



Seaford Town Council

Report No:	64-21
Agenda Item No:	11
Committee:	Full Council
Date:	25th August 2021
Title:	Martello Toilets Project
By:	Adam Chugg, Town Clerk
Purpose of Report:	To update Full Council on the work of the architects and enable Full Council to approve plans for submission to Lottery and also Lewes District Council for planning permission.

Recommendations
Full Council is recommended:
<ol style="list-style-type: none">1. To note the report.2. To approve the presented plans as the design to take forward for re-building the Martello Toilets with Changing Places facility, noting that work will continue with councillors, officers and the consultant to take the project forwards.3. To approve these plans for submission to the National Lottery for part of the funds for the project.4. To approve these plans for submission to Lewes District Council for planning permission.

1. Context

- 1.1** The Town Council is aware of the need to re-build the Martello Toilets, and work to take this forward has proceeded over a number of years.
- 1.2** The project also provides an opportunity to provide the only publicly accessible Changing Places facility in Seaford.

- 1.3 In 2017, a design was approved, and in 2019 an application made to National Lottery to provide part of the funding for the work. The Town Council itself is also able to provide some funding for this work.
- 1.4 Lottery application considerations and other work was put on hold by the Covid-19 pandemic.
- 1.5 New architects ABIR saw off stiff competition to become the new architects for the project in June 2021, with their work being led by Giles Ings, RIBA.
- 1.6 ABIR has reviewed the brief and presented an updated version to councillors at a briefing on 19th August 2021.
- 1.7 Once updated plans are agreed by Full Council, submissions will be made to Lottery for part of the funding, and also to Lewes District Council for the necessary planning permissions.
- 1.8 Following the briefing session and review of plans, the recommendations with this report acknowledge the possibility of further minor works on the plans to be carried out by officers and the architect, with councillors.

2. Key Changes

- 2.1 The architect's amendments to the plans are summarised below.
- 2.2 Toilets
 - (a) Instead of 4 x single cubicles, 1 x accessible toilet (Disability Discrimination Act compliant toilet) and 1 x baby change toilet, the architect has suggested 1 x accessible toilet, 1x ambulant disabled toilet, 2 x baby change toilets and 3 x single cubicle toilets. As all the toilets apart from the Changing Places toilet are open for public use, this gives the facility one additional toilet.
 - (b) The entry points of the toilets are now around the back, side and front of the building, making them more accessible.
 - (c) The Changing Places toilet is moved to the rear of the building making it more accessible from the road.
- 2.3 Concession
 - (a) Due to the limited size of the footprint, it is suggested there is just one concession with a reasonable size seating area, which will provide better facilities for both public and concession holder. The existing Martello Kiosk concession can still trade meaning the Town Council will still receive income from two concessions.

- (b) The seating area is now wider and more accessible. The new layout is the full width of the building meaning it will be lighter, will have better natural ventilation and a larger seating area.
- (c) The sliding doors mean the south-west corner can be completely opened up in the summer.

2.4 Kitchen

- (a) This will be slightly larger than the original design and will have plenty of space in the ceiling void above for extraction and air source heating, maximising the range of food offers possible from concession holders who can take on the space.

2.5 Gender Neutral Toilets

- (a) ABIR's advice is that these are now the industry norm.

3. Detailed Plans

- 3.1 The presentation from ABIR is shown at Appendix A.

4. Financial Appraisal.

- 4.1 Plans being presented are within the budgeted amounts previously set aside and agreed for this project. This means that, although these costs are going to be significant, no new additional spending is required at this stage.

5. Contact Officer

- 5.1 The Contact Officer for this report is Adam Chugg, Town Clerk.

