



APPENDIX 1 - SPECIFICATION FOR BOSCOMBE MASTERPLAN, PHASE 1: RIBA STAGE 3

DEVELOPMENT DIRECTORATE

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Appendices:

- (1) RIBA Stage 2 Design Package
- (2) Potential Design Amendments to RIBA Stage 2, to respond to the pre-application enquiry comments.

1 OBJECTIVES OF THE MASTERPLAN

1.1 The masterplan is being overseen by the Bournemouth Towns Fund Strategic Board and delivered by BCP Council as the Towns Fund accountable body. It is a key part of the Towns Fund Strategic Board's vision for the area, and BCP Councils wider objectives for Boscombe.

1.2 The Vision for the Town Investment Plan is:

'By 2030 Boscombe-Bournemouth will be well connected, diverse, healthy and safe. Building on the areas arts and creative sector as well as our built seaside heritage, there will be more jobs for a wider variety of sectors. The community will have greater access to good quality jobs, training, leisure activities and homes'.

1.3 The Aims of the Town Investment Plan are:

- *To attract inward investment and deliver economic regeneration including new jobs and training opportunities focused on Boscombe Town Centre*
- *To deliver high quality zero carbon homes in a vibrant mixed use neighbourhood*
- *To develop a beautiful, healthy and green place that enhances Boscombe's Victorian Heritage*
- *To achieve better virtually and physically connected communities and foster active travel*
- *To provide enhanced space and support for Boscombe's rich arts and music scene, celebrate its diverse cultures and bring the community together through festivals and events*

1.4 The Towns Fund Board have agreed the objectives of the Boscombe masterplan (phase 1 and 2) are to:

- *Refresh and focus the retail offer on the High Street*
- *Facilitate the Delivery of an ambitious Master Plan for Boscombe*
- *Explore redevelopment of the Sovereign Shopping Centre*
- *Create outstanding public realm*
- *Provide up to 500 homes*

1.5 BCP Councils Vision and Big Plan (January 2021) sets out the Councils ambitious regeneration plans for Bournemouth, Christchurch and Poole which is the UK's newest city region (BCP Council is the tenth-largest urban local authority in England).

- *Vision: 'We want the BCP city region to be world class – one of the best coastal places in the world in which to live, work, invest and play'.*
- This will be implemented through the Councils, 'Big Plan' which includes:
 - *Investing in an iconic cityscape*

- Investing in the seafront
- Rejuvenating Poole
- Investing in physical and digital infrastructure
- Acting at scale, delivering more than 15,000 new homes for people of all incomes
- Developing vibrant communities
- Redefining and promoting culture
- Create one of the best places in which children can live, learn and grow.

2 WORK DONE TO DATE

2.1 As part of the preparation of the Bournemouth Town Investment Plan (TIP), BCP Council appointed NEW master planning with Urban Movement, in May 2020 to prepare a high level masterplan for the centre of Boscombe (RIBA Stage 0-1).

2.2 An initial masterplan was prepared and the public were consulted in Summer 2020 at Boscombe Market over 6 days and through an online survey. No face-face engagement or workshops with the public were possible due to covid-19 restrictions but key stakeholders, such as the bus companies were consulted.

2.3 Minor amendments were made to the masterplan following consultation and the viability assessment and the masterplan, together with its Aims and Objectives, was submitted to the MHCLG as part of the TIP in October 2020.

