



# NEW UYC CLUBHOUSE ULLSWATER, CUMBRIA

COMPETITION BRIEF & CONDITIONS

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## INVITATION

This competition invites submissions for a new Clubhouse for Ullswater Yacht Club, in Cumbria.

The competition is organised on behalf of Ullswater Yacht Club (UYC) by Royal Institute of British Architects (RIBA) Competitions.



## COMPETITION OBJECTIVE

The competition seeks design concepts for a new Clubhouse for Ullswater Yacht Club (UYC), to replace the existing Clubhouse which suffered substantial damage in the floods of November 2009. A key objective for competitors in developing designs for the new building will be to take into account associated flood risk via its architectural features and design.

## COMPETITION FORMAT

The competition will be organised in the following stages :

- Stage 1 : Submission of concept designs and practice/architect background information
- Stage 2 : Interviews with up to three shortlisted designers.



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## SITE AND CONTEXT

Ullswater Yacht Club is situated on the North East shore of the beautiful Lake Ullswater, located in the Lake District National Park in Cumbria. The lake is England's second largest, stretching some 7.5 miles in length, and is one of the most accessible in the Lake District, with the M6 at Penrith only a few minutes away. The lake is surrounded by some of the finest fells in the Lake District, and is a popular holiday destination, with many towns and villages around it, and a range of holiday accommodation, and campsites. The lake itself provides a huge range of activities and watersports, including sailing, kayaking, fishing boat trips and more.

The two villages at either end, Pooley Bridge in the north and Glenridding in the south are linked by regular trips of the Ullswater steamer. Ullswater Yacht club lies at the northern end of the lake, accessible along a single track road about 2 miles from Pooley Bridge on the Howtown Road.

Further photographs of the lake are available on :  
<http://www.visitcumbria.com/pen/ullswater.htm>.

## BACKGROUND TO THE NEW CLUBHOUSE PROJECT

Ullswater Yacht Club was founded in 1958 and has a lake frontage of 200m, with easy access for both dinghies and keelboats, and a sailing area. The club is unrivalled in its facilities both on and off the water.

The current Clubhouse is now about 50 years old and is a single storey building of 332 sq metres with changing facilities to the rear (capacity 40 men and 20 women) and the main club area to the front (capacity 150) that includes Bar, Kitchen and Meeting Room and, access to the large balcony, with seating and tables looking out over the lake. The capacity was based on a projected membership of 300 however membership has since peaked and is presently 400, and anticipated to rise to 600 in the future.

In November 2009 the floods in the Northern Lake District resulted in the level of Ullswater rising by some 2.75 metres, instead of the annual 15-30 centimetres. Sited about 14 metres back from the water and 0.6 metres above lake level, the Clubhouse received extensive flooding and structural damage.

Following the flood, in parallel to surveys and estimates for repairs on insurance, a quick conceptual study was carried out for building a new Clubhouse. Although the new Clubhouse was viable as a standalone project there were concerns about impact to membership numbers by remaining in temporary facilities for 2-3 years and mortgages/loans remained from the Site Purchase.

A decision was taken to proceed with the repairs but to implement a new fee/donation structure to release gift aid funding that would allow a new Clubhouse to proceed into Feasibility and Design/Planning and, then later Tendering and Construction.

Structural repairs were carried out and included a full new floor, to enable the Clubhouse to continue to function, however no measures were taken to limit a similar level of damage in the event of a further flood, and the current capacity and operational issues still remain. Due to this the Membership accept that a new Clubhouse is needed however it is understood that the timescale for this will be determined once the Club's financial position becomes clearer.

A brief discussion with the planners was held as part of the conceptual study. The feedback was that they were positive in principle about re-building a new clubhouse on either the existing site or a more raised location. They were also supportive of an increase in size to cover the projected rise in membership.

The current thinking is for a building of approximately 500sq metres (total) two storey building. This would include changing facilities for 80 men and 50 women, meeting/storage rooms on the ground floor and the main clubroom (capacity 200) with bar and kitchen on the upper floor. The main clubroom would need to accommodate wet sailors as well as functions.

## THE NEW BUILDING

The existing clubhouse sits on a site of approximately 4.55 acres (1.84 ha), which is owned by UYC. Towards the left of the Clubhouse the land slopes gently down towards the water. This can be seen on the topographical survey which will be made available to competitors upon registration. The site is used for parking for cars, dinghies and keelboats and also includes a rough access track.

It is important that the club continues to provide full facilities to its members throughout the main sailing season (beg May to end Oct) therefore competitors should bear this in mind when determining construction methodology.

Photographs of the Clubhouse will be available to competitors to download upon registration.

## BUDGET

The client is looking for solutions that can successfully provide a building that is economical, practical, functional and flexible, and befitting of the beautiful Lakeland concept.

Based on the conceptual study and recent work on the Club's financial model the target budget is for £1,200/sq metre for construction and fit out costs including contingency but excluding VAT and professional fees.

