



CREST NICHOLSON & VERVE

**Paintworks Phase 3
Public Art Commissions programme**

Brief for the appointment of an artist (or artists)



1. Summary

Paintworks Public Art Commission

Crest Nicholson and Verve are seeking to commission an Artist or Artists to develop new public works as part of the new Phase 3 development of Paintworks. Paintworks is a former trading estate in Bristol which has been transformed into a thriving mixed-use housing, business and cultural quarter.

The artist commission will reflect objectives of the Paintworks public art programme and Bristol City Council's Public Art Policy and Strategy, that seeks to ensure the inclusion of Artists in the development of the built environment. The public art Commission offers an opportunity for a professional Artist or Artists to design develop and deliver permanent public artworks for the site.

The Commissioners are looking for visually engaging artworks that animate the public spaces. This opportunity is open to Artists working with media that is suitable for outdoor, robust, permanent artworks that require minimum maintenance.

This is an exciting opportunity for an Artist or Artists to have their work feature as part of a progressive development project.

Application Process

To be considered for Commission, Artists must provide an Outline Submission (expression of interest) in response to the Artist Brief, to be submitted by email.

Outline Submissions to include a CV and cover letter, examples of past work and a statement of interest in response to the brief, covering any initial concept ideas. For more information, including supporting documentation, please visit:

www.paintworksbristol.co.uk or www.crestnicholson.com/Paintworks or email admin@3ca.org.uk to request a copy of the documentation. Deadline for submission: **Monday 11th April 9am**

Commissioning Process

Stage 1 - Artists short-listed from Outline Submission will be invited to attend an Interview with the Arts Advisory Group shortly after the submission deadline (expenses paid).

Stage 2 - Artists short-listed from Interview will be asked to supply Concept Design Proposals, paid at a rate of £300 per zone commission.

Stage 3 - Artists will be asked to supply a Detailed Design Proposals, paid at a rate of £600 per zone commission.

Total dedicated budget: £61,500 for a maximum of 5 commissions.

2. Context

Paintworks

Paintworks is a former trading estate in Bristol which has been transformed into a mixed-use housing, business and cultural quarter. The site dates back to 1850 when it was known as Phoenix Wharf. During this time it was a paint and varnish factory built by Bristol Paint makers Colthurst & Harding. The site was extended and altered over the next 100 years and in its later years was taken over by Courtaulds after which it gradually fell into decline and ceasing paint manufacture.

The former Phoenix Wharf site became known as Central Trading Estate and changed hands several times. It was eventually purchased by Verve a property developer, in 2001 who commenced redevelopment of the site in 2003, split into distinct phases:

- Phase 1 completed in 2004 - studio/offices, live/work and residential spaces and central hub building providing a café/bar, performance space
- Phase 2 completed in 2007 - studio/offices and a landmark office/showroom with new residential floor
- Phase 3 (current phase, due for completion 2017) - live/work and residential spaces, commercial premises and a central plaza
- Phase 4 (currently in development)

The first phase of the development was completed in 2007 and was designed by Bristol's elected mayor George Ferguson's practice, Ferguson Mann architects. Throughout this period the site was used by Television company Endemol to film its well-known TV series 'Deal or no Deal' with Noel Edmunds.

Paintworks is now home to dozens of creative and digital firms including web-design specialist E3. The development is considered one of the most successful schemes of its type in the country and has consistently considered the potential for public art and creativity in the formation of the site and its uses.

For further information about the site context, including the existing site and heritage, see www.paintworksbristol.co.uk

Phase 3

The development of Paintworks Phase 3 differs from phase 1 & 2 being developed as a partnership between Verve and Housing Developers Crest Nicholson. Phase 3 will include 221 houses and flats along with 61,700 sq. ft. of space for business and offices. There will also be 5,000 sq. ft. of space for shops and bars, along with 11 more studio units. Buildings will be constructed with spaces below them for parking and cycle storage in a semi-basement. The aim is to create a pedestrian-friendly and attractive environment across the development. A new diagonal route will cut across the site, linking The Paintworks with the nearby Sparke Evans Park. There will also be a series of inter-linked courtyards along the footpath, with a large central square which will be at the centre of the whole Paintworks development.

