

NEXT WAVE

Rother District Council

Bexhill-on-Sea Seafront Improvement Scheme



Seafront Shelters & Kiosk

Design Competition Brief

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Introduction

Rother District Council wishes to commission a new series of seafront structures for the seaside resort of Bexhill-on-Sea in East Sussex.

The structures, comprising 4 seafront shelters and a kiosk, are to be designed to a construction budget of £40,000 per shelter and £60,000 for the kiosk, and are a flagship element of the Council’s Next Wave Seafront Improvement Project, a wider £5million cultural regeneration programme that has received £1million of funding from CABI under the SeaChange Programme. The project consists a series of public realm improvements and construction projects centred on a core area of Bexhill’s seafront, in the vicinity of the modernist icon that is the De La Warr Pavilion.

A high quality design solution for the new seafront shelters and kiosk will help deliver the regenerative and place-making objectives of the Next Wave project, creating architecture which will add to the experience of visiting Bexhill’s seafront for visitors and local residents alike.

Entries are invited from practising and registered Architects for this exciting architectural challenge.

Bexhill-on-Sea – History & Regeneration

Bexhill-on-Sea provides a fine example of an unusually complete Edwardian townscape built principally between 1880 and 1905 under the patronage of the 7th and 8th Earls De La Warr, who pursued a vision of creating a fashionable seaside resort, which saw the first British mixed bathing, and whose expansive Promenade in 1902 saw the birth of British motor racing. The 9th Earl raised the profile of the town in the 1930's by commissioning the De La Warr Pavilion on the seafront. Designed by Erich Mendelsohn, it was described by the Earl at its opening in 1935 as

‘a venture which is going to lead to the growth, the prosperity and the greater culture of this, our town’.

Like many seaside resorts, the economic health of the town declined during the late twentieth century. However, this cycle is now being broken, with the aid of a number of regenerative initiatives focussed on both Bexhill and Hastings. Most significant in Bexhill is the £9m, Arts Council and HLF-funded restoration at the De La Warr Pavilion, rapidly gaining a reputation as an international cultural venue and poised once again to be a catalyst for social and economic renewal. Supporting activity includes a successful Heritage Economic Regeneration Scheme in Bexhill town centre, the Anglo-French INTERREG ‘Coastal Treasures’ project, promoting the rich architectural heritage in seaside resorts, the expansion of Bexhill Museum by MacAslan Architects, and the £1m Egerton Park regeneration project.



‘Next Wave’

As part of the Council’s wider regeneration programme for the town, the ‘Next Wave’ project is rooted in promoting Bexhill-on-Sea’s unique seafront character as a catalyst for wider regeneration.

The project capitalises on the excitement surrounding the recently refurbished and re-launched Grade I listed De La Warr Pavilion, to place the Pavilion and seafront at the heart of regeneration proposals for Bexhill-on-Sea.

The Next Wave project has been developed in collaboration with the De La Warr Pavilion, and concentrates on a core area of the seafront which relates directly to the Pavilion and to the town centre and other amenities. Objectives of the project include the better integration of the experience of visiting the Pavilion and the Seafront, and the improvement of the public realm quality of the promenade and the landscape setting of the iconic De La Warr Pavilion, including de-cluttering and a strong strategic design vision for the area, to give the seafront year-round appeal as a destination for visitors and residents.

Rother District Council has recently appointed HTA Architects to develop the public realm designs through to completion on site. To fully understand the regenerative and design context within which this competition sits, entrants are advised to familiarise themselves with the Next Wave Project at www.rother.gov.uk/NextWave

2. The Design Challenge

Shelters & Kiosk - What we're looking for!

Seaside architecture has a long tradition of fun and frivolity – just what being at the seaside is all about!

