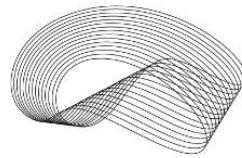

THE BOATHOUSE, BELFAST
Preliminary Proposals

11 February 2009



CONSARC DESIGN GROUP

INTRODUCTION

This project has been prompted by the current physical restrictions experienced by both clubs and by recent developments within “Rowing Ireland” who are seeking to produce “Regional Performer Development Centres” throughout Ireland. The clubs are keen to maximise this opportunity and want to explore further the potential of a partnership which would help ensure both a sustainable and strengthened future.

Consarc Design Group have been asked to assess the current facilities, to identify the potential of the site and provide preliminary concepts, costs and advice to enable the clubs and school to make an informed decision as to how to proceed.

It should be noted that a full business case and sports development plan will be required prior to any funding applications being made.

STRENGTHS

(as supplied through discussions with both clubs)

- Existing rowing history and pedigree within both clubs.
- Strong membership and support with both clubs.
- Strong social and participation levels within both clubs.
- Good relations and communications between clubs.
- Both clubs have same needs and ambitions:-
 - increase participation
 - improve performance
 - ensure sustainability

WEAKNESSES

(collated via discussions with both clubs and site visits)

- The site, when compared to other clubs along the river, is one of the largest dedicated rowing venues but with two separate boathouses this space is not maximised and limits the potential of both clubs.
- The current buildings on the site are 30+ years old and are of lightweight construction. Although the structure is still intact, the fabric, both internal and external, is deteriorating rapidly and when compared to other boathouses along the Lagan this becomes more obvious.
- Due to access arrangements, building orientation and proximity to the river, neither club can expand without interfering with the other.
- It is obvious that both clubs are cramped for storage space, with boats stored in the aisles and sharing shelves, with the changing facilities grossly inadequate for modern standards and expectations.
- Where some facilities are duplicated between the two boathouses there is considerable lack of gym, social and changing facilities.
- The present slipway and landing facilities are barely adequate for one club, causing congestion most weekends when demand for both clubs is greatest. Which is further compounded further during events.

- With the introduction of increased legislation, accessibility requirements and child protection demands, both clubhouses are non-compliant and would require significant investment to meet minimum standards.

OPPORTUNITIES

- Become a 'Rowing Ireland' regional performer development centre.
- Produce an iconic 'start of the art' development which would become an exemplar of facility provision for this building typology and a best practice modal for:-
 - accessibility
 - performer development
 - sustainability
- Using this prime site and location and maximising the grant aid available this facility would:
 - maximise storage capacity
 - improve access to the water
 - provide enhanced social space, both inside and out
 - potentially contain a commercial gym and cafe franchise to improve sustainability
 - potentially contain accommodation and conference facilities to also improve sustainability
 - boast best practice changing facilities.

With these goals and objectives in mind, a preliminary design has been produced to allow indicative costings. The elemental cost breakdown is based on current building conditions and potential grant aid available (based on the current Sport NI Elite Facilities grant programme).

RECENT PRECEDENTS

National Rowing Centre, Cork



Located adjacent to Inscana Reservoir, 2000m regatta course, large catering facilities for major events; incorporates physiological testing lab. Completed 2008.

Community Rowing Inc. (CRI), Boston



Fresh, new and up-to-date design inspired from American tobacco barns. Utilises most current and relevant 'green' technology and techniques. Completed 2008.

Lea Rowing Club, London



Inner city London. Revenue streams – cafe, accommodation and conference rooms. Maximises sustainability opportunities.

Northern Ireland Watersports Centre



Exemplar facility within Sport NI Elite Facilities programme.
Utilising up-to-date accessibility and DSNI guidelines.
National Watersports Centre (multi-sport : rowing / canoe / triathlon)

University College, Oxford



CONCLUSIONS & RECOMMENDATIONS

The following preliminary design and cost estimate reflects the objectives and conditions discussed with both RBAI and Belfast Rowing clubs and include a number of potential revenue streams (such as a cafe and commercial gym).

This sketch scheme is relatively dense on the site, but maximises the useable space for boat storage. This design could easily be scaled back, without diminishing its quality or impact, but this would reduce its commercial capability.