3. The artist's commission

In line with Bristol City Council's Public Art Policy, Crest Nicholson and Verve are seeking to commission an artist, series of independent artists, or artist group to develop new public

works as part of the development. The artist commission will reflect objectives of the Paintworks public art programme and Bristol City Council's Public Art Policy and Strategy that seeks to ensure the inclusion of artists in the development of the built environment.

The vision for the public art programme is to use artwork to enhance the built environment. The public art Commission offers an opportunity for a professional Artist or Artists to design develop and deliver permanent public artworks for the site.

The Commissioners are looking for visually engaging artworks that animate the public spaces. This opportunity is open to Artists working with media that is suitable for outdoor, robust, permanent artworks that require minimum maintenance. This opportunity is open to both individual Artists and Artist Collectives, including those who may choose to engage with local businesses and residents as part of their creative process.

Aims

The aims of the commissions are to:

A. Support the economic and social impact of the Paintworks Phase 3 development.

Works should reflect characteristics of the existing site and proposed development: Bold; Eclectic; Heritage; Industrial; Innovative; Sustainable.

B. Enhance Bristol's unique and vibrant identity and create a shared sense of community.

Works should aim to reflect the characteristics of the City of Bristol: Artistic; Fun; Green; Iconic; Independent; Pioneering;

4. Location

The site for the art work is the area of land known as Paintworks Phase 3, a defined area of the wider paintworks site. The format of the art work (physical, projected, digital or other) is subject to the involvement of the selected artist, and the concept and format of their art work, however a number of locations have been shortlisted as options for public art (see below).

Address:

Paintworks
Bath Road
Bristol
BS4 3EH

Locations for public art

The Design Team have identified a number of areas where they feel there is a strong scope for artistic intervention and budgets attached to the construction of these areas. This follows the approach adopted in Phase 1 of Paintworks where a number of works were integrated into the fabric of the site, employing text and other formats. The areas noted are as follows:

- Zone 1: Louvered ventilation wall – strong airflow

- Zone 2: (Block K) large concrete wall surface and area of soft landscaping
- Zone 3: (Block E) large soffit roof scape, with scope for treatment to surface / lighting
- Zone 4: tiered corner to main site entrance – sculptural element, possible 'time-piece'
- Zone 5: diagonal street pattern / view – potential for light installation or route marker

The proposed areas for treatment are based on a number of considerations, these include function of the facility, social context, public interaction, consideration of residents, safety, impact and traffic flow (pedestrian/cyclist). The Design Team are interested in treatments that bring a creative edge to surfaces and otherwise practical/functional site features.

It should be noted that should the Artist identify an alternative area for their proposed intervention that the commissioners are open to suggestions.

For a full suite of plans and images of the development site please see the appendix.

5. Themes

There is no thematic for the commissions programme, however The Design Team are interested in submissions that consider the site terrain and movement around it along with elements of the scheme that are subject to way finding that include a colour palette (to aid orientation). If an Artist or artist Collective wishes to propose an overarching 'vision' or curatorial concept' for the series of works they propose, then this will also be considered. It is hoped that public art aids in the orientation of visitors and residents, as well as considering how it may contribute to:

Connections across the site
Gathering points and animation of the public realm

Colour

A colour scheme has been developed for Paint works Phase 3 that has been developed to aid way finding but also as a reference to the sites prior life as a paint factory. Inspired by original Colthurst & Harding colours will be used as part of the wider signage and way finding scheme of the site. The colour Zones where the artworks will feature are as follows (see Map):

- Zone 1 Signal Red (3001)
- Zone 2 Capri Blue (5019)
- Zone 3 Leaf Green (6002)
- Zone 4 Purple Violet (4007)
- Zone 5 Yellow Orange (2000)
- All zones Beige Grey (7006)

6. Artist selection and steering group

To develop the public art at Paintworks the client group have elected to commission works through an open completion (call to artists). Artists or artist groups are invited

to submit a proposal for intervention for one or more of the locations listed in Section 3 of this brief.