The Edwardian seaside architecture in Bexhill-on-Sea pushed the technologies and tastes of the age to create imaginative structures and distinctive building types on the seafront, quite different from the ordinary architecture of the time. In Bexhill we're fortunate to retain a number of these structures on the eastern part of the promenade, and they're an important part of the seafront's heritage and character. The tradition was continued in the 1930's with the 9th Earl De La Warr commissioning the daring and exciting Pavilion, again demonstrating structural and architectural innovation, and in 2001 with the new De La Warr Pavilion Bandstand, designed by Niall McLaughlin Architects. However, the late twentieth century structures on West Parade fail to embody the imaginative spirit and quality feel of Bexhill's architecture, and its these shelters and kiosk we want to replace.

The shelters play an important role in seafront enjoyment, providing gathering places for friends and families, as well as quiet, contemplative space. Meanwhile the kiosk is let to commercial tenants by Rother District Council and the structure serves 3 primary functions:

- Sale of beach goods (inflatables, shoes, games etc)
- Sale of ice creams and takeaway hot and cold drinks
- Beach hut hire



Edwardian Shelter and De La Warr Pavilion



Bandstand, Niall McLaughlin Architects

The new shelters and kiosk are to develop the best tradition of seaside architecture, of being timeless designs; distinctive, contemporary, innovative, fun and inspiring, as well as performing functionally and practically to our requirements. As such, they will not only make people feel good about visiting Bexhill's seafront, but also play a role in contributing to the place-making character and identity of the seafront along from the De La Warr Pavilion.

The shelters and kiosk will sit within the context of the new West Parade landscape, for which designs are currently being developed by Rother District Council's appointed Design Team, led by HTA.

This is an exciting design challenge, the scale and nature of which encourages entrants to contemplate interesting architectural theories including the design relationship between abstract conceptual structure and material physical structure, as well as concepts of defensible space and the inter-relationships of building users.

We're looking for architecture which questions and explores the very nature of shelter and structure, to deliver the highest quality, usable design solutions.

We're looking for architecture which lifts the spirits, which can help define Bexhill's unique identity, and of which the town can be truly proud.

We're looking for happy architecture!

The Submission

We are particularly keen to attract entries from collaborative teams of architects, engineers and artists or artisans.

The nature of the required structures may, though not necessarily, lead to a manufacture-process based design solution. Where a design is closely linked to a specialist constructor or supplier, entrants should include details with their submission.

Due to the conditions of the CAFE grant funding, the shelters and kiosk are controlled by a very tight budget and timescale.

- The 4 shelters each have a fixed construction budget of £40,000 and must be constructed by June 2010.
- The kiosk has a fixed construction budget of £60,000 and must be constructed by June 2010

These sums include all manufacture / construction, installation, materials, seating, lighting, signage, and kiosk fixtures and fittings, and all other aspects of realising the structures, but exclude the construction of the base plinths and any re-routing of services to the kiosk. Sums are exclusive of VAT and the fixed design fees.

Full details of the submission requirements are included in Section 3 of this Brief, but entrants must indicate how their proposed design would be deliverable in time and on budget.

Entrants may choose to submit designs for the following:

- 1 design type for all structures, adapted to suit the specific brief requirements for the shelters and for the kiosk
- 1 design for the shelters and a separate design for the kiosk
- A series of designs for the shelters, each being a 'variation on a theme', and a separate design for the kiosk

and entrants will be expected to explain in their submission their design approach in this respect. However, the total submission must not exceed 2 no. A3 boards, regardless of approach taken.

The Competition Jury Panel may select one winning architect for the whole works, or a separate winning architect for the shelters and one for the kiosk.

The winning Architect will be required to obtain planning permission for the kiosk, but this is not required for the shelters.



Above, existing seafront structures to be replaced

The Site

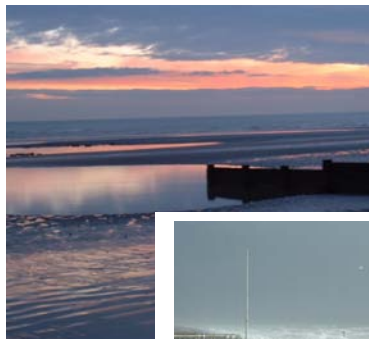
The sites of the 4 shelters and 1 kiosk are located on an 800m length of promenade known as West Parade, a popular stretch which runs from the core area of the seafront, around the De La Warr Pavilion, westwards away from the town centre.

