

Cabinet - 5 March 2015

Report of the Assistant Chief Executive

Electoral Division affected: Preston City
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Preston Bus Station and Multi Storey Car Park

Contact for further information

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Executive Summary

This report outlines the progress of a series of proposals which overall will see the regeneration of Preston Bus Station and Multi Storey Car Park, primarily as a public services hub focusing on facilities for young people, bus and coach transportation, pedestrian safety, highway improvements, car parking and the creation of accessible and useable public open space within the heart of Preston City Centre.

Recommendation

Cabinet is asked to note the contents of this report.

Background and Advice

1. Introduction

On 6th November 2014 Cabinet approved a series of proposals which will see the refurbishment and regeneration of Preston Bus Station and Multi Storey Car Park, comprising new facilities for young people, improved bus and coach infrastructure, enhanced pedestrian safety, highway improvements and car parking along with the creation of accessible and useable public open space within the heart of the City Centre.

A key feature underpinning the taking forward of these proposals is the decision that the design of the new facilities be delivered by way of an international Design Competition. Set out below is the progress made to date since the November meeting of Cabinet to facilitate this Design Competition and the other key features of the project.

2. Scope of the Design Competition

The Scope of the Design Competition will comprise:

- the ground floor of the existing Bus Station, but exclude the central spine of accommodation within the property; and
- all of the western apron along with that part of Tithebarn Street between Old Vicarage and Lord Street, extending to Lord Street itself.

A holistic and integrated approach will be adopted on the basis that this represents the best way of ensuring that the various elements of the refurbished property and the public realm space outside will be designed to work together as efficiently, effectively and economically as possible.

To manage the risks associated with the need to remain within budget and general deliverability issues, the Scope and accompanying Brief will include a range of constraints which competing architects would have to effectively design around, for example the retention of the internal structure, albeit in a refurbished state will be a requirement of the Design Competition .

3. Appointment of the Royal Institute of British Architects (RIBA)

RIBA have been appointed to administer the Design Competition. RIBA Competitions Team has extensive experience of delivering successful high profile selection processes and has been established for over 40 years. A RIBA Competition will effectively endorse the County Council's commitment to a design completion for the Bus Station and in so doing, send a clear signal to contestants of commitment to high quality design, fairness and impartiality.

RIBA has prepared a competition website, launched alongside the required OJEU notification, to invite suitably qualified organisations to participate. This website sets out the County Council's aims and objectives along with the Brief for the Competition and the Terms and Conditions which will guide and govern the Competition.

Going forward, RIBA will have responsibility for all day-to-day activity relating to the Design Competition, liaising with competitors, Q&A, arranging assessments, circulation of competition documentation and receipt of entry material using the digital entry system to enable competitors to securely submit their competition entry material thus reducing waste and being more cost effective for competitors, particularly those from overseas. In addition, representatives from RIBA will be in attendance at all assessments, panel meetings and interviews to provide advice, guide the process and take comprehensive notes of the discussion to be able to provide feedback.

In addition Hugh Broughton has been appointed to act as our RIBA advisor and also chair the evaluation panel. Having established his own practice in 1995, Hugh now has a strong reputation for well-considered contemporary design having won numerous awards. Hugh has also written many articles on contemporary design and as well as acting as an RIBA advisor for design competitions he is also assessor for the Civic trust Awards.

4. Competition Format and proposed timescales

There will be two stages to this Design Competition. Regulations impose specific rules in relation to design competitions which. Amongst other things, require proposals to be considered on an anonymous basis, therefore the Judging Panel will only be informed of the identity of the successful design once the final decision is made.

The purpose of this process is to enable a designer to be shortlisted based on the quality of their design response and not their track record. Design approaches will therefore be submitted in response to the Project Brief thus enabling the County Council to receive a wide variety of possible design solutions.

The judging panel will select a shortlist of five organisations and all shortlisted practices will receive an honoraria payment of £6,000 (a total commitment of £30,000).

In terms of the payment of honoraria, it is an accepted practice that in an architectural competition, the client makes a contribution towards the costs incurred by (on this occasion, five) short-listed design teams in preparing their submissions. The amount of design work undertaken will greatly exceed the value of any honorarium contribution.