You may have a specific idea that you think would work for an alternative area of the site that is not included in the list of locations. Therefore artists are also welcome to propose works for an alternative location, as long as these fit with site constraints.

1. **Outcomes**

A series of Permanent artworks which are unique and enjoyable and engaging for a range of visitors.

A maximum of five commissions across the phase 3 site

The steps for Artist selection and commissioning have been informed by guidance set out by Public Arts South West (July 2008)¹.

Artist selection

The artist selection panel will include:

Ashley Nicholson – Verve Properties
Andy Cox – Crest Nicholson
Emma Harvey – art consultant
Paul Bradburn – art consultant / artist
Paul Greenland – Crest Nicholson
Annabel Other – arts representative
Theresa Bergyne – art consultant

As part of the selection process, short-listed Artists will be invited to attend an Interview prior to submission of Concept Designs.

Selection criteria

Artists will be selected on the basis of their past work and response to the brief and:

- Ability to generate creative art works of uncompromising quality
- Ability to work collaboratively with the project team and arts advisory group
- Ability to understand and work with a diverse range of stakeholders
- Some experience in architecture or urban landscape-based projects
- Proven ability to meet established budgets and work to a schedule

Proposals are encouraged from across the UK, with a preference towards Artists from the South West.

7. Artist's role

The Artist will seek to understand the context of the commission and the existing and new Paintworks site, in order to design, develop and deliver artwork that will:

- provide a distinctive intervention, in keeping with the project themes and informed by stakeholders

¹ <http://www.publicartonline.org.uk/resources/practicaladvice/commissioning/guidelines.php>

- has potential to be enjoyed by a range of people visiting the site
- be within the limits of the advised physical properties (size, weight etc. – see Site Constraints for further information)
- be 'site-friendly' i.e. not encourage tagging or antisocial behaviour, not create H&S/maintenance issues for the client

The Artist will be given the scope to work freely with various materials and subject matter; however the landscape designs for the new development have very design aspects including lighting, furniture, street graphics, bold colours and surface treatments (in particular, of the commercial premises). All artworks will be co-ordinated with the Design Team to ensure the components work together. Therefore, Artists must ensure their works fit within this wider design scheme, so as to enable a constant flow throughout the site and a critical link between the art interventions and the wider design scheme.

Detailed responsibilities

To work with the Client and other stakeholders to familiarise themselves with the overall projects scheme, the aims and objectives in order to inform the artists artwork proposals for the site

To develop concepts, ideas and proposals for the art work across the identified area in consultation with the design team with a focus on the five key areas identified as options for commissions.

To work with the Client and other member of the development team to identify sections of the public realm development where build cost can be utilised for the public art (Build Cost represents elements of the development with budgets attached for their implementation, such as paving, glazing, hard and soft landscape etc.).

To prepare concept designs for the Client and art steering group (members of the project team, external advisors and the local planning authority) in order to present and agree an approach for the art work

Following approval of concept design to develop progress the design through to a detailed design including full costing to ensure the work can be realised within budget and timescale.

To prepare detailed designs for the Client and art steering group (members of the project team) in order to present and agree the final approach for the art work

To work with the Art Consultant to produce the 'Art Plan' for the artwork, (to be provided Client for submission to planning for approval and sign off in line with the planning condition for public art.

Following approval of detailed design to work with the design team to implement the public artwork within the agreed budget and construction schedule.

To manage the design, fabrication, and implementation of the artwork, in collaboration with the Client and stakeholder group, and the scheme contractors.

