

No.1



1

May 2021



# Interior TVH CLUBHOUSE PRESENTATION Stories

THAMES VALLEY  
HARRIERS

No.2



# Introduction

TVH CLUBHOUSE PRESENTATION



## Objectives

- The Thames Valley Harriers (TVH) Clubhouse has fallen into disrepair and is unfit for the Club's basic current needs. It restricts future member growth, the delivery of improved services and is inconsistent with the Club's vision, mission and objectives to modernize, professionalise and expand its community services. It can not do so, with the Clubhouse in its current state.
  - Window and door frames are rotting and are unsafe;
  - There is no impaired access within or into the Clubhouse (which is not legally compliant);
  - The cafeteria is dark, old-fashioned, small, and unwelcoming and can not not serve hot or cold athlete food – and is uncommercial. Health and hygiene standards are low and difficult to maintain;
  - The gym floor is unsuitable for basic club usage, for weights or circuits sessions, which restricts usage;
  - there is over-provision of storage which is no longer required which we have moved on-line;
  - uses toilet space and lobby space sub-optimally.

OBJECTIVES



## Objectives - The vision

- TVH is a world-class and world-renowned Athletics club. It needs a Clubhouse that reflects its excellence, and encourages individuals to join, improve and excel.
- Our vision is to re-develop the Clubhouse to:
  - Provide a larger gymnasium, with more modern, free weights and static, strength and conditioning equipment to support all elements of the club, from beginners to our elites;
  - attract new members and have the space to accommodate them;
  - Provide a clean and functional professional area for physiotherapy and rehabilitation;
  - Bring the toilets up to modern standards, and make these inclusive and clean and easier to maintain.
  - Provide impaired access for all potential users;
  - Modernise and expand the cafeteria to serve hot and cold athlete food, to members and potentially the wider community on a commercial basis; and
  - become a hub for future community led initiatives.

OBJECTIVES

No.3



# Site TVH CLUBHOUSE PRESENTATION Survey

5

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## Building Appraisal

- The building requires modernisation to bring it up to standard with Part M Regulations. We found that this could be achieved with ramps and the installation of a new disabled toilet.
- Asbestos has been identified in the clubhouse kitchen. However, our survey indicates that this can safely be removed whilst a refurbishment is carried out.

APPRAISAL

No.4

# Interior & Exterior Design Proposal

TVH CLUBHOUSE PRESENTATION

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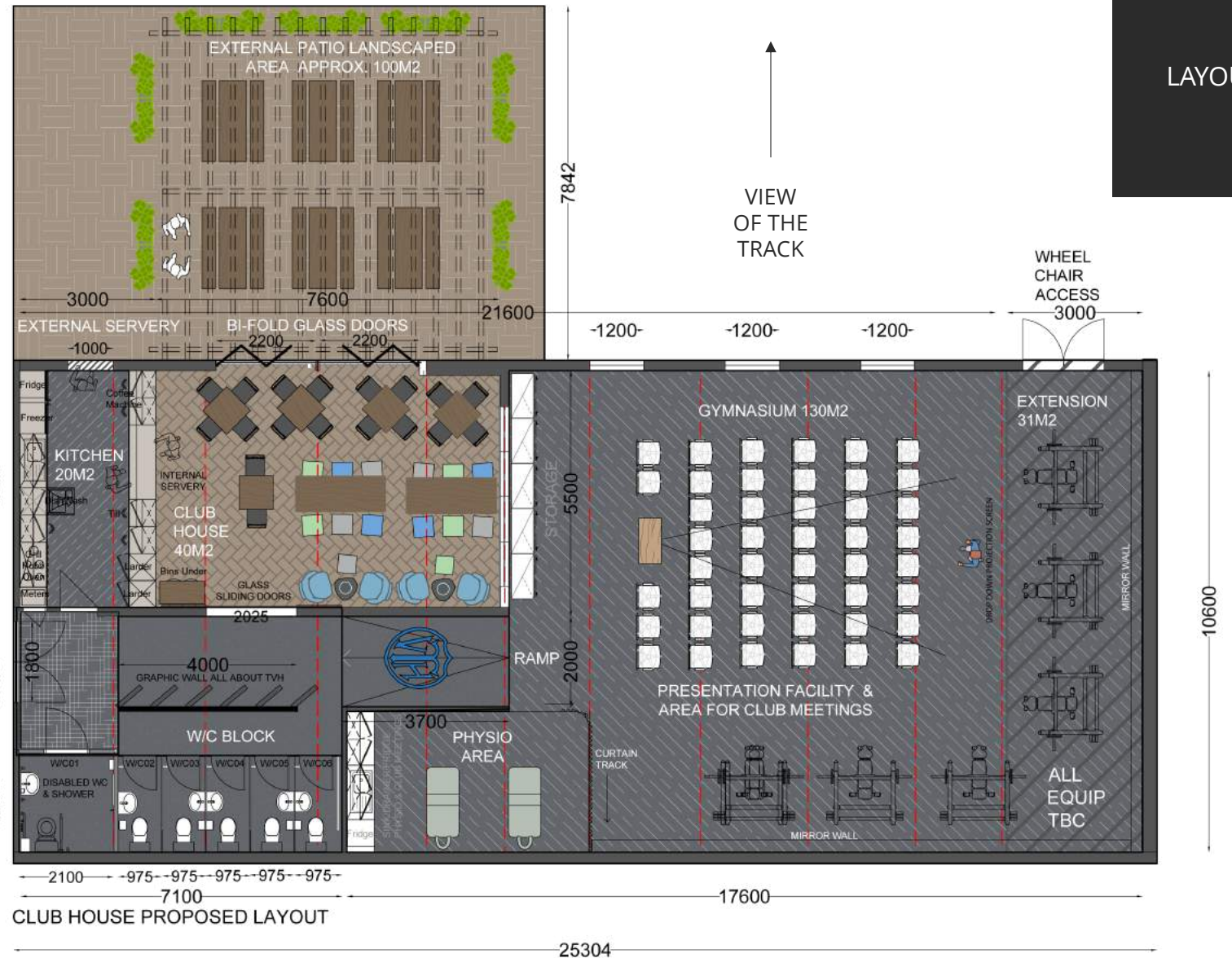
No.5

