

**Borough High Street
Low Emission Neighbourhood
Stoney Street: Green Gateways
Design Competition**



**Better Bankside Business Improvement District
Design Brief
March 2018**

Introduction

Dating back to 1200 AD, Borough Market is one of the UK's most historic food market. As one of London's most recognisable markets, Borough Market is not only a popular tourist destination in Bankside and London, but a place where local green grocers, residents and those who work in the area can shop for fresh quality produce and goods in a relaxed and vibrant environment.

Stoney Street is a gateway to Bankside and one of the main thoroughfares of Borough Market. It provides a gateway into the market and offers those visiting the market with a tranquil, low emissions walking route. The current design of Stoney Street can be uninviting, lacks greenery and does not adequately showcase the vibrancy of Borough Market.

The Stoney Street entrance is located west of Borough High Street. Borough High Street has some of the poorest air quality in central London, with pollution levels often exceeding health recommendations made by the European Union and World Health Organisation.

To address poor air quality in London, the Greater London Authority (GLA) has created Low Emission Neighbourhoods. The Borough High Street Low Emission Neighbourhood (BHS LEN)¹ is located along the northern end of Borough High Street, encompassing Borough Market. The BHS LEN provided the opportunity to trial new and innovative solutions, and encourage residents, staff and those travelling through the area to use low emission routes.

A series of small scale, tactical urban infrastructure projects are being commissioned as part of the LEN. To date, #BetterAir Letters and Colourful Crossings have been commissioned to link to the low emission routes. This brief focusses on improving the entrance of Stoney Street, enhancing its purpose as a key gateway to Borough Market.



Figure 1: Borough High Street LEN area

¹ The BHS LEN is delivered by Better Bankside BID, in partnership with Team London Bridge BID.

1. BHS LEN Stoney Street: *Green Gateway Design Competition*



Figure 2: Borough Market Stoney Street Entrance

As a flagship of the Borough High Street Low Emission Neighbourhood, Better Bankside proposes to commission and implement a 'Green Gateway' to Stoney Street. The purpose of the 'Green Gateway' is to:

- Raise awareness of the Low Emission Neighbourhood project
- Support local businesses
- Celebrate the unique and special character of the wider Borough Market area
- Contribute further greening for the neighbourhood.

The Green Gateway design will be high quality, unique and embody the history and quality of Borough Market. The design will incorporate green infrastructure, thereby introducing greening into the urban realm and improving local air quality. The Green Gateway design will build on the identity of the BHS LEN and Borough Market, as well as generate interest and engagement in the wider BHS LEN programmes.

The Green Gateway design will be the flagship programme for the BHS LEN, with indication from the GLA that the Mayor of London and/or Deputy Mayor will be in attendance at the programme opening.

Better Bankside are seeking to commission a consultant to deliver the following:

- Design and develop the Green Gateway
- Oversee and manage the manufacturing and installation of the Green Gateway, including the procurement of the manufacture

- Ensure the successful on-site implementation of the Green Gateway, including securing the necessary permits

Indicative ideas from the BHS LEN application to the GLA can be found in Appendix A.

2. Green Gateway Design Commission

The Green Gateway will enhance Stoney Street, creating an inviting entrance that encourages those who live, work and travel in the area to discover this low exposure route. The Green Gateway will further enhance greenery, meet the needs of the traders and highlight the vibrancy of Borough Market.

Please respond to each Design Information (DI) below, outlining how each project element will be achieved. Failure to respond to each DI will disqualify the applicant. Please clearly indicate the DI number in the tender response.

DI01: Green Gateway Design Requirements

The awarded Green Gateway design will take into consideration the following design requirements:

- Seating – the design must include seating suitable for up to two people.
- Table – the design must include table space in which shopping and other items can be placed.
- Greening – the design must include provision/space for greening.
- Sustainable materials – the design must include the use of sustainable materials.
- Easy to transport – the design must be easily moveable by a maximum of two people.

The winning design will include each of these elements. Please demonstrate how the design successfully incorporates these elements.

DI02: Green Gateway Design and Assembly

Green Gateway designs will not be permanently fixed and will be moved at various times of day throughout the market's operating time. Any design will need to include wheels at the base of the structure. This is a mandatory requirement.

Demonstrate the ease in which the proposed Green Gateway design can be moved. Further indicate how the wheels can be locked into place, as well as any provisions which deter unauthorised personnel from unlocking the wheels.

It should be noted that proposals are currently being developed by Southwark Council to close Stoney Street to vehicular traffic, the details of which are still to be finalised. The Green Gateways are conceived to be located in tandem with this scheme and need to be designed to be easily moveable to allow traffic through the street during the timed openings.

If the Green Gateway design needs to be assembled, please outline the assembly required.