To work with the Client to document the public art project, and provide them with plans and images during the development of the project, and on completion

To write reports, attend committee meetings, and make presentations in relation to the public art project as appropriate and when and if required (expenses paid)

To participate in PR and marketing events, include a public art talk to publicise the new projects (as above)

8. Schedule

<u>Artist competition</u>	2016
Artist brief issued (advertised)	01 March
Deadline for Phase 1: submissions (expression of interest)	11 April
Artist long list selected from open call	11-21 April
Selected long list artists notified of interviews	22 April
Artist interviews and selection of shortlist	w/c 25 April 28
<u>Design Stage</u>	2016
Artist commences work	May
Submission of concepts (design) to steering group	May
Agree on scheme concept design / approach	June
Design development to detailed	June
Agree on scheme detailed design	June
Submit to planning for approval	July
<u>Implementation Stage</u>	2016-2018
Artist, signs contract (implementation)	August 2016
Fabrication	TBC
Installation (phase 3 build)	2017 to 2018
Completion date due	2018

9. Budget and appointment

A dedicated budget is available for the 6 public art commissions to cover artist's design fee, fabrication and all other costs. This budget excludes build cost for the realisation of the location which the artist may or may not access as part of their work, depending on the scope of their design. The art work may be subject to further funding that may be the subject of a bid to grants or The Arts Council; however it is envisaged that the project would be realised within the budget allocated. On appointment artist will work with the client group to identify allocated budget and further budgets attached to landscape and finishes for the locations listed in the development of their ideas.

Individual commissions budgets:

- **Zone 1: louvered ventilation area:**
£15,000 dedicated budget excluding build cost budget attached to the provision of a treatment of this area (steel vents etc).

- **Zone 2: (Block K) wall surface treatment and adjacent area of soft landscaping:**
£6,500 dedicated budget excluding build cost budget associated with landscape works to the end of the site and for treatment of concrete wall.
- **Zone 3: (Block E) large applied treatment to roof soffit:**
£15,000 dedicated budget excluding build cost budget associated with the soffit roof (i.e. render, ceramic, or other treatment + lighting and all works involved to install)
- **Zone 4: tiered corner to main site entrance:**
£10,000 dedicated budget excluding budget attached to the treatment of the central area i.e. wall finishes, landscape etc.
- **Zone 5: diagonal street:**
£15,000 dedicated budget excluding any light installation costs, wiring and other associated costs for install (if light based).

Total dedicated budget: £61,500

Budgets indicated are exclusive of VAT and are to include design, production, materials, fabrication, and installation but exclude build cost and budgets associated with areas identified which shall be clarified with the client group in the development of the artists' proposals. The budgets include artist's time (attendance at meetings) travel costs and all other costs associated with the Commission.

10. Constraints

There may be various underground services, and subterranean influences at the site which will have to be taken into consideration. The work(s) will need to be durable, have a low maintenance requirement, be resistant to vandalism and be designed and constructed with due regard to health and safety issues. The artist will be a "Designer" under the terms of the Construction (Design & Management) Regulations (CDM) and they will be expected to perform duties required by that role, including mitigation of design risks and submission of hazard identifications at appropriate times.

The works should be suitable for an audience of all ages, in addition:

In the event of manufacture by the artist she/he must demonstrate current and appropriate indemnity insurance relevant to the artist in person and to the object/s to be manufactured. Where it is anticipated that on-site manufacture or installation will be carried out by the artist in conjunction with the project team, adequate and appropriate public liability insurance must be in place. In the event of commissioning details of Professional and Product Indemnity will be required sufficient to provide the client with assurance on matters of liability and so that neither the client or their contractor are exposed to undue risk on any element commissioned from the artist. The observation of CDM regulations is required where appropriate.

Detailed consideration must be given to:

- Issues of Health and Safety both in the design proposal and realisation
- Methodology and implementation within a large construction project
- Material and structural integrity long term

- Methodology for manufacture, warranties and parts
- Long term maintenance and heavy use

The appointed artist will be required to draw up a 'risk assessment' for works, and a 'method statement' relating to installation. The Arts Consultant will provide support with this aspect. On completion a 'maintenance manual' will also be required to pass onto the relevant BCC department which will provide details of the materials used and care instructions, to include any paint or RAL numbers required in the care of the scheme going forward.

