



LSC Clubhouse Development Vision

Supported by

FRESH Architects

MGAC Cost Consultants



Clubhouse development vision

- Driven by and underpinning our core LSC Development Strategy
- Continual improvement of facilities with a long-term vision in mind to provide a facility that is:
 - **functional** - to accommodate our core sailing and water sport provision, meeting the needs of existing and new/wider membership, and
 - **comfortable and attractive** – to accommodate the social heart of the club for members, families and social members
- Fiscal realities demand a phased approach to provide immediate improvements, whilst working towards an ultimate vision ...
 - **Phase 1** – Improve storage facilities and aesthetic improvements to clubhouse and patio area
 - **Phase 2** – Balcony extension – initial step to reshaping the clubhouse
 - **Later phases** – ultimately to relocate changing facilities on the ground floor, and the social club room and balcony on the upper (refer following sketches)

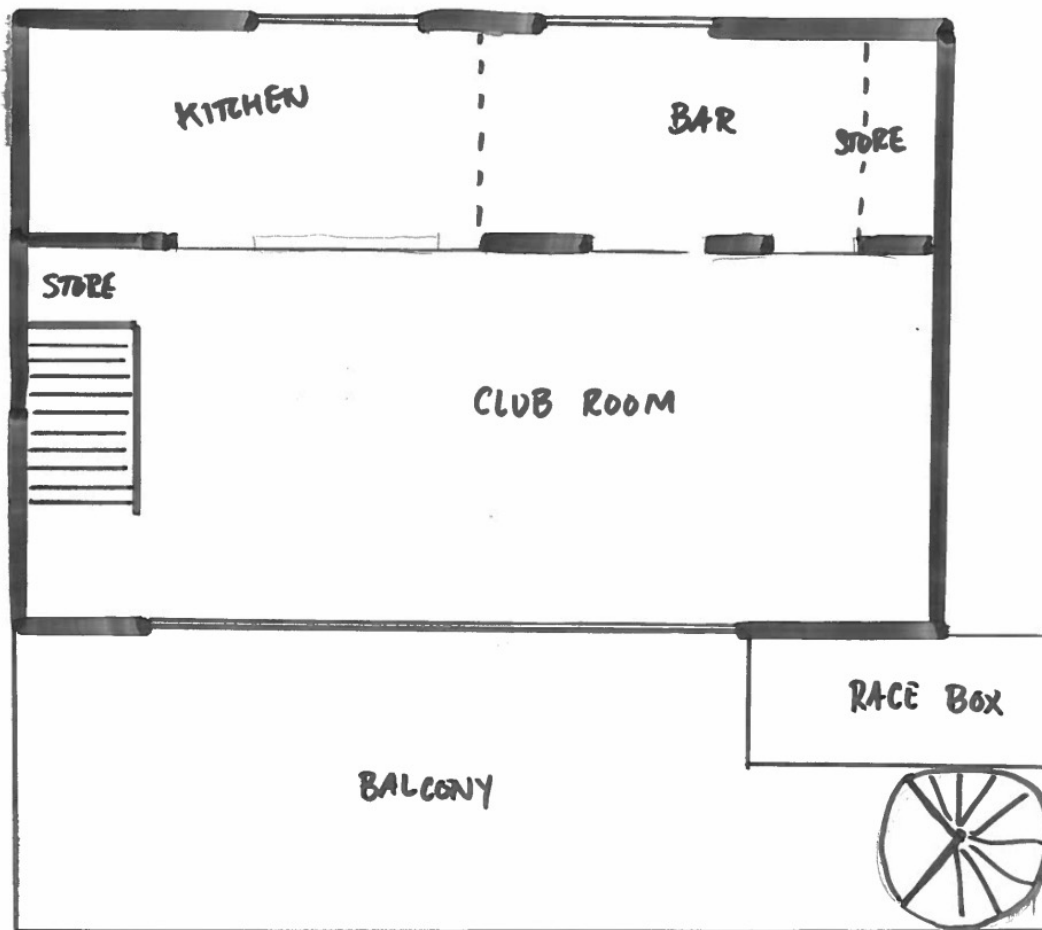


Visuals/examples:



- 1) **Worthing SC** – beach club aesthetic, cables/steelwork, open access to promenade, first floor club room / balcony
- 2) **Pevensey Bay SC** - first floor club room / balcony
- 3) **Queen Mary SC** - first floor club room / balcony, spiral stair
- 4) **New'vn & Seaford SC** – open access to promenade
- 5) Spiral access stair, steelwork/cables aesthetic





