

Gateway 3/4/5: Combined Options Appraisal and Authority to Start Work

Committee(s): Streets and Walkways Sub-Committee Project Sub-Committee	Date(s): 17 th September 2012 18 th September 2012
Subject: Riverside Walk Enhancement Strategy: Connecting Spaces Year 2	Public
Report of: The Director of the Built Environment	For Decision

Overview

Context	<p>This is a Combined Options Appraisal and Authority to Start Work report as agreed with the Town Clerk's Department.</p> <p>This report covers Year 2 of the Connecting Spaces project which is fully funded from a Transport for London (TfL) funding allocation for 2012/13 totalling £150,000 under the category of 'Streets as Places'.</p> <p>The scheme involves a series of paving, lighting and street furniture improvements at various locations along the Riverside Walk as part of the Riverside Walk Enhancement Strategy.</p> <p>The City's Riverside Walk is a series of formally unconnected wharfs which have been linked over time. The Connecting Spaces project proposes improvements to create a more consistent, comfortable and better connected walkway in order to give it a single identity as a walking route.</p> <p>In July 2011 the Streets and Walkways sub-Committee approved Year 1 of this project. These works were completed in March 2012 and fully funded by Transport for London (TfL) under the category of 'Corridors and Neighbourhoods' now known as the 'Streets as Places' funding grant. Year 1 of the Connecting Spaces project saw the implementation of various paving, lighting and street furniture improvements along the Riverside walkway. The main areas that were enhanced were Dark House Walk and Dark House Walk Passage (paving, lighting and street furniture including exercise equipment), along with improved lighting underneath the Blackfriars Rail Bridge and London Bridge and festoon lighting at Old Billingsgate.</p> <p>On 24 July 2012, the Planning and Transportation Committee approved the use of £150,000 from TfL's Streets as Places funding grant for this project.</p>
Brief description of project	<p>Various improvements to lighting, paving, street furniture and signage are proposed along the Riverside for Year 2 of this project. These are summarised below:</p> <ul style="list-style-type: none"> • All Hallows Lane – Access improvements, re-cladding of steps, provision of seating; • Walbrook Wharf – Improved signage including interpretation

	<p>signage about the working wharf;</p> <ul style="list-style-type: none"> • Southwark Bridge area – upgrade of lighting to more efficient LEDs adjacent to River Thames and under covered walkways; • Paul's Walk – Improvements to the area within close proximity to the public toilet(particularly lighting); • Seating – in areas where there is a need for more and where old benches need replacing; • Signage – Introduce additional appropriate signage to improve way finding for pedestrians and discourage illegal cycling on the Riverside Walkway.
<p>Success Criteria</p>	<p>Connecting Spaces will deliver the following sustainable outcomes in line with the objectives of the Riverside Walk Enhancement Strategy and Core Strategy CS9: <i>Thames and the Riverside</i>.</p> <ul style="list-style-type: none"> • Create a more pleasant, safe and attractive environment for residents, visitors and local occupiers; • Encourage greater use of the Riverside as a walking route; • Address rough sleeping and anti-social behaviour by improving lighting; • Improve way-finding and interpretation through additional signage; • Develop a readily identifiable walking route through the use of consistent paving materials; • Improve accessibility and enhance access points to the Riverside; • Provide comfortable places for people to rest and enjoy views of the River; • Discourage illegal cycling on the Riverside Walk through the use of signage (subject to appropriate enforcement). <p>The impact of the project will be measured by site assessments and through the annual update reports on the enhancement strategy.</p>
<p>Notable Exclusions</p>	<p>N/A</p>
<p>Link to Strategic Aims</p>	<p>This project has links to the Community Strategy as follows: Theme: Protects, promotes and enhances our environment</p> <ul style="list-style-type: none"> • To protect and enhance the built environment of the City and its public realm. • To encourage sustainable forms of transport. <p>The 'Thames and the Riverside' has been identified through the</p>

	<p>City's Core Strategy as a 'Key City Place'</p> <p>The Vision: Thames and the Riverside</p> <p>The Thames and its riverside will provide well designed and managed public spaces, ranging from lively and vibrant areas, to areas of relative tranquillity for relaxation and contemplation. Residential, educational, recreational and employment activity will be enhanced by high quality sustainable streetscapes which will address the challenges of climate change...The riverside will be easily accessible from other parts of the City and from the south side of the Thames.</p>
Within which category does the project fit	Substantially Reimbursable / Advisable
Resources Expended To Date	£5,000 (staff costs) for the Options Appraisal and to prepare necessary reports. This figure represents approximately 3.3% of the overall project cost and is based on an estimate of approximately 50 hours for evaluation, which would be fully externally funded by TfL.

