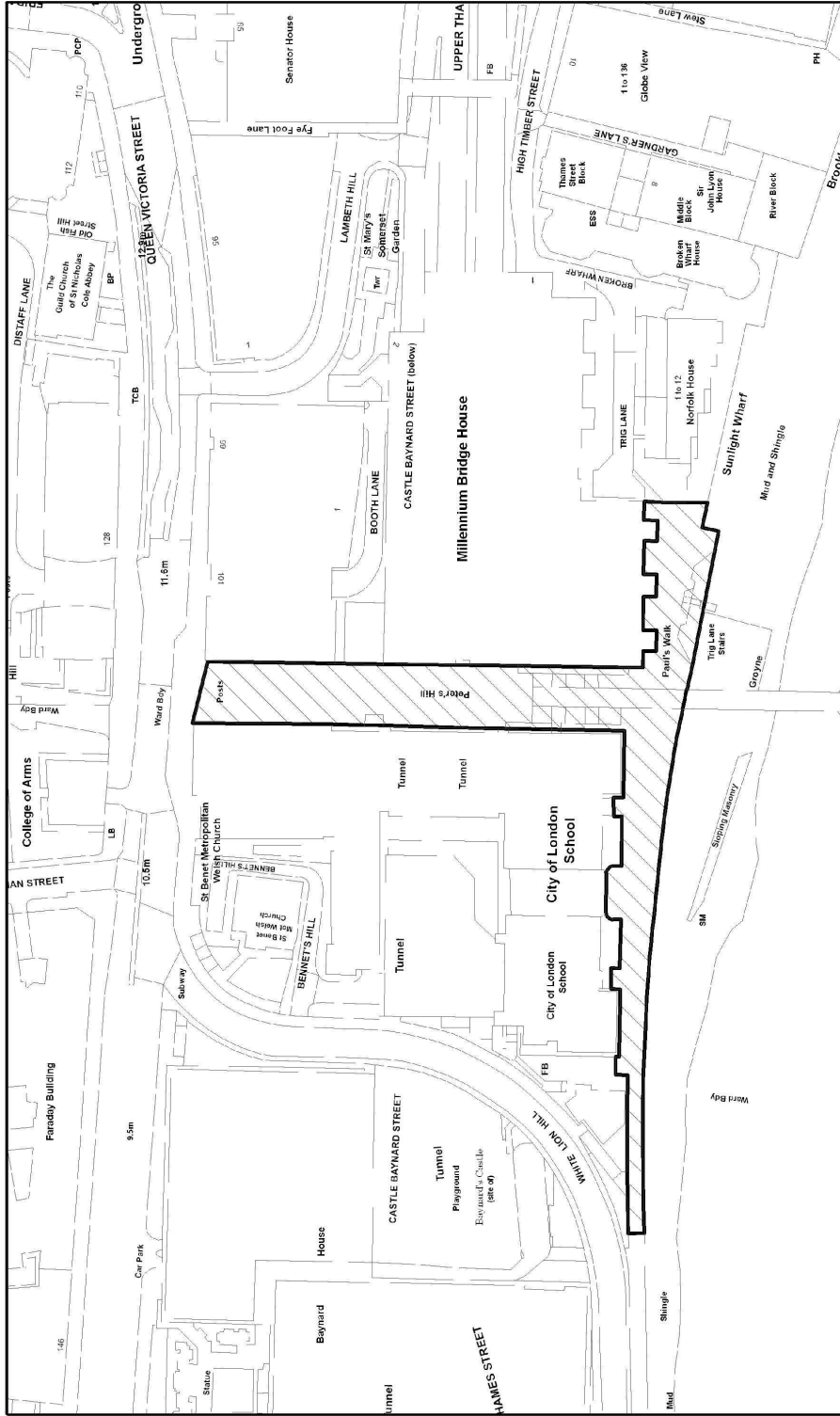
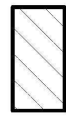


Appendix A: Riverside Walk: Millennium Bridge Area – Site Plan

Site Location Plan



Riverside Walk | Environmental Enhancement



Riverside Walk: Millennium Bridge Area

Appendix B: Riverside Walk: Millennium Bridge Area – Project Costs

Table 1: Evaluation Design Costs to date

| | Budget | Expenditure | Variance |
|--|---------------|--------------------|-----------------|
| Evaluation Design Costs | £ | £ | £ |
| Millennium Bridge | 20,000 | 24,377 | 4,377 |
| Planting & Planters | | | |
| Fees | 5,324 | 4,573 | -751 |
| Staff Costs Open Spaces | 2,000 | 352 | -1,648 |
| Staff Costs DBE Planning (including SuDS review) | 17,676 | 25,502 | 7,826 |
| Staff Costs DBE Highways | 2,000 | 2,488 | 488 |
| TOTAL | 47,000 | 57,292 | 10,292 |