UPSTAIRS:

- Indoor club room 15% larger, with extension onto enlarged balcony
- Balcony equal to our current patio, but free from columns
- Spiral stair in addition to internal stair
- Larger kitchen and bar facility
- Relocated race box

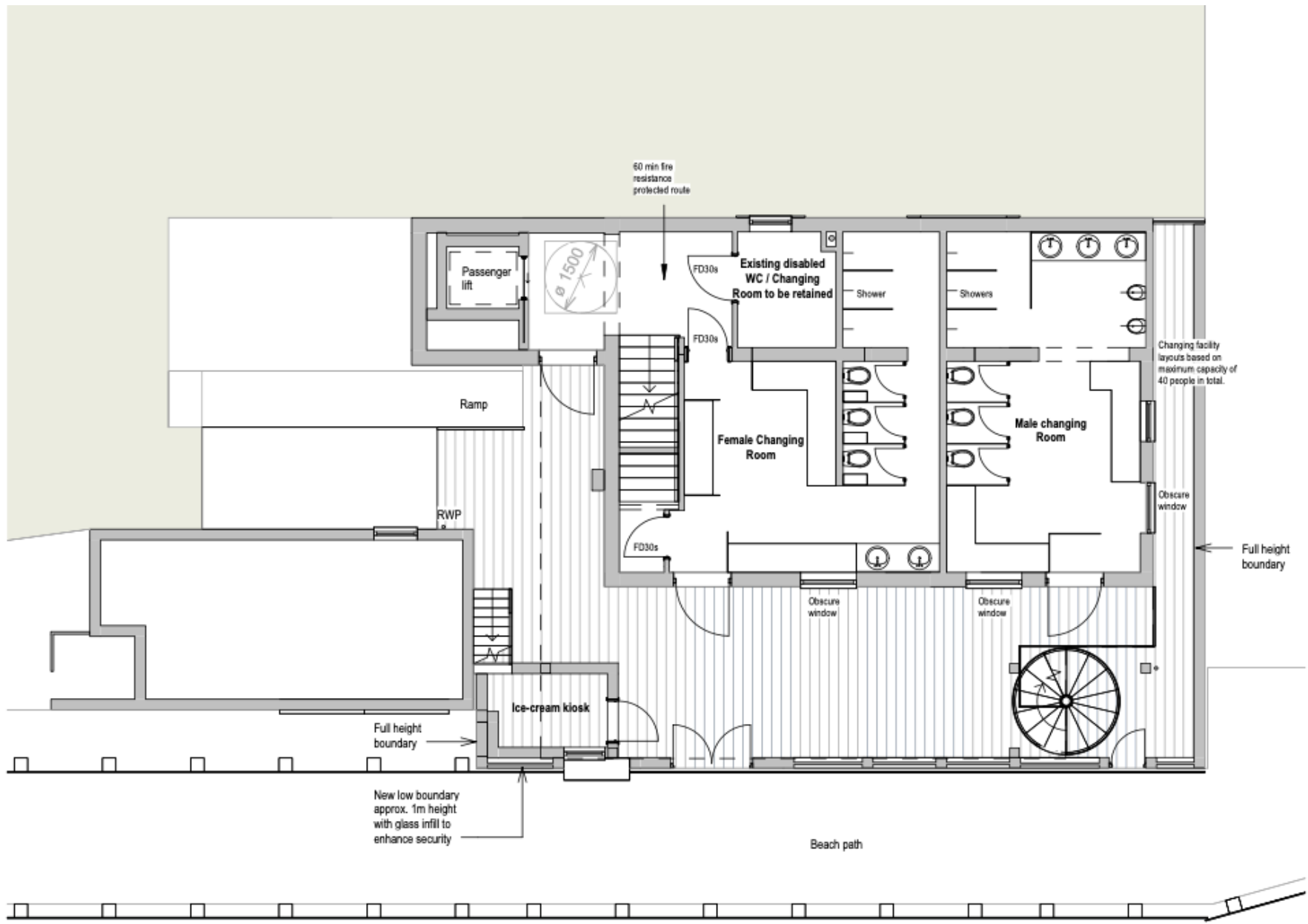
FIRST FLOOR -
PROPOSED

SCALE ~ 1:50 @ A3

W.A. NOV. 22.



