



The renaissance of the
Salisbury Market Place
and the development of a
Public Realm Strategy
An International Design Competition

Stage 2 Outline Brief

1. Competition Objective

The purpose of this brief is to seek submissions of Concept Designs for the renaissance of the Salisbury Market Place.

2. Background

Six Design Teams are being invited to prepare Concept Designs, following their successful shortlisting in Stage 1 of this competition.

The competition is being organised by the RIBA on behalf of Salisbury District Council and Wiltshire County Council.

Please see the Stage 1 Preliminary Briefing Paper for:

- Site description
- Project objectives
- Details of the budget

3. Project and Design Objectives

Details of the benefits that the renaissance of the Market Place will lead to are listed in the Stage 1 Preliminary Briefing Paper.

In terms of specific design objectives the project needs to help deliver:

- A large, flexible, primarily hard-landscaped open space – capable of accommodating large events, and providing a setting for more regular outdoor entertainment, events and markets as well as incorporating more intimate social spaces.
- An active space associated with a successful retailing location. Also to help tie together the main retail parts of the city centre (particularly considering the link through the Market Walk to the Maltings and central car park – the aim is to develop a major retail-led mixed use scheme in this area) It will be essential to provide clear lines of sight and good accessibility across the square.

- A visually striking, impressive and welcoming destination that delivers the highest quality design, including integral creative and culturally relevant public art. It should reflect the city's history and heritage.

Specific requirements include:

- High quality and hard wearing natural materials, which resist staining, are appropriate for use in eating and drinking areas and which can be easily and regularly cleaned by mechanical means
- The provision of plentiful seating
- Shade, shelter and seasonal interest from trees of an appropriate scale

In addition, consideration should be given to the following:

- The need for the landscaping to be capable of being implemented as part of a phased programme, which at each stage continues to provide an attractive and functional landscape.
- Provision of utilities (e.g. electricity, water supply) for markets and events. Current provision which is considered inadequate includes:
 - 1 large 3-phase electrical box
 - 11 other above ground electrical boxes
 - 4 underground electrical boxes
 - 3 water points
 - Electric connection positioned on back of war memorial (used for Xmas tree)

4. Site Issues and Constraints

An indication of the possible issues and constraints was given in the Preliminary Briefing paper. An amended list is shown below. This is not intended to be an exhaustive list and all competition entrants should satisfy themselves that they are aware of all of the issues and constraints affecting this site.

- Consideration of opportunities for retaining the War Memorial because of its symbolic significance, but with the potential for it to be moved if that will enhance its setting.
- It is proposed that the Sydney Herbert Statue (currently located in Victoria Park) is relocated to the Market Place and Guildhall Square area.
- There is a diagonal footpath (ROW) running east to west across the Market Place.
- The Market Place currently hosts the annual Charter Fair (a funfair) for 3-4 days in October.
- The Market Place is the venue for the Tuesday and Saturday Charter Market and other smaller markets and events.
- There are proposals for the Guildhall to be the civic base for a new Salisbury City Council when the Magistrates vacate the building in 2009.

One of the key objectives of the Salisbury Vision is to remove unnecessary traffic from the streets in the centre of the city, to make these streets more pedestrian focussed and to facilitate the greater use of public transport. To achieve this, a traffic and movement strategy will be developed during 2009. In the absence of such a strategy, consultants should assume that Blue Boar Row and Minster Street will, in the near future, be traffic free apart from permitted vehicles, emergency services, buses, taxis and cyclists. Consultants should, therefore, ensure that their overall design for the Market Place area is able to incorporate this at a later stage. Blue Boar Row and Minster Street together with Queen Street should be seen as an integral part of the greater Market Place area.

5. Honoraria

Each of the six Design Teams invited to prepare submissions will receive an equal honoraria payment of £5,000 (plus VAT). The client and partners will accept no liability for any other Design Team costs.

6. The Competition Process

Six Design Teams have been invited to prepare concept designs. No member or employee of the promoting body, its appointed consultants, or judges shall be eligible to compete or to assist a competitor.

Requirements for Submission

Competitor's submissions should be sent in a single package, carriage paid, addressed to RIBA Competitions, clearly marked 'Salisbury Market Place Competition', to arrive no later than midday on 28th November 2008.

