



Brighton Pavilion Gardens WC Block Refurbishment
Design and Access Statement

July 2023

r h partnership architects

www.rhpartnership.co.uk

Contact: Patrick Horne
Email: patrick.horne@rhpartnership.co.uk
Tel: 01273 645 220

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1. Introduction and Project Team

1.1 Introduction

This Design and Access Statement has been prepared on behalf of Royal Pavilion and Museums Trust (RPMT) to accompany an application for planning approval for the renovation of the Prince's Place toilets on the SW edge of the pavilion gardens, alongside other improvements to the path network, landscaping and boundary treatment. Together, these works form Phase II of the ongoing development works to the Royal Pavilion Estate.

The existing toilet block has been closed since October 2022 due to its poor condition and connection with the extensive anti-social behaviour issues on the site.

The following proposal to refurbish the building will provide a long-term solution to the anti-social activity within the building and provide a Changing Places Facility (CPF) to increase the accessibility offering of the pavilion site.

Alongside the CPF, the scheme will introduce new toilets with direct access from the gardens, a multi-functional kiosk space and valuable storage space.

Please read this report in conjunction with the following submitted drawings, alongside all other accompanying information:

P1154-RHP-TB-XX-DR-A-1000-Existing Plans-P1

P1154-RHP-TB-XX-DR-A-1100-Existing Elevations-P1

P1154-RHP-TB-XX-DR-A-1200-Existing Sections-P1

P1154-RHP-TB-XX-DR-A-2000-Ground Floor Plan-P1

P1154-RHP-TB-XX-DR-A-2001-Roof Plan-P1

P1154-RHP-TB-XX-DR-A-2100-Toilet Block Sections - Proposed-P1

P1154-RHP-TB-XX-DR-A-2200-Toilet Block Elevations - Proposed-P1

P1154-RHP-TB-XX-DR-A-4000-Kiosk Hatch Detail-P1

1.2 Project Team

The current design team comprises:

R H Partnership Architects:	Architects
Allen Scott:	Landscape Architects
Huntley Cartwright:	Quantity Surveyors
CTP Consulting Engineers:	Structural Engineers



2. Project Context and Location

2.1 Location

The toilet block is located at the South West boundary of the gardens on Prince's Place and accessed from an alleyway at the end of Prince's Place.

2.2 Project Background

In 2022 RHP were appointed to carry out an initial options appraisal for the gardens, exploring potential locations for a new Changing Places Facility (CPF). Whilst it was always recognised that the existing toilet block offered an ideal siting, complexities surrounding the ongoing management of the facility prevented it being considered as part of the overall scheme.

In spring 2023 an agreement in principle was reached between the Royal Pavilion and Museums Trust (RPMT) and BHCC to lease the land occupied by the WC block to RPMT. Following this, RHP were asked to complete an initial options appraisal for refurbishing the block.

These works sit within the second phase of development for the Royal Pavilion Estate and will be carried out in tandem with significant improvements to the garden's path network and boundary treatment. Please refer to the accompanying drawings and reports included within this wider planning application for details.

2.3 History and Public Closure

The existing building was built in the 1980's as a purpose built WC facility for the city. The WC block contained two gendered WC facilities, each including an accessible toilet, attendant's office and large circulation area.

The toilets have been subject to long-standing issues with anti-social behaviour and crime and are seen as a 'hot-spot' for associated issues within the city centre. Whilst partly due to wider social issues within Brighton, the block's design (see right) is thought to accommodate such activity. In October 2022 the block was considered as un-viable to retain and manage and the block was closed permanently by the council.

