

<b>Committee(s):</b>	<b>Date(s):</b>
Open Spaces and City Gardens	8 April 2014
<b>Subject:</b> Senator House Garden, EC4 – Delegated Authority Request	<b>Public</b>
<b>Report of:</b> Director of Open Spaces	<b>For Decision</b>

### **Summary**

Delegated Authority is sought for the Town Clerk in consultation with the Chairman and Deputy Chairman to approve transaction terms and details for the renovation of the City's Senator House Garden, Queen Victoria Street once a report can be presented setting out negotiated transaction details.

AG Senator House GP Ltd has approached the City seeking to carry out renovations to Senator House Garden and generally improve public access through it in conjunction with the refurbishment works to its adjoining property, Senator House, 85 Queen Victoria Street, EC4, which is a City freehold property.

The City holds the garden on a 148 year lease from London Underground, and which is maintained by the Open Spaces Department as a private open space that is accessible to the public. The garden was laid out in the 1980's, but its design and planting deters public use and gives the impression that it is a private garden belonging to Senator House.

Negotiations are largely settled, including the proposed garden layout that was presented as schematic information to your meeting of 17<sup>th</sup> February 2014 and generally approved. The schematic layout is appended herewith for information. Fine tuning of the design and construction details and terms are needed before a report recommending the transaction can be submitted.

The proposals would greatly improve the appearance, accessibility and public use of the garden, reflecting the City's Open Spaces Strategy and Planning Policies. They will also help towards improved access for Cleary Garden.

Planning permission will be required for the garden works. The developer would like to progress the necessary approvals with a view to starting garden works later this year, once renovation of the building façade has been completed.

Terms are in the final stages of negotiation and involve the developer undertaking high quality renovation to Senator House Garden wholly at its cost based upon the schematic layout design.

The developer is also to undertake cleaning of the garden for the lifetime of its adjoining property and a goodwill payment of £24k is presently being negotiated. In addition the City's reasonable legal costs are to be met.

It is intended that the City grants a licence to the developer for the duration of

the garden works to enable the renovation, but does not grant any permanent interest in Senator House Garden. Once the hard landscaping is completed, City Gardens will carry out the soft landscaping works at the developer's expense.

### **Recommendation**

Members are asked to:

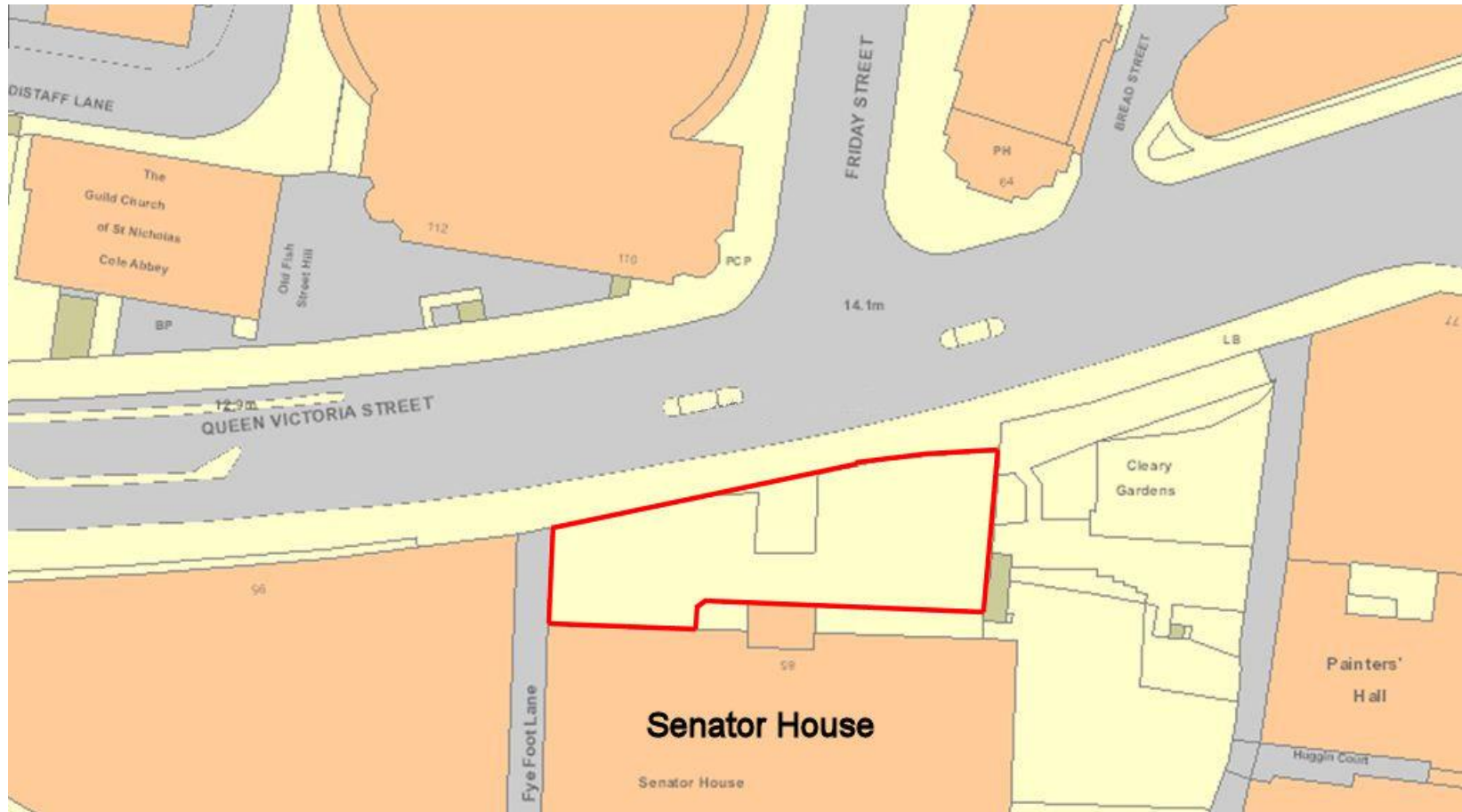
- Approve the grant of delegated authority to the Town Clerk in consultation with the Chairman and the Deputy Chairman to approve the terms of a transaction and the detailed re-landscaping proposals, once they can be reported that will enable the developer to undertake renovations to Senator House Garden at no cost to the City.

### **Appendices**

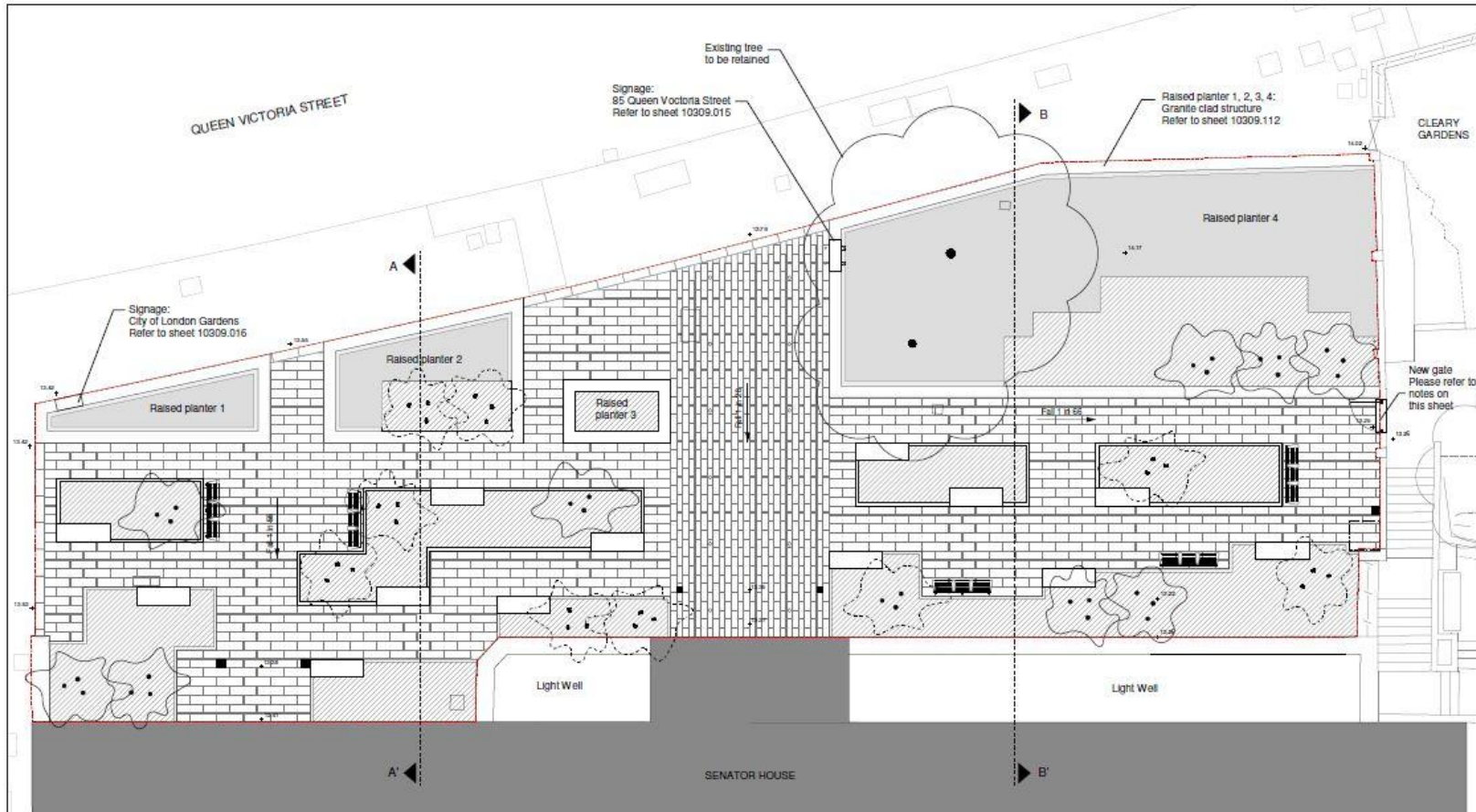
- Appendix 1 – Location plan
- Appendix 2 – Schematic Layout and illustration of the proposals

