

# CAMBER SANDS

visitor facilities  
feasibility  
study

DK-CM  
February 2023



Report prepared by DK-CM on behalf of  
Rother District Council

February 2023

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# CONTENTS



## INTRODUCTION

### 1. BRIEF

- 1.1 Project context
- 1.2 Project objectives

### 2. SITE

- 2.1 Location
- 2.2 Context
- 2.3 Access
- 2.4 Historic development
- 2.5 Policy
- 2.6 Understanding the buildings

### 3. PROPOSALS

- 3.1 Principles & approach
- 3.2 Camber Central
  - Existing Condition
  - Constraints
  - Spatial Option 1: Maximum
  - Spatial Option 2: Minimum
- 3.3 Camber West Old Block
  - Existing Condition
  - Constraints
  - Spatial Option 1: Maximum
  - Spatial Option 2: Minimum
- 3.4 Camber West New Block
  - Existing Condition
  - Constraints
  - Spatial Option 1
- 3.5 Design Principles
- 3.6 Process

### 4. STRATEGIES

- 4.1 Sustainability
- 4.2 Engineering
- 4.3 Access
- 4.4 Servicing inc refuse
- 4.5 Procurement
- 4.6 Maintenance

### 5. COST

### 6. NEXT STEPS

- 6.1 Surveys
- 6.2 Programme
- 6.3 Risks & issues

### APPENDICES

- A Architect's drawing package
- B Engineer's report
- C Programme
- D Risk & Issues Register
- E Existing photo survey



# INTRODUCTION

Rother District Council (RDC) is working to deliver improvements and investment to the existing council-owned visitor and staff facilities at Camber Sands.

Camber Sands is one of the UK's best known sandy beaches and experiences very high visitor volumes during the summer season. The existing three facilities, incorporating four buildings, are aged and in need of renewal. The project seeks to:

- improve visitor experience & safety including through increased capacity;
- deliver sustainability improvements to improve the performance of the facilities recognising Rother's climate crisis declaration in 2019 and targets;
- provide improved facilities for staff based at the facilities to further support public safety;
- subject to a separate funding application, the provision of a Changing Places toilet.

DK-CM have been appointed by RDC to prepare a feasibility study for delivering improvements to the existing council-owned visitor and staff facilities at Camber Sands. This report documents the first phase of the project and has been prepared to form part of a funding application to the local authority's Community Infrastructure Levy fund. Should the funding application be successful, the second phase of the project will see the development of the proposals forwards to delivery later in 2023.



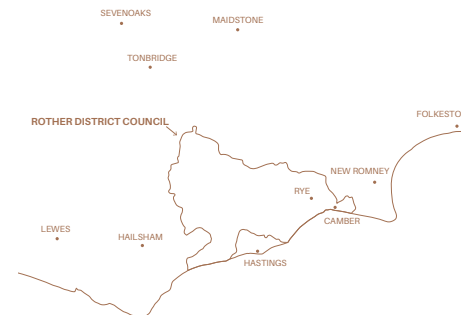
# 1. BRIEF

## 1.1 PROJECT CONTEXT

The project represents a substantial investment by the local authority, as well as the most significant investment the facilities have seen in a number of decades.

The three facilities: Camber Central and the two blocks located to the centre and east of Camber West Car Park; are located to the north of Camber's iconic dunes and provide the initial entry point to the popular beach.

With 25,000 visitors a day in the summer months there is substantial pressure on the existing facilities, which are already struggling with a variety of building condition and performance issues. Trends in recent years suggest that visitor numbers will only increase in the future.



Particular issues are explored in more detail for each building later within this document and include:

- inefficient layouts contributing to overuse and regular lengthy queues;
- poor physical condition which increases maintenance issues;
- inefficient full flushing WCs which contribute to water shortages and suffer from blockages;
- anti-social behaviour.

The project seeks to be an exemplar in terms of remodelling existing buildings in the face of the climate crisis. Improving the performance of the existing buildings reduces carbon emissions, retains existing embodied carbon and, with the council leading the way, encourage other local stakeholders to adopt a similar approach.



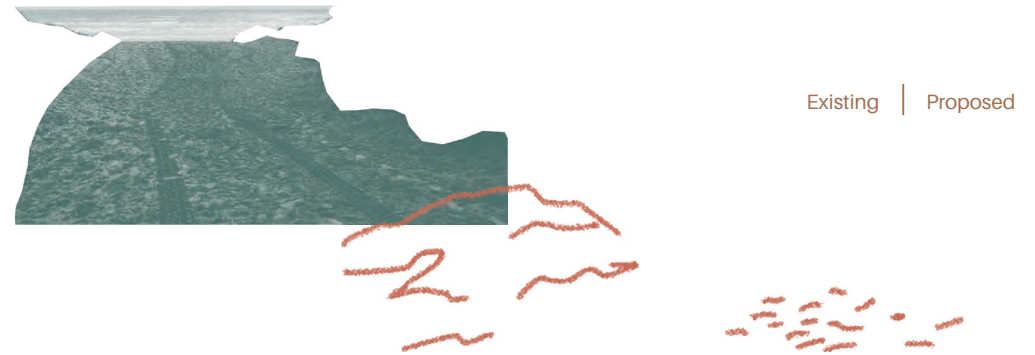
## 1.2 PROJECT OBJECTIVES

This project is an opportunity to improve ageing tourist infrastructure to improve visitor experience, promote good treatment from the public and make the existing buildings more efficient and welcoming.

Investment will also improve staff operations on site including coastal officers, cleaning staff, RNLI and police including welfare and safety.

Learning from briefings with Rother's team including local coastal officers and local RNLI officers, four key priorities have been identified that underpin the brief for the project. These priorities will provide a foundation for the development of design options as part of the feasibility study and the concept design proposals that will follow.

### THE RENEWED FACILITIES WILL BE...



The facilities are subject to heavy use and aren't always treated well by visitors...

...the renewed facilities should be robust and encourage better care from visitors

Performance of the building could be improved while retaining embodied carbon...

...targeted sustainability interventions will support the facilities' operation and reduce running costs & carbon emissions

The facilities are challenging to maintain, with issues with building condition and material quality...

...improvements should make the facilities quicker and easier to clean

The facilities need to provide storage, including for equipment and vehicles, which at the moment is ad hoc...

The coastal office hosts a variety of services, with staff based from the facilities and needing both work and break-out spaces...

The sites are an opportunity for income generation which isn't being fully harnessed at the moment...

...rationalised and expanded storage provision will open up other areas for better operation of the facilities

...the improvements can provide better facilities for both working and rest for staff, combining the different services

...commercial opportunities will be considered as part of remodelling the facilities, such as a kiosk

The facilities are in the context of a coastal environment with particular risks and considerations...

The coastal office isn't best arranged for its important role in managing safety and incidents on the beach...

The staff operating the facilities don't always feel safe, closing times can be fraught with long queues...

...facilities and wayfinding should provide and/or reinforce education about public safety

...a better workspace and connection with the beach would aid operation. The first aid space should be modernise

...access should be improved to provide a safer means to clean and operate the facilities for staff

The existing layouts are convoluted and there are often long queues...

The dunes and beach are a special natural environment of international significance...

Historically, Camber Sands and East Sussex have a particular character and vernacular...

...the layouts will be rationalised to increase capacity and make the facilities more efficient

...the project should consider how the proposals can be inclusive to both people and nature, and educate about the dunes, their flora, fauna & significance

...the proposals will learn from the existing character to deliver appropriate, delightful and beautiful architecture

## 2. SITE

### 2.1 LOCATION

The facilities are spread across two sites, both council-owned car parks.

Central Camber is the primary arrival point for visitors, offering the most visitor attractions and easiest access to the beach. It is located at the eastern end of the single track Old Lydd Road.

Camber West Car Park is more directly accessible from New Lydd Road, and provides much more substantial parking provision.



### 2.2 CONTEXT

The following pages examine the wider context of the facilities to understand how they relate to the wider setting, providing a basis of understanding for the development of future design solutions & proposals.

Access, historical development, policy and ownership are considered in turn.



### 2.3 ACCESS

The two sites both act as key entrance points to the beach which is of regional significance and attracts both local, holidayers and daytripper visitors.

Public bus routes run along New Lydd Road, including Stagecoach East services 70, 102, 293 and 553 most running to and from Rye which provides the nearest public rail station.

Both sites provide parking for visitors in private vehicles. Both are very heavily used in the summer months, with Camber Central particularly busy, regularly attracting a queue before opening in the morning and filling up fast. From this point, pedestrian access is possible via footpaths through the dunes to the beach.

At Camber Central, vehicle access is provided to coastal cottages and holiday cottages through the main car park and via the shingle.

Traffic and access to Camber Sands is a known issue due to visitor numbers, with congestion a consistent issue during the busy summer months. Operation Radcott is an annual initiative and combined effort by RDC, Sussex Police, East Sussex County Council, Camber Parish Council, the RNLI, HM Coastguard, South East Coast Ambulance, East Sussex Fire and Rescue Service and local stakeholders, which seeks in part to contributing to improving traffic issues as well as safety on the beach.



## 2.4 HISTORIC DEVELOPMENT

The historic evolution of the site has been mapped to understand the wider context, including the origin and evolution of the visitor facilities themselves.



By examining the growth and development of the wider context and facilities, a useful basis is established both for possible patterns of development, directions of future trends, and an understanding of the local character & specifics to guide the development of proposals that are appropriate and fitting for the context.



VIEW FROM THE DUNES, CAMBER, 41



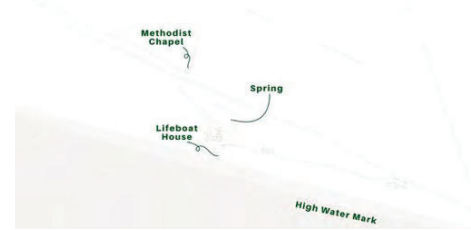
### 1900

A tramway is constructed connecting Camber to Rye, providing improved transport connection assumed to support a growing number of visitors and holiday makers. It opened on 13 July 1908 and closed, with the line, in September 1939. The scale of local development remains small with few new constructions indicated in this period. Broomhill begins to be labelled, now an important national site for watersports.



### 1920

Development begins to pick up pace, likely as a result of the tramway and improved connectivity. Fields are subdivided further following a classic 'plotlands' pattern. New developments include a Mission Church near the school which remains. The high water mark begins to shift noticeably at this time, the cause of which is unknown.



### 1870

In this earliest available mapping the Camber site is home to very little development. It is likely that at this time Rye was the main settlement and that the area that later became Camber Sands predominantly supported visitors to the beach. The archive map indicates a spring but the exact purpose is unknown. Out of crop to the west is an additional, larger coastguard station, located close to the boundary of the modern West car park.



### 1890

The lifeboat house moves westwards, closer to the coastguard station which also grows at this time. The cluster of development around the spring appears to change little, development is scattered across the surrounding fields, some of which begin to be subdivided. The construction of a school suggests a growing local population.



### 1970

Archive mapping of the interwar and postwar periods has not been found. The next available archive map, dated 1970, demonstrates substantial growth of the settlement, most importantly the construction of Pontins holiday park in 1968. Visitor facilities have now been established, including a larger complex of buildings than exists today at Camber Central. The dunes appear fully established and the high water mark is no longer in view.



### Today

The main body of the permanent settlement is infilled between earlier slices of plotlands development. Visitor facilities have been largely retained though some buildings have either been demolished or replaced. Camber Central has additional commercial spaces targeting visitors. An informal high street has formed around the holiday park entrance.

## 2.5 POLICY

The following policies have been identified as relevant to the proposals and considered as part of this mapping exercise:

### Regional:

- Sustainable Access and Recreation Management Strategy (SARMS) for Dungeness Complex, Shepway and Rother District Councils, adopted November 2017

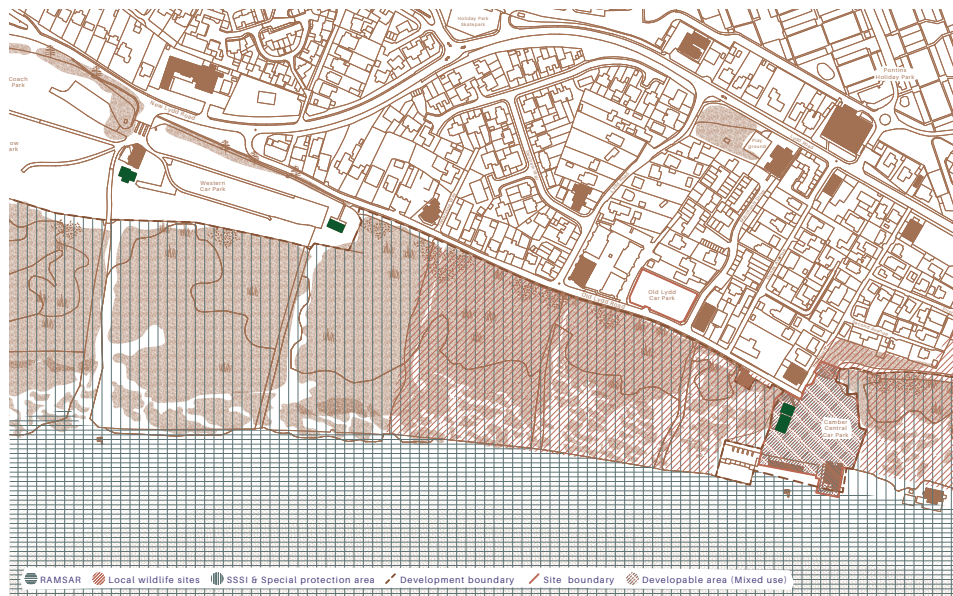
### Local:

- RDC Core Strategy Local Plan, adopted September 2014;
- RDC Development and Site Allocations Plan, adopted 2019;
- RDC Corporate Plan 2017-27, adopted 2020;
- Camber Supplementary Planning Document, adopted September 2014.

### Development

Both sites and all three facilities are located within the settlement boundary of Camber Sands. An adopted SPD is in place for the settlement, discussed below.

Camber Central is identified as one of only two development sites within Camber (Policy CAM1), along with the former putting green on Old Lied Road now used as an additional car park (Policy CAM2). The policy sets a vision for a comprehensive mixed use scheme to include an improved public realm with tourism including visitor accommodation, commercial and operational uses. The Camber Central site is also defined as a Mixed Use Developable Area. Nevertheless a conflict with the project and objectives is unlikely given the demand and clear requirement for public facilities in this location, but the mixed use ambition combining multiple functions could inform the approach to the project to support the policy's ambitions prior to the delivery of a larger scheme.



The SPD encourages consideration of development on the Camber Central site, including to provide enhanced facilities & improve quality and services. Taking a mixed use approach, in particular introducing additional commercial facilities within the redeveloped facilities, could also contribute to increasing visitor spend, as well as increasing the shops and amenities offer in the village and supporting the resilience & sustainability of the facilities through income generation.

