

## Highgate Cricket & Lawn Tennis Club

### Proposed Clubhouse Redevelopment

#### 1. Background

We have over the last 2 years had discussions on the general committee about redeveloping the first floor of the clubhouse. The reason for this is that the upstairs is tatty having been last refurbished 15 years ago. Additionally shower access is only from one of the changing rooms and some remedial work would in any event be required to the balcony, leaks to the showers, repairs to the central & water heating system and external decorations.

#### 2. Process to date

The original idea was to refurbish the upstairs, create two male changing rooms with shower access, upgrade the ladies changing room and create umpire and storage facilities. The redevelopment would reduce the side of the balcony and include new external stairs and external redecoration.

#### 3. Grants

Towards the end of last summer it became clear that grant funding may be available to meet some of the costs of this project. It was therefore decided to put the project on hold pending investigating and making such grant applications. We have made an application to a facilities fund connected with London's staging of the Olympic Games and are hopeful that some funding will be secured. If successful in this application the club proposes to proceed with the following works to the clubhouse

#### 4. Scope of works

At a meeting with the grant body it became clear that to get grant funding we would need to enable disabled access and create a wet room / disabled toilet and changing facilities. This facility could only go downstairs as to be on the first floor would require lift access. This would also mean that we would be compliant with the Disabilities Act which we should have complied with since 2007.

To summarise the new works are as follows;

##### **Ground Floor.**

Create a small ramp to allow disabled access from the main front door (road side), move the partition to the left of this access which will narrow the hall to 900mm.

Create a disabled changing room in the space between this partition and the member's kitchen. This will encompass a changing room and disabled / ladies wc and washing facilities. The member's kitchen will remain and the rest of the ground floor will remain unchanged.

##### **First Floor**

Replace external staircase. The area on the cricket pitch side will have 2 male changing rooms. The one nearest the tennis courts will be extended to cover the balcony which will only cover half of the length of the pavilion to access the staircase. By the wall adjacent to the tennis courts will be storage and umpires facilities. It is envisaged that there will be a folding partition between the 2 rooms allowing multi use. Men's showers, washing and toilet facilities will be located in each corner on the road side accessed from each male changing room. The remainder of the road will encompass a female changing room with shower and washing facilities. The boiler will also be relocated.

##### **External**

The outside of the pavilion will be redecorated and any rotting wood or missing metal cladding replaced or re attached.

##### **PLANS**

Please see the attached existing and proposed layout as shown in the attached plans.

## **6. Funding**

We have obtained 2 quotes which cost this project between £50 and £60k. This is somewhat dependant on the precise spec and this is still subject to finalisation.

We are hopeful that we will obtain grant funding of £32k towards this. Only if this grant funding is achieved do we propose to proceed with this project.

## **7. Members consultation**

This timing of this project has been somewhat driven by our grant applications. We have submitted our application on the basis of these plans though there is undoubtedly some scope for amendment. Though we have shared this concept with members at previous meetings we would like to give scope for consultation. Please provide your feed back to Ian Bailey ([ianr\\_bailey@yahoo.co.uk](mailto:ianr_bailey@yahoo.co.uk), tel: 07970 757 832) or Paul Woolf ([paul.woolf@twpmmedia.co.uk](mailto:paul.woolf@twpmmedia.co.uk), tel: 07968 819 849) by **Friday 18<sup>th</sup> September 2010**.

This will enable the general committee to further discuss this at our next meeting on Tuesday 21<sup>st</sup> September 2010.

We are hoping to complete these works prior to the end of 2010 should grant funding be secured.

