

Flushing Sailing Club has a long history of providing exhilarating and competitive racing for yachts in and around the Carrick Roads as well as coastal and offshore events. The Clubhouse sits in a prominent position on an historic quay at the southern end of the village, which acts as a gateway into Flushing from the water.

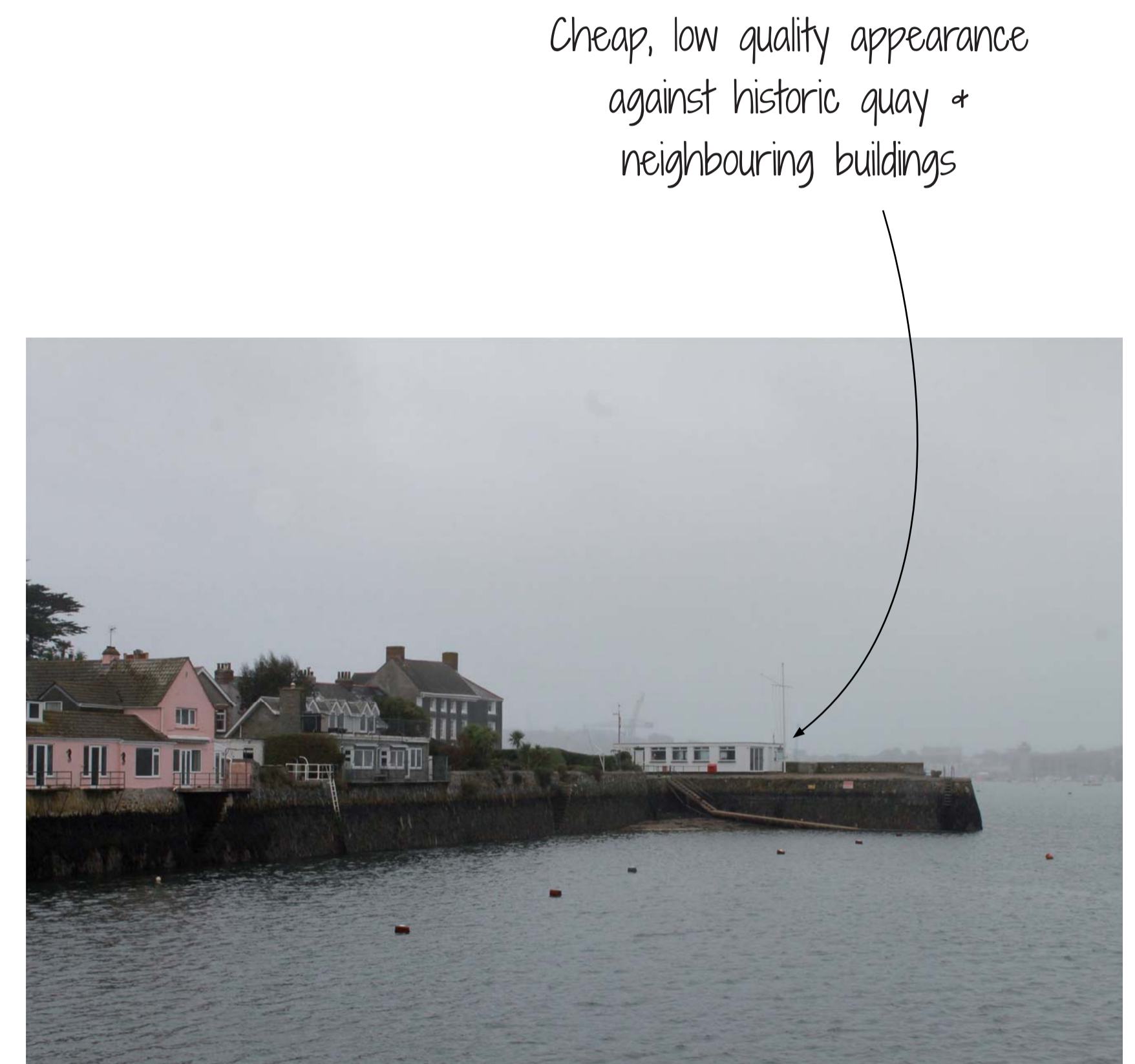


Clubhouse being built c. 1960's



The current Clubhouse is a simple late twentieth century structure that has been maintained on an adhoc basis. Because of its low grade structure, lack of insulation and inadequate disabled access and facilities, redevelopment, rather than refurbishment, is necessary to best support the Sailing Club's current and future needs.