Town Clerk	
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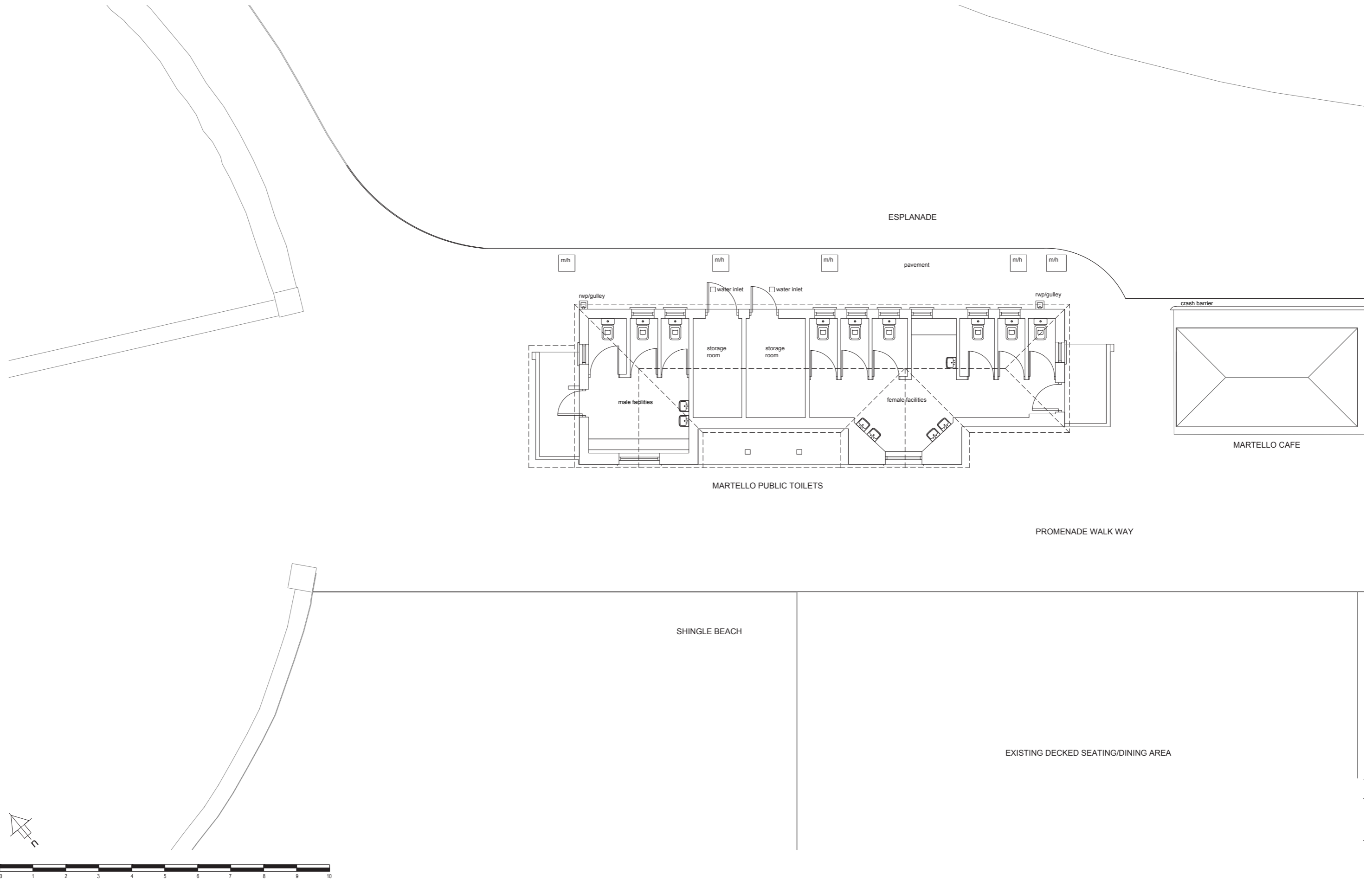
Revision A: Amendments following client meeting

Revision B: Amendments following design team meeting

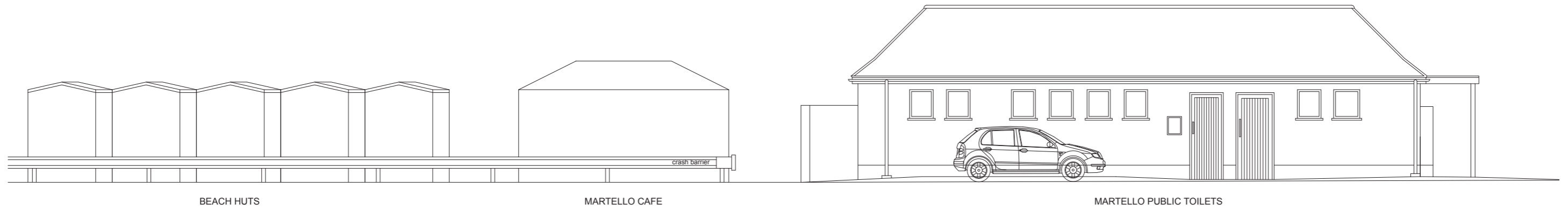
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1.00 Existing Drawings

