

TRIBECA

INFOBOX

AN URBAN SPLASH / AJ COMPETITION

THE BRIEF

- WHERE & WHY

TRIBECA, Liverpool.

Urban Splash need a pavilion to be a marker and beacon for the creation of this new place. We need somewhere to meet and greet potential purchasers and somewhere for the public to get information on Tribeca and what it is about. Urban Splash is about to undertake its largest ever development in Liverpool, the city that is home to its first development. Tribeca will be the largest residential development Liverpool has seen in the city centre. This presents the opportunity to come back into the Liverpool residential market with a bang. It also presents the opportunity to showcase some of the brightest young architectural practices in the UK & Europe.

Tribeca lies along Great George Street on the southern edge of the city centre below the cathedral and above the river. Its nearest neighbour is China town and is 300m away from Grosvenor's L1 retail development and 400m from the Albert Dock. We are regenerating a 6 acre area formerly occupied by 1950's walk up flats in partnership with Liverpool City Council & Maritime Housing Association into 700 new homes including apartment for sale, shared ownership and rent together with rented family houses There will be a strong commercial frontage to Great George Street with the potential for lots of local shops. Great George Street acts a one of the two major routes into the city centre from the south of the city We have selected a strong architectural team including Shedkm, Alison Brooks architects, Riches Hawley Mikhail (who were shortlisted for Young Architect of the Year in 2007) and Querkraft (a previous winner of Young Architect of the Year) and hope to broaden the team further as the scheme progresses. I have attached some photo's/images/plans to the end of this document for your information.

2008 will be a fantastic time to showcase new architectural talent in Liverpool. With the Capital of Culture being launched in January and a strong arts programme throughout the year it will have great momentum and exposure. Other events happening through the Capital of Culture year are Turner Prize at Tate Liverpool, Sterling Prize at Liverpool Arena, Le Corbusier exhibition and Liverpool Biennial.

The Name – Tribeca. This is intended as an all-encompassing brand for the scheme. The existing street names will continue in use, Tribeca is not intended to replace the existing area but to enhance it. The origin of the name comes from a play on words relating to the location of the development within the city of Liverpool. The triangular shape of the three plots on site are situated below the plateau of the Anglican Cathedral; hence Triangle Below the Cathedral and Tribeca. In essence, Tribeca also takes its inspiration from its New York equivalent. The Triangle below Canal Street is an area south of Soho in Manhattan bounded by Canal Street on to the north. It is a renowned for its former industrial and commercial heritage and its transformation into a vibrant part of the city. Great George Street was also once a thriving commercial city centre street with a large local population. Like New York we are reclaiming the area as part of the city, investing in people, the arts, public and private open space and buildings and commerce to make it live again under the banner of Tribeca.

- WHAT

The premises need to be a marker and beacon for the creation of this new place and also need to reflect the identity and values of Urban Splash and Tribeca as a place. We want a building that becomes an advertisement in itself for all that we stand for in the quality of its concept, use and build quality.

We have worked hard to create an identity for this project, which represents the scope and quality of what we are trying to achieve in this area. We would ask you to bear this in mind and consider its integration into your emerging schemes. The outline of this identity and some possibilities for its use are included within this information pack.

Another thing to consider is the siting of this building. Tribeca fronts onto Great George Street for some 330m. This obviously provides for many possibilities for where to locate this. There is a site plan included within this brief which indicates the preferred location for this structure.

- WHAT (continued)

The sales office will need to cope with a number of linked uses.

The main entrance will need to be accessible to everybody and special enough to entice people in. Beyond this it will need to have a welcoming front of house and reception area and also provide (whether front or back of house) enough space to hold meetings and presentations to large numbers of people (say 30-40 persons). We expect to have 3 staff at any one time and will require some space for hot-desking. There should also be somewhere to conduct meetings/consultations for up to 12 persons

Open sales area designed to encourage people to wander and linger, this will obviously be liked to what there is to see so we do need display space/surfaces for print and video media. We will be commissioning quite a large model (approx 5mx4m) so we need space for this too.

Viewing area/platform. Everybody loves to watch buildings going up and it will provide a great link with the drawings and model to be able to see the real thing. It will also allow purchasers to bring friends and family to show off their apartment being built.

Toilet and kitchen facilities will need to be provided.

