

KHBT LLP

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Design and Access Statement

MAINDEE TRYNGLE
NEWPORT

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1.0 INTRODUCTION

KHBT LLP has been appointed by registered Charity Maindee Unlimited to develop design concepts for the public space at Maindee Triangle including a refurbishment of the existing public toilet building.

The property is located in Maindee forming a triangle between Chepstow Road and Livingston Place. It is sitting opposite the Public Library which is located on the other side of Chepstow Road and is also run by Maindee Unlimited. Historically Maindee Unlimited has been granted planning permission for a new community structure on the same site in May 2016.

The general appearance is tired and needs a fresh look in order to create a functioning and appealing public space as well as creating more usable space within the public toilet where more than half of the area is currently unused.

Our aim is to transform the triangle into a contemporary public space whilst keeping the main features and the character of the original masterplan.

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Haus Berge - Offenbach



Künsthülle - Liverpool



Royal Hospital Road - London



n°1 Balfour Place - London



1.1 PRACTICE INFORMATION

KHBT is an award winning creative studio set up by Karsten Huneck and Bernd Trümpler in London and Berlin.

KHBT who are also partners of the experimental architectural network *osa_office* for subversive architecture, have consistently created spatial works of local and international significance.

KHBT's projects cross the boundaries between art and architecture, varying from minimal or moveable installations to the construction of buildings and urban or spatial strategies.

The practice has completed various high hand residential projects and is involved in significant public realm projects, notably Aldgate Place that are part of large scale residential and commercial developments in order to create a specific identity for the spaces.

In 2009 KHBT were runners up of the prestigious Young Architect of the Year Award (YAYA) gaining the first ever 'special commendation' in the competitions history.

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2.0 LOCATION

Maindee Triangle is located between Chepstow Road and Livingstone Place.

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View from Chepstow Road



Rear View of Toilet Block



Inside the Toilet Block



View from Livingstone Place



2.2 EXISTING BUILDING

The existing toilet building is currently providing five separate public toilet cubicles although they are currently locked up due to security issues. Whilst the general building fabric seems to be in reasonable condition the general appearance and finishes are in need of a substantial makeover. The unused spaces are still dominated by former toilet cubicles as well as cluttered with leftover building material.

The building also creates a physical border between the public space in front and the more hidden area behind.



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2.2 EXISTING BUILDING



◀ Existing Masterplan

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High Brick Walls in front of Toilet Block



View behind the Toilet Block



High Brick Walls in front of Toilet Block



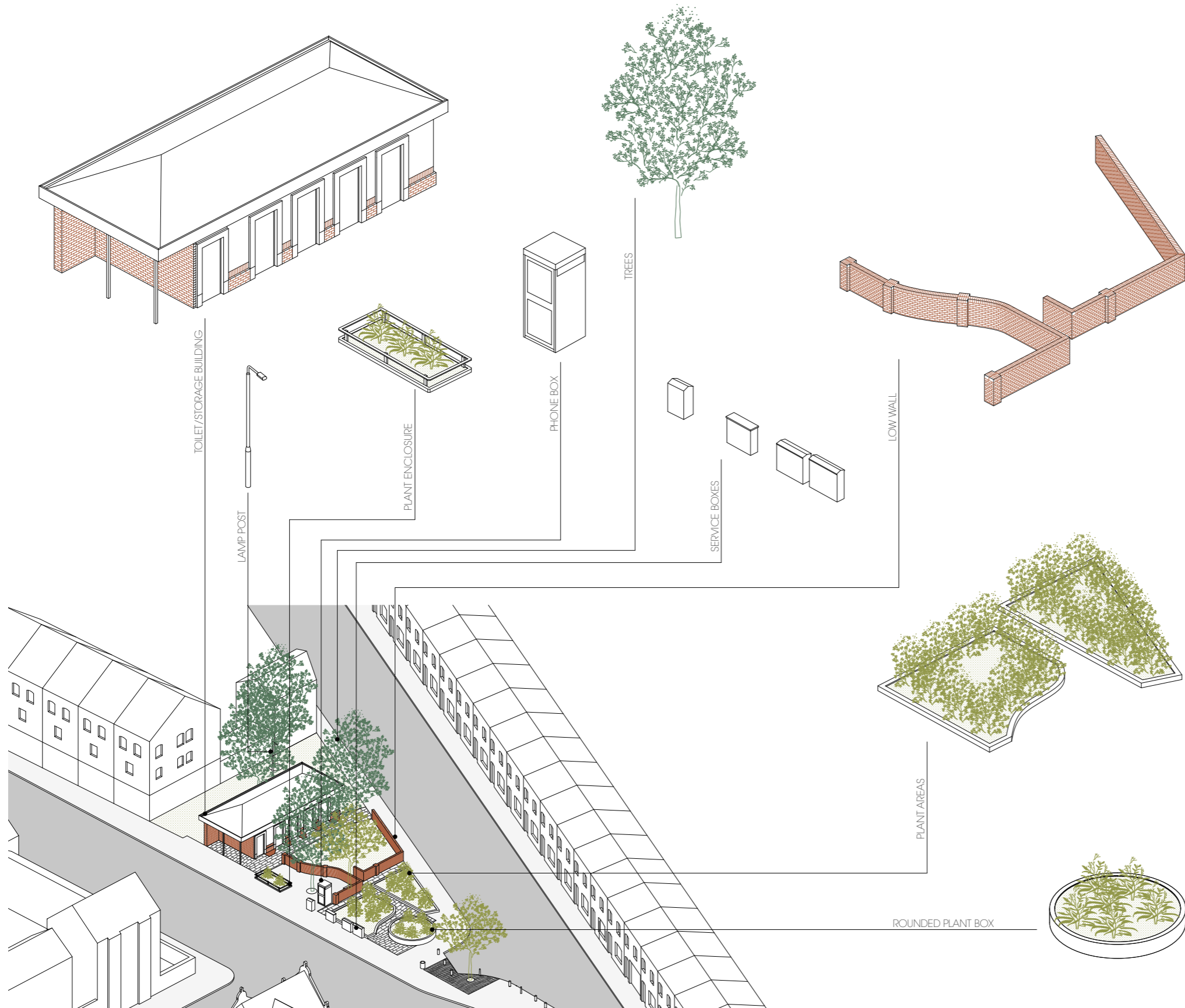
Planted area at the west side of the plot