The SPD requires new development to respond to the Camber vernacular, as identified in key local documents including the Camber Environmental Strategy and the Camber Visitor Management Initiative.

### Recreation

RDCs Corporate Plan includes actions to develop Camber as a premier south-east tourism destination and to increase visitors.

This is supported by the dedicated SARMS policy, developed in partnership with the neighbouring local authority Shepway, in combination with the Dungeness peninsula. The SARMS policy seeks to raise the profile of the natural environment & nature conservation value; promoting the efficient & effective use of resources and sensitive management of access in the face of recreational pressure; and mitigating the disconnect between tourism & natural environment sectors. Relevant considerations to the project include:

- How interventions could move the visitor economy in a more environmentally aware and sustainable direction, deliverable for instance through delivering sustainability improvements to the facilities to reduce the environmental impact of the facilities;
- Improve visitor information & interpretation to address the task of visitor education and the need for behaviour change in support of the habitats, achievable through on-site interpretation panels supported by targeted activities and materials including leaflets. This could be delivered both in the final project realisation as well as during project delivery, for instance as added value through public engagement during the planning process. In surveying work carried out to inform the strategy, only 15% of visitors to Camber Central car park said they had seen an information board regarding wildlife; the lowest percentage of all surveyed sites.
- Discouraging of interventions which encourage access to the western foreshore, due to it defined as being particularly well preserved and important in terms of nature conservation;
- The existing facilities are noted to be basic and generally adequate but issues are highlighted including sand and overuse on the busiest days.

The SARMS identifies four categories of actions; relevant items are summarised below, aligning with the key priorities set out above:

- A - Priority Actions:
  - SA6.4, DP2, RH2 - Visitor education - Interpretation plan

- SA6.2, PL1, CB4, RL1, RL2 - Signage review and replacement programme
- CB3 - Assess any plans to develop or enhance recreation routes into the marsh from Camber Village;

**B - Essential:**

- CB4 - Visitor Education: Warden role - Camber - Introduce an Education Warden role or include education in the role of beach patrol; Education campaign with caravan parks, making messages appropriate and attractive to visitor profile
- CB1 - Camber: Improved and coordinated management of dunes: Assess alternative and secure funding methods to deliver management; Ensure access management works are adequately funded and carried out annually Include other landowners and/or managers (eg ESCC)

**C: Positive / complementary:**

- CB1 - Site-specific Measures: Camber - Camber Dunes coordinated management: Review and formulate new management plan for dunes which sets out detailed future and annual management requirements and costings required; Form management partnership for dunes for owners to properly implement habitat and recreation management

The project could consider the SPD's ambition to extend the visitor season, promoting active leisure and social tourism and encouraging wellbeing of different groups in society by improving the relationship between visitors and village residents through improved facilities.

Many of the access-related policy ambitions are outside the remit of the project, including mitigating congestion and the support of additional public transport options. An achievable SPD ambition is the support of cycling, which could be achieved through the provision of an improved cycle parking offer as well as through public information.

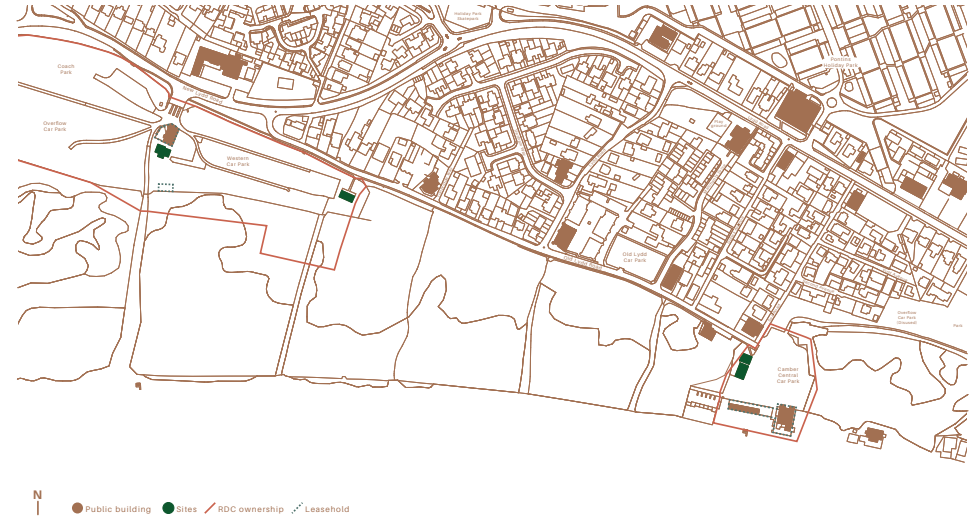
*Ecology & landscape*

The beach and dunes are both SSSI and

Special Protection Areas. In addition, areas of the dunes surrounding Camber Central are also classified as Local Wildlife Sites and of Natura 2000 importance. The beach, excluding the dunes, is defined as a RAMSAR beach of international significance. Neither of the sites are located within, but closely neighbour, sites of ecological importance. It is therefore appropriated for the development to consider the neighbouring ecological conditions and the potential impacts or enhancements that could be offered. This could include direct measures, such as habitat provision within soft landscaping, or indirect, for example through providing educational information to the public about the SSSI and Ramsar beach.

RDC's Corporate Plan also includes a 'conservation and biodiversity' outcome including support for nature conservation and biodiversity.

The SARMS policy above sets out complementary ambitions to enhance the profile of the natural environment across Camber Sands. One specific consideration relating to the protection of the natural environment identified in public survey outcomes as part of the development of the SARMS policy is requests for more seating and bins (including dog waste bins).

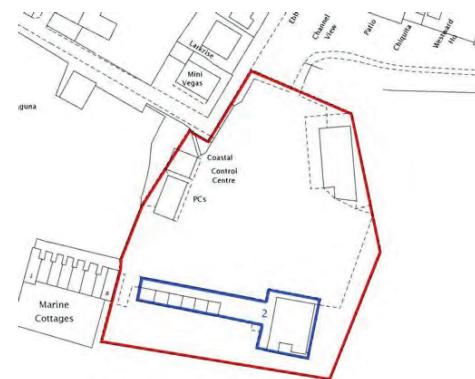


**OWNERSHIP**

The above plans have been interpreted from the title plans provided by the local authority and is intended for illustrative purposes only. No reliance should be placed upon the above illustration as an accurate record of the site boundaries, for information please refer to the relevant legal title deed and plan.

It is understood that the dunes are primarily under the ownership of East Sussex County Council making the county council one of the most prominent neighbouring landowners, as well as the Crown for the beach itself and National Highways for New & Old Lydd Roads.

Both sites feature ground leases to commercial tenants, including seasonal pitches, however it is not expected that this will impact on the proposals. The coastal cottages neighbouring Camber Central car park, are under separate freehold but with an easement on RDC's freehold granting them access from Old Lydd Road at the entrance to the car park through to their own small dedicated car park.

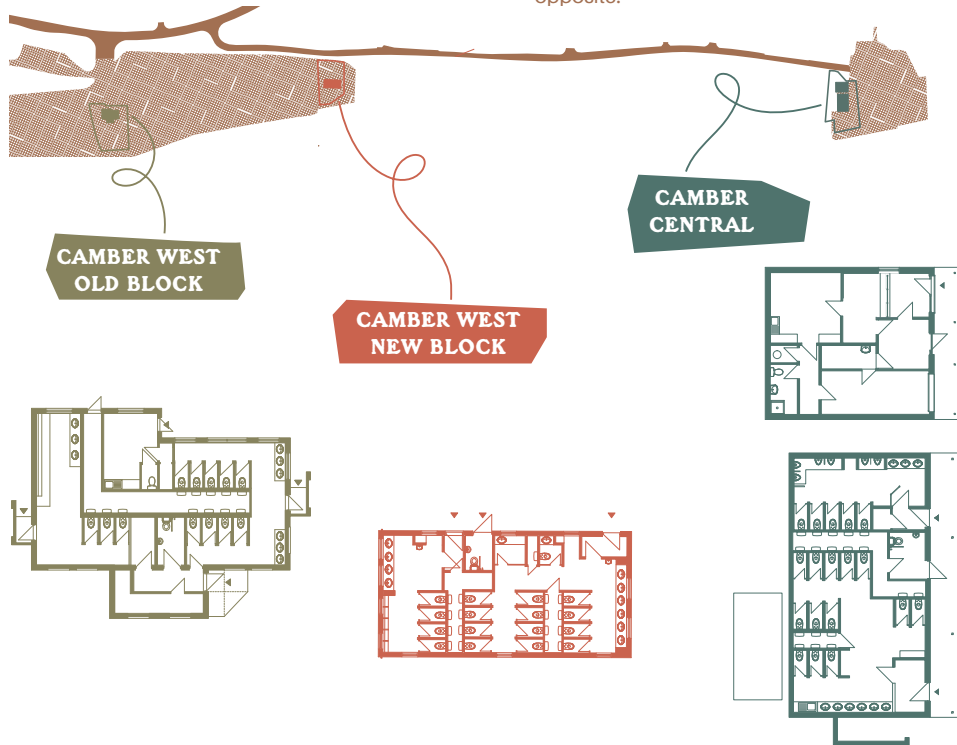


Most notably, the title plans for Camber Central (extract shown opposite) suggest a discrepancy between the coastal office and the site boundary which may need regularising. This is a key issue on the project and it is recommended that RDC investigate this matter in order to confirm the legal position.



## 2.6 UNDERSTANDING THE BUILDINGS

The high level brief for each building is summarised below, with condition & constraints set out in the following section. An existing accommodation schedule is shown opposite.



- Rationalise layout to improve capacity;
- Refit & refurbish based on condition;
- Sustainability improvements where possible;
- External landscaping improvements to provide better access;
- Improved staff facilities, including office, welfare & storage and RNLI;
- Potential to extend to provide commercial space.
- Rationalise layout & improve capacity;
- Refit & refurbish based on condition;
- Sustainability improvements where possible;
- External landscaping improvements to provide better access
- Rationalise layout to improve capacity ;
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- Sustainability improvements where possible;
- External landscaping improvements to provide better access;
- Improved staff facilities, including office, welfare & storage and RNLI;
- Potential to extend to provide commercial space;
- Changing Places provision subject to funding.

Room code	Room name	Area (sqm)	Public				Staff				Notes	
			Accessible WCs	Female WCs	Male WCs	Reception	Circulation	Service	Office	Staff WCs		First aid
<b>CAMBER CENTRAL STAFF BLOCK</b>												
CCSB-1	Staff Toilets							4.39				
CCSB-2	Service Room						1.51					
CCSB-3	Staff room						15.86	2	1			
CCSB-4	Circulation/ Storage										4.33	
CCSB-5	Parking										15.19	Garage
CCSB-6	First Aid									4.21		
CCSB-7	Reception Office						9.11	2				
CCSB-8	Storage										8.16	
CCSB-9	Reception				5.91							
CCSB-10	Porch					13.58						Excluded from total
CCSB-11	RNLI Storage										41.00	Excluded from total
<b>Totals</b>		73.67		5.91						67.76		
<b>CAMBER CENTRAL MAIN TOILETS</b>												
CCMT-1	Female Toilet			51.08								Average cubicle 1.13 sqm
CCMT-2	Service Room						2.3					
CCMT-3	Service Room						9.96					Average cubicle 1.15 sqm
CCMT-4	Male Toilet			26.27								
CCMT-5	Circulation					5.07						
CCMT-6	Accessible Toilet		5.4									
CCMT-7	Staff Toilet							1.21				
CCMT-8	Circulation										2.26	
CCMT-9	Porch	27.26										Excluded from total
<b>Totals</b>		103.55		87.82						15.73		
<b>CAMBER WEST OLD BLOCK</b>												
CWOB-1	Male Toilet			29.15								Average cubicle 1.13 sqm
CWOB-2	Service Room						16					
CWOB-3	Staff Room/ Storage										11.73	
CWOB-4	Staff Toilets							1.32				
CWOB-5	Storage										2.02	
CWOB-6	Female Toilet			34.91								Average cubicle 1.13 sqm
CWOB-7	Baby Changing Room	3.7										Baby change
CWOB-8	Accessible Toilet		4.18									
CWOB-9	Circulation					4.88						
CWOB-10	Storage										6.87	
CWOB-11	Shipping Container Storage										14.75	Excluded from total
CWOB-12	Staff Shed								8			Excluded from total
<b>Totals</b>		114.76		76.82					8		37.94	
<b>CAMBER WEST NEW BLOCK</b>												
CWNB-1	Female Toilet			46.5								Average cubicle 1.16 sqm
CWNB-1M	Children Cubicle	1.82										
CWNB-1N	Nursing Cubicle	2.82										
CWNB-2	Service Room						3.67					
CWNB-3	Service Room						5.66					
CWNB-4	Male Toilet			23.08								Average cubicle 1.14 sqm
CWNB-5	Circulation					2.98						
CWNB-6	Service Room						0.97					
CWNB-7	Accessible Toilet		3.05									
CWNB-8	Circulation					2.15						
<b>Totals</b>		88.06		77.76						10.3		

# 3. PROPOSALS

## 3.1 PRINCIPLES & APPROACH

Based on the brief, three core design actions are defined for the project. Applicable at varying degrees to each of the three buildings, the specific proposals in relation to each building are explored in the following pages using these three actions as a framework. The three actions respond to the Project Objectives identified in Section 1: The facilities will be: Functional, Welcoming, Resilient and Safe. The actions are placed within a hierarchy based on the finite nature of the funding available:

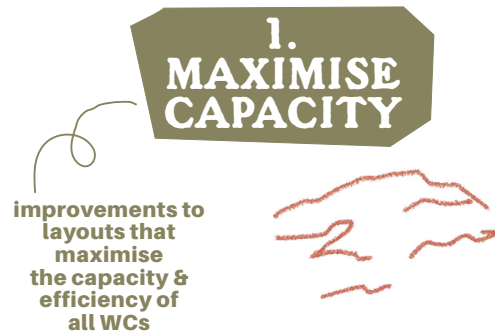
**Action 1: Maximise Capacity** represents how the project was originally conceived and the initial scope for investment across all the facilities, seeking to improve customer experience by providing additional facilities to better cater to demand.

**Action 2: Condition and Sustainability** also considers all three buildings, concerned with improving the building fabric for longevity & robustness, with particular consideration for the buildings' performance and resilience in the context of climate change.

**Action 3: Expand and Enrich** is applicable primarily to the Camber Central site, as the location of the Coastal Office and the main welcome point for visitors to the beach. This action is concerned with the potential to capitalise on the investment for complementary improvements to the facilities, including the potential for additional income generation and improving the Coastal Office.

