

Committee(s):	Date(s):
Project Sub Committee	16 th May 2013
Street & Walkway Sub Committee	20 th May 2013
Community & Children Services Committee (For information)	14 th June 2013
Culture, Heritage & Libraries Committee (For information)	1 st July 2013
Subject: Middlesex Street Estate – Removal of car park ramps: Outline options appraisal	Public
Report of: Director of the Built Environment	For Information

Summary

Dashboard

Project Status : Green

Timeline indicating the stage at which the project is: Gateway 3

Total Estimated Cost : between £130,000 to £425,000

Spend to Date : £15,505 for evaluation

Overall project risk : Green

Context

This project explores options to enhance the environment and the access in the vicinity of the new Artizan Street Library and Community Centre. The area is currently dominated by two large car park ramps to first floor level which are now redundant as the parking on the first floor is closed. These ramps dominate the area and do not provide a pleasant environment in the vicinity of the new Library and Community Centre, nor a welcoming access to the Petticoat Tower entrance that is squeezed between the estate wall and the ramps (see Appendixes 1&2).

In December 2011, Members approved that the initial payment (£17,939) under the Local Communities and Environment contribution from 100 Bishopsgate S106 be allocated for evaluation. In January 2012 Members approved that £250,000 from two tranches of the 100 Bishopsgate Section106 (S106) be allocated to improve access and landscaping in the area. The first tranche, £126,820, was received by the City in May 2010.

In addition to the sums above that have been approved by Members, there is a contribution of £313,057 due under this agreement once the development is implemented.

These figures combine to a total budget of £580,996 plus indexation for this project which involves assessing the requirements for the future use of the space in the vicinity of the Artizan Street Library and Community Centre, and develop a design for the community space alongside the Middlesex Street Estate.

Brief description of project

Options to improve the area have been investigated as following :

1. Keep both ramps and re-use them for another purpose (such as a community garden, allotments or play space);
2. Remove 1 ramp, make use of ramp 2 and create a small public space in the area now available;
3. Remove 2 ramps and reconfigure the uses of the area to create an enhanced public space for residents and local users which complements the new Library and Community Centre.

The estate entrance located off Harrow Place/Artizan Street is now used as the Petticoat Tower entrance and it is currently accessible only through a narrow passage between the building and the ramps. The removal of the ramps would therefore provide a wider area in front of the entrance and allow for a safer, more visible and welcoming entrance. The current level of lighting in the area meets the City standard, however, it is also proposed to develop a lighting scheme to enhance the space, and discourage anti-social behaviour and discourage rough sleepers.

Following preliminary consultation with the Ward Members and the Middlesex Street residents, a clear need to remove the 2 ramps (Option 3) as well as to improve the area has been expressed. Therefore, Option 3 is the preferred option. Further detailed design regarding the use of the new public space needs to be developed, and it is proposed to organise design workshops with the estate residents to develop the design and progress the project to Gateway 4.

It should also be noted that the ramps are too steep to be used for pedestrian access to the Mezzanine level and therefore do not meet the Equalities Act requirements. Estate residents have an internal access to the mezzanine level, however a new public access will be required when the Mezzanine space is redeveloped for commercial use. This is to be done at a later stage as part of the Middlesex Street Phase IV project that would enhance the retail areas and will be managed by the City Surveyor Department.

Options

Description	Option 1 £	Option 2 £	Option 3 £
Total Estimated Cost	£130,000 - £270,000	£275,000 - £405,000	£300,000 - £425,000
Tolerance +/-	25%	25%	25%
Likely Funding Strategy	100 Bishopsgate S106 inclusive of interest and indexation	100 Bishopsgate S106 inclusive of interest and indexation	100 Bishopsgate S106 inclusive of interest and indexation

NB Full details of all of the options are available in paragraph 23 of the main report.

Recommendations

Option(s) recommended to develop to next Gateway

It is recommended that Members approve:

- **“Option 3 – Remove 2 ramps” at a total cost of between £300,000 to £425,000 with a 25% tolerance to be funded by 100 Bishopsgate S106; and**
- **Members approve the project proceed to Gateway 4 (detailed options appraisal) funded by £30,000 from 100 Bishopsgate Section 106 agreement.**

Next Steps

Detailed Options Appraisal report to be prepared.