Options Appraisal Recommendation

List of options described	<p>The funding allocation from TfL is £150,000 that must be spent by 31 March 2013. Therefore all 3 options listed below would utilise the full funding allocation. This means that the main variable to be agreed relates to the scope of the project rather than the cost.</p> <p>Option 1 (Recommended Option): Implement enhancements to paving, lighting, street furniture and signage at various sites along the Riverside Walk</p> <p>This option would enable the City to carry out improvements in the areas most in need of enhancement. By addressing, lighting, paving, street furniture and improved signage in a comprehensive manner at the identified priority locations, those spaces between existing schemes can be brought up to a better standard to achieve a more consistent riverside walkway.</p> <p>Option 2: Implement enhancements at various sites along the Riverside Walk with a focus on paving</p> <p>This option would enable more paving improvements so that a wider geographical area along the riverside walk could be enhanced, together with street furniture and signage improvements. This option advocates the narrowing of focus to address one of the issues identified in Table 1 below.</p> <p>Option 3: Implement enhancements at various sites along the Riverside Walk with a focus on lighting</p> <p>This option enables more lighting enhancement measures within a</p>
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wider geographical area along the riverside walk together with street furniture and signage improvements. This option advocates the narrowing of focus to address one of the issues identified in Table 1 below:

Table:1 Estimated costs of Options 1, 2 and 3

	Option 1	Option 2	Option 3
Item	Cost (£'s)	Cost (£'s)	Cost (£'s)
Evaluation (staff costs)	5,000	5,000	5,000
Sub-Total (Evaluation)	5,000	5,000	5,000
Paving works	45,000	85,000	
Provide and install lighting	40,000		85,000
Street furniture & Signage	30,000	30,000	30,000
Fees and Staff Costs	30,000	30,000	30,000
Total	150,000	150,000	150,000

Option recommended	Option 1
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Detailed Options Appraisal

Option 1	
Description	<p>For Year 2 additional areas that are in need of enhancement have been identified which include sections of linear walkway and also spaces under bridges. These areas are shown on the plan in Appendix A and described below. It is proposed that further connecting spaces are addressed as a subsequent third phase of improvements, when funding becomes available.</p> <p>Southwark Bridge Area</p> <p>The enhancement strategy identified that the light units along the Riverside Walk have been installed over time on separate wharfs as and when the opportunity presented itself. The result is that there is little visual cohesion between the lighting units used and the quality of the light that they produce. There is also a need to enhance lighting in places that are vulnerable to rough sleeping and anti-social behaviour.</p> <p>In the Southwark Bridge area there are a wide variety of different lighting units on the riverside walk at present many of which are old and in variable condition. These include wall-mounted, ceiling mounted and pole-mounted units. It is proposed to replace the old lighting units with new efficient, low energy, sustainable units of a consistent design using white LEDs. By introducing new LED units of a consistent design, the appearance of the area will be enhanced and there will also be substantial sustainability and maintenance benefits.</p>

Option 1	
	<p>Pauls Walk – area adjacent to public toilet</p> <p>The area of Pauls Walk adjacent to the public toilet would benefit from improved lighting as this area is quite dark at night. The railings adjacent to the toilet could also be painted to improve their appearance.</p> <p>Cousin Lane and All Hallows Lane</p> <p>One of the weaknesses of the Riverside Walkway at the moment is that some areas have been separately themed with their own individual paving and other surface materials including pre-cast concrete paving slabs and brick paviours. Connections to the Riverside Walk are also important to address to ensure that the area is accessible and easy to use. Cousin Lane is one of the main connecting routes to the Riverside Walk from Cannon Street. This route currently has narrow footways and would benefit from access improvements including widened footways and the extension of the raised pedestrian table at the southern end of the Lane.</p> <p>The steps at the southern end of All Hallows Lane are designated as public highway. They are currently in a poor condition and would benefit from re-cladding in York stone in order to bring them up to the same standard of appearance as the neighbouring Watermark Place. This would also enable them to be used as a more comfortable seating area. It should be noted that the platform at the top of these steps is designated as private land and consideration of improvements to this area will be carried out as a later phase. Photographs are included in Appendix B.</p> <p>General Walkway Issues</p> <p>Street Furniture</p> <p>There are a number of opportunities to install new benches and create new seating areas in order to provide enhanced spaces for people to rest, in line with the main aims of the approved strategy. The Thames is the largest open space in the City and the strategy is to encourage people to make better use of the area. This will primarily involve new oak benches and single seats constructed from sustainably sourced timber of the same design as those installed at Angel Lane. It is additionally proposed to replace some old benches that are in poor condition.</p> <p>Signage</p> <p>There is a need to add appropriate signage at a few key points along the riverside walk, to improve way finding information for pedestrians where necessary, particularly where the walkway is not completed. There is also a need to deter cycling on the Riverside which is illegal. This will be addressed through additional</p>

