

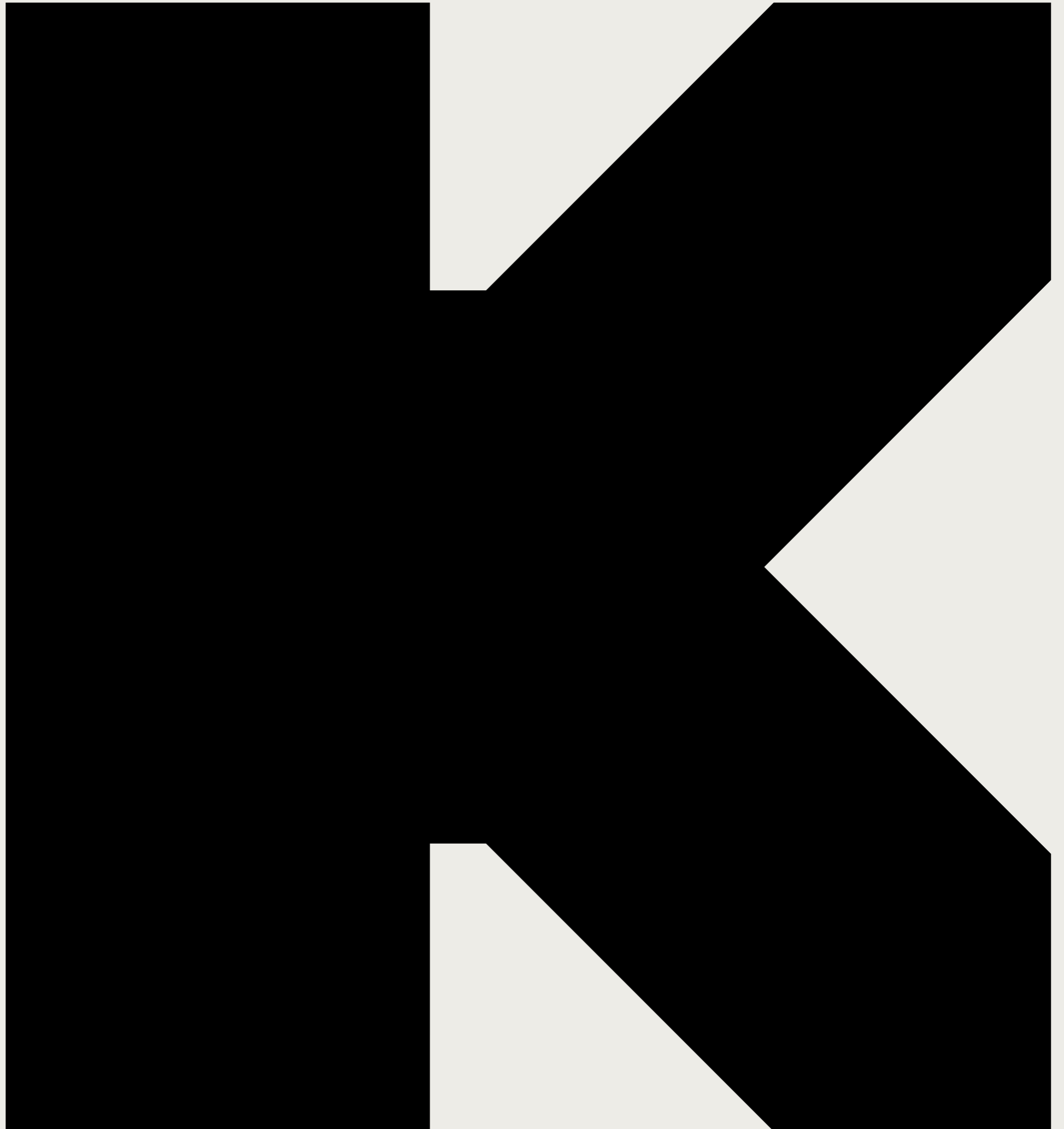
**Kendall
Kingscott**

Seaton West

**EDDC Public Toilet
Improvement Programme**

Design & Access Statement

November 2023



Contents

Introduction

- Summary..... 5
- The Applicant..... 5
- The Design Team..... 5
- Supporting Statement..... 6
- Site Location..... 7
- Site Photos..... 8

Existing Building Appraisal

- Existing Building Assessment..... 10
- Existing Building Photos..... 11

Design Evolution

- Plan Development..... 13
- Exterior Finish Development..... 14

Final Scheme Design

- Schedule of Accommodation..... 16
- Plans..... 17-19
- Sections..... 20
- Elevations..... 21
- Proposed Views..... 22

Ecology and Landscaping

- Proposed Landscaping..... 24

Conclusions

- Conclusions..... 26
- Supporting Documents List..... 26

Introduction

Summary	5
The Applicant	5
The Design Team	5
Supporting Statement	6
Site Location	7
Site Photos	8

Introduction

Summary

This Design and Access Statement has been prepared by Kendall Kingscott for East Devon District Council.

This application forms part of the EDDC Public Toilet Investment Programme which aims to renew the public convenience facilities across East Devon.

Faulty, dated public convenience buildings which fail to provide adequate accessible facilities, suffer from antisocial behaviour and are inefficient and costly to run and maintain will be upgraded. New, sustainable and accessible facilities such as the one designed herein will be provided across East Devon.

A building appraisal of the existing public conveniences and site, demonstration of the design process for the new facilities and detailed description of the proposed design are contained within.

This statement forms part of a formal detailed planning application and should be read in conjunction with all supporting plans and documents.

The Applicant

Formed in 1974, East Devon District Council is a local government district in Devon, England. Its council is based in the town of Honiton, although Exmouth is the largest town. The district also contains the towns of Axminster, Budleigh Salterton, Cranbrook, Ottery St Mary, Seaton and Sidmouth, along with numerous villages and surrounding rural areas.

Two parts of the district are designated as Areas of Outstanding Natural Beauty: the Blackdown Hills in the north of the district and the East Devon AONB along the district's coast and adjoining areas. The East Devon coastline from Exmouth to the border with Dorset is also part of the designated World Heritage Site of the Jurassic Coast; the designated area continues into Dorset as far as the Old Harry Rocks near Swanage.

The Design Team

Architect / Lead Designer

Kendall Kingscott Ltd,
Windward House,
Fitzroy Road,
Exeter,
EX1 3LJ

Structural Engineer

Bartlett Consulting Engineers
54A Notte Street,
Plymouth,
PL1 2AG

M&E Consultant

Houghton Greenlees & Associates Ltd.
Lower Barn,
Tickenham Road,
Somerset
BS21 6QY

Ecologist

GE Consulting
Unit 11A,
Gidleys Meadow Business Park,
Exeter,
EX6 7QB

Public Conveniences Consultant

Healthmatic
Porte March Ind Estate,
Redman Road,
Wiltshire,
SN11 9PL

Introduction

Supporting Statement

Kendall Kingscott were appointed by East Devon District Council to develop designs for public conveniences across a total of 14 sites in East Devon. Dated, damaged facilities with low accessibility are to be either refurbished or replaced with new sustainable, secure and accessible public conveniences.

This site at Seaton West occupies a key seafront location and is used frequently throughout the year, with particular emphasis on summer months when the beaches are busy. The facilities here are currently dated and commonly vandalised with particular anti-social issues at this site.

In collaboration with the EDDC and Streetscene the brief for this site has been established and any new accessibility requirements have been incorporated into the design.

It has been determined that for this site a modular design with single access cubicles to provide a mix of unisex, gender specific and accessible WCs is the optimal solution.

The existing building is to be replaced with a new public conveniences building which provides for the public needs of this busy site and reduces anti-social behaviour around the area.

The proposed design will be more efficient, cheaper and easier to run and maintain than the existing and will better serve the community and visitors.

Introduction

Site Location

The existing public toilets are located right on the seafront on the western end in Seaton. The building forms part of the retaining wall which lines the steep bank that runs from the seafront promenade to the road.

This site is close to kiosks and beach huts and is heavily used by visitors to the beach in the summer. It faces vandalism issues and is a high traffic site for anti-social behaviour in the area.

The location directly on the seafront experiences high winds and is exposed to the elements, therefore the building is in bad repair and a refurbishment would need to be extensive. As such a new building which discourages anti-social behaviour and can resist storm conditions is key for the site.