Other things to consider in developing ideas:

- Day/night appearance
- Lighting
- Open/closed appearance
- Security
- Accessibility
- Branding
- Advertising
- Coordination with site hoardings
- Coordination with arts programmes
- Colour
- Materials
- Portability, Kit or Site Specific
- Durability
- Movement – is there a kinetic aspect to the proposal?

There are some restrictions regarding the exact siting and design of the building the suggested location for the building is attached. There are railway tunnels in close proximity so the structure will have to be designed to reflect these constraints. The building is also to be sited on the public highway an as such highways management will have requirements regarding visibility lines and pedestrian movement around the structure.

- HOW MUCH

We would expect an overall budget of up to £500,000 to deliver the project.



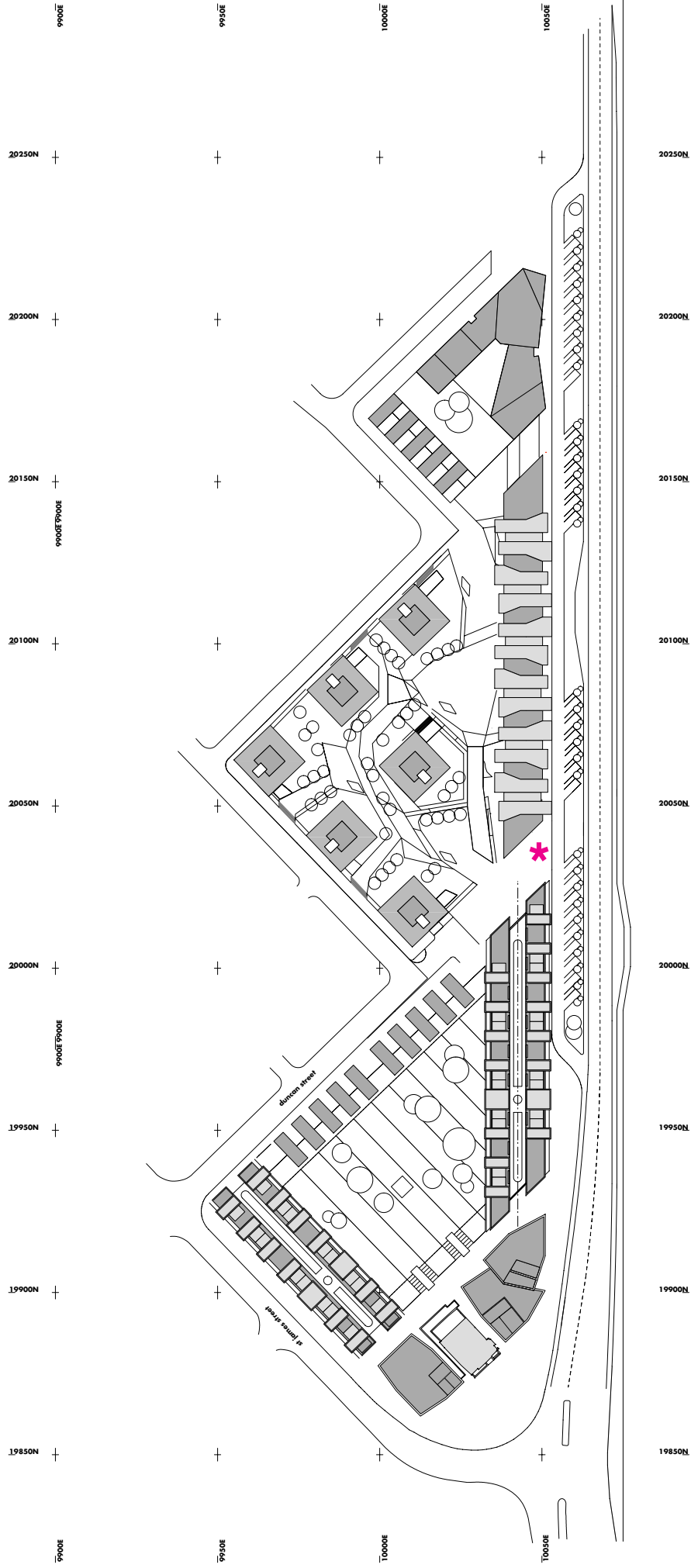
View along Great George Street from Upper Parliament Street, looking at Alison Brooks Architects scheme in foreground with Shedkm scheme on the right hand side.



