

AKRFC Facilities Development Plan

Being active and healthy is at the core of our club. Participation shall be increased by developing a programme of activities to support efforts in widening participation. Increasing participation is about more than simply providing sport. It is about providing opportunity. It is about providing attractive and technically excellent programmes and facilities.

Being distinctive is about reinforcing positive features, our culture and values and about what makes us different to other clubs. It is about creating places and spaces that are attractive for more than sport. It is about quality design and materials.

To be sustainable the facilities and operation of rugby needs to be both environmentally and financially sound. The facilities need to be capable of multiple uses, now and in the future so that use is maximised. Facilities need to be flexible and easily adaptable.

Facilities Design Brief and Action Plan:

The clubhouse was constructed in 1968 and now no longer meets the needs of a modern rugby club. Many aspects of the clubhouse are at the end of their serviceable life and their replacement requires planning for. To meet our aims for the facilities and provide appropriate modern facilities that enable our activities flourish we shall:

- Consider the wider aspirations for the club and acknowledge the shortcomings in the existing 1960's building to establish detailed proposals.
- Refurbish and improve the club house on a progressive basis to maintain the asset and provide modern facilities that enhance the rugby experience.
- Broaden the use of the club to include non-rugby activities through providing a better environment & facilities.

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Executive Summary

This section provides a concise summary of recommendations to meet the objectives identified. A review of the existing activities and provision has been carried out to understand what people are currently doing and how this experience is being considered by the club participants.

Altrincham Kersal Rugby Football Club aims to be South Manchester's leading community rugby club with amateur status, providing opportunities for men, women, girls and boys of all ages and abilities to play rugby and benefit from the camaraderie that exists in the club and contribute to improving the health and wellbeing of local residents.

Nine key strategic areas have been identified to become a more successful rugby club and benefit from the World Cup in September 2015 and our 120th Anniversary in 2017. The clubhouse was constructed in 1968 and now no longer meets the needs of a modern rugby club. Many aspects of the clubhouse are at the end of their serviceable life and their replacement requires planning for and meet our aims for the facilities and provide appropriate modern facilities that enable our activities flourish

Site Selection

The current facilities at Stelfox Avenue support the primary criteria of being close to the current membership. The pitches are essentially level and free draining. The orientation of pitch 1 is close to the RFU preferred alignment.

The Proposed Facilities

Consideration has been given to the opportunity to expand the current facilities at Stelfox Avenue, as well as replace the current club house. A schedule of accommodation has been provided.

Space shall be allowed for future expansion. A 15 year maintenance plan will be developed for the new facility to enable future generations benefit from this investment in a sustainable manner.

The opportunity to provide a commercial physiotherapy suite is articulated. Other initiatives that can be considered further include expanding the gym beyond club member use to provide for fitness strength and conditioning. Likewise, The expansion of the facilities for local businesses use

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space for their offices. The proposed increase in facilities, opening hours and chances to participate are predicated on being managed by the Rugby Club on a volunteer basis along with provision of additional working resource. The club is an amateur not for profit organisation.

The opportunity to locate the club facilities on the existing Mini's training area and adjacent the 4th team pitch have been articulated.

Concept layouts

4 options have been presented and include

- Extension and refurbishment of the changing rooms. New first floor function room
- Replacement changing rooms in a new block and replacement of the existing changing rooms with a function room
- Extension and refurbishment of the changing rooms. New first floor function room above the Match Day Room.
- New club house

Consideration shall be given to combining the facilities with the Football clubs to benefit from Lottery and Sport England funding. Reduced scope proposals can be considered and all schemes shall be compared with a de-minimus "do nothing" option.

Improvements to the pitch facilities shall be given further consideration, including provision of an all weather surface.

Next Steps

The full strategic review of the club's vision and objectives shall be carried out and agreed by the management team and communicated with the members.

The members and external agencies shall be consulted and actively engaged in the formulation of detailed options and appraisals to formulate a preferred scheme. Lease negotiation for the 4th team pitch

It is desirable to set out how and through what delivery strategy the project can be successfully delivered in parallel with campus based hub and spoke developments or as a stand-alone project.

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Introduction

Purpose of this report

This report records the findings of a detailed feasibility study to establish a facilities development plan for Altrincham Kersal Rugby Football Club. This report should aid decision making in parallel with decisions on the Club's overall Sports Strategy.

The brief

The feasibility study is linked to a business viability study, which is based around a step change in the holistic delivery of rugby that will:

Deliver an inspirational offer of high quality facilities and sports programmes which increase

- 1): participation in sport, health and wellbeing activities.
- 2): Add significant value to the experience of the AK club member.
- 3): Support delivery of the sport in a sustainable manner.

This is compared with a deminimus proposal that retains the facilities currently at Stelfox Avenue.