- Existing Public WCs
- Site Boundary

Site History

The area known as Seaton has been inhabited for over 6000 years and as such has a long history throughout many ages. The seaside reputation of Seaton began in the Vicotiran era with the arrival of the branch railway line. The site lies on the beach promenade.

Site Ecology / Topography

The site is part of the seafront with a steep bank to the north planted with costal scrub and grasses. As it is directly on the beach the site is subject to fierce storms with debris and shingle.

There is nearby an abundance of wild life and their habitats which the proposals will aim to support and protect.

For further information please see the report prepared by GE Consulting.

Site Flood Risk

The site is in flood risk zone 3 and as such has a higher risk. For more information please see the reports prepared by Bartlett Consulting Engineers.



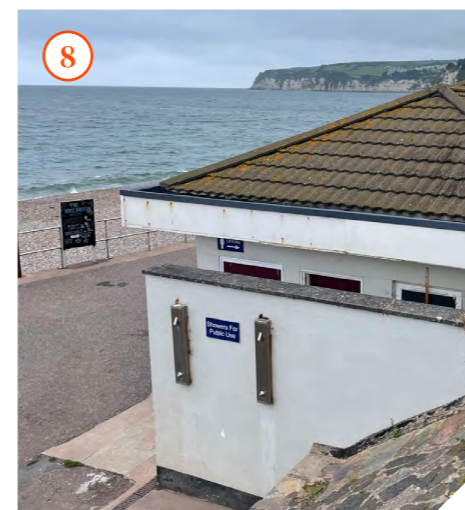
Introduction

Site Photos

The public toilets sit on the promenade of Seaton beach at the west end near the esplanade. The road sweeps up behind the site to form a steep bank to the rear of the existing building.

The rear wall retains the bank and the roof meets the bank level at the back. This busy seafront location is ideal for a changing places facility and is in need of refurbishment for the provision of outdoor beach showers and drinking water point.

The promenade is a busy space and would benefit greatly from more public seating opportunities and coastal planting, there is a great opportunity for place-making here as pleasant busy spaces are less vulnerable to vandalism.



Building Appraisal

Existing Building Assessment	10
Existing Building Photos	11

Building Appraisal

Existing Building Assessment

General Building Description

The existing building is of traditional construction comprising assumed masonry walls and a hipped roof arrangement.

The building is comprised of individual male, female, baby changing, accessible and urinal facilities with an opened sided covered area to the south elevation with a single step and ramped access. It is understood that the open sided area attracts anti-social behaviour.

Roof

The pitched hipped roof is assumed to be of traditional timber construction. The roof has a metal panel covering designed to appear to concrete interlocking tiles. There are a series of small rooflights.

There is a parapet wall to the rear elevation, with a gutter adjacent. There is a perimeter box gutter to other elevations, with a grey single ply membrane finish, along with deep boarded fascia and boarded soffit.

External Walls

The existing external walls are assumed to consist of traditional masonry construction. There are 2 no piers to the south elevation providing support to the roof over the open sided covered area. The walls have a painted rendered finish, with some areas of ceramic tiling which have been painted over and black plinth detail.

There is a section of walling to the east side which forms an uncovered lobby to the urinal area and has shower facilities located on it.

It is presumed that the external walls extend down to traditional strip foundations with a ground bearing floor construction.

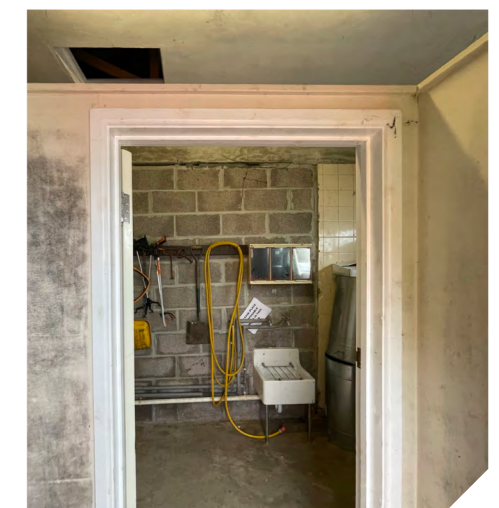
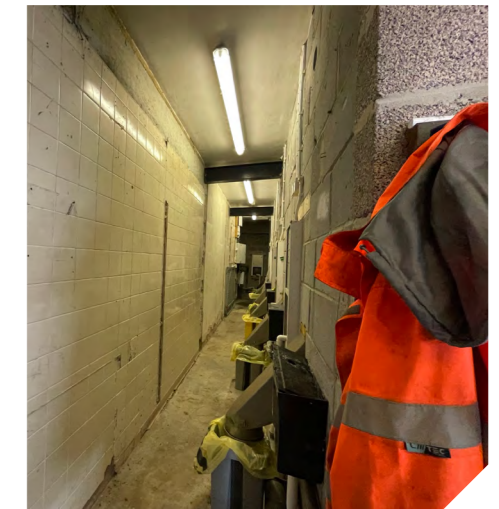
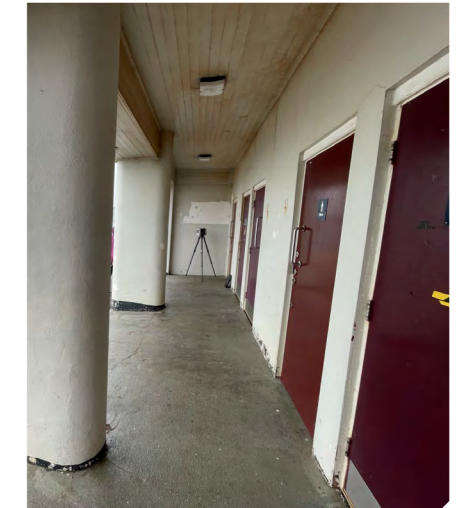
The rear wall (north elevation) is built into the rear slope behind the building. The wall is assumed to have a retaining function for the slope behind, with a public highway above (Castle Hill).

Insulation

Due to the age and nature of the building, it is assumed that little or no insulation is present.

Existing Windows & Doors

The existing windows consist of white PVC-u double glazed units. The external doors are flush timber with a painted finish.



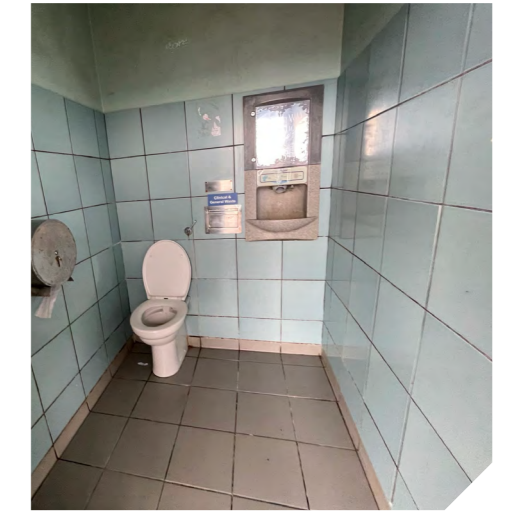
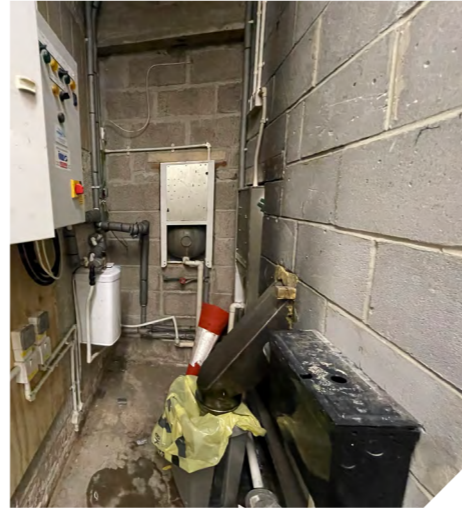
Building Appraisal

Existing Building Photos

Existing Internal Areas

The interior of the building has painted boarded ceilings, painted render walls, ceramic tile wall and floor finishes, stainless steel and ceramic toilet fittings, a ceramic slab urinal and 'Wallgate' units. There is a Store area and Service Corridor, accessed from the east elevation. These areas have a combination of ceramic tiling, render and unfinished blockwork finishes.

There is evidence of vandalism and anti-social behaviour within the internal areas.



Design Evolution

Plan Development	13
Exterior Finish Development	14

Design Evolution

Plan Development

The design for this site in Seaton began as a refurbishment of the existing building but it was deemed that this option could be as expensive and complex, if not more so than a new build.

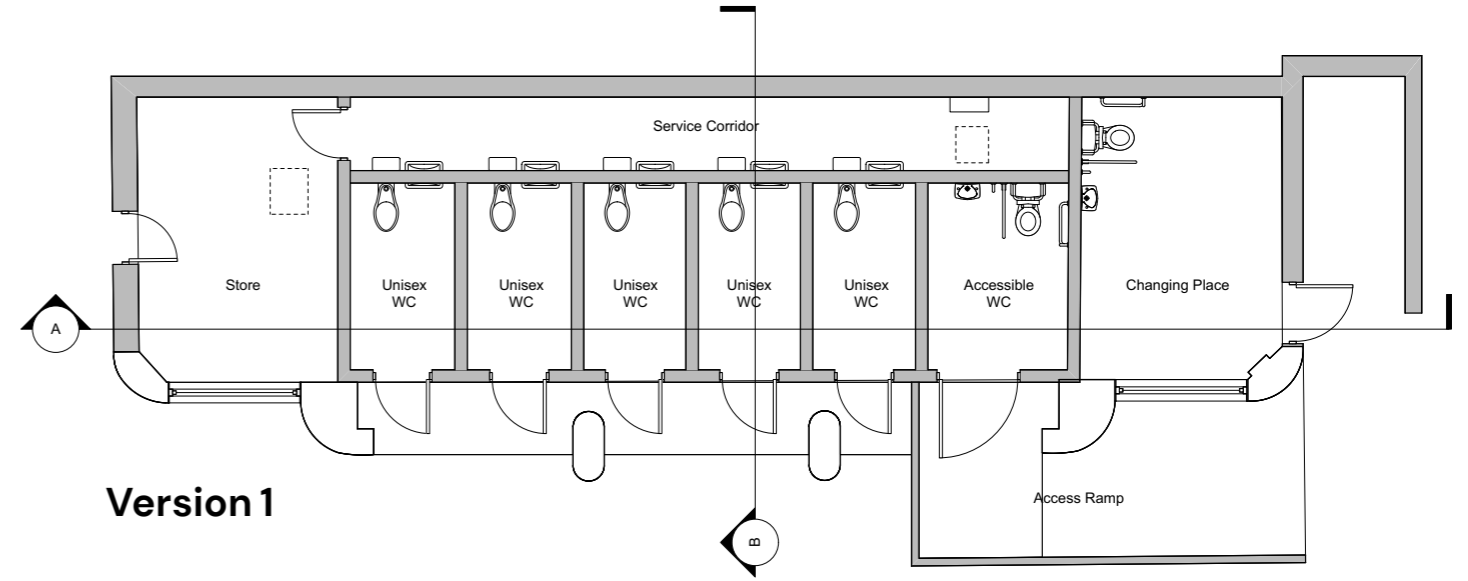
Furthermore, the existing building struggles with frequent vandalism and anti-social behaviour due to it's design and layout. Therefore, a new build facility here will be the best option for the site to avoid these issues and give fully accessible new facilities.

The new building will provide for the storage space given by the current site and will give a new changing place for the beach front.

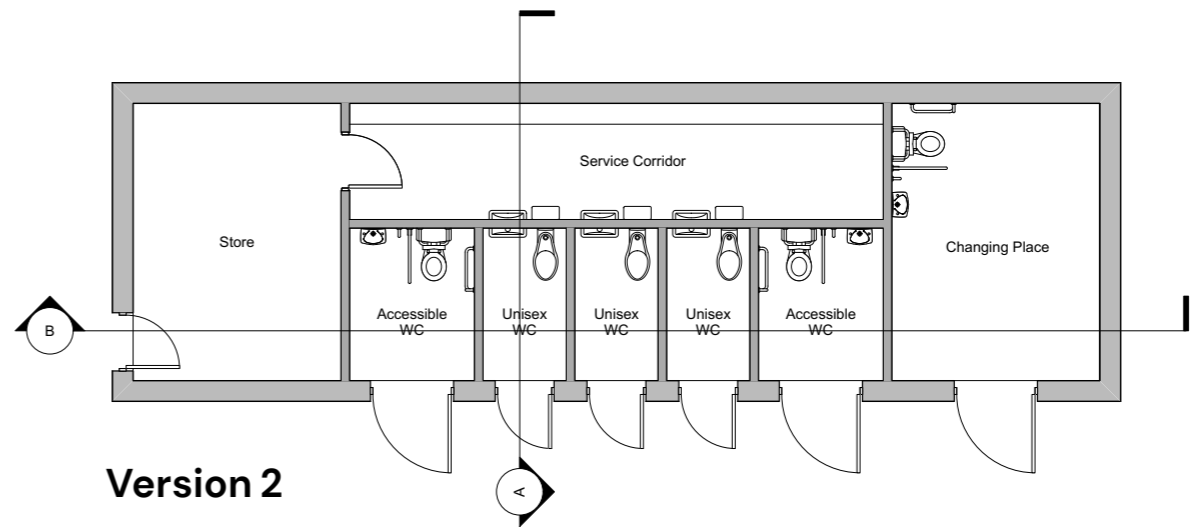
Overall the building footprint will decrease and will be more accessible on the site.

Versions Overview

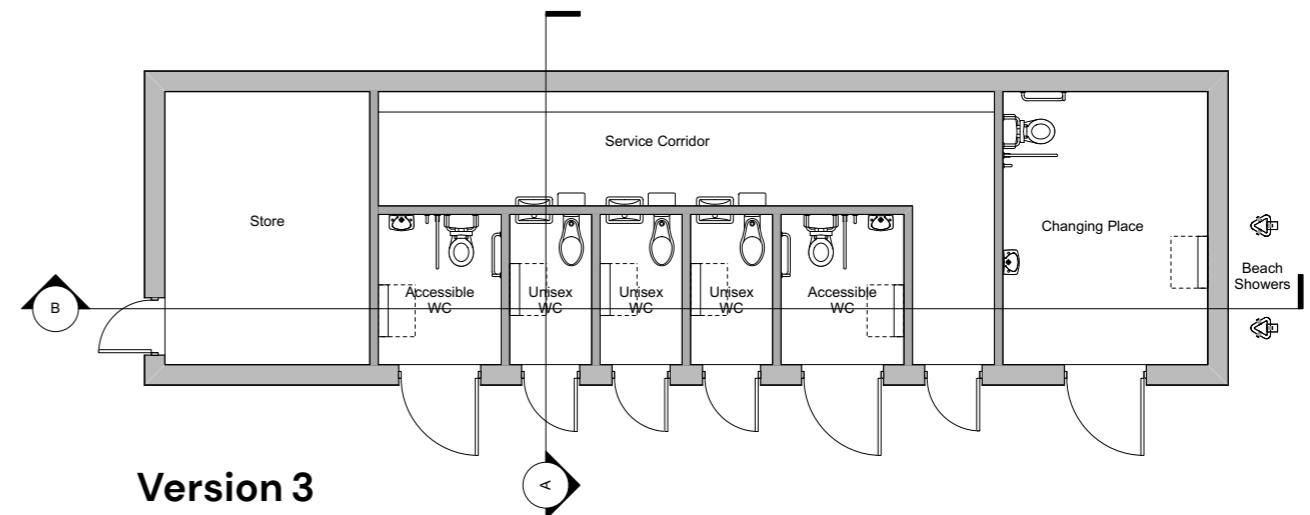
- Version 1: This first iteration looked at refurbishing the existing building, however, the work necessary to infill the porch and accommodate the changing place were too intrusive to be cost effective.
- Version 2: This new build option follows the same efficient design and layout as typical modular units with a central service corridor and exterior access cubicles. The issue here was that the service corridor cannot be accessed through the storage area as this is rented separately.
- Version 3: This layout provides easy service corridor access from the front of the building and rationalises the cubicle and changing place layout.