Two options are identified for the scheme as a whole:

- Maximum investment: including new public-facing kiosks to Camber Central, enabled by a two storey extension, and West Camber;
- Minimum investment: with no kiosks proposed across the sites.



The intensity of the use of the facilities over the peak season puts significant pressure on each of the three buildings subject to the funding application. This pressure contributes to other issues across the sites, including water shortages, and impacts on visitor experience.

There is the potential to rationalise and intensify the layouts of the WCs within each of the buildings in order to expand provision.

Considerations include:

- Alterations to the layout need to be balanced against the available budget. The less adjustments to the existing layout, the less work will be required to retrofit, and likely less cost;
- Separate service spaces aren't essential and can be removed to improve spatial efficiency;
- The existing lobby arrangements use a lot of space and could be densified;
- The following minimum standards apply:  
 Minimum standard cubicle: 0.8 x 1.5m  
 Accessible cubicle: 1.5 x 2.2m  
 Changing Places WC: 3 x 4m  
 Minimum corridor width: 1.2m  
 Sinks: 0.5 - 0.7 per WC



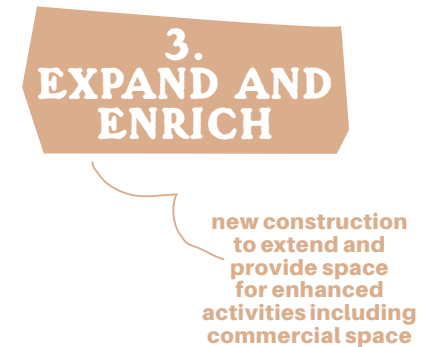
Alongside increasing the quantity of facilities on site, the condition and performance of each of the buildings should also be improved.

Across all buildings there are issues with building fabric including elements in poor condition and some which exacerbate maintenance issues.

There is also the opportunity for targeted sustainability improvements to make the performance of each of the buildings more sustainable. Additional detail, including in relation to drainage and renewable energy, is available in Section 4.2 Engineering Strategy and within the Engineer's Report appended to this document.

Considerations include:

- The refit needs to respond to the climate crisis and improve the buildings' performance aligning with Rother's sustainability targets;
- The refurbishment can rectify building condition issues and replace materials at the end of life;
- Maintenance & cleaning can be reduced with a considered material palette and drainage improvements, both internally & externally;
- Electricity usage can be reduced through renewed fixtures and thermal improvements;
- The sites are suitable for renewable energy generation;
- Water usage should be reviewed to reduce consumption where possible.



Finally, subject to available budget activities could be expanded at Camber Central and the West Old Block by extending the buildings to provide space for new uses, such as income generating commercial space, and to improve the function of existing uses such as the Coastal Office to better support safety operations across the beach & seasons.

Considerations include:

- Public facing spaces within the facilities could host educational information and exhibits such as Sea Safety for visitors and wildlife information relating to dune management and following the SARMS policy to provide visitors with safety awareness prior to visiting the beach;
- Some form of extension or new build will be needed to house the Changing Places facilities;
- The extension could also house more staff facilities & commercial spaces;
- As the main entry point and site of the coastal office, Camber Central is the main site of any new construction;
- Commercial spaces could provide additional income generation which could support the operation & resilience of the facilities;

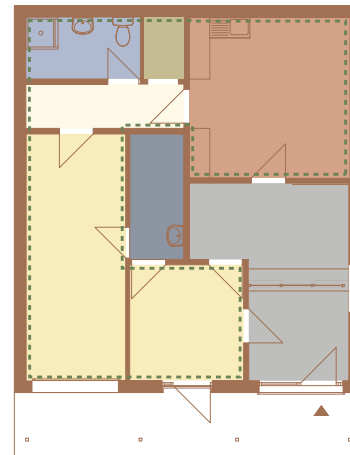
# CAMBER CENTRAL

Opening	All year round 08.00 to 20.00 summer season (7 days prior to Good Friday until first Sunday in October) 08.00 to 18.00 winter
Provision	1 Accessible WC 13 Female 4 Male (exc urinals) External shower & footbath
N° of buildings	2
Area (GIA)	WCs: 108sqm Office: 73sqm
Operational	Coastal Control Centre Also used by RNLI & Police

## EXISTING CONDITION

Camber Central is the primary entrance point to the beach, providing the easiest access. It is the most busy during the summer months, with the car park often having a queue before opening and filling up quickly. There are a number of other visitor facilities surrounding the Camber Central car park, including cafes & shops.

The facilities provide some of the highest capacity WC provision, as well as the most significant staff facility space in the form of the coastal control centre, providing both operative & welfare facilities and hosting at least two staff on a daily basis during summer, as well as larger operations as part of Operation Radcott and major emergency base of operations. This site is important for those with particular access requirements, with access mats laid on the sand in the summer season providing easier access for buggies and those with mobility restrictions.

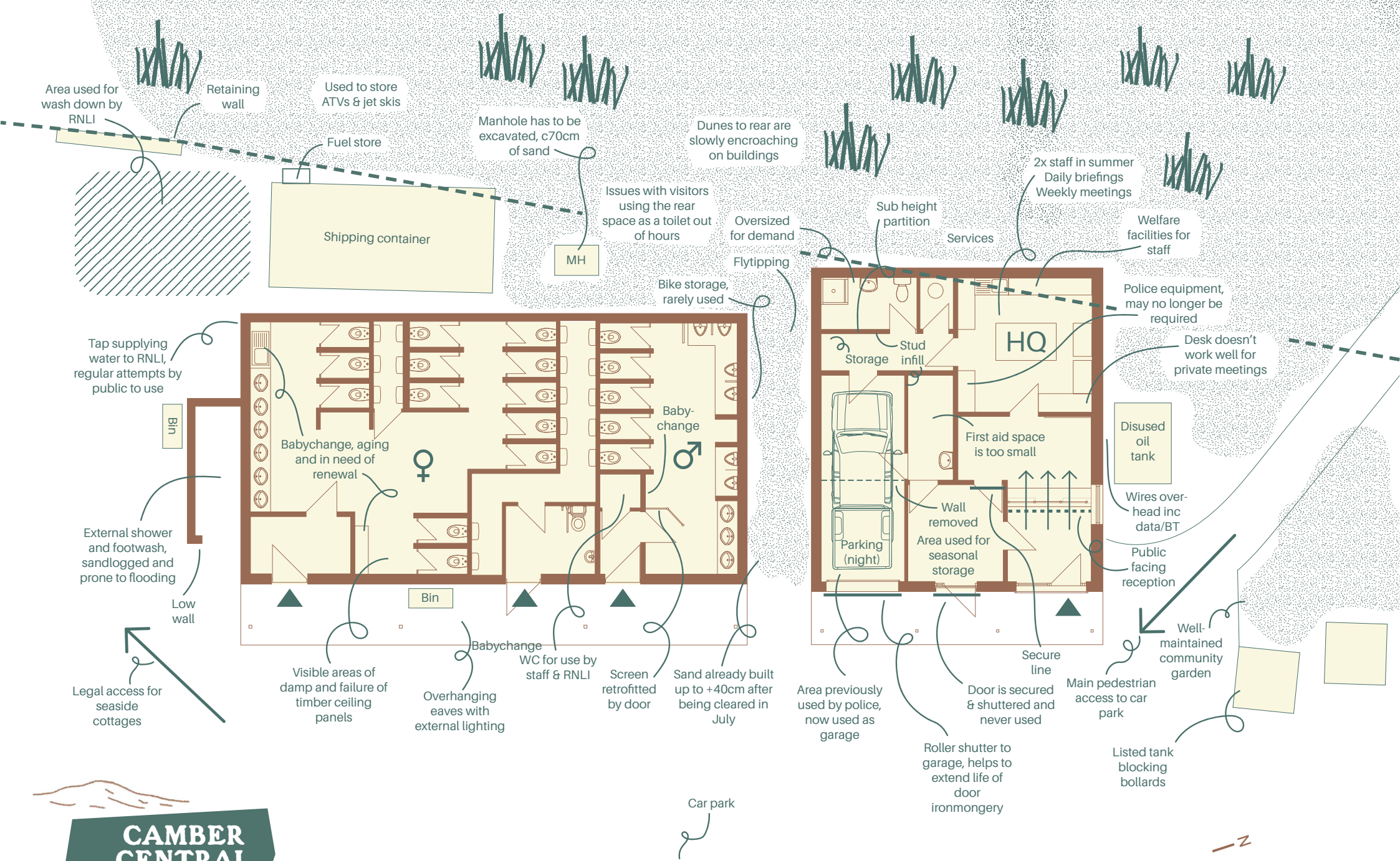


## OPERATION

- Only facility to be open year round;
- The historic mapping shows that this site previously hosted additional facilities on the eastern edge of the car park, the existing facilities appear to have expanded and consolidated provision to the west;
- Babychange facilities have recently been added in the men's facility following public demand;
- All available space is being used for storage at present, including a shipping container providing for RNLI;
- Multiple services use the office which at present doesn't provide for meeting space or a separate working space;
- The office's layout has been adjusted over time to suit requirements which has led to a layout which could be more efficient;
- The proximity of the office to the car park means that the majority of queries that come to the desk are parking related;
- The gap between the buildings facilitates ASB to the rear including defecation.

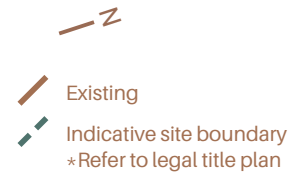
## BUILDING CONDITION

- Some evidence of water ingress to roof, with visible patches of damp to ceilings in both buildings, which is potentially coming from sand-clogged gutters;
- Original roof appears to be in sound condition with little evidence of lifting tiles;
- Fixtures and fittings including joinery appear tired and in need of renewal;
- Existing tiled internal finishes are serviceable, robust and hardwearing, but feedback from the cleaning team is that they are tricky to clean quickly;
- There's no functional footwash or shower facilities due to flooding and sand build-up;
- There are areas of redundant and disused fixtures, including an oil tank to the north of the coastal office and bike racks often buried in sand between the two buildings;
- RNLI temporary container and fuel supply both need permanent homes.



# CAMBER CENTRAL

## EXISTING CONSTRAINTS



# CAMBER CENTRAL





## SPATIAL OPTION: MAXIMUM

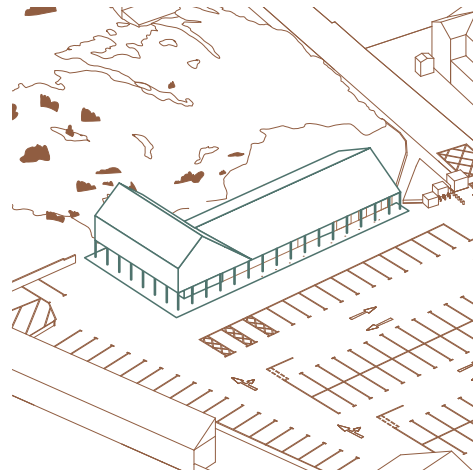
The 'maximum' option, is based around the need to make the facilities more financially stable and includes public facing kiosk at ground level and move improved staff & operational spaces to first floor. This will all be housed in a new two-storey structure sat to the south of the blocks.

The public facing kiosk will combine a commercial space with rentable space for events, providing multiple strands for income generation for the local authority. The operational spaces at first floor will include a separate welfare space and office, with the potential to be rented for subsidized community use in the off season.

For full set of scale plans & elevations, refer to appended Architect's Drawing Package ref. 110s. The diagrams set out here demonstrate the proposed attributes, visual appearance and materiality will be further developed in the following stages.

### ACCOMMODATION SCHEDULE

	GIA (Sqm)	Cubicles	Plus
WCs		21.5	3 (+CP)
		37.5	12
		26.5	5/8
		41	12
Other	Paving	205	-
	Kiosk	49	-
	Baby	7	-
	Staff	166.5	1
	RNLI	31.5	-



### KEY OF DESIGN ACTIONS

#### 1. Maximise Capacity

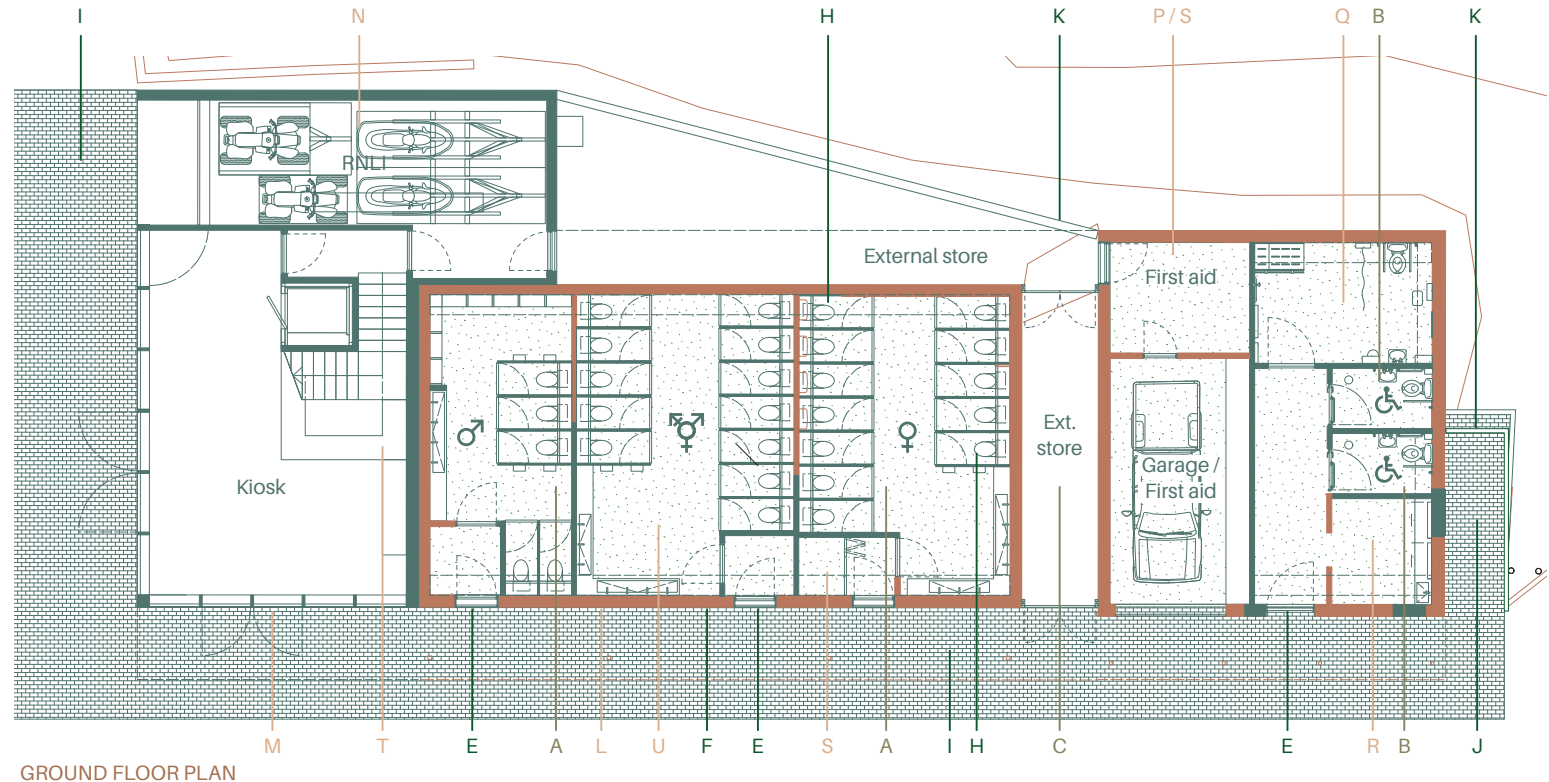
- A Layout adjusted to increase provision by 80%
- B Additional accessible WC
- C Additional covered external storage space