## **8. Other works**

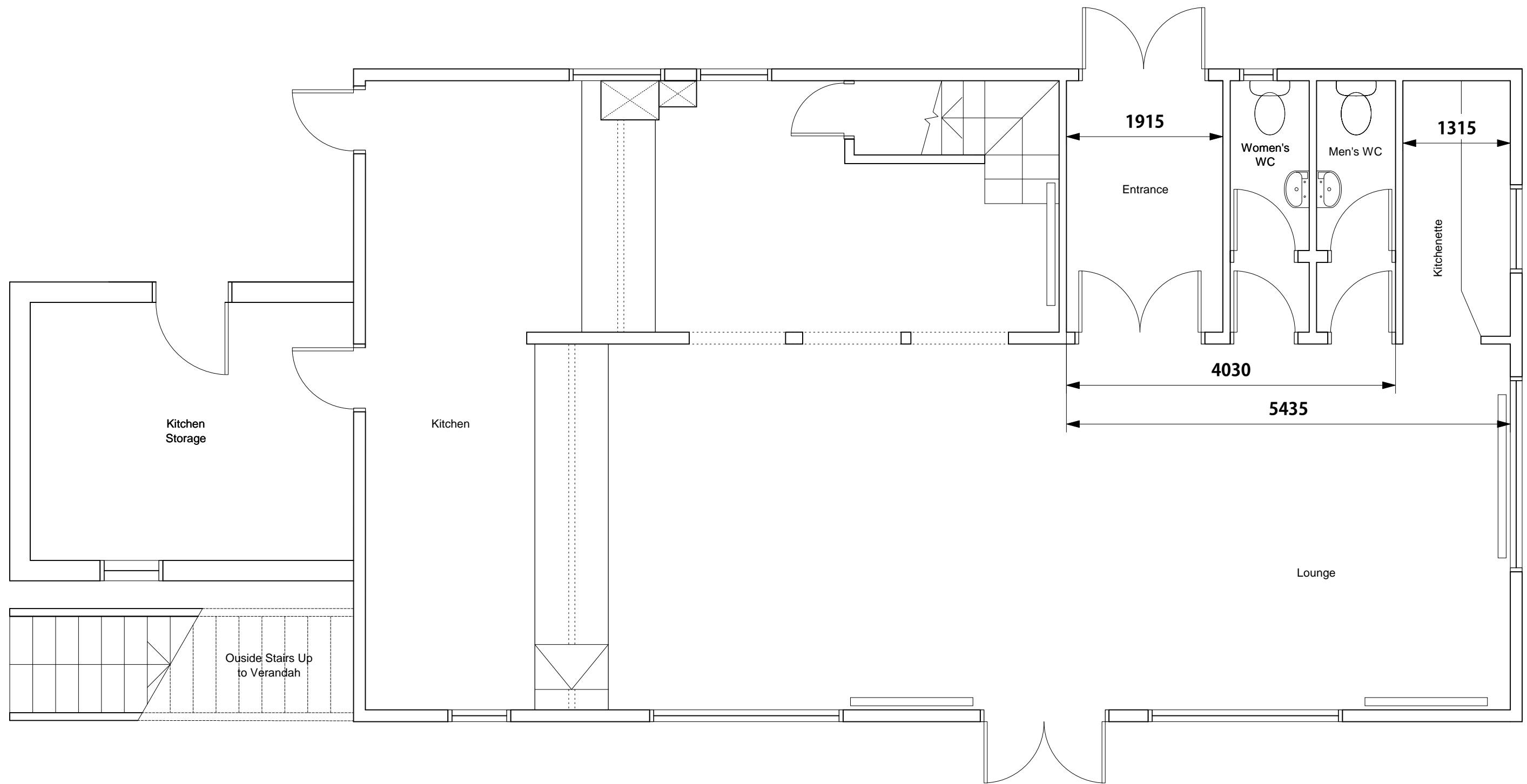
As you can see the works are progressing on the school courts. We have nearly completed the work on the school site though work to run the cabling will take some further time. We will keep you appraised as to when this will be completed.

It is envisaged that work to replace & extend the cricket ball netting in front of the clubhouse will be done this winter.