Version 1



Version 2



Version 3

Design Evolution

Exterior Development

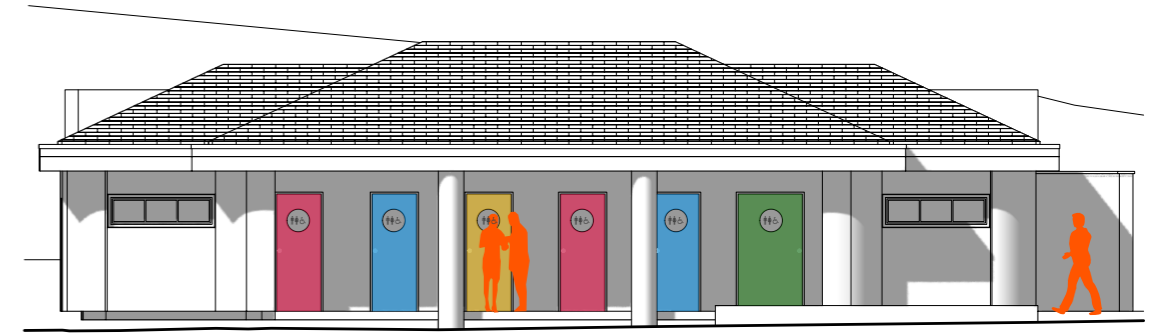
The design here developed from a refurbishment to using the established design features at the other East Devon sites.

The existing building is in poor repair and has high maintenance costs, the new external treatments will be ideal for the coastal site and will last for years.

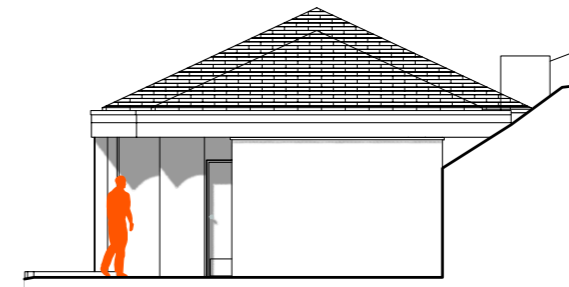
Doors into the building will link with the colourful beach hut references of the seaside and a timber effect boarding on the walls will blend with the context.

Versions Overview

- Version 1: This refurbishment incorporates some new elements such as the colourful doors and proposed the renovation of the existing materials. Due to the condition of the building this would incur an enormous expense.
- Version 2: This design developed into the common language of the proposed public toilets across East Devon which will be recognisable and yet responsive to each site.



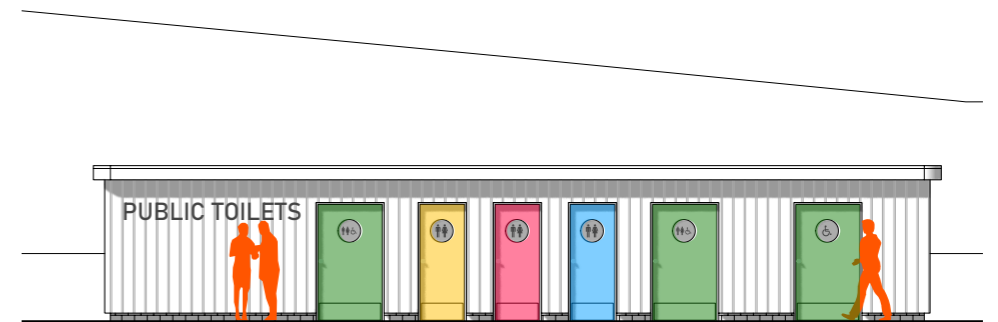
Version 1



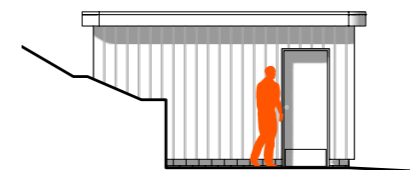
Version 1

EAST ELEVATION

GROUND FLOOR



Version 2



Version 2

Final Scheme Design

Schedule of Accommodation	16
Plans	17-19
Sections	20
Elevations	21
Proposed Views	22

Final Scheme Design

Schedule of Accommodation

The existing accommodation at Seaton is constantly vandalised and not fit for purpose in terms of discouraging and resisting damage from anti-social behaviour.

The new accommodation format of single access WC cubicles is much more hardy and easy to control in order to discourage any unwanted damage or behaviour. Use of unisex cubicles creates more efficient facilities with reduced waiting times for all.

A new changing place will be provided at the site along with unisex cubicles which are accessible for ambulant users and two fully accessible WCs.

The other spaces provided include a storage facility which is part of the existing accommodation of the building.



Existing Accommodation

Accessible WCs
1
4.11 m²



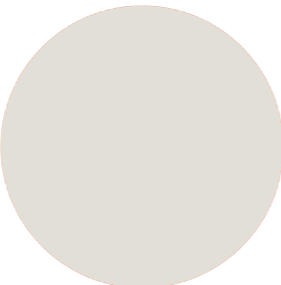
Male WCs
2
5.39 m²



Female WCs + Baby Change (1)
4
11.93 m²



Male Urinals
6
6.90 m²



Other Space (Service Corridor etc)
27.82 m²



Proposed Accommodation

Accessible WCs
2
7.80 m²



Unisex WCs
3
5.93 m²



Changing Place
1
12.00 m²



Other Space (Service Corridor etc)
23.65 m²

Final Scheme Design

Proposed Site Plan

The new public toilets building will sit on the site in the same position as the existing building. It has a smaller footprint and so will sit forward of the existing retaining wall which will be moved forward to allow the bank to continue and limit roof access.

Planting and seating on the site will make the site more pleasant for people and will contribute to the biodiversity of the site. Seating can provide for both people at the beach and those waiting for people around the public toilets.

The lower profile of the building will sit into the site well and will not intrude on the views of the seafront.

A new bicycle rack will be installed as part of the council's ambitions for green and healthy travel. A water bottle refill point will be included in the modular building as well. External showers will provide for those using the nearby beach.

Lastly, solar panels on the roof of the building will allow the site to produce renewable energy to power the modular building.



- Existing Public WCs
- - - Proposed Site Boundary
- Proposed Public WCs

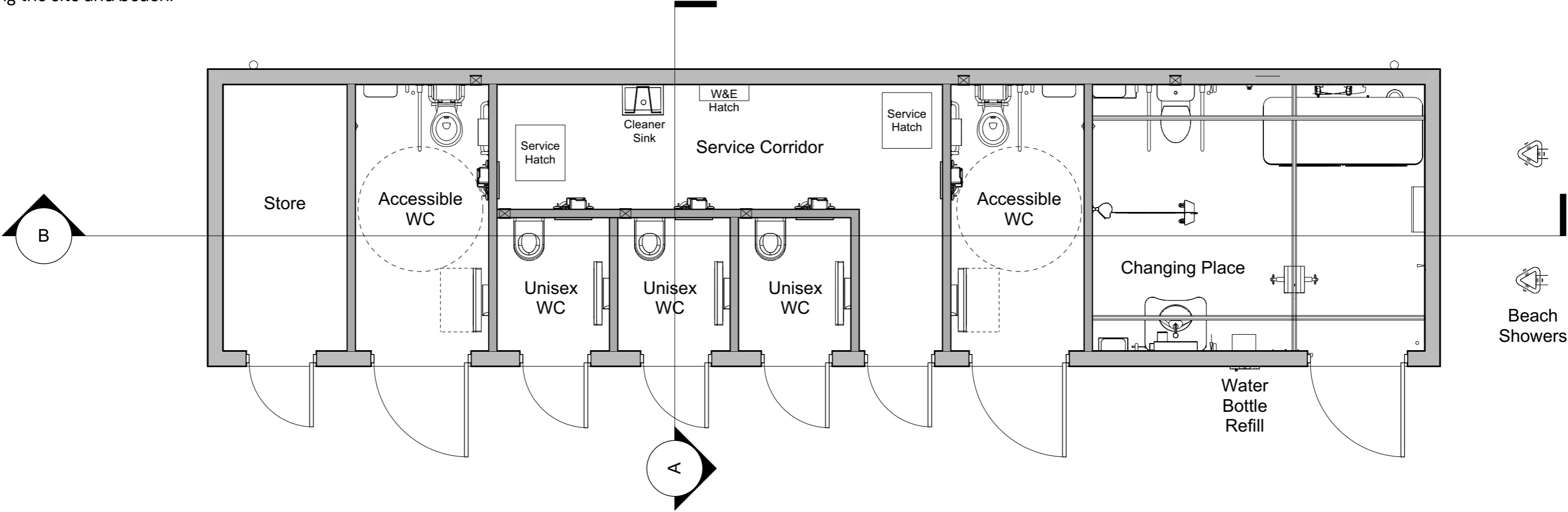
Final Scheme Design

Proposed Plan

The proposed plan for the site incorporates the rental storage area which is currently provided. It also provides a new changing place facility and accessible cubicles with level access.

The building plan remains simple and accessible with all of the cubicles accessible from the front with level access and baby change units in all cubicles.

A new changing places facility is provided along with external cold water showers and water bottle refill point to accommodate for all those visiting the site and beach.



GROUND FLOOR

Final Scheme Design

Changing Place Design

Changing Places toilets are different from standard accessible toilets as they provide an adult-sized changing bench, hoist, more space and a peninsular toilet.

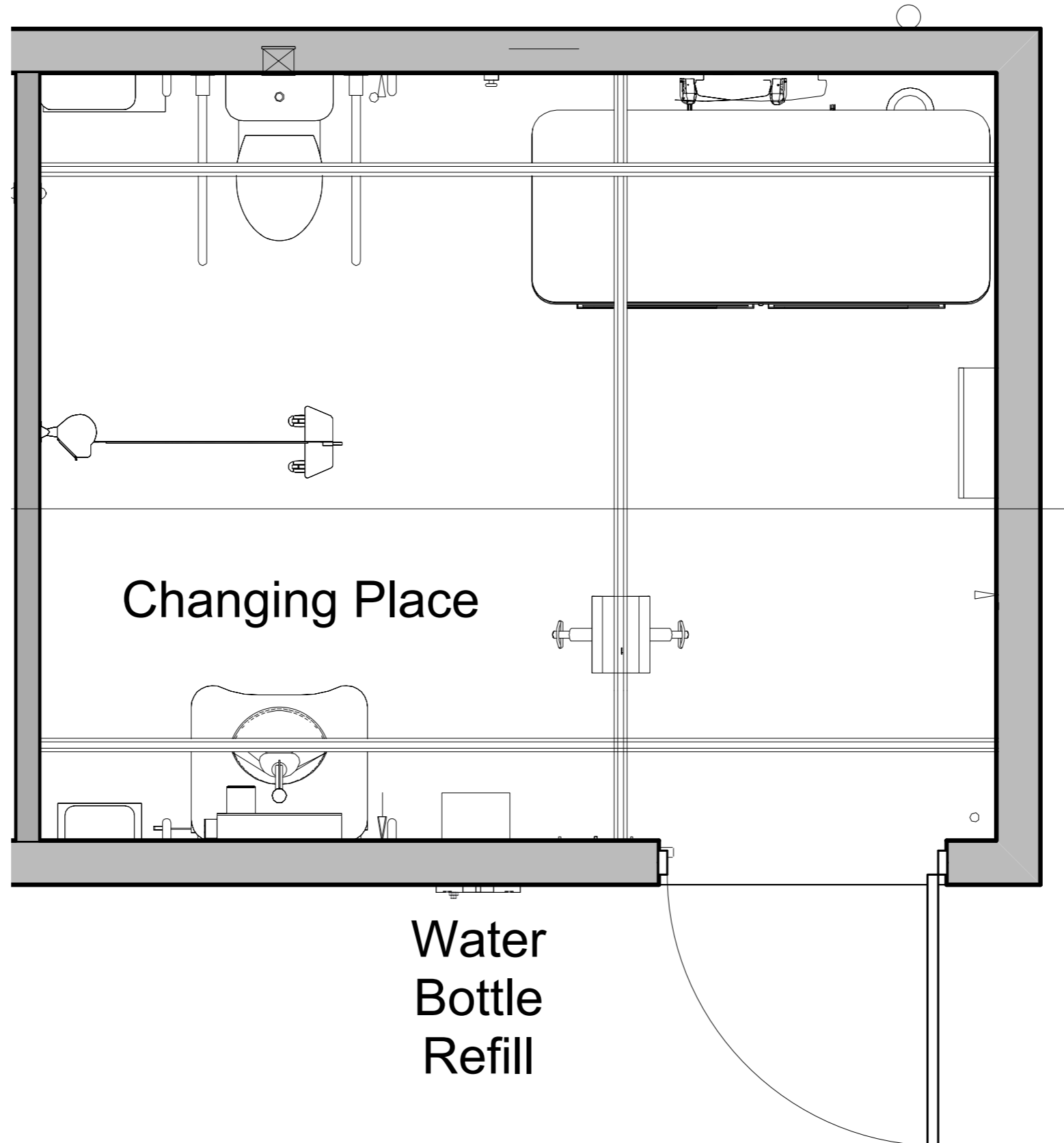
Since it began in 2006, the Changing Places campaign has been very successful in getting more toilets installed across the UK.

Standard accessible toilets meet the needs of some disabled people but not all. People who need assistance to use the toilet need Changing Places toilets. Changing Places toilets are essential for over 240,000 disabled people in the UK and their families. This includes people with profound and multiple learning disabilities, muscle-wasting conditions, motor neurone disease, multiple sclerosis and cerebral palsy, as well as people who have suffered major physical trauma, had a head injury or stroke as well as some older people.

The number of people who need access to Changing Places toilets is increasing rapidly. This is because of advances in medical care, and the fact that we're all living longer.

The site at Seaton is an ideal location for a changing place facility as it is in a key public area and the current toilet block serves a large portion of the seafront.

The council has secured funding from the Department for Levelling Up, Housing and Communities for several changing place facilities across East Devon in order to meet the needs of the people who live and visit here. This proposed location is a key part of that initiative.



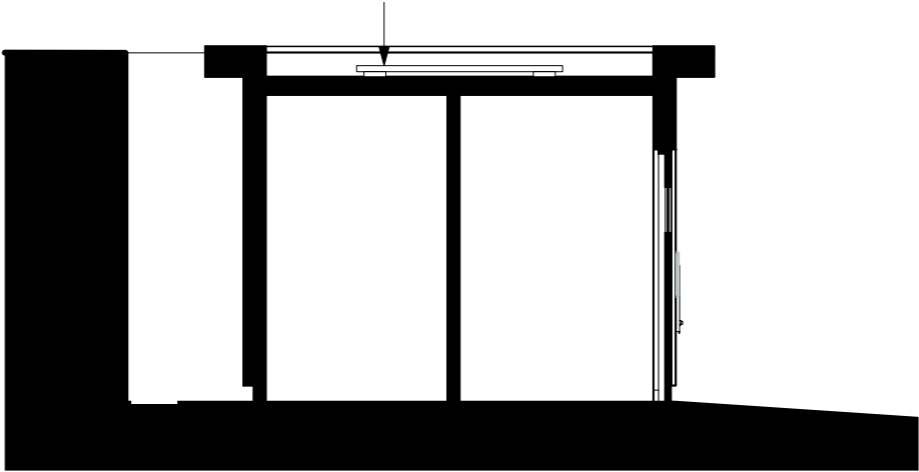
Final Scheme Design

Proposed Sections

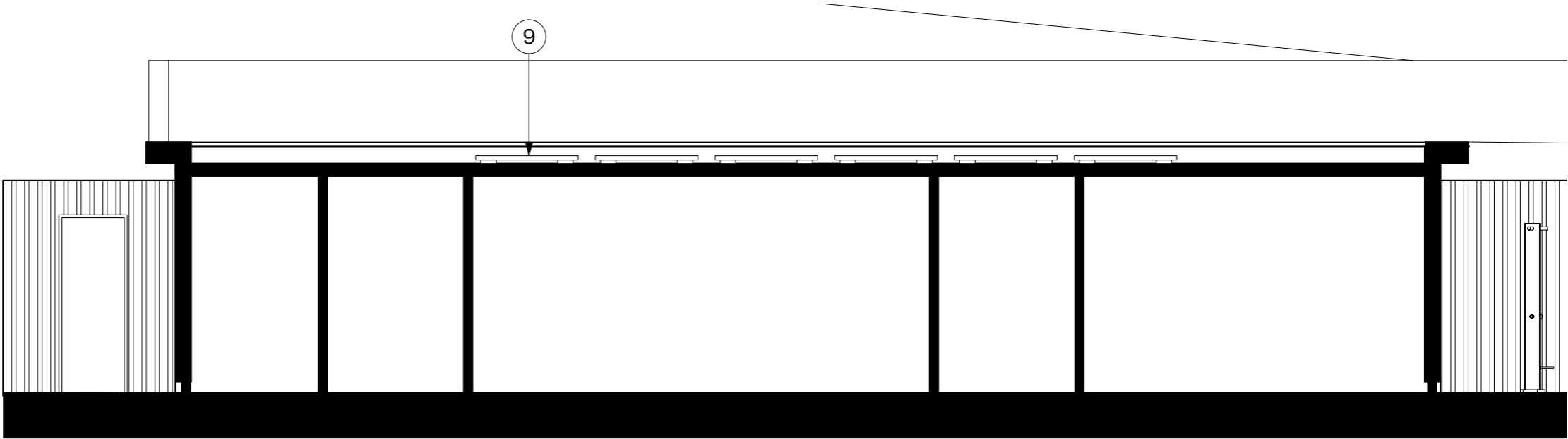
The modular building will sit on raft foundations and the ground works will provide level access to all cubicles.