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Appendix 1 – Location plan



## Appendix 2 – Schematic Layout and illustration of the proposals

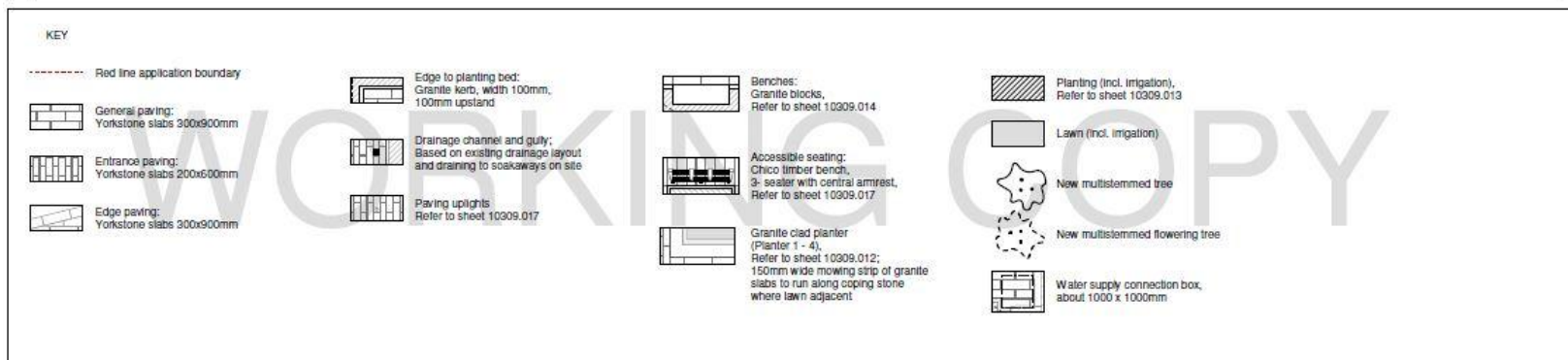


Notes:

1. Copyright. The contents of this drawing may not be reproduced in whole or in part without the permission of BURNS + NICE.
2. All dimensions to be checked by site measurement prior to the commencement of works or ordering of materials. Do not scale from this drawing.
3. All granite to be SB16-300-AG as supplied by CED or similar approved. Finish to be fine picked.
4. Height of planter 1, 2, 3 to be 450mm above paving on southern side.
5. New gate to Cleary Gardens to be mild steel frame with vertical bars, painted black, finials to match existing gate to Cleary Gardens on Queen Victoria Street. Height to be flush with top of wall.
6. Accommodation work within Cleary Gardens required for new gate.



