



**NORTH DORSET
RUGBY FOOTBALL CLUB**

**Clubhouse Development
Presentation**



Where are we?



Mainline Train-
Exeter to London

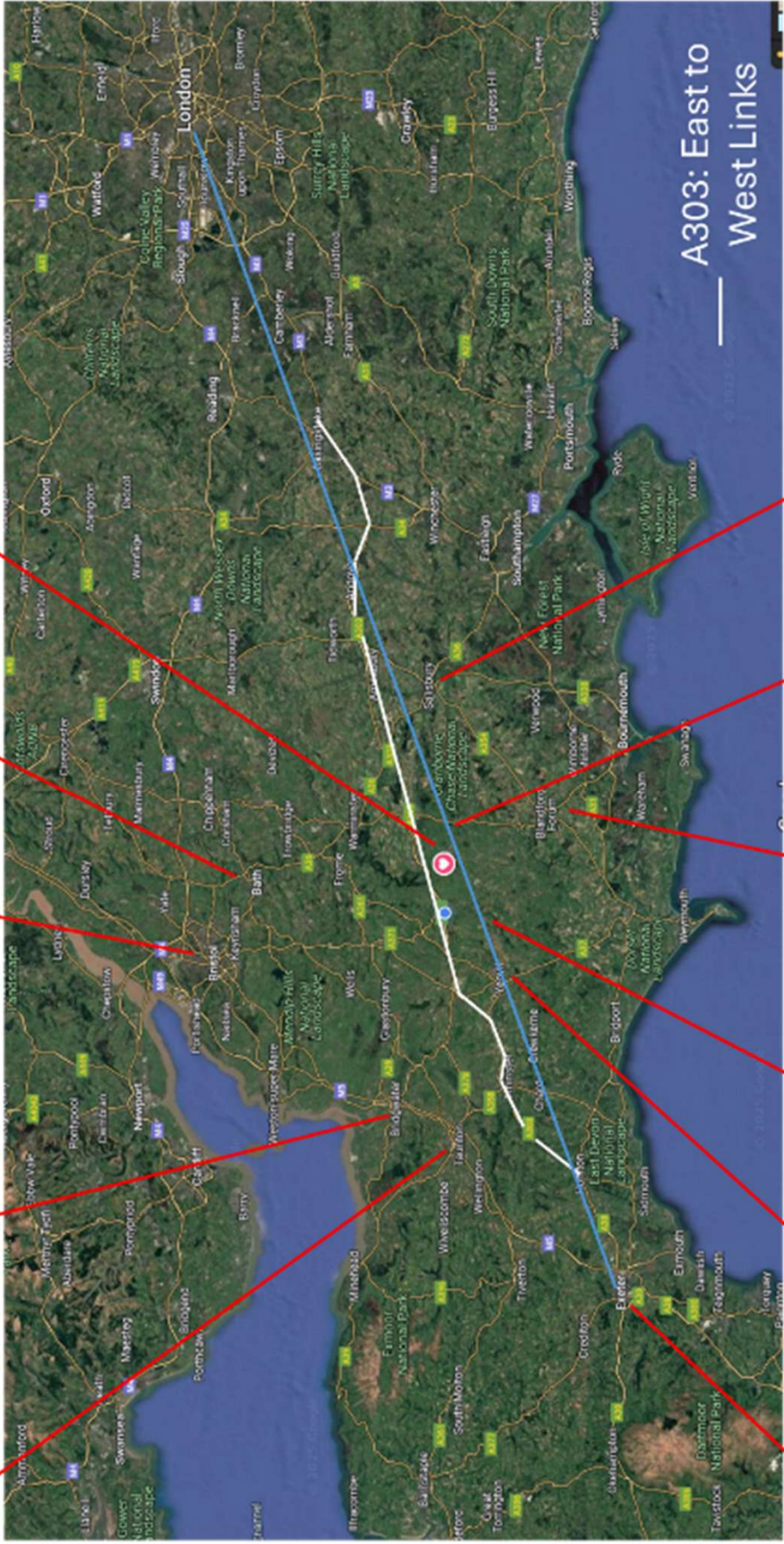
Taunton

Bridgwater

Bristol

Bath

Gillingham



Exeter

Yeovil

Sherborne

Blandford

Shaftesbury

Salisbury

THE CENTRE OF RUGBY IN DORSET & WILTSHIRE



Who Are we?

- We are a voluntary self-financing community club providing rugby for all.
- A true Amateur club that does not pay the players and is run by volunteers.
- We were formed in 1951 in Gillingham, Dorset, with a rented playing field on the outskirts.
- Having purchased ground in 1988 we have obtained long leases on further ground
- We erected a clubhouse on purchased ground having obtained a wooden boathouse from Poole.
- We carried out changing room extensions in extensions in 2004 and built an additional new garage and maintenance shed in 2023.
- We now manage a total of 6 pitches, covering 20.8 acres
- We also have parking for over 500 cars.