2.3 PUBLIC SPACE

The public space is divided in two parts by the existing toilet building. The space has a neglected character and the general condition and appearance needs to be readdressed. There are divisive elements such as the building, the walls as well as the high growing planting which create an unwelcoming and unaccessible character. As a fully functioning public space it needs a more open and distinct layout as well as more features to provide activity.





3.0 DESIGN

3.1 CONCEPT

The concept derives from a thorough analysis of the site and its diverse nature.

There are various elements creating a fragmented space. It almost appears to be like an archeological site with its semi high walls and clearly marked out areas of plants and greenery.

The proposal looks at each element and its potential value. By using the method of adding and subtracting, a new masterplan will be developed that makes Maindee an attractive public space and creates its own identity.

◀ "Archeological" Elements on the site

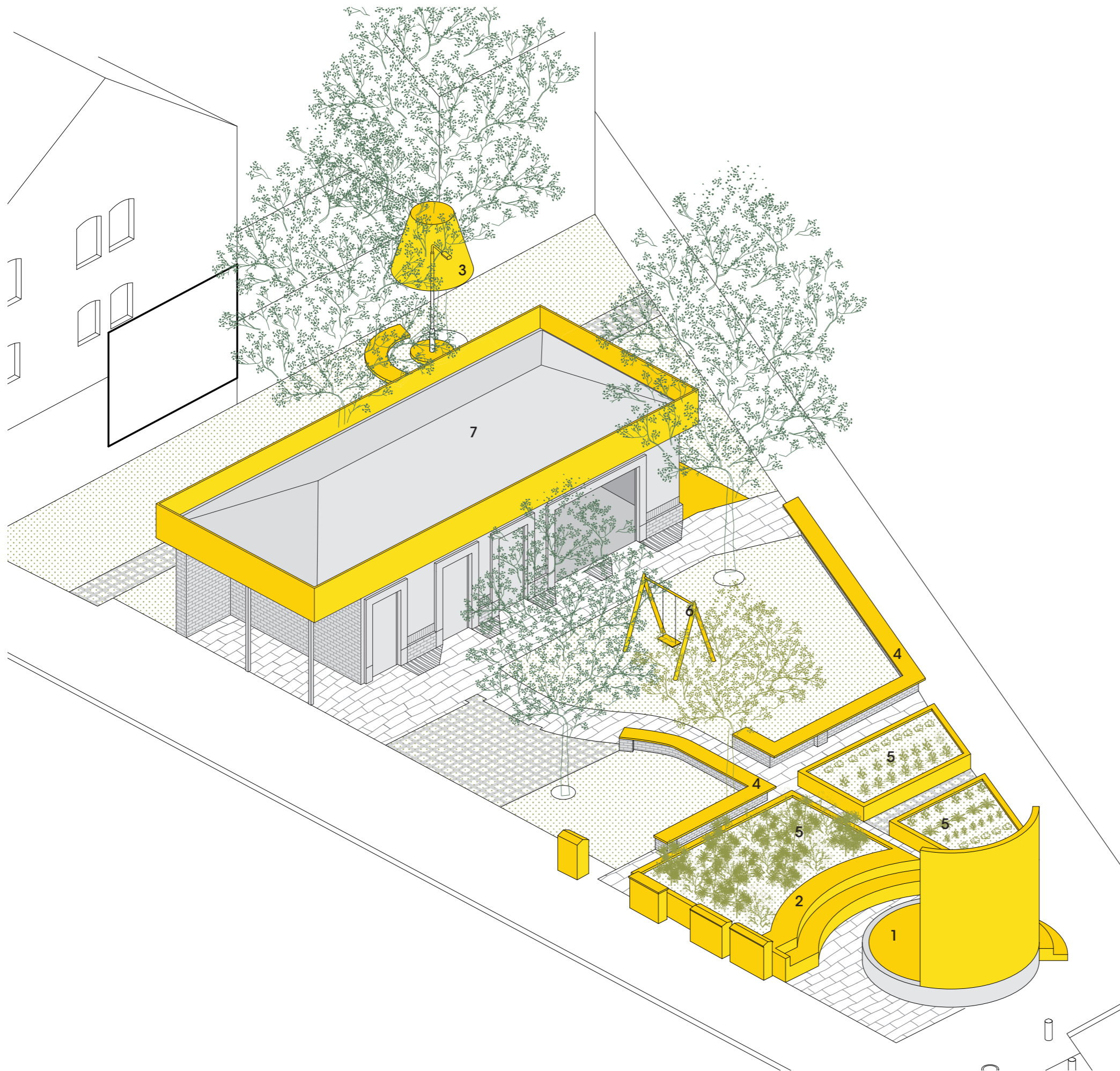
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3.2 MASTERPLAN



◀ Existing Situation

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3.2 MASTERPLAN

The new elements will have a distinctive appearance being all made of the same material and colour in order to define the arrival of the New.

