



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

Preliminary Briefing Paper

1.0 Competition Objective

The competition seeks expressions of interest from suitably qualified architects and landscape architects (the consultants) for the design of a scheme for the renaissance of the Salisbury Market Place. The successful consultant will also be expected to produce a city public realm strategy.

2.0 Background

In partnership with Wiltshire County Council and the South-West Regional Development Agency, Salisbury District Council commissioned consultants to prepare a Vision for the future of Salisbury. The final Vision for Salisbury has recently been adopted.

The Vision comprises 24 integrated 'projects', ranging from the commercial redevelopment of major areas of the city, to the creation of new parks and open spaces and the improvement of the public realm. A key project is the proposed renaissance of the Market Place which is described in the Vision as :

The rejuvenation of the Market Place (to include the Guildhall Square, Cheese Market and Poultry Cross) and the creation of a public square of the highest quality in terms of design and construction.

This is a joint project between Wiltshire County Council and Salisbury District Council. The competition promoters have expectation for a design of outstanding quality and designers with high design skills are encouraged to apply.

3.0 Site Description

The Market Place is in the heart of the medieval city of Salisbury. The area is a bustling and vibrant area and is home to a thriving twice weekly charter market which will remain as the centrepiece. It is an important public area where people meet and interact and it is important that this area remains pedestrian focussed.

The Market Place was laid out, largely as it is seen today, in the 13th Century. It was, therefore, deliberately conceived in its current form and has operated as a Market and public space for many hundreds of years and the importance of this space to Salisbury cannot be overestimated. We believe that this public space in the heart of our medieval city has the potential to be one of the grand squares in Europe.

The site is 1.52 hectares (excluding main buildings) and is bordered by and includes Queen Street to the east, Butcher Row, Ox Row and Fish Row to the south, Minster Street and Oatmeal Row to the west and Blue Boar Row to the north. The site is generally flat and comprises the Guildhall, an area of public car parking which is closed off during market days, a war memorial, the Poultry Cross and public toilets. There are a number of existing shops, cafes, public houses, restaurants and businesses which border the area.

4.0 Project Objectives

Market Place

The overall objectives of this project are to design and implement a high quality scheme which improves, enhances and reclaims the Market Place, Guildhall Square and surrounding areas as a high quality focal space for the city. This will be a vibrant, welcoming place that is a showpiece of modern public realm design in an historic setting. Formulation of this scheme requires a sound understanding of urban design, historic environment issues, transport and development issues/opportunities. It also requires a clear appreciation of the overarching requirements for securing a sustainable form of development, which benefits all users.

It is envisaged that the renaissance of the Market Place will lead to wide-ranging benefits, including:

- The creation of a pedestrian focussed place where people can congregate for social and community interaction.
- A successful, thriving and vibrant market place in a high quality environment.
- The creation of a high quality public realm.
- The removal of public parking on the site to create an open, safe and accessible central area.
- A café culture promenade area, where people gather and meet.
- A central place whose visual appearance is in keeping with its niche city image and where its high quality historical architecture can be better appreciated.
- A safe and friendly place.
- The creation of a flexible public space, which is easily adapted to host the twice weekly, charter market and other events and activities.
- A legible gathering point for visitors and tourists with a Tourist Information Centre from which to explore the rest of the city.

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 consultant at stage 2 will also 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 winning consultant.

5.0 Site Issues and Constraints

An indication of the possible issues and constraints is given below (note this is not an exhaustive list):

- 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 buses. 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 should be seen as an integral part of the greater Market Place area.

6.0 Budget

Salisbury District Council and Wiltshire County Council have allocated a budget of £3 million for this project. 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.

7.0 Competition Format

The competition will run as follows :

- Stage 1 : Expression of Interest
- Stage 2 : Submission of Concept Designs

The stage 2 competition will include a public exhibition and public consultation period. Further details will be provided in the stage 2 brief. Teams (maximum of six) shortlisted for stage 2 will each receive an honorarium of £5,000 (plus VAT) as a contribution towards their costs.

8.0 Expressions of Interest / Eligibility

Expressions of interest area sought from multi-disciplinary teams which may be led by an architect or landscape architect, with experience and a proven track record in the delivery of sustainable and innovative public realm urban design solutions. We are looking for the following characteristics :

- A proven track record of delivering major public realm projects

- Excellent project management skills
- Experience of working productively with the public sector
- The proven ability to work in a political and partnership environment
- Dedication of resources to ensure task delivery
- A proven track record of working innovatively and sensitively in an historic environment
- Experience of developing public realm strategies.

9.0 Requirements for Submission

Expressions of interest should comprise the completed pre-qualification questionnaire (pqq) plus 15 pages of A4 (maximum, including all text and images) to provide the following information :

- an introduction to the lead consultant and motivational statement
- details of proposed consultants
- your experience and ability to fulfill the expectations and requirements set out in 8.0 above, and examples of similar work showing evidence of innovative solutions to urban spaces from concept through to successful implementation (please identify clearly whether the projects are of the lead consultant or team members, also identify projects where the proposed team has worked together previously)
- CVs of key team members

Note : **one** copy of the PQQ and supporting policies and papers and **three** copies of the 15 A4 page document must be provided. In addition a single CD containing an electronic copy of 15 page document (note: PQQ does not need to be included on the CD) must also be provided.

This information should be submitted to the RIBA Competitions Office to arrive by 14.00 hours on Tuesday 16th September 2008.

Late submissions will not be accepted and it will not be possible to submit entries via email. Competitors should note that first class post does not necessarily guarantee next-day deliver and should plan their submission schedule accordingly.

10.0 Assessment Criteria

Assessment criteria will be as follows :

Stage one :

- Design Quality
 - *demonstrable inspiration and creativity in recent work*
- Resource & Experience
 - *a completed and satisfactory pre-qualification questionnaire*
 - *team experience and ability*
 - *experience in the design of similar projects*
 - *evidence of capacity to deliver the project*
- Communication
 - *response to and compliance with requirements set out in this briefing paper*
 - *evidence of understanding of issues relevant to this project*

Stage two :

- Design Quality
 - *quality of the design*
 - *inventiveness and flair*
- Response to Brief
 - *compliance with brief*
 - *response to site, context and constraints*
 - *deliverable and appropriate response to budget*
- The team
 - *ability to work in partnership with the client team*
 - *ability to engage with stakeholders, and the community, clear straightforward communication*

11.0 Timetable

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

Deadline for Expressions of Interest / PQQ :	16 September 2008
Meeting to select shortlist :	w/c 22 September 2008
Brief issued to shortlist :	w/c 29 September 2008
Receipt of Stage 2 submissions :	28 November 2008
Public consultation of shortlisted entries :	5-30 January 2009
Final judging / shortlist interviews :	w/c 9 February 2009
Winner announced :	26 February 2009
Winning team develop public realm strategy :	1 March – 1 July 2009

12.0 Jury Panel

The Jury Panel will include representatives from the promoters plus an architectural adviser representing the RIBA.

13.0 Enquiries

All enquiries should be addressed to the RIBA Competitions Office and not the promoter :

RIBA Competitions Office
6 Melbourne Street
Leeds LS2 7PS
T : ++44 (0) 113 2341335
F : ++44 (0) 113 2460744
E : riba.competitions@inst.riba.org
W : www.architecture.com/competitions

14.0 Useful Documents

- Salisbury District Local Plan (adopted 2003) Salisbury District Council.
Accessed at: 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>