

**Cabinet – 11 June 2015**

**Report of the Director Programmes and Project Management**

Electoral Divisions affected: All in Preston
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**Preston Bus Station and Multi Storey Car Park**

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**Executive Summary**

Cabinet approved a series of proposals for the regeneration of Preston Bus Station and Multi Storey Car Park in November 2014. A progress report was made in March 2015. This current report outlines the progress made since March 2015.

**Recommendation**

Cabinet is asked to note the contents of this report

**Background and Advice**

**1. Introduction**

On the 6<sup>th</sup> November 2014, Cabinet approved a series of proposals to see the regeneration of Preston Bus Station and Multi Storey Car Park (MSCP), 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.

Further to the Cabinet report dated 5<sup>th</sup> March 2015 the focus of the development work has been on the following aspects of the project;

**2. International Design Competition**

Having agreed that the design of the Bus Station and the appointment of the design consultants to deliver the project would be arrived at by way of an international design competition for the development of the Bus Station site, the County Council appointed the Royal Institute of British Architects to administer the competition. This competition is being administered in accordance with the OJEU regulations 'Design Contest Notice'.

The scope of the competition includes three main elements;

- The development/refurbishment of the bus and coach station
- The development of the new Public Realm space
- The development of the new Youth Zone Plus facility.

The competition was launched by the RIBA via the competition website (<http://www.ribacompetitions.com/preston/index.html>) on Wednesday 25<sup>th</sup> February 2015 with a Stage 1 deadline of 30<sup>th</sup> April 2015.

In total 285 international practices registered to take part in the competition. The website received almost 9000 'hits' from almost 100 different countries worldwide which demonstrates the true international interest in this iconic Preston Bus Station. Out of these 285 registration 93 valid submissions were received in April.

On Monday 11<sup>th</sup> and Tuesday 12<sup>th</sup> May the following evaluation panel met at County Hall to consider all 93 submissions received;

Hugh Broughton (chair)	Principal, Hugh Broughton Architects (RIBA appointed advisor)
CC Matthew Tomlinson	Lancashire County Council Cabinet Member for Children, Young People and Schools
Cllr John Swindells	Preston City Council Deputy Leader and Cabinet Member for Planning and Regulation
Phil Barrett	Lancashire County Council Director of Community Services
Jason Homan	Lancashire County Council Senior Officer and Architect
Andrew Howorth	Lancashire County Council Senior Architect
Rob Carter	OnSide Deputy Chief Executive with responsibility for Facilities Development
John Wilson	Community Stakeholder representative
Edward Towers	Representing the young people of Lancashire

**Table 1: design competition evaluation panel**

All submissions were evaluated on the basis of the published criteria;

- Overall design quality
- Response to the brief, context, site opportunities and constraints
- Clarity of presentation

After two days of evaluating a very wide range of submission both in terms of architectural styles, approach to the brief and quality of presentational material the panel were able to agree on a shortlist of five submissions, and to safeguard against any possibility of one of the five shortlisted practices not wanting to proceed to stage two for whatever reason, two reserve submissions were also identified.

All five shortlisted architects will receive feedback on their stage one submissions and will be given a deadline of the 14<sup>th</sup> July for their stage two submissions.

The evaluation panel will meet to consider the more detailed submissions during the third week of July and it is hoped to be in a position to announce the winner of competition in early August 2015.

For stage two, part of the evaluation process will be an opportunity for the general public to view the submissions and express their preferences. All of these preferences will then be collated and based on that information a maximum of 10% of the overall stage two scores will be awarded to the five submissions. We are hoping to be able to provide online access to this process so as to ensure as wide a participation in the event as possible. At the moment this event is planned to take place during the third week of July.

### **3. Preston Youth Zone Plus**

Since March 2015 County Council officers have continued to work closely with OnSide, the charitable organisation with whom the County Council is working to deliver the Preston Youth Zone, to develop a project brief for the proposed Preston Youth Zone to be built on the western apron of Preston Bus Station. This seeks to bring together those services provided to young people by both OnSide and Lancashire County Council in an integrated and coherent manner and in the best interests of young people.

The Youth Zone was included in the project brief for the international design competition which is progressing, details of which are set out in section six of this report.

Work is continuing with OnSide to develop and complete the legal agreements between the County Council and the Preston Youth Zone Board in advance of development works starting on site.