As this is an initial assessment, based simply on experience, early consultations with the clubs and numerous site visits, a full business case will be required to proceed for grant aid. This will involve further work to form an options appraisal from “do nothing” to “do everything” schemes and compares the advantages, disadvantages and costs associated with each.

In conclusion this site has considerable potential to accommodate a high class training venue and storage facility for both clubs. However more detailed discussions and design work will be required to ensure the schemes ambition reflects the budget and match funding available.

RBAI & Belfast Rowing Clubs

The Boathouse CONCEPT DEVELOPMENT



RBAI Rowing Club



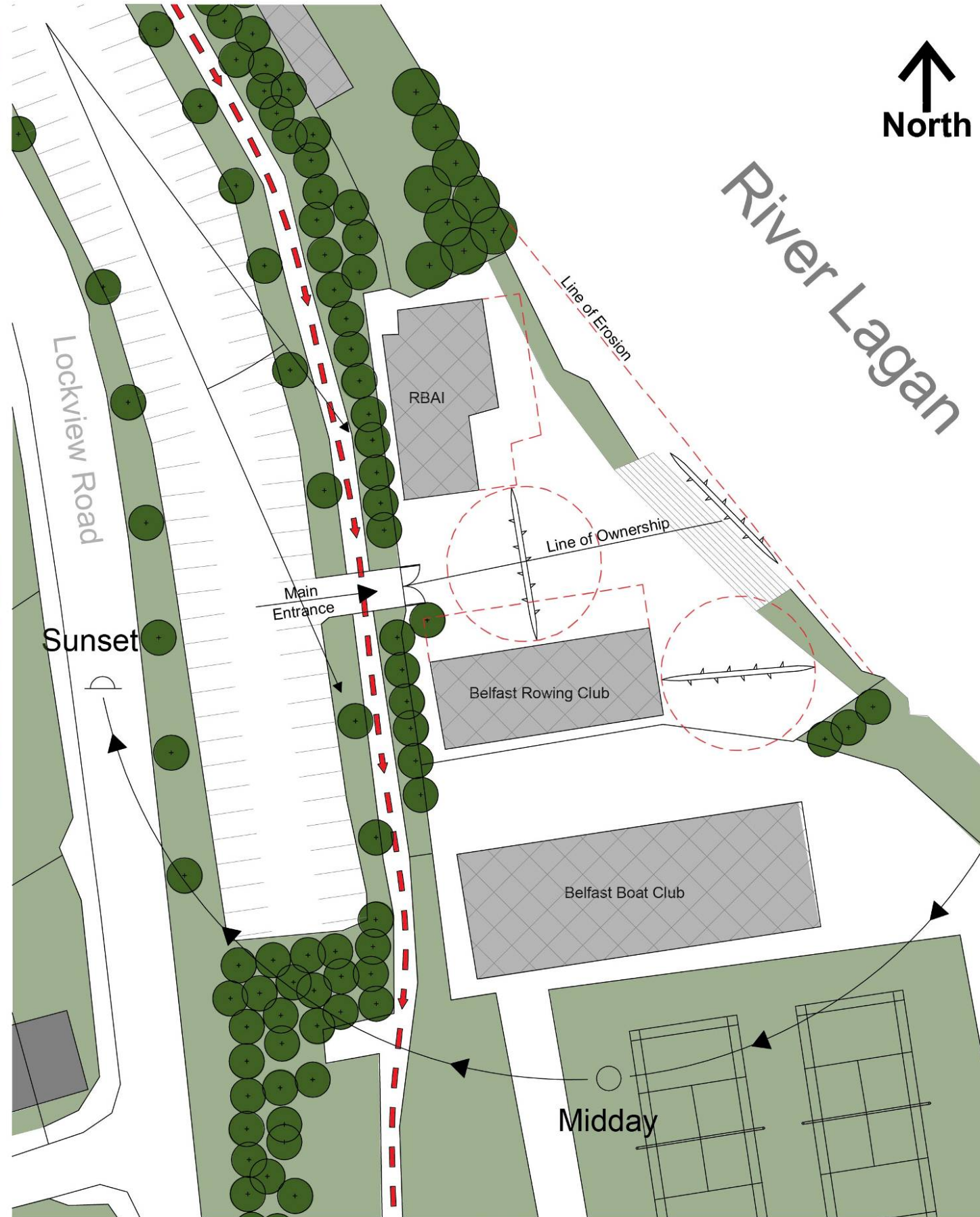
Belfast Rowing Club



Shared Slipway



No Presence on Lockview Rd. approach



North

River Lagan