## BACKGROUND TO THE CLIENT GROUP AND ROLE OF SUCCESSFUL ARCHITECT/PRACTICE

It is the intention that the winner of the competition will be appointed to work with the UYC Project Group to take their winning concept forward and through to completion. The Group includes a retired architect, and the club's former Commodore who has to date been responsible for contact with the planners. Both will continue to be involved in an advisory capacity.

## INDICATIVE SCHEDULE OF AREAS

The new Clubhouse should provide the following accommodation:

- Upper Floor : Main Club Area (capacity 200 maximum) to include bar and adjacent kitchen (for ease of staffing) – approx 250 sq metres
- Ground Floor : Changing Facilities and Toilets (80 men and 50 women) including Disabled – approx 175 sq metres
- Ground Floor : Office (1), Meeting/Storage Rooms (2) and Bar/ Kitchen Storage Rooms – approx 75 sq metres
- Race Office : Integrated into Clubhouse if a waterside location is used or separate if the Clubhouse is away from the water. 180 degree safety visibility – approx 10sq metres and base 3 metres above ground.

## DESIGN OBJECTIVES

The following key objectives have been set:

- The design should aim to minimise the level of disruption to the continuity of the Club, its members and its associated activities – the judges will be interested to hear proposal for innovative construction techniques.
- The design should aim to reduce potential consequences of a flood - ways of making cleaning up afterwards easier and quicker should be explored.
- The Clubhouse should be functional, welcoming, practical and flexible, allowing the Club to continue to host both formal events as well as providing an informal environment to its members.
- The Clubhouse should continue to provide a comfortable environment for members' families who are non-sailors.
- The Main Clubroom needs to cater for the extremes of Wet Sailors at lunch time or between races through to formal events.
- The design and construction of the new building should be robust enough to withstand environmental conditions, and must be capable of being easily cleaned and maintained or repaired.

## CLUBHOUSE ACTIVITY

With the current size and capacity the Club is restricted to mainly weekend opening times and in the summer for several week long open events. Catering at these times is from 9am-5pm with informal evening meals (mainly Saturdays) for up to 70 people unless outside is used and then up to 100. The bar is open from lunchtime through to 11pm.

Further details about the Club's activities, including a current and social calendar can be seen on [www.ullswateryachtclub.org](http://www.ullswateryachtclub.org). It is located under Events and the Full Events Calendar.



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# COMPETITION CONDITIONS

## ELIGIBILITY

The competition is open to UK registered architects. The successful architect/practice will be required to work in collaboration with the UYC Group to take the project forward and through to completion and this should be borne in mind from the outset. Experience of working in similar contexts, with National Park Authorities, and particularly with the Lake District National Park Authority will be beneficial. Architects may choose to consider a collaborative approach to working with local consultants in the delivery of the project.

No member or employee of the promoting body or the Jury Panel shall be eligible to compete or assist a competitor.

## POST-COMPETITION COMMITMENT

It is the intention, funding permitting, to commission the author of the winning scheme to develop and implement their winning design working in association with the UYC Project Group.

Post-competition it is the intention that the winning design will be used to support UYC in its fundraising activities and to gain support from members, local businesses, stakeholders and the planners. No guaranteed programme for execution the new building can be given at this stage but UYC are working to a target of Design/Planning in 2011/2012 and the new Clubhouse being open by the start of the 2017 sailing Season.

In the event that no scheme meets the requirements set out in this competition brief, the promoter reserves the right not to proceed beyond the competition stage, however a winner will be awarded.

Progressing of the winning scheme will be dependent upon successful planning and funding applications.



## JURY PANEL

The Jury Panel, which may be subject to change, is expected to comprise:

**Brian Moreton**, Club Member and Team Leader, UYC Project Group  
**John Innerdale**, Club Member, Retired Architect and on the UYC Project Group  
**John Robinson**, Club Member, Retired Architect and on the UYC Project Group  
**John Tweed**, Tweed Nuttall Warburton - RIBA Architectural Adviser  
**Linda Roberts**, RIBA Competitions - observer

## ASSESSMENT CRITERIA

Designs will be assessed against the following criteria:

- Stage 1 :
- architectural quality of the design
  - response to site and context
  - functionality and practicality
  - practice experience and ability
  - response to budget
- Stage 2 :
- viability of the proposed concept
  - ability of the practice to work in collaboration with the client to take the project forward

## PRIZE MONEY / HONORARIA

The winner of the competition will be awarded an honorarium of £1,200 (inc VAT). The two unsuccessful practices invited to stage two will each be awarded an equal honorarium of £850 (inc VAT). Honoraria payments are inclusive of VAT. The winner's honorarium represents an advance on any professional fees post-competition.

## QUESTIONS

Questions relating to the competition brief and conditions must be addressed in writing by 6th January 2011 to RIBA Competitions. A statement in response to all questions raised will be appended to this brief and uploaded to this site no later than 11th January 2011.