Solar panels on the flat roof will provide clean energy for the building and reduce the operational carbon footprint.

Ceiling heights have been chosen to avoid tampering with light fittings and other common vandalism issues.



SECTION A



SECTION B

Final Scheme Design

Proposed Elevations

The external design for this site links closely to the seaside location at Seaton. Colourful doors to the cubicles with porthole windows and vertical timber cladding reference the iconic beach hut.

Ample exterior lighting, signage, information boards and clear visibility allow this building to be accessible, appealing and useful to the public.

Doors have been designed with glazed portholes to allow for natural light in the cubicles and the beach hut colours chosen for the doors have been assigned with green for accessible cubicles which has been used across all EDDC Public Toilet Improvement sites so that visitors can easily recognise the facilities.

All materials and details of the construction of the unit will be chosen with the storm conditions of the site in mind to resist damage in such weather and maintain longevity.

Sustainability Goals

The brief refers to East Devon District Council's current Climate Change Strategy and the aspiration to be carbon neutral by 2040. To this end the proposed designs will minimise as much as practicably possible the building's environmental impact, its carbon footprint and emissions.

Considerations will include maximising energy and operational performance of building components and equipment, the use of renewable energy both in terms of supply and site generation where possible, incorporation of water saving features, minimising future maintenance and adopting sustainable procurement and construction strategies.

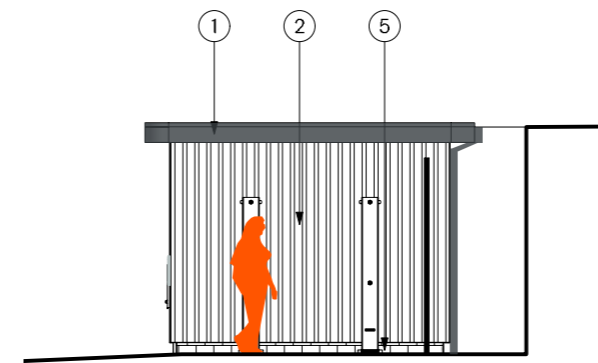
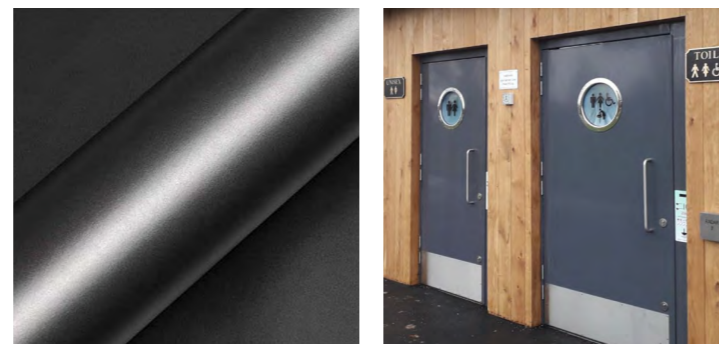
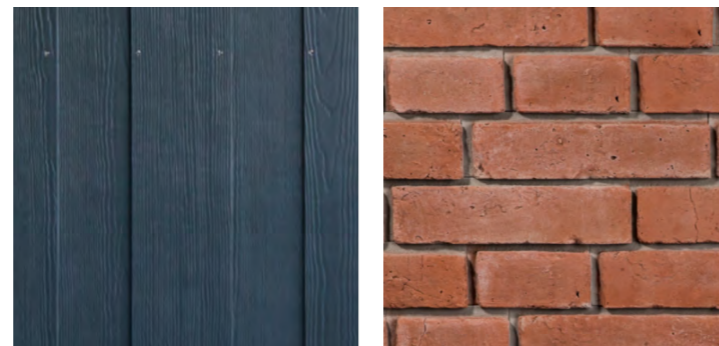
Proposed Materials

For all of the proposed public toilet blocks the roof will be flat with an overhang on the parapet clad in anthracite grey metal.

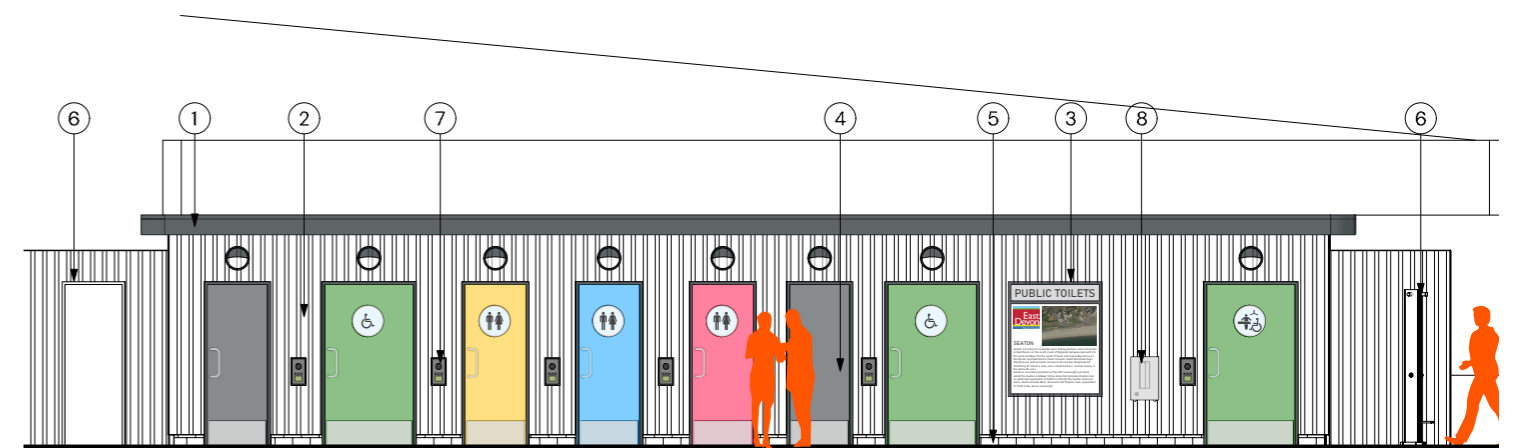
The access doors to the cubicles will be specified as per the accessibility and anti-vandal needs of this facility. Doors come in RAL colours to reflect the adjacent beach huts and inject colour into the site.

In Seaton, the external walls will be clad with hardie planks in a vertical arrangement as shown below. Hardie VL planks may be used for their resistance to damage and wear in marine environments.

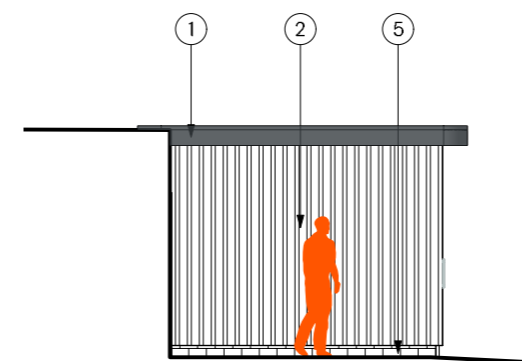
1. Anthracite grey metal clad parapet
2. Hardie plank hit and miss vertical cladding
3. Anthracite grey metal signage
4. Metal doors in beach hut colours
5. Brick plinth
6. Anti clim fencing
7. Contactless payment points
8. Water bottle refill point