The feasibility study shall be communicated in a comprehensive manner within and outside the club to optimise the delivery of the chosen direction. A central component in the communication process shall be to engage with members in developing the options and in considering the constraints and opportunities. In developing the plan, nine key strategic areas have been identified to become a more successful rugby club and benefit from the World Cup in September 2015 and our 120th Anniversary in 2017.

Method

The methodology deployed in providing this report seeks to identify the needs, understand why and defines the objectives. Through consultation and research, the needs have been clarified, synergies established and a proposal developed that provides a clear path to the investment decision that can deliver certainty of outcome.

Background information about the current provision for rugby has been gathered together with an understanding of the potential for development.

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Facilities

The main components of the scheme shall be:

- A structure that will provide for changing, washing and toilet facilities with hot and cold water, heating, ventilation and electrics. Changing capacity should be for 18 people and accommodate 3 matches at any one time.
- Spaces that will provide for warm up, training and indoor tuition.
- Spaces for after match socialising including provision for hot food
- Spaces that can be used in a flexible manner for a variety of activities including functions, keep fit classes, sports such as badminton.
- Provision of facilities to enable unrestricted access opportunities for people with various disabilities
- In addition, consideration shall be given to the external lighting of the facility, security arrangements and opportunities to minimise vandalism and provide safety and security for participants.

In parallel with this proposal, a 15 year long-term maintenance plan will be developed to ensure that the capital investment in the facilities is optimised.

Infrastructure requirements

Access and car park: As a minimum, the car park shall be provided so that maintenance is required less often and potholes are minimised by having a level area and applying DT type 1 stone build up. However to attract more visitors to the club a fully macadamed car park is preferable. First impressions count.

Drainage: Provide foul and surface water drainage. **Water:** provide metered supply with capacity for showers and toilets and kitchens.

Electricity: provide supply from nearest source. **Gas:** provide gas installation for kitchens and boilers

IT: Provide network coverage within the building with a mixture of fixed wiring and wi fi.

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Concept Layouts

A number of options are presented here to open the discussions and consultation regarding the scale of ambition. Each option shall be considered and ranked in relation to the objectives and vision.

Option 1

Comprises extension of the changing rooms towards pitch 1 as well as alteration and refurbishment of the existing changing rooms. It shall include provision for a physiotherapy services and the disabled. The changing rooms shall be ensuite.

A new first floor shall be created above the changing rooms to create a function room with toilets, bar and kitchen. A lift shall be provided.

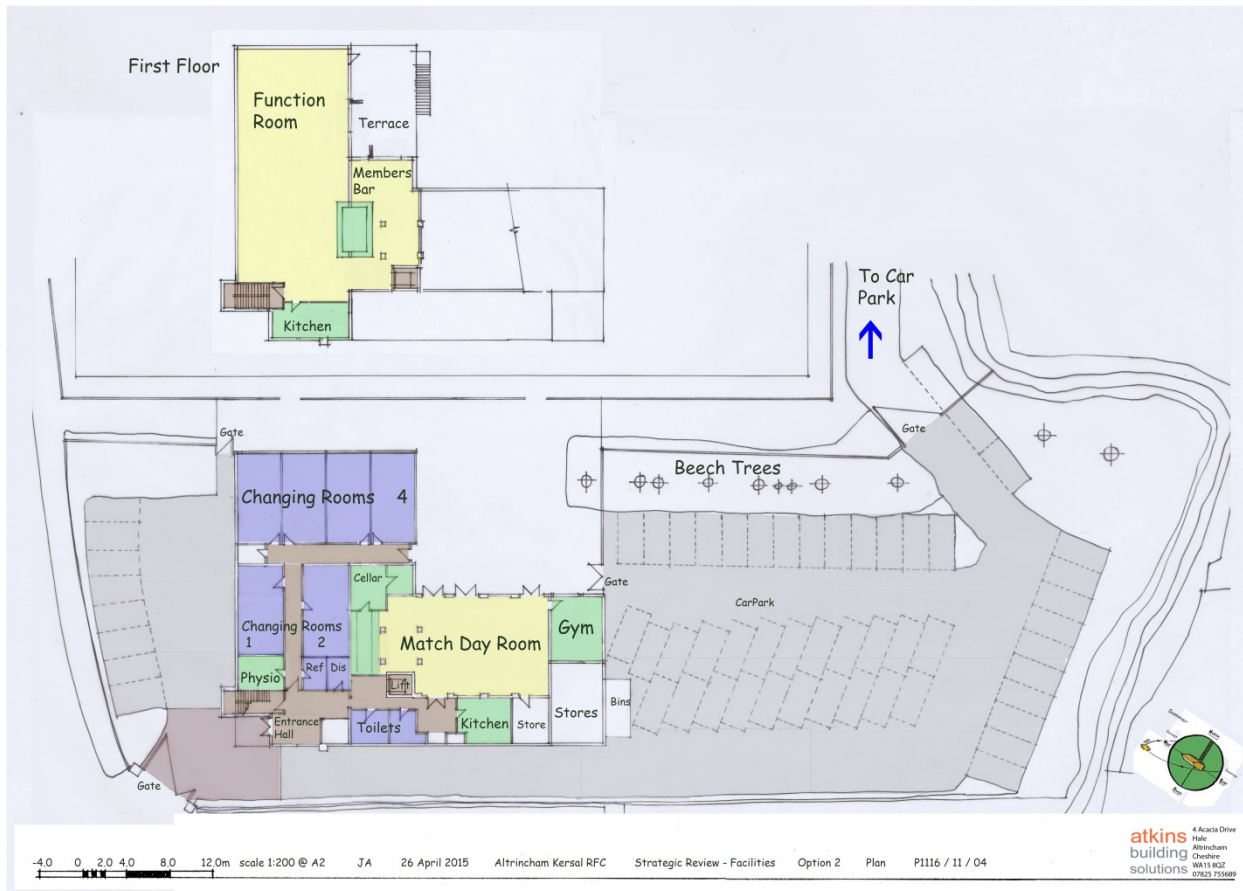
The existing function room shall be retained as a match day room and include a gym and enhanced stores for equipment and grounds machinery will be provided.

