

Broadway and lower section of the High Street

Design Brief for Public Realm - Feasibility stage

Winchester City Council (WCC) is committed to creating a vibrant public realm in and around the Central Winchester Regeneration (CWR) area.

The lower section of the High Street and Broadway have been identified as key areas for transformation. This will complement ongoing work to support Meanwhile Uses and build confidence that the Council is committed to improving the quality of the CWR area.

WCC is looking to procure urban design services to carry out a feasibility study for public realm design. The area comprises from the lower High Street at its junction with Middle Brook Street along the Broadway up to and around the King Alfred statue, see the attached map.

Please note that the Broadway has been identified as a very special piece of public space in the heart of Winchester, surrounded by fine historic buildings. Its potential has not been realised and this work has the potential to transform it into an attractive and vibrant public space for the benefit of people of all ages and abilities, visitors, and those who live and work in the city.

The feasibility study will include surveys and initial research, look at the history of the area and the existing street pattern and provide some initial scenarios to inform concept designs.

The initial scenarios should take into account the wider development as defined in the SPD, allow for the potential phasing of works as funding allows and work with the Movement Strategy as it emerges. The phases might comprise:

- High Street from its junction with Middle Brook Street to its junction with Colebrook Street
- Broadway
- Area surrounding King Alfred Statue

Public realm across the wider CWR area will come forward as development plans are developed so attention should be given to connections to other areas.

Parts of the study area are located within the CWR boundary and are subject to the CWR Supplementary Planning Document (SPD). The scenarios and future designs will need to reflect vision for the area.

SPD vision:

The vision for the Central Winchester Regeneration Area is for the delivery of a mixed-use, pedestrian friendly quarter that is distinctly Winchester and supports a

vibrant retail and cultural / heritage offer which is set within an exceptional public realm and incorporates the imaginative re-use of existing buildings.

The CWR SPD can be accessed here on the Council's website:

<http://www.winchester.gov.uk/planning-policy/supplementary-planning-documents-spds/central-winchester-regeneration-spd>

The SPD builds upon relevant planning policies under the NPPF, the Local Plan Part 1 and Part 2. The principles and objectives within the SPD include:

- Vibrant Mixed use quarter
- Adopting the 'Winchesterness' principles which include high quality materials and architectural detail
- Exceptional public realm
- City Experience
- Sustainable transport
- Incremental delivery
- Views and skyline
- Climate change and sustainability

The SPD sets out a Public Realm Framework Plan for CWR which includes aspirations and suggestions for improvements to both the lower section of the High Street, the Broadway and the area surrounding the King Alfred Statue.

The SPD was produced following 18 months of consultation with local residents and businesses. It represents their aspirations for the area. It is therefore essential that these aspirations are reflected in any designs that come forward.

It will be important to demonstrate thinking behind how the design for transforming the lower section of the High Street, Broadway and King Alfred will interact with other parts of the site and the city, and in particular the immediate surroundings now and in the future.

The following issues will need to be explored at the feasibility stage of the project:

- Creation of a fine piece of public realm suitable for a variety of uses including but not limited to events and markets. Street lighting, furniture and trees will be important elements
- Implications of the emerging Movement Strategy – consider options for the area with vehicle movement as it is currently and options for the area if vehicle movement becomes more limited in the future
- Options in relation to resurfacing the whole area, ensuring it is in line with the highways regulations and requirements in regard to materials and maintenance - please see attached [Maintenance considerations for scheme design](#) document for further details

- Consider options of opening up the existing waterways where possible and incorporating these into the design
- Existing utilities and underground cabling will need to be fully investigated. A survey will be required to inform the design
- Consider history of the area and the existing street pattern. Research should be carried out to inform the design
- Consider implications of the existing hostile vehicle mitigation scheme in the lower High Street and requirements in the Broadway and the area around the King Alfred Statue
- Ensure that the proposals harmonise with work that has been carried out to the rest of the High Street

Project objectives:

- A design that will be complementary and have regard for the principles and objectives set out in the CWR SPD as listed above
- A cohesive design that is deliverable in phases as outlined above
- A design that will facilitate the design and development of adjoining land
- A design that incorporates the use of high quality materials and architectural design
- Demonstrate thinking behind how the transformed areas will interact in parallel with other parts of the site and the city as they are now and as they are redeveloped

Skills required: urban design, with a focus on public realm, conservation, landscape architecture, highway design, planning, cost consultancy, communication skills, graphic and engagement.