CAD Architects were appointed by the Sailing Club committee in 2015 to design a new clubhouse.

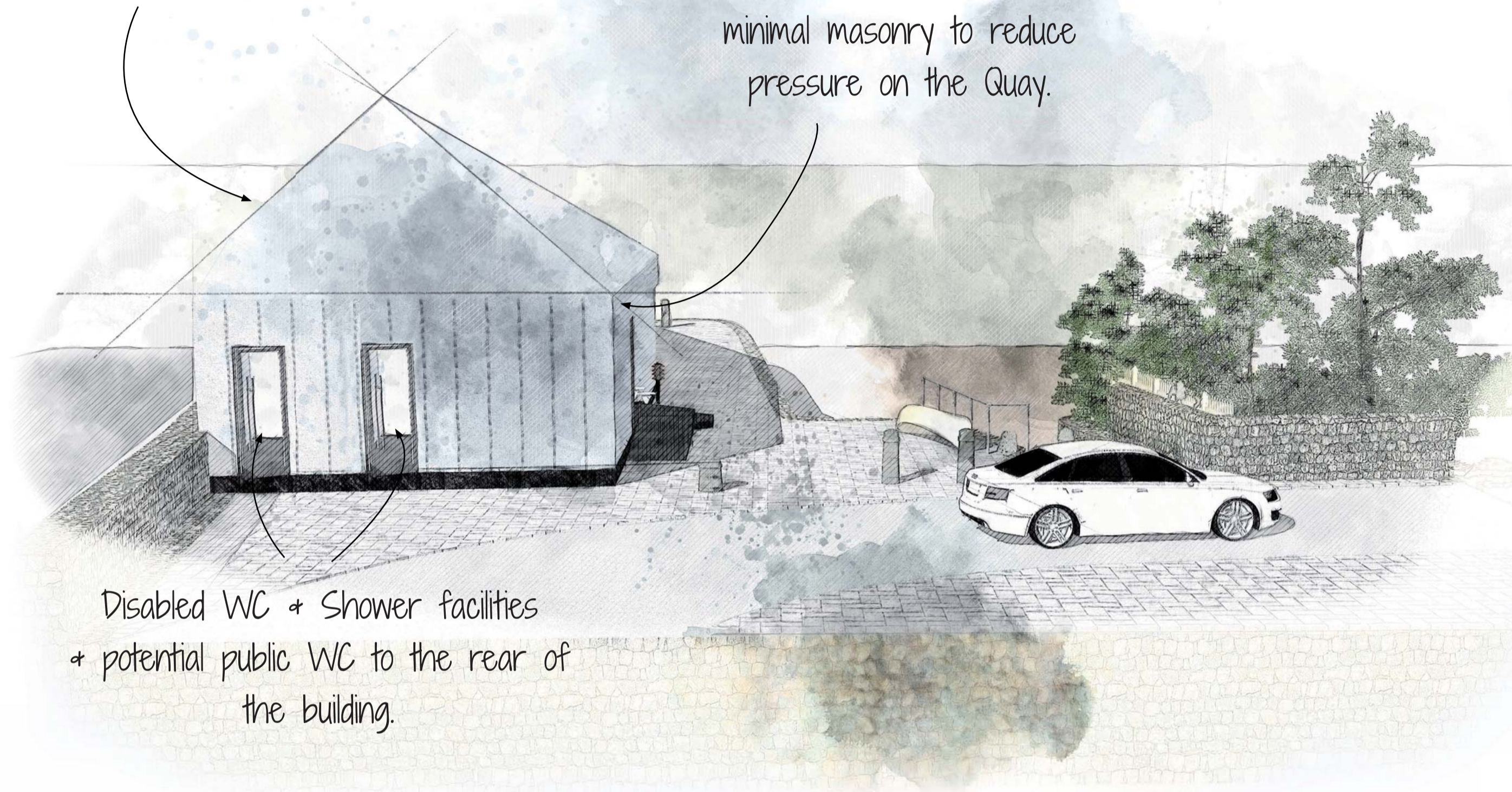


## ANALYSIS

Flushing Sailing Club, Flushing, Cornwall.  
Ref: 2147. Analysis • Date: January 2018

