

Boscombe

beach huts for disabled users

design competition brief



Photos: Sean Gardiner

1. Background information



1. Introduction:

Bournemouth Borough Council invites professional artists, architects and designers to submit bold and dramatic concepts to reinvent a row of four new beach huts, designing them to meet the needs of a wide range of disabled beach users. This unique scheme will contribute to create the best disabled accessible beach facilities in the UK, enabling many new visitors to enjoy Bournemouth's award-winning seafront for the first time.

The new huts will become iconic symbols of the renaissance of Britain's seaside resorts, matching high quality design, visual flair and unique function.

2. Boscombe Spa Village:

Recent multi-million pound investment in Boscombe Seafront is creating the most anticipated and innovative beach development in Europe.

This has seen the construction of Europe's first artificial surf reef, renovation of the iconic grade II listed 1950's Boscombe Pier, 'Reefside' café, renovation of the Overstrand 1950's promenade building to incorporate stylish 'Beach Pods' interior designed by Wayne and Gerardine Hemingway, 'Urban Reef' a high quality restaurant with panoramic views, surf school, board hire and retail units. A piazza has been created in front of the pier, with landscaping by the in-house Landscape and Technical Team alongside public artwork by artist Simon Hitchens. A new seafront community of 169 apartments located along the cliffs overlooking the surf reef has also been built and the Neptune Pub on the promenade by Boscombe Pier refurbished.

Boscombe seafront celebrates contemporary surf lifestyle, iconic post-war coastal architecture and traditional family seaside pleasures along miles of soft, golden sandy beaches. Established as a Victorian seaside resort in the 1880s, Boscombe is currently emerging from 30 years of decline and social deprivation following sharp changes in UK tourism industry in the 1970s. It has a vibrant community and forms a suburb of Bournemouth, one of the UK's top seaside resorts attracting over 5 million visitors per year, located within 2 hours easy access of London.

Bournemouth Borough Council in partnership with the Commission for Architecture and the Built Environment (CABE) and support from Public Art South West (PASW) seeks to further extend economic regeneration of the area through a series of bold public art and design commissions collectively titled the Boscombe Sea Change scheme.

3. Bournemouth and its beach huts:

Bournemouth is home to the most popular beach huts in the UK. Today, over 1,800 huts line five and a half miles of promenade. The huts are simple affairs, mostly made of wood and featuring nothing more than a gas stove to make cups of tea and four deck chairs inside. No power. No running water. And no over-night sleeping. Nevertheless, demand for huts remains insatiable, with 10 year closed waiting lists to acquire an annual hut licence. Many huts are available for casual hire on a daily or weekly basis as well. At the other end of the scale, chic 'Beach Pods' with running water and electricity have been interior designed by award-winning Hemingway Design. These are located opposite Europe's first artificial surf reef and will shortly be offered for sale.

The new accessible huts featured in this brief will be made available to disabled beach users, primarily for casual daily or weekly hire.

Why do people love beach huts? Many reasons, some peculiar to our national character. They appeal to quirky independent spirits. We name them and call them home from home. They can be places to day-dream in or entertain friends. We get changed in them, store our beach toys and surf gear in them. Sunbathe outside them.

Every seaside town has its own interpretation of the beach hut, a local vernacular evolved from nineteenth-century wheeled bathing machines. The Bournemouth beach hut has remained unchanged since Borough Engineer F. P. Dolamore laid down design rules around 1909.



The site - c.1900



The site - 1930's

2. The competition



The site today - blue portacabin and 5 beach huts to be replaced with 4 new accessible huts.



The site - August 2008

1. Accessible beach huts competition:

Bournemouth Borough Council is seeking to appoint a registered architect, landscape architect, professional artist or designer to design a row of four beach huts utilising bold and dramatic architecture and then construct, deliver and install by December 31st 2009. The new huts will replace 5 existing huts and a blue portacabin located immediately west of Boscombe Pier on the promenade.

Collaborations between artists and other design professionals are particularly encouraged.

The winning team will be able to demonstrate a track record of working in durable materials to create technically challenging distinctive public artwork or functional public facilities of a similar character.

Designers should have an understanding of civic amenity constraints and will be working in close collaboration with Bournemouth Borough Council's Boscombe Sea Change project team.

2. The site:

The site measures 28 metres wide by 5.1 metres deep. Within this footprint, all four huts, external patio space and any access ramps to the promenade must be accommodated.