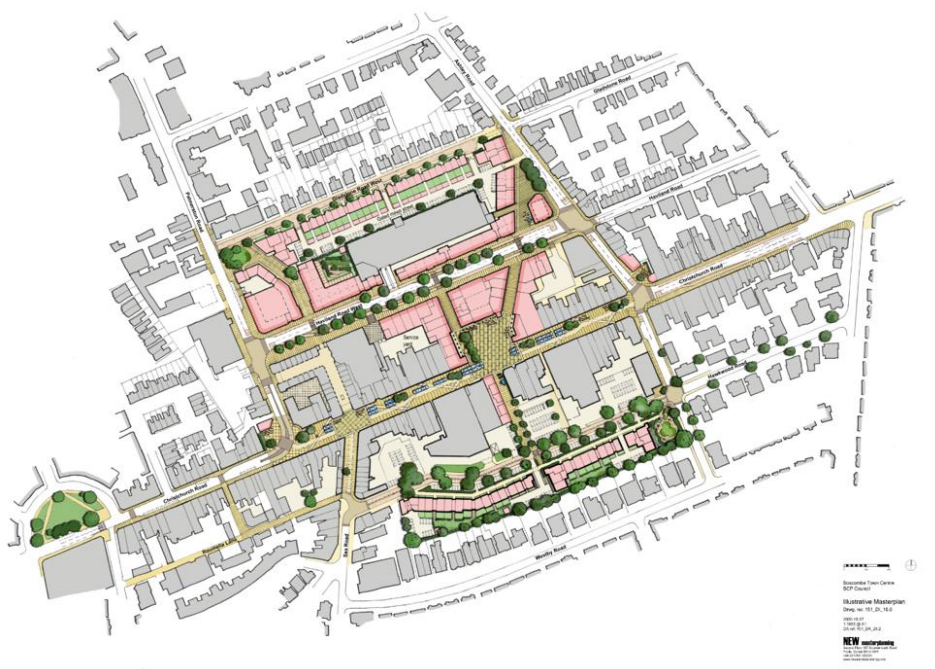


Figure 1: Boscombe masterplan submitted with the TIP, October 2021

2.4 MHCLG offered a total grant of £21.7 million for Bournemouth Towns Fund and in the Heads of Terms agreement, up to £7.5 million was allocated to the Boscombe masterplan, subject to the completion of a green book compliant business case. The business case is due to be submitted in January 2023.

2.5 Snug Architects were appointed on 27th September 2021 to prepare Architectural designs for the Phase One, focused on the area around Hawkwood Road and south of Christchurch Road, as outlined in Figure 2. This work was completed in August 2022 and forms very clear parameters and designs for the next design stage. There is no potential for these parameters to change. The RIBA Stage 2 package is included in the Appendices.

2.6 As Towns Fund money needs to be spent by March 2026, it is now essential that we prepare a full planning application for submission no later than May 2023.