Lockview Road

Sunset

Main Entrance

RBAI

Belfast Rowing Club

Belfast Boat Club

Midday

Line of Ownership

Line of Erosion

Sunrise



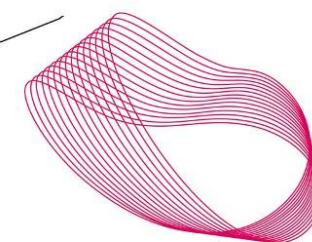
Belfast Boat Club



Methodist College Boat Club



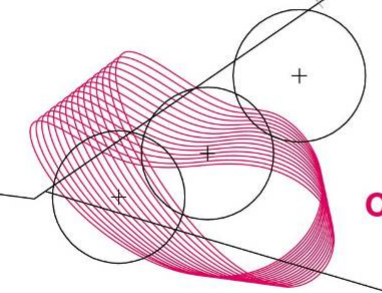
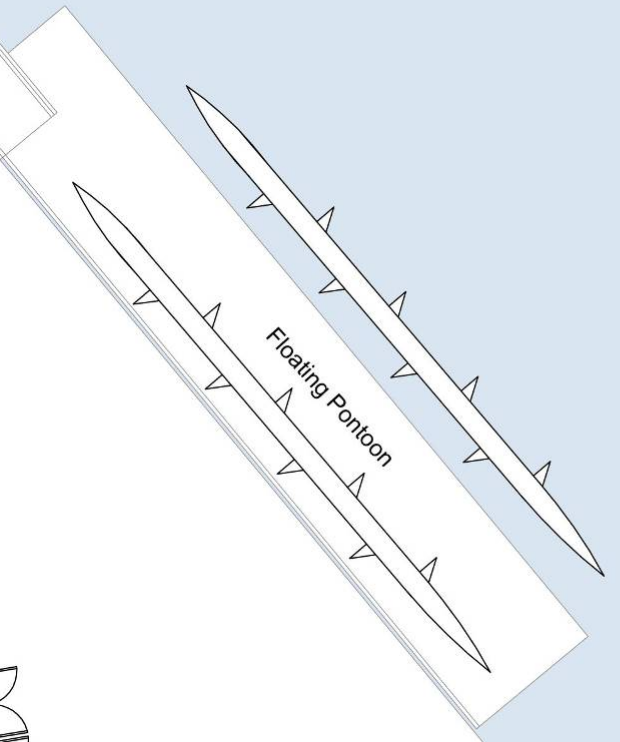
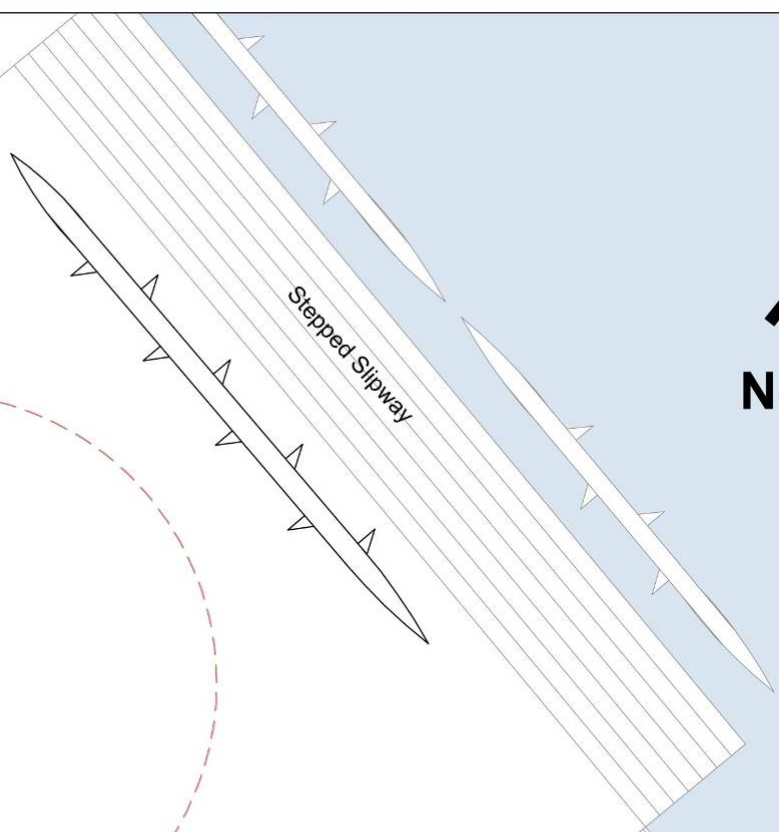
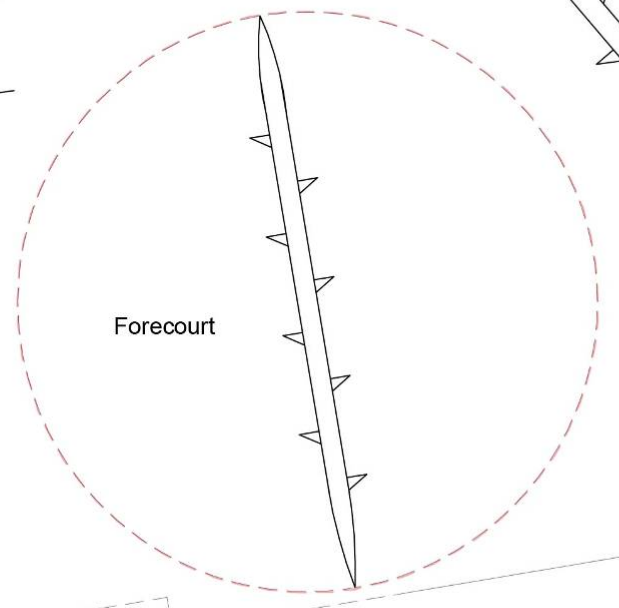
Queens University Belfast Boat Club