Resource requirements to reach next Gateway and source of funding

£30,000 is required to advance Option 3 to detailed options appraisal stage. It is proposed that this would be funded through tranche 1 of the 100 Bishopsgate S106 agreement.

Financial Assessment/Investment Appraisal to be provided in the Detailed Options Appraisal report

To be provided at Gateway 4.

Plans for consultation prior to the next Gateway report

It is proposed to continue to consult with the Ward Members and the Middlesex Street Estate residents through organising workshops to develop the design of the project and to gain a clear understanding of the needs for the area. Other relevant parties will also be consulted including City Surveyors, District Surveyor Office, Open Spaces, Community & Children Services, and Culture, Heritage & Library Departments.

Tolerances

The budget estimate includes a 25% tolerance due to further technical engineering investigations needed to be carried out to provide a more accurate cost estimate, as well as unknown information regarding underground services. A detailed cost estimate will presented at Gateway 4.

Main Report

Overview

1. Evidence of Need	The redevelopment of 100 Bishopsgate required the closure and temporary relocation of the Camomile Street library which was relocated to the Middlesex
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	<p>Street Estate and re-launched as the Artizan Street Library and Community Centre, providing a wider range of facilities for local residents.</p> <p>The Library and Community Centre is now opened to public and due to the first floor car park ramps being redundant, there is an opportunity to investigate options for removing the ramps and enhancing the area.</p> <p>The entrance to the new Artizan Street Library and Community Centre is immediately adjacent to the ramps which reduce the prominence of the entrance. The Petticoat Tower entrance is also not visible as it is currently accessible only through a narrow passage between the building and the ramps. The removal of the ramps would therefore provide a wider area in front of the Library and Community Centre and the Tower and allow for safer, more visible and welcoming entrances.</p> <p>The level of lighting currently meets the City standards however the lighting could be improved in line with City Police criteria to discourage anti-social behaviour in the area.</p> <p>The issues above were expressed by the Ward Members and the estate residents during meetings and presentations, and an opportunity exists to create a new community space based on their wishes and needs. This report outlines a number of options to provide new community facilities or a new public space in the area.</p>
<p>2. Success Criteria</p>	<ul style="list-style-type: none"> • New improved public space in the vicinity of the new Artizan Street Library and Community Centre and Library; • Better and more visible access to Petticoat Tower; • Safer and more pleasant evening environment in the area ; • Increase number of visitors to the new Library and Community Centre; • Better linkage between Artizan Street, the new Library and Community Centre and the Post Office.
<p>3. Project Scope and Exclusions</p>	<p>It should be noted that residents have an internal access to the Mezzanine level but that there is currently no public access. The budget estimates do not include for works related to a new public access to the mezzanine level, nor a new canopy to the Petticoat Tower entrance. These works are estimated between</p>

	£240,000 and £290,000 and are likely to be developed at a later stage by the City Surveyor's Department as part of the Middlesex Street Phase IV.
4. Link to Strategic Aims	To support and promote the City as the world leader in international finance and business services. To provide modern, efficient and high quality local services and policing within the Square Mile for workers, residents and visitors with a view to delivering sustainable outcomes.
5. Within which category does the project fit	Fully reimbursable.
6. What is the priority of the project?	Advisable.
7. Governance arrangements	There will be regular meetings with the Senior Responsible Officer. Workshops with residents will also be organised to discuss and help the development of the design.
8. Resources Expended To Date	The estimated final cost to the end of Gateway 2 is £15,505 funded from the Section 106 agreement related to the 100 Bishopsgate development to undertake preliminary evaluation. This means there is a projected underspend of £2,434 at the end of Gateway 2 which will be put towards the cost of the detailed options appraisal and design.
9. Results of stakeholder consultation to date	The Middlesex Street Estate residents and Ward Members have been met and several presentations have been done to present the options, and they are supportive of the option 3 and its sub options.
10. Consequences if project not approved	The car park ramps would remain redundant and continue to dominate the public space. The new entrance to the Artizan Street Library and Community Centre would continue to be obscured by the ramps and there would be no improvement to the local environment.