# PROPOSED NEW FLOOR PLAN

NEW  
ENTRANCE  
DOORS

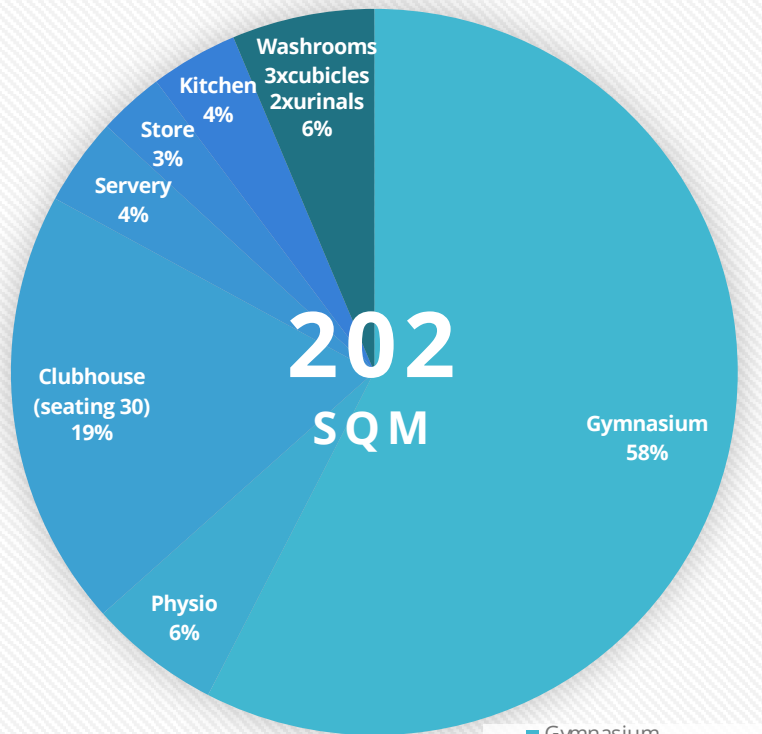


LAYOUT





## EXISTING LAYOUT

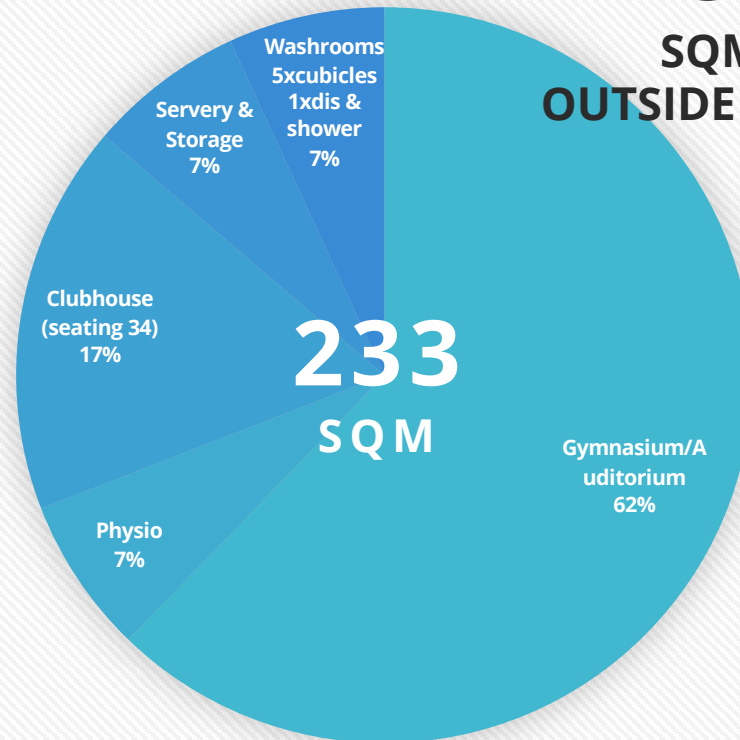


- Gymnasium
- Physio
- Clubhouse (seating 30)
- Servery

## NEW LAYOUT

**+50**

**SQM**  
**OUTSIDE SPACE**



- Gymnasium/Auditorium
- Physio
- Clubhouse (seating 34)

ACCOMODATION

No.6



# Outdoor TVH CLUBHOUSE PRESENTATION Space

10

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Precedent  
study Hyde  
park cafe

LOOK & FEEL





black  
aluminum  
frame



BI FOLD  
DOORS



Composite  
or timber  
café  
benches



OUTDOOR  
FURNITURE



OUTDOOR

Composite  
or timber  
Pergola



Wooden hatch  
with aluminum  
frame

SERVING  
HATCH





exterior  
cladding

thread box  
inspiration

EXTERIOR  
CLADDING



exterior  
cladding



EXTERIOR  
CLADDING

No.7



# Outdoor TVH CLUBHOUSE PRESENTATION Cafe Sketch

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18

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OUTSIDE CAFE  
VISUAL 02

No.8



# Interior TVH CLUBHOUSE PRESENTATION Space

20

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LOOK & FEEL

Look & feel  
exposed brick,  
rustic/industrial  