It is located on a promenade with accessible parking bays and next door to an accessible public toilet and restaurant. A wooden trackway will be placed on the beach opposite the huts, providing wheelchair access to the waterline between May and September each year.

A site plan can be found at the end of this document.

3. Design requirements:

Consultation with disabled beach users has been undertaken and the results of this inform the design brief.

For the purposes of this brief disabled users covers people with a wide range of impairment types including:

- People with mobility impairments
- People with sensory impairments
- Older people who have impairments
- People with learning difficulties
- People with mental health support needs
- People with long term health conditions, eg, Cancer , HIV/AIDS
- Disabled children

All aspects of your design will comply with Approved Document M Access To and Use of Buildings. A copy can be downloaded from: http://www.planningportal.gov.uk/uploads/br/BR_PDF_ADM_2004.pdf

In addition, we would like to see concepts that feature:

External:

- Huts to be single storey high no higher than existing hut roofline (3.5 metres from concrete base to top of hut).
- Huts to be arranged in linear fashion with opening doors facing the sea.
- Huts to be grouped in two pairs of semi-detached structures, maximizing external recreation space in front of and to the side of each hut.
- Sealed space to be provided between bottom of hut and site base, to reduce potential for arson.
- Huts to be fitted with wind breaks and sun shades, easily operable by disabled users.
- Huts to be fitted with wide double doorways (1000mm clear-width entry).
- Huts to provide level access.
- Design to allow plenty of natural light inside, whilst maintaining privacy for occupants.

- Internals & externals to feature strong colour / tonal contrast to aid people with visual impairments.
- Consideration given to provision of internal retractable partition walls within each pair of semi-detached huts allowing for flexible use of space to open out two huts into one if required.
- Consideration given to external location of power point for re-charging powered mobility scooters within footprint of site.
- Consideration given to external location of drinking water standpoint within footprint of site.
- A minimum 900 mm gap should be allowed around all external walls, permitting for maintenance access.

Internal:

- To be internally spacious and uncluttered, easily accommodating up to four wheelchair users.
- Each hut to be equipped with an adjustable height worktop and storage cupboard.
- Huts to feature a single burner gas stove for creating hot drinks. Gas supplied from a 6kg max LPG cylinder, to be fitted within a lockable container located external to the hut.
- Each hut to feature a portable hearing induction loop.
- Each hut to feature four 'Sundowner' deck chairs with arm rests & wooden seat base (to be supplied by Dorset Enterprises).
- 80 cm diameter foldable wooden table.
- Each hut to feature an emergency assist 'panic' button.
- No mains electrical supply available to huts.

Foundations:

A level concrete base with suitable drainage will be provided by the Council separate to this commission. Details of base to be agreed in conjunction with selected design team.

Weather and Materials:

While the beach may appear benign on a summer's day, south-westerly wind-blown sand and a saline atmosphere have a highly corrosive effect in this environment, particularly during the winter.

Marine-grade materials should be used where possible.

High specification paint finishes must be capable of being reproduced on site and will have to be set out in a detailed maintenance schedule, which will subsequently be required of the winning design team.

Huts will be internally clad, but without insulation.

Huts to be designed as maintenance free as possible.

Huts to be designed with high-quality long lasting materials. A lifespan of 20 years is expected.

Renders and other applied finishes must be capable of withstanding wide temperature ranges without cracking.

Environmental Sustainability:

The coastline is a very fragile space and it is essential that the new accessible beach huts live lightly in their environment.

Where possible, the use of materials from sustainable sources, local sources or recycled materials should be considered.

One-off design:

The huts for this site will be unique. There is no requirement for a mass-production design. However, consideration must be given to easy replacement of damaged parts.

Seasonality and security:

The beach huts are provided for day time use only and largely on a casual hire basis. They may be used at any time during the year. They will be most frequently used between May and September and on school holidays and weekends outside of this, dependant on weather.

The judging panel will be looking for concepts to display a strong aesthetic appeal when in use and when locked up.

Beach hut security is a concern.

A CCTV camera is located near by, but rotates to cover other areas of the beach. Meanwhile the beach is patrolled from time to time by a Seafront Ranger team during the day. Vandalism in the form of forced doors, broken windows, graffiti and attempted arson can occur.

The winning designs will address security concerns and will feature secure, lockable doors and windows.