Competitors should submit their design concepts in the following format:

- 3x A1 lightweight boards, to include a plan of appropriate scale of the design area, with perspectives, cross sections, and indication of special features and materials (these boards must not contain anything which identifies the name of the competitor);
- an A3 paper copy of each of the above boards;
- a short written report, of no more than 15 pages. The report will provide necessary background and context to the design, supporting information, explanation and rationale, covering:
 - design approach
 - public art co-ordination approach
 - functional appropriateness
 - understanding of context and constraints
 - deliverability of design
 - an indicative cost plan, including maintenance costs and financing proposals, capable of being checked by our specialist advisers
 - a consultation strategy
 - confirmation of Design Team members
- a summary of the key elements of this report on a single A4 lightweight board (this will be displayed alongside the A1 boards at the public consultation therefore this needs to provide members of the public with a broad understanding of the concept. The 15 page report will not be made available to the public).
- a high resolution digital copy (pdf format) of the entire submission (the A1 boards and the 15 page report) on a CD-ROM.
- 4 page A4 public consultation leaflet, summarising information provided on the A1 boards, using template provided – to be supplied in electronic format for printing. This will be used as a handout at public consultation events.

Design Teams are asked to indicate their likely fee range to take the Market Place project from sketch scheme / outline proposals to completion as part of their submission. An indicative fee proposal is required for the public realm strategy. Professional fees may be agreed following confirmation by the Client and the Design Team of the services to be provided, the conditions of appointment and remuneration. Fee proposals should be submitted in a separate sealed envelope.

Anonymity

The public consultation will be anonymous therefore please ensure that the following aspects of the submission are without name, motto or distinguishing mark of any kind :

- the A1 boards
- the A3 paper copy of the A1 boards
- the single A4 board summarising key elements of the concept
- the A4 paper consultation leaflet.

Winning Submission

The winning team entry will demonstrate:

- Inspirational design (i.e. quality design showing inventiveness and flair with respect for the historic setting and potential to be one of the grand squares in Europe).
- An understanding of community needs and a design which has evolved from meaningful community engagement
- Responsiveness to site, this brief and understanding of context and constraints.
- Deliverable and appropriate design, including consideration of cost and methodology for construction and maintenance.
- An ability to work with the client team, and engage with stakeholders, and the community using clear straightforward communication.

7. Site Visit and Briefing Day

An organised site visit will be held on Monday 13th October and all teams are encouraged to attend. The visit will involve a guided walkabout by promoter representatives followed by an opportunity to ask questions. The visit will start with a briefing at Salisbury City Hall (Alamein Suite), beginning at 2pm (see <http://www.salisbury.gov.uk/council/contact/office-locations/city-hall.htm> for venue details). We ask that teams limit number of attendees to no more than three. There is an opportunity to raise written questions following the site visit.

8. Questions

Questions relating to the competition brief must be addressed in writing to the RIBA Competitions Office to arrive on or before 14:00 Tuesday 21 October. A statement in response to all questions will be emailed to all competitors by Friday 24 October.

9. Judging Process

Jury Panel

The panel to judge the short-listed designs will be chaired by Councillor Peter Edge (Portfolio Holder for Economic Development, Salisbury District Council and Chairman of Salisbury Vision Steering Group)

The Jury Panel is expected to include: Brigadier Alastair Clark, Chairman of Salisbury Civic Society; Ian Newman, Chairman of Salisbury City Centre Management Ltd; Graham Gould, Salisbury Vision Project Director; Allan Creedy, Local Transport and Development Manager, Wiltshire County Council; David Milton, Forward Planning Team Leader, Salisbury District

Council; Claire Smith, Economic Development Manager, Salisbury District Council; Professor Adrian Gale, RIBA Architectural Advisor; Justine Leach, RIBA Landscape Architect Advisor ; David Stuart, English Heritage.

The panel will be advised by a technical panel comprising experts from the Client Group, partner organisations and stakeholders including the Salisbury Vision Steering Group, Business and Residents and Community Fora.

The winning design will be announced on February 26, subject to ratification by the district council's Cabinet.

Public Involvement

Short-listed designs will be displayed in the city and on the internet, with the aim of encouraging involvement of all potential users of the Market Place and its environs. A preliminary appraisal of each scheme will be made by the Technical Panel, incorporating other Client Group, stakeholder and partner organisation input. A summary of feedback will be made available to the Jury Panel to aid the final judging.