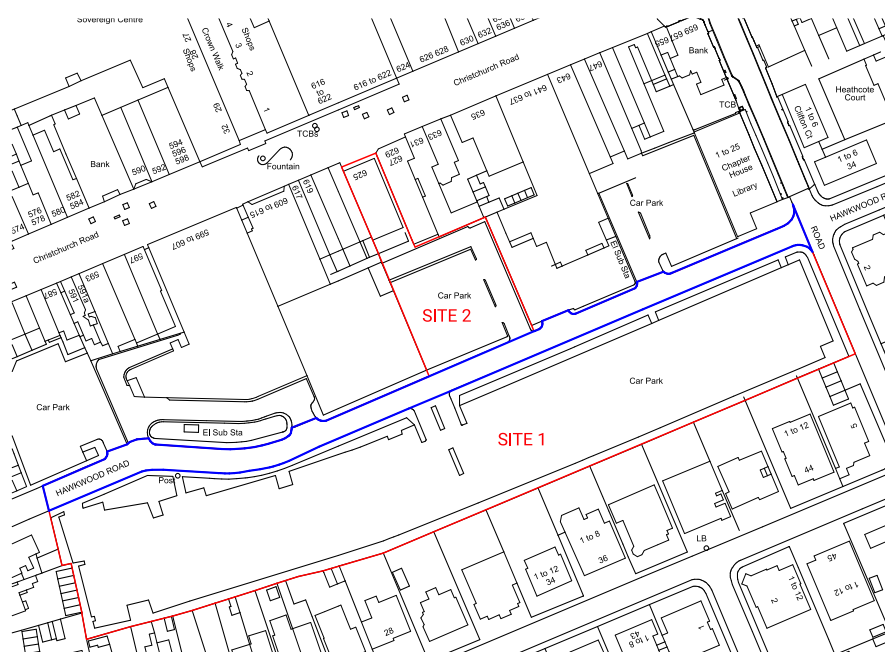


Figure 2: Phase One Site outlined in red

2.7 The table below summarises the technical work that has been done to date.

Masterplan: Technical work for Business Case 2020-2022	Work since 2020 TIP submission	Consultant/ Notes
Topographical Survey	Survey updated from 2020 survey, to include all trees	Dorset Land
Architectural Plans	RIBA Stage 1 and 2 Completed following brief provided in 2021. Seven options were considered altogether with the client group and key stakeholders working closely with the Snug team over a 6 month period.	Snug Architects

Masterplan: Technical work for Business Case 2020-2022	Work since 2020 TIP submission	Consultant/ Notes
Architectural designs to RIBA Stage 2	Site plans, schematic floorplans, block plans, schedule of accommodation and visualisation including fly through. 12 Options developed in close consultation with the client and key stakeholders	Snug Architects
Tree Assessment	Updated to include all specimens following comments from BCP Tree Officer	Mark Hinsley Consultants
Parking Survey and Strategy	Comprehensive on-street and public car parking survey and car parking ticket analysis covering Phase 1 and 2.	Phil Jones Associates (PJA)
Traffic Impact Assessment	Based on Option 12	WSP
Viability Assessment	Viability Assessment of numerous options and combinations	Montagu Evans & BCP Housing Delivery team
Cost Plan & QS advice	All figures provided initially by Montagu Evans, reviewed and checked by BCP Housing Delivery Team and QS.	Frazer Garner Associates
Planning Application	Considered at Design Review Panel on 6 th April 2022. Pre-application advice received May 2022. Second pre-application under consideration.	BCP Council & Snug
Commercial Property Appraisal	Potential Sales Values	Savills
Property advice- valuations and acquisition	Property Searches, valuation and acquisition strategy	CBRE

2.8 Following ongoing engagement with stakeholders and the above technical work, the scheme has been finalised and we now require a suitably qualified team to draw up plans for the scheme, known as 'Option 9A' which comprises 80 homes, a community centre, a medical centre, ancillary and public car parking, new walkway, retail kiosks, park and ancillary public realm improvements.

3 THE PROPOSALS FOR PHASE ONE

3.1 The parameters for designing Phase 1 of the masterplan are set out below and reflect proposals prepared to date, existing adopted planning policies, soft market testing, viability assessments, traffic modelling as well as consultation with the Towns Fund Board, Masterplan working group,

and wider community. These key principles are fixed and should not be revisited by the appointed consultant.

3.2 The development is required to incorporate:

- 80 new homes (taking into account LPA's Parking Standards SPD and the need for cycle parking design).
- A community centre (7pprox.. 400 sq. m);
- Doctors Surgery (7pprox.. 1,500 sq.m);
- Small park – 'Hawkwood Gardens' providing food growing, play equipment for small children, community shed building, new and established trees and varied planting to deliver net gains in biodiversity
- Retained public car parking,
- New pedestrian route overlooked by mixed uses development linking Precinct and Hawkwood Road to replace narrow alleyway;

Phasing plan to allow for later development of the eastern end of the Main Hawkwood Road Car Park with provision for separate access to the retained car park and adjacent residential development in the interim.

The proposed accommodation schedule is set out below.

