

Memorandum

Date	1 August 2008
Subject	Redcar Seafront - Questions raised in response to Competition Brief

Competitors should also refer to the document which summarises issues raised by the Public Consultation Event that are pertinent to the Redcar Seafront Competition. This will be available to download from 'www.ribaredcarseafront.co.uk' from Tuesday 5 August 2008.

- Q1** Can the road that runs along the length of the seafront be closed to through traffic (with access for service, emergency vehicles etc) and/or narrowed.
- A1** There are a number of constraints to access to Redcar: the railway line and crossings cut access down to 35-40mins per hour and the linear line of the Racecourse further limits east-west movement. The Esplanade is a major east-west access route through the town and many of the High Street premises have servicing arrangements from the seafront.

As noted under 'The Site, Technical Constraints', when the Environment Agency previously consulted residents about proposals to make the road narrower and only open to one-way traffic, it met with strong local opposition. Numerous comments regarding traffic issues (movement/crossing/shared paths and cycleways) have also arisen during the Public Consultation exercise undertaken as part of this Redcar Seafront Competition. Issues raised that are pertinent to the competition will be summarised in a document which will be available to download from the www.ribaredcarseafront.co.uk web site from Tuesday 5 August 2008. Please note the slight delay in uploading this summary document - this is due to the phenomenal response to the consultation event which attracted more than 7,000 attendees'

- Q2** What (if any) parts of the existing sea wall are to be retained and can competitors influence the Environment Agency's proposals?
- A2** None of the existing sea wall or revetment will be retained. The revetment will be replaced along its existing line with a new sea wall at the top. The line and size of this is fixed (Plans & Cross Sections available upon registration). The line is absolutely fixed when crossing the Special Protection Area (refer to Nature Conservation Constraints Plan) but there may be scope, with additional funding and other necessary approvals, to advance the line away from the SPA. As noted under 'The Site, Technical Constraints', any development affecting these areas will be subject to close scrutiny to ensure they do not have an adverse effect on the ecology, or nature conservation of these Special Protection Areas. Everything behind the sea wall is potentially open for design, including the sea wall finishes, handrails etc.

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- Q3** We are a little unsure about the budget for the project.
- A3** As stated under 'The Competition, Invitation', the proposed £14m coastal defence scheme includes an allocation of £1m to provide a basic landscape treatment to mitigate the effects of the new sea wall. Subject to approval of the funding framework, this money will be available for whatever landscape design is chosen. However, both the Environment Agency and Redcar & Cleveland Borough Council regard the project an opportunity to go beyond this and enhance the public realm and the seafront's amenities. A further potential funding requirement of GBP £4m has been identified to fulfil the aspirations of the Competition Brief, and R&CBC are exploring funding streams to secure the additional budgetary requirement. Competitors should therefore develop design proposals that can be delivered within the total budget requirement of £5m (inclusive of preliminaries, professional design fees and inflation, but excluding VAT).
- Q4** Who will the winning designer's appointment be with - the Environment Agency or Redcar & Cleveland Borough Council. What will be the minimum commission (e.g. RIBA Work Stage) for the winning designer?
- A4** As noted under 'The Competition, Invitation', it is the intention that the winner will be commissioned to undertake the detailed design of the public realm works associated with the flood defence scheme, subject to the Environment Agency and Redcar & Cleveland Borough Council securing all the necessary approvals to progress the scheme to the detailed design phase. Subject to the above, it is anticipated that the winning designer will be appointed by the Environment Agency.
- Q5** Having visited the seafront, we note that a new bandstand is under construction at the western end of the competition site, close to the proposed Coatham Enclosure Development.
- A5** This initiative has been provided by a local interest group and has received Big Lottery funding. Competitors should not view this as a fixed constraint in terms of its current location, but the structure should be accommodated within competitor's proposals.
- Q6** The Brief mentions that "Themes arising from the Public Consultation will be made available to competitors to help inform their design proposals." When will competitors be provided with this information?
- A6** The themes arising from the Public Consultation (which took place from Wednesday 23 to Friday 1 August 2008) will be available to download from www.ribaredcarseafront.co.uk from Tuesday 5 August 2008.

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- Q7** Unfortunately, some of the files required for the plans and cross sections appear to be missing.
- For the Location Plan, the file redcar3.jpg is missing
 - For the cross sections and plans, the longitudinal section & GA plan and the public utility services plan, the shape fonts (mapping.SHX and civil.SHX) are missing. The cross sections and plans file is also missing the ealogowithoutdash.jpeg.
 - The cross sections and plans, the longitudinal section & GA plan and the public utility services plan all give the following message: "Please could the drawing be saved in AutoCAD 2000/2004 format either with AEC objects exploded or proxygraphics turned on."

We would be grateful if you will investigate this and let me know when the full files are available to download from the Ftp site hosting this information.