DI03: Building Location and Height and Width Requirements

The Green Gateway design must be situated within the general parameters, located on Stoney Street (Appendix B). The Green Gateway design cannot infringe on the trader's space of 2m from the store front. The Green Gateway design area cannot exceed the indicative parameters of 1 ½ m.

These parameters are indicative and subject to approval by Southwark Council once the final Green Gateway design is approved.

The Green Gateway design cannot exceed .94m in height and 3.5m in width. These are indicative design parameters and subject to approval by Southwark Council prior to the development of the final design.

The successful design will comply with these location, height and width requirements, as set out by Southwark Council.

DI04: Footfall Movement along Stoney Street

Stoney Street is one of the busiest streets within Borough Market. For this commission, it is important to take into consideration how visitors to Borough Market use Stoney Street. The Green Gateway design must not impede footfall movements or obstruct pedestrians using Stoney Street.

General footfall data for and around Borough Market during the summer and autumn months in 2017 can be found in Appendix C.

Demonstrate how the Green Gateway design does not impede footfall movements or obstruct local traders.

DI05: Green Gateway Planting

The successful design will include provisions for planting. Within the design, outline the location for planting. Further, outline plant species, planting seasons/cycles and lifespan, taking into consideration the Green Gateway location. Ensure that plants suggested are known to improve air quality and/or trap particulate matter.

As the Green Gateway design will be on-site from June 2018 to October 2018, propose and outline how the plants will be maintained through the incorporation of an integrated water irrigation system. Any irrigation designs should be simple.

To ensure that rubbish is not deposited/collected within the planting bed, demonstrate how the Green Gateway design will mitigate against this.

The successful design will be maintained and cleaned by the Better Bankside Maintenance Team. Outline the ease in which the planting beds can be maintained.

DI06: Safety and Security Design

The successful Green Gateway design will be resilient, safe and secure. The design must mitigate against anti-social behaviour and take into consideration the recent safety concerns of the area.

Outline how the design mitigates against the following safety requirements:

- Storage spaces for unwanted goods, including small packages, paraphernalia, etc.
- Blind spots, which can conceal people and/or objects
- Moving/knocking over the design
- Rough sleeping
- Rough/sharp edges

The successful design will also take into consideration the principles of heavy vehicle mitigation measures.

DMI07: Green Gateway Messaging and Promotion

Demonstrate how the Green Gateway design creates an inviting market entrance at Stoney Street. Demonstrate how the proposed Green Gateway design meets the following:

- Build on the identity of the BHS LEN and Borough Market
- Encourage those travelling throughout the area to use low exposure routes
- Benefit local traders
- Enhance the experience of those visiting Borough Market

DMI08: Green Gateway Visualisations

Include a visualisation of the overall Green Gateway design, including a site-specific design.

Include a visualisation of the planting beds, and the safety and security elements.

DI09: Project Experience

Outline project experience in devising, detailing and delivering similar projects that are creative, engaging and in the outdoor public realm.

3. Green Gateway Manufacturing Commission

Respond to each Manufacturing Information (MI) requested below, outlining how each project element will be achieved. Failure to respond to each MI will disqualify the applicant. Please clearly indicate the MI number.

For this commission, the consultant is expected to procure and manage the manufacturing consultant.

MI01: Manufactured Materials

Outline the materials used to construct the Green Gateway design. Take into consideration the location of the Green Gateway and external factors such as weather, vandalism, etc. Where relevant please include information about proposed materials to be used in the manufacturing of the design, including the use of recycled or sustainably sourced materials.

The Green Gateway design will be on-site between June 2018 to October 2018. Indicate the longevity of the materials used, as well as any foreseen maintenance issues (i.e. materials that will need to be replaced, etc.).

It is expected that the BHS LEN will create a legacy of clean air programmes, and the Green Gateway may remain on-site past October 2018.

MI02: Green Gateway Infrastructure

Indicate the number of on-site structures within the Green Gateway design. Please consider the costs of each structure, which should be reflected within the overall cost.

4. Consultant Project Management

The successful consultant will demonstrate strong project management skills and will be expected to directly manage the manufacturer for this project. Respond to each Project Management Information (PMI) below, outlining how each management element will be achieved. Failure to respond to each PMI will disqualify the applicant. Please clearly indicate the PMI number.

PMI01: General Communication with Better Bankside BID

Please outline your approach to general communication with both client and subcontractors, including client requests, project management updates, anticipated and actual changes to the project, and project management meetings. The Better Bankside BID Project Manager for this project is Maria Curro, Smarter Travel Manager (mc@betterbankside.co.uk).

The consultant will work closely with the Better Bankside BID Project Manager and Design Team. Outline communications with the Project Manager.

Include a brief schedule outlining general communication with Better Bankside BID, including project management meetings and project updates.