## **Highgate C&LT Club**

General Committee

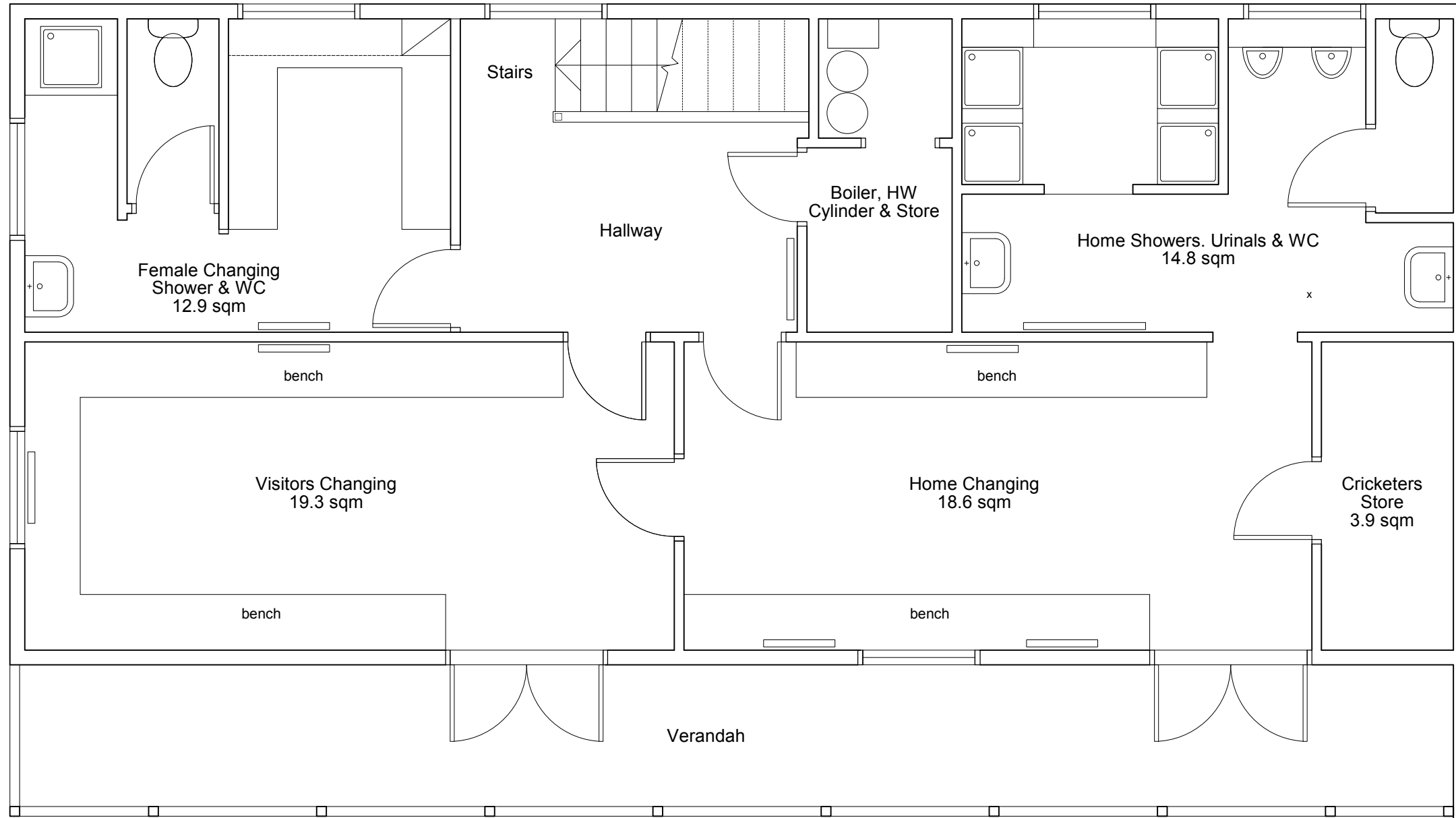
1<sup>st</sup> September 2010



# EXISTING

Rev.	Date	Revision Notes
CLIENT Highgate Cricket & Tennis Club		
PROJECT Clubhouse Refurbishment		
DRAWING TITLE Ground Floor Plan Existing		
DATE	25-08-10	SCALE 1:50
PROJECT. NO.	0911	DRG. NO. 03

