Facility
Case Study

MARLOW WATERSPORTS HUB

MARLOW, BUCKINGHAMSHIRE

Status: Completed 2014
Client: Marlow Rowing Club
Value: £1.76 million

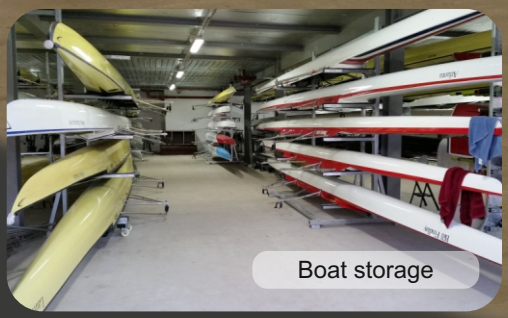
The development of the Marlow Watersports Hub evolved after a fire that destroyed 60% of the previous 19th century clubhouse and damaged the building beyond economic and structural repair.

With the assistance of Sport England lottery funding, the Club has been able to provide a new, purpose built facility on the banks of the Thames, which includes training and gym facilities.

The Club now has a sustainable future, enhanced by offering the use of the hub to the local community and other local but smaller watersports clubs

The facility now provides community sport opportunities for rowing, adaptive rowing, canoeing, para-canoeing, triathlon, open water swimming as well as a small health and fitness suite. It complements existing local facilities at Bisham Abbey and Caversham.

The partner clubs include Row2Recovery Rowing Club, Marlow Canoe Club, Longridge Canoe Club, and the Henley Open Water Swimming Club.


Boat storage

Weights area

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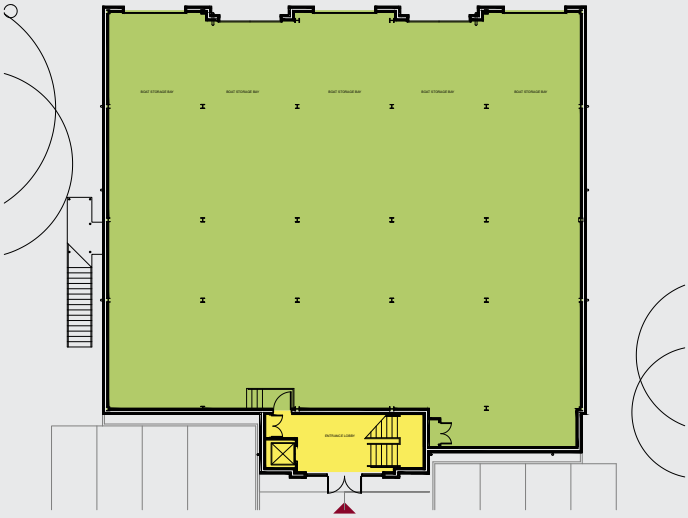
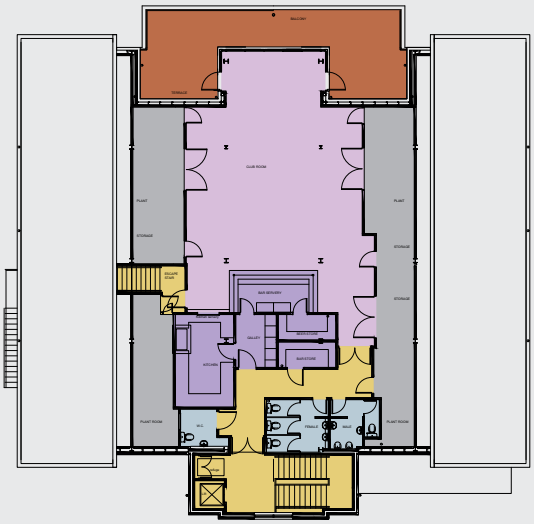
Marlow Watersports Hub is a fine example of an affordable, cost effective Sports Facility, designed to attract an increased level of Sports Participation

Training area



Level 1 layout

Level 2 layout



Level 3 layout

Key

- Entrance
- Circulation
- Staff areas / reception
- Club room
- Bar & Kitchen
- Meeting Room
- Terrace
- Stores
- Boat Storage
- Fitness & Training areas
- First aid
- Changing area
- Showers / toilets
- Plant / service void

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Design

- Increased boat storage capacity and storage flexibility
- Gym and training area based on Sport England standards
- Enhanced junior training capacity
- Changing and shower requirements to meet accessibility and safeguarding standards
- A dedicated club and function room with catering capacity
- Significant flood attenuation measures
- Open ceilings and fair faced blockwork providing an economical design solution
- Appropriate circulation space for wheelchair users
- Dedicated accessible toilets and changing space