Wood - scrubs



Inspiration - using  
 timber to maintain a  
 nod to the previous.  
 Fitted & loose  
 external benching &



LOOK & FEEL

No.9



# Interior TVH CLUBHOUSE PRESENTATION Sketch

23

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CLUBHOUSE  
VISUAL 01



FLOORING

Herringbone  
luxury vinyl  
tile (LVT)  
examples



industrial  
pendant lighting  
examples



LIGHTING

No.10



# Furniture

TVH CLUBHOUSE PRESENTATION

27

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Poseur  
height tables



TABLES



HIGH STOOLS

High  
stools



CHAIRS

Chair  
types



KICK STOOLS

Stools



...

# Kitchen

KITCHEN

Modern & clean Graphite & dove grey super matt finish, seamless without handles, lockable full height larder units, integrated bins, hob top, grill & extraction.

Individual cubicles  
Wall hung  
sanitaryware  
combined Paper  
towel dispenser &  
bin, monobloc sensor  
tap  
Inclusive Doc M 2018.



# ... Superloos & Unisex Cubicles

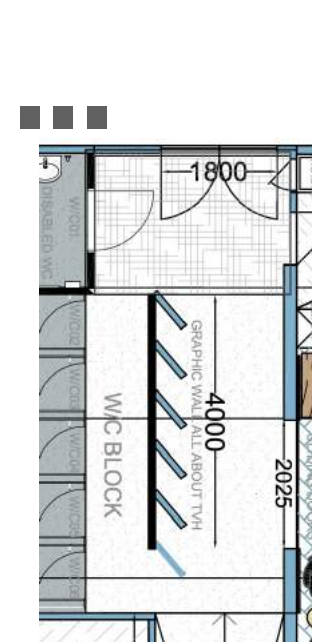


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WASHROOMS





TVH EXHIBIT  
WALLS

Hallway digital  
information screen &  
story board panels,  
TVH wall of fame.