The promenade is bound to the south by a pebble beach, and to the north by the road also known as West Parade. On the northern side of the road are residential properties.

A map showing the area of the site, and the general positions for the 5 structures, is included as an appendix to this brief.

The site, including the existing shelters and kiosk, are freely accessible and entrants are encouraged to familiarise themselves with the site and context.

The 4 shelters will remain unserviced. The existing kiosk is presently connected to the electricity supply, water main and wastewater drainage, and the new kiosk structure will continue to be serviced in this way.



Design Requirements

A CABA Spaceshaper workshop has been held as consultation with a variety of seafront ‘user-groups’, and the results of this help inform the design brief.

General

- The shelter design should contribute positively towards a new, contemporary identity for the Seafront, in accordance with the wider Next Wave scheme
- Consideration should be given to the regenerative aspirations of improving the evening and year-round use of the seafront, and designs should seek to have intrinsic night-time presence (including lighting effects) and add to the appeal of the promenade at these times
- The design and construction of the structures should be robust enough to withstand the site-specific environmental conditions, in particular winds, shingle drift and a saline atmosphere, and must be capable of being easily cleaned and maintained or repaired
- The structures are to be essentially single storey structures, however, individual structural or decorative elements may extend above the structure where they wouldn’t visibly increase the bulk and mass of the structure beyond this height
- Consideration should be given to the vulnerability of open structures in an area with low surveillance, to vandalism and other anti-social behaviour, and designs and materials choices should be made with regard to this
- Each shelter and kiosk are to be constructed on/fixed to a flush concrete base or similar which will be delivered by the wider public realm works, the detail of which will be agreed by the winning architect(s) in conjunction with the Council’s Project Team and appointed Next Wave Lead Consultant.

Design Requirements

Shelters

- 1) Each shelter must provide an attractive, safe environment for between 20 and 24 people to sit. (It should be noted that whilst such a high degree of occupation is not anticipated, this figure takes into account the desirability of seating facing different directions in different weather conditions.)
- 2) Each shelter should occupy a footprint of between 30 and 40 sqm, with a depth no greater than 5m so as not to infringe on the main promenade.
- 3) Though essentially open in form and character, the shelters should provide protection from rain, sun and from winds from different directions (though prevailing wind direction should be taken into account)
- 4) Consideration should be given to rainwater dispersal from any roof or canopy to the shelter
- 5) The shelters should enable seated views over the sea and along the promenade, offering the visitor a choice of facing direction depending on weather conditions
- 6) The seating arrangements within each shelter should be sociable and provide space for wheelchair users and pushchairs to sit alongside other seats
- 7) Seats should be designed to be comfortable, both in their shape and size, (e.g. back support) and in the material choice
- 8) In the interests of personal safety, the shelter design should offer high natural surveillance, avoiding any 'blind spots' or hidden corners
- 9) Consideration should be given to cleaning and maintenance, with particular regard to avoiding areas where wind-blown debris would collect.
- 10) The shelters should also offer flexible opportunity to incorporate visitor information, either by information/display boards, or electronically
- 11) The shelter sites will not be serviced, so any lighting or electronic display proposed will need to be solar powered or similar.