4. The development partners:

Bournemouth Borough Council is working closely with Boscombe Sea Change funders Commission for Architecture and the Built Environment (CABE) together with additional assistance from Public Art South West.

5. Budgets and fees:

The commission budget for the four beach huts is £100,000. Costs are inclusive of all other expenses incurred by the artist and exclusive of VAT.

You will be expected to provide from this budget: all materials, schedule of works, construction, delivery, installation, fixings, planning permission fees and professional fees.

You will not be expected to provide: Provision of concrete site base, access ramps to the huts, external water tap and external mobility scooter charging points.

6. How to apply:

You will provide a 3 dimensional model of one pair of semi-detached huts for the proposed site. Your model must be exactly to a proportion of 1:30.

The model can be made of any material, but should reflect the actual materials and finishes that you propose for the full scale structures.

The model can be free standing or mounted on a board.

If a model is being sent in parts please enclose an assembly sketch or instructions.

The model is required to represent the overall design concept. The competition is not being judged on the quality of the model making but on the quality of the concept.

You will also provide a single page A4 page visualisation of all four huts together on site.

You are recommended to visit the site prior to submitting a design.

How to submit a design:

1. Entry to the competition is by submission of a scale 3 dimensional model representing one pair of huts together with a single A4 page visualization of all four huts together on site. Please submit only one design. There is no need for any other plans, elevations or graphic images at this stage. This model must not bear your name, your company name or any identifying logo. Stage 1 judging is strictly anonymous.

2. Every Beach Hut model should have its own name for identification purposes. The name can be anything and will not be taken into consideration for judging purposes nor does it necessarily have to remain its name.

3. Every model entry needs to be accompanied by a brief description, printed on A4 paper of no more than 300 words identified only by the Beach Hut name. This will be displayed adjacent to the model and will include: an explanation of the design or elements of it and a description of general materials.

4. It would be useful to include photos of the model in case it is damaged in transit.

5. Your contact details, company details and CV should be sent in a sealed envelope with your submission marked only with the name of your Beach Hut Design. Inside that envelope you should include a Stamped addressed envelope or post card with your address on it. An independent 3rd party will return the envelope or postcard to acknowledge receipt of your entry.

7. The contents of these envelopes will only be seen by the panel once preliminary judging has taken place.

8. Every competition entrant must return a signed image consent form (attached to this brief) allowing Bournemouth Borough Council to photograph the submissions and use them for publicity purposes.

Submission Deadline is 4pm Friday 26th June 2009.

The address for submission of models is:

Bournemouth Seafront Information Office
Undercliff Drive
Bournemouth
BH2 5AA

Questions:

Any questions, clarification or correspondence relating to this brief or the competition should be put in writing to:

andrew.emery@bournemouth.gov.uk

Deadline for written questions is Friday 29th May. All answers will be circulated to all entrants.

7. Selection process and timetable:

Deadline for submission of written questions: Friday 29th May

Submission of models to arrive by 4pm: Friday 26th June

Assessment by first round judging panel: Wednesday 1st July

Notification of finalists: Thursday 2nd July

Finalists invited to interview by selection panel: Wednesday 8th July

Notification of winning team: Friday 10th July

Judging panel includes representatives from:

- CABE
- Public Art South West
- Hemingway Design
- Bournemouth Borough Council Arts Development Team
- Seafront Technical Team
- Elected Member
- Dr Kathryn Ferry, Beach hut expert and historian
- Disabled beach hut users
- Bournemouth Borough Council Urban Design Team
- Tom Notley, Landscape Manager, Bournemouth Borough Council Leisure Services
- Boscombe community representatives
- Boscombe Sea Change Project Manager

8. Appointment:

The winning team will commence detailed design work soon after, working closely with the Project Manager Andrew Emery. Construction and on site installation will be completed no later than 31st December 2009. Release of funds will be staged in accordance with a contract agreement at the outset between the Project Board and the selected design team.

The commissioned design team will engage with and respond to consultation with the Council's appointed disabled user forum throughout the design and build process to ensure the completed huts are fit for purpose.

9. Further information:

If you would wish to discuss any aspect of this brief or would like further information

Please contact:

Andrew Emery, Boscombe Sea Change Project Manager, Leisure Services (Seafront), Bournemouth Borough Council. Tel: 01202 451782

Email: andrew.emery@bournemouth.gov.uk

Copyright:

The ownership of copyright in the work of all competitors will be in accordance with the Copyright and Patent Act 1988. The copyright is retained by the artist, architect or designers submitting the design.