Use	Amount	Details
Residential (80)	11 X 1 bed	Arranged in 2 x blocks- 1 x 5 storey mixed use block with surgery on ground floor and flats above and 1 x area of flats, townhouses and duplex. Balconies and front doors to address new park on either side and Hawkwood Road. Properties to have good access to outdoor amenity space including roof terraces, patios and balconies. Adequate cycle parking in line with LPA's Parking Standards SPD.
	39 X 2 bed	
	7 X 3 bed	
	9 x Town House	
	14 x duplex (3 & 4 bed)	
Retail Kiosks	5 x converted shipping containers (70 m2)	To enliven new walkway created by the demolition of WH Smith.

Community Centre	637 m ² GIA	1-2 storeys 1 with active frontage addressing walkway and Park
Park with a small Community shed/ café (around 20 m ²)	1735 m ²	Low/ no fences, well lit and overlooked and secure perimeter. Will include shed/ workshop for community use, growing areas and play for young children. Biodiversity net gain to be calculated.
Car Parking (181)	Public- 146	Retention of western end of Hawkwood Road main car park.
	Medical Centre- 20	
	Private- 14	
	Community Centre- 1	
Medical Centre	1049 m ² GIA	Approx 60% of floor area on ground floor

Planning Strategy

3.3 Work to date on Planning has included the submission of two pre-application enquiries and consideration at the BCP Design review panel in August 2020.

3.4 This brief has also been informed by on-going work on emerging planning issues and engagement with stakeholders and the community.

3.5 A detailed planning application will need to be prepared and submitted no later than May 2023.

3.6 A Planning Performance Agreement is currently being prepared which will require a strict timetable for decisions to be adhered to, including the determination of the detailed planning application within 13 weeks. This is a fast running project and the appointment of a Planning Consultant to run this process is a key part of this appointment.

4 Design considerations

4.1 There are various competing demands on the site and it will be necessary to address issues including residential amenity, movement/ parking and tree constraints, as well as designing to Passivhaus Principles.

4.2 Architectural Approach

- Contemporary design is encouraged but it should feel related to the Boscombe's fine grained Victorian character and may take cues from positive buildings in the area

- Buildings should be broken up using bays, balconies, well recessed windows and other features to create vertical rhythm, depth and interest. Unrelenting frontages should be avoided.
- The surrounding roofline features gables, dormers chimneys, terrets and the cupula of the Royal arcade. The development should respond to this by creating a varied and interesting roofline.
- Development will front the public realm and there will be a clear distinction between public streets and spaces and secure, private areas.
- Front doors will be well articulated, clearly visible, carefully designed and welcoming with lighting and signage.
- The palette should consist of durable natural materials relating to the character of Boscombe such as buff and red brick and stone.
- Building on Boscombe's rich Victorian heritage opportunities should be taken to integrate art and decoration into buildings, for example through decorative railings, glazing, brickwork, high quality signage and splashes of colour.
- Car parking should be provided in accordance with BCP Parking Standards SPD. It should sensitively accommodated and should not dominate the street frontage.
- Secure by design principles should be incorporated to avoid misuse of any publicly accessible areas.

4.3 Amenity: The accommodation should provide a good level of residential amenity for future occupants including

- Meeting government space standards as a minimum
- Providing direct access to balconies, roof terraces, patios and gardens
- Minimising north facing and single aspect dwellings.

4.4 Energy and Resources: The scheme should make careful use of resources including:

- Using local and recycled materials where possible
- Applying Passivhaus principles
- Design to avoid overheating including cross ventilation and solar shading
- Incorporating on site renewables where possible
- Making use of roof space e.g. for amenity, rainwater harvesting, green roofs/ solar PV.

4.5 Landscape: The proposals will be worked up together with a landscape masterplan to include the new link, Hawkwood Gardens and hard and soft landscape areas within residential plots. These areas will provide a green, attractive and varied setting for the development and will incorporate sustainable urban drainage.

