SPORT ENGLAND

Facility
Case Study

MODULAR CLUB HOUSE

DARLEY ABBEY, DERBY

Status: Completed 2014
Client: Midland Canoe Club
Value: £265,000

The new club house for Midland Canoe Club is located on the banks of the River Derwent in Darley Abbey, a suburb of Derby. Darley Abbey forms part of a wider World Heritage Site and the development also sits within the River Derwent's flood plain as identified by the Environment Agency.

This project had been identified as a priority by the British Canoe Union as a replacement for the ageing club house facility on the site, with a view to increasing local participation and frequency of use.

The project was delivered to pilot modular building techniques on a relatively remote site with access issues, where the club is located in the order of 250m from the nearest statutory services and public highway. Access to the canoe club site is via a cycle track that is 550m long. The track runs along the banks of the river, with overhanging mature trees to each side.

Sport England worked in conjunction with the Club to design a purpose built facility based on Sport England's two team changing room with club room concept design, embracing Sport England's Design Guidance Notes for Pavilions and Clubhouses, and Accessible Sports Facilities.

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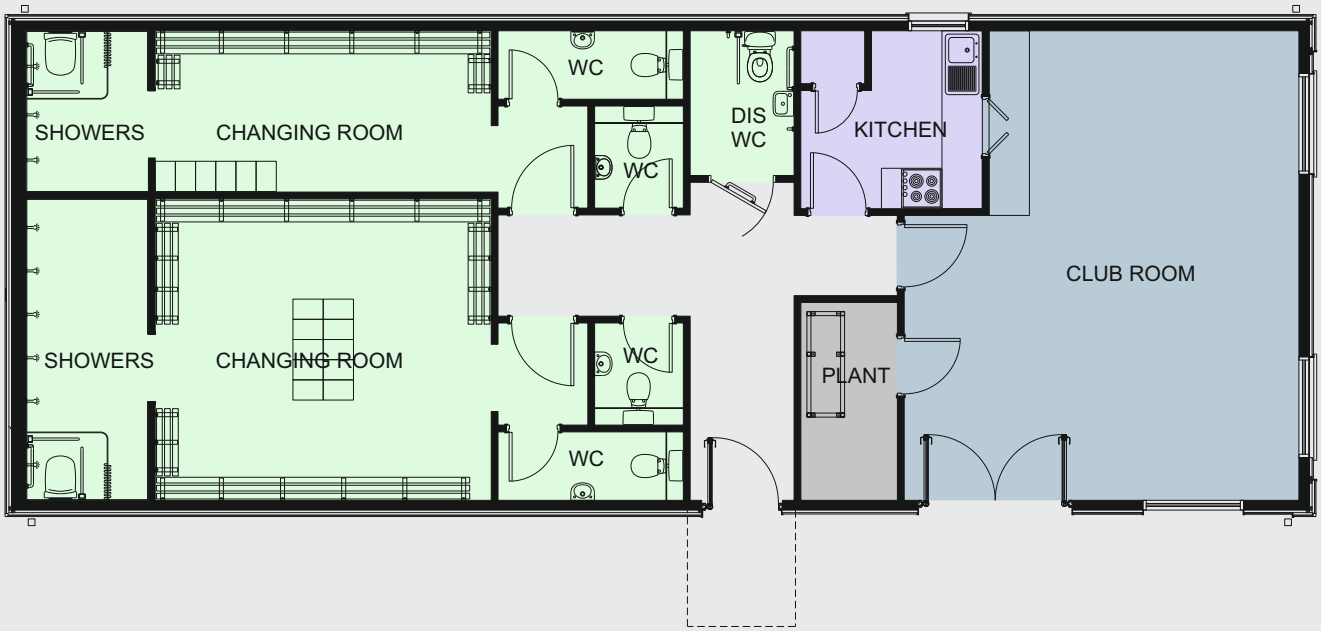
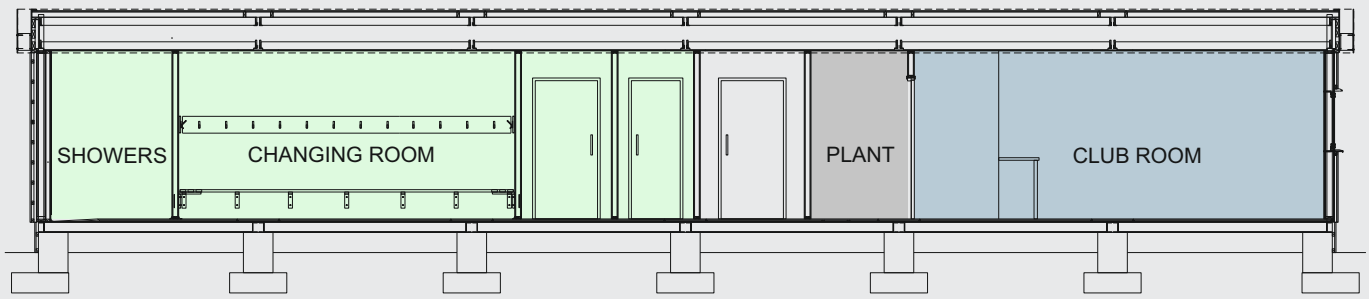
The building was delivered onto a restricted site, moved into position, and erected in only six hours.



Key

- Circulation
- Changing Rooms, Showers and Toilets
- Club Room
- Kitchen
- Plant



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Features

- Utilised off site construction techniques.
- 5 week factory build.
- 3 weeks to install foundations and service connections
- Facility delivered as 6 bays, hoisted on to foundations and bolted together in 1 day.
- Final site works completed in less than 5 weeks.
- All on site construction works completed in 8 weeks, compared to 18 weeks for traditional construction approach.
- 25% cost saving compared to traditional construction methodology.
- Site located 250m from the nearest public sewer, utilises septic tank and drainage field for foul drainage disposal.
- Built 300mm above surrounding ground level to manage flood risk.
- Foundation design accommodated historic landfill use

Environmental Sustainability

- Timber cladding
- Low energy lighting
- Building Regulations latest version L2A compliant for energy use

Procurement / Programme

Tender	Competitive
Contract	JCT Design & Build 2011

Schedule of Areas

Overall Plan Size (approx)	19.3 x 7.3m
Gross Floor Area	130m² (internal)
Circulation Area % of Gross Floor Area	9%

General Accommodation

Circulation	12m²
Changing Rooms, Showers and Toilets	67m²
Club Room	38m²
Kitchen	8m²
Plant	5m²

General Description of Key Specifications and Materials

Frame	Steel frame
Cladding	Norclad timber
Roofing	Firestone single layer insulated deck
Internal Doors	Solid core oak veneer
Wall Finishes	Vinyl-faced plasterboard generally, fully tiled showers, food-safe board in kitchen
Floors	Non-slip vinyl
Ceiling	Vinyl-faced plasterboard
Heating and Hot Water	Gas fired from Liquefied Petroleum Gas (LPG) source to thermostatically controlled radiators

Summary of Elemental Costs

	Element	Total Cost (£)	Cost (£) per m²
1	**Base Construction Cost** inc Delivery and Preliminaries	194,500	1,495
2	**Site Specific Costs**		
2a	Substructure (old tip)	28,000	215
2b	External Works and Services	26,500	203
2c	Timber Cladding to meet planning requirement	16,000	123
3	**Total Construction Cost**	**265,000**	**2,038**

Notes:

1. Costs stated are approximate 'rounded-up' and based on 2nd quarter 2014 costs.
2. Costs exclude loose furniture and equipment.
3. Costs exclude VAT.
4. Excludes Professional Fees, Survey and Statutory Fees.

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