PMI02: Project Management Designations

Please provide a clear project delivery outline, including all staff on this project and their roles and responsibilities. Please include a one-page CV for staff members.

Indicate the Project Manager that will liaise and be the main point of contact for Better Bankside.

PMI03: Manufacturer Management

Outline how the consultant will manage and work with any sub-contractors for the delivery of this project. Outline how the consultant will manage any challenges that arise by the manufacturer, including delays to schedules and agreed timeframes, budgets, and work delivered.

Indicate whether the consultant has worked with the manufacturer on previous and/or on-going projects. Indicate and outline working experiences with the manufacturer.

PMI04: Permit Support Works

Better Bankside will work with the appropriate governing authorities to secure the required permits for the Green Gateway. Outline how the consultant will support Better Bankside in securing the required permits.

PMI05: Evidence of Project Management

Outline and provide examples of projects of a similar scale, type and budget. Outline the outcomes of these projects. Provide at least two references and indicate whether Better Bankside is able to contact these references.

Outline examples of projects where a sub-contractor has been managed and the processes used to manage a sub-contractor.

5. Green Gateway Competition Guidance

The Green Gateway competition timeframes are outlined in Table 1. An Expression of Interest (EOI) must be submitted to Maria Curro (mc@betterbankside.co.uk) by May 22nd 2018. A site visit can be arranged after submission.

The Green Gateway submission is due June 4th 2018. Submissions must be clearly marked 'ITT Response for Green Gateway Design'. Designs must be submitted via email to Maria Curro (mc@betterbankside.co.uk). Failure to comply with the specific instructions detailed in this tender document will exclude the consultant from further consideration. It is the respondent's responsibility to ensure that the tender is delivered by the due date. Any submissions after the deadline will not be considered.

Please note that short-listed applicants may be invited to present on the Green Gateway designs.

Table 1: Green Gateway Design Competition Schedule

Item	Date
Design ITT Released	May 16 th 2018
Expression of Interest Due	May 22 th 2018
Consultant Submission Due	June 4 th 2018
Short-Listed Designs	June 11 th 2018
Consultant Awarded	June 21 st 2018

Selection of Successful Design

A selection panel will shortlist and agree the appointment of the consultant. The panel will consist of:

- Better Bankside
- Borough Market
- United St. Saviours
- Southwark Council

The following criteria will be used for the evaluation of the response to this tender:

- Specialist knowledge and design experience (25%)
- Cost (15%)
- Project Management quality assurance (25%)
- Sub-contractor management (15%)
- Ability to deliver works (20%)

Project Timescales

It is envisioned that the Green Gateway design will be onsite for summer 2018. Key project dates are listed in Table 2.

Table 2: Green Gateway Schedule

Item	Date
Consultant Awarded	June 21 th 2018
Inception Meeting with Project Team	June 27 th 2018
Design Review Complete	July 9 th 2018
Manufacturing of Design	August 13 th 2018
Design On-Site	September 3 rd 2018
On-Site Review	September 3 rd 2018 and on-month after

Provide a schedule of works with the timeframes indicated in Table 1. Include key deliverables and milestones.

Project Costs

The total budget for this work is a maximum of **£40,000**. A breakdown for work is noted in Table 3.

Please provide a breakdown of costs for each 'Item' listed in Table 3. It is advised that the consultant work with manufacturer, planting nursery, etc. prior to submitting a response to this ITT to ensure that costs are robust and to avoid under-scoping.

Table 3: Green Gateway Costs/Budget

Item	Budget
Green Gateway design, including five revisions	
Manufacturing of design	
Project Management time	
Total	£

The consultant will be paid at the following milestones/stages for this commission:

- 40 % At the sign-off of the overall design concept
- 40% At installation on site
- 20% At one-month post-installation

It is important to note the budget includes five revisions of the design works. The design sets will be reviewed by Better Bankside, Southwark Council and Borough Market to ensure consistency with current design guidelines.

Failure to meet these three milestones will result in a delay of payment, until any matters are resolved.

6. Intention to Respond

Contract Management and Better Bankside's Responsibilities

The contact at Better Bankside for this contract is Maria Curro, Smarter Travel Manager (020 7928 3995 /mc@betterbankside.co.uk).

Better Bankside will be responsible for overseeing the running of this contract from the client's side. Better Bankside will be responsible for obtaining the necessary permits for the Green Gateway design.

Tender Format

The submission should follow the format as outlined below.

- Company name and contact information
- Main contact name and contact information
- Design Commission, Section 2
- Manufacturing Commission, Section 3
- Project Management, Section 4
- Project timescales and budget, Section 5

Appendix A: Proposed examples of Green Gateway Designs, as submitted to the GLA





Appendix B: Proposed location for the Green Gateway



Appendix C: Stoney Street footfall data, summer and autumn months, Wednesday 2017