View of Duncan Street with Riches Hawley Mikhail Architects family housing in foreground



View of Shedkm building from garden, Riches Hawley Mikhail architects scheme in left foreground, Querkraft scheme in left background.



Plan showing distribution of buildings and architect responsible for design

TRIBECA

INFOBOX*

AN URBAN SPLASH / AJ COMPETITION

ENTRY FORM

The Tribeca Infobox competition is run by The Architects' Journal and Urban Splash, with an aim to expose young architectural talent and to offer a commission to build a £500,000 pavilion in Liverpool.

Selected entries to the Tribeca Infobox competition will be exhibited at a public exhibition in Liverpool and published in The Architects' Journal. A shortlist will be selected before the exhibition with an overall winner selected by July 12th.

Entry deadline is 9 May, 2008.

• JURY

Kieran Long, editor of the Architects' Journal

Brett Steele, director of the Architectural Association

Sean Griffiths, co-founder of Fashion Architecture Taste (FAT)

Tom Bloxham, Group Chairman and Co-Founder Urban Splash

Jonathan Falkingham, Group Chief Executive and Co-Founder Urban Splash

Simon Humphreys, Director – Development Urban Splash

Warren Bradley, Leader of Liverpool city Council and representatives of local stakeholders

Lewis Biggs - director of Liverpool Biennial

• ELIGIBILITY

Entrants must be 35 or under (if an entry is by a team average age must be 35 or under), as of 14 February 2008. Students are encouraged to enter.

• WINNING ENTRY

A shortlist will be determined by the jury in advance of the exhibition and will be announced in The Architects' Journal. Shortlisted entrants will be asked to present their design to a final jury by 2 July 2008; the winner will be announced in the Architects' Journal by 12 July 2008.

Urban Splash will undertake all contractual negotiations and provide all necessary support to the winning architect. We reserve the right to not appoint a winner.

• PUBLICATION

Selected entries to the Tribeca Infobox competition will be published in a dedicated issue of the Architects' Journal in June and a separate supplement published for distribution at the exhibition.

• EXHIBITION

Selected projects will be displayed at a month-long public exhibition held in Liverpool during June/July 2008.

• ENTRY REQUIREMENTS

Entrants must submit:

- One model (scale 1:50), which can be in any form
- Two A3 boards showing a brief description of the project (including proposed dimensions [metric] and materials)
- A CD with PDF versions of the A3 boards; all text saved as a Word document without formatting (.doc or .txt); all images saved at 300 dpi CMYK actual size.

- ENTRY REQUIREMENTS (continued)

Text in English should include appropriate design credits. The visual material on the CD should include the image of each board as a pdf file plus three high resolution images saved as .tiff or jpeg files, which may be chosen for use as part of the exhibition and publication.

Entrants will acknowledge that The Architects' Journal and Urban Splash have the right to reproduce materials in whole or part without payment of copyright.

- ENTRY FORMS

Each submission must have a separate entry form and CD. All entrants must be named in the submission. Please copy the entry form where necessary.

- DELIVERY

Entries should be properly packaged and clearly marked 'AJ Infobox Competition' on the outside. Please send entries to:

AJ Infobox Competition
The Architects' Journal
Emap Communications
Greater London House
Hampstead Road
London
NW1 7EJ

Please ensure entries arrive by the closing date. Personal deliveries to The Architects' Journal editorial offices are accepted during normal working hours.

IMPORTANT: Your entry must be marked as NCV (no commercial value) on any courier documentation. The Architects' Journal will NOT accept any courier charges or taxes resulting from delivery.

- RETURN OF ENTRIES

Entries will not be returned. The Tribeca Infobox competition assumes no liability for loss or damage to entries.



Aerial view of the Tribeca area and potential location of 'InfoBox'

TRIBECA

INFOBOX*

AN URBAN SPLASH / AJ COMPETITION

ENTRY FORM

DEADLINE: 9 MAY 2008

Please complete this entry form as clearly as possible, using CAPITAL LETTERS. Photocopies may be used.

YOUR DETAILS

CONTACT NAME

COMPANY/PRACTICE/SCHOOL

DEGREES HELD

ADDRESS

CITY/TOWN

POST/ZIP CODE

COUNTRY

TELEPHONE NUMBER

FAX NUMBER

EMAIL ADDRESS

WEB ADDRESS

I confirm that I am 35 or under on 14 February 2008, or the design teams average age is 35 or under on 14 February 2008

[tick box]