#### 2. Condition and Sustainability

- D New roof including rooflights
- E Windows and doors renewed throughout
- F External masonry decorated
- G Solar photovoltaics added to roof
- H New fixtures & fittings throughout reducing water consumption
- I New external surfacing & drainage
- J New footwashes and external shower with improved drainage
- K New retaining wall to dune at the rear

#### 3. Expand and Enrich

- L New educational signage to frontage
- M New extension incorporating commercial kiosk for rent and expanded & improved staff spaces including welfare
- N Improved and formalised RNLI storage
- O Staff shower
- P Expanded first aid provision including allowance for major and minor incidents
- Q Changing Places WC
- R Unisex baby changing facilities
- S New staff storage
- T Lending Library located in new kiosk
- U New gender neutral provision



GROUND FLOOR PLAN

KEY OF DESIGN ACTIONS

**1. Maximise Capacity**

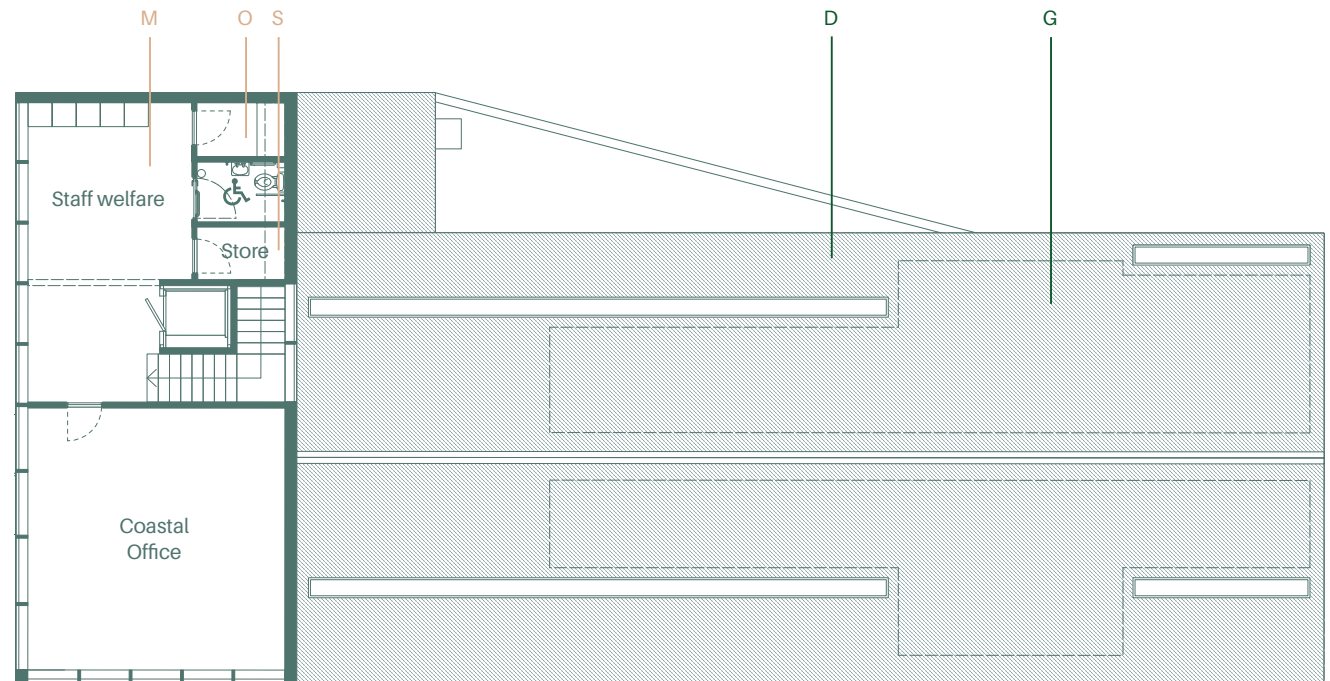
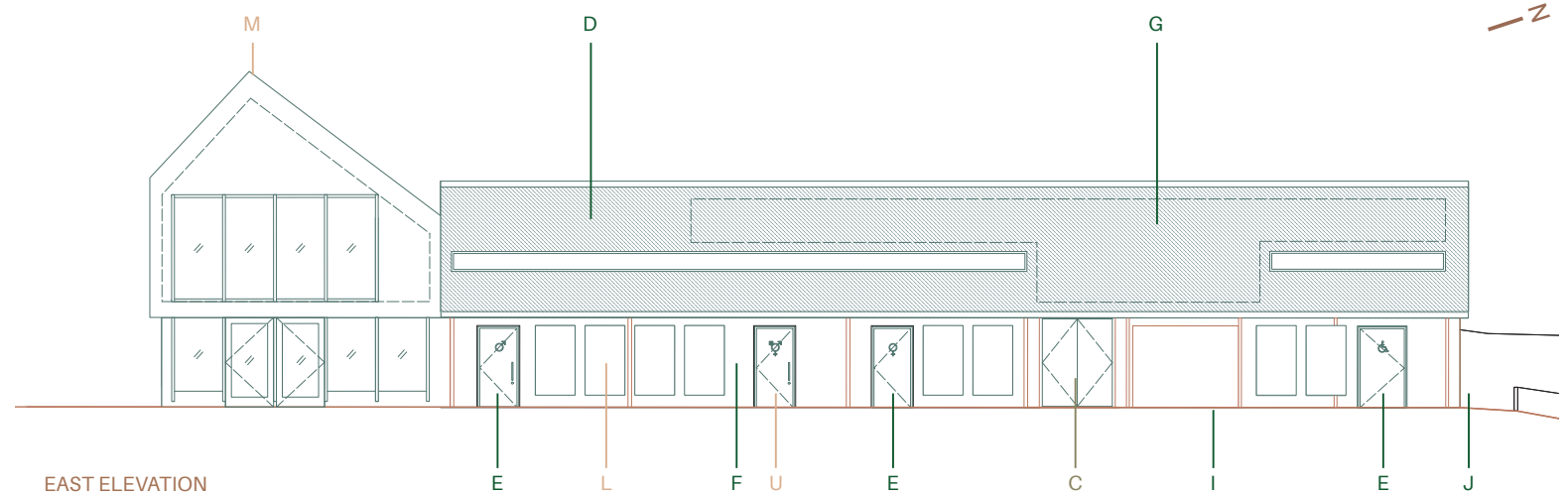
- A
- B
- C Additional covered external storage space

**2. Condition and Sustainability**

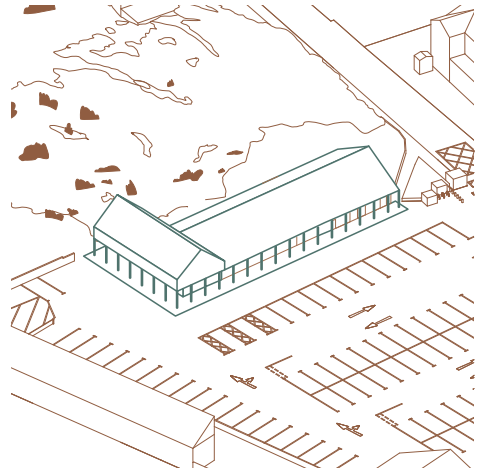
- D New roof including rooflights
- E Windows and doors renewed throughout
- F External masonry decorated
- G Solar photovoltaics added to roof
- H
- I New external surfacing & drainage
- J New footwashes and external shower with improved drainage
- K

**3. Expand and Enrich**

- L New educational signage to frontage
- M New extension incorporating commercial kiosk for rent and expanded & improved staff spaces including welfare
- N
- O Staff shower
- P
- Q
- R
- S New staff storage
- T
- U



# CAMBER CENTRAL



## SPATIAL OPTION: REDUCED

The minimum option includes a single storey extension only, housing the improved staffing facilities crucial for beach safety only with no space for additional income generation.

The capacity is substantially increased, including the introduction of a third gender neutral provision allowing for areas of the facilities to be closed without preventing use.

Footwash facilities and the external shower are relocated away from the beach frontage to the northern elevation, increasing provision and mitigating the impacts of sand.

New drainage and surfacing is proposed to the perimeter, improving drainage away from the building and providing level access.

## KEY OF DESIGN ACTIONS

### 1. Maximise Capacity

- A Layout adjusted to increase provision by 80%
- B Additional accessible WC
- C Additional covered external storage space

### 2. Condition and Sustainability

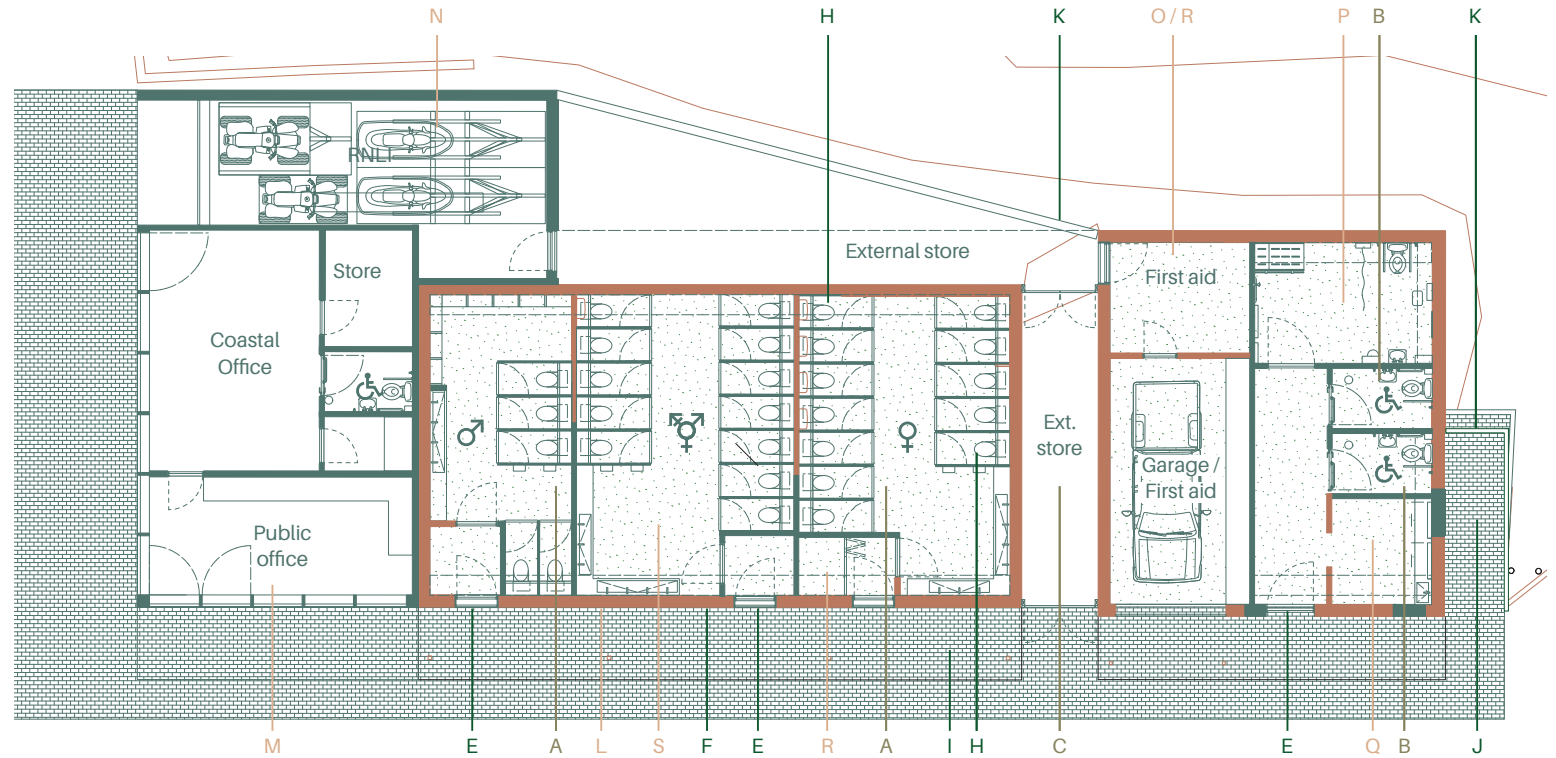
- D New roof including rooflights
- E Windows and doors renewed throughout
- F External masonry decorated
- G Solar photovoltaics added to roof
- H New fixtures & fittings throughout reducing water consumption
- I New external surfacing & drainage
- J New footwashes and external shower with improved drainage
- K New retaining wall to dune at the rear

### 3. Expand and Enrich

- L New educational signage to frontage
- M New extension incorporating expanded & improved staff spaces including welfare
- N Improved and formalised RNLI storage
- O Expanded first aid provision including allowance for major and minor incidents
- P Changing Places WC
- Q Unisex baby changing facilities
- R New staff storage
- S New gender neutral provision

## ACCOMMODATION SCHEDULE

	GIA (Sqm)	Cubicles	Plus	
WCs		21.5	3 (+CP)	+2
		37.5	12	~
		26.5	5/8	+5
		41	12	+12
Other	Paving	205	-	-
	Baby	7	-	-
	Staff	110	1	~
	RNLI	31.5	-	-



GROUND FLOOR PLAN

For full set of scale plans & elevations, refer to appended Architect's Drawing Package ref. 110s. The diagrams set out here demonstrate the proposed attributes, visual appearance and materiality will be further developed in the following stages.