Colours and finishes taken from local palette

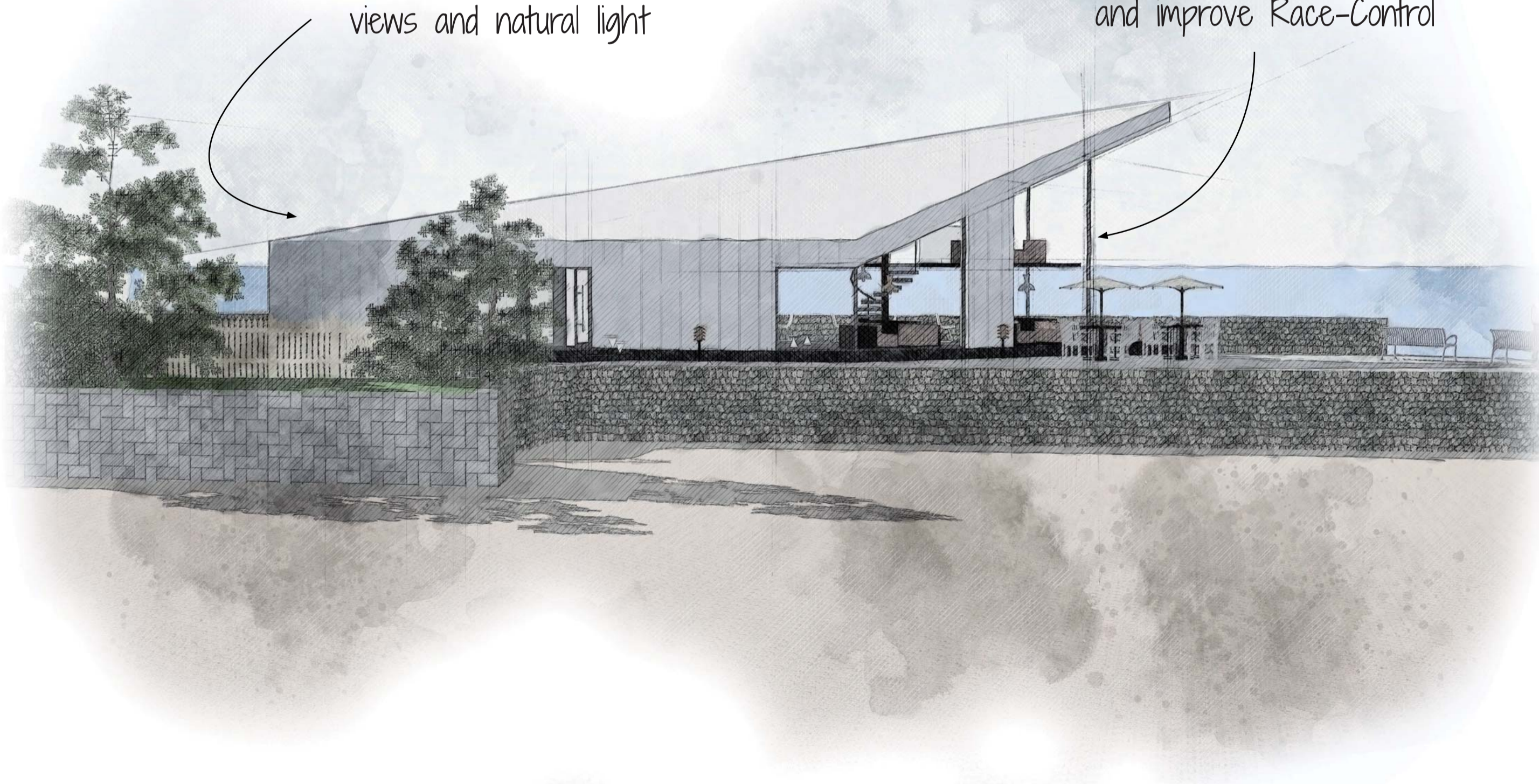
Lightweight external materials: Zinc + Structural Glass cladding on both roof and walls with minimal masonry to reduce pressure on the Quay.