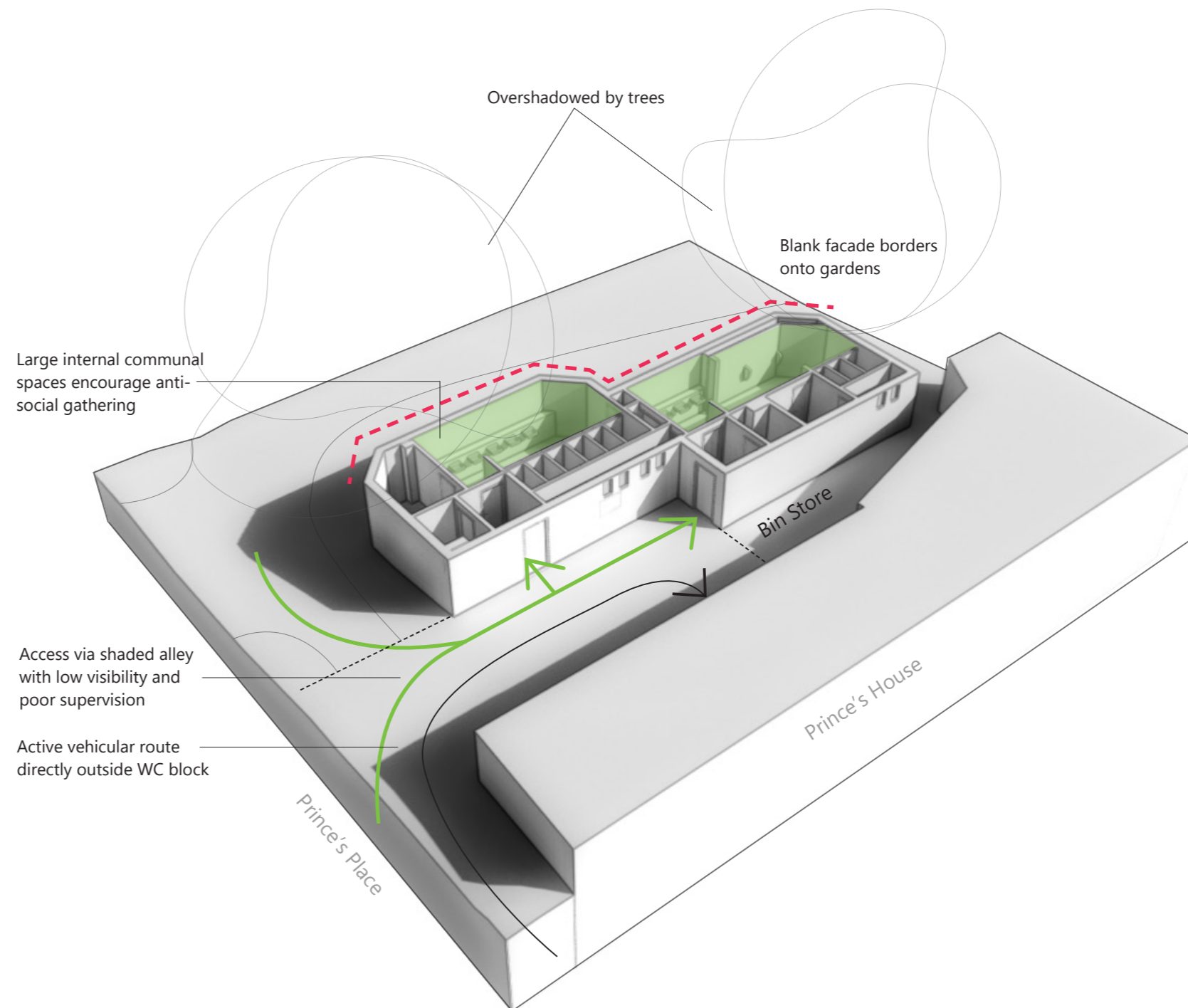


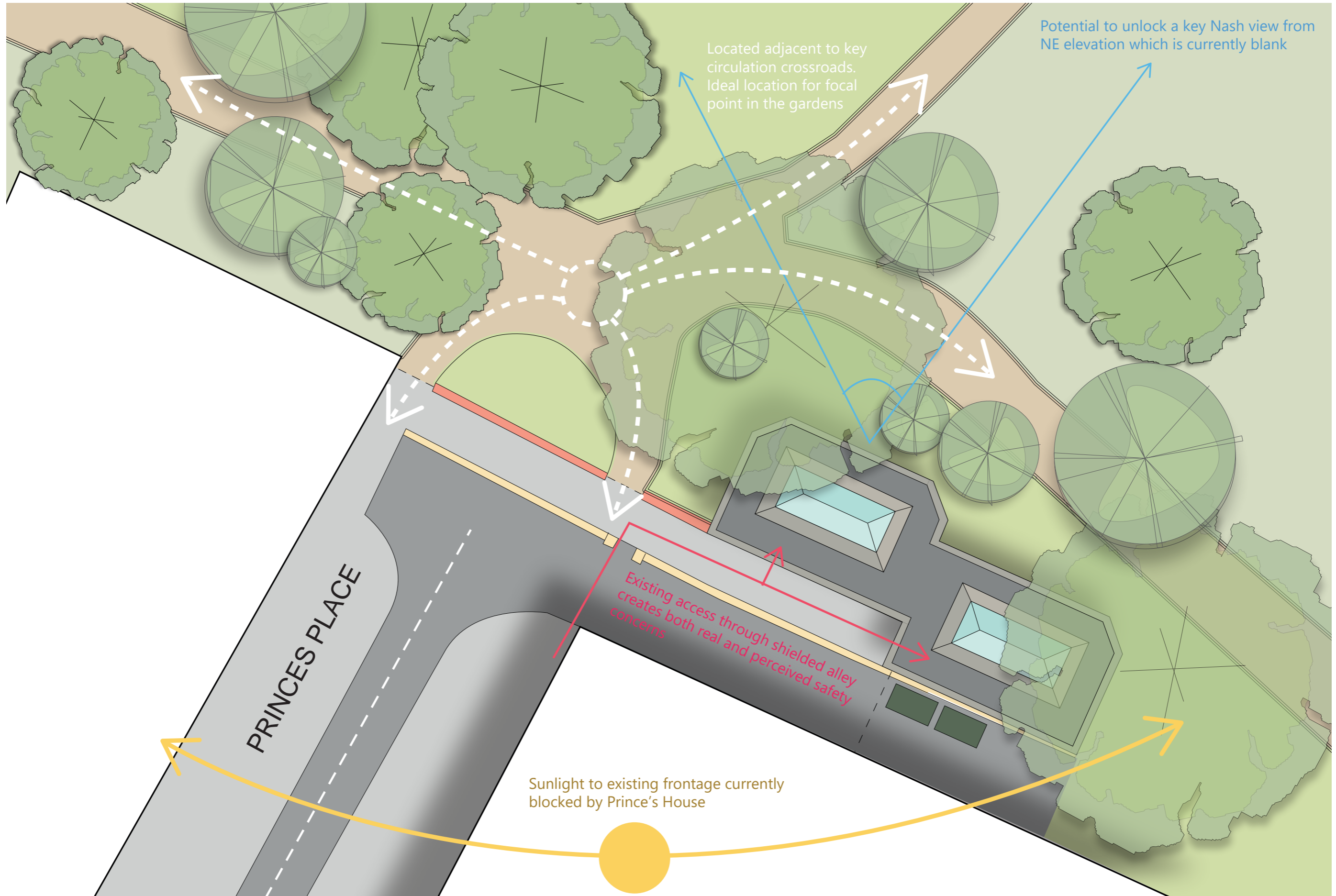
Diagram of the existing layout's compromised design