11. Practicalities

Permissions - all work will be subject to relevant permissions prior to implementation (including planning permission and condition sign off), which is the responsibility of the Commissioners and Public Art Consultant.

Insurance - the Artist will be required to provide evidence of Public Liability and Professional Indemnity insurances, where an artist does not have insurances they will be expected to secure them from a reputable source such as Artist Newsletter who provide affordable insurance cover. Where an artist does not have insurances but have been selected to develop a public art work then the Client will permit the use of the budget for the provision of insurance (its cost) as part of the commission.

Equal opportunities - Verve's Equal Opportunities Policy will be applied to this Commission.

12. Intellectual Property Rights & Copyright

The artist shall retain copyright of the artwork however the copyright and any other intellectual property right in any materials produced in the course of this commission shall belong to Client including reproduction rights.

13. Ownership

The commissioned artworks (permanent or temporary) shall on completion, become the property of the Commissioners, and maintained by the Commissioners. The artist will provided a maintenance manual for each work, detailing its care and details of how to care for it, and any component parts. Further copies of the work may not be made by the artist for sale, through their gallery, or via commission without the permission in writing of the commissioner., permission not to be unreasonably withheld.

14. Decommissioning

It is the responsibility of the Crest Nicholson Site Manager to facilitate maintenance and conservation of all works of public art resulting from the project including the inclusion of works into the insurance policy for the estate. Routine maintenance will be performed by qualified, trained personnel and in line with the 'Maintenance Manual provided for the artwork by the commissioned artist, detailing the method for its care and repair. If extraordinary maintenance is required, the Artist or a qualified conservator will be retained to repair the artwork by agreement with the artist.

As part of the decommissioning process, the Client (Crest Nicholson) will establish an

inventory of artwork, including measurements, medium, special requirements and record-keeping to include details of ownership, insurance, cleaning, and maintenance schedule and repair obligations.

15. Public Art Consultant and management

The public art programme for Paintworks Phase 3 is being managed by Rokit Lab (Emma Harvey and Paul Bradburn) who are working closely with the arts advisory group made up of Crest Nicholson (client), Verve Properties (Client), the local authority arts officer and representatives of key Bristol arts institutions who will help to shape and inform the process. The Art advisory group will approve the Detailed Design and be responsible for commissioning final Installations of art works, following formal approval of the public art works by the Planning Department.

16. Evaluation

Rokit Lab the project art consultants will support with evaluation, including gathering feedback from the Arts Advisory Group and Artists. A detailed record of the project will be produced for future reference to include a project overview, successes, challenges/lessons learned and a photographic record of the project process and completion. This information will be made available online to help promote the successes of the project and share learning from the process with other projects.

17. Contracts

Contracts

Artist contracts will set out:

- definition of involved parties, names and addresses
- details of the Commission, the design stages and the Artist's brief
- confirmation of budget, fees and methods of payment
- overall timetable stages and schedule of work
- agreement of roles and responsibilities of both parties
- delivery of work, installation and insurance requirements
- ownership
- risk of loss or damage
- maintenance agreement including health and safety surveys
- decommissioning policy
- copyright, reproduction rights, credits and moral rights
- termination of agreement
- disputes procedure

18. Application process and stages

The selection of artists will be carried out through an open call - locally and nationally through the arts press – through a phased selection process. Details of the format of the application and stages are as follows:

Stage 1: Outline Submission - Expression of interest

To be considered for Commission, Artists must provide an Outline Submission (expression of interest) which should be submitted by email. This can be for a single Zone, or multiple Zones in Paintworks. Stage 1 submission should include:

1. Cover letter
2. Artist CV (up to 5 A4 pages including the name of 2 referees)
3. Examples of past work (12 images maximum) documenting up to 6 relevant projects
4. Initial concept idea(s) for the paintworks phase 3 commission(s) to include a section on:
 - zone number (or if multiple the various numbers)
 - statement of interest (up to one A4 page detailing your initial response to the brief)

The information should be supplied as an electronic form (PDF/PowerPoint presentation) via email. The files should be no larger than A3, and should not exceed 10mb in size (individual files or multiple attachments).