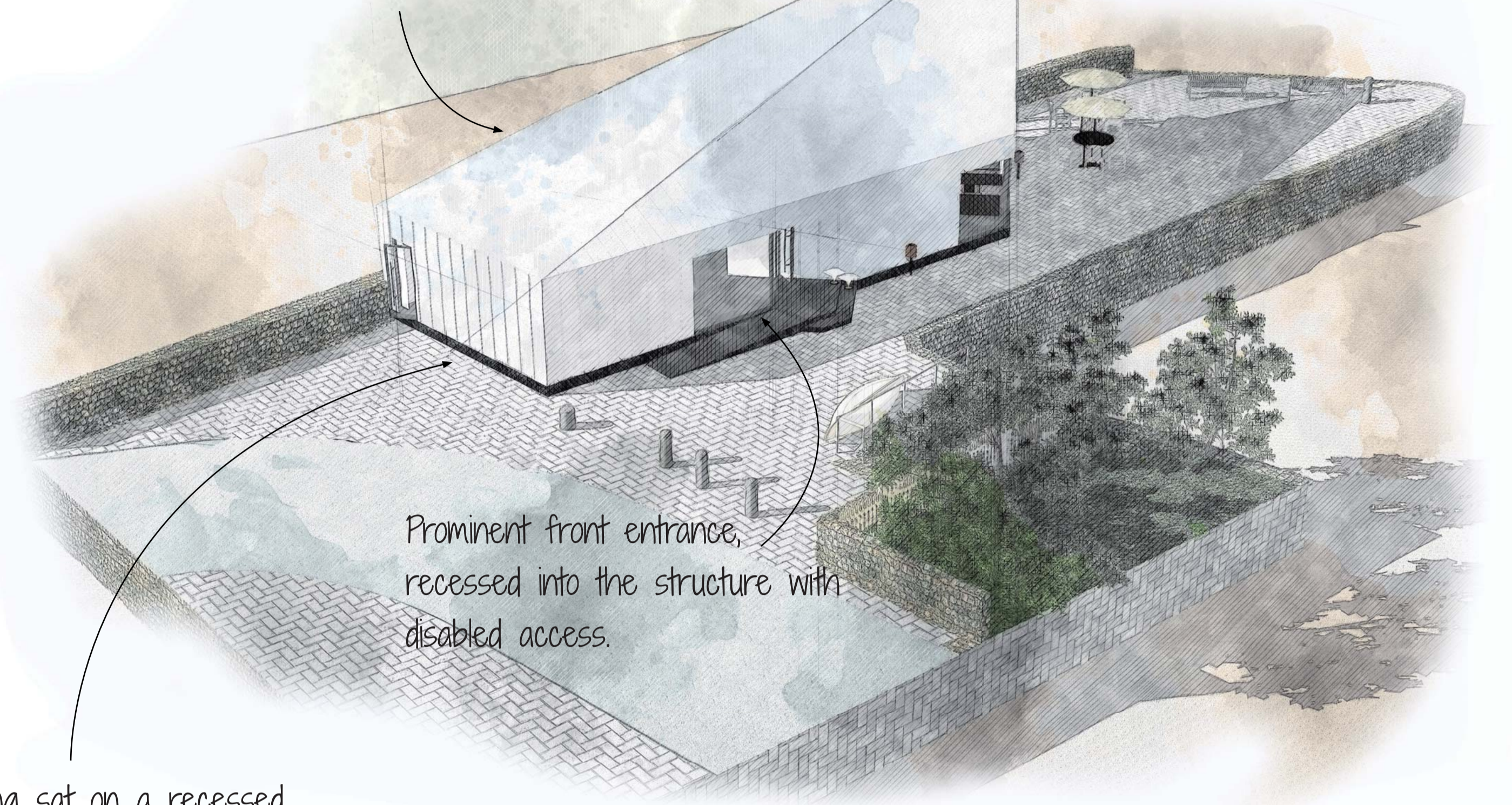
Disabled WC + Shower facilities + potential public WC to the rear of the building.

Kitchen and stores located to the rear of the building to provide lounge and bar areas with optimum views and natural light