2.4 Site Photos

Site photos from a recent site visit (24/05/23) showing the dilapidated condition of the interior and exterior of the building



2.5 Site Constraints Plan



3. Usage and Scale

3.1 Usage

The refurbishment proposes to replace the existing WC facilities with:

1no. Changing Places Facility (CPF)

The introduction of a changing places facility will increase the site's accessibility offering and provide a high-quality facility for Brighton and Hove city centre. This will be operated using a radar key system to ensure use is retained only for key holders and those who need it.

5no. direct access non-gendered WCs (inc. 1no. accessible WC and 1no. ambulant WC with baby change)

The 5 new WCs will provide convenient and safe toilet facilities for the gardens. A key driver for the scheme is to create a new frontage for the block, whereby the WCs are accessed directly from a highly visible pathway and socially monitored by visitors and staff at the adjacent kiosk. Social monitoring and visibility are considered key methods of passively reducing anti-social behaviour and crime.

1no. multifunctional kiosk with service hatch

The kiosk will provide a flexible space which can be used and leased out by RPMT for a variety of purposes, such as an information kiosk to serve the gardens and Royal Estate buildings. This could change seasonally and adapt to public demand or need, or might even become a ticket booth for evening performances within the garden.

2no. Store Rooms

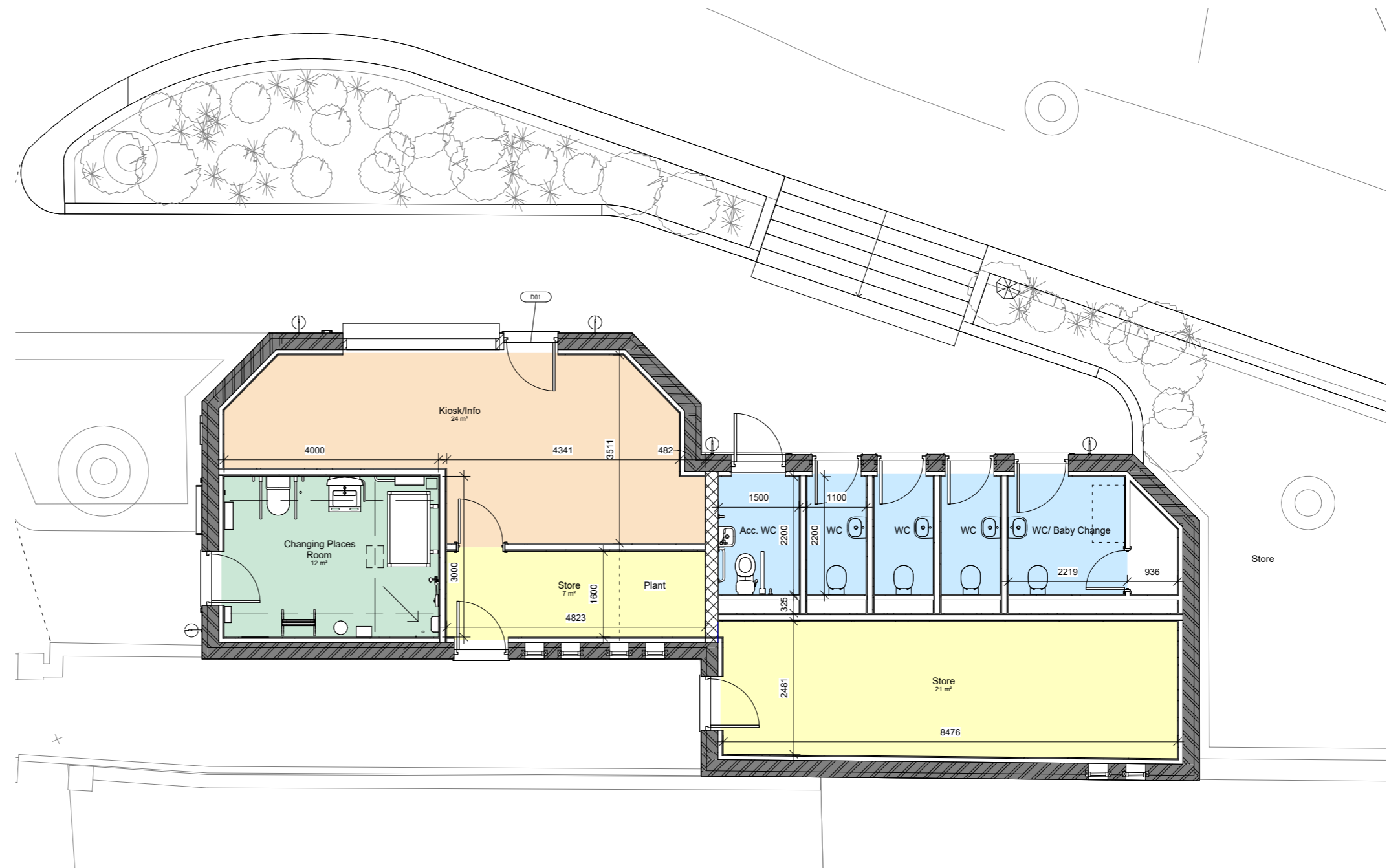
The new scheme will provide RPMT with new storage space to service the refurbished building and gardens.