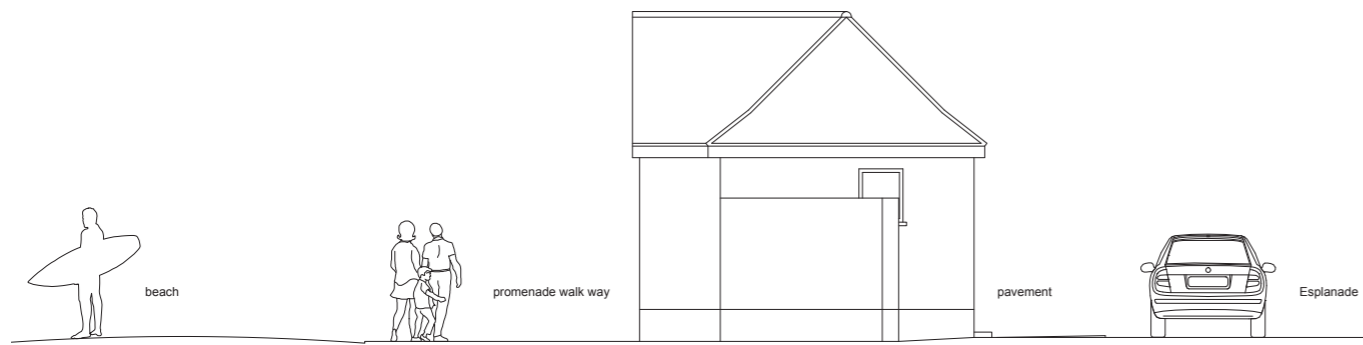
1.01 Existing Site / Ground Floor Plan



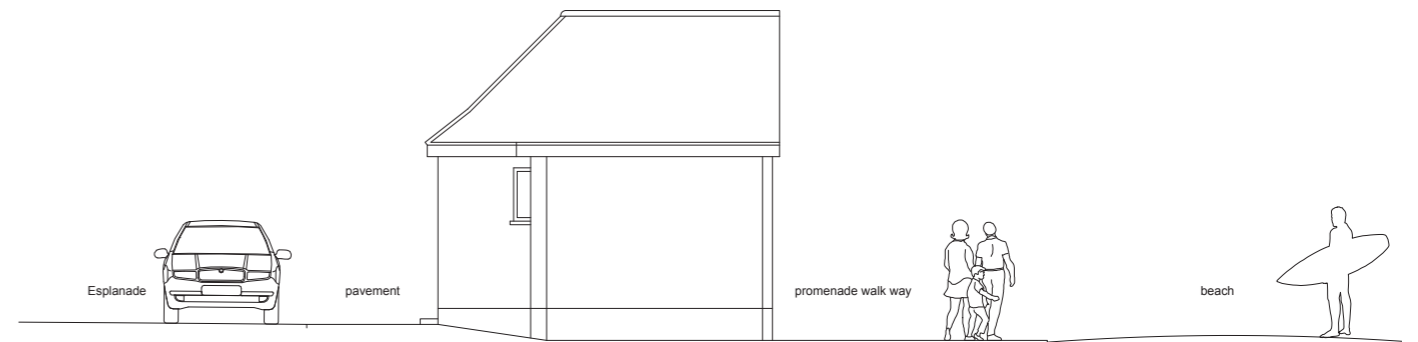
1.02 Existing Elevations