Outline Options Appraisal

11. Commentary on the options considered	A series of options have been developed for the area, one of which involves making use of the existing ramps and some involve their removal. The options which involve retaining the ramps would be centred on creating a community garden / allotment /
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	<p>play space that would provide a use for the existing infrastructure. However the ramps are too steep to be used as pedestrian access to the first level and would therefore have a limited use. The options which involve removing the ramps would provide a new public space that could be used by resident and local users, and would facilitate creating a more welcoming and safer entrance to Petticoat Tower.</p> <p>All the options require the retention of access to the basement level car park. There are currently two ramps to the basement level, at each end of Artizan Street, one of which is for entry and the other for exit. The options considered propose retaining only one ramp to the basement level and making this a light-controlled, two-way ramp so as to maximise the available space at street level. This has already been approved by the Community and Children Services Department, and is their favoured solution.</p>
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Information Common to All Options

<p>12. Key benefits</p>	<p>The redundant car park ramps would be either converted for another use or removed, thereby providing an enhanced community space. By undertaking these enhancements there would also be the opportunity to create a more welcoming entrance to the new Artizan Street Library and Community Centre and make the area a focal point for the wider community.</p>
<p>13. Estimated programme and key dates</p>	<p>Following the approval of options to be investigated further there will be a need to consult with local residents in order to ensure that their views and wishes for the area are taken into consideration. This approach will ensure that the final option selected will provide maximum benefit for the local community and create a sense of ownership amongst local people. This consultation would be expected to take place in summer 2013.</p> <p>Following the consultation a detailed options appraisal will be produced. It is anticipated that this work will be presented to Members in winter 2013/2014. Authority to start works would then be sought at the beginning of 2014.</p>
<p>14. Potential risk implications</p>	<p><i>1. A design is developed that does not meet the requirements of the local community</i></p> <p>A full public consultation will be undertaken to canvass</p>

	<p>the views of local stakeholders, and local residents will be kept informed of the progress of the project to ensure support for the scheme.</p> <p><i>2. The cost of the final design exceeds the project budget</i></p> <p>The design development will be informed at all stages by the available budget and a final design will be agreed within the financial constraints.</p> <p><i>3. Structural and / or utility issues impact on the design development</i></p> <p>Surveys will be carried out at the appropriate stage to determine the requirements for structural issues relating to the ramps and the presence of any sub-surface utilities.</p> <p><i>4. The development does not proceed or is delayed and the additional sum of £313,057 is not received in time or at all.</i></p> <p>If delays occurred a phasing plan for the delivery of the project would have to be prepared at the appropriate stage.</p>
<p>15. Anticipated stakeholders and consultees</p>	<ul style="list-style-type: none"> • Local residents and occupiers; • Developer of 100 Bishopsgate (as provider of funding); • City Surveyor Office; • District Surveyor. • Community and Children Services; • Library and Community Centre; • Chamberlain; • Access Team; • Planning.
<p>16. Legal implications</p>	<p>None.</p>
<p>17. HR implications</p>	<p>None.</p>
<p>18. Anticipated source(s) of funding – capital and revenue</p>	<p>The scheme is to be funded through the Section 106 agreement relating to 100 Bishopsgate inclusive of indexation and any interest accrued.</p>
<p>19. Affordability</p>	<p>The project is fully funded from the Local Communities and Environment contribution of 100 Bishopsgate S106, with funding allocated as following:</p>

	<p><u>Public realm street scene improvements:</u></p> <ul style="list-style-type: none"> • In December 2011, Members of the Streets and Walkways and Project Sub Committees approved that the initial payment (£17,939) be allocated to evaluate options for environmental enhancement works in the area. • There is a further obligation of £313,057 under this agreement to be triggered on the implementation of the development. <p><u>Community facility allocation</u></p> <ul style="list-style-type: none"> • In January 2012, the Community & Children Services and the Culture, Heritage & Library Committees approved that £250,000 from 100 Bishopsgate S106 (£126,820 from the first tranche S106 and £123,180 of the second tranche) be allocated for improvements in the vicinity of the new Artizan Street Community Centre and Library. The first tranche was received by the City in May 2010 and is available for this project. <p>These figures combine to a total budget of £580,996 plus interest and indexation for this project.</p>
<p>20. Next steps</p>	<p>Following the decision of Committee to proceed with the recommended option, design development and further consultation will take place. A detailed options appraisal (Gateway 4) report will be prepared for winter 2013/2014.</p>

Outline Options Appraisal Matrix

See attached.

