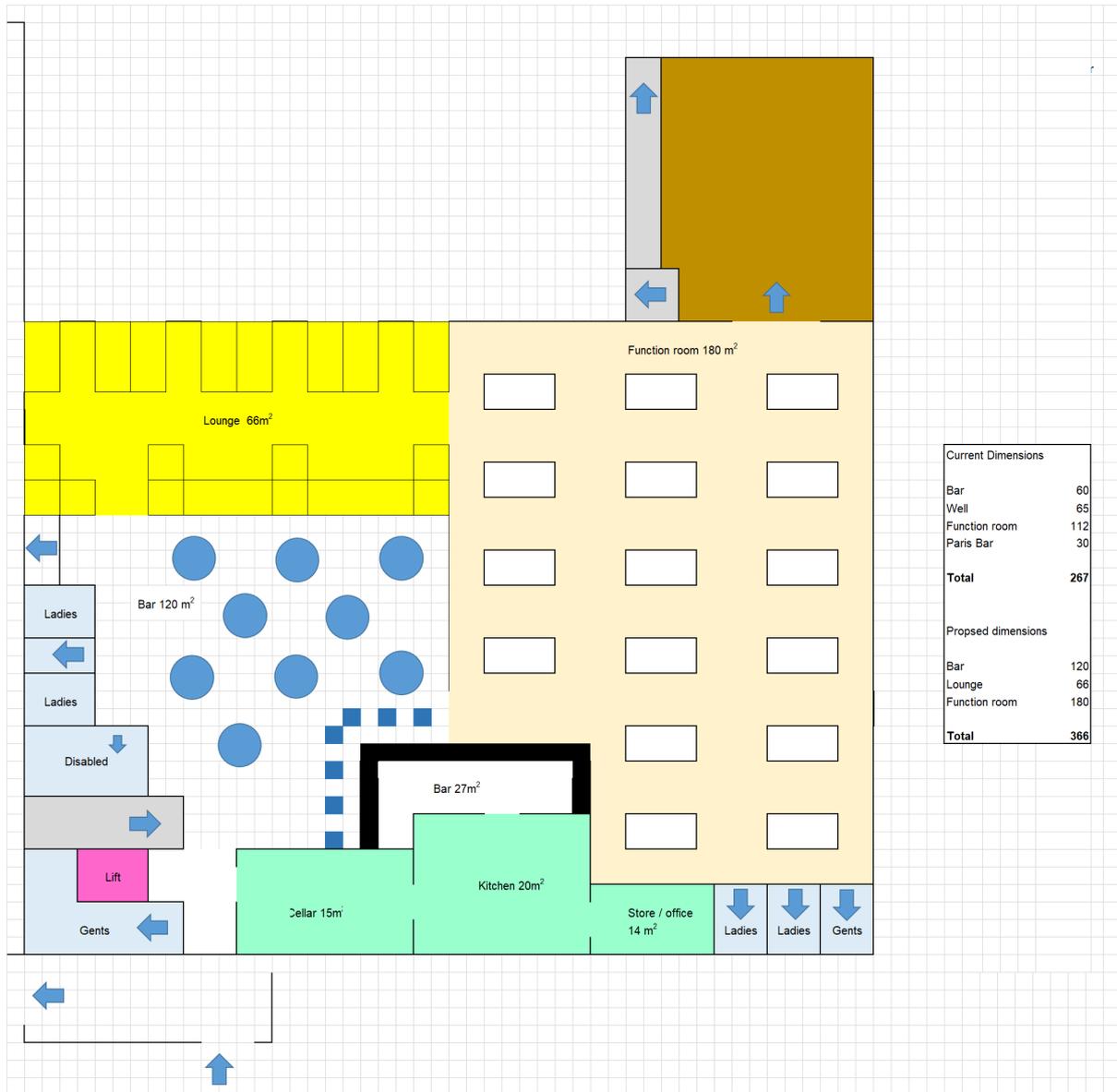
- [Structural strategy](#) ([columns](#) and gridlines to be [adopted](#), special [loads](#), floor-to-[ceiling heights](#)).
- Servicing requirements, including [specialist](#) requirements.
- [Comfort conditions](#) and [level](#) of [user](#) control.
- [Acoustic](#) requirements.
- [Equipment](#) requirements.
- [Specialist](#) requirements for [furniture](#), [finishes](#), [fixtures](#) and [fittings](#).
- [Information and communications technology \(ICT\)](#) requirements.
- Requirements for [specialist](#) processes and [plant](#).
- [Maintenance](#) and cleaning requirements.
- Likelihood of future change and [flexibility](#) required.
- [Sustainability](#) objectives and [energy use](#) targets.
- [Safety](#) and [security](#) requirements.
- [Waste](#) and [water management](#).
- [Pollution](#) control.
- [Durability](#) and [lifespan](#).

But to do all of this on the basis that we are after a functional, flexible, long lasting and easy to maintain facility.