Final Judging Process

The Jury Panel will hold a final interview with short-listed Design Teams, before making its final decision. Each team will be asked to start the 45 minute interview with a 15 minute presentation of their design concept. Interview times will be allocated by the RIBA.

This is scheduled for Monday 9th February 2009. We may choose to visit completed projects and follow up references with nominated clients before finalising selection.

10. Budget

A budget of up to £3 million has been allocated by Salisbury District Council and Wiltshire County Council for this project (subject to final confirmation by WCC). This includes all construction costs and consultants' fees and expenses relating to the Market Place renaissance and the cost of producing the public realm strategy.

11. Timetable

The timetable, which may be subject to variation, is:

Brief available: Monday 6 October 2008

Briefing day and site visit: 14.00 Monday 13 October 2008

Deadline for written questions: 14:00 Tuesday 21 October 2008

Response to written questions: Friday 24 October 2008

Submission of design concepts: 14:00 9 December 2008

Interviews/final judging: Monday 9 February 2009

12. Public Realm Strategy

The Salisbury Vision contains a number of important public realm projects including the enhancement of the city's medieval chequers area.

The winning team/consultant will be required to develop a public realm strategy for the city centre which will act as a guide and masterplan for all public realm work. A brief for the public realm strategy will be made available to the competition winner.

13. Copyright

The ownership of copyright on the work of all competitors will be in accordance with the Copyright Design and Patent Act 1988; i.e. copyright of the design rests with the author.

The promoter and RIBA are not responsible for loss or damage to material and competitors are advised to retain copies of the designs submitted.

14. Rules, Procedures and Other Matters

- In all matters relating to the competition, the decision of the Jury panel and Salisbury District Council Cabinet will be final
- The organisers will retain all submitted material
- The organisers reserve the right to seek to employ the whole or part of a team
- In the event of a member of the Jury Panel being unable to act for any reason the promoters, in consultation with the RIBA, may appoint a replacement

15. Disqualification

A design team shall be excluded from the competition:

- a) if its design is received after the latest time stated under the submission requirements;
- b) if, in the opinion of the assessors, it does not substantially meet the requirements of the brief;
- c) if any of the mandatory requirements of the brief are disregarded.

16. Announcement of Result

At the conclusion of the competition, the RIBA will notify all entrants of the result following ratification by Salisbury District Council Cabinet on 26th February.

The promoter and/or the RIBA may publicise the illustrations of any design, either separately or together with other designs, with or without explanatory text.

17. Further Design Development

Selection of the winning design does not necessarily mean that the promoter will award a contract for any detailed design work.

If the contract is awarded, the winning team will develop the winning concept with the Client.

To progress the design from planning submission (if required) to completion of construction, a fully detailed fees proposal and justification will be required.

18. Enquiries

Competitors are advised not to contact the promoter directly, but to address all enquiries relating to the general conditions of this competition to:

Linda Roberts
RIBA Competitions Office
6 Melbourne Street
Leeds LS2 7PS UK
T: +44 (0) 113 234 1335
F: +44 (0) 113 246 0744
E: linda.roberts@inst.riba.org
www.architecture.com/competitions

19. Useful Documents

- Salisbury District Local Plan (adopted 2003) Salisbury District Council.
Accessed at: <http://www.salisbury.gov.uk/localplan/>
- Salisbury Vision (adopted 2008) Salisbury District Council
Accessed at: www.salisbury.gov.uk/major-projects/vision.htm
- Vision for Salisbury Area Development Framework. Final Report April 2006. Gillespies in association with Alder King, White Young Green, BDOR, DTZ Consulting and Savills, on behalf of Salisbury District Council, South West Regional Development Agency and Wiltshire County Council
Accessed at: <http://www.salisbury.gov.uk/council/major-projects/vision/vision-progress/vision-adf.htm>
- Creating Places: A guide to achieving high quality design in new development (adopted 2006) Salisbury District Council
Accessed at: <http://www.salisbury.gov.uk/planning/forward-planning/supplementary-planning-guidance/creating-places-design-guide.htm#creating-places>
- Draft Salisbury Conservation Area Review (2007) Salisbury District Council
- Streetscape- Streets for all: A survey by the society of the centre of the city of Salisbury (2005) Salisbury Civic Society
Accessed at: <http://www.salisburycivicsociety.org.uk/streetscape/Final%20Report.pdf>