### **4. Conservation Management Plan**

As the owner of the Bus Station and MSCP, which through its listed building status is now a heritage asset, it is the responsibility of the County Council to set out how the building will be managed and sustained for the benefit of future generations.

This requirement is achieved through the preparation of a Conservation Management Plan (CMP). A CMP explains why a place or building is significant in terms of heritage and how an owner will sustain that significance in any new use, alteration, repair or general day to day management.

The preparation of a CMP requires the County Council to describe all the elements of the property along with rationale around their respective functions and their contribution to the listing. Thereafter, the County Council is required to establish principles against which the property will be managed. This will involve preparing detailed work programmes for the development, maintenance and management of the building and its surroundings.

The CMP will be the basis against which any future proposals are assessed, and will be integral to any future applications that the County Council might wish to make for planning permission and listed building consent.

The CMP is now complete and is currently the subject of consultation with both Historic England (formerly English Heritage) and Preston City Council's conservation officer. Once the outcome of the design competition is known and the appointment of the design consultant has been made a decision will be made on the need to appoint a critical friend to review the CMP as discussed in the cabinet report of 6th November 2014.

## **5. Consolidated Development Proposal/Listed Building Consent Application**

It is the intention of the County Council to prepare a fully consolidated development proposal to include all aspects of the proposed development of the Preston Bus Station site to form part of the planning application and the application for Listed Building Consent. It is anticipated that this will be submitted in late September/early October, subject to the successful appointment of consultants as a result of the international design competition. This will include;

- Proposals for the new Preston Youth Zone Plus
- Detailed proposals for all remedial works, structural or otherwise required to be undertaken to the existing Bus Station and MSCP structure
- Proposals for the new public realm space on the western apron, including how this will tie in to the final phase of the shared space initiative currently being implemented on Fishergate and which will end at the Bus Station
- Proposals for the refurbishment of the existing Bus Station concourses.
- Proposals for all required highway alteration works to support those developments above.

Whilst both of these applications will in the first instance be submitted to the County Council for determination, Preston City Council will be consulted and with regard to the application for listed building consent the final decision will be taken by the Secretary of State based on the report prepared by the County Council

## **6. Phasing of Works/Indicative Programme Dates**

With regard to the sequencing of the proposed redevelopment works, consideration is being given to ways in which it will be possible to minimise the disruption and inconvenience to passengers and operators and in doing so seek to avoid the need to create on street facilities for the commencement and termination of bus services during this time.

The current aim is that the building work will commence with the redevelopment of the Bus Station along the east side of the building. During this period, all buses would commence and terminate from the west side. Once the new bus station is complete, the buses will move to their permanent position along the east side whilst the west side of the building is redeveloped, including the Preston Youth Zone Plus. At this time

the redevelopment of the public realm space along the west apron will take place so that upon the completion of the internal re-modelling and the Preston Youth Zone Plus the external space will be completed as well.

The proposed works to the MSCP will be phased to allow elements of the MSCP to remain open during the works.

<b>Activity</b>	<b>Date</b>
Competition winner announced	31 <sup>st</sup> July 2015
Detailed structural repair works determined	September 2015
Highways alteration works designed	September 2015
Consolidated development proposals completed	October 2015
Planning and listed building consent applications submitted	October 2015
Planning and listed building consent approvals received	April 2016
Start on site – structural repair works	May 2016
Start on site – Bus Station refurbishment	May 2016
Start on site – Public Realm	January 2017
Start on site – youth Zone	April 2017
Completion	March 2018

**Table 2: Indicative programme**

The date for receipt of planning and listed building consent, and therefore the start of works on site is entirely dependent upon the progress of the two applications .As part of the overall programme, these dates will be kept under review in order to assess the impact of any delay to achieving these dates through for example a challenge by a third party to either process.

### **Consultations**

N/A

## List of Background Papers

Paper	Date	Contact/Tel
Report to Cabinet	5 <sup>th</sup> December 2013	Eddie Sutton, (01772 535171) Assistant Chief Executive, Office of the Chief Executive.
Report to Cabinet	6 <sup>th</sup> November 2014	Eddie Sutton, (01772 535171) Assistant Chief Executive, Office of the Chief Executive.
Report to Cabinet	5 <sup>th</sup> March 2015	Eddie Sutton, (01772 535171) Assistant Chief Executive, Office of the Chief Executive.

Reason for inclusion in Part II, if appropriate

N/A