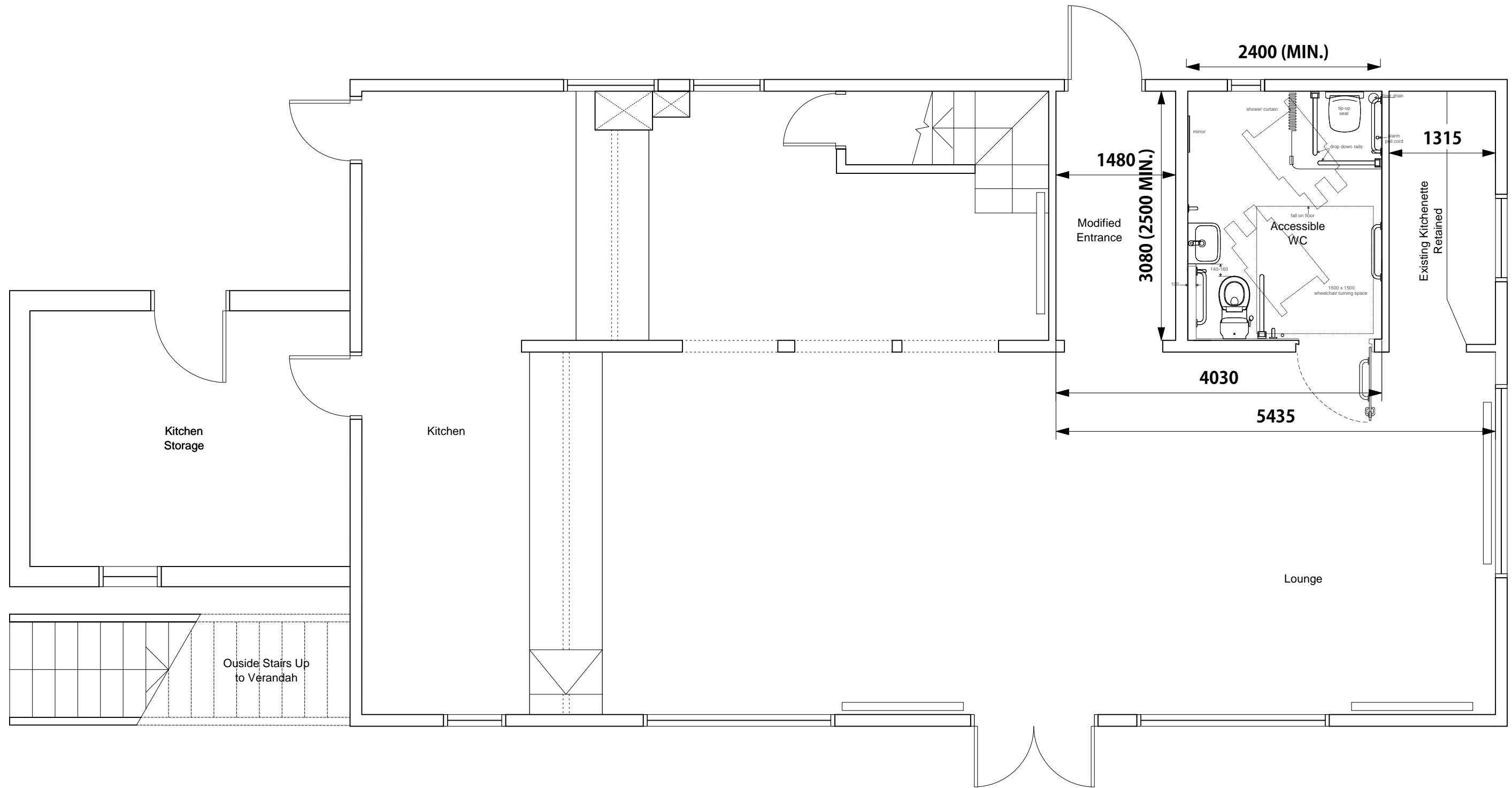
Dimensions to be verified on site.  
All works to comply with current Building Regulations.



**EXISTING**

Rev.	Date	Revision Notes
CLIENT		
Highgate Cricket & Tennis Club		
PROJECT		
Clubhouse Refurbishment		
DRAWING TITLE		
First Floor Plan Existing		
DATE	30-11-09	SCALE 1:50
PROJECT. NO.	0911	DRG. NO. 01