Appendices

<p>Appendix 1</p>	<p>Existing pictures</p>
<p>Appendix 2</p>	<p>Finance table</p>

Contact

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	<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
21. Brief description	Retaining the two existing car park ramps and converting them for use as a community space (such as green space, allotments or play space), and creating an indoor access to the main block entrance.	Removing one of the existing car park ramps to create a new community space whilst retaining one ramp to be used for another purpose (such as a community garden, allotment or play space).	Removing the two existing car park ramps to create a new community space in the vicinity of the new Library and to create a more visible and welcoming entrance to the Tower Block.
22. Scope and Exclusions (where different to section 3)	As section 3.	As section 3.	As section 3.
23. Key benefits (where different to section 12)	This option would create a community scheme for the re-use of the ramps but would not allow for the creation of a new public space.	This option would allow for the creation of a new small public space and provide a more visible and welcoming entrance to the Tower Block.	This option would allow for the creation of a wider new public space and provide an appropriate gateway for the relocated community centre. Local residents could engage in the development of the design of this new space and this would increase the sense of ownership of the space. This option would also provide a more visible and welcoming entrance to the Tower Block.
24. Estimated Programme (where different to section 13)	As section 13.	As section 13.	As section 13.
25. Potential risk implications (where different to section 14)	As section 14.	As section 14.	As section 14.
26. Anticipated stakeholders and	As section 15.	As section 15.	As section 15.

	<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
consultees (where different to section 15)			
27. Legal implications (where different to section 16)	Not applicable.	Not applicable.	Not applicable.
28. HR implications (where different to section 17)	Not applicable.	Not applicable.	Not applicable.

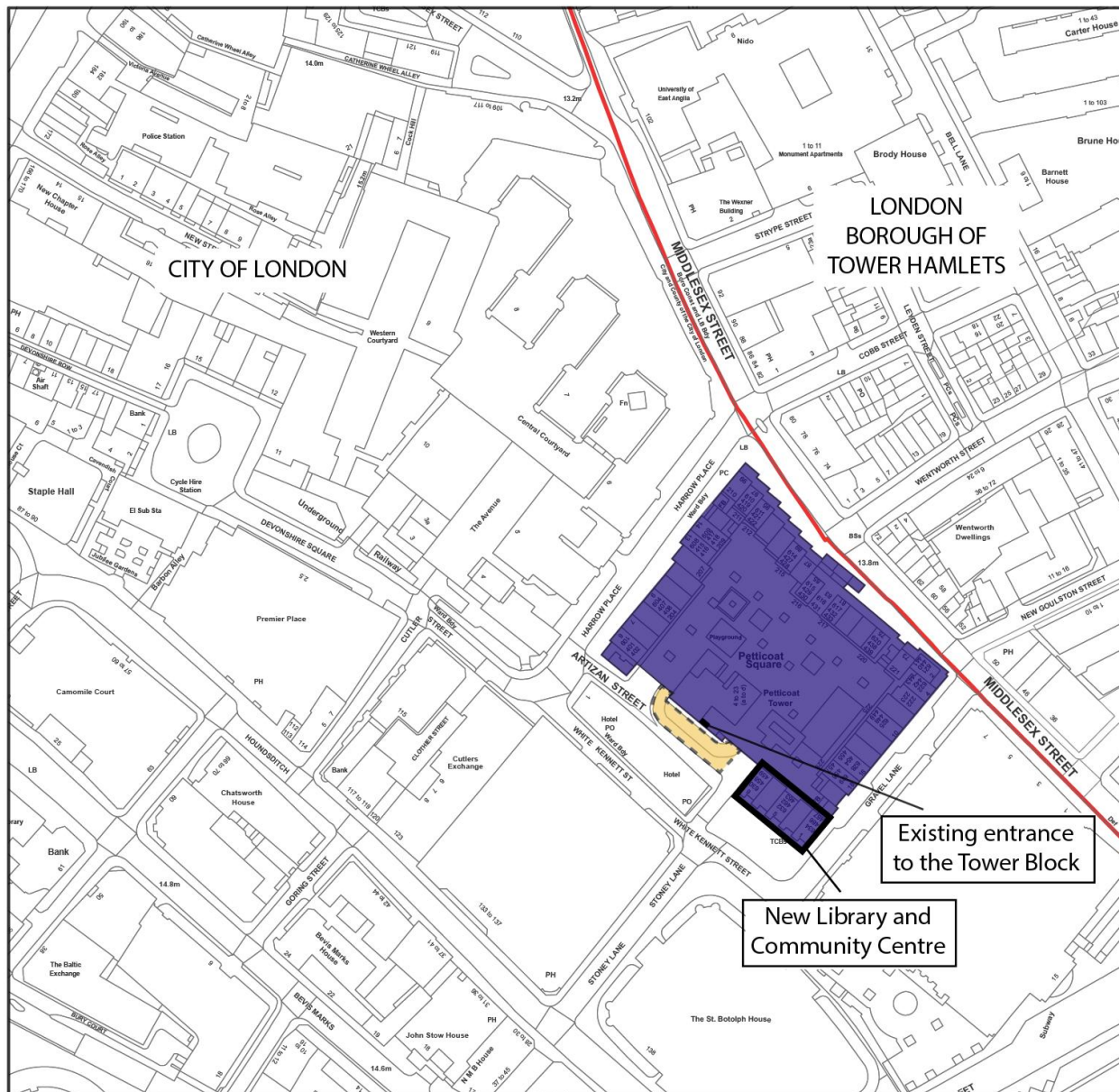
<u>Financial Implications</u>	<i>Option 1</i>	<i>Option 2</i>	<i>Option 3</i>
1. Total Estimated cost (£)	£130,000 - £270,000	£275,000 - £405,000	£300,000 - £425,000
2. Anticipated source of project funding (where different to section 18)	As section 18.	As section 18.	As section 18.
3. Estimated capital value/return (£)	Not applicable.	Not applicable.	Not applicable.
4. Fund/budget to be credited with	Not applicable.	Not applicable.	Not applicable.