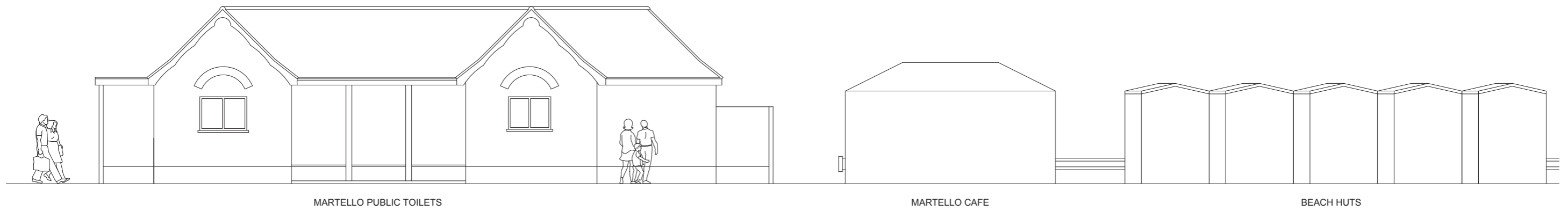
Existing North Elevation



Existing East Elevation



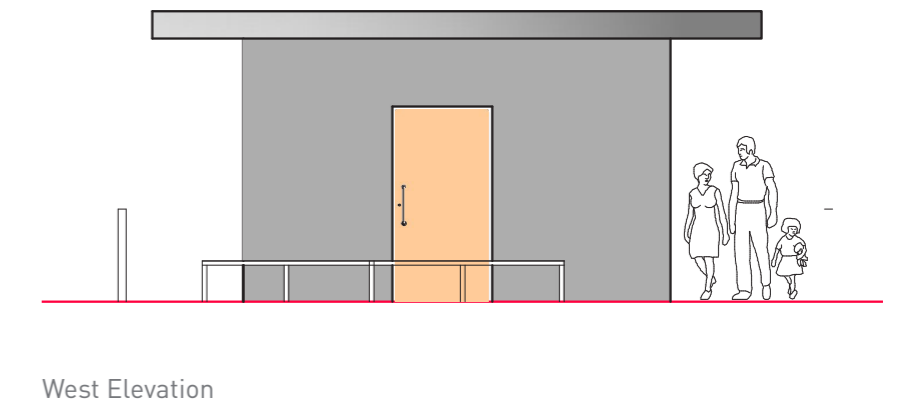
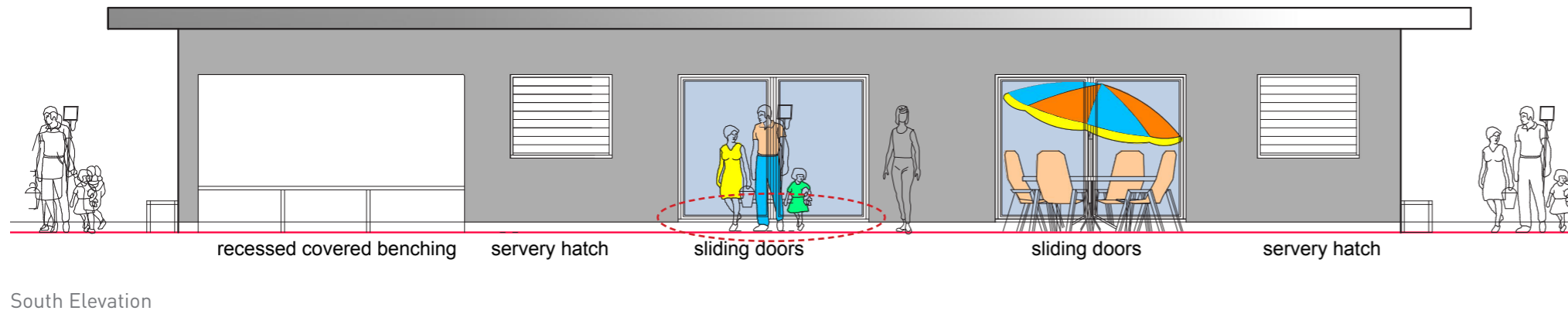