Our numbers!

- We have 19 teams covering U6 to Veteran Players (Over 40s) (including boys, girls, ladies, minis, youth, colts and seniors)
- Approaching 1000 members
- 236 volunteers covering some 27,000 hours of duties from ground and building maintenance to qualified coaching, first aid, catering and bar duties.
- We regularly see three/four generations from the same family involved in the club.
- A true family orientated club





Membership breakdown

	Combined	Male	Female
Hon Life Presidents	13		
Vice Presidents	138		
Club Members	276		
Senior Players (Male)	87	57	30
Colts (U18)	42	25	17
Youth (U12-U16)	149	110	39
Minis (U6-U11)	224	191	33
Totals	929	283	119

As of May 2025





Main Aims/Focus

Why do we need new facilities:

- The current clubhouse is over 30 years old, and whilst well loved it is not ideal for the current usage/criteria.
- It now has increasing maintenance costs to keep it functioning to an acceptable standard and ultimately is beyond its shelf life.
- Every weekend we currently accommodate 400 – 800 people playing, watching and supporting the game we love
- With the planned or current housing increase in the area of 1557 homes being built in/around the town this should increase further.
- Changing Rooms are an issue as the limited numbers (and design) restrict the usage at the weekend.
- Our current 6 changing rooms can only support 3 matches (6 teams)-With a playing capacity of 12 teams (6 matches)
- The clubhouse can only seat 60-80 people comfortably at present
- With the game only increasing in popularity (especially girls and ladies) we need to improve to keep up with the demands.





Main Aims/Focus

Internal:

To provide improved up to date facilities for:

- All level of players (irrespective of age, sex or background)
- All Supporters (Own and visitors)
- All Members (Minis to VPs)

External:

- To provide facilities for the community and schools.
- To be the centre of North Dorset Community Rugby, providing and supporting the areas sporting and social activities.
- Providing facilities for county events and supporting the Dorset and Wiltshire RFU

RUGBY FOR ALL





**Put Together to
Celebrate a key event
in the Club's History**

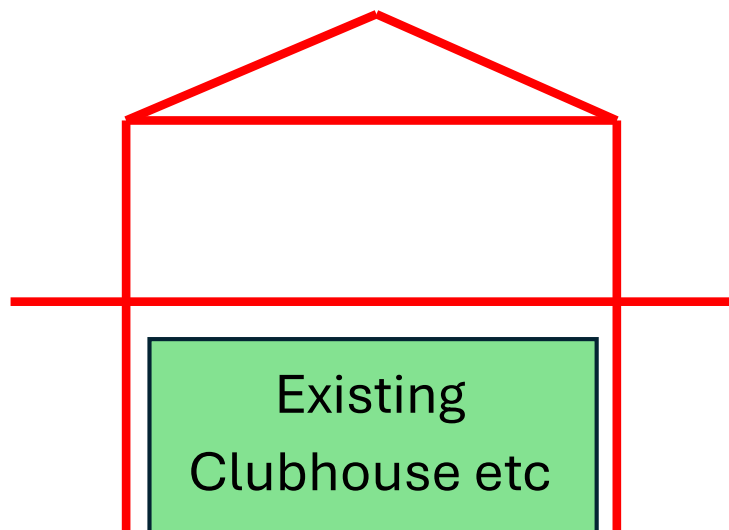


Basic Designs/Concepts

Expansion Concepts



An extension alongside and up and over the existing clubhouse





Basic Designs/Concepts

Initial Designs

- Serving/Bar
(Pitch Side)
- Gym
- Meeting
Room
- Public
Toilets
- Medic/
Physio
- Officials
Changing
Rooms
- Players
Changing
Rooms
- Plant/
Storage