Table 2: Post Evaluation Design Costs

| Post Evaluation Design Costs | £ |
|-------------------------------------|---------------|
| Fees | 25,000 |
| Staff Costs Open Spaces | 2,000 |
| Staff Costs DBE Planning | 14,000 |
| Staff Costs DBE Highways | 4,000 |
| TOTAL | 45,000 |

Table 3: Proposed Funding Sources breakdown (Incl. of £45,000 for Authority to Start Work)

| Funding Source | Available Funds |
|---|------------------------|
| | (£'s) |
| 20 Fenchurch Street S106 (Riverside Walk - Inclusive of Authority to Start Work and Interest) | 701,066 |
| On Street Parking Reserve (Millennium Bridge Area) | 130,000 |
| Watermark Place S106 (Inclusive of accrued Interest) | 251,397 |
| Riverbank House & Watermark Place S106s (Part of the underspend from Angel Lane Scheme) | 356,342 |
| London Marathon Charitable Trust | 34,500 |
| TOTAL | 1,473,305* |

***Final figure to be confirmed once paving option finalised**

Table 4: Option 1 and 2a - Anticipated Phasing

| | 2012/13 (£) | 2013/2014 (£) | Later Years (£) | Total (£) |
|--|------------------------|--------------------------|--------------------------------|----------------------|
| Post Evaluation Design Fees / Staff Costs | 45,000 | | | 45,000 |
| Fees | 30,000 | 25,000 | | 55,000 |
| Staff Costs | 40,000 | 121,000 | | 161,000 |
| Works | 240,000 | 840,000 | | 1,080,000 |
| Provision held back | | 60,000 | | 60,000 |
| Maintenance (revenue) | | 15,061 | 57,244 | 72,305 |
| Totals: | 355,000 | 1,061,061 | 57,244 | 1,473,305* |

***Final figure to be confirmed once paving option finalised**

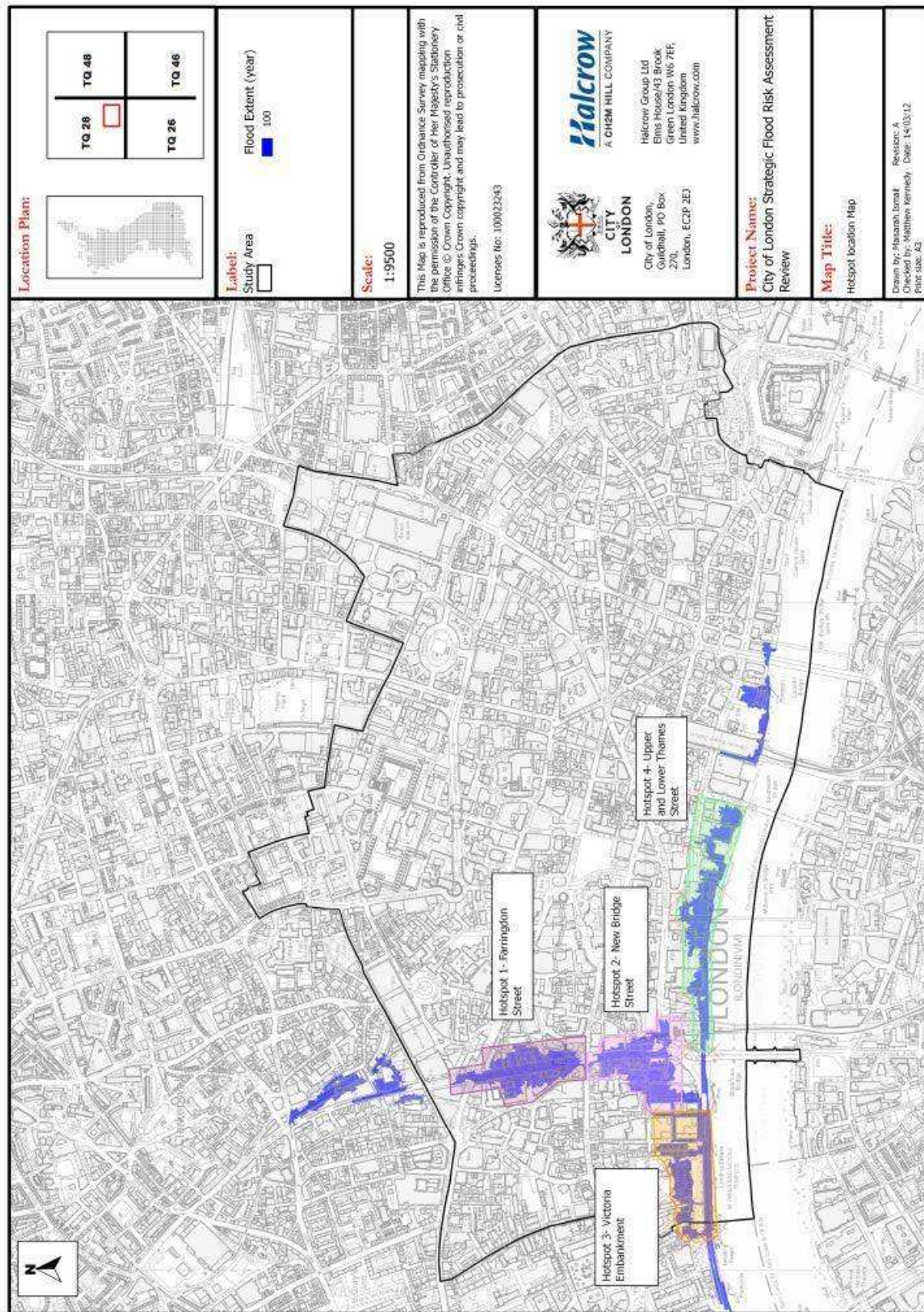
Table 5: Completed Riverside projects to date (West to East)

| Project | Description |
|---|--|
| 1. Blackfriars ramp extension and associated enhancements | The existing narrow ramp was extended and widened with feature lighting and curved mirrors installed on the soffit above the walkway to create an enhanced environment Completed March 2009 |
| 2. Blackfriars ramp hoarding | A new hoarding has been installed to enclose the spaces under the bridges. Completed April 2010 |
| 3. Blackfriars ramp hoarding extension | The hoarding was extended to cover an adjacent caged area and lighting was installed. Substantially completed summer 2011 Remaining light units to be installed in the autumn |
| 4. Pauls Walk East re-landscaping | Old timber planters and benches have been replaced with new more robust granite ones, together with enhanced planting, an irrigation system and lighting. Completed March 2010 |
| 5. High Timber Street enhancement | Paving and access improvements to this section of the Riverside Walk where the walkway diverts away from the River Completed April 2007 |
| 6. High Timber Street Tree Planting | The planting of 6 street trees opposite Globe View. Completed April 2012 |
| 7. Steelyard Passage enhancement Phase 1 | Installation of lighting and paving enhancements Completed April 2007 |

| | |
|---|---|
| <p>8. Angel Lane: New public space and re-paving around Riverbank House</p> | <p>A linear public space has been created from redundant carriageway, incorporating significant planting and seating. The space also includes a vehicle drop-off point at the northern end. York stone paving has also been laid around Riverbank House.</p> <p>Angel Lane: Completed April 2011 Riverbank House paving: Completed July 2011 (additional seating to be installed this autumn)</p> |
| <p>9. Grants Quay ramp and landscaping</p> | <p>A ramp was installed to replace steps and significant landscaping and seating introduced to provide an enhanced public space on both the upper and lower terraces.</p> <p>Completed May 2009</p> |
| <p>10. Grants Quay stone bench installation</p> | <p>A sculptural stone bench (funded by the stone supplier) was installed at Grants Quay as part of an architectural student competition. The Lord Mayor unveiled the bench.</p> <p>Completed December 2009</p> |
| <p>11. Dark House Wharf, re-planting (Open Spaces project)</p> | <p>The existing planters at Dark House Wharf were re-planted by the Open Spaces Department as part of a five year replacement planters scheme funded through the on street parking reserve.</p> <p>Completed March 2008</p> |
| <p>12. Old Billingsgate bollards</p> | <p>Installation of granite blocks to prevent illegal vehicle access to Riverside Walk associated with the unauthorised use of the office building at Old Billingsgate Market as an events space.</p> <p>Completed June 2007</p> |
| <p>13. Sugar Quay Ramp alterations</p> | <p>The existing steep ramp was adjusted to make it more shallow and create a more accessible connection</p> <p>Completed March 2009</p> |
| <p>14. Connecting Spaces Year 1</p> | <p>Street furniture improvements.</p> <p>Completed April 2012</p> |

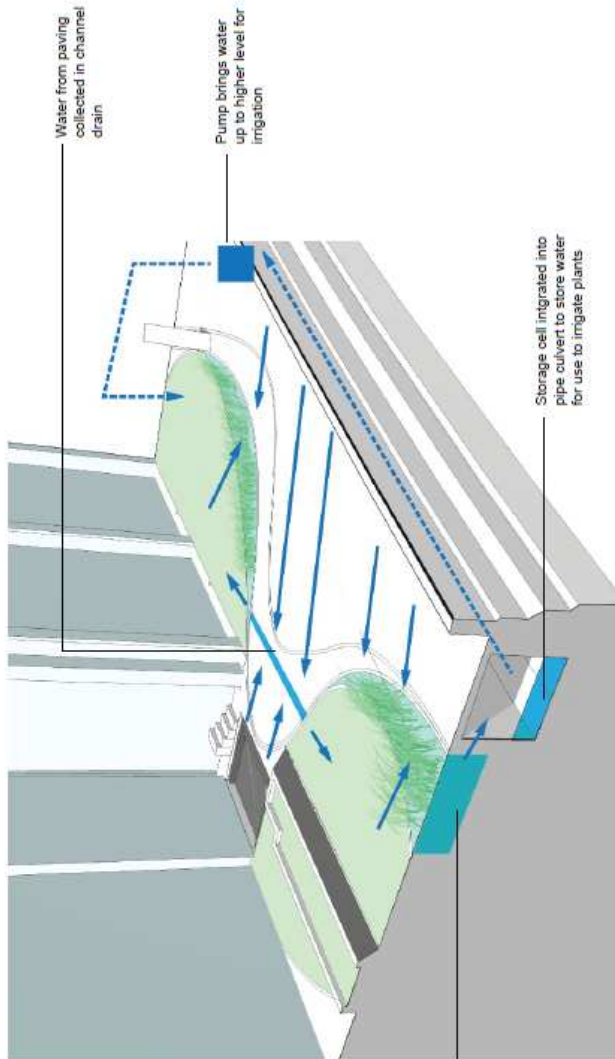
Appendix C: Riverside Walk: Millennium Bridge Area - Drainage Plan

City of London Strategic Flood Risk Assessment



Appendix C: Riverside Walk: Millennium Bridge Area - Drainage Plan

Sustainable Urban Drainage Plan



Planted bio-retention area collects water from paving and from channel drain.

Plants filter water.

When full extra water discharges to pipe culvert

TYPICAL SECTION THROUGH BIO RETENTION PLANTING AREA



Appendix D: Riverside Walk: Millennium Bridge Area - Photos

Photos

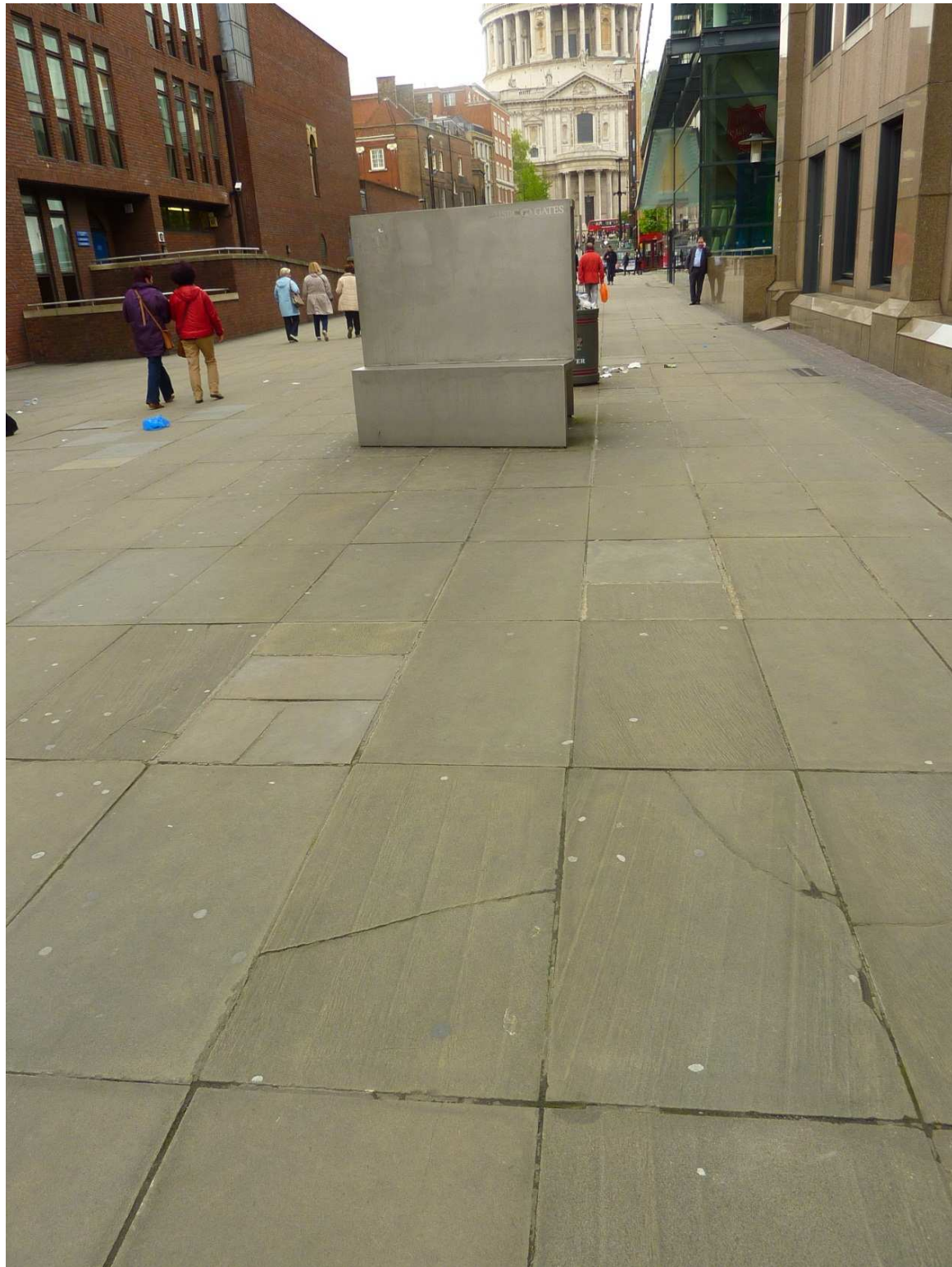


Anthony Caro sculptures looking north



Anthony Caro sculptures looking south

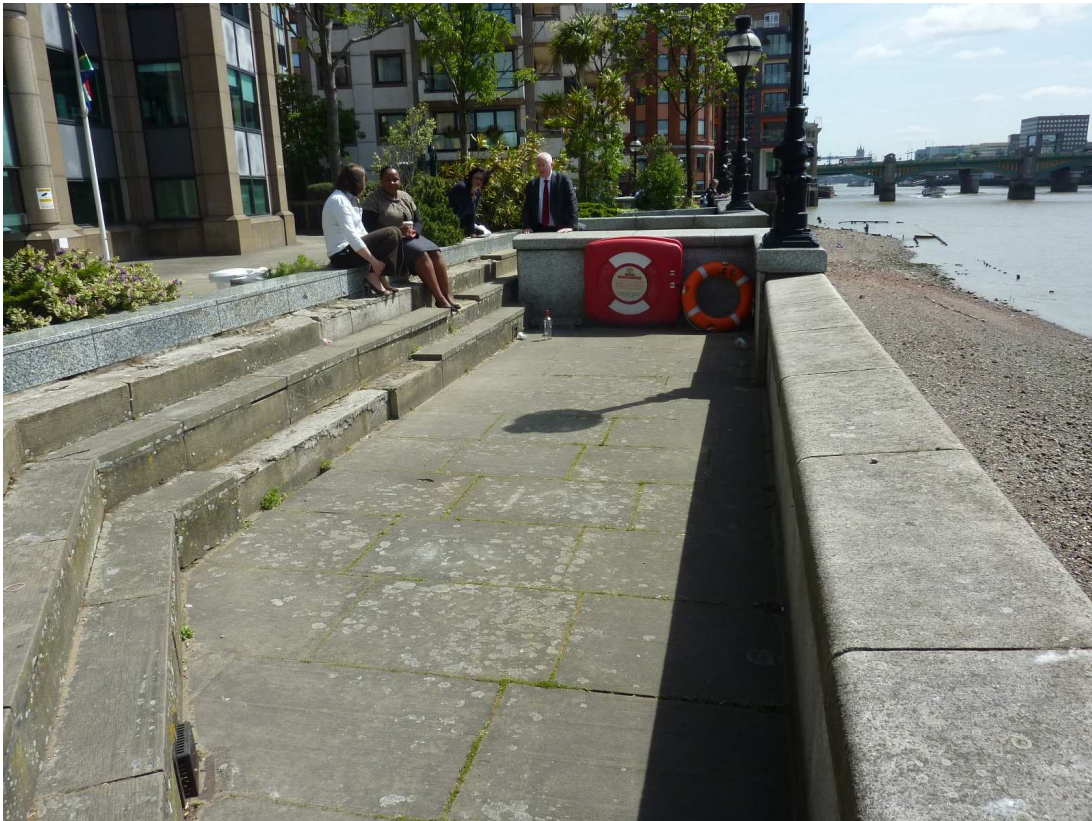
Appendix D: Riverside Walk: Millennium Bridge Area - Photos



Appendix D: Riverside Walk: Millennium Bridge Area - Photos



Space under the Millennium Bridge



Existing Planter adjacent to the Riverside Wall

Appendix D: Riverside Walk: Millennium Bridge Area - Photos



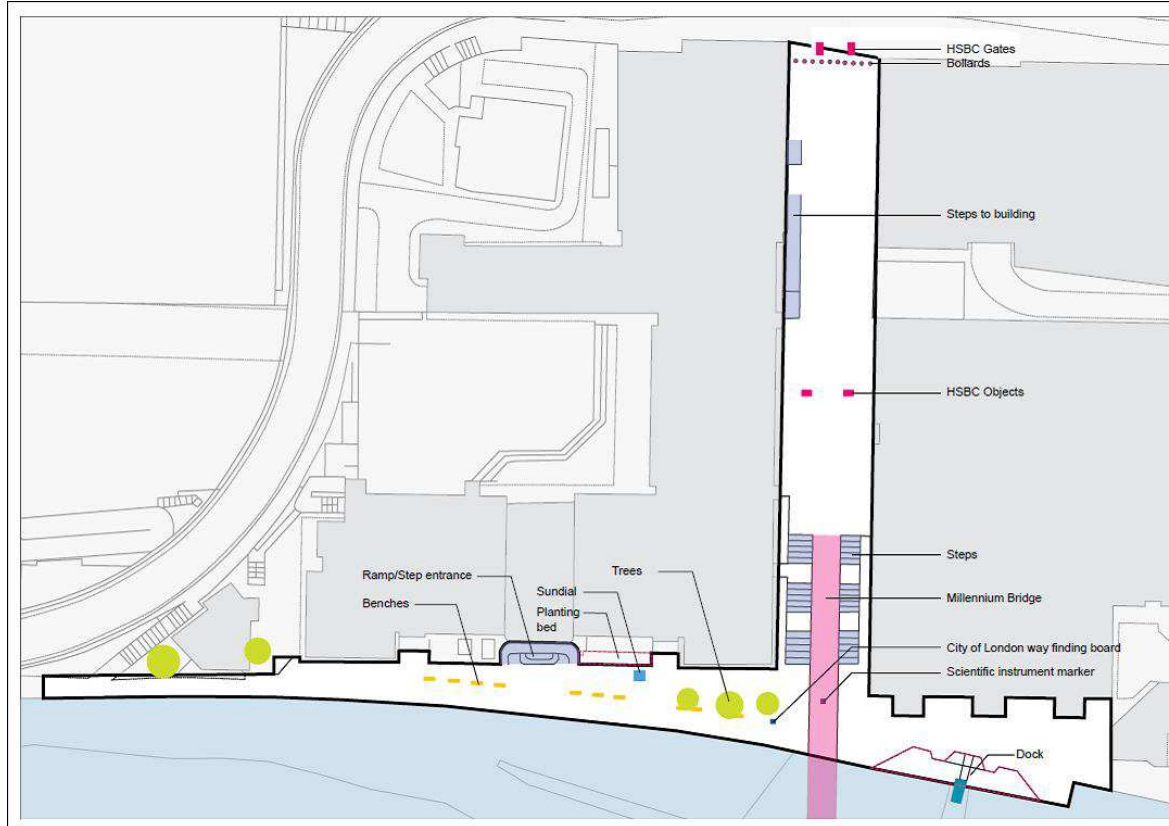
The area adjacent to the City of London School

Appendix D: Riverside Walk: Millennium Bridge Area - Photos

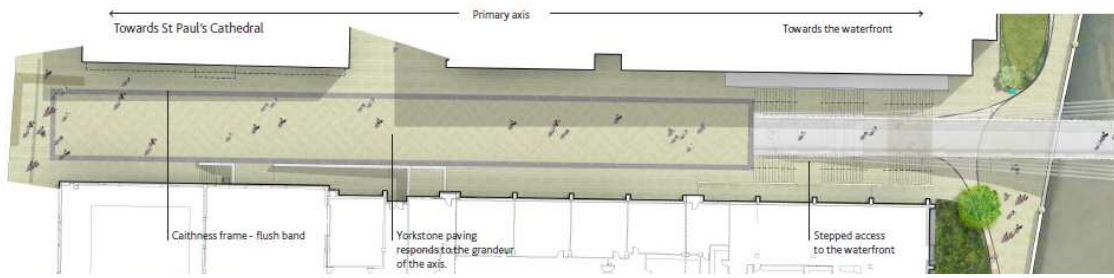


Play and/or exercise equipment at Dark House Walk

Appendix E: Riverside Walk: Millennium Bridge Area – Proposal Visualisations



Appendix E: Riverside Walk: Millennium Bridge Area – Proposal Visualisations



Large Yorkstone slabs

Caithness stone band framing axial pattern

Yorkstone paving

Appendix E: Riverside Walk: Millennium Bridge Area – Proposal Visualisations



The sloped yorkstone surface to antipersonnel zone under bridge. With anti-skate metal studding along edges.

Colour contrast between tread & riser forms visibility strip

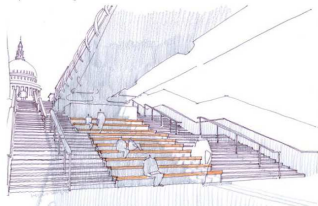
Timber bench top with raised timber dividers to prevent rough sleeping and skateboarding

Yorkstone paving and step treads

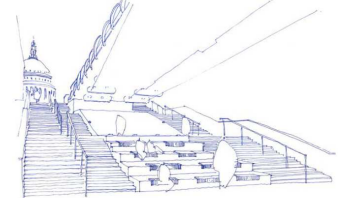
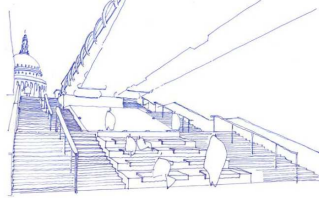
Stainless steel handrails with integral down lighting

Caithness stone riser: Colour contrast with tread creates visibility strip.

Step detail day scene



Lighting and timber step options



Appendix E: Riverside Walk: Millennium Bridge Area – Proposal Visualisations



4 RIVER WALK



New bench seating to replace existing

Existing planter re-planted with permanent mixed perennial/grass/shrub planting including climbing plants to cover the area between the vents to deter people using this area

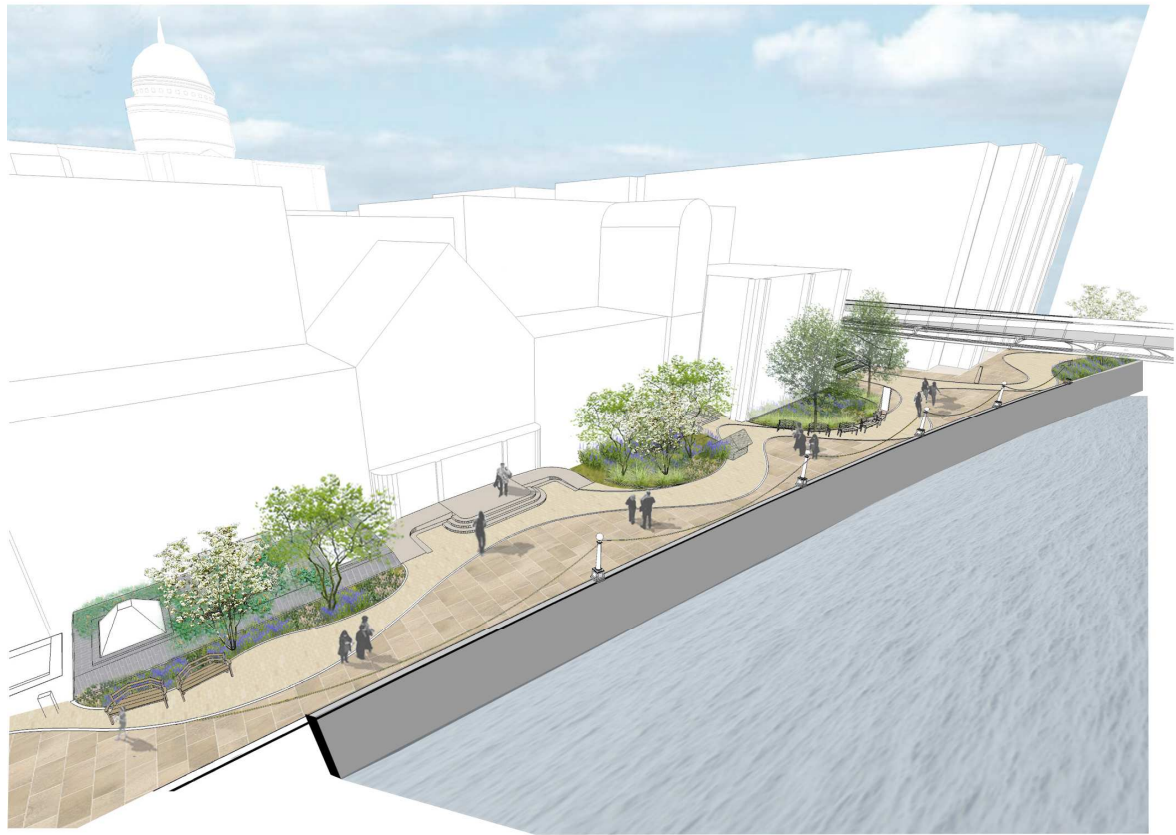
School entrance

Existing planter re-planted with permanent mixed perennial/grass/shrub planting

Existing deterrant paving removed and replaced with planting

Existing tree to be retained

Appendix E: Riverside Walk: Millennium Bridge Area – Proposal Visualisations



The City of London Open Space Strategy 2008

Executive Summary

1. Introduction

This section introduces the City of London by describing the place, explaining its uniqueness and outlining the type of open spaces that exist today. It then goes on to set out the need for and purpose of the Strategy, the importance of open space and the key issues that need to be addressed within the 'Square Mile'.

2. Policy Framework

This section establishes the relevant policy framework which provides the context for the Strategy and helps inform its content.

3. Assessment of Need

This section summarises the City's characteristics relating them to three distinct character areas (West, Central and East). It goes on to describe the 'supply' and 'demand' side of open space provision.

In terms of supply, the main findings are:

- There are 277 open spaces within the City;
- This totals approximately 32.18 hectares, of which 23.31 hectares is publicly accessible;
- Over half of the sites are less than 0.2 hectares in size;
- The existing ratio of publicly accessible open space to the weekday day-time population (workers, students, visitors and residents) is about 0.062 hectares per 1000 (0.094 in the West, 0.097 in the Central Area and 0.024 in the East);
- The best comparison is Westminster which has a ratio of 0.54ha per 1,000 weekday daytime population.
- There are approximately 2,820 trees across the City;
- There are a variety of public and commercial sports, health and fitness facilities and play areas in and around the City; and
- 10 of the open spaces are Sites of Importance for Nature Conservation.

In terms of demand, the main findings are:

- The existing weekday day-time population is approximately 370,000;
- The worker population (which accounts for about 92% of the day-time population) is mainly male (ratio of 59:41), relatively young and largely white;
- The resident population is more varied in its characteristics, being generally relatively affluent, but with Golden Lane and Portsoken Wards falling within areas that are amongst the 25% most deprived areas in England;
- The weekday day-time population is expected to grow by around 89,000 by 2026;

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- The City's communities are generally satisfied with the City's public gardens and spaces, but want more 'green' areas and trees, an increase in benches, more natural planting to help biodiversity, more play space and activities for young people and better links between spaces.