Option 1	
	<p>appropriate signage and administered through enforcement procedures by the City of London Police. Interpretation signage would be beneficial at Walbrook Wharf to describe the working wharf. This would be particularly useful when it is closed so that the public can better understand why it is closed (for the waste barges to be loaded).</p> <p>The City will also be working with the Greater London Authority (GLA) to create Marked and Measured Routes, an initiative to create safer walking and running routes and encourage physical activity on the Riverside by promoting appropriate signage.</p>
Benefits and strategy for achievement	The key benefits are set out against the Success Criteria above. This is the second year of the Connecting Spaces project and a third year of improvements is proposed in 2013/14.
Scope and exclusions	This project is part of the City's approved Riverside Walk Enhancement Strategy (2005) and works will be restricted to the Riverside Walk and direct connecting routes as part of the on-going programme to improve the Riverside.
Constraints and assumptions	TfL funds are time limited and must be expended by end of the March 2013.
Programme	Should Members approve this report, the schedule for implementation will be agreed with City Engineers to commence in the autumn after the Olympics/Paralympics. Funds provided by TfL are time-limited and must be utilised by 31 st March 2013.
Streetworks Implications	Works will primarily affect pedestrian routes. Officers will look to ensure that routes remain open to the public by phasing the works accordingly, although this may not be possible at all times.
Risk implications	<p>This project is considered to be a low risk.</p> <p>Risk Implications:</p> <p>The main risk is the need to spend the TfL funds by the end of March 2013. It is proposed to mitigate this by beginning implementation in autumn 2012.</p>
Legal implications	N/A
HR implications	N/A
Anticipated stakeholders and consultees	<ul style="list-style-type: none"> • Local Occupiers and Businesses • The City Surveyor

Option 1																											
	<ul style="list-style-type: none"> • The City's Electrical Engineer and Highways Engineer • The City of London Police 																										
Results of consultation carried out to date	Initial discussions have taken place with relevant departments listed above. Consultation with local occupiers and businesses will take place following Committee approvals.																										
Quality control arrangements	The Department of the Built Environment will determine the suitability of each location through site investigation.																										
Financial Implications																											
Estimated capital cost (£)	£150,000.																										
Breakdown of capital expenditure	<p>Table 2: Estimated costs of Option 1 (Recommended)</p> <table border="1"> <thead> <tr> <th>Item</th> <th>Cost (£'s)</th> </tr> </thead> <tbody> <tr> <td>Evaluation (staff costs)</td> <td>5,000</td> </tr> <tr> <td>Sub-Total (Evaluation)</td> <td>5,000</td> </tr> <tr> <td>Paving works</td> <td>45,000</td> </tr> <tr> <td>Provide and install lighting</td> <td>40,000</td> </tr> <tr> <td>Street furniture (provide and install)</td> <td>20,000</td> </tr> <tr> <td>Signage (provide and install)</td> <td>10,000</td> </tr> <tr> <td>Sub-Total (Works)</td> <td>115,000</td> </tr> <tr> <td>Fees</td> <td>7,000</td> </tr> <tr> <td>Staff costs Environmental Enhancement</td> <td>15,000</td> </tr> <tr> <td>Staff costs Highways Service</td> <td>8,000</td> </tr> <tr> <td>Sub-Total (Fees and Staff costs)</td> <td>30,000</td> </tr> <tr> <td>Total</td> <td>150,000</td> </tr> </tbody> </table>	Item	Cost (£'s)	Evaluation (staff costs)	5,000	Sub-Total (Evaluation)	5,000	Paving works	45,000	Provide and install lighting	40,000	Street furniture (provide and install)	20,000	Signage (provide and install)	10,000	Sub-Total (Works)	115,000	Fees	7,000	Staff costs Environmental Enhancement	15,000	Staff costs Highways Service	8,000	Sub-Total (Fees and Staff costs)	30,000	Total	150,000
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Contingency	No Contingency is considered necessary for this project. The nature of the works is such that elements will be increased or reduced in line with the available budget.																										
Source of capital funding	This project is to be fully funded by Transport for London (TfL) under the category of 'Streets as Places' funding allocation for 2012/13. This use of this funding allocation for this project was approved by the Planning and Transportation Committee on 24 July 2012.																										
Anticipated phasing of capital	This second phase of the project (Year 2) must be completed by 31st March 2013 because the TfL funds will be withdrawn after this period.																										