Ownership of the model:

The ownership of the model remains with the artist, architect or designer. However, it may be necessary for the Council to keep the models for a considerable period of time in order to promote and publicise the scheme. The Council will endeavour to ensure that all models are carefully looked after and returned but they accept no responsibility for loss or damage to the models.

Ownership of the constructed beach huts:

The winning designs when constructed full scale will be owned by Bournemouth Borough Council and rented out to the general public.

Permission to use images:

Bournemouth 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 and in so doing the Council will acknowledge the competitor (see separate form attached to this brief).

Press enquiries:

All press enquiries to:

Carly Earnshaw, Media & Communications Officer, Tourism and Corporate Communications Team, Bournemouth Borough Council. Tel: 01202 454604

Email: carly.earnshaw@bournemouth.gov.uk

Planning Permission:

The selected winner will need to apply for planning permission from Bournemouth Borough Council in conjunction with the Boscombe Sea Change Project Manager, before receiving the full commission budget.

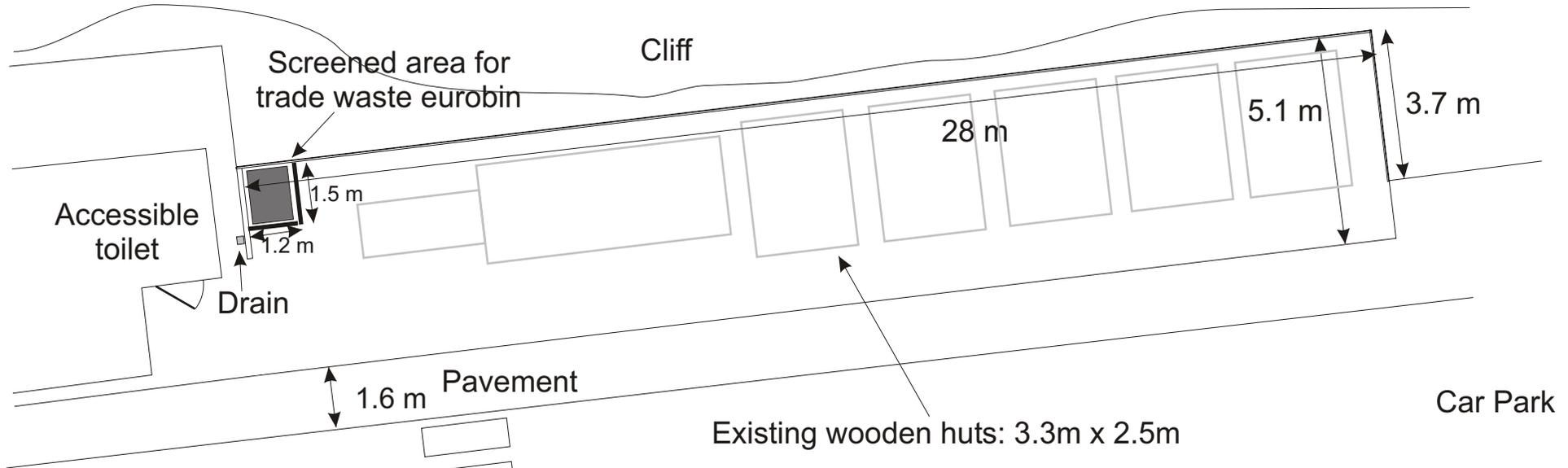
Further commissions:

The accessible beach hut commission forms part of the wider Boscombe Sea Change scheme. Further design / build commissions will shortly be launched for:

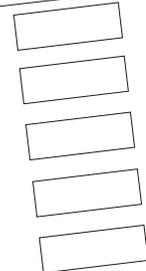
- Sea Road arts trail (linking Boscombe Pier with Shopping Precinct)
- Orientation table (Edwardian Gardens over looking Boscombe Pier Approach)
- Public seating (Terrace, Boscombe Pier Approach).

Contact the Boscombe Sea Change project manager for further details.

Beach Hut Site



Scale 1/150



Proposed crossing point
(Exact position to be determined
in conjunction with selected beach hut
design team)

Existing wooden huts: 3.3m x 2.5m

Car Park