We would require a fee proposal and timeline based on providing the initial feasibility study (RIBA stages 0/1), including surveys and research. We have estimated a timescale of 3 – 4 months for the feasibility stage.

The estimated net cost for works to the whole area is in the region of £2m.

Submissions will be scored on a basis of 40% price and 60% quality*

This is subject to Cabinet (CWR) Committee approval on 22 January 2018.

The client will appoint their own QS who will review the initial appraisal to give an estimate of costs.

Scope:

- Keep WCC as client fully informed and through them, work constructively with any stakeholders involved with the project Integrate the programme and

timing of this development with the Council's wider aspirations for the CWR area

- Produce a feasibility report that includes options that meet the above objectives and considers the above issues
- Arrange workshop sessions and regularly meet with clients and their advisors to progress the design
- Liaise with the local planning department and other statutory bodies where necessary to ensure they have input into the design
- Liaise with Hampshire County Council in relation to highways regulations and requirements, and the implementation of the emerging Movement Strategy
- Input and produce information to enable a cost plan to be established for the scheme
- All requirements as per RIBA stages of work 0 – 1

Final report:

- Site plan
- Constraints plan
- Initial scenarios to show design approach, relationship with surrounding buildings and areas
- 3D views and sketches
- Indicative costs
- Risks
- Narrative and design approach

Appointment document to be confirmed by WCC

Please submit by 5pm on Wednesday 27 February a document that includes:

- An outline of your experience of similar schemes completed in the last 5 years with specific reference to illustrative case studies. Please limit this to a maximum of 8 A4 pages and include project values, completion dates, final /anticipated budget
- The CVs of all team members including those who will be responsible for the job on a day-to-day basis. (max 4 A4 pages)
- An indicative fee proposal for the feasibility work as outlined above as a lump sum for stages 0/1
- A resource and programme proposal for the feasibility period showing activities and manpower with a 1 page description of the process you envisage to deliver the final feasibility report
- 1 A4 page response to the brief
- Initial assessment/response to site opportunities/constraints (1- 2 A3 pages)
- Design ideas/philosophy (max 5 A3 pages)

Please Note:

- The successful bidder will be required to provide PI and PL Insurance documents (minimum £5 million)
- The successful bidder will be required to provide two references for the above named projects

Timeline:

Cab (CWR) Committee approve budget and brief – 22 January
 Submissions invited - 23 January
 Submit questions via email to rrobinson@winchester.gov.uk – 31 January
 WCC response to questions – 7 February
 Submit 1x hard copy and 1x electronic copy of requested information – 27 February
 Presentation to advisory panel – early March
 Cabinet (CWR) Committee approve chosen Urban Designer – 19 March
 Appoint Urban Designer for feasibility – 20 March
 Commence feasibility – 21 March
 Advisory Panel meet Urban Designer – April
 Advisory Panel review – June
 Feasibility stage complete – July

Bidders will be expected to attend a presentation to the Lower High Street and Broadway Advisory Panel on [insert date] March. The Panel includes conservative and liberal democrat councillors, representatives from local community/interest groups and WCC offices. Bidders are requested to confirm their availability to attend the interview in Winchester on this date.

Bidders will be expected to give a 15 minute presentation of response to the brief, initial assessment of the site and ideas for the design. This will be followed by up to 30 minutes of Q&A with WCC members and officers.

The presentation should focus on the key themes set out in the written submission regarding the approach and methodology to this potential appointment rather than general information about the bidder's company. The attendees should form the core team who will be working on the project on a day to day basis.

Provisional scores assessed from the submissions will be capable of being ratcheted by one level depending upon the response of bidders. For example an initial score of "4" awarded against a sub category for a "good" submission could be up or downgraded to a "3" or "5" from the performance of the Tenderer at interview.

Following the completion of RIBA stages 0/1, the Council may look to procure services of a design team to deliver RIBA stages 2/3. The Council reserves the right not to proceed beyond the feasibility stage in the event that the scheme cannot meet the requirements.

Please send all information digitally as a PDF document to:

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Rachel Robinson: rrobinson@winchester.gov.uk

Please also provide one hard copy to:

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