A new entrance shall be provided at the corner of the building opposite the entrance to improve the linkages between the new and existing activities whilst making the facility more welcoming.

Car parking shall be extended onto the existing minis training area.



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Optoin 2

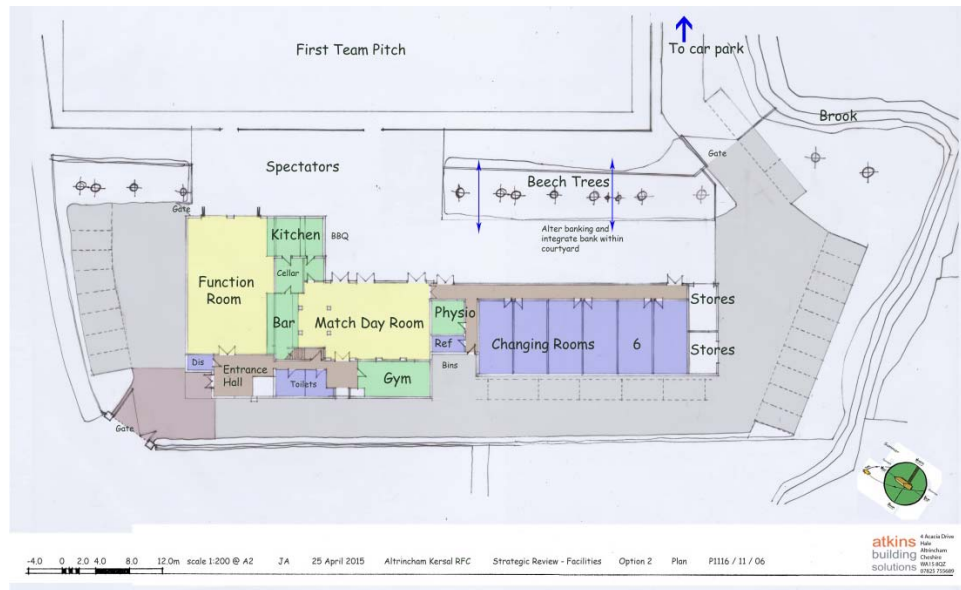
Comprises a single storey extension in the existing car park to provide 6 changing rooms and physiotherapy services. The changing rooms shall be ensuite. Once this is completed, the existing changing rooms shall be converted to form a new function room.

The existing function room shall be retained as a match day room and include a gym and enhanced stores for equipment and grounds machinery.

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A new entrance shall be provided at the corner of the building opposite the entrance to improve the linkages between the new and existing activities whilst making the facility more welcoming.

Car parking shall be extended onto the existing minis training area.



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Option 3

Comprises extension of the changing rooms towards pitch 1 as well as alteration and refurbishment of the existing changing rooms. It shall include provision for a physiotherapy services and disabled. The changing rooms shall be ensuite.

A new first floor shall be created above the refurbished Match Day Room to create a function room with bar, kitchen and toilets. A lift shall be created.

The existing function room shall be retained as a Match Day Room and include a gym and enhanced stores for equipment and grounds machinery. The members bar shall be repositioned to use the existing bar.

A new entrance shall be provided at the corner of the building opposite the entrance to improve the linkages between the new and existing activities whilst making the facility more welcoming.

Car parking shall be extended onto the existing minis training area.



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Option 4

Comprises a new building for all the facilities and is located on the current Minis training area.

The drawings show a 2 storey function room to enable the space be used for badminton. The members bar is located above the entrance, which is facing the car park and pitch.

The existing building shall be demolished and land used for car parking.

A single bar and kitchen provide for the function room and Match Day Room to enable staffing costs be kept to a minimum. Physiotherapy services are provided adjacent the changing rooms and is located close to the main entrance.

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