This section then outlines an assessment of need, based on the above supply and demand factors. In summary:

- The existing level of publicly accessible open space is low in both absolute and relative terms;
- The quality of publicly accessible open space is generally high, but there are a number of challenges to maintaining these high standards;

Appendix F: Riverside Walk: Millennium Bridge Area - Policies

- The whole of the City can be described as deficient in open space and there is the need for all types of open space throughout the City;
- There is a particular need for publicly accessible open space in the Eastern part of the City; and
- In the context of a growing week-day population it is considered that the most appropriate local standard is the maintenance of the existing City-wide ratio of publicly accessible open space per 1000 week day day-time population at 0.062 hectares.

4. Vision, Strategy and Delivery

This section sets out a vision for open space provision in the City and establishes a longterm

strategy. It then sets out how the Strategy will be delivered and monitored, including a five year Action Plan (Appendix 3).

The vision for open space in the City is as follows:

“The creation of a network of high quality and inspiring open spaces which helps ensure an attractive, healthy, sustainable and socially cohesive place for all the City’s communities and visitors.”

The Strategy comprises the following 10 Strategic Objectives:

1. To maintain and increase public access to existing open spaces and enhance the quality of these spaces, in terms of both design and management.

2. Increase the amount of high quality publicly accessible open space in order to maintain the existing City-wide ratio of 0.062ha per 1000 week day day-time population and focus efforts on creating additional publicly accessible open space in

the Eastern Area of the City.

3. Ensure that all open spaces are designed and managed to be safe and accessible to

all and, where appropriate, provide opportunities for different activities at different times of the day and year.

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4. Provide additional play facilities (including equipped play areas) in existing and new spaces in accordance with the City Corporation’s Play Strategy (2007-2010).

5. Maximise the provision of additional open spaces and trees to ensure that existing and new spaces make a positive contribution to the biodiversity value of the City.

6. Ensure that enhanced and additional open spaces accord with high standards of sustainable design, construction and management and take account of the potential

changes to the City climate.

7. Maximise the provision of private and communal residential amenity space (balconies and roof terraces) and communal amenity space for office workers (including gardens and ‘sky gardens’) in appropriate locations.

8. Effectively manage the temporary loss of any open space during construction projects and ensure that high quality open space of equivalent or greater size is established as soon as possible following the necessary works.

9. Improve physical access to and use of open spaces in neighbouring Boroughs.

10. Increase public awareness and understanding of the different types of open space in

and around the City and encourage the City’s communities to make the most of open spaces and to help improve them.

The delivery of this strategy is to be achieved by:

- Enhancing existing open spaces – developing a delivery strategy setting out priorities for different parts of the City;
- Enhancing the street scene – continuing to use the Streetscene Programme to deliver

Appendix F: Riverside Walk: Millennium Bridge Area - Policies

enhanced and additional open spaces (informed by area-based Public Realm Enhancement Strategies);

- Securing public access to private spaces through Access Agreements;
- Developing Planning Policy and using the development management process to secure additional open space as part of new developments;
- Continuing to work in partnership with others; and
- Increasing volunteering;
- Production of a Marketing/Promotion Strategy;
- Production of a Tree Strategy.

0

Key Issues for the Strategy

The Audit of open spaces and the key messages from local stakeholders highlight a number of recurring core issues that must be addressed in this Strategy, and in all future

open space creation and improvement schemes, in order to ensure long-term sustainable

open spaces. These include:

- Maximising opportunities to address deficiencies of open space where possible, consistent with other City Corporation objectives;
- Ensuring that all existing and new open spaces are varied, of high quality, and relevant to the needs of the local area including, where appropriate, access to play for all;
- Considering the implications of increased demand for open space through new developments and increases in the day time population in the City;
- Ensuring that any inappropriate use of sites is 'designed out';
- Considering the long term maintenance costs of new open space, and identifying sources of funding at the design and negotiation stages;
- Ensuring that, where appropriate, all new schemes incorporate automatic irrigation and that where possible, simple irrigation systems are 'retro-fitted' into existing open spaces areas;
- Ensuring the careful choice of more drought-resistant plants to maximise water efficiency, but balancing this with the requirement for native species in order to encourage diversity of wildlife;
- Ensuring that when planting street trees in new schemes, both species and size are appropriate to the location, and that species choice and size is in accordance with the City Tree Strategy (also in development), particularly with regards to deficiencies of certain species or a lack of succession in certain areas of the City;
- Developing and agreeing formal maintenance agreements for churchyards maintained by the City Gardens team; and
- Improving the planned maintenance and refurbishment of hard landscape features within City Corporation maintained open spaces, including liaising with the City Corporation's Access Officer to satisfactorily address accessibility issues.