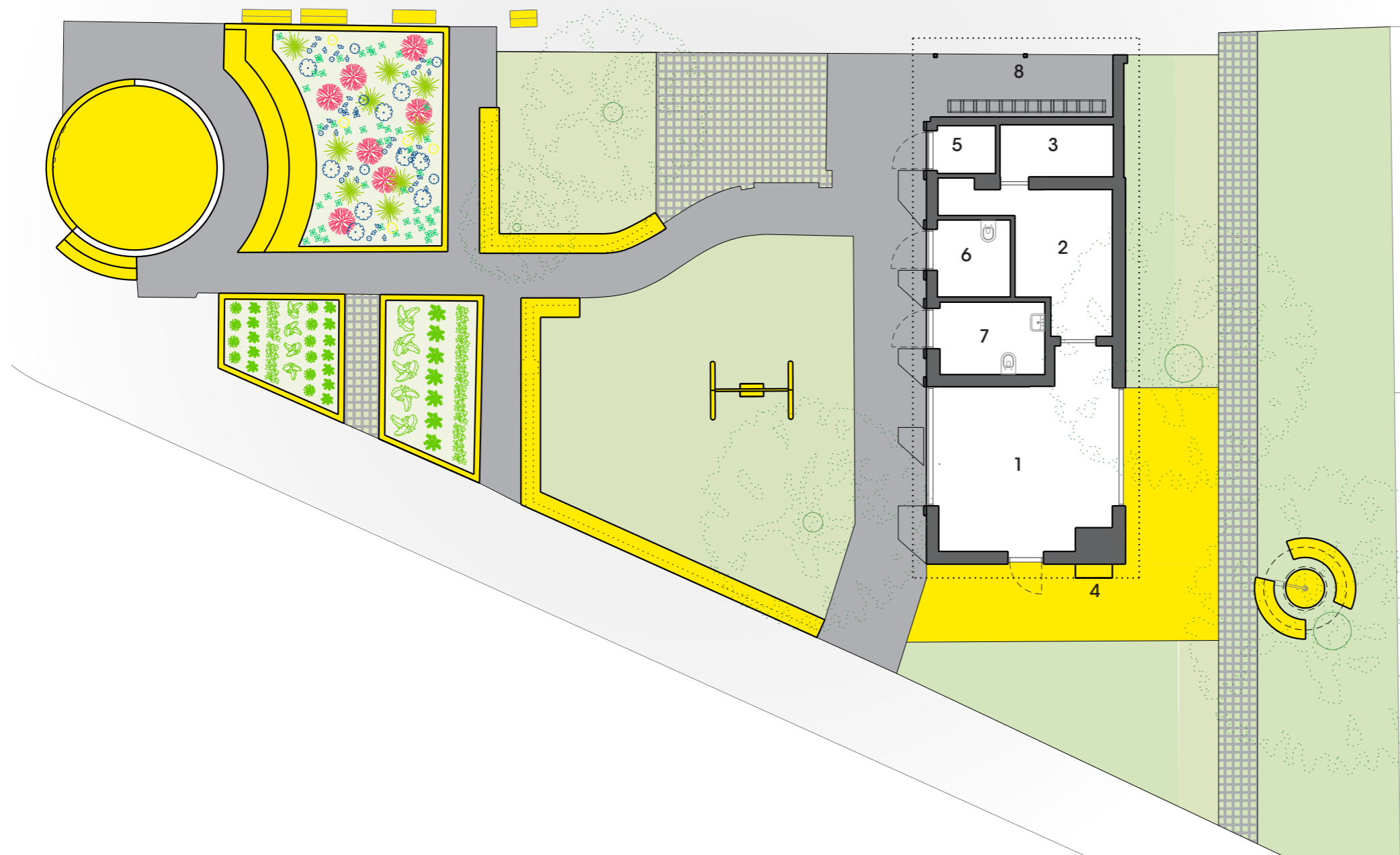
It is envisaged to treat the whole site including the toilet building to create a public space as well as some internal functions that are linked to the library. The connection to the library is underpinned by installing an open accessible book exchange hatch/shelf that is part of the new community room inside the building.

- 1 STAGE / CLIMBING WALL
MESSAGE BOARD
- 2 AMPHITHEATRE SEATING
- 3 CIRCULAR BENCH / LAMP SHADE
- 4 BENCHES ON EXISTING WALLS
- 5 PLANTER BOXES
- 6 SWING
- 7 TOILET BUILDING,
EXTERNAL DECORATION
REFURB CAFÉ

