

EASTBOURNE BOROUGH COUNCIL ICONIC BEACH HUTS DESIGN COMPETITION BRIEF

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Introduction

Eastbourne Borough Council (EBC) are inviting submissions to their competition to find iconic designs for bespoke beach huts which will build on the town’s quality visitor offer and enhance its reputation as a town embracing culture and design, supplying the best in leisure, cultural and community facilities and providing a diverse and contemporary tourism offer.

The judging panel will include groundbreaking sculptor [Alex Chinneck](#), referred to as “a master of architectural illusion” by The Guardian.

The outcome from the competition will be to build up to four bespoke designed iconic huts which will be sited at key locations in Devonshire ward, to the east of the pier, forming part of the bicycle route of the Coastal Culture Trail linking three award winning galleries: Towner Art Gallery in Eastbourne, De La Warr Pavilion in Bexhill and Jerwood Gallery in Hastings. The beach huts will be key landmarks along the seafront, harnessing the resurgence of interest in coastal communities, attracting new visitors to Eastbourne and becoming symbols of Eastbourne; matching high quality design, visual flair and function.

The local community are to be involved as much as possible in the competition itself. Therefore, in addition to inviting submissions from practising, registered architects, there is a separate category for community members to work with the project’s consultant architect, and submit designs for a fifth, community arts project hut. This ensures that the local community is fully invested in the scheme in accordance with the findings of an urban design study undertaken in 2013, which resulted in Driving Devonshire Forward (DDF)

Background information

Eastbourne is the largest coastal town in East Sussex. It offers an increasingly attractive and popular environment for people to live and work; high quality facilities, proximity to the South Downs National Park and employment opportunities alongside its more traditional role as a holiday destination for 4.1m day visitors per year and 2.04m staying night trips.

The Housing and Economic Development Partnership (HEDP) is a partnership between Eastbourne Borough Council and Eastbourne Homes Ltd. HEDP’s role is to provide new homes, bring empty homes back into use, neighbourhood regeneration and economic development across the borough, with a focus on Devonshire ward. Devonshire ward lies to the east of the town centre; it includes the seafront from the pier east to Sovereign Leisure Centre. The ward contains all land uses typical of a resort town centre, from shopping and venues for nightlife, large hotels, small hotels and guest houses, family homes and houses in multiple occupation (HMOs). As such it reflects the diversity of Eastbourne and has many of the factors both positive and negative that often characterise town centres of seaside resorts.

Driving Devonshire Forward (DDF)

In 2013 HEDP commissioned an urban design study of the ward to formulate and develop a vision for the social and physical regeneration of the ward. The community were at the heart of this project, which resulted in Driving Devonshire Forward (DDF). The DDF is the community’s strategic vision and plans for the ward, the regeneration ‘branding’ and sets the guiding principles for all projects.

Eastbourne's Seafront

The seafront is a strategic regional attraction, fulfilling its potential through cultural and sporting activity and use by the community as a local amenity. The emerging EBC seafront local plan will shape and define the tourist offer.

The tourist industry is an important part of a diversified economic portfolio. It is important to note one of the most encouraging trends in recent years has been the recovery in the British seaside industry. This has been driven in part by the progress some seaside towns have made in carving out a niche offer, and the success of schemes to promote England as a destination.

Several seaside towns have successfully been re-branded on a coherent cultural programme. The ward's specific context justifies a bespoke approach. New landmarks in key public spaces, for example at key junctions or on the beach, with an extraordinary design brief, can act as catalysts to regenerate a local area.

Beach huts

Eastbourne, like many other coastal towns, provides beach huts as part of its visitor offer. Currently there are 87 huts and 69 brick built chalets at six locations, all west of the pier. There are currently no beach huts east of the pier. However, there are key visitor seafront attractions: Redoubt Museum, Treasure Island, Spray Watersports Centre, Fort Fun and Princes Park. The council are installing 20 traditional huts to the east of Spray Watersports in addition to the 5 iconic huts.

Additional information, locations and maps available on [website](#)

Competition format for architects

The competition has been organised in four phases:

Phase 1

Completion of a registration process and simple Suitability Assessment Questionnaire (SAQ, available as download [here](#)) to be submitted via email to info@thehuts-eastbourne.co.uk Appraisal of the SAQ will be carried out by a subset of the judging panel including representatives from EBC on a pass or fail basis. Only those who pass the SAQ will be eligible to submit design ideas. They will be registered and issued with a reference number. Full **Competition Invitation To Participate** pack available to download from the [resource page](#).