capital return			
5. Estimated on-going revenue implications (£)	To be confirmed at Gateway 4.	To be confirmed at Gateway 4.	To be confirmed at Gateway 4.
6. Anticipated source of on-going revenue funding (where different to section 18)	As section 18.	As section 18.	As section 18.
7. Fund/budget to be credited with income/savings	Not applicable.	Not applicable.	Not applicable.
8. Affordability (where different to section 19)	As section 19.	As section 19.	As section 19.

1. <u>Recommendation</u>	<i>Not recommended</i>	<i>Not recommended</i>	<i>Recommended</i>
2. Reasons	Making use of the existing car park ramps for a new purpose would not provide a public space for the residents of the Middlesex Street estate and users of the new the Library. The ramps are too steep and therefore cannot be used for pedestrian access to the Mezzanine level.	Removing one of the car park ramps would allow for the creation of a small new public space in the vicinity of the new Library and for an improved access to the new Tower block entrance. However the new public space would be quite small and the ramp to be kept is too steep to be used for pedestrian to access the Mezzanine level, and	Removing both car park ramps would allow for the creation of a wider new improved public space in the close vicinity of the new Artizan Street Library and Community Centre. This would help to increase the number of visitors to the new Library and Community Centre in providing a more pleasant and safer environment in the area. This option would also