Fully glazed walls to maximise views and improve Race-Control



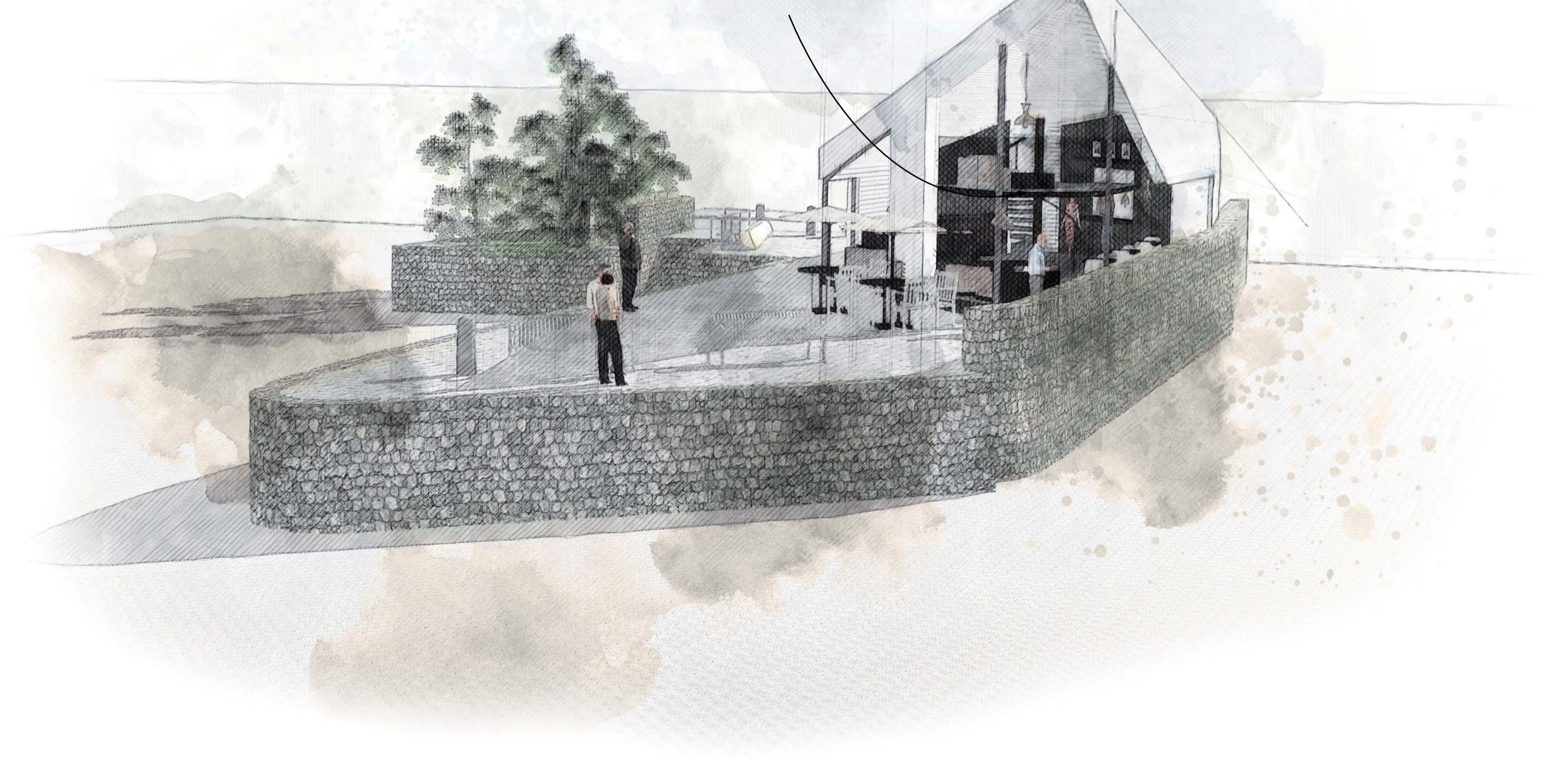
Sculptural form responding to shape of Quay and giving a unique view from all approaches.



Prominent front entrance, recessed into the structure with disabled access.