CONSARC ARCHITECTURE

Existing Location Plan SCALE 1:500 @ A3

RBAI & Belfast Rowing Clubs
The Boathouse CONCEPT DEVELOPMENT



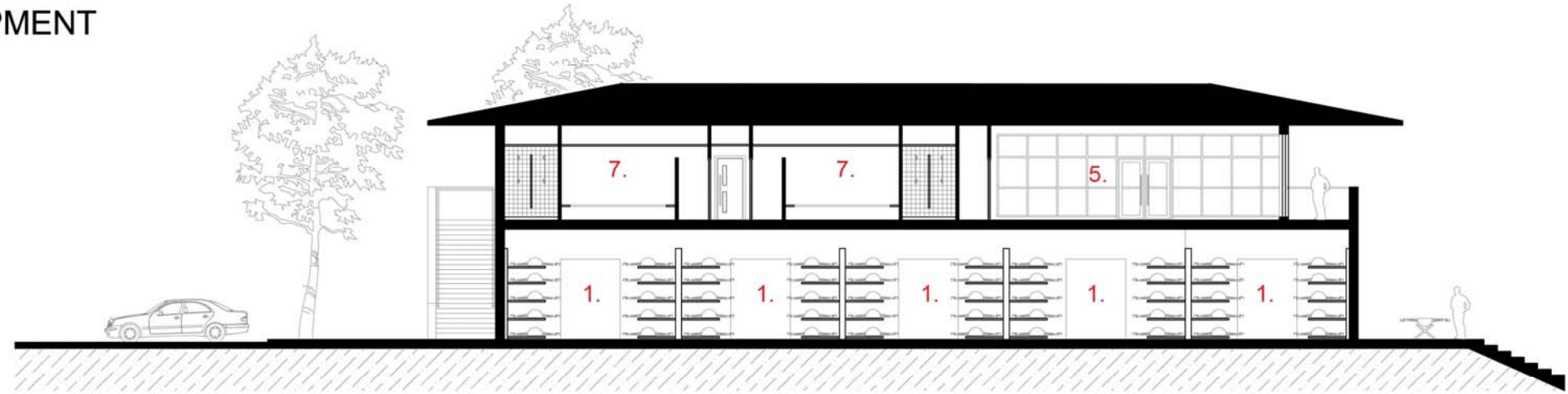
CONSARC ARCHITECTURE

Preliminary Facility Plan SCALE 1:200 @ A3

RBAI & Belfast Rowing Clubs

The Boathouse CONCEPT DEVELOPMENT

- 1. Boat Storage
- 2. Main Entrance
- 3. Gymnasium
- 4. Cafe
- 5. Multi-Purpose Studio
- 6. Senior Changing
- 7. Junior Changing
- 8. Kitchen
- 9. Office
- 10. Toilets
- 11. Gallery
- 12. Members Bar
- 13. Storage
- 14. Committee Room
- 15. Terrace



Preliminary Section

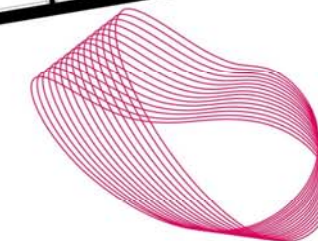


Ground Floor Plan (650sqm)



First Floor Plan (580sqm)

Preliminary Layouts SCALE 1:200 @ A3



CONSARC ARCHITECTURE

COST SUMMARY

	£
Boathouse	1,585,488
Fit-Out	120,000
Ground Works	190,000
Demolition	57,760
Asbestos Removal	25,000
	Total
	1,978,248
	Contingency 10%
	197,825
	Total
	2,176,072
	Potential 75% Grant Fund Aid
	1,632,054
	Total (match funding)
	544,018
	Total – PER CLUB
	£272,000

**RBAI AND BELFAST ROWING CLUB - BOATHOUSE
PRELIMINARY COST ESTIMATE**

CONSARC QUANTITY SURVEYING

Item	Description	Quantity	Unit	Rate	Cost (£)	Total (£)
1.00	Boathouse					
	Shell building	1211.02	m2	700	847,714.00	
	Extra for projecting feature glazing	1	item	12000	12,000.00	
	Extra for terrace	104.8	m2	200	20,960.00	
	Extra for terrace balustrading	61	m	350	21,350.00	
	Extra for rowing and boat storage	559.76	m2	350	195,916.00	
	Extra for piled foundations	653.46	m2	175	114,355.50	
	Extra for changing and hall etc	651.26	m2	550	358,193.00	
	Extra for access steps	1	Item	15000	15,000.00	1,585,488.50
2.00	General Fittings and equipment					
	Gym equipment	1	Item	20000	20,000.00	
	Catering equipment - cafe and club kitchens	1	Item	40000	40,000.00	
	Cafe fittings	1	Item	20000	20,000.00	
	Office equipment	1	Item	5000	5,000.00	
	Changing, lockers etc	1	Item	20000	20,000.00	
	Apartment fittings and furnishings	1	Item	15000	15,000.00	120,000.00
3.00	Siteworks and quay wall					
	Demolition of existing buildings and grubbing up foundations	2888	m3	20	57,760.00	
	Provisional Sum for asbestos removal	1	Item	25000	25,000.00	
	Provisional Sum for steps to river	1	Item	100000	100,000.00	
	Hard pavings	812.54	m2	35	28,438.90	
	Extra terram	812.54	m2	10	8,125.40	
	Extra 1m excavation and hardcore backfill	812.54	m3	25	20,313.50	
	Drainage	1	Item	10000	10,000.00	
	Fencing and gates	1	Item	10000	10,000.00	
	External lighting and services	1	Item	10000	10,000.00	
	Provisional Sum for service connections	1	Item	5000	5,000.00	274,637.80
4.00	Contingency sum					198,012.63
				TOTAL	£	2,178,138.93

Exclusions:

1. Professional fees
2. VAT
3. Site investigation report
4. Planning
5. Environment Impact Study
6. Hydrological Study
7. Rowing Equipment, Storage, pontoons etc.
8. Subject to detailed survey, asbestos report etc.