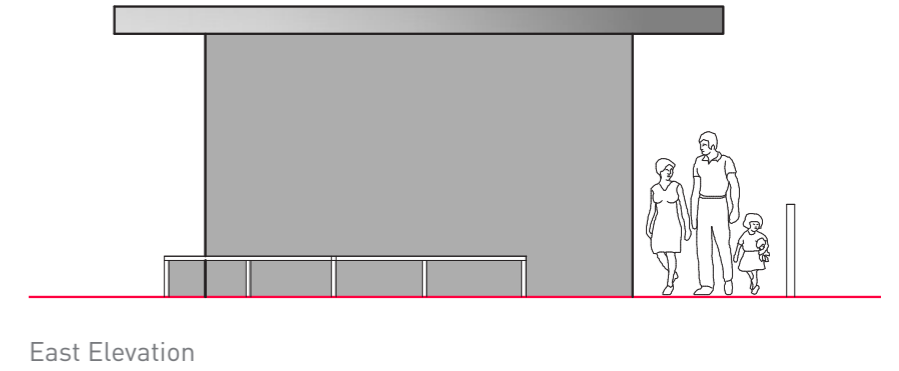
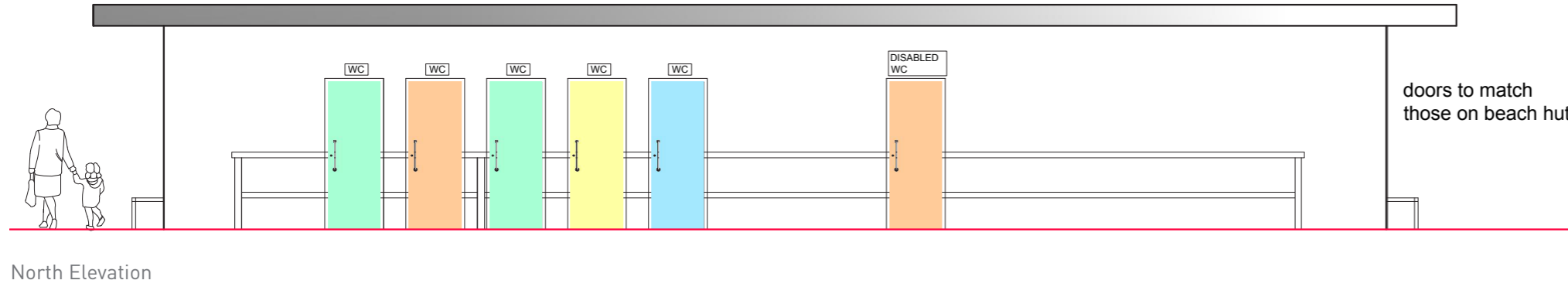
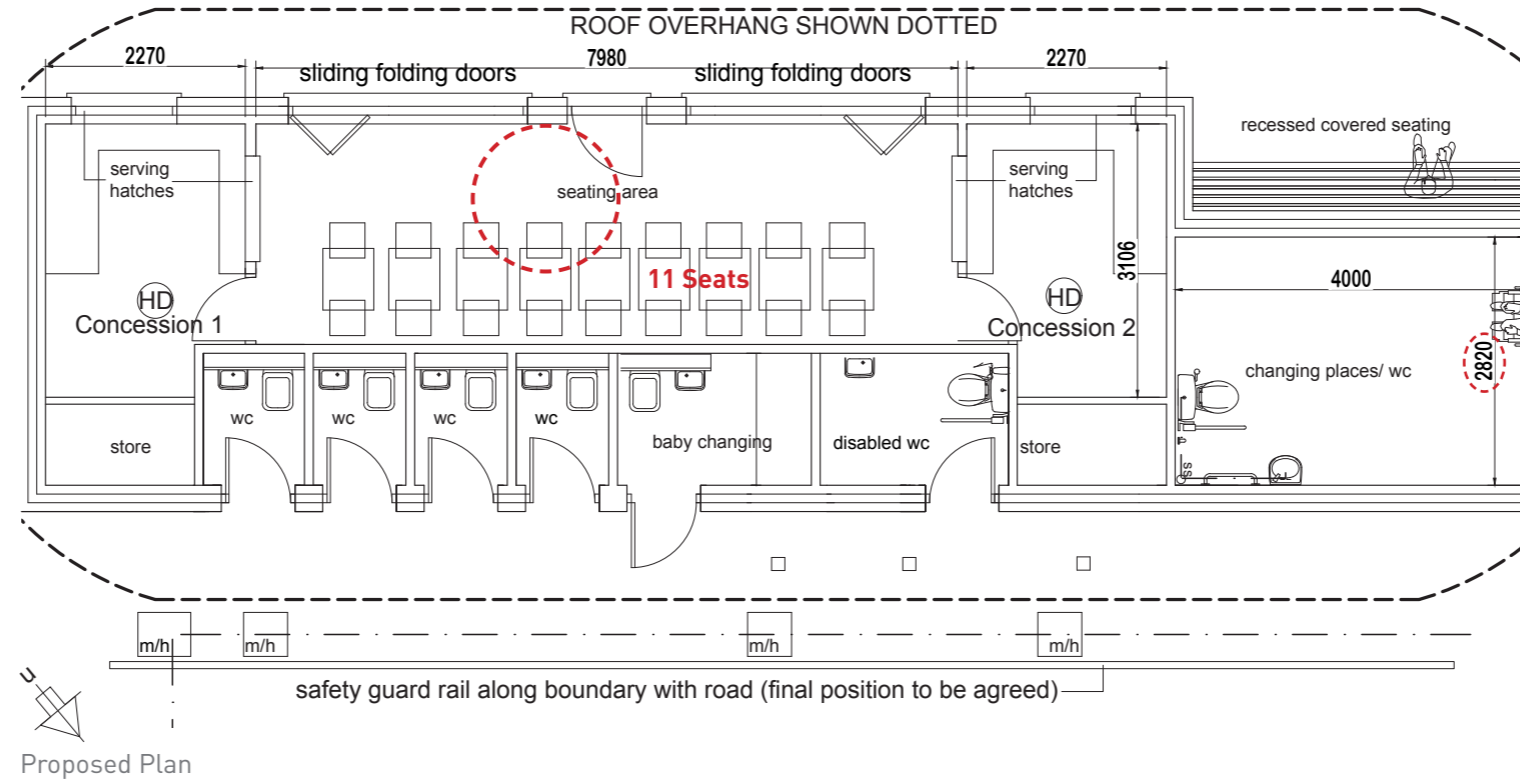
Existing West Elevation