3.2 Use Class

The existing use class is considered Sui Generis and this is proposed to remain as such for the new development.

3.3 Scale

Works will not alter the size of the building's external footprint which will remain at 110sqm. The building's GIA will remain at 95sqm, although this is subject to minor reduction following the planned addition of internal wall insulation.



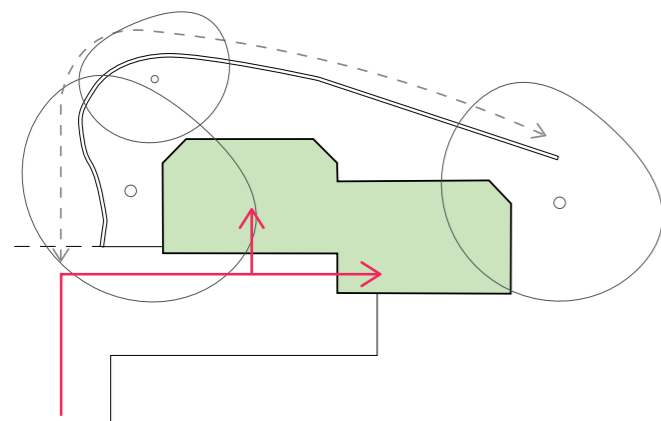
Proposed Ground Floor Plan

4. Orientation, Form and Materiality

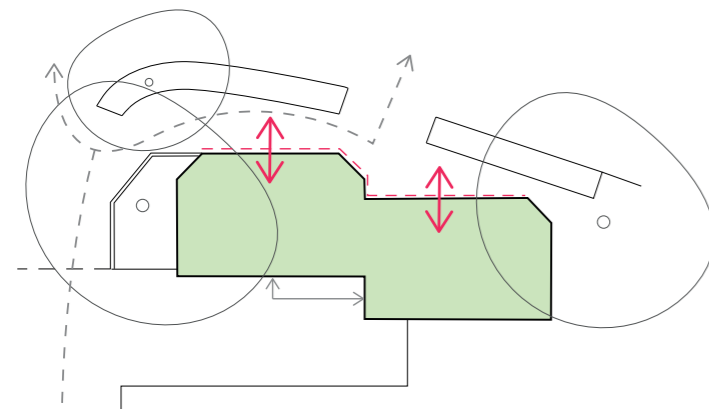
4.1 Orientation

A key driver in this proposal is to re-orientate the frontage of the building to face in towards the gardens. The benefits of this are as follows:

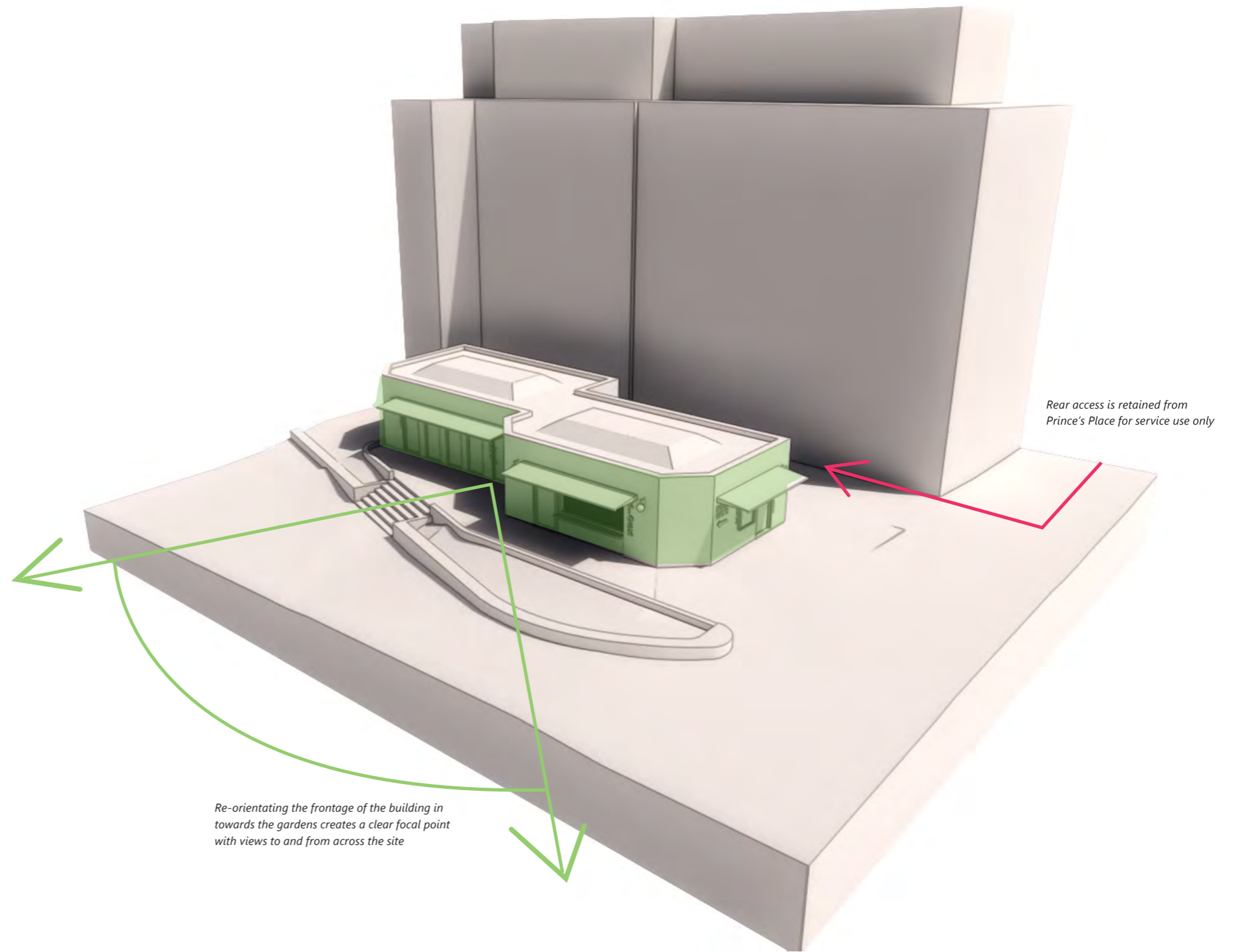
- Creation of a new public-facing focal point for the gardens with facilities that are able to directly service events.
- Increased visibility and social monitoring of the block will increase both real and perceived safety and reduce the anti-social behaviour currently associated with the block
- Increased visibility of the facility throughout the gardens
- This will frame an original Nash view from the new public space created in front of the kiosk/WCs
- Direct access WCs allows RPMT to control usage of WCs as required for various events and seasonal usage to reduce operating costs.