◀ New Masterplan

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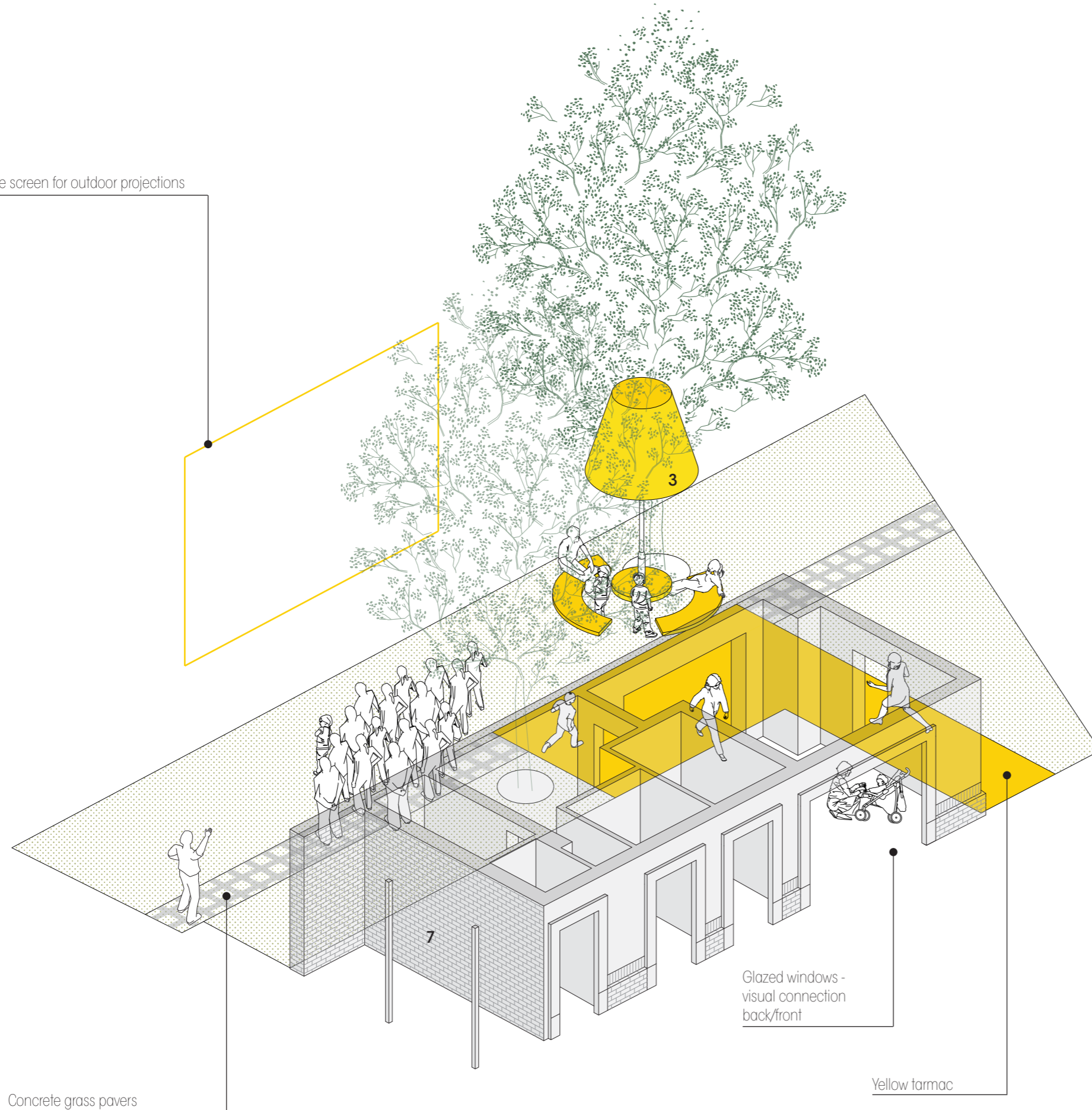
3.2 MASTERPLAN



- 1 CAFÉ
ca. 21 sqm
- 2 STORAGE / KILN
ca. 10 sqm
- 3 STORAGE
ca. 4 sqm
- 4 OPEN LIBRARY SHELVE
- 5 OUTSIDE STORAGE
ca. 2 sqm
- 6 TOILET 1
- 7 TOILET 2
Disabled
- 8 BIKE RACKS

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Possible screen for outdoor projections