KEY OF DESIGN ACTIONS

**1. Maximise Capacity**

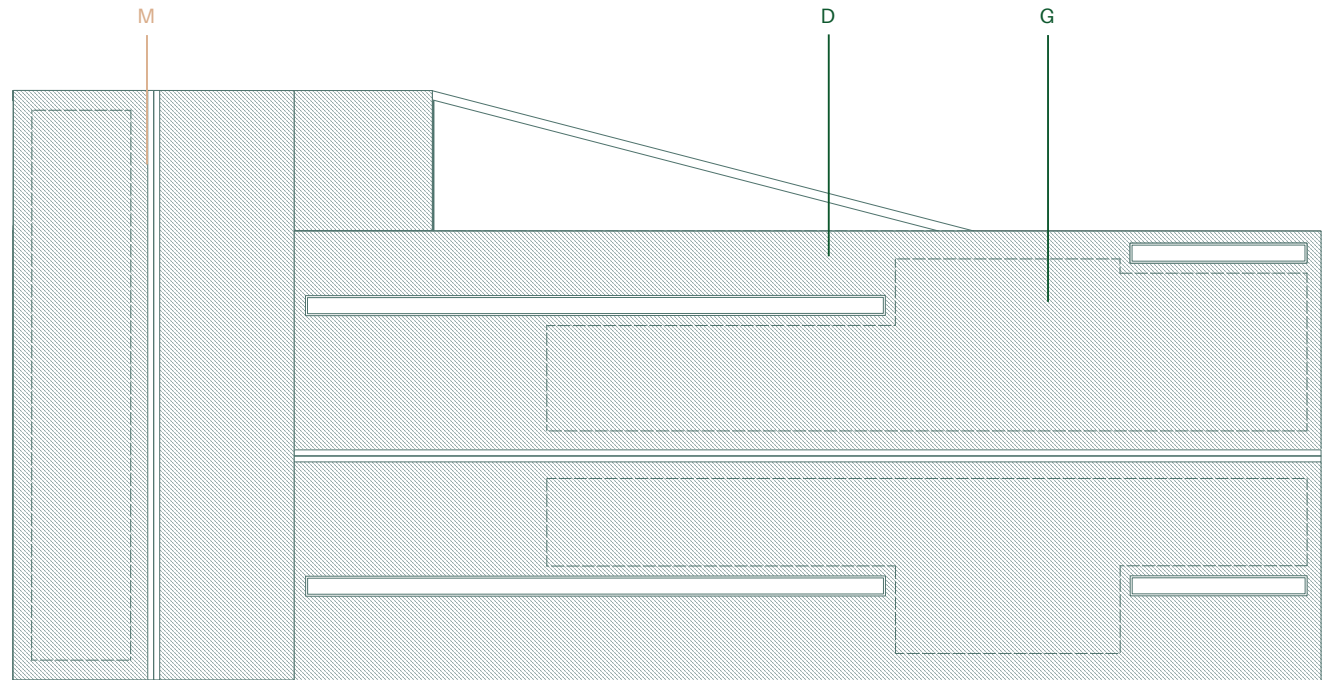
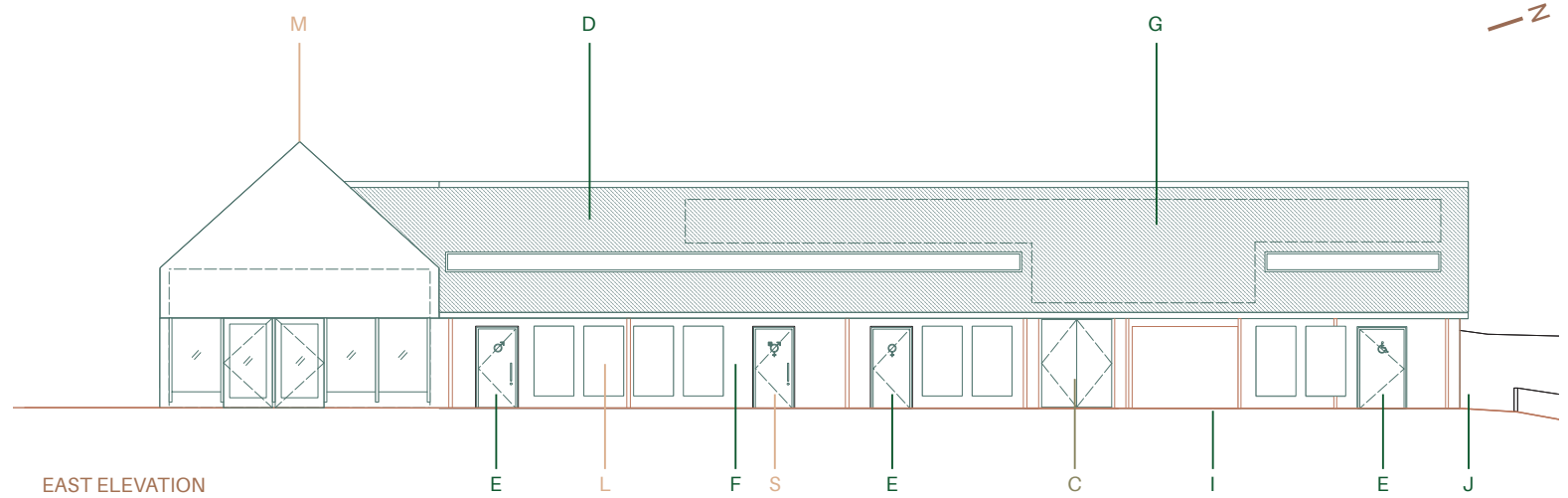
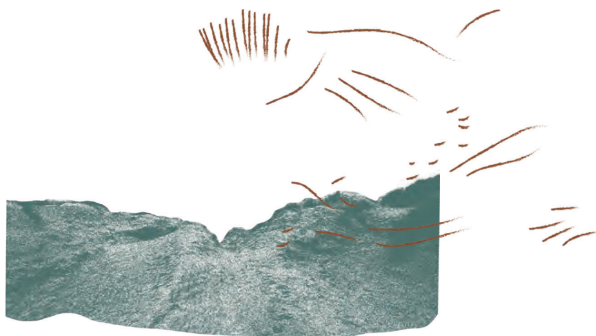
- A
- B
- C Additional covered external storage space

**2. Condition and Sustainability**

- D New roof including rooflights
- E Windows and doors renewed throughout
- F External masonry decorated
- G Solar photovoltaics added to roof
- H
- I New external surfacing & drainage
- J New footwashes and external shower with improved drainage

**3. Expand and Enrich**

- L New educational signage to frontage
- M New extension incorporating expanded & improved staff spaces including welfare
- N
- O
- P
- Q
- R
- S New gender neutral provision





## EXISTING CONDITION

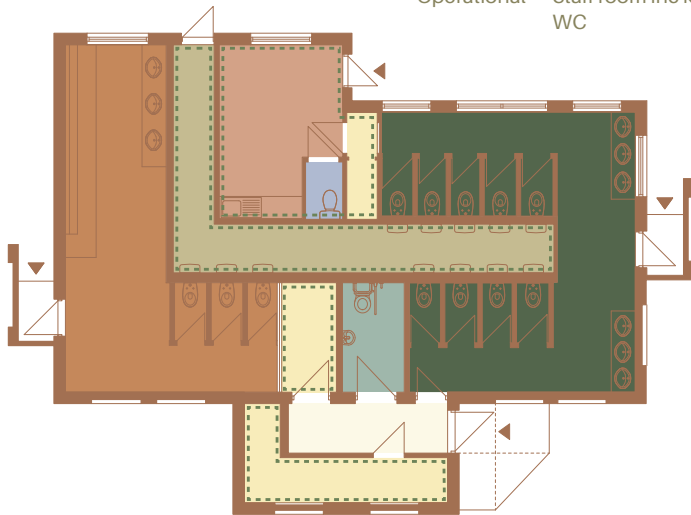
The Old Block located at Camber West is the main facilities at this larger of the multiple car parks serving Camber Sands.

The facilities are located to the south of a popular and well used cafe, whose tenant also runs other seasonal pitches on the site during the busy summer months.

This is the oldest building of the four sites, suspected to be of mid-20th century origin. A large quantity of infilled windows suggest that the building was originally designed for a purpose other than public toilets and was later retrofitted for this use, but archive information doesn't suggest what the original use could have been.

# CAMBER WEST OLD BLOCK

Opening	Seasonal, summers only 08.00 to 20.00 summer season (7 days prior to Good Friday until first Sunday in October)
Provision	1 Accessible WC 9 Female 3 Male (exc urinals) Staff space
N° of buildings	1
Area (GIA)	125sqm
Operational	Staff room inc kitchenette & WC



## OPERATION

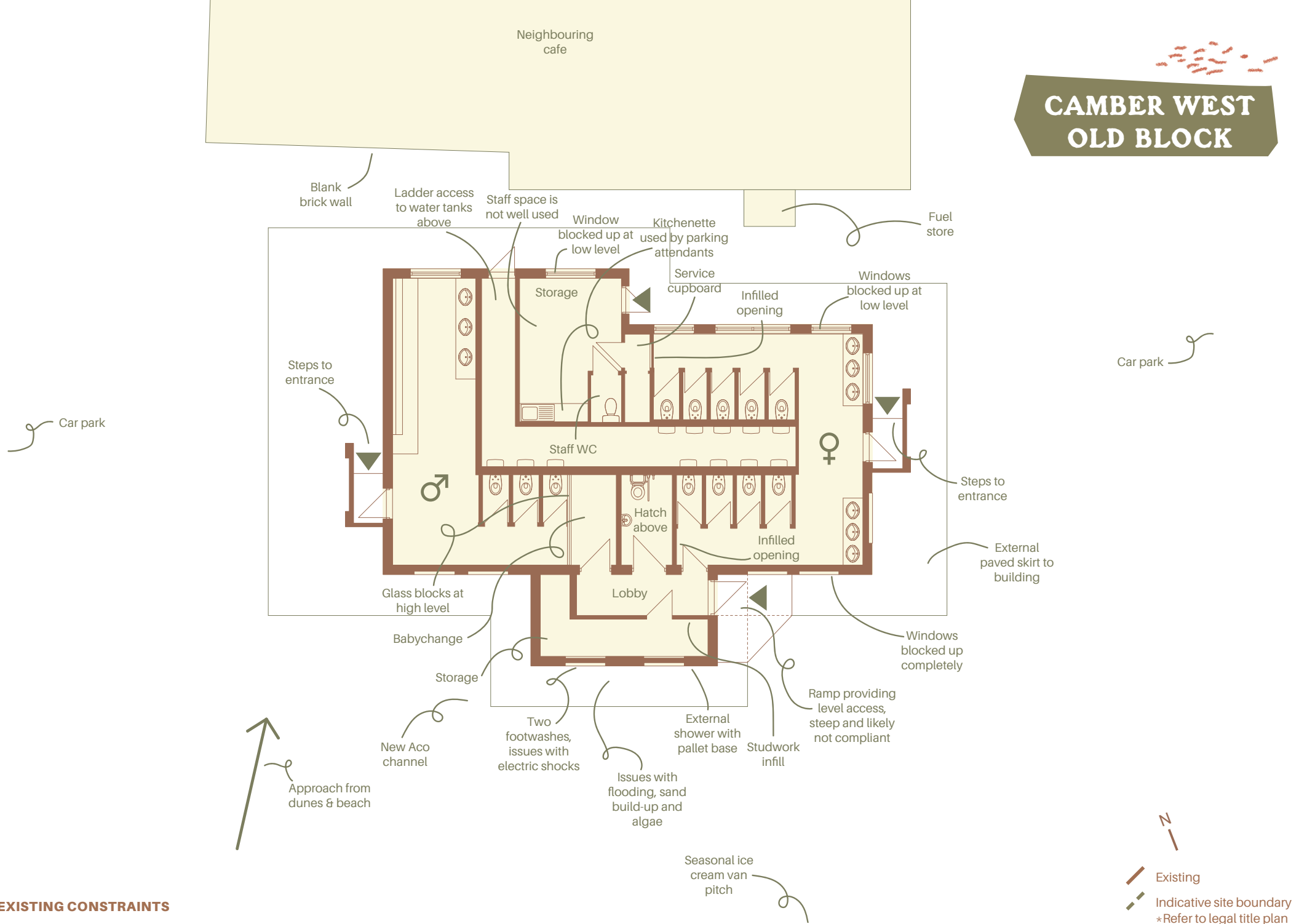
- This facility has the largest footprint but least provision of the three WC facilities;
- At present there is no internal connection for maintenance between the male and female facilities
- The facade presented to arrival from beach is blank at the moment and could be more welcoming and celebratory;
- The internal layouts are particularly convoluted and confusing to navigate; some areas feel particularly generous and others feel tight;
- There is only a single baby change facility;
- There are some safety concerns about the layout, particularly around navigation to areas such as the baby change, although it's positive that this is gender neutral allowing either parent equal access;
- Staff space is barely used but provides only WC and kitchenette available to parking attendants; the space is mainly used for seasonal storage at present;
- The servicing space is externally accessible.

## BUILDING CONDITION

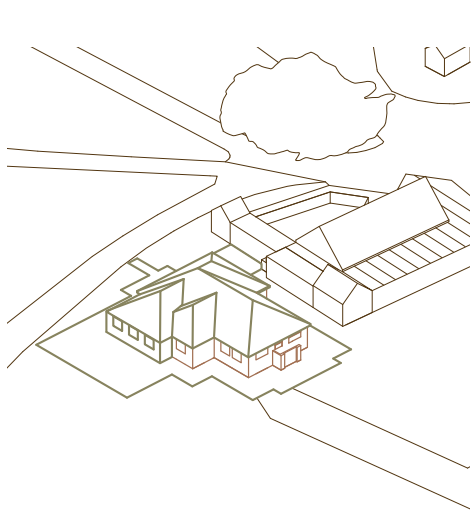
- Known instances of running out of water in high season, which is thought to stem at least in part due to the full flushing WCs currently installed. There are tanks stored in roof void within open timber joist structure, accessible via ladder in service space;
- There are a number of areas of studwork where original openings have been infilled, again suggesting layout has been modified;
- Flooding & public health issues with shower and footbaths, including reports of electric shocks.



# CAMBER WEST OLD BLOCK



## EXISTING CONSTRAINTS



# CAMBER WEST OLD BLOCK

## SPATIAL OPTION

In addition to the proposals of the 'minimum' option, in the 'maximum' option, a new public facing kiosk is introduced to the southern elevation, improving the facade on the approach returning from the beach and providing commercial space for income generation for the local authority.

For full set of scale plans & elevations, refer to appended Architect's Drawing Package ref. 110s. The diagrams set out here demonstrate the proposed attributes, visual appearance and materiality will be further developed in the following stages.