Existing access from Prince's Place alleyway



Proposed new frontage onto gardens



4.2 Form

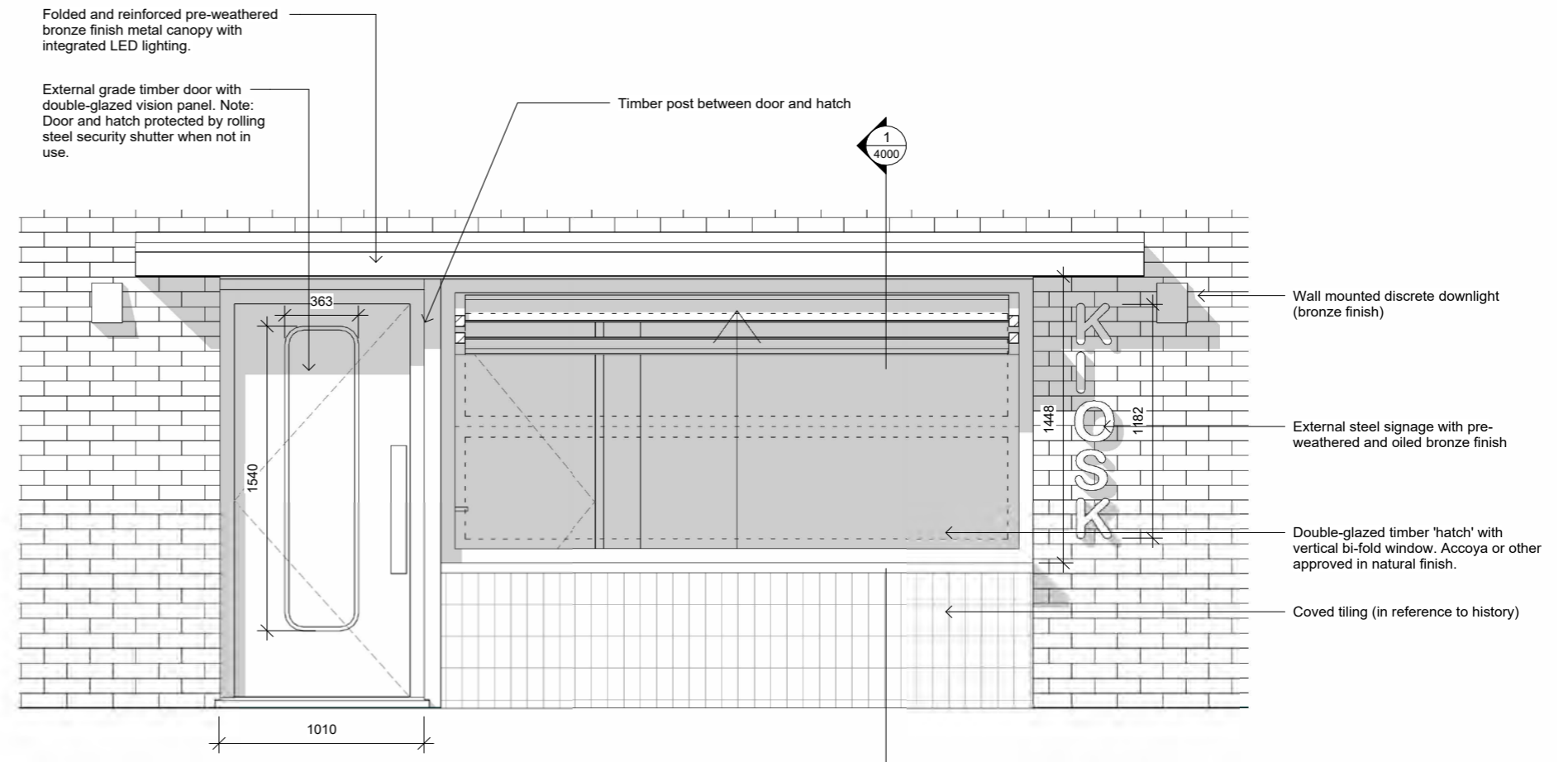
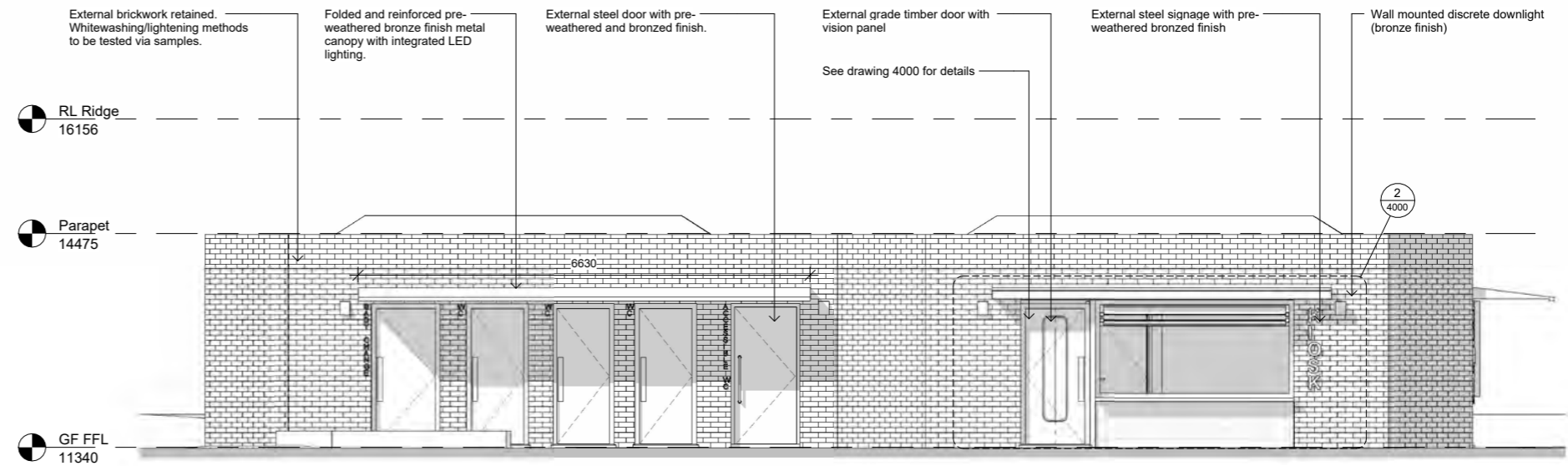
Whilst the massing of the building will remain the same, new entrances are proposed for the north and west elevations to open the facility up to the gardens (see 4.1 Orientation). These fall under two categories:

The first is a large glazed kiosk 'hatch', capable of serving the gardens across a variety of purposes. This will contain a large bi-fold window to provide a clear point of service for visitors. An adjacent access door with vision panel also allows for internal functions and increases the kiosk's flexibility. The kiosk will be protected by a large folded steel canopy with a concealed metal roller shutter for security purposes.

The remaining openings are direct-access doors to individual WCs and the CPF. These are also protected by a large folded steel canopy with integrated LED lighting. These steel canopies therefore become another signifier for points of access to the facility, whereas the service entrances to the back without these become a clear secondary access point.

The scheme proposes to remove the large, central existing rooflights which are currently in a dilapidated state and - if restored - would compromise the thermal performance of the building. Furthermore, the central position of the rooflights creates major obstacles for subdividing the internal space into a layout to successfully service the gardens.

All new public facing elements will be capable of withstanding heavy public usage and vandalism. Risk of damage should be further reduced by planned strategies to reduce out-of-hours access to the gardens.



Key improvements to north elevation to create new frontage into the gardens.

4.3 Materiality

The proposed scheme retains the block's existing brickwork, whilst introducing new high quality and hard-wearing finishes around points of public interaction with the building. These materials have been considered in tandem with those used in the adjacent landscaping improvements to create a unified language for the new improvements to the site.

Public access doors, signage and the aforementioned folded steel canopies are proposed in a weathered, bronzed metal finish. These elements will be constructed to withstand considerable use and vandalism.

The kiosk hatch and adjacent door will have an oiled timber finish to provide a distinctive point of focus from which to service the garden. This will be protected via a concealed steel security shutter when not in use.

Beneath the timber hatch window, a section of tiled wall is proposed in reference to the building's past usage. Tiled finishes will also be used internally on both the internal walls of the kiosk and public WCs.

EXTERNAL MATERIAL REFERENCES



Weathered and bronzed steel



Timber (Accoya) bi-fold service hatch



External tiling in reference to buildings past

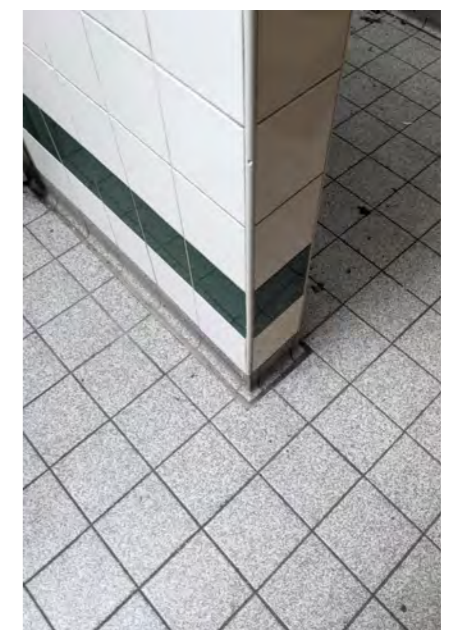
INTERNAL MATERIAL REFERENCES



Tiling references (various) for WC and kiosk finishes



EXISTING TILING



Existing reference point for tiling inspiration

5. Access and Landscape

5.1 Access

One of the scheme's key offerings is a Changing Places Facility (CPF). This will provide a specialist toilet (including a hoist and shower) to deliver a certified facility as required by over 250,000 people nationally. This will greatly increase the accessibility offering of the pavilion site as well as Brighton and Hove city centre.