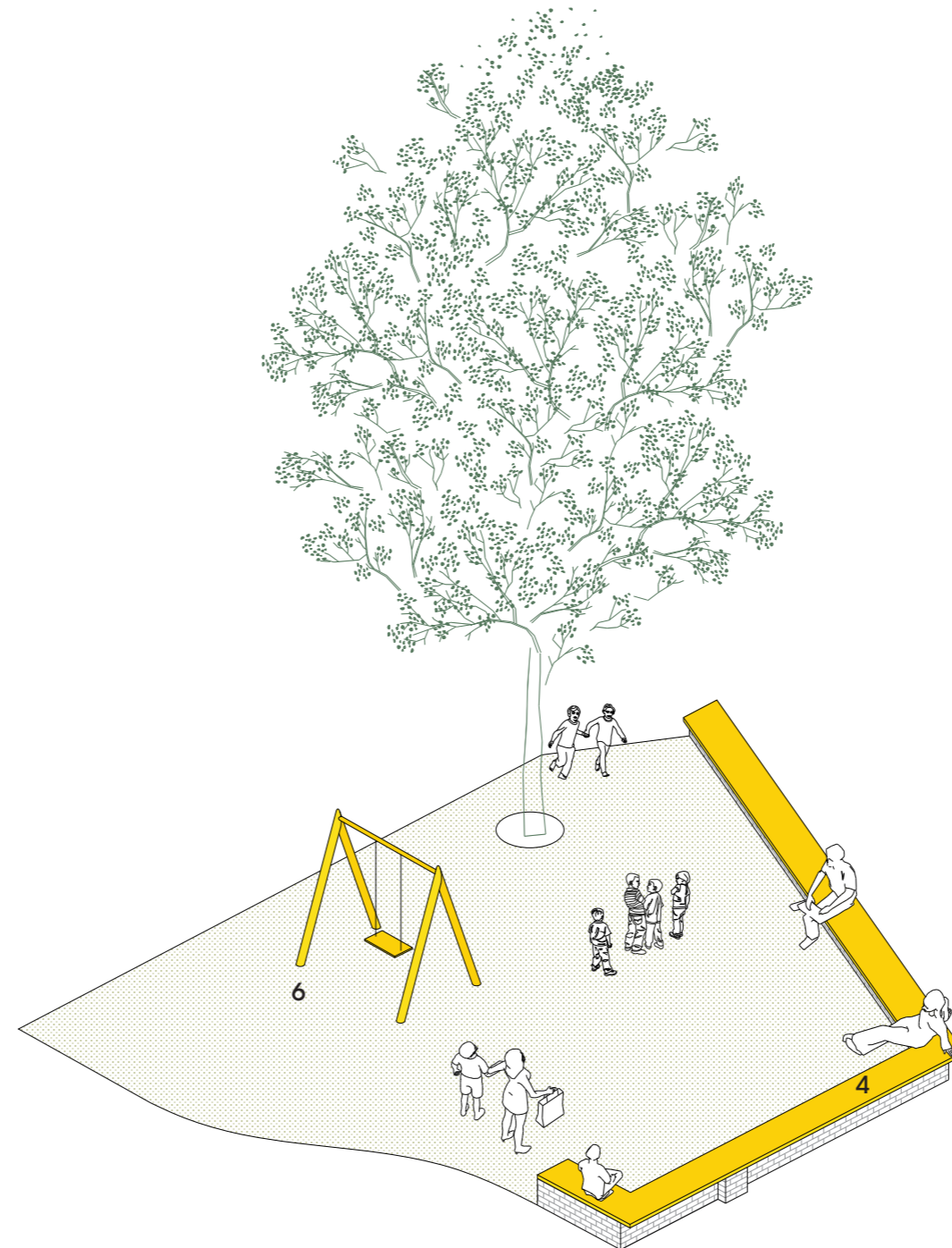
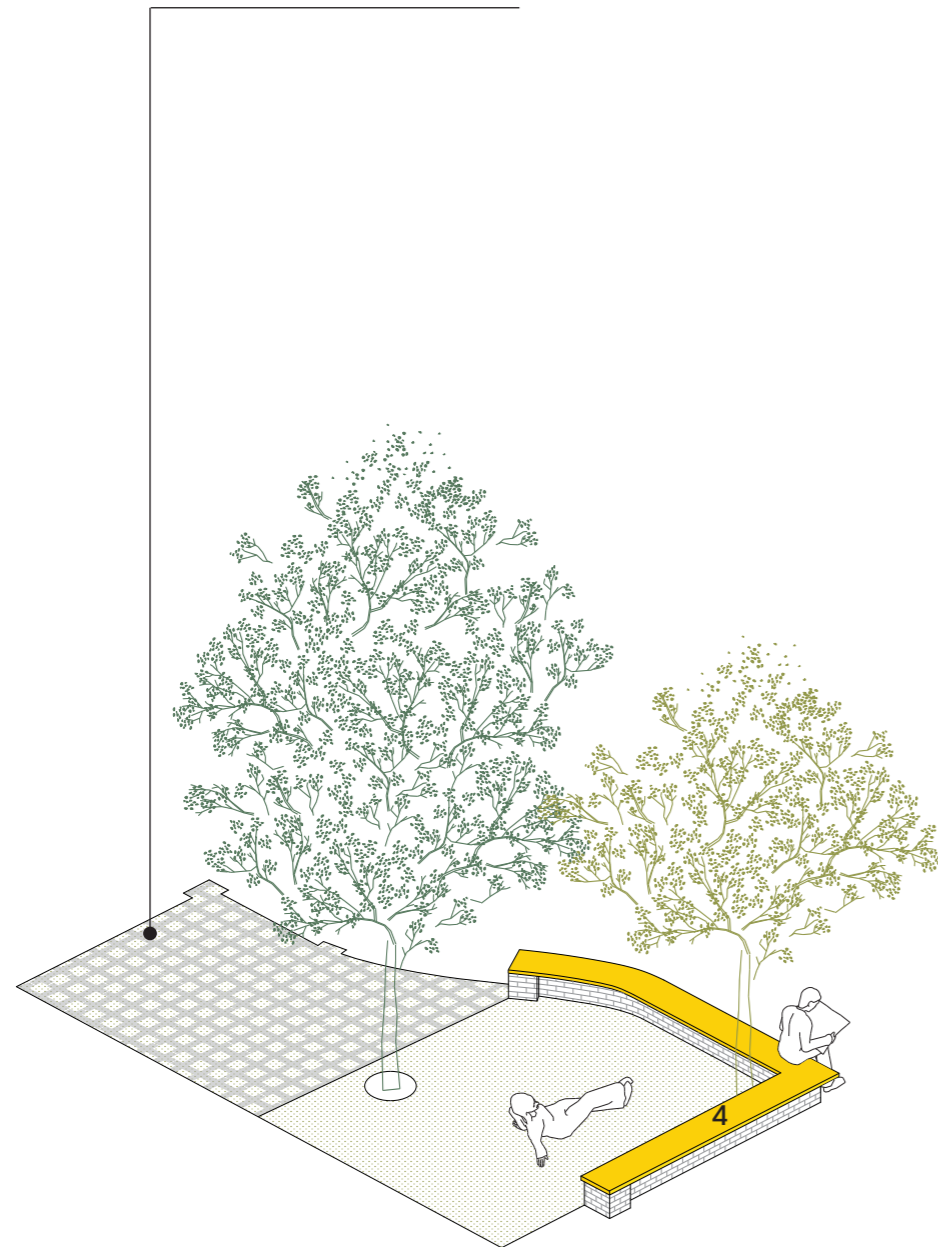