**FOR PLANNING**



### SENATOR HOUSE Landscape Proposal General Arrangement

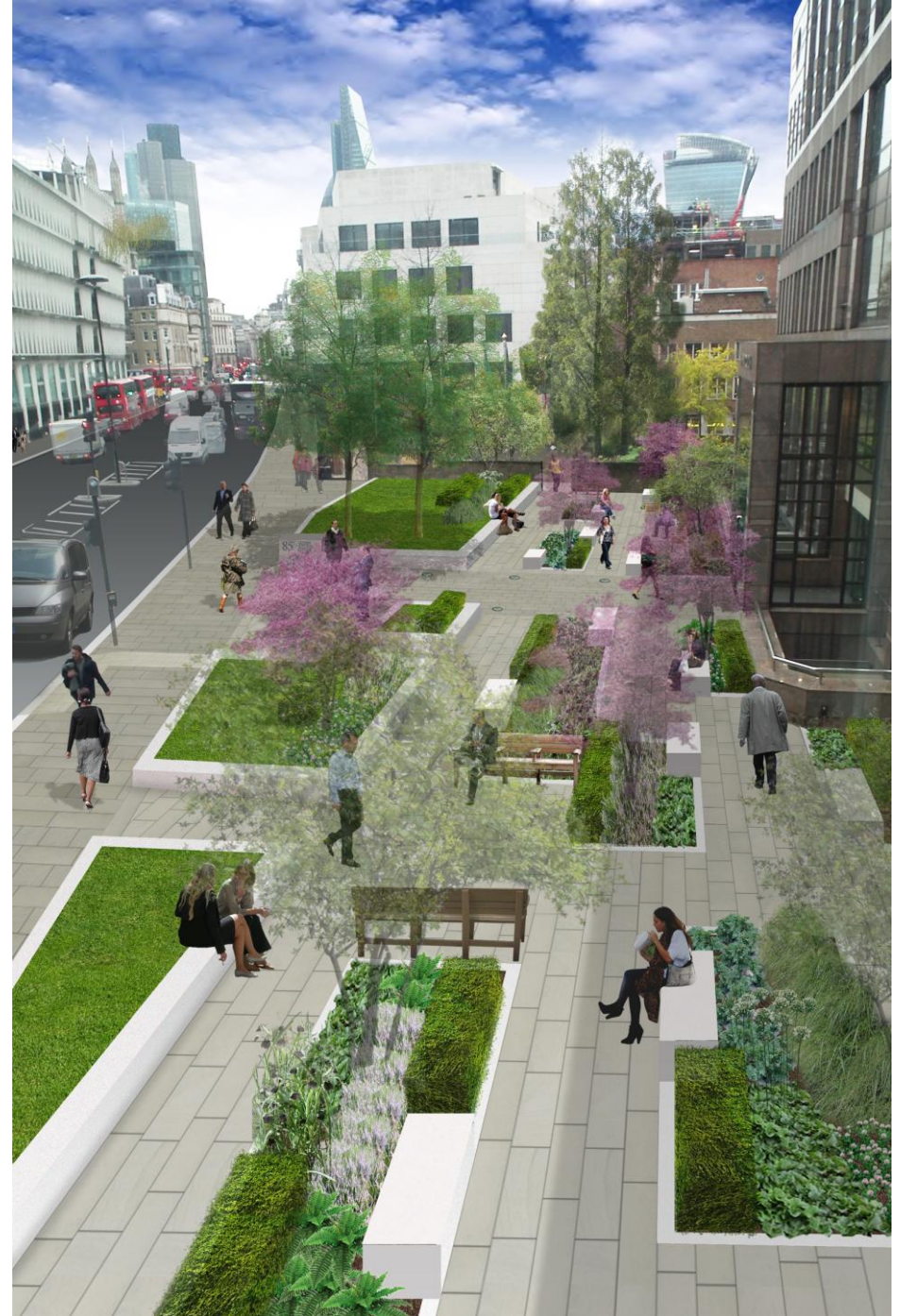
Date: 19 March 2014  
Dwg No: 10309.010  
Issue: Draft  
Drawn by: BW  
Checked: SN

Scale 1:100 @ A2

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Existing



Proposed



Proposed



Existing