Outline Submissions should be submitted by email to admin@3ca.org.uk with the subject header 'Paintworks Public Art Commission'

Stage 1 Deadline: Monday 11th April 2016, 9am

ALL Stage 1 submissions will be evaluated by the Arts Advisory Group to form a short list of artist to take forward to Stage 2.

Stage 2: Concept designs stage (shortlisted artists only):

If successful at stage 1, selected artists will be invited to stage 2 and to attend an interview with the Arts Advisory Group. This will take shortly after the submission deadline ; artists will be contacted individually to set interview date. Shortlisted Artists will be asked to supply a Concept Design Proposals (maximum 3 proposals) to be developed and presented to the Selection Panel during interview. The Concept Designs do not have to be detailed but should give an indication of the Artist's response to the brief and provide the Panel with an outline of their approach.

This phase will be paid at a rate of £300 per zone commission. Stage 2 submission should include:

- A Concept Design Proposals for the artwork (or artworks if multiple zones)
- Anticipated materials, dimensions and finish
- installation method and assessment of potential risk
- budget to realise the work (including provision for contingency)

Stage 3: Detailed designs:

If successful at stage 2, selected artists will be invited to stage 3 which shall involve a more detailed design and to attend an interview with the Arts Advisory Group.

If successful at stage 1, selected artists will be invited to stage 3. Shortlisted Artists will be asked to supply a Detailed Design Proposals to be developed and presented to the Selection Panel. This phase will be paid at a rate of £600 per zone commission. Stage 3 submission should include:

The Detailed Design will include:

- Full costings including gross construction costs, fees/expenses, insurances
- Detailed Design including drawings/visualisations and/or maquettes
- Full method statement confirming:
 - materials and dimensions
 - installation method statement
 - health & safety and risk assessment
 - maintenance requirements and decommissioning
 - Artist/identified sub-contractors Public Liability insurance details

Following sign off of this Detailed Design the artwork will be fabricated and installed by the Artist and/or their subcontractor.

Process

Detailed Proposals must subsequently be approved by the Commissioners. If they deem the proposed artwork unacceptable, the Selection Panel will discuss either submission of further information to the Commissioners for reconsideration of the recommended artwork or recommend one of the other artworks proposed for the same project.

All short-listed Artists receive a pre-agreed fee and expenses, irrespective of whether they are awarded the Commission. Copyright of the designs remain with the Artist, unless negotiated separately.

Contracts will be clearly agreed and issued prior to any work taking place and the Commissioners and Artist will have an opportunity to discuss and agree a mutually acceptable contract.

Once the Artist is under contract and throughout the project, a key contact will be appointed to review any significant alterations to the approved final design prior to commencement of fabrication, as specified in contract between the Artist and the Commissioners.

Further Reading

For further information about the context of the commission, please see:

Public Art Strategy - April 2013 - Developed by Gingko Projects Ltd with Jailmake (Jamie Elliot, Artist) on behalf of Crest Nicholson. Document outlines proposed artist methodology and central themes for the commissions.

Developers' Design Code - April 2013 - Developed by Pegasus Landscape Design on behalf of Crest Nicholson. Document outlines possible treatments and materials and potential locations for commissions.

Design and Access Statement - September 2013 - Prepared by Stride Treglown Ltd on behalf of Crest Nicholson. Document submitted in support of planning application and provides design justification and 3d imagery.

Paintworks Character Design Proposal, February 2015 - Developed by Scott Brownrigg. Document outlines possible treatments for surfaces of commercial buildings and how this links in with the identified colour zones.

Bristol City Council's public art website: www.aprb.co.uk

Guidelines on public art commissioning, Public Art Online: <http://www.publicartonline.org.uk/>

Appendices

List of appendices:

- Plans - plans and elevations of the area for the commission with dimensions
- Development Schedule - timetable and phasing plan, including deadlines/key milestones