3.3 DESIGN ELEMENTS

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MESSAGE BOARD
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- 7 TOILET BUILDING,
EXTERNAL DECORATION
REFURB COMMUNITY SPACE

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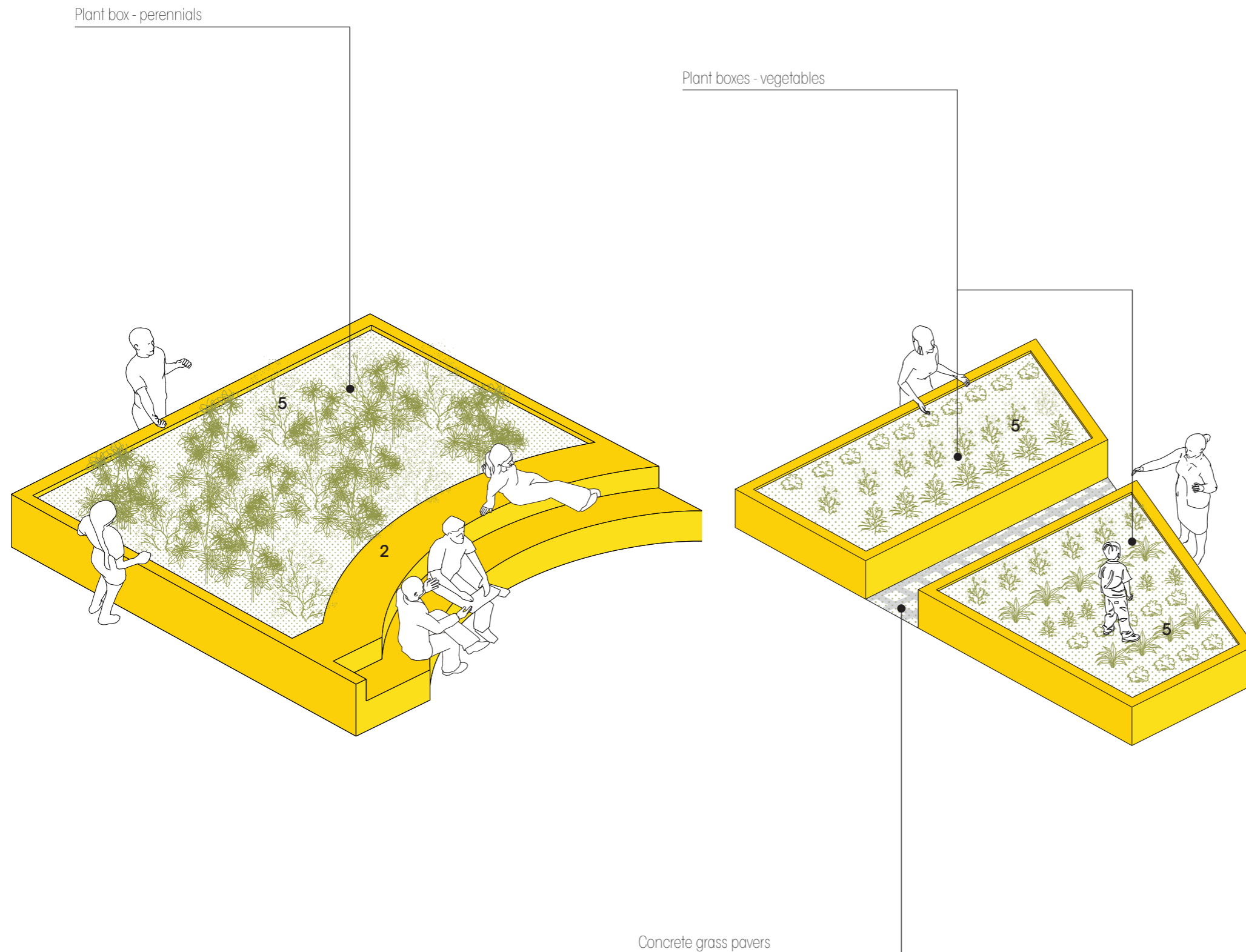
Concrete grass pavers -
loading and unloading parking bay