EAST ELEVATION

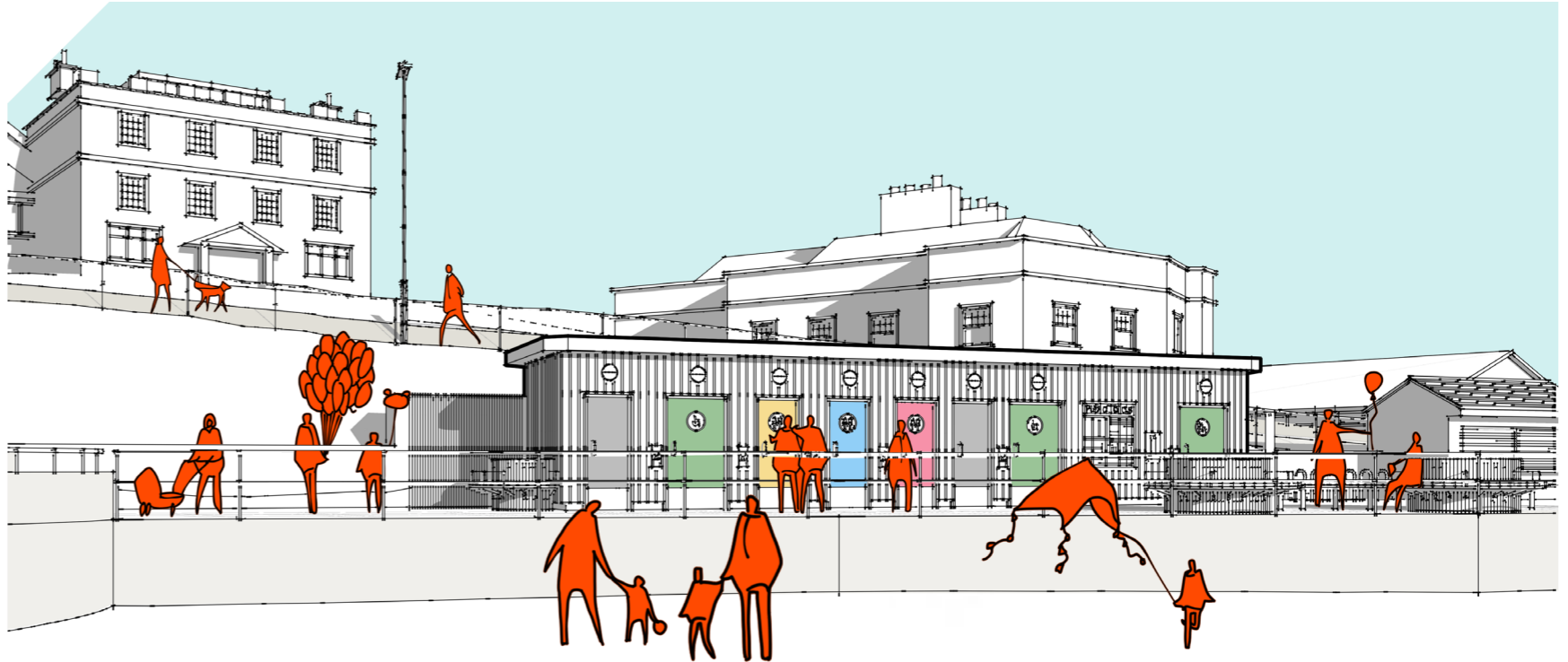
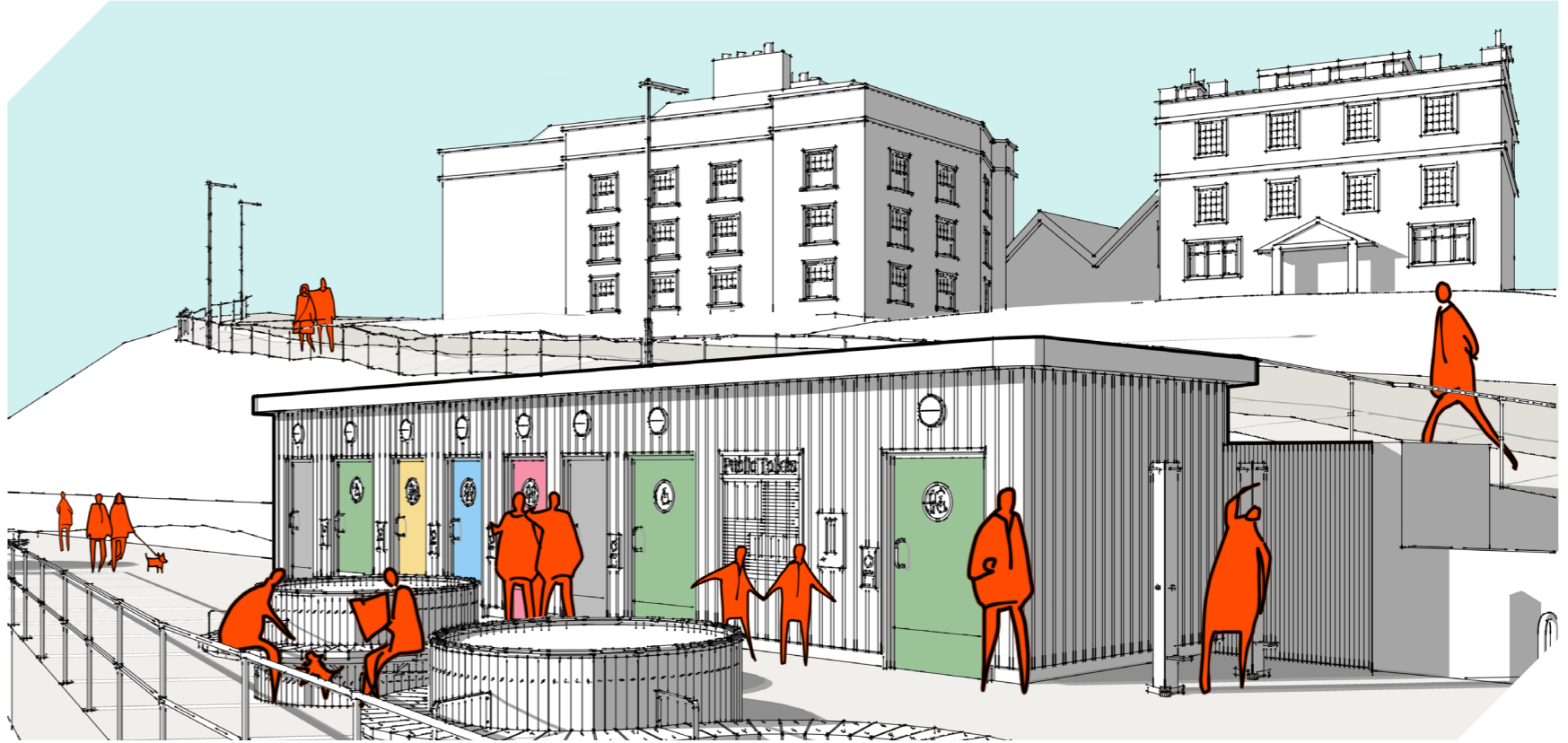
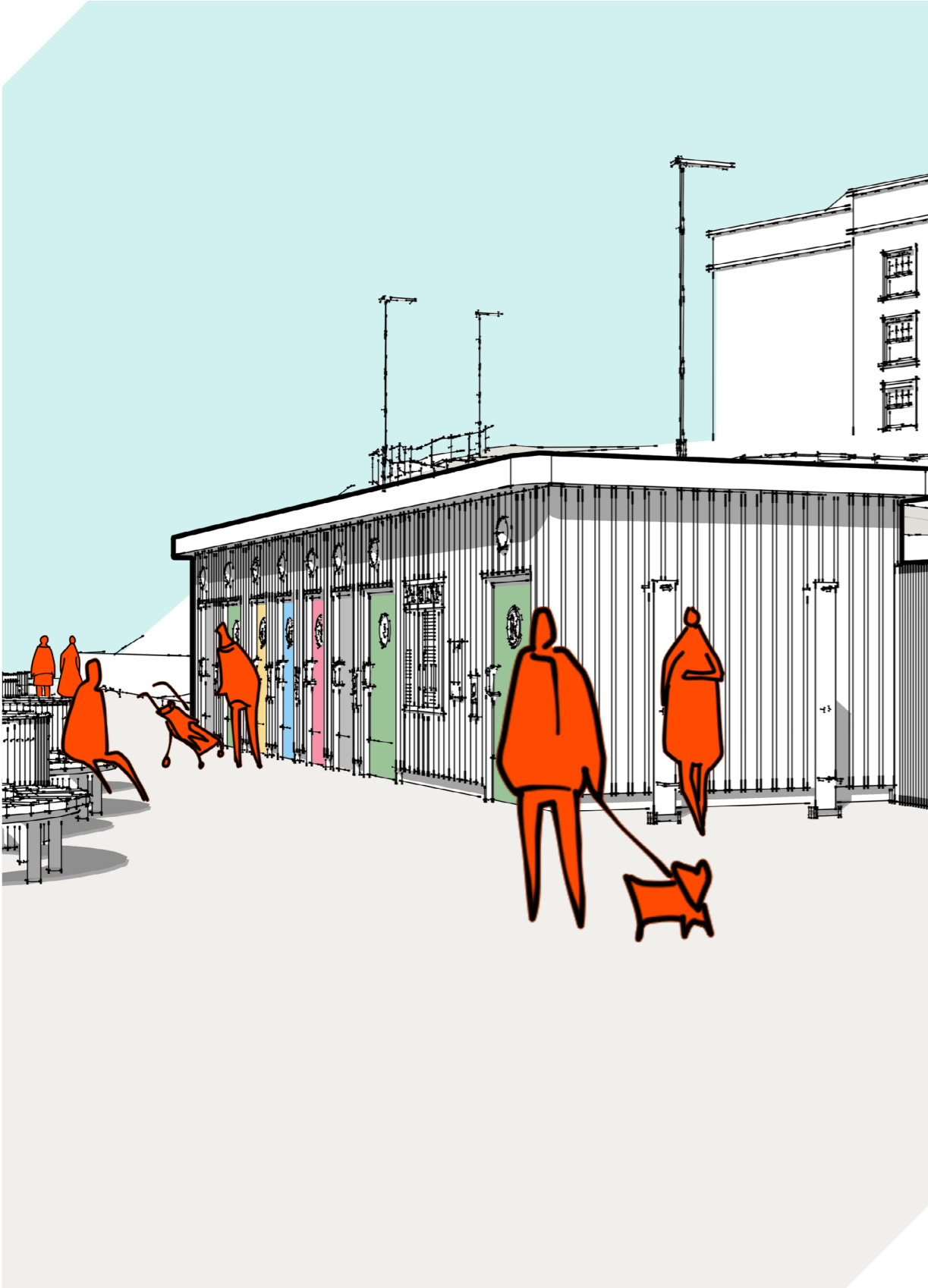


