

# **Design Services for the creation of Jubilee Square**



**25th June 2012**

### **3 Specification**

**3.1 The purpose of the commission is to provide a new public square which requires a high standard of urban design, such that it will form a destination in its own right, and will meet the following key requirements:**

- Interpret the requirement to blend with the associated highway works to breakdown existing pedestrian barriers creating new desire lines and connectivity through the area to form a stepping stone between character areas.
- Link to, and encourage movement between the old town, the retail centre and the heritage areas beyond the Central ring road
- Enhance the historic context of the proposed Square, particularly focussing on the relationship with

**Wygston's House which forms an important southern edge to the Square.**

- Be a catalyst for regeneration whilst providing a sense of place and reinforcement of the distinctive quality and character of the area.**
- Create a space which is a focal point, to be enjoyed throughout the year, which is pleasant to walk through but also which encourages activity and an environment in which people will want to sit and enjoy on a sunny day.**

- **Have the ability to provide a space for events. This will need to include pop up power, water and branding points. Ideally it would also have informal seating around to minimise the amount of seating that would need to be brought in. It needs to be covered by CCTV.**

- **Minimises the impact of the adjoining central ring road through design features and possible opportunities for commercial development, such as cafes.**

- **Ensure that pedestrian desire lines are created to link to the relocated Park & Ride stops on the adjoining St Nicholas' Circle.**
- **Be physically accessible and enjoyable for the elderly and people with disabilities including both the visually and physically impaired.**
- **Ensure the space is safe and fully accessible: an inclusive design exemplar.**
- **Movement through the Square must consider pedestrian desire**

**lines. Permeability of the space should allow pedestrians a clear choice of safe routes through and around the Square.**

- **Street furniture, including lighting should be well designed and positioned to encourage its use and ensure a safe environment.**

- **Attractive to pedestrians by virtue of its design and the uses within it, being a lively and welcoming space.**

- **The design must enable people to have views in all directions across the Square and enhance the surrounding buildings and landmarks.**

- **The design should be simple without clutter.**

- **The design should reflect the history and background of the space, particularly the Roman Forum which once formed part of this area. Scope for interpretation materials should be considered.**

- **The use of public art could be considered but would need to be integral to the scheme and its maintenance should be considered**
- **Consider the location and infrastructure required to enable a Christmas tree to feature in the new Square.**

## **3.2 Physical factors to be considered in the design proposals**

### **3.2.1 Sustainability**

**A sustainable design will be that which ensures a future that is permanent yet flexible and can adapt to climate change through cost effective and low technology measures. Varying seasons and weather conditions will require flexibility of the design for heat and rain.**

- Designing for heat will require the use of passive cooling measures through the provision of appropriate shade and shelter, i.e. trees. Selection of materials should avoid heat retention and reduce glare.**

- **Designing for minimisation of surface water run-off should look at using permeable areas to best effect and thinking about appropriate SuDS features**
- **We encourage the use of reclaimed materials and sourcing local materials where possible.**

### **3.2.3 Materials**

**The design team should work with the Council's officers to identify appropriate surface materials having regard to the draft Streetscape manual. Appendix 4.**

### **3.2.4 Accessibility**

**The design team will be expected to develop a commentary on how the new Square facilitates movement patterns and accessibility to all age groups, in particular to the elderly, the visually impaired and people with disabilities, taking into consideration grading and surface levels within the Square. The commentary should also reflect on all movement patterns of potentially conflicting uses and users between pedestrians, cyclists, seating areas, park and ride bus stops, access to buildings etc.**

### **3.2.4 Pedestrian flows**

**Pedestrian flows will require careful consideration to ensure the design encourages pedestrian movement through the area. The orientation of any steps or ramps must ensure permeability. Any level change within the Square should be integral to the design and recognise the complexity of pedestrian movements through the space.**

### **3.2.5 Community safety**

**The space must provide a real and perceived feeling of safety, day and night. An increase in**

**pedestrian flows, active edges and vitality in the Square will maximise natural surveillance and a sense of safety.**

### **3.2.6 Soft landscaping**

**Any proposed soft landscaping must be integral to the design, robust, of low maintenance and aid drainage and microclimate.**

