

<b>The Boathouse Bistro WD/2025/1539/MAJ - Comparative Schedule</b>			
	<b>Former/existing facilities</b>	<b>Proposed facilities</b>	<b>Notes</b>
<b>Hospitality</b>			
<b>Club Room &amp; Bar</b>	Open plan first floor member's Club Room of approx 180m <sup>2</sup> including a lounge and accommodating over 100 people. Windows and balcony extending along the full 20m frontage and wrapping around the eastern & western sides to afford extensive views over the water, and boating activity, in all weathers. Used by sailors, rowers, fly fishers, Mariners of Bewl (able-bodied & disabled sailors), canoeists, windsurfers, of all ages and abilities. Wardrobe and trophy cupboard	Water Sports Flexible Space (Meeting and Briefings) of approx 23m <sup>2</sup> , at back of building on ground floor, no windows - will accommodate about 15 people	The original Club Room was used as a social hub and for meetings, training, national competitions, regattas, prizegiving ceremonies, eating meals and shelter. It was beneficial for the health and wellbeing of water users and essential for attracting new members to water sports clubs. Water users could not use it when it became a restaurant. Currently they do not have a contractual right of use. For the fees that the clubs/members pay to the Applicant, they should have good facilities and a large, free club room. No other suitably located space on site  <b>The Club Room has been reduced from 180m<sup>2</sup> to 23m<sup>2</sup>. The Club Room was popular, with wonderful views from the windows. The proposal is for a small windowless bunker at the back. The numbers who can use the facility falls from about 100 people to about 15 people.</b>
<b>Galley (Kitchen)</b>	A large fully-fitted kitchen with storage areas plus lobby on the first floor	None shown on Applicant's Plans	<b>Club catering facilities removed</b> The Galley used to serve early breakfasts for fly fishers, hot lunches for large numbers of water users, and catered for regattas, annual dinners and large meetings. Required to attract and retain members of water sports clubs
<b>Bar Servery</b>	A fully-fitted bar with separate utility room on the first floor	None shown on Applicant's Plans	<b>Bar and lounge removed</b>
<b>Café</b>	Catering previously provided in Club room, Galley and Bar Servery, see above	The Plan states 'Water Sports Café/Shop' and 'team/group meeting space for all water sports'. Terrace	<b>Club café converted to public café</b> The Proposed Ground Floor Plan misleadingly states 'Water Sports Café/Shop' and 'space for all water sports'. <b>The Applicant's agent advises that the public will also have access to the café. Therefore it is not suitable for private meetings, and might be fully occupied.</b>

<b>Club Facilities</b>			
<b>Meeting space</b>	Second meeting space of approx. 18m <sup>2</sup> at centre front of building, shown as Office/Kitchen on Existing Ground Floor Plan	Single room of approx 26m <sup>2</sup> at back of building - see entry for Club Room	<b>Second meeting room removed</b> The kitchen was removed to provide a small meeting room, in addition to the large Club Room.
<b>Changing rooms</b>	Separate men's and women's changing areas totalling approx. 112m <sup>2</sup> with wet and dry areas, benches and racking, toilets and showers for water users	Separate men's and women's changing rooms of approx. 80m <sup>2</sup> labelled Water Sports Showers, Wet Room and Change	<b>Too small for large groups.</b> Proposed changing rooms misleadingly labelled <b>Water Sports Showers, Wet Room and Change</b> but will include WCs, and be shared with campers and public. <b>They do not allow for safeguarding of young people and vulnerable adults, preventing clubs from attracting new members in these groups. Not based on best practice.</b> <b>No safeguarding &amp; insufficient space so many events not possible</b>
<b>Accessible WC</b>	Large WC with a wide door for wheelchair access, marked Store and Clean on Applicant's Existing Ground Floor Plan	A DDA WC shared with staff	The current accessible WC has space to manoeuvre a wheelchair, allowing disabled users to change their clothes. Proposed shared DDA Staff WC is unsuitable for this and not based on best practice. <b>Wheelchair users' changing space to be removed so not able to conduct many events</b>
<b>Other</b>			
<b>Offices</b>	Three rooms totalling approx 20m <sup>2</sup> at the western end of the building as shown on the Applicant's Existing Ground Floor Plan, plus room labelled Shop	None provided	<b>Offices removed</b>
<b>Storage areas &amp; corridor</b>	Storage in building adjoining western end of Clubhouse plus several large storage areas on both floors, including space incorrectly marked DDA WC to right of stairs. Corridor with noticeboards	No storage areas provided. Corridor with noticeboards	<b>Storage space removed</b>
<b>First Aid room</b>	Approx 7.5m <sup>2</sup>	None provided	<b>Waterside First Aid Room removed</b>

<b>Reception</b>	Lobby and reception office of approx 10m <sup>2</sup> as shown on the Existing Ground Floor Plan	None provided	<b>Lobby and Reception area removed</b> Planning Statement says 'A reception area would be provided'
<b>Fishing Facility</b>	The original Fishing Lodge was in a separate building, now demolished to build holiday accommodation	None provided. The fishing facility will become Apt 4.	<b>Fishing Facility removed</b> Currently in building labelled Shop on Existing Ground Floor Plan. Used for administration and sale of fishing tackle. Partitioned-off area used by paddle board franchisee
<b>Outdoor space</b>	Large areas around Clubhouse for manoeuvring boats, with outdoor tap for cleaning boats, picnic areas, etc.	Space reduced by addition of café, ramp, decking and steps in front of appartments	<b>Slipways likely to be obstructed</b> Dedicated parking spaces for residents are some way away, so residents are likely to park on slipways.