SOUTH ELEVATION



WEST ELEVATION

Final Scheme Design



Ecology and Landscape

Proposed Landscaping 24

Ecology and Landscape

Proposed Landscaping

This site is prominent within the Seaton seafront and as part of the public facilities renewal would benefit greatly from place-making and increased planting within the public realm.

Proposed are a series of planter benches with coastal varieties of plant throughout the space, as shown in the images on the right.

The proposed drawings show circular planters and benches from the Street Design Spalding range. These allow for ample public seating with raised planters, this helps to define soft boundaries in public space and to provide places for people to rest, put their shoes on after the beach and meet with others.

Also provided on the site as part of the public realm will be bicycle rack storage, a water bottle refill point and external beach showers.

All public furniture will be specified with storm resistance in mind. Generally, the proposed furniture on site has been positioned to shelter the building from frequent coastal winds.



- Exmouth in Bloom planters line the streets of Exmouth. In collaboration with the RHS, they reached the Britain in Bloom national finals 2023.

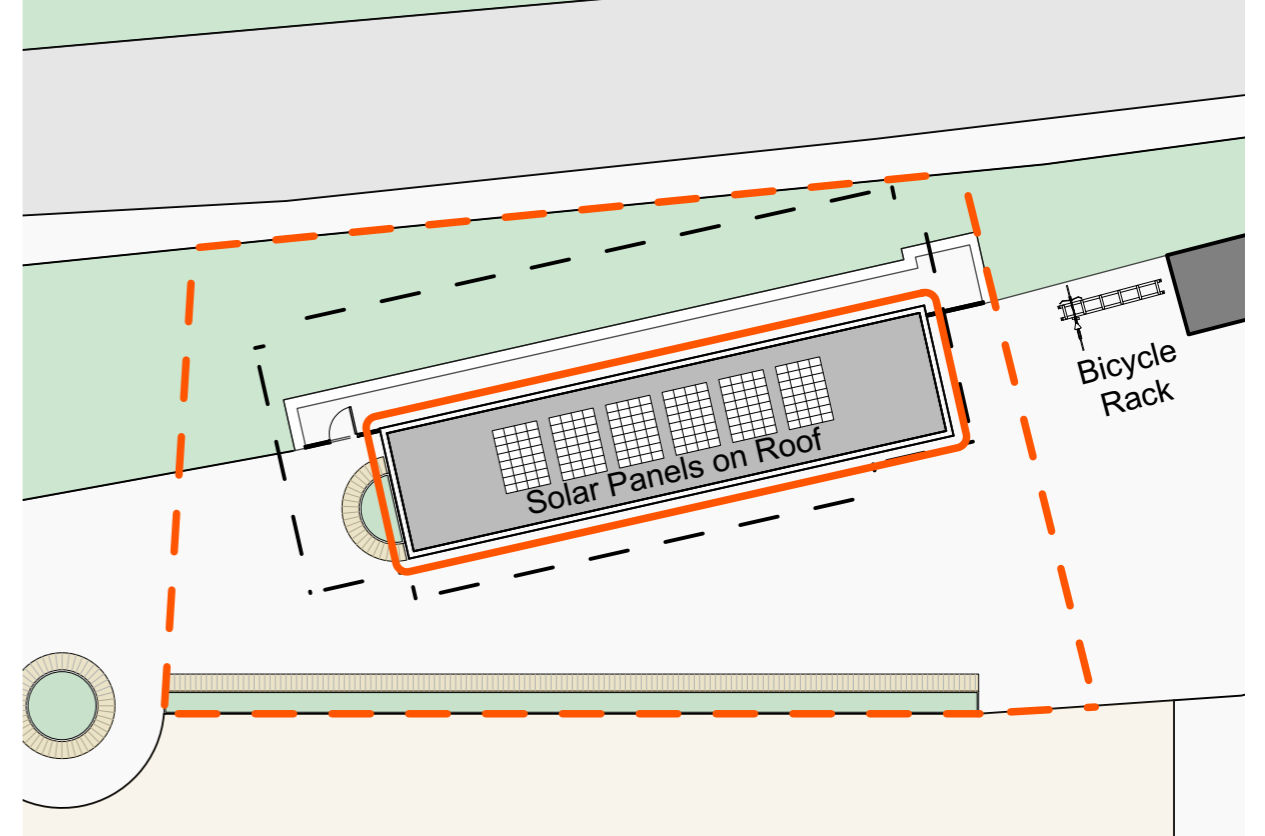
- Coastal grasses and shrubs do well in seafront environments with high wind and salinity.

- The planting scheme in Bexhill on Sea designed by HTA.

- The scheme for Bexhill on Sea utilised a shrub and herb border to provide multi-sensory benefits of the planting.

- Near Seaton are many coastal areas of outstanding natural beauty with local plants that could be incorporated into the landscaping at Foxholes.

- Grasses, trees and other shrubs resilient to coastal environments should be used here.



- Example of the semi-circular arrangement of Spalding bench and planter combo from Street Design.



- Example of the potential arrangement of Spalding bench and planter combo from Street Design.



- Example of the circular arrangement of Spalding bench and planter combo from Street Design.

Conclusions

Conclusions	26
Supporting Documents List	26

Conclusions

Conclusions

The design for the new public toilets at Seaton will provide for the high footfall and accessibility needs of the site.

The new building will greatly improve upon the current provision at the site and will also provide new place-making strategies with planting and seating to encourage public use.

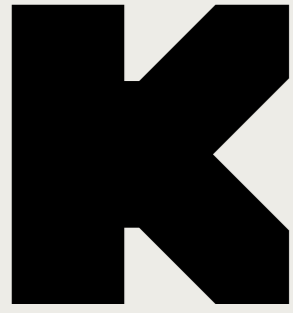
Public landscaping and design features of the building will reduce anti-social behaviour on the site and the new building will be clear and easy to see whilst maintaining the seaside visual context.

Overall the new provisions of this public toilets include a changing place, external showers, accessible cubicles and drinking water point which will greatly benefit the site and those who visit Exmouth. They will form part of the essential infrastructure which will support tourism in the area and thus the local economy.

Information Submitted in Support of this Application

230363 – AP(O)02 Existing Block Plan
230363 – AP(O)03 Existing Plans Sections Elevations
230363 – AP(O)04 Existing Site Plan
230363-1001-PO5-Proposed Plan_Sections_Elevations
230363-1002-PO5-Proposed Site Plan

Seaton FRA
2178-EcIA-TS Seaton Public Toilets – Ecological Impact Assessment v1 24.11.2023



Thank You

**For taking the time to
read this document**