Option 1	
expenditure	
Estimated capital value/return (£)	N/A
Fund/budget to be credited with capital return	N/A
Estimated revenue implications (£)	The City's Electrical Engineer has advised that installing modern low energy, long life LED lighting represents a marked improvement on many existing light fittings. The new fittings are more energy efficient and are therefore likely to have positive revenue implications.
Source of revenue funding	N/A
Fund/budget to be credited with income/savings	N/A
Anticipated life	N/A
Investment Appraisal	N/A
Benchmarks or comparative data	In July 2011 the Streets and Walkways sub-Committee approved Year 1 of this project. These works were completed in March 2012 and were fully funded by Transport for London (TfL) under the category of 'Corridors and Neighbourhoods' now known as the 'Streets as Places' funding grant. Year 2 (2012/13) is a continuation of the principles established in the Year 1 project (2011/12).
Proposed procurement approach	It is proposed to utilise the City's Term Contractor to implement these works.
Affordability	The works are planned to be completed within the available budget of £150,000.
Budgetary control arrangements	The Project Officer will monitor expenditure via the City of London CBIS system and provide adequate reporting via Project Vision monthly.

Option 1	
<u>Recommendation</u>	It is recommended that: (i) The project be approved at an estimated cost of £150,000 funded by Transport for London
Reasons	Option 1 is the recommended option. The proposals will deliver sustainable outcomes through the use of low energy, long lasting led lighting and the creation of an enhanced walking environment in line with the Riverside Walk Enhancement Strategy and Corporate objectives. Implementing a variety of improvements (lighting, paving and street furniture) will enable a more comprehensive approach to the enhancement of the City's riverside walk.
Next Steps	It is proposed to begin implementation of works in autumn 2012 to ensure that the time-restricted TfL funding allocation is utilised by March 2013.
Progress reporting	Through Project Vision and annual Riverside Walk Enhancement Strategy Update reports
Tolerances	TfL funds must be expended by the end of financial year 2012/13

Option 2	
Description	This option proposes more paving improvements (Option 2). It would enable a wider geographical area along the riverside walk to benefit from improved paving coverage to increase the consistency of paving materials including the repair of damaged paving slabs. The street furniture and signage proposals would be the same as Option 1. Variations from Option 1 are summarised below.
Benefits and strategy for achievement	As Option 1 but with a focus on paving
Scope and exclusions	As Option 1 but with a focus on paving
Constraints and assumptions	TfL funds are time limited and must be expended by end of the March 2013.
<u>Financial Implications</u>	

Option 2	
Estimated capital cost (£)	£150,000
Breakdown of capital expenditure	As Option 1 except the full works budget of £115,000 will be committed to paving improvements and street furniture/signage.
<u>Recommendation</u>	Not recommended.
Reasons	By focusing on only one of the elements (paving), it would be possible to derive only limited benefit to the Riverside Walk. This option would not address the areas in need of enhancement in a comprehensive manner as Option 1 proposes.

Option 3	
Description	This option proposes more lighting improvements (Option 3). It would enable a wider geographical area along the riverside walk to benefit from improved lighting coverage to create a more pleasant environment in which pedestrians feel safer. Units would be upgraded to the more efficient longer life LEDs. The street furniture and signage proposals would be the same as Option 1. Variations from Option 1 are summarised below.
Benefits and strategy for achievement	As Option 1 but with a focus on lighting
Scope and exclusions	As Option 1 but with a focus on lighting
Constraints and assumptions	TfL funds are time limited and must be expended by end of the March 2013.
<u>Financial Implications</u>	
Estimated capital cost (£)	£150,000
Breakdown of capital expenditure	As Option 1 except the full works budget of £115,000 will be committed to lighting improvements and street furniture/signage.
<u>Recommendation</u>	Not recommended.

Option 3	
Reasons	By focusing on only one of the elements (lighting), it would be possible to derive only limited benefit to the Riverside Walk. This option would not address the areas in need of enhancement in a comprehensive manner as Option 1 proposes.