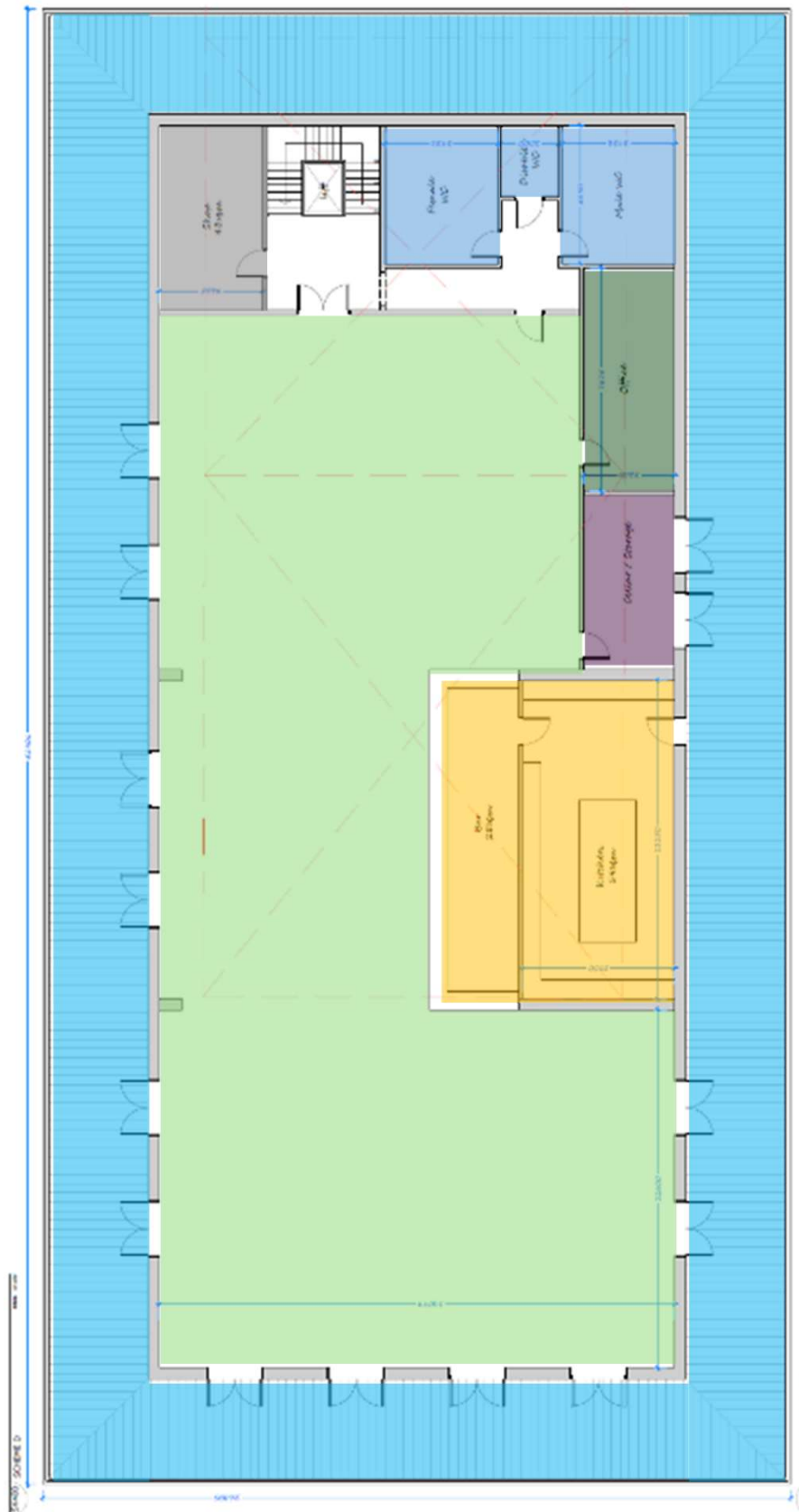
Initial Design Drawings: Ground Floor



Basic Designs/Concepts

Initial Designs

- Club Room/
Bar
- Gym
- Shop
- Public
Toilets
- Office
- Balcony
- Plant/
Storage
- Kitchen/
Bar



Initial Design Drawings: Ground Floor



What will we get?

Ground Floor

- 8 Changing Rooms, with separate showers, toilets and hand basins.
- 2 Officials changing Rooms, with Showers, toilet and hand basin
- A purpose-built Medic/Physio Room
- A Club Room (Training Room)
- A Gym/Physical Training Area
- 2 sets of toilets (Male, Female and Disabled)-Accessible from pitch side
- Servery/Bar for match days/events.
- Rugby Equipment Store.
- Lift and Stairs to the 1st Floor.



What will we get?

1st Floor

- Lift and Stairs from the ground floor
- A large club lounge, with a sliding walls to create smaller spaces if required.
- A general area-bar
- A 3-sided bar
- A Rugby Kit Shop
- Modern kitchen facilities
- Equipment Store
- A club office
- A covered 4-sided wrap around veranda overlooking pitches.
- Over 800m² of floor space (current club house-225m²)



Basic Designs/Concepts

The Basic Design Philosophy/Build Sequence

- **A Small extension to the end of the building. (New Changing Rooms)**
- **Full first floor extension to give a new clubhouse/function room area. (Whilst using the current clubhouse and changing rooms)**

- **Once the new changing rooms are in place, convert the existing changing room block into improved changing rooms.**

- **Once the clubhouse section is complete, demolish the existing clubhouse below it, and refit into new RFU/Sport England approved changing facilities**

- **New Car Park/Entrance to the club**

The project will be in four key stages noted above



Costings

- We have carried out costing analysis which shows that the current forecast is between £2.5 and £3m
 - This would be split between the years/phases, giving approximately £500k per year if we achieve the aim of a five-year plan.
- We have started to put aside funds internally already to facilitate the design and planning portion of the development.



The Dream/Goal

Something Similar to this





The Dream/Goal

How might it look?



Thank your listening

We look forward to the journey with you.





Funding

Sport and Commercial

**To Support our dream, please email
Steve Keates**

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