Phase 2

Registered Applicants are invited to email a pdf of their design ideas including indicative costings, for an iconic beach hut **by November 9th 2015** to Martin.TheHuts@eastbourne.gov.uk

- [These initial design submissions will be appraised on a) Adherence to budget (40%) and b) Quality (60%) by a subset of the judging panel including representatives from EBC. A longlist of 12 will be invited to complete the full application process

Phase 3

- [The 12 longlisted entrants will be notified by **November 16th 2015** and will be required to complete the full application process including the Pricing Schedule, Form of Collusive Entry Certificate, Phase 3 Response Form, Formal Proposal and Agreement To The Terms and Conditions of Contract by **14.00 GMT January 15th 2016**

1. Longlisted entrants may be invited to meet with the subset of the judging panel to discuss their proposals further between November 17th and December 15th
2. A shortlist of 8 will be selected

Entries at Phase 3 will be scored by a sub set of the judging panel on:

- [Design response quality 30%
 - o Overall quality of the design approach and the proposal's ability to fulfil the competition's aspirations for innovation and enhancement of the seafront
- [Evidence of adherence to budget 30%
 - o Costings
- [Clear communication of ideas 20%
 - o To explain the impact and utilisation of the proposal
- [Evidence of durability 20%
 - o Suitability of materials

Phase 4

1. The eight shortlisted entrants will be notified by January 25th 2016
2. They will be required to provide a physical scale model (1:25) of their proposals with enough detail (on no more than 2 A1 boards) to fully describe their proposals, character, materials etc. to be exhibited for public consideration on March 9 - 14 2016.
3. The public vote for their preferred four designs will represent 30% of the final voting and will be added as a percentage category to those of the final judging panel. The panel will meet on Tuesday March 15th and the winning designs will be announced at a gala event on Wednesday March 16th

Entries at Phase 4 will be scored on:

- [Aesthetic quality 40%
 - o Response to environment and context
- [Durability and innovation 30%
 - o Evidence of cost in use
 - o Use of materials
 - o Type of construction method
- [Community vote 30%

Post selection, the winning entrants will be required to:

- 1) take their respective scheme to RIBA Stage 3
- 2) submit their proposals for planning permission,
- 3) project manage the construction of their proposal on behalf of the council

ALL costs including the above, are to be included within the overall budget. The programme for the construction phase will be agreed between the winning entrants and EBC once planning has been obtained

Judging Panel

The panel will include:

- [Guest Judge Alex Chinneck
- [Jane Montague, Architect
- [Martin Jones, Senior Programme Manager – Regeneration, HEDP
- [Annie Wills Head of Tourism, Eastbourne Borough Council
- [Cllr Margaret Bannister Driving Devonshire Forward Steering Group representative

Competition Managers

B&R Productions Ltd has been appointed by EBC to manage the competition on their behalf up until the announcement of the winning designs. B&R Productions has appointed Simon Barker of Barker Shorten LLP as Project Architect to work with the

community on developing their ideas. EBC will thereafter contract him to realise the selected scheme for the Community Project Hut.

Design Requirements

This is an exciting opportunity for architects registered with the Architect's Registration Board to submit their designs for construction of iconic beach huts which, when built, will be sited at key locations, to the east of the pier in Eastbourne, creating a vibrant, modern and distinct local character for the ward.

The new huts will become iconic symbols of Eastbourne, matching high quality design, visual flair and function, building a tourist offer of exceptional quality and imagination. Designs which offer unique, contemporary interpretations of the traditional hut are encouraged and entrants are to consider both commercial (concessional) and leisure (traditional) uses.

Submission procedure

1. Registration and SAQ submitted.
2. Registered entrants awarded unique reference number and invited to submit a design proposal and costings on no more than four A4 pages via pdf of max 10MB. Responses at this point should not be site specific as the council will make the ultimate decision as to location. However, suggestions as to how the design might relate to either one of the four sites and to either traditional use or use as a concession are welcome. Once registered, there will be informal opportunities to walk the seafront and visit the proposed locations with members of the community on Sunday September 20th 11.30 -1.00pm and Sunday October 18th 11.30 -1.00pm.
3. Longlisted entrants invited to complete phase three Response Form and submit formal proposals as to how the design criteria are met.
4. Shortlisted entrants to create scale model 1.25
5. Winning entrants will be awarded a design and build contract to take their design through to practical completion. This includes RIBA stage 3 and planning permission.