Existing South Elevation

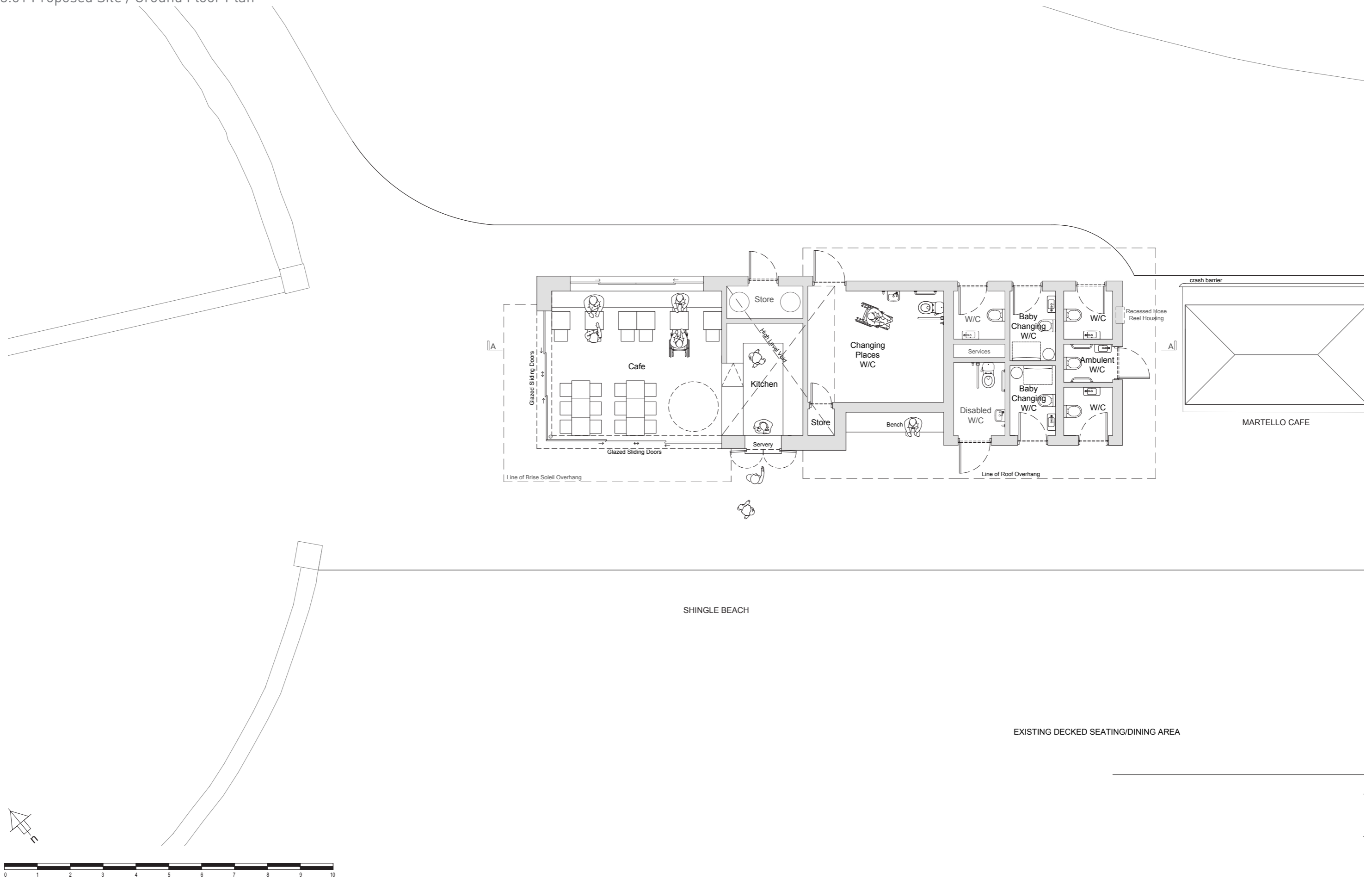


2.00 Previous Proposed Drawings

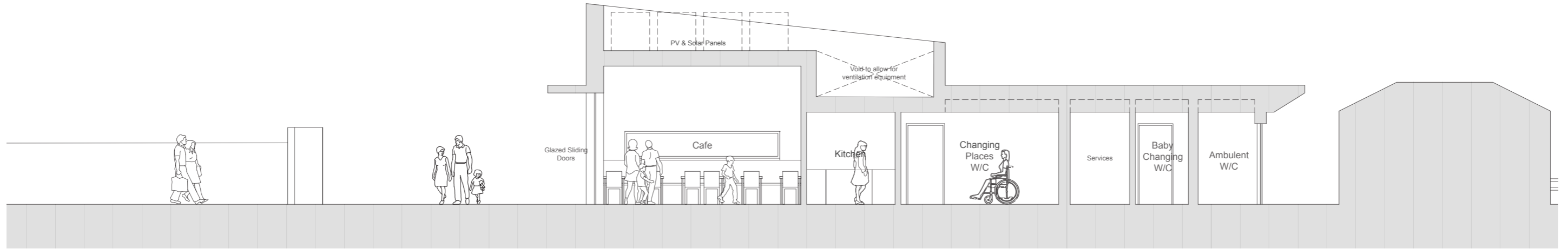


3.00 Proposed Drawings