Schedule of Areas

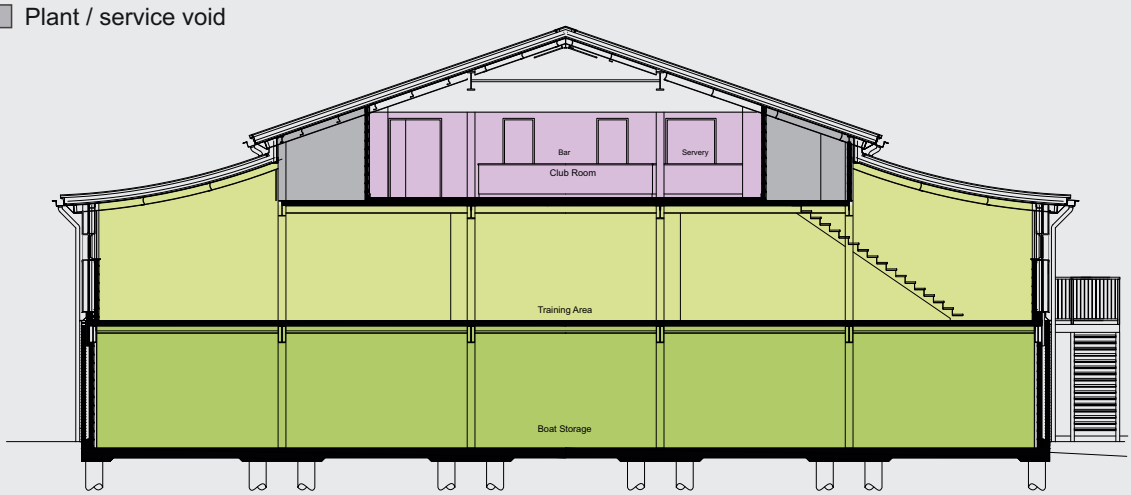
Gross Site Area	2,300 m²
Building Footprint Area	605 m² (GEA)
Gross Internal Floor Area (all floors)	1,336 m² (GIFA)
Circulation Area (% GIFA)	9 %

Fitness area

Key

- Club room
- Boat Storage
- Fitness & Training areas
- Plant / service void

Cross section



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General Description of Key Specifications and Materials

Frame	Steel frame on piled foundations
Cladding	Brick clad ground floor, thermal acrylic render to upper floors
Roofing	Insulated standing seam with exposed trusses and purlins
Internal walls and partitions	Fair faced blockwork generally and studwork
Internal doors	Veneered flush doors
Wall finishes	Painted blockwork generally, tiled wet areas, painted plaster to amenity and clubroom areas
Floors	Non-slip vinyl to changing space and wet areas, vinyl to amenity areas, vinyl and mats to training area
Ceilings	Suspended to changing space, open soffits elsewhere

Summary of Elemental Costs

	Element	Total Cost (£)	Cost (£) /m²
1	Substructure	178,000	133
2	Superstructure	502,000	375
3	Finishes	81,000	60
4	Fittings and Furnishings	39,000	30
5	Services	381,000	285
6	External Works	57,000	43
7	Preliminaries	244,000	183
8	Contingencies	98,000	74
9	Design Fees	164,000	122
	Total Contract Sum	**1,744,000**	**1,305**

Notes:

- Costs are rounded and are based on 1st quarter 2014
- Costs exclude vat
- Costs exclude fit out and equipment
- Costs do not include any land acquisition costs

Specific Items of Interest

Element	Approximate Area
Boat Store	480m²
Training Area	300m²
Changing Space	360m²
Club Room	160m²

"Water sports are for everyone, regardless of age or ability. The Hub will allow us to open up opportunities for the wider community to take part in a range of activities."

Marlow Rowing Club

Click here for current '**Design and Cost Guidance**'

Click here for '**User Guide**'

Environmental Sustainability

The building features measures designed to reduce its carbon footprint and minimise running costs. As a result, the building achieves Building Regulation Part L compliance and a BREEAM rating of "Good".

Measures include:

- Mechanical ventilation with heat recovery
- Flood attenuation measures

Procurement / Programme

Designer	Lewis Patten Chartered Architects
Contractor	Beard Construction
Tender	Competitive
Contract	JCT Standard Form with Contractors Design
Duration	40 weeks

Multifunction meeting space

Photographs provided by QMP 2015

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