### KEY OF DESIGN ACTIONS

#### 1. Maximise Capacity

- A Layout adjusted to increase provision by 140%
- B Condensed & rationalised staff kitchenette

#### 2. Condition and Sustainability

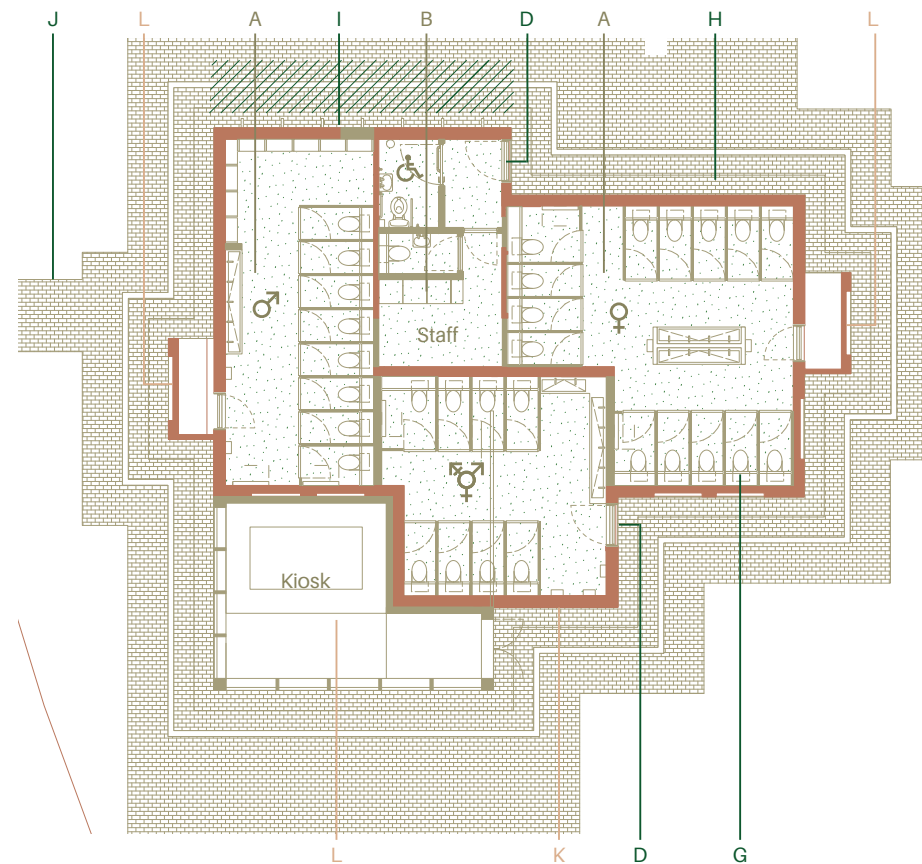
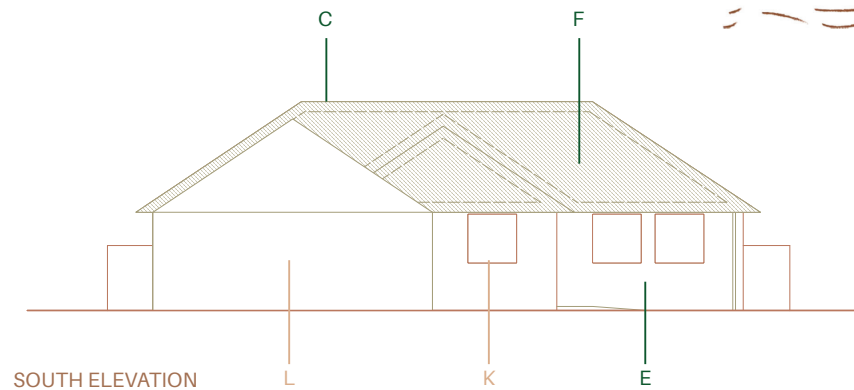
- C New roof including rooflights
- D Windows and doors renewed throughout
- E External render decorated
- F Solar photovoltaics added to south roof
- G New fixtures & fittings throughout reducing water consumption
- H New external surfacing & drainage
- I New footwashes and external shower with improved drainage
- J New path to car park

#### 3. Expand and Enrich

- K New educational signage to frontage
- L New commercial kiosk to southern elevation for seasonal let

### ACCOMMODATION SCHEDULE

	GIA (Sqm)	Cubicles	Plus
WCs			
	3	1	~
	42	14	+5
	32	8	+5
	29	8	+8
Other			
Paving	180	-	-
Lobby	3.5	-	-
Staff (inc WC)	10.5	1	~



GROUND FLOOR PLAN

## SPATIAL OPTION: REDUCED

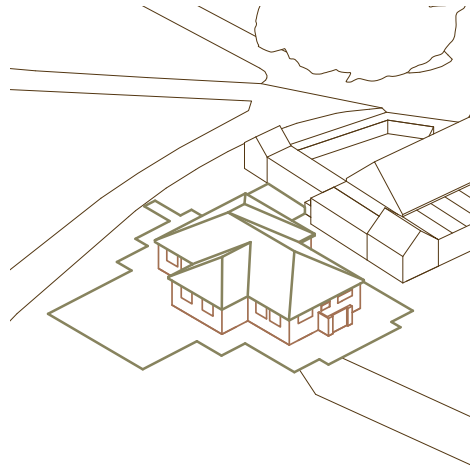
The capacity of the Old Block is substantially increased, including the introduction of a third gender neutral provision.

Footwash facilities and the external shower are relocated away from the beach frontage to the northern elevation, increasing provision and mitigating the impacts of sand.

New drainage and surfacing is proposed to the perimeter, improving drainage away from the building and providing level access to each entrance.

For full set of scale plans & elevations, refer to appended Architect's Drawing Package ref. 110s. The diagrams set out here demonstrate the proposed attributes, visual appearance and materiality will be further developed in the following stages.

# CAMBER WEST OLD BLOCK



### KEY OF DESIGN ACTIONS

#### 1. Maximise Capacity

- A Layout adjusted to increase provision by 140%
- B Condensed & rationalised staff kitchenette

#### 2. Condition and Sustainability

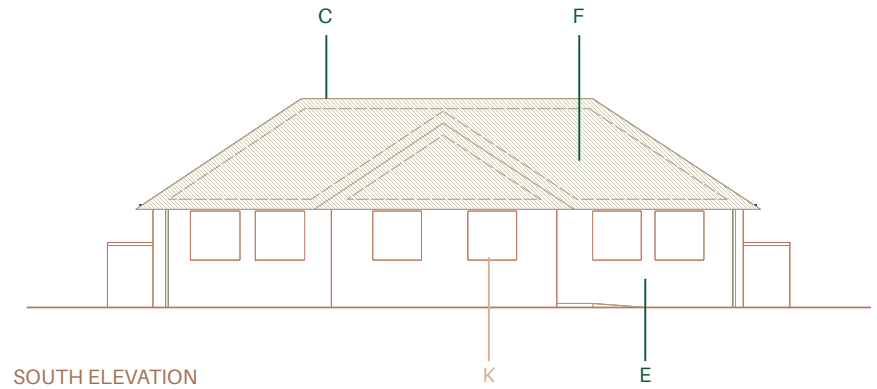
- C New roof including rooflights
- D Windows and doors renewed throughout
- E External render decorated
- F Solar photovoltaics added to south roof
- G New fixtures & fittings throughout reducing water consumption
- H New external surfacing & drainage
- I New footwashes and external shower with improved drainage
- J New path to car park

#### 3. Expand and Enrich

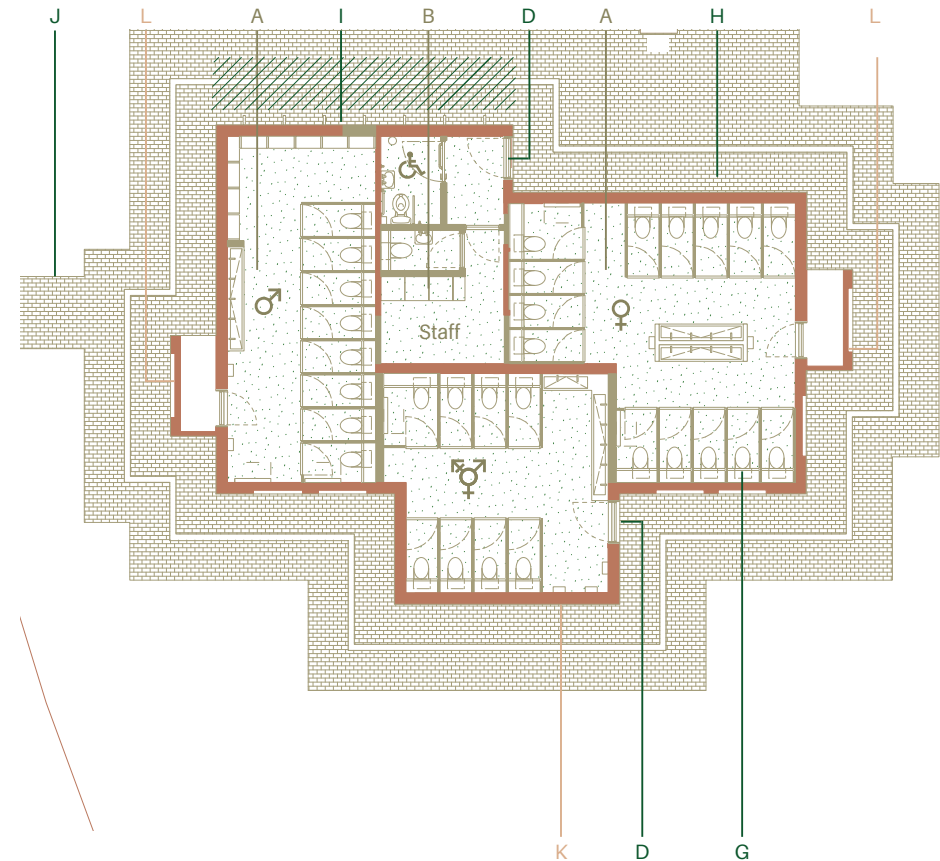
- K New educational signage to frontage

### ACCOMMODATION SCHEDULE

	GIA (Sqm)	Cubicles	Plus
WCS			
♿	3	1	~
♀	42	14	+5
♂	32	8	+5
♂♀	29	8	+8
Other			
Paving	180	-	-
Lobby	3.5	-	-
Staff (inc WC)	10.5	1	~



SOUTH ELEVATION



GROUND FLOOR PLAN



# CAMBER WEST NEW BLOCK

## EXISTING CONDITION

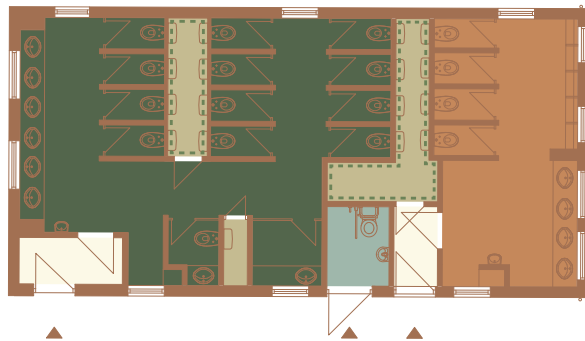
The New Block is the newest building of the four, understood to date from c1980. It's a small single storey building tucked between Old Lydd Road and the dunes, to the east of the main West car park.

The WC provision is equivalent to Camber Central. This building is the only one not to have any permanent dedicated staff space. It is also the furthest from the beach itself, so likely mainly serving visitors as they enter or leave the car park, either via vehicle or on foot.

The building is used for refuse bin storage out of season, with smaller bins stored internally within the facilities themselves and Eurobins stored to the rear/south.

External electric hook-up provides for seasonal pitches to the road frontage

Opening	Seasonal, summers only 08.00 to 20.00 summer season (7 days prior to Good Friday until first Sunday in October)
Provision	1 Accessible WC 13 Female 4 Male (exc urinals)
N° of buildings	1
Area (GIA)	92sqm
Operational	Used for storage out of season



- Circulation
- Services
- Public accessible
- Public female
- Public male
- Store
- Staff room
- Staff WCs
- Reception
- First aid
- Back of house



## OPERATION

- This facility has the largest footprint but least provision of the three WC facilities;
- At present there is no internal connection for maintenance between the male and female facilities
- The facade presented to arrival from beach is blank at the moment and could be more welcoming and celebratory;
- The internal layouts are particularly convoluted and confusing to navigate; some areas feel particularly generous and others feel tight;
- There is only a single baby change facility;
- There are some safety concerns about the layout, particularly around navigation to areas such as the baby change, although it's positive that this is gender neutral allowing either parent equal access;
- Staff space is barely used but provides only WC and kitchenette available to parking attendants; the space is mainly used for seasonal storage at present;
- The servicing space is externally accessible.

## BUILDING CONDITION

- Known issue of the roof having failed, exact location to be confirmed. Moss growth on roof and very shallow eaves which could both be contributing to water ingress;
- External surfacing performs poorly in terms of accessibility and plant growth indicates poor drainage to foot of external walls;
- Fixtures and fittings including joinery appear tired and in need of renewal;
- Some damage to internal tiled finishes and slatted ceiling has failed





# CAMBER WEST NEW BLOCK

Dunes to rear

Damage to internal tiling around windows

Substantial moss growth on roof

Slatted ceiling in poor condition

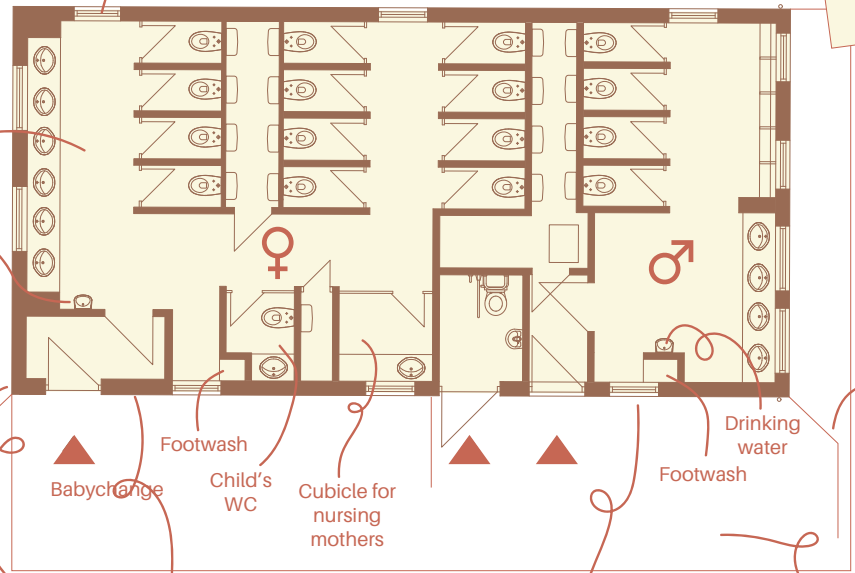
Drinking water

Thick greenery to edge and rear

Area to rear used for winter storage of Eurobins

Railings to entrances

Car park



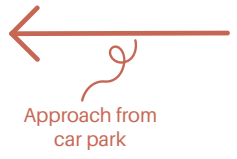
Babychange  
Child's WC  
Cubicle for nursing mothers

Drinking water  
Footwash

Substantial greenery in gutters and shallow eaves  
Electric hook-up used by seasonal pitches

High level windows

Brick paving and skirt, substantial greenery growth

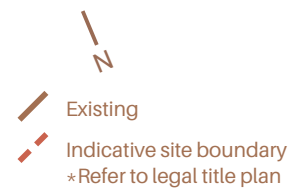


Frontage used for seasonal commercial pitches

Path of paving slabs, overgrown with grass

Approach from Old Lydd Rd

Grass



## EXISTING CONSTRAINTS



# CAMBER WEST NEW BLOCK

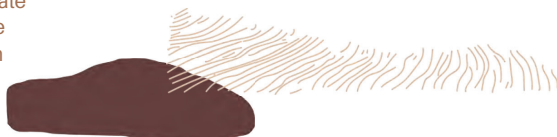
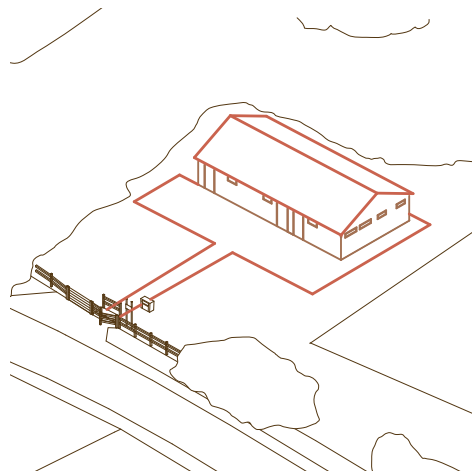
## SPATIAL OPTION

The New Block is proposed for the lowest scale of intervention. Accordingly, a single option is presented here.