- A7**
- The missing 'redcar3.jpg' file has now been added to those available to download from the FTP site, as has the 'EA Logo without dash.jpg'.
 - The drawings should be fully useable despite the missing attributes/shape fonts.
 - The message 'Please could the drawing be saved in AutoCAD 2000/2004 format either with AEC objects exploded or proxygraphics turned on' is probably a consequence of back saving AutoCAD 2008 dwgs to AutoCAD 2000. However, again this should not affect the functionality of the drawings.

- Q8** We have registered for the competition and downloaded the site information package from the Ftp site. Unfortunately we are unable to access sheets 2-5 of the "Cross Sections and Plans" drawing. Sheet 1 is numbered B022008000/OD/004 rev2, and refers to 6 sheets in total.

- A8** The non-compressed version of this file definitely contains Sheets 2-5. Please contact the RIBA Competitions Office if you are continuing to experience difficulties in downloading this file and you will be supplied with a CD-ROM containing non-compressed versions of the files.

- Q9** We would be grateful if you could advise on the proposals for the sea wall i.e. repairs, redesign, finishing etc.

- A9** The existing sea wall and revetment will be completely replaced and reconstructed as part of the Redcar Coastal Defence Scheme. The new sea wall will be as per the cross sections available upon registration. The wall and revetment will be constructed using pre-cast concrete units. Only the size and shape of the wall and revetment has been determined and no finishes have yet been considered. The colour of the concrete is also open to design.

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- Q10** We understand that the competition is open to a wide range of professionals. Is it a requirement to have different specific professionals and can any professional of the team be the team leader?
- A10** Team composition is left to the discretion of individual competitors. Submissions can be made/led by any of the practising design professionals listed under ‘Competition Conditions, Eligibility, intention to build & procurement’, working separately or in collaboration with one another. The Jury Panel will be looking to select entrants that demonstrate great design ideas and with whom the Environment Agency’s lead consultant (engineers) can subsequently form a productive working relationship to develop the proposals.
- Q11** We would like to know if you can supply work sheets, photos and other elements concerning the site and the competition before registration or will they be available only after registration as been completed?
- A11** The majority of this information is already available to download from www.ribaredcarseafront.co.uk under ‘The Competition, Supporting Documents’. Upon registration, competitors will be issued with Plans and Cross-sections (Dwg format) through the proposed new sea wall.
- Q12** Can you confirm if it is necessary to present a detailed budget of the proposal on Stage One?
- A12** As per ‘Competition Conditions, Stage One Submission Requirement’, the design submission should be accompanied by a statement (one single-sided sheet of A4, 12pt arial typeface) outlining the financial viability of the design proposals. This should address how the public realm aspects of the new sea wall could be delivered within a total potential budget requirement of GBP £5m (inclusive of preliminaries, professional design fees and inflation, but excluding VAT). Competitors should also note that one of the Assessment Criteria which the Jury Panel will consider when they review the anonymous design proposals will be ‘viability and proposals that strike a clear balance between creativity and pragmatism’.
- Q13** Is it necessary to form a team, or make a link with professionals in the UK or can we compete alone?
- A13** The competition is open internationally to all practising architects, landscape architects, town planners and urban designers. It is not necessary to form a team to enter, provided that the individual is a practising design professional from one of the stated disciplines. Students and public artists may only enter the competition as part of a team that includes an appropriately and fully qualified practising design professional. If a student or public artist from overseas wishes to participate, then an association with any eligible professional (whether UK based or not) would be acceptable. All short-listed teams will need to demonstrate their ability to work on a UK based project of

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this nature when they present their design proposals to the Jury Panel at the final interviews.

Q14 My firm has designed a number of award winning schemes and as a Chartered Architectural Technologist I am eligible to join the Urban Design Group. I therefore consider myself eligible to enter the Redcar Seafront Competition. Please confirm.

A14 As a Chartered Architectural Technologist you may choose to enter the competition in your own right. As noted under 'Competition Conditions, Assessment Criteria' one of the additional criteria to be considered at Stage 2 will be each team's ability to carry out the commission in conjunction with the Environment Agency's lead designers for the engineering works. On appointment, the successful designer will be expected to provide an appropriate level of Professional Indemnity Insurance cover for the commission.

Q15 Are the plans for the sea defences resolved and if so are they available?

A15 Plans are available upon registration.

Q16 Does the existing street furniture have to be retained?

A16 Everything behind the sea wall is potentially open for design, including the sea wall finishes, handrails, street furniture etc.

Q17 Do the competition boards need to be flat, or can they include 3D models?

A17 The A1 design boards must be flat so that they can be hung vertically when displayed for public exhibition. Competitors may include images of 3D models used to develop their design proposals, but any form of physical model will not be accepted or displayed.