

Design updates since 23rd March 2021: Toddbrook Sailing Club

This panel provides an update on what we've been working on regarding the sailing club and beach area since we shared our chosen spillway design.

Sailing club and beach area

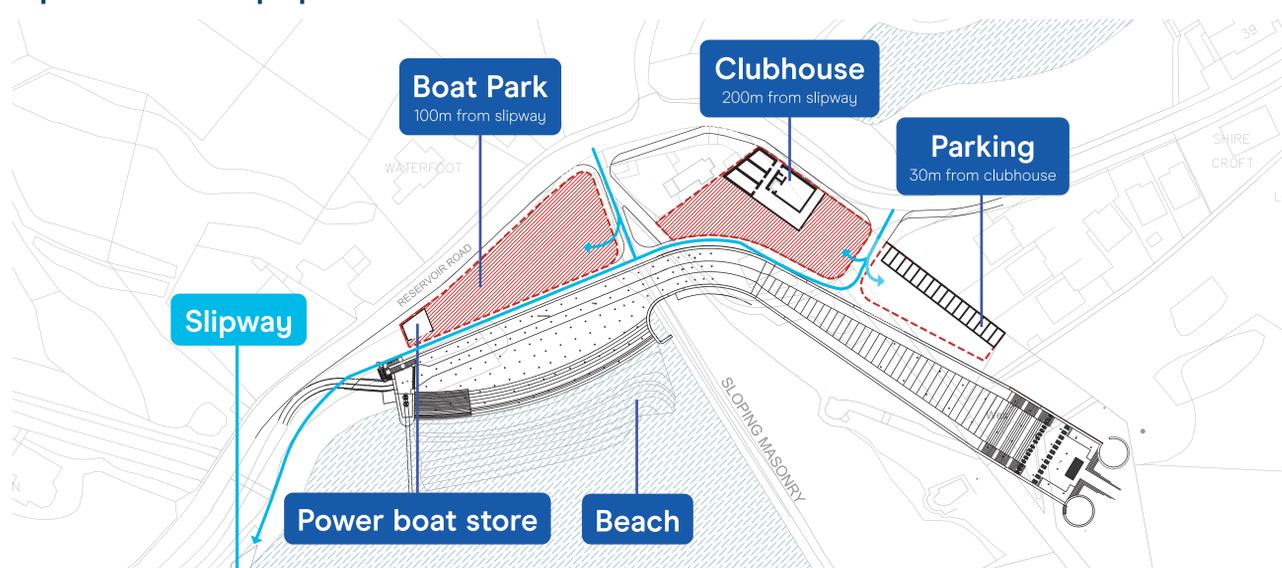
The decision to develop a spillway off the left (north) side of the dam requires relocating some of the existing sailing club facilities. We are committed to re-providing these and we are continuing to engage with Toddbrook Sailing Club about options for relocating the clubhouse and boat slipway so we can construct the new spillway. We are grateful for their engagement with us. Through our discussions, the sailing club have helped us understand their requirements and in relocating the club buildings, we hope to be able to improve on some of their current limitations as set out below.

Our architects have used this information to review two options for relocating the sailing club facilities, these are shown on the plans below. The plans also show how as part of the project we are planning to recreate a 'beach' area close to the new weir so that members of the public can enjoy being by water when reservoir levels are low. We will be working with the club and other key stakeholders to select a preferred location for facilities and then develop a detailed design to ensure the new facilities allow the continued use of the reservoir once the project is complete.

Current sailing club limitations

- Lack of water view creates safeguarding issue
- Distance from clubhouse to water
- Size of clubhouse
- Size of changing rooms
- Foul and wastewater
- Location of powerboat storage
- Lack of repair garage
- Size of boat park
- Site gradient
- Accessibility

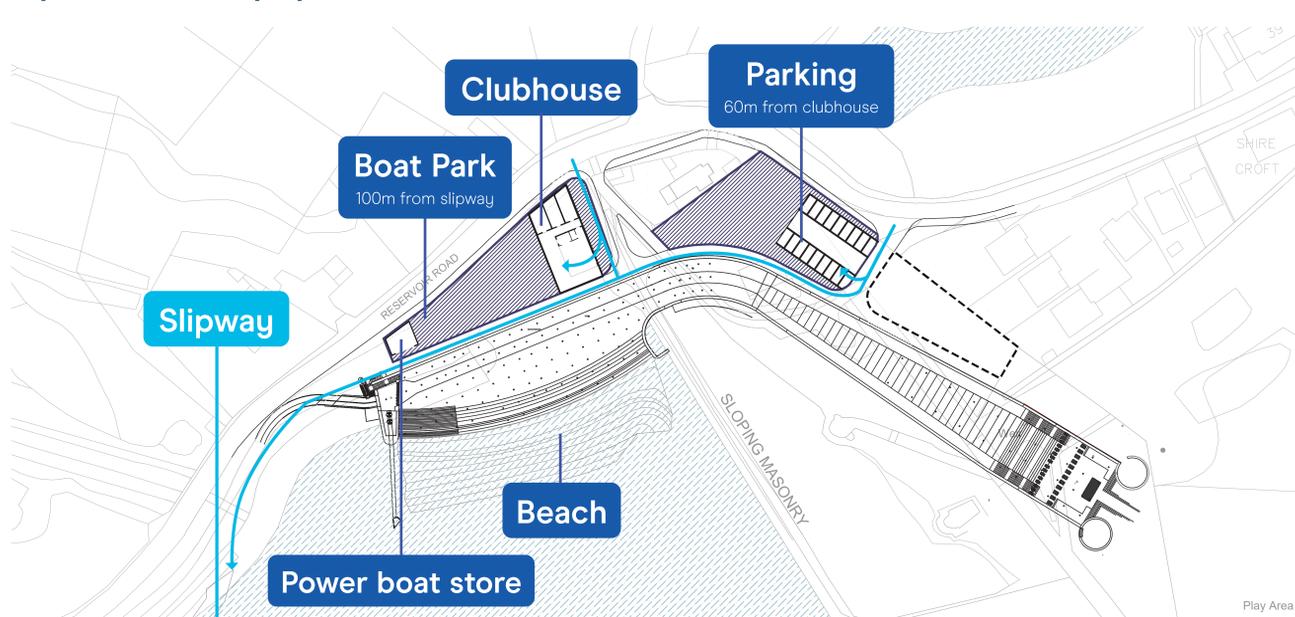
Option A concept plan



Within this option, the clubhouse is rotated 90 degrees and re-located within the existing site, utilising space created by the infilled by-wash channel. Parking is retained in its existing location, with slightly reduced capacity due to the new spillway.

In order to mitigate current health and safety and accessibility issues, a new boat park is introduced behind the new spillway, reducing the distance for boat movement and increasing the club's capacity.

Option B concept plan



Within this option, the clubhouse is relocated to the rear of the new spillway, providing a potential view from the clubhouse to the water (subject to sufficient fill being available).

This option addresses and improves the health and safety and accessibility issues of the current facilities, by providing a flat / gently sloping site in closer proximity to the new launch area.