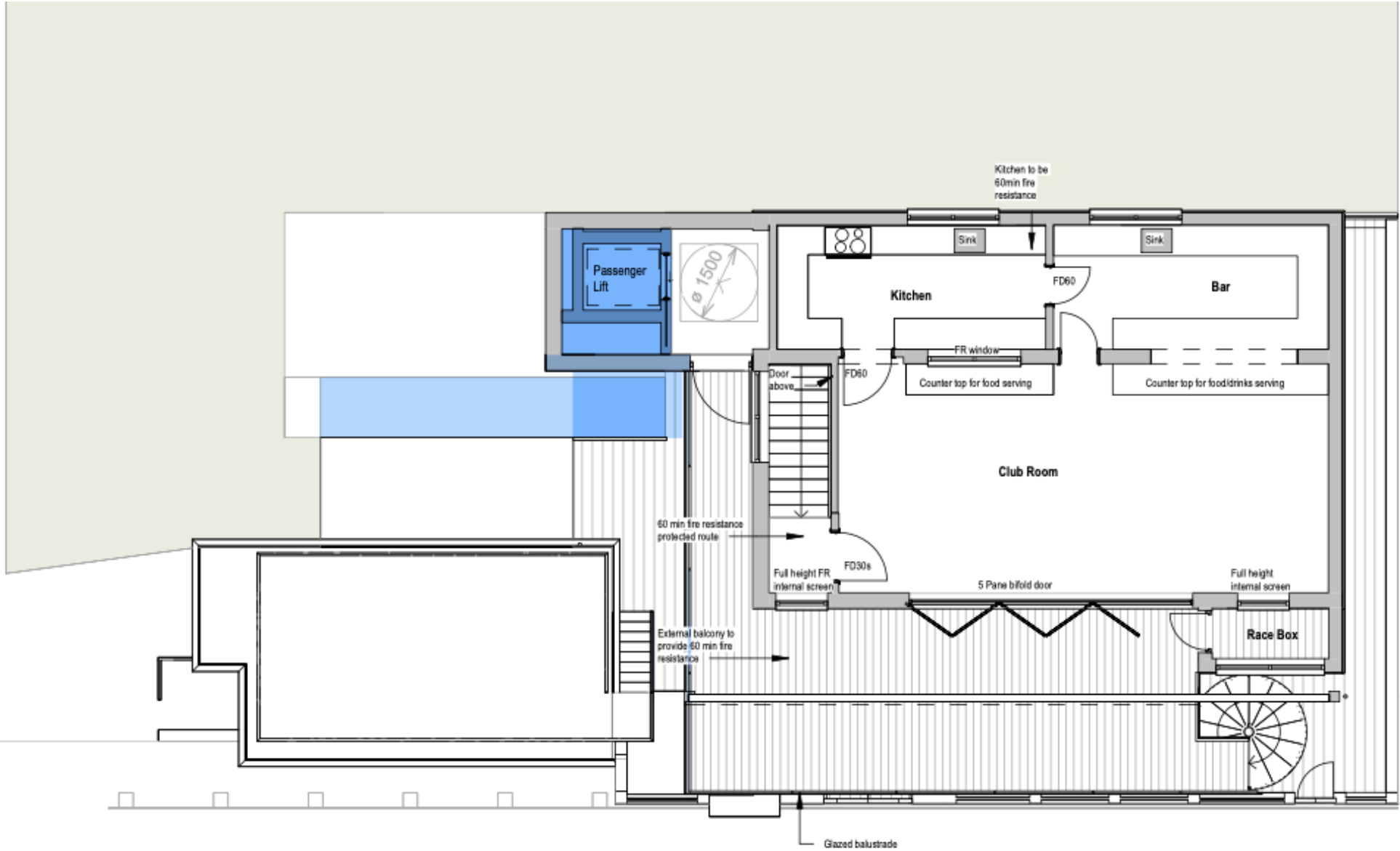
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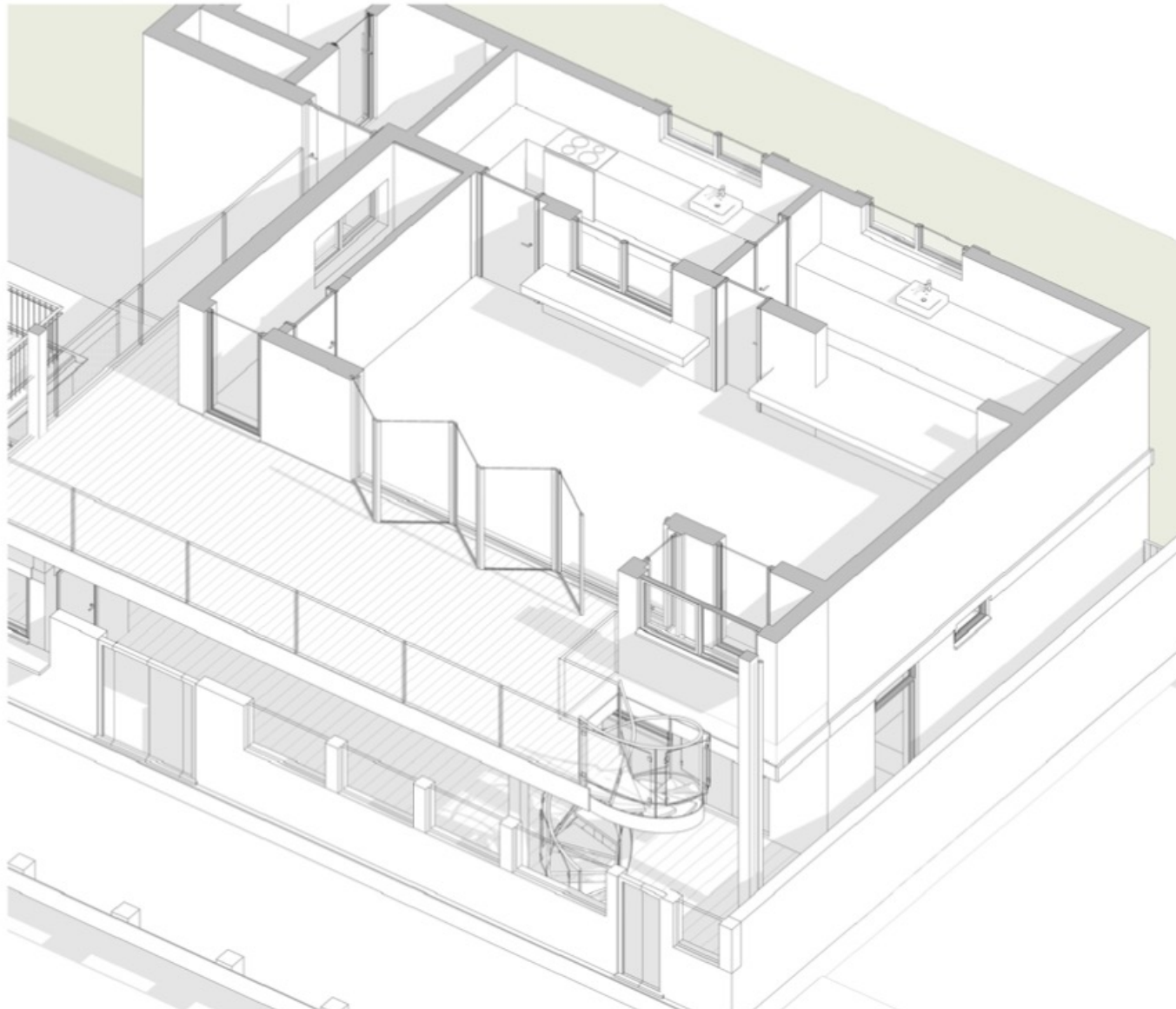


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Revisions

No.	Description	Date	By
2	Revised plans	20-03-23	
1	First Issue	20-02-23	

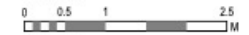
Notes:

GENERAL NOTES:

All dimensions & levels are preliminary and approximate and subject to utilities search, legal boundaries and detailed layouts/ design development through consultation.

Dimensions are to be checked on site by contractor & sub contractors prior to commencement of work, any discrepancies are to be highlighted immediately to the architects.

Scale 1 to 50



Scale: @ A3

Project No. Project Name:

401 Lancing Sailing Club

Drawing Name:

Proposed First Floor Axonometric

Drawing No. Revision: Subtitle Description:

03011 P2 INFORMATION

Drawn: MS Checked: GF Orig Paper Size: A3

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Use figured dimensions only. All levels and dimensions to be checked. This drawing is to be read in conjunction with all other relevant drawings and specifications.

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Outline Costing

ITEM	High Estimate	Lower Estimate
	Full refurb, all heating services replaced, higher spec.	Retained heating, functional spec, simplified externals
Building Costs	420k	275k
Prelims, OHP, Risk	180k	125k
Total	600k	400k

Q4 2023 pricing levels with inflation to Q4 2025