The Kiosk and WCs will all be accessible via new gently sloped landscaping which connects to a major point of circulation in the gardens just north of the Prince's Place entrance. A secondary set of steps provides another point of access, and will be delivered with a gentle tread/riser ratio, non-slip nosings and clear colour-contrast finishes to improve accessibility.

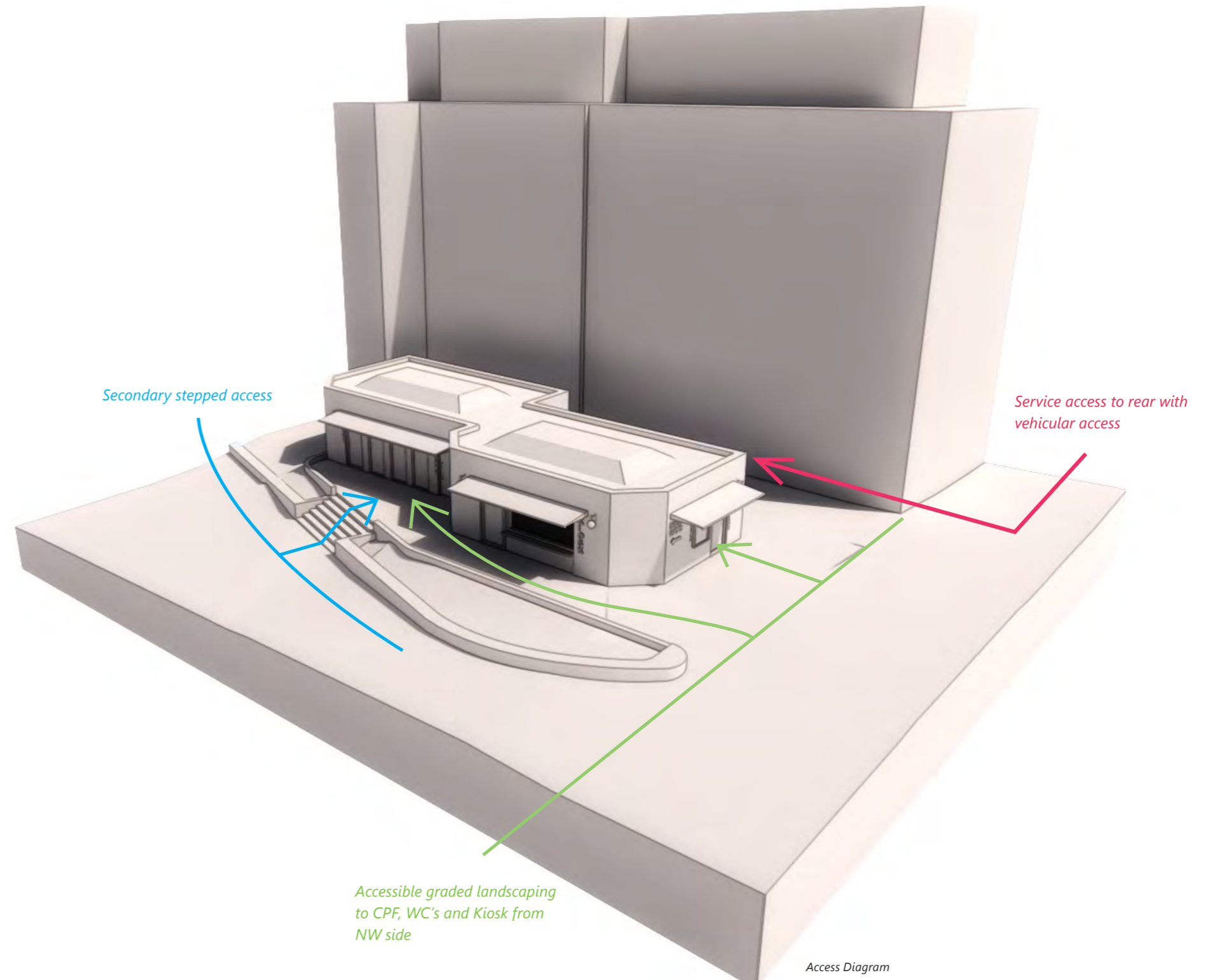
The remaining two doors fronting onto the alleyway at the back of Prince's Place will be used as service entrances and will have vehicle access directly adjacent for loading purposes.

Alongside the CPF and generous sized direct-access WCs, an accessible WC and secondary baby change facility with ambulant WC will provide facilities to meet all needs.

All entrances into the building will have flush, accessible thresholds and all internal finishes and external landscaping will be designed with contrasting light reflectance values to aid those with vision impairment.

