

<p>Committees: Streets and Walkways Sub Committee - (For Decision)</p> <p>Projects and Procurement Sub Committee - (For Information)</p>	<p>Dates: 14 May 2024</p> <p>10 June 2024</p>
<p>Subject: City Greening and Biodiversity: London Wall /Moorgate relandscaping</p> <p>Unique Project Identifier: 12332</p>	<p>Gateway 5: Regular Authority to start work.</p>
<p>Report of: Interim Executive Director of Environment</p> <p>Report Author: Maria Curro, Transportation and Public Realm, City Operations</p>	<p>For Decision</p>
<h1 style="margin: 0;">PUBLIC</h1>	

<p>1. Status Update</p>	<p>Project Description:</p> <p><u>Summary</u></p> <ul style="list-style-type: none"> • The City Greening and Biodiversity group of projects forms part of the Phase 3 Cool Streets and Greening programme, which is delivering on the Climate Action Strategy targets. • The Programme aims to introduce more trees, resilient planting and enhance biodiversity across the City. • The London Wall Moorgate scheme is one of the various greening and landscaping projects featured as part of the City Greening and Biodiversity portfolio of work. • This report relates to the London Wall/Moorgate scheme only, as a stand-alone project. • The City Greening and Biodiversity Gateway 3/4 report was approved by Committees in December 2022/January 2023, and included the approval of the design and authority to move to Gateway 5. <p><u>London Wall Moorgate Relandscaping Project Overview</u></p> <p>The relandscaping project will improve the public space at the junction of London Wall – Moorgate by providing more space for</p>
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	<p>people to walk through and spend time in a key arrival/destination point for the City. The scheme will introduce resilient planting, trees, and areas to sit.</p> <p>Key design features include:</p> <ul style="list-style-type: none"> • Removing the existing lawn area, which is in poor condition, and introducing raised planting beds with resilient planting and multi-stem trees. • Preserving the existing mature oak tree, by creating planting areas to protect the integrity of the root system. • Integrating seating throughout the project area, including the re-positioning of existing seats to better facilitate pedestrian movement. • Creating a new walking route through the space, providing a more direct visual connection from London Wall/Moorgate to Moorgate station entrance. • Introducing the John Keats bust, commemorating the birthplace and work of the poet. <p>RAG Status: Amber (Amber at last report to Committee, specific to Cool Streets and Greening reporting)</p> <p>Risk Status: Low (Low at last report to committee, specific to Cool Streets and Greening reporting)</p> <p>Total Estimated Cost of Project (excluding risk): £612,335</p> <p>Change in Total Estimated Cost of Project (excluding risk): This project has been developed as part of the Cool Streets and Greening programme. This phase (Phase 3) of the programme has a total estimated cost of £2.6m, which involves the design development and evaluation of various projects.</p> <p>Spend to Date: This project has been developed as part of the Cool Streets and Greening programme which includes a number of projects. Please refer to the programme report for the spend to date.</p> <p>Costed Risk Provision Utilised: None</p> <p>Slippage: The construction works were initially anticipated to commence in summer 2024, however the programme has been adjusted to reduce disruption to immediate businesses over the summer period. The construction works are now planned to commence in the autumn 2024.</p>
<p>2. Requested decisions</p>	<p>Next Gateway: Gateway 6</p> <p>Next Steps: To reach construction stage (estimated for Autumn 2024) the following steps will be undertaken.</p> <ul style="list-style-type: none"> • Completion of the construction package which includes details of the raised planters, drainage, and planting palette (outlined in Section 4).