The capacity is substantially increased.

New drainage and surfacing is proposed to the perimeter, improving drainage away from the building and providing level access to each entrance.

For full set of scale plans & elevations, refer to appended Architect's Drawing Package ref. 120s. The diagrams set out here demonstrate the proposed attributes, visual appearance and materiality will be further developed in the following stages.

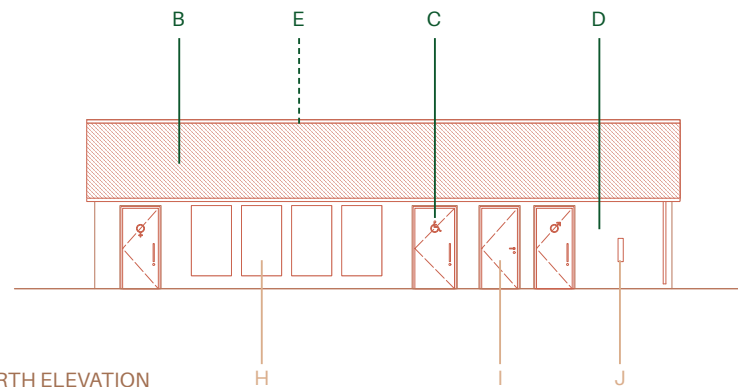


## ACCOMMODATION SCHEDULE

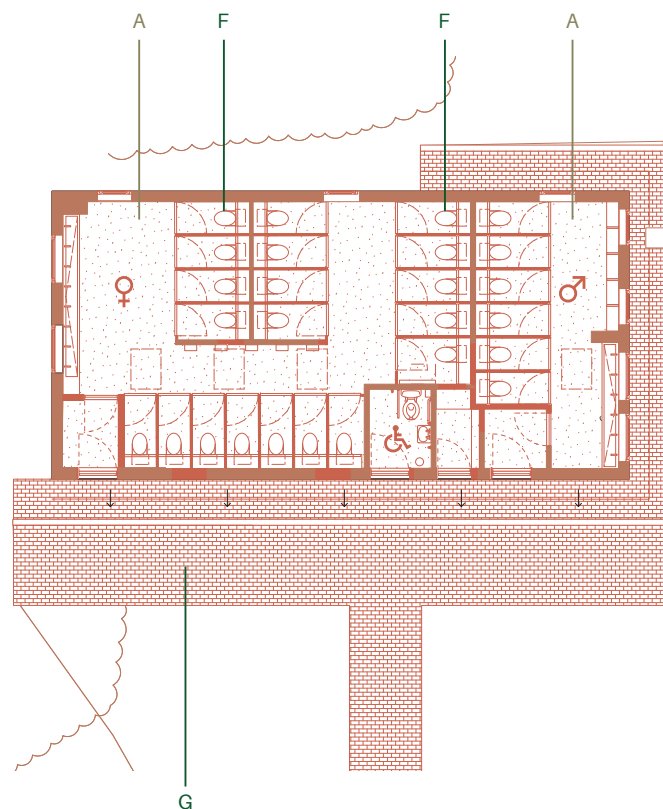
		GIA (Sqm)	Cubicles	Plus
WCs		3	1	~
		62	20	+8
		23.5	6	+2
Other	Paving	95		
	Store	2	-	-

## KEY OF DESIGN ACTIONS

- 1. Maximise Capacity**
- A Layout adjusted to increase provision by 60%
- 2. Condition and Sustainability**
- B New roof including rooflights
- C Windows and doors renewed throughout
- D External brickwork decorated
- E Solar photovoltaics added to south roof
- F New fixtures & fittings throughout reducing water consumption
- G New external surfacing & drainage
- 3. Expand and Enrich**
- H New educational signage to frontage
- I New staff store formed from existing opening
- J New external bottle filling station



NORTH ELEVATION



GROUND FLOOR PLAN

### 3.5 DESIGN PRINCIPLES

This page indicates how the buildings might feel internally and externally in a manner that reflects the brief and context. Outline materials are also set out, which will be developed further alongside the local planning authority in the following stages.

#### EXTERNAL

As noted within the Camber SPD: "The character of new development should respond to the Camber vernacular". Simple and characterful proportions that feel almost domestic and fit comfortably in the wider context. Roof lines that are visible and which fit in with those of the surrounding context.

The existing covered walkways and slender piloti columns will be retained.

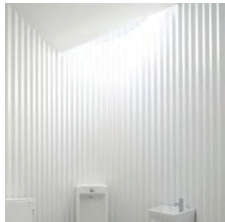
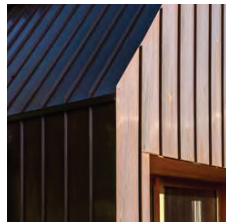
New rooves to each of the building will enable removal of internal walls as part of adjustments to the existing layouts and support the long-term robustness of the buildings. The new rooves will be clad with a sheet metal finish, to provide a robust surface capable of withstanding heavy winds that also easily sheds sand.

New windows & doors will be fitted throughout, in hardwood timber with double glazing to heated areas and passive ventilation throughout. Generous glazing to the new construction providing a strong connection between inside and out. Overhangs will provide solar shading externally and thermal mass will be used internally to reduce overheating.

External masonry will be decorated, providing a cleaner finish and easing graffiti removal when needed.

A taller volume to the south of Camber Central would better support the Coastal Officers to ensure safety on the beach.

Overall, materials should be robust and hard-wearing, with regard to the coastal climate and maintenance demands. The specification will prioritise natural and/or reusable or recyclable elements to reduce carbon use.



#### INTERNAL - WCs

New rooves to the buildings and the reduction of dysfunctional water storage tanks offer the opportunity to expose the roof structure internally, creating more generous and spacious interiors.

Opportunities for natural lighting will be explored, including rooflights in the WCs, to provide more welcoming spaces.



Internal finishes will be upgraded throughout to provide a sense of material quality combined with easier maintenance. Smooth surfaces to the floors and walls will provide finishes that present a feeling of cleanliness alongside being easy to clean, being able to wash down in conjunction with floor drains. A new poured floor could be installed directly over the existing tiled surfaces, a more sustainable and cost effective than excavation and replacement. Robust materials such as terrazzo and fire resistant formica can withstand heavy public use.

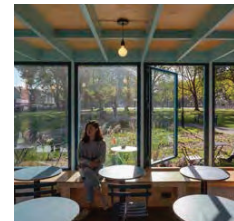
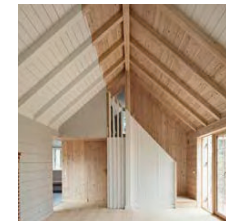


#### INTERNAL - KIOSK

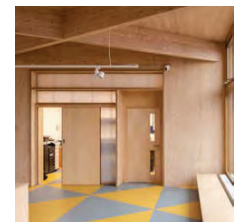
Modern methods of construction and off-site manufacture would be ideal from design and logistical viewpoints.



Internal surfaces will be exposed, using the structure as an architectural element, creating warm and tactile spaces.



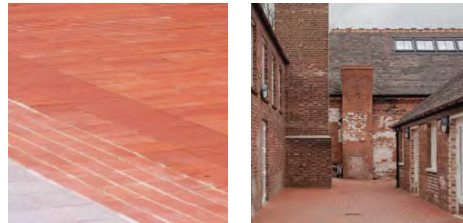
Public facing spaces will be treated like 'display cases' featuring clear and graphic educational information about safety on the beach and dunes to support local infrastructure and SARMS policy aims. The spaces can be rented out for subsidised.





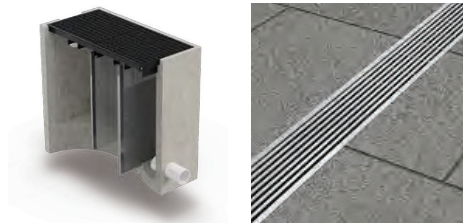
### SURFACING

New paved 'skirts' will be introduced to the buildings throughout including falls away from the external walls and surface drainage (see below). This will provide improved entrances with step free access and a frontage to each of the buildings, replacing failed surfaces and piecemeal drainage additions.



### DRAINAGE

New surface drainage will be provided to each of the buildings to capture surface water. Preference is for channel drains rather than slot drains for ease of maintenance and to mitigate risk of blockages. Silt and sand traps should be included within the networks to enable as much capture and removal of sand from the network as possible to minimise issues and blockages.



### SIGNAGE & WAYFINDING

A visual language for signage and wayfinding to provide improved signage and education on safety and Ramsar information, both internally and externally, will be developed in the following stages.

Supergraphics could provide a characterful addition to the elevations on the buildings, learning from the history on site of large scale signage on roof planes and other building elements.

Pictograms and visual representations could be used to create a clean visual language with consistency between the different sites that's accessible to a diversity of ages and audiences regardless of language.

Sea safety and education boards will form a 'mini-museum' featuring information about the dunes and beach. A lending library will be provided within the kiosk to support activities on the beach and reduce waste.



## 3.6 PROCESS & ENGAGEMENT

The proposals set out within this report have been developed through a process of regular input from key project stakeholders, including:

- Rother District Council, including Neighbourhood Services and Coastal Officers
- Royal National Lifeboat Institution (RNLI)

### PUBLIC ENGAGEMENT

The project emerges from strong local feeling and support for improvements to the facilities, identified through prior engagement in and around Camber and a regular item of discussion for the local Parish Council.

Due to the ongoing nature of the funding application upon which project delivery is predicated, the local authority's engagement strategy intends to commence public engagement once funding being secured, targeting summer 2023.

On confirmation of the funding, it is recommended that a detailed engagement strategy is established including an assessment of the target audiences, methodology for their engagement, and analysis of past engagement to ensure that the approach reaches hard to reach groups.

- Opportunities for public engagement include:
- Working with local schools including away days, including information about beach safety and the natural ecosystems of the dunes;
  - Activities could also reach out to corporate groups, for instance for organised beach clean-ups to tie in with other initiatives being undertaken by the coastal officers;
  - Events could 'soft market test' the future public facing kiosk including information about beach safety and education information.



### STAKEHOLDER ENGAGEMENT

Liaison was carried out with key local stakeholders to inform the project development during February 2023. An online meeting was held with attendees including:

- Cllr Susan Prochak, MBE: Rother District Council Councillor, Portfolio Holder and Project Champion;
- Cllr Rupert Cawte, Camber Parish Councillor, Chair of Camber Parish Council

A briefing was provided around the project objectives, brief and work to date. Feedback included:

- Broad support for the ambitions of the project;
- It will be important to ensure that construction and phasing are both carefully considered so as not to contribute further to existing issues of access and congestion on site, in particular avoiding the high season;
- Appetite to discuss Parish Council support to improve access to neighbouring disused parking field, which is outside of the remit of this commission but which could further support the improvement of Camber Central.



# 4. STRATEGIES

This section details the initial development of different project strategies at Stage 1 including:

- Sustainability
- Engineering including Civils, Services & Structure;
- Access;
- Procurement;
- Servicing inc refuse;
- Maintenance

Full project strategies will be established in the following stages. The summaries here should be read in conjunction with the principles and context drawings and statements elsewhere in this report.

## 4.1 SUSTAINABILITY

One of the core ambitions of the project brief is to improve the sustainability of the existing buildings, retaining the existing embodied carbon which is best practice in terms of sustainability and the right approach to take at this time.

As a team, we are committed to be leading examples in sustainability, including additional training in sustainability in the built environment and as signatories of Architects Declare. The climate crisis, and our role as professionals to build a greener, hopeful future, is at the heart of all we do.

RDC have set a target to be carbon neutral by 2030 and have an Environment Strategy 2020-2030, adopted September 2020. As well as promoting sustainability and measures to address the climate crisis, the strategy seeks to enhance biodiversity, improve health and wellbeing and provide a driver for economic renewal. The following project actions are proposed in response to the Priority Areas identified within the strategy:

### 1. BECOMING A SMART DIGITAL DISTRICT

The MEP design will consider how & what smart & digital equipment can support the operation of the facilities

### 2. GREEN ECONOMY

The project can contribute to the local 'green economy', including playing a role in retraining and reskilling partners in retrofit, insulation and environmentally friendly industries. The procurement strategy could focus on local SMEs to support local expertise.

### 3. AIR QUALITY AND SUSTAINABLE TRANSPORT

Measures will be considered that support sustainable transport, including EV charging, improved bicycle storage and encouraging active travel within wayfinding design. External lighting will be carefully designed to mitigate light pollution. Contractors selected will be expected to demonstrate a sustainable transport strategy including moving away from diesel vehicles.

### 4. SUSTAINABLE WASTE MANAGEMENT

The design approach will centre circular economy principles and work in line with DEFRA's Waste Hierarchy. An audit of the existing buildings will seek to maximise retention of existing fabric to reduce waste. The refuse strategy will support separated waste streams to support recycling at the facilities.

### 5. SUSTAINABLE ENERGY

The feasibility of local renewable energy generation across the three sites will be considered and the proposals will explore how the energy efficiency of the facilities can be improved.



The existing dunes have a specific and rich ecology



Theatre Evolutif, Studio OOOE  
Planting interventions could complement the wider setting and drainage

### 6. PROTECTING AND ENHANCING BIODIVERSITY

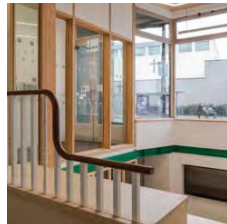
The sites neighbour important landscapes and the proposals will consider how the investment could enhance both local biodiversity and public understanding. Opportunities for tree planting will be considered. Resilience in the face of flooding will guide the designs & material selection.