No.11



# Refurb TVH CLUBHOUSE PRESENTATION Costs

35

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**BUDGET FIGURES FOR THE REFURBISHMENT OF THE TVH CLUBHOUSE & GYM**

Project Site: Thames Valley Harriers Clubhouse, Linford Christie Road, London W12 0DF

Contact: Robert Datnow (Chairman) &amp; Andre Fernandez (General Manager)

Address: Thames Valley Harriers Clubhouse, Linford Christie Road, London W12 0DF

Dated: 7/05/2021 Rev:01

DWG Ref: 2021 05 01 TVH Clubhouse REV01

Item	Description	Quant	Unit	Unit	Total
<b>Summary</b>					
1.00	Preliminaries			£	18,000.00
2.00	Site Clearance & Management			£	10,000.00
3.00	Doors & Windows			£	15,950.00
4.00	General Decorations			£	4,950.00
5.00	Ramp			£	650.00
6.00	Floor Coverings			£	16,500.00
7.00	Kitchen & Physio Units			£	18,850.00
8.00	Power & Lighting			£	14,750.00
9.00	Security			£	2,400.00
10.00	Fire Alarm System			£	2,200.00
11.00	CCTV			£	1,650.00
12.00	Signage			£	5,000.00
13.00	New Roof to Clubhouse			£	29,500.00
14.00	Washroom Cubicles & Disabled W/C PartM Pack			£	16,350.00
15.00	Timber Building Extension			£	20,000.00
16.00	Landscaping, Decking & Pergola			£	8,500.00
17.00	External Cladding			£	20,000.00
18.00	External Serving Hatch			£	2,000.00
19.00	Clubhouse Furniture & Storage Units			£	10,472.27
20.00	Outdoor Furniture			£	1,800.00
21.00	Heating and Ventilation pc sum			£	15,000.00
<b>BUDGET TOTAL</b>					<b>£ 234,522.27</b>

(Costs exclusive of VAT)

<b>1.00</b>	<b>PRELIMINARIES</b>	
1.01	Building Control (Application Only)	
1.02	Design & Visualisation	
1.03	Project Management	
1.04	O&M's Manuals (Operation & Maintenance)	
<b>PRELIMINARIES BUDGET FIGURE PC SUM</b>		<b>£ 18,000.00</b>
<b>2.00</b>	<b>SITE CLEARANCE &amp; MANAGEMENT</b>	
2.01	Site Clearance	
2.02	Site Management	
2.03	Rubbish skips	
2.04	Site Health & Safety & Signage	
<b>SITE MANAGEMENT BUDGET FIGURE</b>		<b>£ 10,000.00</b>
<b>3.00</b>	<b>DOORS &amp; WINDOWS &amp; WALLS</b>	
3.01	Supply and install New Bi-Fold Fully Glazed Doors with aluminium black frames 6 x 700mm sections O/A length 4200 X 2500mm Height	
3.02	Supply and install New Entrance doors & New Solid Wood Fire Exit doors 1800 wide X approx. 2500mm Height	
3.03	Supply and install new sliding glass doors from corridor into clubhouse 2025 wide x approx. 2500mm height	
3.04	Supply and Install New windows 3 x 1200 wide height approx. TBC	
3.05	Allow to supply and install manifestation to glazing including artwork.	
3.06	Allow to supply and install New walls in hallway	
<b>DOORS &amp; WINDOWS &amp; WALLS BUDGET FIGURE</b>		<b>£ 15,950.00</b>

<b>4.00</b>	<b>GENERAL DECORATIONS &amp; CEILING WORKS</b>		
4.01	1 mist coat and two full bodied coats of emulsion paint to new walls - white. Mirrors for the gymnasium walls		
4.02	Ceiling works, make good, spray one colour, include drop crates for effect		
<b>DECORATIONS BUDGET FIGURE</b>		<b>£</b>	<b>4,950.00</b>
<b>5.00</b>	<b>RAMP</b>		
5.01	Installation of internal ramp 1:8 gradient		
<b>RAMP BUDGET FIGURE</b>		<b>£</b>	<b>650.00</b>
<b>6.00</b>	<b>FLOOR COVERINGS - SUPPLY &amp; INSTALLATION</b>		
6.01	Supply and Installation of KARNDEAN or equivalent LVT (Luxury Vinyl Tile) to Clubhouse Chevron pattern		
6.02	Supply and Installation LVT Washroom area		
6.03	Supply and Installation LVT Kitchen area		
6.04	Make Good & Supply and Install Specialist Matting to Gymnasium area		
6.05	Supply and Install Entrance Matting		
<b>FLOOR COVERINGS BUDGET FIGURE</b>		<b>£</b>	<b>16,500.00</b>