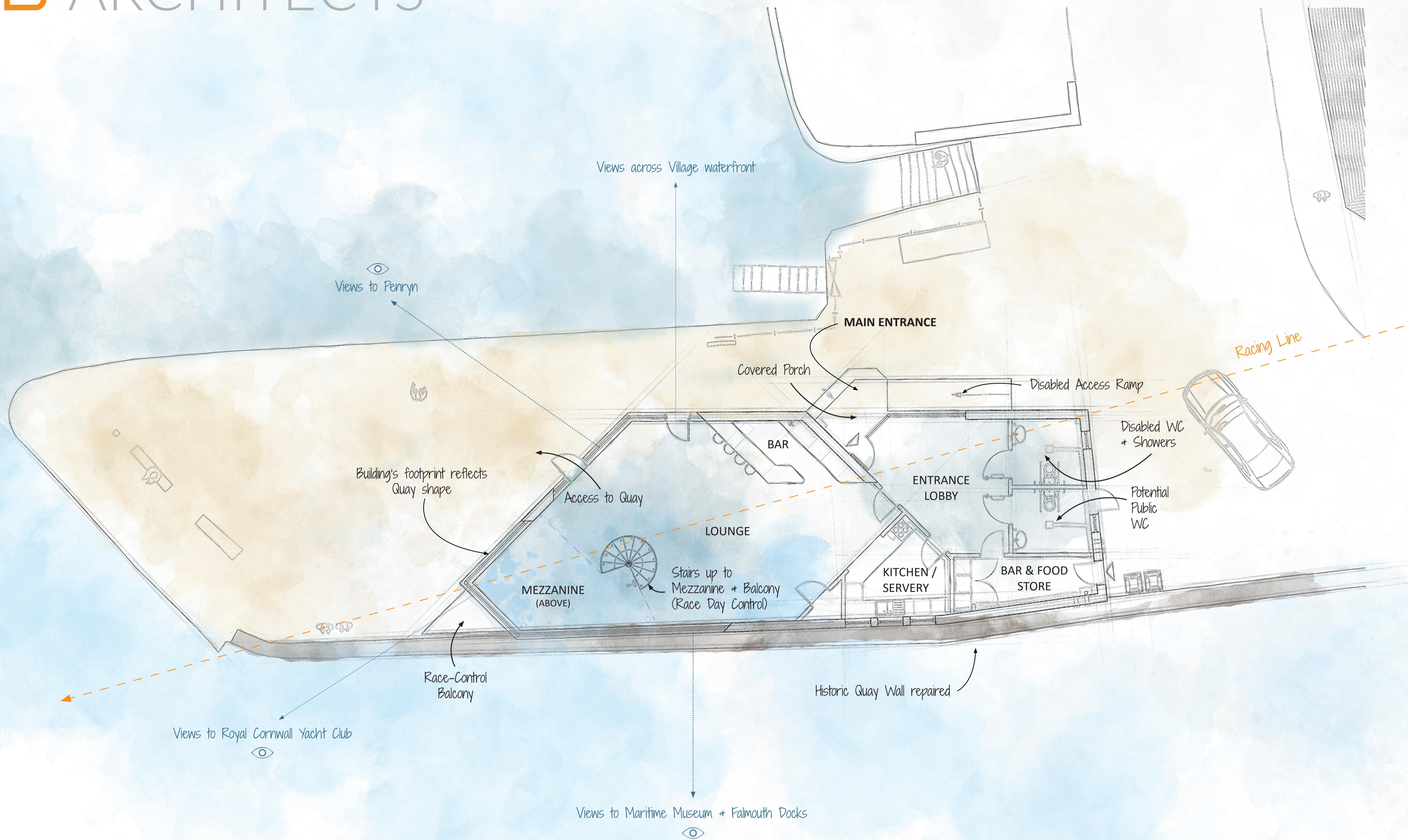
Building sat on a recessed 'plinth' to give floating appearance

Balcony for Race-Control, to maximise views and increase space on ground floor for spectators