5 Scope of work

5.1 A highly experienced Consultant team is needed to progress Phase 1 of the Boscombe Masterplan to RIBA Stage 3 which includes the preparation and submission of a detailed planning application by May 2023. It is envisaged that this will be a well managed multi-disciplinary team led by a qualified Architectural (RIBA) / and or Planner (RTPI). The project deliverables are divided into three main elements, namely Architectural Services, Planning Services and other Technical Work, as follows:

5.2 Architectural Services:

- 5.2.1 RIBA Stage 3 drawings and presentation material to include site layout, elevations, floor plans, sections and 3D drawings, to be designed to Passivhaus Principles. (We are striving to achieve Passivhaus Principles on this scheme).
- 5.2.2 Detailed planning application material including a Design, Access and Heritage Statement.
- 5.2.3 Must be RIBA qualified with a minimum of £2m Indemnity cover.

5.3 Planning Services

- 5.3.1 Preparation and submission of detailed planning application and Planning Statement as needed.
- 5.3.2 Submission of planning application and acting as agent on clients behalf dealing with all negotiations and routine correspondence.
- 5.3.3 Preparation of all planning application forms, Heads of Terms of Legal Agreement and CIL contribution calculator and Unilateral Undertaking, as needed.
- 5.3.4 Oversee the completion and submission of any technical work required as part of the planning application.
- 5.3.5 Must be RTPI qualified with experience of mixed use town centre planning applications able to closely manage the application process to strict deadlines.

5.4 Technical Work

- 5.4.1 The lead Architect will need to appoint the specialist sub-consultants for the following services:
 - 5.4.2 Landscape Architect
 - 5.4.3 Arboricultural Consultant- Tree Impact Assessment and Advice
 - 5.4.4 Energy Assessor
 - 5.4.5 Passivhaus Assessor
 - 5.4.6 Structural engineer – Stage 2 concept only for primary structure
 - 5.4.7 M&E engineer – Stage 2 concept only for servicing strategy
 - 5.4.8 Civil Engineer (Flood Assessment, SUDs and drainage)
- 5.5 With the exception of the Arboricultural Consultant (4.4.3) who the Council has already selected, the lead Consultant will be required to approach three consultants for each service in an open book tender process. The sub-consultants will be on 'back to back' terms with BCP Councils appointment. The Form of Appointment could be the RIBA Standard Professional Services Contract 2020 Architectural Services and RIBA Subconsultant Professional Services Contract 2020). To be agreed before tenders are issued.

5.6 The process for undertaking this work

- 5.6.1 The design team should anticipate the need to attend site visits, virtual or face to face meetings and workshops with the masterplan working group and other stakeholders. This will be facilitated by the client.
 - 5.6.2 The successful team will be required to liaise with other consultants preparing technical work who will be appointed directly by the client to briefs prepared jointly by the client and selected design team.
 - 5.6.3 The team will participate in a public engagement exercise and prepare material for this.
 - 5.6.4 The team will be required to liaise with the local planning authority on a pre-application basis and attend a design review panel.
 - 5.6.5 Different iterations of the proposals are likely to be required in response to technical reports, public engagement and officer feedback.
- 5.7 The contract will be for 10 months. The anticipated start date of the contract is 10th February 2023.

6 Requirements

- 6.1 An excellent track record of designing urban renewal projects which have been successfully delivered, ideally for public sector clients which have had challenging viability issues.
- 6.2 Proven track record of preparing detailed planning applications for major town centre renewal schemes including at least 50 new homes.
- 6.3 Experience in designing deliverable sustainable development is required e.g. Passivhaus Principles, a fabric first approach and integrating onsite renewables.

7 Performance Management

- 7.1 Consultants are required to provide Accurate report and plans which have been checked before issuing through a recognised internal audit system.
- 7.2 Consultants are requested to respond to all requests by email within 48 hours (working days).
- 7.3 Consultants are expected to be available to start around 10th February 2023
- 7.4 Draft Milestones, are indicated below.