<b>7.00</b>	<b>CLUBHOUSE KITCHEN &amp; PHYSIO AREA</b>	
	Allow to supply and install the following to the Kitchen area a Howdens or Similar dark grey Super Matt base & lighter grey wall cupboards, seamless no handles, MF Concrete effect worktop & Hexagon backboard or similar	
7.01	1000mm base unit for sink and drainer	2No
7.02	600mm base units.	5No
7.03	600mm wall units	12No
7.04	600mm 3 draw unit	3No
7.05	600mm Bin unit three compartments	1 No
7.06	Base end panels.	4No
7.07	600mm Integrated Fridge	2No
7.08	600mm Integrated Dishwasher	1 No
7.09	Larder Cupboard Full Height Lockable	2No
7.10	Plinths	2No
7.11	Wall end panel	4No
7.12	Pelmets	3No
7.13	Standard square edged worktops concrete effect	2No
7.14	Square bowl and drainer	2No
7.15	Monobloc Tap	2No
7.16	Waste kit	1 No
7.17	Splash back	2Item
7.18	Counter	1 Item
7.19	Extraction	1 Item
7.20	Hob top & Grill	1 Item
7.21	Kitchen Area Plumbing supply and install:	1 Item
<b>KITCHEN &amp; SERVERY BUDGET FIGURE</b>		<b>£ 18,850.00</b>

<b>8.00</b>	<b>POWER &amp; LIGHTING</b>	
8.01	Small Power, Kitchen/Servery New DB and Circuits for Appliances & White Goods Small Power to Lounge Area and Physio	
8.02	Site meetings, set up, project management, Testing and O&M's	
8.03	LED Lighting, Emergency Lighting & Switching Kitchen/Servery LED Panel Lights & Down Lights Gym & Extension Lights, Physio Area, Ramp Entrance and Hall Way Graphic wall Downlights.	
8.04	Allow for electrical testing & commissioning & certification	
8.05	External lighting	
	<b>POWER &amp; LIGHTING BUDGET FIGURE PC SUM</b>	<b>£ 14,750.00</b>
<b>9.00</b>	<b>SECURITY</b>	
9.01	Provisional allowance to install access control	
	<b>SECURITY BUDGET FIGURE</b>	<b>£ 2,400.00</b>
<b>10.00</b>	<b>FIRE ALARM</b>	
10.01	Provisional allowance to install fire alarm system	
	<b>FIRE ALARM BUDGET FIGURE</b>	<b>£ 2,200.00</b>
<b>11.00</b>	<b>CCTV</b>	
11.01	Provisional allowance to install CCTV system	
	<b>CCTV BUDGET FIGURE</b>	<b>£ 1,650.00</b>
<b>12.00</b>	<b>SIGNAGE</b>	
12.01	Allow to supply and install new illuminated exit sign	
12.02	Allow to supply and install new core area & external signage	
12.03	Signage other PC sum	
	<b>SIGNAGE BUDGET FIGURE</b>	<b>£ 5,000.00</b>