## CONCEPT

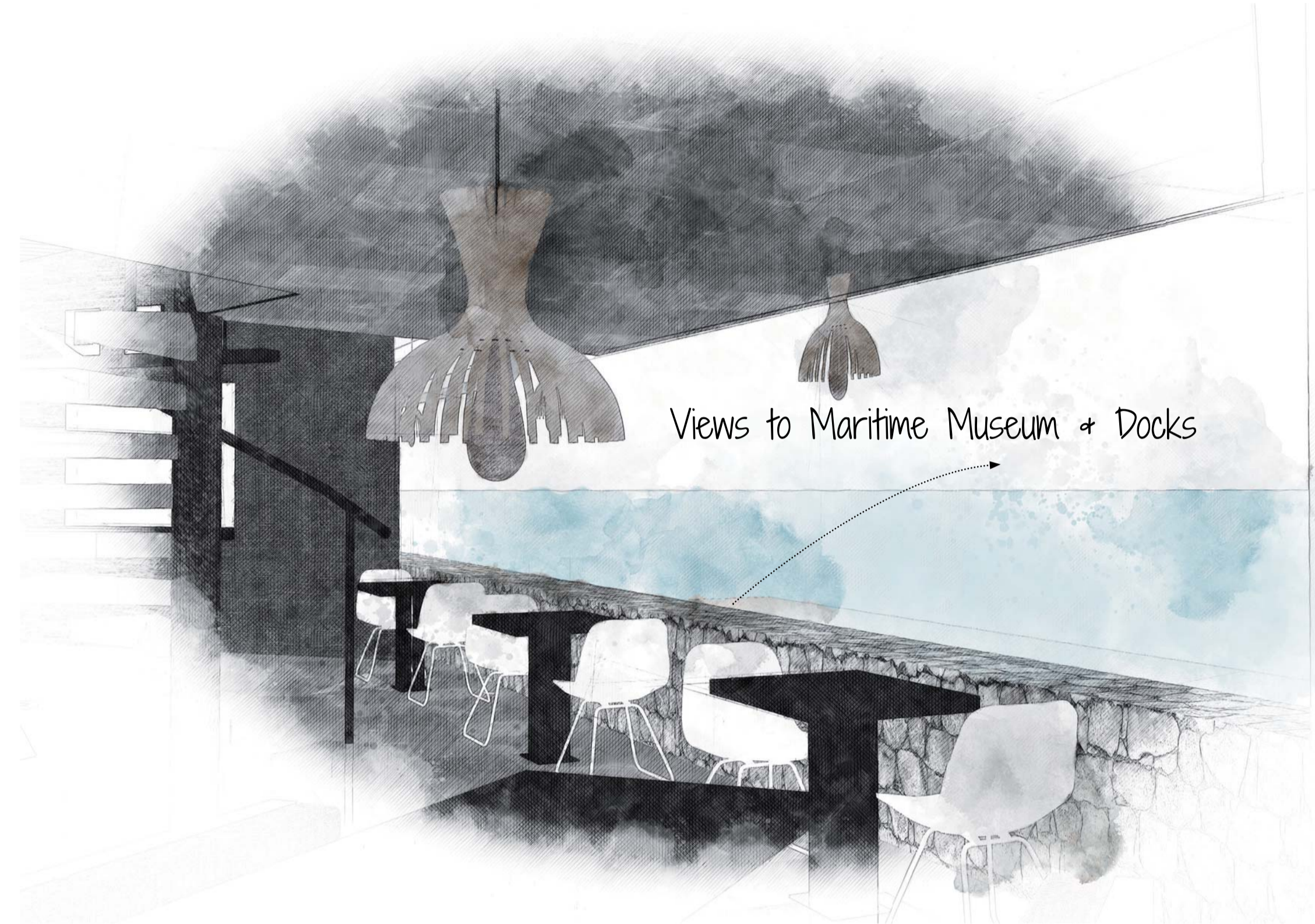
Flushing Sailing Club, Flushing, Cornwall.  
Ref: 2147. Concept Sketches • Date: January 2018



## FLOOR PLAN

Flushing Sailing Club, Flushing, Cornwall.  
Ref: 2147. Floorplan • Date: January 2018

The purpose of rebuilding the clubhouse is not only to improve its external appearance, but also make it fit for purpose again, making it functional and enjoyable to be in for members of the sailing club and members of the public alike.