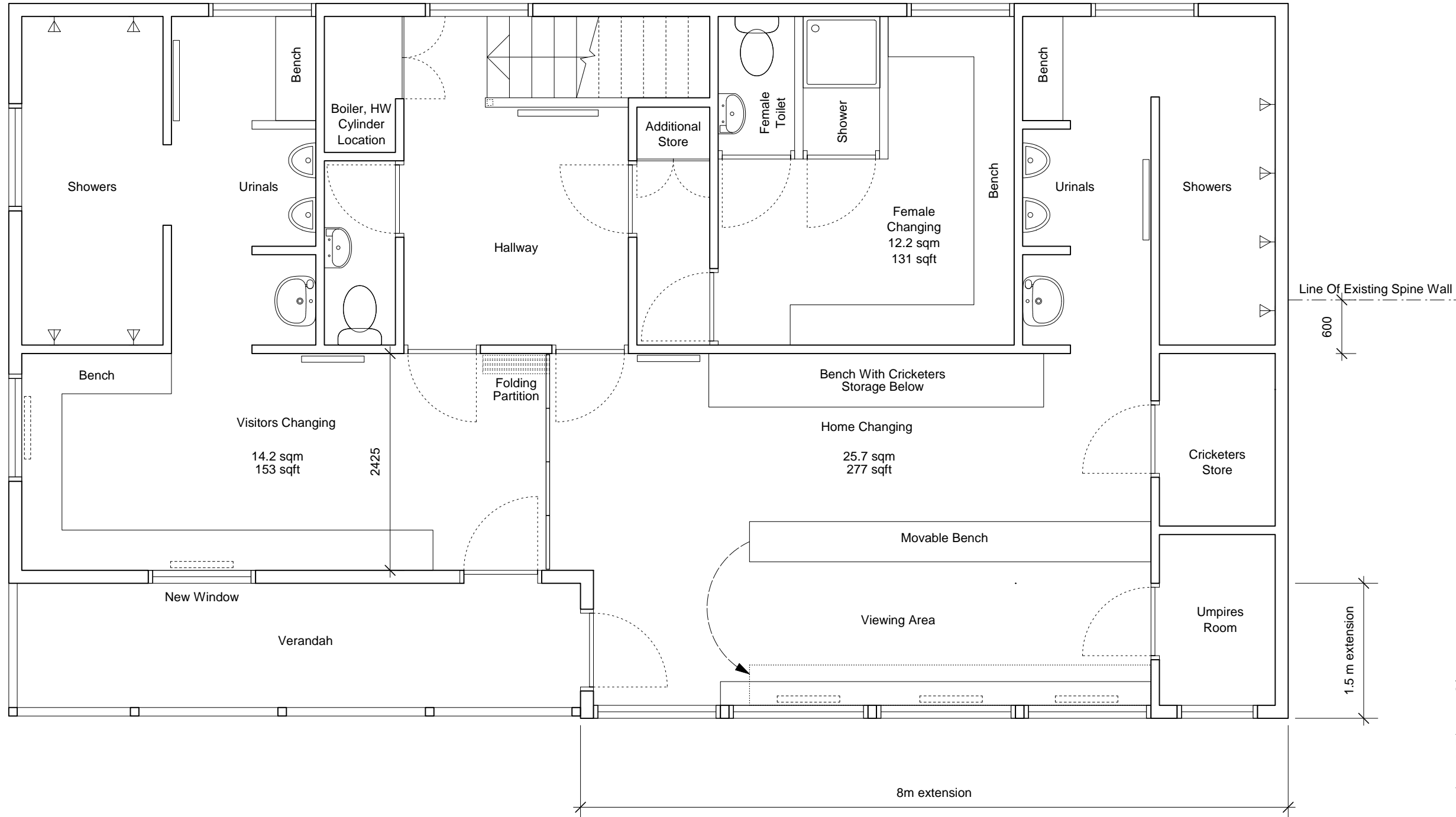
Dimensions to be verified on site.  
All works to comply with current Building Regulations.



# PROPOSED

Rev.	Date	Revision Notes
CLIENT Highgate Cricket & Tennis Club		
PROJECT Clubhouse Refurbishment		
DRAWING TITLE Ground Floor Plan Proposed - Option 1		
DATE	25-08-10	SCALE 1:50
PROJECT. NO.	0911	DRG. NO. 04

Dimensions to be verified on site.  
All works to comply with current Building Regulations.



- C 11-07-10 Central spine wall moved 600mm  
Boiler, HW and cylinder location amended  
Visitors and home shower/urinal configurations amended  
Female changing room amended  
Folding room divider amended  
Storage bench added to home changing room
- B 11-07-10 Boiler, HW and cylinder location amended  
Visitors and home shower/urinal configurations amended  
Female changing room amended  
Folding room divider amended  
Storage bench added to home changing room
- A 21-01-10 Umpires room relocated  
Female changing room amended  
Folding room divider added

Rev. Date Revision Notes

CLIENT  
Highgate Cricket & Tennis Club

PROJECT  
Clubhouse Refurbishment

DRAWING TITLE  
First Floor Plan  
Proposed

DATE 30-11-09 SCALE 1:50

PROJECT. NO.	DRG. NO.	REV.
0911	02	C