Budget

Design proposals should take into account a budget of up to **£10,000 per hut** inclusive of all expenses incurred and exclusive of VAT including:

- [All professional fees including cost consultants
- [Design to RIBA stage 3 and planning application submission
- [Building regulations
- [All material costs and construction costs
- [Delivery and installation

- [In the event a proposal is required to be adapted and fitted out for a concession, these additional costs will be met by the concession holder but entrants may wish to indicate appropriate fit out options in their design.

Locations

There will be 4 iconic huts, in 4 separate locations on the seafront east of the pier toward Sovereign leisure centre. See [key locations](#).

The 4 sites identified are the safest locations and have taken into account the risk of storm damage or flooding. Exact and precise locations will be determined by: the emerging Seafront Local Plan, planning, Environment Agency, consultation, and suitability. Designers can choose to submit generic designs or to respond to a specific site.

Bespoke Design

The 4 huts will be unique. Therefore there is no need for a mass production design. Each hut will display a strong aesthetic appeal when used and when closed.

Hut use

Traditionally huts are only used for leisure purposes; eating, changing into swimwear, reading, relaxing. Many seaside towns offer the sale of ice cream, tea etc from small retail concessions on the promenade. Designers should consider that particular location(s) of the 4 are earmarked for a concession to operate. Any concession should complement the local offer, not compete with it. The final locations will determine whether the hut is rented commercially i.e. as a concession or as a traditional hut

Utilities

Each hut must have a utilities offer. In addition to the hut, base and outside area, we want to include as a minimum; connection to mains cold water supply with a tap in each hut, sink, waste and electric supply.

Technical Criteria

We actively encourage ideas that will deliver unique, iconic huts. However there are some details which all designs must adhere to:

- [CDM Regulations 2015
- [Damaged parts must be easily replaced
- [High quality long lasting materials to be used e.g. marine grade materials. A lifespan of 20 years is expected
- [Applied finishes to have a high specification and must be able to be reproduced on site

- [To be designed as maintenance-free as possible and a detailed maintenance schedule set out. Damaged parts must be easily replaced and repaired.
- [Use of materials from sustainable sources, local sources or recycled materials should be considered
- [Internally clad and insulated if required
- [Size – 6 square metres floor space. Height – single storey maximum height of 3.5 metres
- [No accessible void between base and hut
- [Level access/threshold
- [A minimum 1 metre should be allowed around all external walls for maintenance access and recreation area. This may be constructed from decking or other suitable material

Foundations

EBC will provide a level concrete base with suitable drainage, water and electricity connection.

Security

Damage to the huts is a concern, e.g. vandalism to doors, windows, etc. Winning designs will address security concerns.

Scale Models

Shortlisted entrants should provide a scale model (1:25) of their design. The model can be made from any material but should reflect the actual materials/finishes proposed for the full scale structures.

Ownership of the models remains with the designers. However, EBC may keep the model for a considerable period of time to promote and publicise the scheme. EBC will try and to ensure all models are looked after and returned. However, EBC accept no responsibility for loss or damage to the models.

Installation

The construction phase for each beach hut will be managed by the successful applicant for that hut. The successful applicants will be responsible for the construction of their designed beach hut to the point of Practical Completion. A project manager (PM) from the HEDP team will co-ordinate the installation of the bases for the huts (shape and size dependent on winning design) plus supplies of

water/electric and drainage. The PM will also work closely and co-ordinate the winning architects to ensure bases/utilities and construction of their hut happens at the same time, to minimize disruption on the seafront.

The huts are expected to be installed from October 2016. EBC will ultimately decide when each hut is installed, therefore, applicants should include a price for construction and installation which is fixed until December 2016.

Planning

Winning designs will need to apply for planning permission from Eastbourne Borough Council. Planning fees must be costed into the budget and full planning permission is needed before construction can commence.

Copyright

Copyright of design is retained by the designers, in accordance with the Copyright and Patent Act 1988. In entering the competition, Individual winners undertake not to replicate their design anywhere else.

Ownership

When constructed full scale, the winning buildings will be owned by EBC, which will be responsible for insurance, maintenance and disposal.

Permission to use images

Eastbourne Borough Council will be entitled to photograph the designs of competitors and to include or authorise the inclusion of those images in any publication, film, internet or television broadcast without payment to the competitor. EBC will acknowledge the competitor in any publication.