### 7. CONSTRUCTION AND EXISTING BUILDINGS

The designs will improve the performance of the existing buildings to reduce carbon emissions and improve performance in terms of environmental standards. Landscaping improvements will be considered. Local businesses will be targeted as part of detailed design and contractor procurement. The contractor will be expected to demonstrate their environmental policy.

### 8. ENVIRONMENTALLY FRIENDLY COUNCIL

This project is an opportunity for RDC to set an example for other partners within the borough in terms of sustainability & climate action. The study will explore how the facilities can be retrofitted to support the Council's target of becoming carbon neutral by 2030. Supply chains will be considered in terms of environmental standards.



Sustainability improvements to existing buildings upskilling local contractors & supply chains

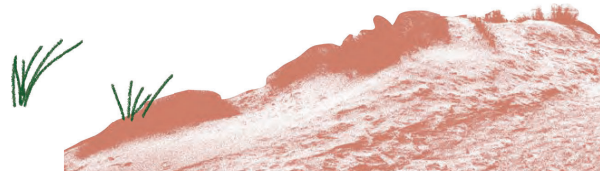
470 Harrow Road, DK-CM



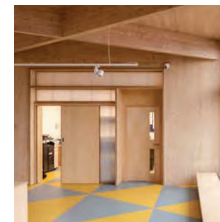
Harrow Arts Centre, DK-CM



Wroughton Academies, DK-CM



Reusing existing buildings is the premise of the approach of the project which is best practice in terms of sustainability



Wroughton Academies, DK-CM  
Modern methods of construction can significantly reduce construction waste

## 4.2 ENGINEERING

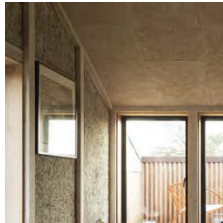
A full feasibility study and report from the appointed engineering team is appended to this report, key headlines are summarised here:

### WATER USE

- Water usage will always be substantial but can be mitigated through new, modern fixtures;
- An important next action will be liaison with utility company to establish if expanding the existing supply is possible;
- Existing water tanks on site are designed to deal with peak load, however these are not successful in mitigating water shortages as the peak load is very long doesn't allow for the tanks to refill;
- There is limited opportunity to expand water storage;
- Rainwater capture is likely not to be helpful as peak supply will not align with peak demand;
- Grey water recycling has the potential to be much more effective as it aligns with peak period, improving flooding issues at footbath / shower and correlates with usage and requirements;



Flat House, Practice Architecture  
Thermal insulation with architectural quality



### RENEWABLE ENERGY

- All three buildings are well suited to photovoltaic panels for local energy generation, even in the winter months if paired with battery storage;
- Consumption could be reduced with thermal improvements and more efficient fixtures including hand dryers and lighting
- Assumption of electric heating to office and Changing Places facility;
- Ground source heat pumps could be helpful and will be explored further;
- Wind difficult to do on a small scale, has to be large to be efficient which has planning and wildlife implications so likely not suitable;



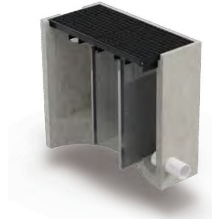
Solar photovoltaic panels



Battery storage could be visible to celebrate sustainability gains on site and educate the public

### DRAINAGE

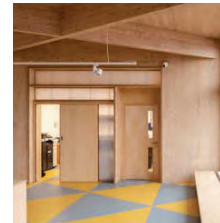
- Drainage is the most challenging engineering element
- There could be a benefit to raise the drainage above the flood plain which would need to be balanced against maintenance costs
- Need a clear strategy for how to deal with silted pipes
- CCTV survey expected to take a number of days on site due to the need to clear the pipes,;
- First step to understand where the drainage is located; where it goes - soakaway, sea, sewer; and what condition it's in
- Long term solutions needed to sand run-off off buildings, sand off people and flood drainage



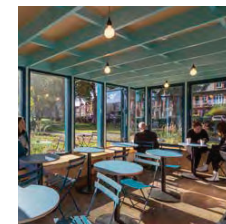
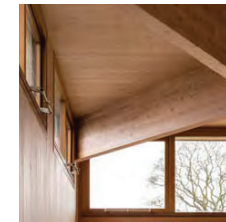
Sand & silt traps



Theatre Evolutif, Studio OOZE



Wroughton Academies, DK-CM  
Modern CLT construction with exposed internal timber



Cafe Roj, Jan Kattein Architects

### CONSTRUCTION

We will explore how the project can be effectively phased to achieve the project objectives and programme whilst delivering a high level of quality:

- Retaining the existing buildings is the right way to go, first step to ensure what's there is in good condition
- Main consideration is suitability for reuse of existing structures rather than any complex structural issues
- New construction recommended to be timber with concrete for thermal mass, foundations to be light touch screw piles
- Worthwhile considering reroofing to extend longevity of building and allow more significant strip out of internal walls
- Key investigations required are to establish the condition of the foundation slab, in the context of exposure to salts
- This involves trial pits and lab tests of the foundation concrete
- Ground floor slab always the most expensive element to fix in situ
- Offsite manufacture of specific elements will enable swift installation on site;
- Light-touch pre-fab installations reduce groundworks and foundations, lessening impact on site and reducing construction time.



### 4.3 ACCESS

#### PEDESTRIAN

Level access will be provided throughout, including to the West Camber Old Block which currently has predominantly stepped access. Ramps will be provided where required to achieve compliance with Approved Document M of the Building Regulations and BS8300:2018.

A platform lift will be installed in the instance of two storey construction to ensure new construction is fully accessible.

#### VEHICULAR

No change is proposed to the existing vehicular access arrangements which is possible at each site from the neighbouring car park, allowing vehicular access for deliveries and operational vehicles.

### 4.4 SERVICING INC REFUSE

#### SERVICES

It is understood that at present the only heating and hot water provided on site is to the staff spaces; this is proposed to be retained with the only exception that the Changing Places unit will also require both.

It is understood that at present there is no mains gas connection on site. This is proposed to be retained with the site to operate on electricity only, paired with local generation as set out in section 4.2: Engineering.

#### REFUSE

Adjustments to the layouts look to provide rationalised and expanded storage across both sites, which can also be used for refuse storage.

West Camber New Block is used for storage of refuse bins out of season. An enclosure is proposed to provide a neat public face when storage is required.

### 4.5 PROCUREMENT

The procurement strategy will be considered at each stage to ensure that the programme and level of information prepared by the design team are appropriate. The below sets out the consultant team's recommendation at the time of writing, based on past experience and the specifics of the project and brief established to date. The procurement process will be delivered closely with officers at RDC and the East Sussex Procurement Hub ESPH to meet all relevant legislation.

Traditional procurement is viewed by the industry to be the most appropriate for projects including works to existing buildings. This is in particular as the full nature of the works cannot often be fully established or measured prior to works commencing on site. A traditional contract, where variations are simple to implement and control, allows a responsiveness to discoveries during the works.

Traditional procurement is widely thought to deliver the best return on quality, and can be either fast and expensive or slower and less costly. Quality is understood to be very important to the scheme both to deliver the best possible final outcome and as the project is a major investment for the local authority, as well as a need to mitigate risk during construction. Drawbacks of traditional procurement can include:

- Tenders cannot be obtained until designs are complete;
- Limited contractor engagement prior to commencement on site;
- Limited opportunity for pre-ordering;
- Limited collaboration clauses.

It is further considered that

- Competitive tender will be required;
- Cost assessments should consider ongoing maintenance and lifecycle costs as well as the initial expenditure for construction;
- Sectional completion could allow for phasing of completion across the three buildings under a single building contract.

### 4.6 MAINTENANCE

The existing buildings have a heavy maintenance burden which is exacerbated by poor treatment at times from visitors and the existing building fabric which in places is hard to clean, including tiled surfaces. The particular technical challenges presented by the coastal environment, including salt and sand, must also be considered.

The overarching aim of investment in the facilities, in particular under Action 3 as set out in Section 3: Proposals, is to make the facilities easier to maintain. Material improvements are also intended to uplift the overall quality of the spaces, which has the potential to encourage better treatment from visitors. This is intended to make the facilities more Resilient, Functional and Welcoming, responding to the Project Objectives set out in Section 1: Brief.

Minimal ongoing maintenance as far as is practicable will be achieved through the following:

- Materials will be specified for robustness, solidity, longevity and vandal-proofing;
- Toughened glass will be specified to all glazing zones to reduce the risk of broken glazing requiring replacement;
- The specification of self-cleaning glass will be considered to further reduce the maintenance burden;
- Channel drains combined with sand traps will reduce frequency of maintenance to surface drainage and the frequency of blockages leading to other issues such as localised flooding;
- Working at height will be minimised as far as possible to reduce required training in carrying out maintenance;
- Services equipment including heating for the operational spaces will be specified on the basis of easy to control equipment;
- Smooth internal materials such as fire-resistant formica will be explored to enable faster, more effective cleaning of internal spaces.



## 6. NEXT STEPS

The following actions are recommended following the outcome of the funding application if successful:

### GENERAL

- Seek legal advice through RDC and conversation with the adjacent landowner in relation to the ownership boundary at Camber Central;
- Formalise ongoing project appointments including with subconsultants to include cost consultant and engineering disciplines;
- RDC to appoint a Fire Engineer, please note that due to insurance reasons this appointment must be made directly with the client;
- Review design quality statement / sustainability objectives / safety and security;
- Review high-level cost information;
- Review Procurement Strategy / tendering procedures;
- Review project objectives, priorities and budget;
- Review project risk assessment;

### DESIGN DEVELOPMENT

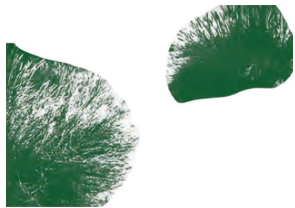
- Further understand planning constraints / early liaison with Planning team;
- Early liaison with statutory authorities, in particular local water utility company;
- Liaison with relevant cleaning contractor to establish any particular requirements and inform developed designs;
- Outline specification;
- Carry out options appraisal of pay-per-use facilities to allow spatial assessment by design team.



### SITE INVESTIGATIONS

The following site investigations should be commissioned from suitably qualified and experienced specialists, including chartered surveyors where appropriate, to inform further design developments and to satisfy local validation requirements for the required planning permission:

- Building Condition;
- CCTV Drainage;
- Desktop utilities search;
- Ground Penetrating Radar;
- Ecological Survey & Report;
- Hazardous materials including Asbestos (Refurbishment & Demolition level) and Lead Paint;
- Heritage Statement;
- Ground Stability Assessment;
- Flood Risk Assessment;
- Structural assessment of existing structures.



### 6.1 PROGRAMME

A full Gant Chart programme is appended to this report. Key dates are summarised below, based on an assumption of DK-CM's existing appointment being extended if the funding application is successful:

#### FUNDING APPLICATION

CIL submission	22nd February
CIL panel meet	15th March
March Cabinet	16th March
CIL paper lands	w/c 22nd March
PERDAH commences	26th March

RIBA STAGE 2 30th Mar - 20th Apr

RIBA STAGE 3 20th Apr - 8th Jun  
Draft planning pack 25th May  
Planning submission 8th Jun

RIBA STAGE 4 8th Jun - 31st Jul  
Tender 31st Jul - 19th Sep

RIBA STAGE 5 19th Sep - 23rd Oct  
Mobilisation 23rd Oct (internals)  
Completion Jul '24

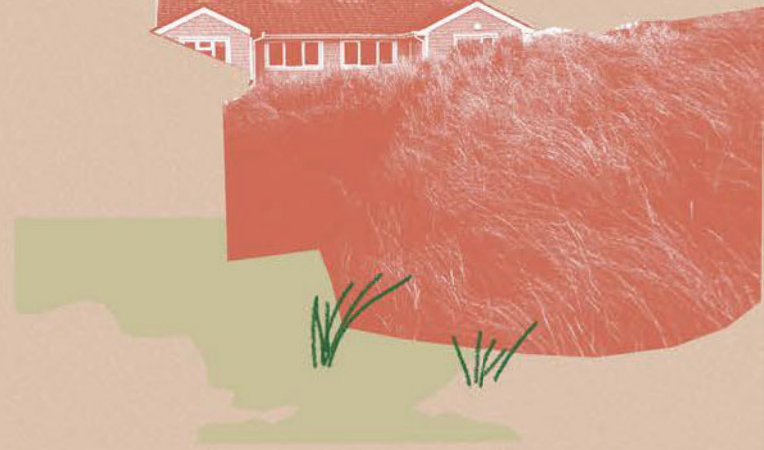
#### ASSUMPTIONS

- Assumption to proceed with planning during determination, to be mitigated with PPA and pre-application;
- Expecting sectional completion prioritising Camber Central then WC Old Block
- The discrepancy identified in relation to the legal title boundary at Camber Central remains a key risk to the programme dependent on time periods for regularising;
- Tendering a month later would allow for additional contingency within the design period, the above is a best case scenario based on fast tracking development to allow some works before Christmas;
- The above assumes quick sign off of RIBA milestones;
- It is assumed that the cost consultant would prepare preliminaries and pricing document following issue of RIBA Stage 4 drawing package in July 2023.

### 6.2 RISKS & ISSUES

A full Risk and Issues Register is included within the Appendices. A summary of the key issues and mitigation measures are included below:

- Site boundary: the title deeds indicate that the Coastal Office at Camber Central oversails the boundary. It is recommended that RDC seek legal advice to confirm steps to regularise this as soon as possible and instruct the consultant team as appropriate. Please note, it is outside of the architect's scope and expertise to advise on title boundaries and legal ownership matters.
- Programme: the project needs to be delivered out of season and funding deadlines are attached to the Changing Places provision;
- Availability of information: survey information will only be available following securing funding which could lead to abortive work and delays;
- Works to existing buildings: the structural condition of the existing building, in particular the slab, remains to be confirmed but could lead to additional cost both during the design phase and once on site in the form of variations resulting from discoveries. A strip out phase is encouraged early in the construction programme to confirm condition, as well as detailed site investigations during the design phase whilst allowing the facilities to remain operational;
- Drainage: the condition and location of the existing below ground drainage network is unknown however improvements will almost certainly be required which could include replacement to mitigate flood issues;
- Utilities: the services engineer has recommended that the existing water connection capacity be expanded and recommended engagement with the local utility company as a next action. This could lead to additional cost or if not possible limit the lengths to which existing water shortages on site during periods of high use can be reduced;
- Coastal conditions: In addition to the sand, salt exposure requires special specifications which may lead to increased cost.



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