## TIMETABLE

Brief available :	10th December 2010
Question deadline :	6th January 2011
Response to questions :	11th January 2011
Submission of designs :	15th February 2011
Assessment of designs :	end February 2011
Consultation (with planners)	beg March 2011
Shortlist notified :	mid-late March 2011
Final judging (interviews) :	beg April 2011
Winner appointed :	mid April 2011

# SUBMISSION REQUIREMENTS

## STAGE 1

Submissions should be presented on a single A2 board to describe the proposed design by whatever means of 2-dimensional graphics the entrant so chooses, however it should show the building in its context, and should include floor layouts, elevations, and site plan.

The design should be accompanied by a report on a maximum of 5 A4 pages to describe the project, providing supporting information such as materiality and construction methodology. The report should also include an elemental cost statement to demonstrate how the scheme can be deliverable within the client's identified budget.

In a sealed envelope, an introduction to the practice, previous experience and short CVs of key people who would be involved in taking the project forward. Any experience of working with National Park Authorities, and particularly the Lake District National Park Authority should be identified.

Architectural models will not be accepted, however photographs of models used to develop the proposals may be included on the design boards.

A CD-Rom containing a pdf copy of the A2 submission board and A4 report should be provided). The CD should also include a single image for publicity purposes at 300dpi. The publicity image should be of a file size of no more than 3mb and the A2 board and report should be to a maximum of 5mb in total.

## STAGE 2

Up to three schemes will be selected and the authors invited to attend an interview in Ullswater in early April 2011. The aim of the interview will be for the client group to meet the authors to assess the viability of the ideas proposed.

## ANONYMITY

The A2 board and 5 page report should be submitted anonymously. The jury panel will in the first instance assess the schemes anonymously in order to reach a longlist of 15-20 submissions.

The envelopes containing the architects' background information will be opened and potential ability of the architect, practice, approach to engaging with local consultants will be taken into account as part of the final deliberations.

## SITE ACCESS

The site is not openly accessible, and parking is limited.

However, two separate days can be set aside in order to allow access, depending upon demand, and anyone interested in accessing the site should contact RIBA Competitions for further information – [riba.competitions@inst.riba.org](mailto:riba.competitions@inst.riba.org).

## COPYRIGHT

The ownership of copyright in the work of all competitors will be in accordance with the Copyright and Patent Act 1988, which states that copyright of a design rests with the author. A successful competitor must be able to satisfy the jury that they are the bona fide author/s of the design submitted.

## DISQUALIFICATION

Submissions shall be excluded from the competition:

- if received after the latest time stated under the Submission Method
- if, in the opinion of the jury panel, it does not fulfil the requirements of the brief
- if a competitor shall disclose his or her identity, or improperly attempt to influence the decision
- if any of the mandatory requirements of the competition brief and conditions are disregarded.

## PUBLICITY

The promoter and the RIBA reserve the right to exhibit or publish any design submission entered to this competition and the result in any way or medium they consider fit. Illustrations of any design - either separately, or together with other designs, with or without explanatory text - may be used without cost.

Once anonymity has been lifted, authors will be credited and recognised in all associated media and publicity.

## SUBMISSION ADDRESS

Submissions should be enclosed in a single package and sent to :

RIBA Competitions  
6 Melbourne Street  
Leeds, LS2 7PS  
T : 01132341335

Your submission should arrive no later than 2.00pm on Tuesday 15th February 2011. Late submissions will not be accepted and it will not be possible to submit entries via e-mail. Please note that First Class post does not necessarily guarantee next-day delivery therefore you should plan your submission schedule accordingly.

Competitors requiring proof of delivery should enclose in their submission package a stamped, sealed envelope bearing the name and address of a nominated third party (other than the competition entrant in order to maintain anonymity) to receive the proof of delivery. Alternatively, competitors may opt to use a 'signed for' delivery service and should check with their courier provider.

Competitors are advised to retain copies of designs submitted. Whilst the promoter and the RIBA Competitions will exercise all reasonable care, they will not be responsible for loss or damage to the submission material that may occur either in transit, during exhibition, storage or packing.

## HOW TO ENTER

You may only submit an entry to the competition if you are officially registered through RIBA Competitions. The competition is subject to a non-refundable registration and administration fee of £50 + VAT. (Members pay £45 + VAT.)

Please visit [www.architecture.com/competitions](http://www.architecture.com/competitions) and follow the appropriate link under 'Live Competitions' to make an on-line payment. For alternative payment options please contact RIBA Competitions:

Once your payment has been processed, you will be issued with a Declaration Form and a link to the ftp site where you will find the topographical survey and site photographs. The Declaration Form acknowledges authorship of the design ideas submitted and by signing it, competitors agree to abide by the competition conditions and the decision of the jury panel. The duly completed Declaration Form should be placed in a sealed envelope to accompany the design material - see Submission Requirements and Anonymity.

# PHOTOS

Once registered you will gain access to full set of site photos on our ftp:



