

# MATLOCK CANOE CLUB

## PROPOSED CLUB HOUSE ARIST CORNER

### **Vision**

To provide a top class leisure facility in the form of changing rooms, club room wet and dry storage and boat storage for up to 30 boats

**Site:** Artist Corner Car Park, Matlock Bath Derbyshire

### **Background**

Several months ago, the club received a communication from Derbyshire Dales District Council (DDDC) regarding the clubs long standing request for a club house with toilets, showers and changing rooms. To our surprise, Senior Offices at DDDC have asked the club whether or not we would be interested in taking over the toilet block on Artist Corner Matlock Bath for use as a clubhouse and changing rooms. Due to government set financial targets and cut backs they have decided to cease providing toilets managed by DDDC adjacent to the car park.

### **What DDDC are offering**

- To transfer the building to the canoe club – the building would be leased over approx.
- 50+ years at a very small cost (negotiable).
- The club would be responsible for all maintenance issues and repairs.
- There is DDDC commitment to back any extension /alterations to the existing building.
- Condition that the club are to provide a Public Accessible toilets (Male and Female)
- MCC would have to fund and carry out all alteration at our own cost to provide this toilet including cleaning and maintenance provision
- The toilets would be managed by MCC and shall absorb all expenses.
- Toilets can be opened at any time and duration.
- MCC can charge for public use of the toilets.
- No public access when in club use.
- DDDC would be flexible to what the club would like to do with the building and are open to suggestions which are negotiable.

### **What the Club gets out of this**

- A club house building, an asset with secure toilets, showers and changing facilities.
- The provision to extend the building for storage of boats and equipment. (Subject to Planning).
- The provision of an extension to create a club meeting room and catering facilities. (Subject to Planning).
- Financial Income from the single public toilet Foot traffic - Peak Bank Holidays 2500 – 3000 users) £400-600/day.
- The requirement to provide public conveniences on our own terms.
- I have drawn up a SWOT analysis below outlining our strengths, weaknesses, opportunities and threats in acquiring a building of this nature especially around the public use of the toilets.
- This is a whole club venture, upon which the opportunity has be long time coming. This has been an area were the club has always looked forward too. We have some club funding which we can match fund with other streams, but there is a lot of ground work to do to find additional funding.

**Cost:** The building budget will be in the region of £120-150k.

**Options:** to retain, adapt, extend existing octagon style building or Rebuild a purpose built accommodation.

The building will have to be in keeping with the current area (conversion area) DDDC Approval.

### **Option one: Conversion of existing public toilet block**

To provide minimum: Male and Female changing facilities with showers. (At least one shower in each).

- Unisex disabled toilet to Part M for both for club members and public (Public use requires some facility to charge the public for the use (Coin slot system)).
- Unfloor heating, ample power outlets and low energy lighting.

- Easy clean and maintenance throughout. (Tiled walls and floors).
- 'Medium level' of vandalism proofing.
- Changing benches and coat hooks/lockers.
- Wet and Dry storage

#### **Extension of existing public toilet block - Storage**

To provide all of the above with additional items below as a minimum:

- Storage of 25-30 boats and associated canoeing equipment (25@600x3500mm).
- Racking to accommodate the above (aluminium tube), area to repair and maintain boats and
- Secure storage for wet suits, buoyancy and spraydeck equipment
- A facility to wash down boats.
- Internal drain(s).
- A Belfast sink with workspace.
- Storage for existing trailer (1.8w x 3.0l x 1.8mh).

#### **Extension of existing public toilet block – Club Room**

To provide all of the above with additional items below as a minimum:

- Accommodation for 25-30 people meeting space and associated meeting equipment.
- Kitchenette – worktops, storage and cupboards.

#### **Window and doors:**

- External Doors - Solid, secure and vandal proof. 2x 5 lever locks.
- External windows - externally shuttered and secure - (Ideas?).

#### **Entrance lobby**

- Desirable to give impact and focal point.

#### **Storage area**

- Garage door size entrance to make access and movability of the boats easier.
- Heating – cost effective source with flexibility i.e. frost protection, zoned, Underfloor vs. Surface emitters.

#### **Access and Egress**

- Comply with disability/accessibility standards.
- Access and egress via the car park.
- Trailer access from the car park.
- Access to the river – desirable.

#### **General**

- Comply with current building regulation, Energy Efficiency and Energy Performance Criteria (EPC) to achieve lottery funding criteria.

Updated December 2014

## SWOT analysis

STRENGTHS	WEAKNESS
<ul style="list-style-type: none"> <li>• The provision of a club house (asset).</li> <li>• Changing rooms.</li> <li>• Toilets/showers.</li> <li>• Access to moderate moving water on a safe stretch of river.</li> <li>• Existing access to river.</li> <li>• The provision of a core building substantially constructed of brick/block work, with a slate roof.</li> <li>• Existing provision of electrical, water and drainage service.</li> <li>• Extendable building structure.</li> <li>• DDDC want to partner and work with the club.</li> <li>• Good vehicle access</li> <li>• Existing overall size and shape.</li> <li>• Having to provide public access to toilets only.</li> <li>• The club having to foot the cost of alterations.</li> <li>• Not located adjacent to the Slalom site.</li> <li>• Movement of stored equipment to the river access points (Pavilion access Slalom site and Artist Corner).</li> <li>• Clubs ability to organise themselves.</li> <li>• Trailer storage</li> <li>• No boat storage unless the building is extended.</li> <li>• Existing drainage issue (are they any)</li> </ul>	<ul style="list-style-type: none"> <li>• Existing overall size and shape.</li> <li>• Having to provide public access to toilets only.</li> <li>• The club having to foot the cost of alterations.</li> <li>• Not located adjacent to the Slalom site.</li> <li>• Movement of stored equipment to the river access points (Pavilion access Slalom site and Artist Corner).</li> <li>• Clubs ability to organise themselves.</li> <li>• Trailer storage</li> <li>• No boat storage unless the building is extended.</li> <li>• Existing drainage issue (are they any)</li> </ul>
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> <li>• Opportunity to gel the club together.</li> <li>• Central meeting place.</li> <li>• Place to socialise (especially parents).</li> <li>• Meeting point to carry out alternative activities.</li> <li>• Safe and secure place to change and shower.</li> <li>• Financial income from the public use of the toilets,</li> <li>• Extend the building to provide secure boat storage and meeting spaces (heated space, hot drinks etc.).</li> <li>• Have a link door into the public toilets,</li> <li>• No need to provide additional toilets for the club.</li> <li>• Limit the usage of the toilets to the public.</li> <li>• Once in the Club's life time opportunity</li> <li>• Enforce our stance along the river.</li> <li>• Enthusiastic committee to empower subcommittee/members to pursue funding, Architectural drawings and planning.</li> <li>• Negotiate for sole club use.</li> </ul>	<ul style="list-style-type: none"> <li>• Running Costs</li> <li>• Finding someone to clean and manage on a day to day bases</li> <li>• Vandalism (public)</li> <li>• Health and Safety (Public access)</li> <li>• Risk Management</li> <li>• Security of the building</li> <li>• Maintenance</li> <li>• Utility Service Chargers</li> <li>• Lease?</li> <li>• Club management</li> <li>• Building being under used or not at all (White Elephant)</li> <li>• Members' - vandalism and abuse.</li> <li>• Flooding</li> <li>• Managing collection of money for the public use of the toilets.</li> <li>• Lack of enthusiastic committee to empower subcommittee/members to pursue funding, Architectural drawings and planning.</li> <li>• Breach of Responsibilities in running a club house</li> <li>• Security of the building whilst open to the public.</li> </ul>