### **3.2.7 Trees**

**Trees should create an immediate impact, emphasise buildings, define edges, frame views, relate to function and maximise sustainable design. They should**

**be appropriate to the scale of the space. Advice should be sought from the Trees and Woodlands section of the City Council re actual choice of species. At stage C it may be sufficient to outline the scale and desired impact of tree planting.**

### **3.2.8 Street furniture**

**The street furniture should be of a suitable quality and durability.**

**Reference should be made to the existing Streetscape manual. The furniture must be robust, easily managed and maintained. Seating should be positioned to allow maximum informal surveillance**

**and not interrupt pedestrian flows.**

### **3.2.9 Signing and way finding**

**The new Square should be designed to facilitate ease of way finding and navigation through and around the area, however if signing should be necessary, it should be kept to a minimum and located only at key junctions and corners that relate to main access and circulation routes. The design should relate to that of other furnishings and fittings within the new Square.**

### **3.2.10 Lighting**

**Lighting design will require careful and critical attention.**

**Consistent lighting levels will help ensure the space can be used safely at night. Building fixings with wayleave agreements will be encouraged, but where necessary the provision of columns should not create street clutter.**

**Specialist lighting consultants may be included within the design team.**

### **3.2.11 Cafes and potential commercial space**

**The enhanced and improved open space will offer an opportunity for commercial activity. Spill out space and seating areas should be located in areas that maximise favourable sun orientation and must be carefully located and designed to provide both safe and attractive areas to rest and watch.**

### **3.2.12 Maintenance and management**

**The overall design must minimise maintenance and management.**

**The design team will be expected to provide a commentary on, or framework for future maintenance, highlighting where**

**designs will require a particular maintenance regime or may lead to maintenance complications. Information should be provided on the life and durability of materials.**

## **3.2 Project Output**

**3.2.1 The project will be broken down into 3 stages. The appointed design team will be required to work alongside the City Council's highway designers at all stages, as their input will be integral to the design work for the Square. Significant changes to the current highway areas with the current St**

**Nicholas' Place are required to form the new area of public space which will become Jubilee Square. The Council's engineers will also provide any engineering input, if required; into the detailed design of the Square. The in house highways team will be responsible for producing the cost plan for the associated highway works.**

### **3.2.2 Stage 1**

**Stage 1 of the design brief requires the design team to produce a concept design for the new public square and the**

**associated adjacent areas of public highway which will create the pedestrian connectivity and linkages forming the vision for the area. The design team's detailed focus will be on the public square and this stage effectively forms RIBA stage C, and will include the production of a preliminary cost plan. The design team is expected to include appropriate cost consultants within their team. This Stage is expected to take up to 9 weeks. It is anticipated that this will be completed by the beginning of October 2012.**

**This stage will include**

- **Inception meeting – week 1**
- **Meetings with in house engineers 2/3 as required Weeks 1 to 4**
- **Presentation of initial designs ( up to 3 options) to client team – Week 5**
- **Refinement of preferred design weeks 5-7**
- **Presentation of preferred design to client team – week 7**
- **Final presentation of stage C design and cost plan – week 9**

**The outputs from this stage will be:**

- **A3 presentation document detailing the design concept ( 4 hard copies, and an electronic file)**
- **Presentation materials for consultation including a 3D visualisation capable of uploading on to a website.**
- **A preliminary cost plan for the public square**

### **3.2.3 Stage 2**

**Stage 2 will take the design works to RIBA stage D including the submission of a planning application for the new public**

**square. This Stage is expected to take a further 6 – 8 weeks leading to the submission of a planning application during November 2012.**

**The outputs from this stage will include:**

- Planning application submission documents and plans, including design statement. The appointed consultants will act as the Council's agents for the submission of the planning application.**

- **Prepare a final general arrangement drawing and refined cost plan**
- **The consultants should budget for 5 meetings during this stage, to include both presentations to the client team and meetings with in house engineers and planning officers.**

### **3.2.4 Stage 3**

**This stage will involve the production the contract drawings and Bill of Quantities. This work will be undertaken by the Council's engineers. Additional input may be specialist input may**

**be required from the design team  
to assist this process.**