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EXTERNAL DECORATION
REFURB COMMUNITY SPACE

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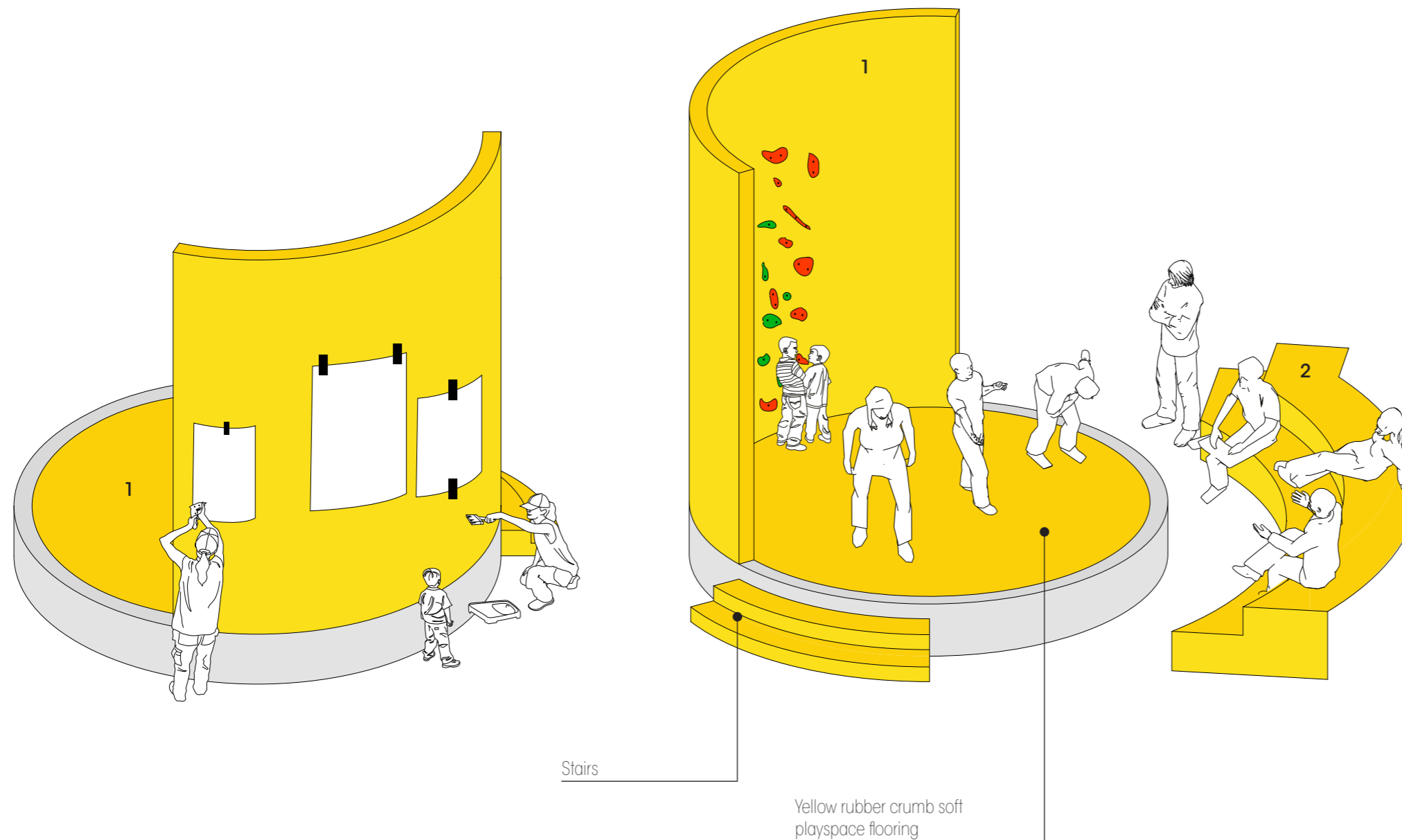


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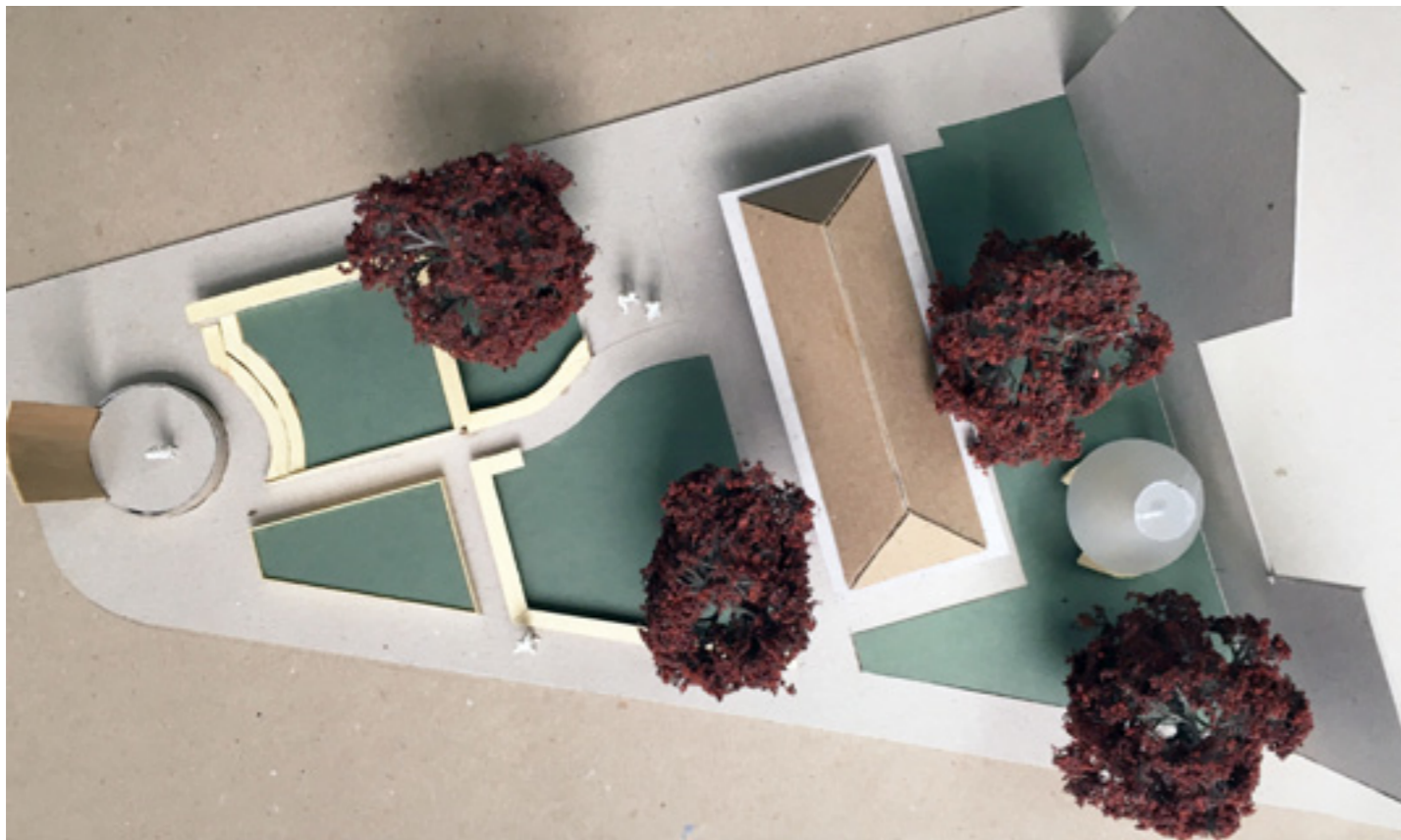
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3.4 VIEW