Design Requirements

Kiosk

- 1) The kiosk must provide a safe and attractive working environment for up to 3 members of serving staff at one time, with adequate circulation space and cross-ventilation
- 2) The kiosk should occupy a footprint of between 45 - 55 sqm
- 3) There will be no public access to the inside of the kiosk, and the design must incorporate through some form of hatch(es) or other elevational opening(s), of sufficient size /shape, through which customers will be served
- 4) The kiosk and openings therein are to be orientated and positioned so as to offer protection from the prevailing westerly winds, and to offer good serving access to the prime seafront areas to the south and east
- 5) Adequate night-time security and vandal-resistant features are crucial, and consideration should be given to incorporating such measures into the essential form and design of the kiosk, and the operation of such measures
- 6) The nature of the beach kiosk business requires an amount of external display of retail stock; the kiosk design must provide space for the secure internal storage of such goods outside of opening hours, and design solutions incorporating the easy movement and display of beach goods externally are encouraged
- 7) In addition, the kiosk must include at least 10 cubic metres of readily accessible storage of retail stock (to incorporate shelving and bulky goods storage), and at least 10 cubic metres of further storage of boxed retail stock
- 8) The kiosk must include space for bulky electrical equipment, including freezers, fridges, and ice-cream machines, requiring a total run of 6m of 2m high, 1.5m deep equipment, and 6m of 1m high, 1m deep equipment
- 9) Must incorporate a small kitchenette and WC for staff use
- 10) The exterior of the structure must provide space for signage and advertising to form a coherent element of the design

3. Competition Details

Format

This will be a two-stage open design competition, coordinated within the RIBA Competitions Structure, and administered by the RIBA Competitions Office.

For full details and terms, entrants are instructed to refer to the Competition Conditions, appended to this Brief.

The first stage seeks concept designs for new seafront shelters and a seafront kiosk. Entrants may choose to submit either one modular, adaptable design to use as both a shelter and a kiosk, or separate design for one or both structures.

After the first stage, up to 10 schemes (nominated by the jury panel for designs for the shelter, kiosk or both) will be short-listed to go through to the second stage of the competition, when the authors will be invited to develop their designs and present them to the jury panel at interview.

Entry Requirements

The competition is open to all practising, fully qualified architects. Architects should be registered with the Architects Registration Board (ARB), or an equivalent regulatory body in the case of architects who are not registered in the UK. Students of design disciplines may only enter the competition as part of a team that includes an appropriately and fully qualified practising architect. Inter-discipline collaboration, with professionals from other disciplines, for example, artists, engineers, landscape designers and lighting designers will be actively encouraged.

A registration fee of £35 per submission will be paid to the RIBA Competitions Office.

Submissions

Stage 1

Stage 1 submissions are to consist of a maximum of 2 no. A3 lightweight boards describing the proposed design by whatever means of 2-dimensional graphics the entrant so chooses (e.g. drawings, sketches, photo-montages, computer-generated images etc). These boards are to be accompanied by a written statement on a separate A4 sheet of not more than 500 words describing the design approach taken, and the response to budget and programme. All submitted information must additionally be submitted on CD, with boards saved as high resolution PDFs and individual images saved at a minimum of 300dpi as well. Competitors should note the anonymity requirements detailed in the Competition Conditions, and non-compliance this may result in disqualification.

Stage 2

Each short-listed competitor will receive an equal honorarium payment of GBP £1000 (+VAT)

At this stage, competitors will be expected to submit additional material sufficient to demonstrate how their design solution responds to each aspect of the brief, including a costings breakdown to show how the proposal relates to the budgetary constraint, and outline programme. Competitors will also be required to attend an interview which will involve making a short presentation to the Jury Panel, and will be required to submit on CD, details of their proposed design to be displayed on the web-exhibition, this to consist of one 'snapshot' page of visual information as a high resolution pdf and a 500 word design synopsis.

Judging Arrangements

The Jury Panel, which may be subject to change, is as follows:

Cllr Christopher Starnes, Elected Member, Rother District Council,
Next Wave Project Sponsor
Cllr Frances Winterborn, Elected Member, Rother District Council
Cllr Michael Ensor, Elected Member, Rother District Council
Niall McLaughlin, Architect (operating as RIBA Architectural Advisor)
Sarah Gaventa, Director, CABA Space
Alan Haydon, Director, De Le Warr Pavilion
Artist (tbc)
Tony Leonard, Director of Services, Rother District Council
Diane Russell, Design & Conservation Officer, RDC
Jan Windle, Next Wave Project Officer, RDC
Linda Roberts, RIBA Competition Office (Observer)

In addition, Stage 2 Schemes will be subject to comment by a Technical Advice Panel, comprising members of the Design Team appointed to carry out the wider Next Wave Project, including, Architects, Landscape Architects, Engineers and Quantity Surveyors, and feedback from this Panel will be presented to the Jury Panel.