5.2 Landscape

The redevelopment works to this block form part of a larger site-wide strategy of landscaping improvements to the gardens. Please refer to accompanying documentation for full details of the landscaping directly adjacent to this building and throughout the gardens.



6. Servicing and Sustainability

6.1 Sustainability

A core driver for the project is to retain and develop the existing fabric of the building into a facility that is fit for use. By avoiding wholesale demolition and re-construction the up front embodied carbon of the project is significantly reduced.

To improve the operational carbon performance of the building, the scheme will add new internal wall and roof insulation to comply with the latest Part L Building Regulations requirements. In addition, all new glazing will be double-glazed and the aforementioned removal of the existing rooflights will greatly reduce the building's operational carbon.

The removal of the rooflights also allows the internal layout of the building to be reconfigured to meet future requirements, reducing the chances of future demolition and carbon emissions on the site.

New electric heating is proposed, with a specific focus on ensuring the CPF and kiosk are suitable for purpose year-round use.

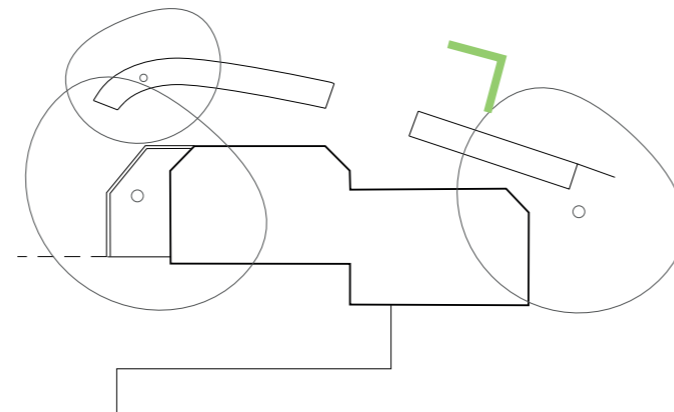
The potential for both photovoltaic panels and rainwater harvesting will be investigated.

6.2 Servicing Strategy

The building's points of connection for electrics and plumbing will remain the same, although a significant issue with rodent ingress through the existing sewer system will be addressed. All existing plumbing will be capped off where not required to further reduce risk of rodent ingress.



Proposed view of the new facility facing south-west



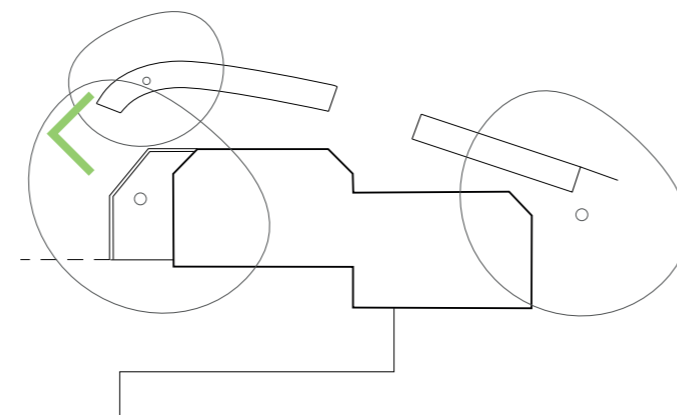
7. Pre-Application Process and Consultations

7.1 Consultations

Please refer to the wider application for details of stakeholder consultations entered into during the design development of this scheme.



Proposed view of the new facility facing east



8. Conclusion

8.1 Conclusion

At present, the WC block is in a state of dilapidation and considered an unmanageable asset for the council. These proposed changes will re-configure the building into a high-quality new facility for the gardens whilst tackling the long standing issues of anti-social behaviour.

The scheme proposes the introduction of a changing places facility, direct-access WCs, a multi-functional kiosk and store rooms, all of which will function to flexibly service the gardens on a seasonal basis.

Re-orientating the block's frontage in towards the gardens will create a focal point from across the site and create safe, visible access to the facility. The new architectural additions retain the majority of the existing fabric and provide clear points of connection for the public.

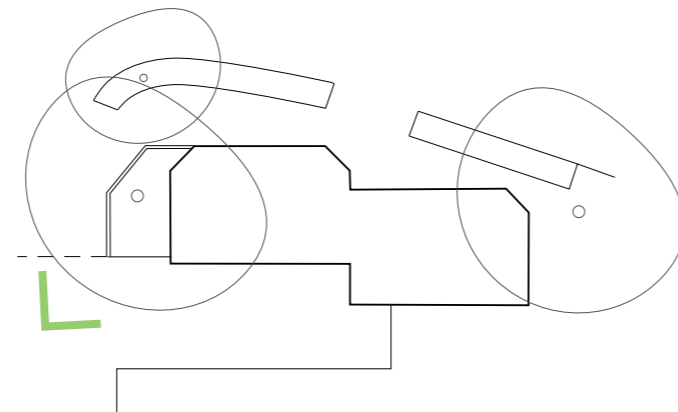
Both the CPF and direct access WCs increase the accessibility offering for surrounding area, whilst landscaping works will create a new public forecourt and seating area which frame one of the key Nash views.

The proposal has been considered with regards to both the upfront embodied carbon of the project, by avoiding demolition and reconstruction, and operational carbon, by insulating the block to meet current Part L requirements.

The project offers a clear route to retaining a key public facility in the heart of the city and tackling the challenges which have rendered it unmanageable in the recent past.



Proposed view of the new facility from Prince's Place facing north east



rhp