	<ul style="list-style-type: none"> • Liaise with external consultants and sculptor in relation to the introduction of the Keats Bust as required. • Develop construction programme with City's Term contractor. • Communicate to immediate stakeholders regarding timescales for implementation. <p>Requested Decisions:</p> <ol style="list-style-type: none"> 1. Agree authorisation to initiate public realm works for the delivery of the London Wall/Moorgate Green space at a total cost of £612,335, to be funded from the Cool Streets and Greening Programme (£442,655) and Section 106 Contributions (£168,680). 2. Agree to the installation of Keats Bust under S115B of the Highways Act (1980), to commemorate the birthplace of the poet, and formally enter into the legal agreement with the funder and sculptor (see section 4). 3. Agree to delegate the drawdown of the costed risk provision to the Chief Officer. 																						
<p>3. Budget</p>	<p>Total cost of the project is £612,335 which consists of £442,655 from the Cool Streets and Greening programme, and £168,680 from the Section 106 Agreements*.</p> <p>Table 1: Resources Required for delivery of London Wall Moorgate Relandscaping</p> <table border="1" data-bbox="528 1384 1179 1935"> <thead> <tr> <th>Description</th> <th>Resources Required (£)</th> </tr> </thead> <tbody> <tr> <td>Env Servs Staff Costs</td> <td>40,000</td> </tr> <tr> <td>Open Spaces Staff Costs</td> <td>5,000</td> </tr> <tr> <td>P&T Staff Costs</td> <td>35,000</td> </tr> <tr> <td>P&T Fees</td> <td>10,000</td> </tr> <tr> <td>Env Servs Works</td> <td>332,335</td> </tr> <tr> <td>Open Spaces Works</td> <td>50,000</td> </tr> <tr> <td>Maintenance (Soft landscaping & Cleansing)</td> <td>90,000</td> </tr> <tr> <td>Maintenance (Keats Bust)</td> <td>20,000</td> </tr> <tr> <td>Costed risk provision</td> <td>30,000</td> </tr> <tr> <td>TOTAL</td> <td>612,335</td> </tr> </tbody> </table> <p>Refer to Appendix 2 for detailed financial information.</p>	Description	Resources Required (£)	Env Servs Staff Costs	40,000	Open Spaces Staff Costs	5,000	P&T Staff Costs	35,000	P&T Fees	10,000	Env Servs Works	332,335	Open Spaces Works	50,000	Maintenance (Soft landscaping & Cleansing)	90,000	Maintenance (Keats Bust)	20,000	Costed risk provision	30,000	TOTAL	612,335
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	<p>*Section 106 monies have been allocated to this project, approved by the Streets & Walkways Sub-Committee on September 26, 2023.</p> <p>Costed Risk Provision requested for this Gateway: £30k is requested and also included in the programme report on the Cool Streets and Greening programme.</p>
<p>4. Design summary</p>	<p>The London Wall/Moorgate relandscaping project will create an enhanced public space, improving the experience of people walking to/from Moorgate station, providing space for outdoor seating, and an enhanced green space which can accommodate the increasing number of users in the area.</p> <p>The current lawn space was laid out several years ago as part of works connected to the Moorhouse development. It was always intended to be temporary and has outlived its design intent due to the continuing damage it suffers each year. The proposed design will deliver a long-term sustainable and attractive solution for this area.</p> <p>Project objectives:</p> <ul style="list-style-type: none"> • To improve the quality and function of the public space by relandscaping the oval area and removing the lawn, to introduce raised planters. • To increase the amount of greening by introducing a climate resilient planting pallet, which better adapts to the changing weather patterns and requires less maintenance in the long term. • To protect the integrity of the mature Oak tree by providing a dedicated walking route through area, in order to prevent further root damage. This route will also provide additional space for people to walk to/from London Wall-Moorgate junction towards Moorgate Station. • To plant three trees in the western part of the space. One to be planted within a raised planter and two trees planted in the ground. • To introduce seating areas at the western side of the space, providing places to stop and rest. • To introduce permeable paving along the northern edge of the planters to drain surface water run-off into the planters. This paving material is also to be used for the central walking path, which will ensure that the area retains permeability, reducing the amount of water going into the sewers.

- To improve and enhance opportunities for biodiversity and deliver the outcomes of the City's Biodiversity Action Plan.

Refer to Appendix 3 for detailed plans and images.

Keats Bust

The relandscaping project will incorporate a bust to commemorate and celebrate the life and work of the poet John Keats, who was born in the vicinity of the site.

The Bust was submitted by the project sponsor, former Alderman Robert Hall, and endorsed through the City Arts Initiative and approved by the Culture, Heritage and Libraries Committee. It has been granted planning permission. It will be sculpted by renowned sculptor, Martin Jennings. The Bust will sit upon a York stone plinth, with the bust being fabricated in bronze.

The Bust will be located north-west of the London Wall Moorgate relandscaping site. The site of the Bust has been chosen as it is in close proximity to the original birthplace of John Keats and will add a cultural focal point of the relandscaped green space.

City Officers and the City Legal Team have worked closely with Mr. Hall and Martin Jennings to bring forward to the fabrication and installation of Keats Bust. A detailed fabrication plan and installation plan have been agreed, as well as a post-installation maintenance programme.

The City have agreed a draft tripartite agreement with Mr. Hall and Martin Jennings. Committee approval is required to provide the City with the authority to enter into the agreement and provide authority to rely on the powers specified in S115B of the Highways Act 1980 (power to place objects or structures on the highway for the purpose of enhancing the amenity of the highway and its immediate surroundings).

An image and location of Keats Bust is shown in Appendix 3.

Stakeholder Engagement

Local Ward Member and Stakeholder Engagement with businesses and a resident adjacent to the London Wall Moorgate scheme was undertaken.

In autumn 2023. A Members' briefing session was held in October/November 2023 to inform Ward Members of scheme progress and project objectives.

Businesses consulted included: The Globe Pub, Fox Fine Wines and Spirits and Rosslyn. Officers held in-person consultations with these businesses in October and November 2023. The City Licensing Team and the City of London Police were also consulted and present at these in-person consultations.

Businesses acknowledged the current poor condition of the lawn area due to visitors using the space to congregate. It was agreed that an enhancement of the space was required. There were concerns from The Globe Pub that changes to the green space would reduce overall patronage to the pub and remove an area of public space that is popular for City workers and visitors. The Globe Pub and Fox Fine Wines and Spirits requested that the location of permanent seating be revised to better reflect the use of the space and existing licenses for outdoor tables and chairs.

These comments have been taken into account and are reflected in the revised design of the space. In addition, the recently completed public realm space to the west in Moorfields, outside Moorgate Tube Station, has provided an additional paved area that visitors to the pub can occupy.

All stakeholders consulted agreed with the proposals to include Keats Bust and felt that this compliments the space, as well as enriching the local culture of the area.

Online Engagement

In addition to the in-person engagement with businesses, officers organised a public consultation via an online platform (Commonplace) to obtain feedback from a wider user group. This consultation was included as part of a wider consultation exercise for the Moorgate area projects that launched in October and ended on 12 December 2023.

From the online platform, a total of thirty-one responses were received for the London Wall/Moorgate scheme. Of these responses, seventeen responses were in favour of the scheme, 10 not in favour of the scheme. The remaining responses were neutral.

Respondents in favour of the scheme supported an enhanced green space, enhanced protection of the established tree and new seating for people to spend time in the area. Other

feedback noted the importance of including new trees and other green infrastructure to help improve air quality and create a welcoming place at London Wall/Moorgate.

Respondents not in favour of the scheme indicated that the existing oval green space did need to be improved and that the existing tree needed to be protected, but expressed concern that changes to the existing layout would result in reduced space to be used for visitors to the adjacent businesses, in particular to the Pub. Most of these respondents were identified as owning a business adjacent to the scheme.

Officers have written to the businesses which expressed concerns and have advised that amendments to the design and programming of the works have been undertaken in response to feedback. These amendments have dealt with the main concerns. However, it is acknowledged that outdoor drinkers will no longer be able to congregate on the green public space and will instead be confined to paved areas.

Ongoing Engagement

Ongoing communication with key stakeholders will continue throughout the pre-construction and construction process to ensure disruption during the construction is reduced and access to businesses is kept at all times.

Moorgate/London Wall: Green Space Area Uses and Sense of Place study.

In addition to the above stakeholder engagement and public consultation on the scheme. The City engaged with researchers at Brunel University London to undertake a pilot study to map out the daily uses and experiences of those using and walking through the space.

A range of research methods were used to determine users, their experience of the space. This research also included mapping how people feel when walking, spending time in and exploring the London Wall-Moorgate area. It included on site observation and informal conversations. Results from the study concluded that people using the London Wall/Moorgate space wanted an 'enhanced space and experience' that includes, but not limited to, the following:

- Focus on highlighting the history of the area.
- Additional seating and spaces to rest.
- Enhanced spaces that are adaptable during hot weather and provide shade.

- Enhanced green spaces that are pleasant and inviting, interesting, and interactive.
- Additional walking routes through the area, as the current layout of the oval acts as a barrier to pedestrian movement.

Equality Analysis (EA)

Following an EA assessment, the proposed London Wall/Moorgate landscaping project designs will provide benefits for people with protected characteristics, including improved accessibility and comfort levels. These improvements would be enjoyed by all users and are likely to particularly benefit groups with protected characteristics relating to age, disability, and pregnancy/maternity.

Officers explored widening the footway on the southern part of the Oval space, on London Wall by the mature tree. However, a detailed tree root survey indicated that this is not feasible due to the extent of the rooting system and the proximity of the tree trunk to the kerb edge. As a result, the scheme will retain the existing footway width on the southern side of the Oval Space.

In the new central path and areas where trees and planters are being considered, a minimum of 2m clear width is considered to meet accessibility standards.

The benches considered include a range of seating with back rests and arm rests, along with single seats.

Lighting levels are considered appropriate in line with the City of London Lighting Strategy and no changes are considered within the scope of this project.

The Equality Analysis assessment can be found in Appendix 4.

Healthy Streets Design Check

A Healthy Streets (HS) check was not undertaken for the London Wall/Moorgate Relandscaping project. A HS check was not required, as the project does not meet the street type thresholds needed for an assessment.

CoLSAT

	A CoLSAT assessment was not undertaken for the London Wall/Moorgate Relandscaping project. A CoLSAT assessment was not undertaken as the existing layout of the space does not include a traditional highways layout required for the assessment.	
5. Delivery team	<ol style="list-style-type: none"> 1. FM Conway (City Corporation highways contractor) to deliver the construction works. 2. City Gardens team: soft landscape works and planting. 3. Any nominated sub-contractors, under the supervision of the Environment Department and FM Conway. 4. City Transport and Public Realm Project Officers 5. City Highways Officers 	
6. Programme and key dates	Activity	2024
	Complete construction pack	May- July
	Procurement of materials following sign-off of the construction package, including commission of Keats Bust.	July
	Prepare programme and site management plans.	July
	Installation of Keats Bust	July
	Initiate site mobilisation	August/ September
	Main Construction works commence.	October
		2025
	Completion of construction works.	January
	Planting	February - March
<i>Gateway 6 Outcome Report</i>	<i>September</i>	
7. Risks	<p>Key risks include:</p> <p>A. <u>Underground structures and utilities limit ability to include green infrastructure and planting.</u></p> <p><i>Mitigation:</i> Surveys have been commissioned and the design of the scheme reflects current site restrictions. As construction works commence, any unexpected underground constraint will be dealt by adjusting the location of the trees. Two trees are planned to be planted in ground with 3-4 multi-stem trees considered within the raised planters.</p>	

	<p>B. <u>Mature tree roots limit ability to include green infrastructure and planting.</u></p> <p><i>Mitigation:</i> A thorough tree root survey was commissioned at the design stage to ensure the integrity of the Oak tree is protected. The design, location and depth of the planters reflect the requirements established by the tree specialist.</p> <p>C. <u>Works cost increase due to inflationary costs of goods and services.</u></p> <p><i>Mitigation:</i> Work closely with term contractors and Highways Team to identify changes in material costs, etc. This will take place throughout the lifecycle of the project.</p> <p>D. <u>Objections received to scheme proposals from stakeholders.</u></p> <p><i>Mitigation:</i> Consult local occupiers/businesses and stakeholders at key project milestones and throughout the lifecycle of the project. Ongoing stakeholder engagement will be undertaken during the construction phase of the project.</p> <p>E. <u>Planting maintenance costs limit planting proposals</u></p> <p><i>Mitigation:</i> The project budget accounts for maintenance costs of the soft landscaping elements (as shown in Section 3). Further discussions are to be undertaken with the cleansing team to consider provision of bins and an additional maintenance regime in this busy area.</p> <p>Costed Risk Provision Utilised at Last Gateway: NA Change in Costed Risk: £30k</p> <p>Further information available in the Risk Register (Appendix 5).</p>
<p>8. Success criteria</p>	<p>Key measures of success from the Cool Streets and Greening programme include:</p> <ol style="list-style-type: none"> 1. To improve the Square Mile’s Urban Greening Factor 2. To increase the amount of the climate resilient planting throughout the City. 3. To improve opportunities and corridors for biodiversity and deliver in the outcomes of the City’s Biodiversity Action Plan.

	4. To provide outdoor amenable space for people to visit and enjoy.
9. Progress reporting	Monthly updates to be provided via Project Vision and any project changes will be sought by exception via Issue or Update report to Streets and Walkways Sub Committee/Delegated Authority should there be a fundamental change to the project scope.

Appendices

Appendix 1	Project Coversheet
Appendix 2	Detailed financial information (see below)
Appendix 3	Detailed Plans and Images Keats Bust
Appendix 4	Equality Analysis
Appendix 5	Risk Register

Contact

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Appendix 2. Detailed financial information.

Description	Resources Required (£)
Env Servs Staff Costs	40,000
Open Spaces Staff Costs	5,000
P&T Staff Costs	35,000
P&T Fees	10,000
Env Servs Works	332335
Open Spaces Works	50,000
Maintenance (Soft landscape & Cleansing)	90,000
Maintenance (Keats Bust)	20,000
Costed Risk Provision	30,000
TOTAL	612,335

Funding Source	Funding Adjustments (£)	Revised Funding Allocation (£)
03-3297AS Basinghall Street 35 10/02/2005	26,177	26,177
04/00958/FULL Austral House 09/03/2005	14,181	14,181
07/00092/FULL Telephone Exchange 29/06/2009	129,322	129,322
CAS - Cool Streets and Greening*	442,655	442,655
TOTAL	612,335	612,335