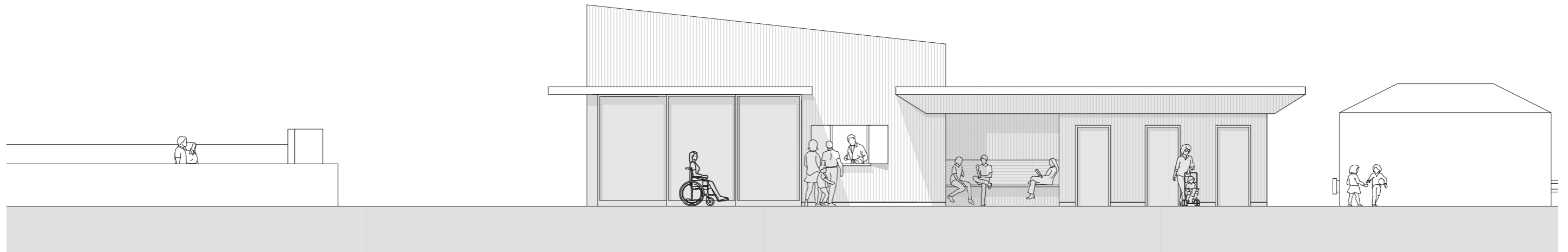
3.01 Proposed Site / Ground Floor Plan



3.02 Proposed South Elevation



Proposed Section A-A



Proposed South Elevation

Shadows: July 20th 1:00pm