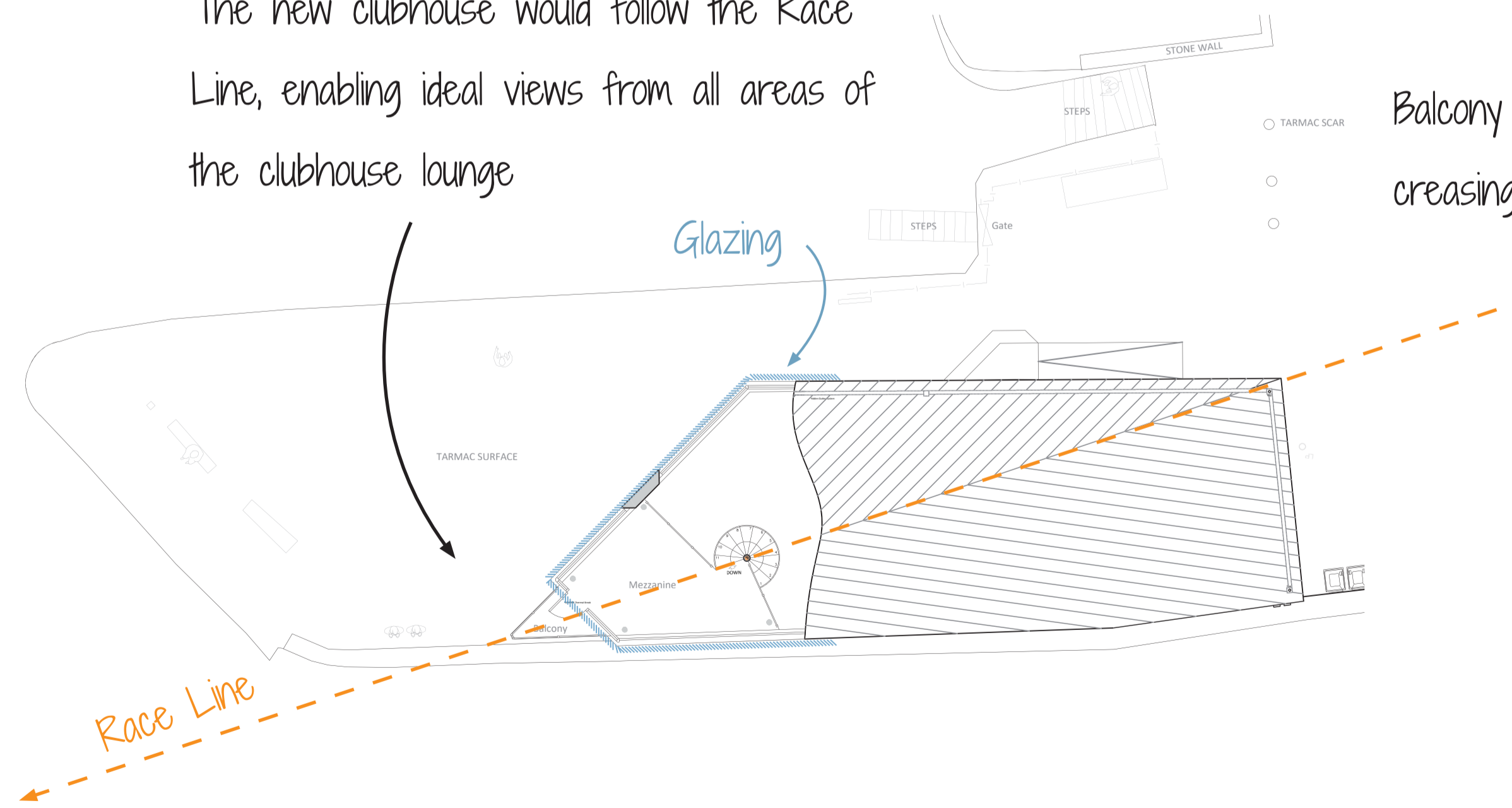


The current and future needs of the Sailing Club are at the heart of our design. The proposals incorporate inclusive access points and facilities to ensure the enhanced interior can be enjoyed equally by all members and visitors. A light and bright lounge area is the natural focus of the clubhouse, complete with stunning outward views from all sides of the building. Improved kitchen and bar areas aid the members within them whilst enhancing the experience of those being served. Raising the dedicated Race Control Area to a mezzanine floor and flag-balcony, maximising the functional space of the lounge whilst improving the operation of the clubhouse during sailing events.



Large, open, bright lounge area with bar

The new clubhouse would follow the Race Line, enabling ideal views from all areas of the clubhouse lounge



Direct access to Quay from lounge and bar area

Balcony area open and visible, increasing sense of space

Race-Control



## INFO SHEET

Flushing Sailing Club, Falmouth, Cornwall.  
Ref: 2147. Info Sheet A1 • Date: January 2018 • Author: BT



Our starting point for the design of the new clubhouse was the needs of the Sailing Club itself. By gaining an understanding of how the club operates throughout the year and during race events and learning of the club's objectives for the future, we were able to determine all of the features and spaces a replacement building would need to incorporate in order to justify its position on the prominent historic quay.

Working closely with our in-house Heritage Consultants, CAD Heritage, we have developed a striking, contemporary design which responds positively to its historic context whilst improving the functionality of the club.

The footprint of the building reflects the shape of the quay on which it sits whilst creating new and improved views across the water in all directions.

The building's raking sculptural form, with roof-line reflecting the race line across the water, avoids imitation of the traditional buildings along Flushing's waterfront whilst providing the height needed for a raised, modestly sized Race Control area.

Constructing the building on a recessed plinth and inside of the quay's southern wall helps ensure this modern intervention is a respectful, not dominant one.

## SITE PLAN

Flushing Sailing Club, Falmouth, Cornwall.

Ref: 2147. Site Plan • Date: January 2018 • Author: BT



Flushing Sailing Club

View from Dunstanville Terrace, Falmouth



View from Fish Quay