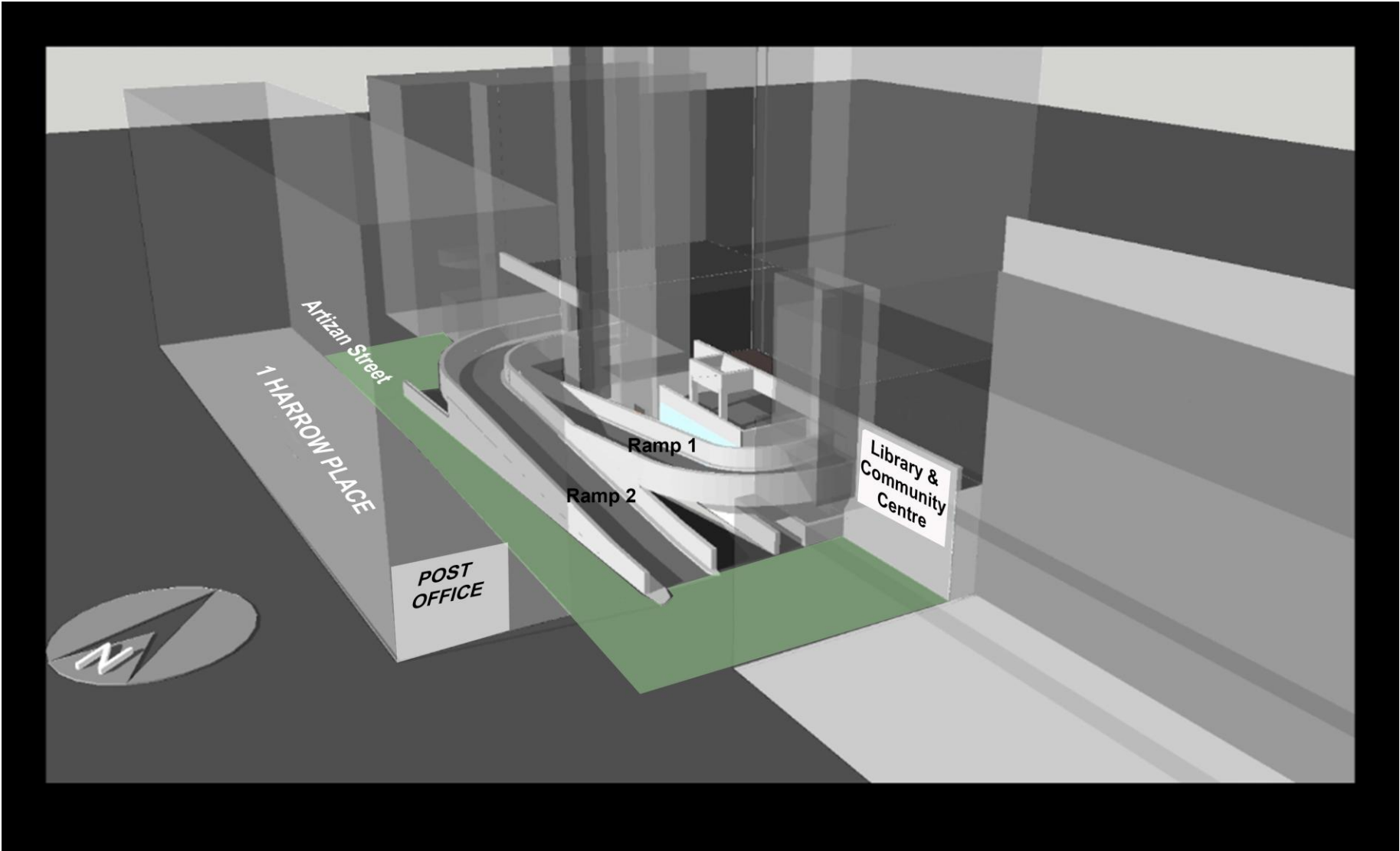
		would therefore be of limited use.	provide a better and more visible access to Petticoat Tower and allow to create a better pedestrian linkage between Artizan Street, the new Library and Community Centre, the Post Office and Gravel Lane.
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Appendix 1 - Location plan and axonometric view of the area



- Middlesex Street Estate
- Middlesex Street Estate Ramps
- City of London Boundry





Appendix 2 - Pictures of the Middlesex Street Estate Ramps and main entrance to the Tower Block



Appendix 3 - Budget estimates table

Table 1: Gateway 1 to 4 estimates

Task	Approved Budget	Estimated final cost to Gateway 2	Budget required for detailed options appraisal and design	Revised budget to include estimate to reach Gateway 4
Fees	£7,939	£7,505	£20,434	£27,939
Open Spaces Staff Costs	£500	£0	£500	£500
Highways Staff Costs	£1,500	£0	£1,500	£1,500
P&T Staff Costs	£8,000	£8,000	£10,000	£18,000
Staff Cost Sub-Total	£10,000	£8,000	£12,000	£20,000
Totals	£17,939	£15,505	£32,434	£47,939

Table 2 : Implementation Costs

Tasks	Option 1- Ramps retained	Option 2 - Remove 1 ramp	Option 3 - Remove 2 ramps
Demolition works	£0	£90,000	£125,000
Infill / Structure / Make good	£0	£25,000	£25,000
Ramp Re-landscaping (£400/m ²)	£50k - £120k (approx. 300m ²)	£30k - £60k (approx. 150m ²)	£20,000 (landscaping/access to basement ramp)
Urban improvements (paving/planting/seating) £400/m ²)	£50k - £120k (approx. 300m ²)	£100k - £200k (approx. 500m ²)	£100k - £225k (approx. 560m ²)
Lighting	£30,000	£30,000	£30,000
Construction TOTAL	£130,000 - £270,000	£275,000 - £405,000	£300,000 - £425,000