<b>NEW ROOF BUDGET FIGURE</b>		<b>£</b>	<b>29,500.00</b>
<b>14.00</b>	<b>WASHROOMS</b>		
14.01	Supply and fit self contained toilet cubicles, unisex with sink and toilet & hardware		
14.02	Disabled toilet Part M compliant		
14.03	Partitioning Walls		
<b>WASHROOM BUDGET FIGURE</b>		<b>£</b>	<b>16,350.00</b>
<b>15.00</b>	<b>REAR EXTENSION (if required)</b>		
15.01	Timber framed extension		
<b>REAR EXTENSION BUDGET FIGURE</b>		<b>£</b>	<b>19,500.00</b>
<b>16.00</b>	<b>LANDSCAPING</b>		
16.00	Decking, landscaping & pergola		
<b>LANDSCAPING BUDGET FIGURE</b>		<b>£</b>	<b>8,500.00</b>
<b>17.00</b>	<b>EXTERNAL CLADDING</b>		
17.00	Priced for Composite/Cedar Wood PLUS £10K		
<b>EXTERNAL CLADDING BUDGET FIGURE</b>		<b>£</b>	<b>20,000.00</b>
<b>18.00</b>	<b>EXTERNAL SERVING HATCH</b>		
18.00	Secure serving hatch		
<b>EXTERNAL SERVING HATCH BUDGET FIGURE</b>		<b>£</b>	<b>2,000.00</b>
<b>19.00</b>	<b>Clubhouse Furniture</b>	<b>£</b>	<b>10,472.27</b>
<b>20.00</b>	<b>Outdoor Furniture BUDGET FIGURE</b>	<b>£</b>	<b>1,800.00</b>
<b>21.00</b>	<b>Heating and Ventilation PC Sum</b>	<b>£</b>	<b>15,000.00</b>

No.12



# Furniture

TVH CLUBHOUSE PRESENTATION

# Costs

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**Mobili Office Ltd****Quotation Number :** 106812**Quotation Date :** 04/05/2021**Quotation**

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**BUDGET  
FIGURES  
FURNITURE**

	Qty	Product Code	Product Description	Unit Price	Disc Rate (%)	Disc Unit Price	Net Total
	5		JFN-MS0-800 PYRAMID STEEL 800 SQUARE TABLE 730 H	417.00	62.50	156.38	781.88
	2	_JGN-MR1-808/A	^PYRAMID STEEL RECTANGULAR TABLE 1800 X 800 X 1100H/BAND A	729.00	62.50	273.38	546.75
	12	_QC10001	CHIT CHAT 750H BARSTOOL BLACK SLED/ASH SEAT	291.00	62.50	109.13	1,309.50
	9	_QD20000/GY	ORB SLED BASE CHAIR; BLACK BASE/GREY SHELL	242.00	62.50	90.75	816.75
	9	_QD50000/GY	ORB 4 WOOD LEG CHAIR; BEECH BASE/GREY SHELL	293.00	62.50	109.88	988.88
	4	_TP10040	PAPA SGL ARMCHAIR BAND M & SMARTIE BUTTONS/ASH LEGS	1133.00	62.50	424.88	1,699.50

BUDGET  
FIGURES  
FURNITURE

	Qty	Product Code	Product Description	Unit Price	Disc Rate (%)	Disc Unit Price	Net Total
	2	_TF11000/B	BUTTON PLAIN CU STOOL ON GLIDES 450 X 450 X 450H / BAND B	305.00	62.50	114.38	228.75
	2	_FKCS66/A	^FLICK SQUARE COFFEE TABLE 600 X 600 BAND A	171.00	62.50	64.13	128.25
	1	_MOQD07/A	Storage Double Door Storage Unit W=1000 D=500 H=730	428.00	62.50	160.50	160.50
	1	_MOQWS	Storage Internals - Wooden Shelf For 1000W Storage Unit W=ZZ	42.00	62.50	15.75	15.75
	1		EXTERNAL BENCHES AND TABLES NOT AVAILABLE FROM MOBILI SORRY	0.00	0.00	0.00	0.00
	30	TB10006/GY	ELBA SLED BASE CHAIR / BLACK FRAME / GREY SHELL	161.00	62.50	60.38	1,811.25

BUDGET  
FIGURES  
FURNITURE

	Qty	Product Code	Product Description	Unit Price	Disc Rate (%)	Disc Unit Price	Net Total
	5	_MOQD20/A	Storage Double Door Storage Unit W=1000 D=500 H=2000	781.00	62.50	292.88	1,464.38
	20	_MOQWS	Storage Internals - Wooden Shelf For 1000W Storage Unit W=ZZ	42.00	62.50	15.75	315.00
	1	_MOQD07/A	Storage Double Door Storage Unit W=1000 D=500 H=730	428.00	62.50	160.50	160.50
	1	_MOQWS	Storage Internals - Wooden Shelf For 1000W Storage Unit W=ZZ	42.00	62.50	15.75	15.75
	1		MOA4BCS SET OF 4 CASTORS FOR ABOVE	77.00	62.50	28.88	28.88
Net Amount							10472.27
Order Total							12566.72

Initial Concept Sketch



THANK  
YOU