The proposed competition programme is as set out below;

Appointment of RIBA	W/C 01/02/15
Competition launch/OJEU notice placed	W/C 23/02/15
Stage 1 design deadline	21/04/15
Shortlist notified/stage 2 brief issued	W/C 04/05/15
Site visit and briefing session	W/C 18/05/15
Stage 2 design deadline	07/07/15
Public/stakeholder engagement/exhibition	(flexible)
Winner notified and results announced	Late July 2015

The proposed Evaluation Panel will consist of:

Hugh Broughton, Hugh Broughton Architects: RIBA advisor
LCC Cabinet member for Children & Young People
LCC Director for Children's Services (or nominee)
LCC Director for Community Services (or nominee)
LCC Senior Technical Officer (Architect)
Preston City Council representative
Community Stakeholder representative
Young Persons representative
Preston Youth Zone Board representative

In addition, Joanne Wallis, RIBA, will provide procedural support.

Under the specific rules for design competitions at least one third of the evaluation panel must be qualified architects. Currently, two of the nine panel members are qualified architects. In the event that none of the nominations for the remaining

panel members possess this qualification then the County Council Director of Community Services will nominate an officer who is a qualified architect.

For the services referred to above, the RIBA will be paid £28,000 which includes £6,000 for the services of Hugh Broughton, the appointed RIBA advisor.

5. Work with Preston Youth Zone partners

The County Council has continued to work with representatives of Preston Youth Zone Board and its advisor 'OnSide' to develop a bespoke Brief for Preston Youth Zone. This Brief will be a revised version of OnSide's generic brief to include the provision of those services the County Council will deliver to its Priority Groups.

6. Work with Contractors to validate the Rough Order of Magnitude costs referred to in the Report to Cabinet

The County Council continues to work with construction partners Conlon Construction and Keepmoat for the purpose of validating the Rough Order of Magnitude (ROM) costs that were included within the report to Cabinet report during November, 2014.

To date those elements of that project that have been considered by the construction partners have shown the assumptions made in the Rough Order of Magnitude costs are valid. This exercise is ongoing and will be complete during early March, 2015.

7. Conservation Management Plan (CMP)

The report to Cabinet in November, 2014 set out the detailed requirements in respect of the Conservation Management Plan, since then the initial draft of the document has been completed, including the Statement of Significance.

During the development of the CMP, the views of English Heritage and Preston City Council's Conservation Officer have been regularly sought to mitigate the risk of objections being raised in response to the County Council's proposals. Both these parties have now been asked to comment on the initial draft before the appointment of a critical friend by the County Council whose role will be to validate or comment on those assumptions made in the document by ourselves.

8. Adjacent developments

The County Council is aware that the new owners of The Guild Hall (The Villa Group) and St. Johns Shopping Centre (Praxis Real Estate Management Ltd.) are considering redevelopment proposals for these properties. In order to understand the details which underpin these (and indeed other proposals as they come forward) and be able influence and otherwise plan for the sequencing of the various works, officers are maintaining a dialogue with the owners of these properties.

9. Programme

Key milestone dates;
Design competition
Submission of planning application

February 2015 – July 2015
July 2015 – September 2015

Consultations

N/A

Risk Management

RIBA have been appointed to administer the Design Competition. RIBA Competitions Team has extensive experience of delivering successful high profile selection processes and has been established for over 40 years.

Financial

RIBA will be paid a fee £28,000 for the management and administration of the Design Competition which includes £6,000 for the services of Hugh Broughton, the appointed RIBA advisor.

In terms of the payment of honoraria, it is an accepted practice that in an architectural competition, the client makes a contribution towards the costs incurred by (on this occasion, five) short-listed design teams in preparing their submissions. The amount of design work undertaken will greatly exceed the value of any honorarium contribution.

It is proposed that each of the five shortlisted organisations should receive an honoraria of £6,000, (a total commitment of £30,000).

The above costs will be funded from the capital programme allocated for the refurbishment of Preston Bus Station and Multi Storey Car Park approved by Cabinet on 6th November 2014.

List of Background Papers

Paper	Date	Contact/Directorate/Tel
Report to Cabinet	5 th December 2013	Eddie Sutton, (01772) 535171, Assistant Chief Executive, Office of the Chief Executive,
Report to Cabinet	6 th November 2014	Eddie Sutton, (01772) 535171, Assistant Chief Executive, Office of the Chief Executive,

Reason for inclusion in Part II, if appropriate

N/A.