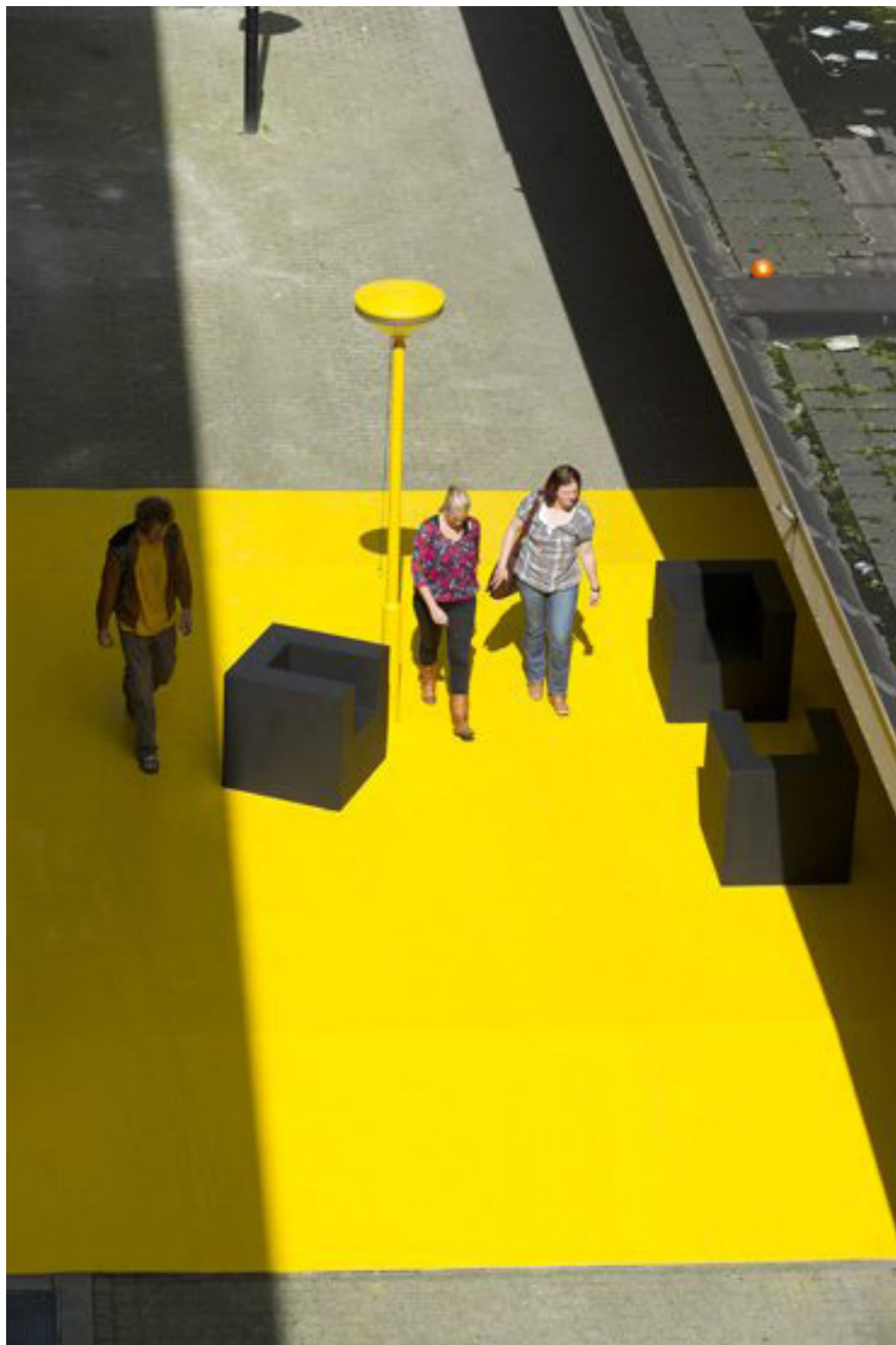
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3.5 PHYSICAL MODEL PHOTOGRAPHS



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KHBT/osa_ Sleeping Policeman in Tiburg



MVRDV_ Blue House



Pipilotti Rist_ Red Square in Zurich



3.6 APPEARANCE / REFERENCES

The concept to create contrasting elements by introducing a monochrome colour has been explored frequently and always led to iconic identity defining spaces.

We are proposing to paint the new elements in a warm yellow that corresponds with the greenery on the site.

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4.0 CONCLUSION

The new design proposal will dramatically enhance the entire area of the triangle and with it the existing public toilet building.

The proposal presents a bold yet sensitive site specific solution that keeps the typical features of all the existing elements as well as providing a new activated space that invites people to use and enjoy it.

KHBT has established a reputation for creating sensitive and thoughtful, high quality projects with exemplary detailing and these skills will ensure that the proposed design will be successful.

The proposal outlined within this application meets local and national planning policy and offers the opportunity to increase the people and the clients' enjoyment of the space and enhances the general setting of Maindee.