8 Fees

- 8.1 The estimated budget for building this scheme including contingency and inflation is £25,133,000. RIBA Stage 1 and 2 and ancillary technical and planning work has already been completed.
- 8.2 Fee proposals under £125,000 are invited for RIBA Stage 3 to be fully inclusive of the following services:
 - Architectural Services (as per paragraph 4.2)

- Planning Services (as per paragraph 4.3)
- Indemnity Insurance

8.3 Sub-consultants fees are in addition to this. The Consultant should set out the Administration Fee that will be charged for arranging the sub-consultants, which should not exceed 5%.

9 Payments

9.1 The supplier will be required to submit electronic invoices clearly showing the Purchase Order Number at the completion of each of the four stages set out below. No additional budget is available:

9.2 RIBA STAGE 3:

- 1: Preparation of draft full planning application drawings
- 2: Completion of preparation of full planning application documentation and sub-consultants work
- 3: Submission of full planning application
- 4: Amendments to the designs taking account planning application requirements

10 Standards

10.1 The appointed consultant shall perform the service with a high standard of skill, care and diligence as practiced by professional persons and consulting firms performing services of a similar nature. In addition, and having due regard to the Client's commitment to provide high quality services which give value for money, the appointed consultant shall give particular attention to and is required to achieve a high standard of quality in every aspect of the consultancy service.

11 Delivery

11.1 Timescales are set out below and need to be proactively managed by the selected consultants:

Next Steps: Boscombe Masterplan Phase One	
Tender advertised	27 th January 2023
Tender let and project commences	20 th March 2023
Stage 1: Preparation of draft full planning application drawings	10 th June 2023
Stage 2: Completion of preparation of full planning application documentation and sub-consultants work	30 th June 2023

Stage 3: Planning Application Submission	30 June 2023
Stage 4: Amendments to the designs taking account planning application requirements	30 September 2023
Stage 4: Planning Application determined (13 weeks)	1 March 2024

12 Contract Management

12.1 It is anticipated that contract management meetings will be required at the commencement of the contract and at subsequent points in the work programme as advised by BCP Council, at the beginning and end of each of the four key stages.

13 Termination

13.1 We will expect all information and data held in connection with this work to only be held for 7 years, after which time it should all be deleted and disposed of confidentially.

Appendices:

- 1) RIBA Stage 2 Design Package
- 2) Potential Design Amendments to RIBA Stage 2, to respond to the pre-application enquiry comments.

Appendix 2:

Potential Design Amendments to RIBA stage 2
to respond to the pre-application enquiry comments

- Address any outstanding issues regarding impact on the amenity of neighbouring residents.
- Address any concerns regarding the amenity of future residents of the development in terms of light, ventilation, privacy and usability of indoor and outdoor space. In particular, reconsider the frontage parking, bin and bike storage for the town houses on Hawkwood Road to ensure a good outlook and light to the ground floor accommodation and a positive street scene.
- Reduce the dominance of hard surfaces and car parking where possible - there may be scope for a slight reduction in residential car parking provision as car free residential development is acceptable in this highly sustainable location.
- Address highway concerns regarding the design of cycle parking and demonstrate how the site will be safely and efficiently serviced from Hawkwood Road.
- Locate the entrance to the community centre on Hawkwood Road, facing Hawkwood Gardens rather than the new link in order to create a more active frontage onto Hawkwood Road. Artwork and signage should also be used to ensure the community centre has a positive appearance on the southern and eastern elevations.
- Through detailed design ensure that all elevations and roofline are broken up and well-articulated, reinforcing the distinctive character of Boscombe.
- Address tree officer concerns, retaining existing trees wherever possible including allowing space for construction and future growth and ensuring good light to the new accommodation to avoid pressure from residents to cut back or fell trees in the future.
- Show the community shed within Hawkwood Gardens.

In addition to the above changes a new access should be designed for the eastern section of car park which is to be retained initially. The separate, shared surface access to the adjacent residential block will be demarcated from the car park by a robust and attractive boundary.