Ground floor schematic design

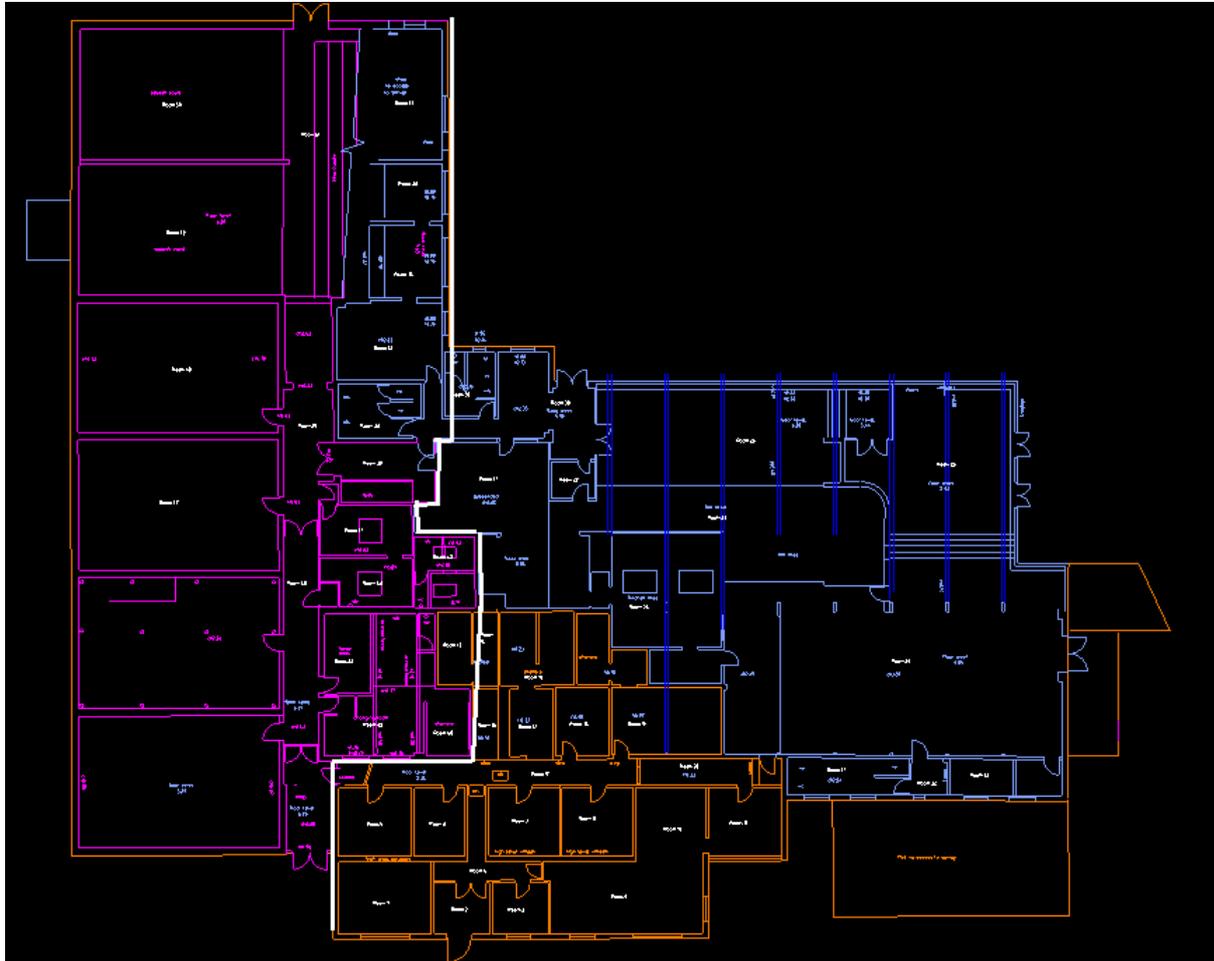


First floor schematic design



Existing Clubhouse

The existing clubhouse, shown below in a scale CAD drawing, with area to be demolished shown top the right of the white line. Full cad drawing available on request.



Project Programme

Whilst there is lots of work to be done on engaging the club's membership, raising funds, organising how to operate without a clubhouse or with limited clubhouse,,the proposed development timetable currently looks like this.

This is an initial draft and we would aim to be able to reduce this through good project management to around 1 year, so that we would be in a position to open for the 22/23 season. (depending when we start)

Activity	Timescale
Invite fee proposal for design team	2 weeks
Appoint design team	1 week
Prepare design proposals and planning reports	6 weeks
Club sign off	1 week
Prepare planning application	2 weeks
Submit planning application	1 week
Planning determination period	12 weeks
During this period	
Prepare demolition, shell and fit out tender documentation and design	3 weeks
Client sign off	1 week
Invite demolition and shell and core and fit out tenders	5 weeks
Review temporary bar and kitchen operation	4 weeks
Planning consent granted	After 25 weeks
Discharge pre commencement conditions	6 weeks
During this period	
Evaluate and appoint demolition contactor	
Evaluate and appoint shell core contractor	
Evaluate and appoint fit out contractor	
Demolition contract mobilisation	2 weeks
Demolition contract	4 weeks
Shell and core contract mobilisation	2 weeks
Shell and core construction period	16 weeks
Fit out mobilisation	2 weeks
Fit out construction	6 weeks
	(32 week build period)
Project completion	57 weeks