Stage 2 Schemes will also be the subject of a web exhibition, where the public will be able to comment on the short-listed designs. Feedback from this exhibition will be collated by the RIBA and made available to the Jury Panel.

Judging Criteria

Stage 1	Design Quality Creativity and innovation Fit for purpose Response to budget and programme
Stage 2	Detailed Design Quality Detailed response to Brief (itemised) Public response in web exhibition Technical Panel Advice Detailed deliverability in budget and programme

Timetable

The timetable, which may be subject to variation, is:

- Brief Available from Friday, 3rd July 2009
- Stage 1 Submission Deadline Wednesday 12th August 2009
- Stage 1 Jury Process w/c 31st August 2009
- Stage 2 Invitations Friday 4th September 2009
- Stage 2 Submission deadline Weds 21st October 2009
- Stage 2 Web Forum End October 2009
- Stage 2 Interviews w/c 16th November 2009

Announcement of result Early December 2009

Prize

The winning Architect(s) will receive the contract(s) to design and deliver their winning scheme(s) for the fixed Fee Budget and programme as specified in this Brief.

It is the intent of Rother District Council to commission the author of the winning design(s) to work collaboratively with the Council to deliver the relevant structure(s). However, in serving the best interests of the District, Rother District Council will reserve the right not to proceed beyond the competition stage. Should Rother District Council choose not proceed with commissioning the project, the authors of the winning design(s) will receive a total winners prize of GBP £4,000 + VAT or, where there is more than one winning design, a 50% split thereof.

Commission Implementation

In entering the competition, any winning Architect(s) agrees to a total fee budget fee of £16,000 for the four shelters, and £6,000 for the kiosk , or £22,000 for the combined project, (all exclusive of VAT) to include full architectural services to completion, including detailed and technical design, obtaining any necessary planning permissions/consents, tender documentation and contract administration, any other design team fees, including all sub-consultants, and all expenses and disbursements.

It is a requirement of the Promoter that any winning Architect(s) have in place Professional Indemnity Insurance of £500,000 and Public Liability Insurance of £5m before appointment.

Appointment

It is intended that the winning Architect(s) will be formally appointed via the RIBA Standard Form of Agreement as soon as possible following the Jury's decision, and funds will be released in accordance with this contract. A briefing meeting will be held with the Next Wave project Team in early January 2010, and the on-site construction and final completion of 4 shelters and 1 kiosk shall be carried out by June 30th 2010.

The winning Architect(s) will be expected to work in a collaborative and cooperative manner with the Rother District Council Next Wave Project Team, and with the Council's appointed Lead Consultant responsible for delivering the wider Next Wave public realm and construction project, with particular respect to project programming and on-site construction works.

The winning Architect(s) and their team will also be expected to publicise their scheme and to attend and contribute to up to 2 architectural talks/presentations at the De La Warr Pavilion.

Questions

Questions relating to the competition brief and conditions must be addressed in writing by Friday 17th July to the RIBA Competitions Office. A statement in response to all questions raised will be posted on the Promoter's project website by Friday 24th July.

How to Enter

Only registered entrants may submit an entry to the competition. The registration fee is £35 and this can be paid by cheque to the RIBA Competitions Office. Cheques should be made payable to 'RIBA Competitions Office'. The registration fee is non-refundable. Registration fees are inclusive of VAT.

Upon registration the RIBA will provide an official Declaration Form which must accompany any entry. This should be placed in a sealed envelope and included in the package containing your submission.

Competition Management & Enquiries

The competition is being managed and administered by the RIBA Competitions Office on behalf of the promoter, Rother District Council. All enquiries must be directed to the RIBA and not the promoter or any person directly involved with the 'Next Wave' public realm project.

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