

Committees:	Dates:	
Streets and Walkways Sub-Committee Projects Sub- Committee	06/05/2014 07/05/2014	
Subject: 71 Queen Victoria Street Enhancement Scheme	Gateway 5 Authority to Start Work	Public
Report of: Director of the Built Environment		For Decision

Summary

- Project status: Green
- Project estimated cost: £272,500 (including staff costs, fees and works)
- Spent to date:
Initial evaluation budget: £20,000

Staff Costs	£3,037
Fees	£5,000
Total spent to date	£8,037

- Overall project risk: Green
- Estimated implementation, summer 2014.

Following a request from the developer of No. 71 Queen Victoria Street, a Gateway 1 & 2 report for the enhancement of the planter and highway area in front of the development was considered and approved by Members in September 2013. The scheme will be fully funded by the developer through a Section 278 Agreement at an estimated cost of £272,500.

Currently, the space in front of the development includes a large raised planter that is in poor condition and includes a variety of dense evergreen plants, including mature palms. This planter sits directly in front of the new development and surrounding footways are narrow with accessibility constraints. The project includes redesigning the existing planter, raising sections of the carriageway on Little Trinity Lane and Great Trinity Lane to footway level, and pedestrianising a short section of the carriageway (adjacent to 63 Queen Victoria St) in order to enlarge the public space and provide more opportunities for seating and planting. (Please refer to the attached plans in Appendix 2).

The land is owned and maintained by City of London. It is estimated that implementation will be in Summer 2014 and authority to start work is now sought.

Recommendation

It is recommended that:

- i) Authority to start work is given for the implementation of the works by the City's Highways Term Contractor at an estimated cost of £272,500, to be fully funded by the developer of 71 Queen Victoria Street through a Section 278 Agreement, subject to receipt of funds and the making of any necessary traffic orders.

Main Report

<p>1. Design summary</p>	<p>The scheme includes hard and soft landscaping improvements of the space in front of 71 Queen Victoria Street in order to make it a more attractive and usable area. The scheme includes the following key elements:</p> <ul style="list-style-type: none"> • The existing planter will be replaced with a new granite planter set within an improved street layout in order to maximise the space available for pedestrians, open up views across the area and introduce new seating areas. • Pedestrian movement through the space will be enhanced and accessibility improved by the raising of the carriageways adjacent to the planter to footway level. • Vehicle tracking modelling has been undertaken to ensure that a short section of carriageway between the planter and 63 Queen Victoria Street can be pedestrianised without impacting upon vehicle movement and access. <p>(see Appendix 2 for project proposal)</p>
<p>2. Delivery team</p>	<ul style="list-style-type: none"> • City of London officers (Environmental Enhancement, Highways and Open Spaces) • City's Landscape Architects • MHBC – project managers working on behalf of the developer of 71 Queen Victoria Street. • JB Riney (City's highways term contractor)
<p>3. Programme and key dates</p>	<ul style="list-style-type: none"> • Carry out utility surveys – May 2014 • Sign off Section 278 Agreement – May 2014 • Finalise technical design and issue construction package – May 2014 • Receive payment from the developer – May 2014 • Implementation – July 2014 (duration of works 12-16 weeks)
<p>4. Potential risk implications</p>	<p>Overall project – Low risk</p> <p>Risk breakdown:</p> <p><i>1. Risk: Project exceeds budget</i></p> <p><i>Mitigation:</i> Monitor costs closely and to ensure the budget is not exceeded. Notify the developer in advance of any risk of cost increase. The Section 278 agreement requires the funder to meet all project costs.</p> <p><i>2. Risk: London Underground structural issues impacting works design, budget and programme</i></p> <p><i>Mitigation:</i> Mitigate by conducting utilities surveys before agreeing design and avoid the requirement for relocating utilities by adjusting the scope of works if necessary. Trial holes have been carried out and further surveys are required in order to complete the construction</p>

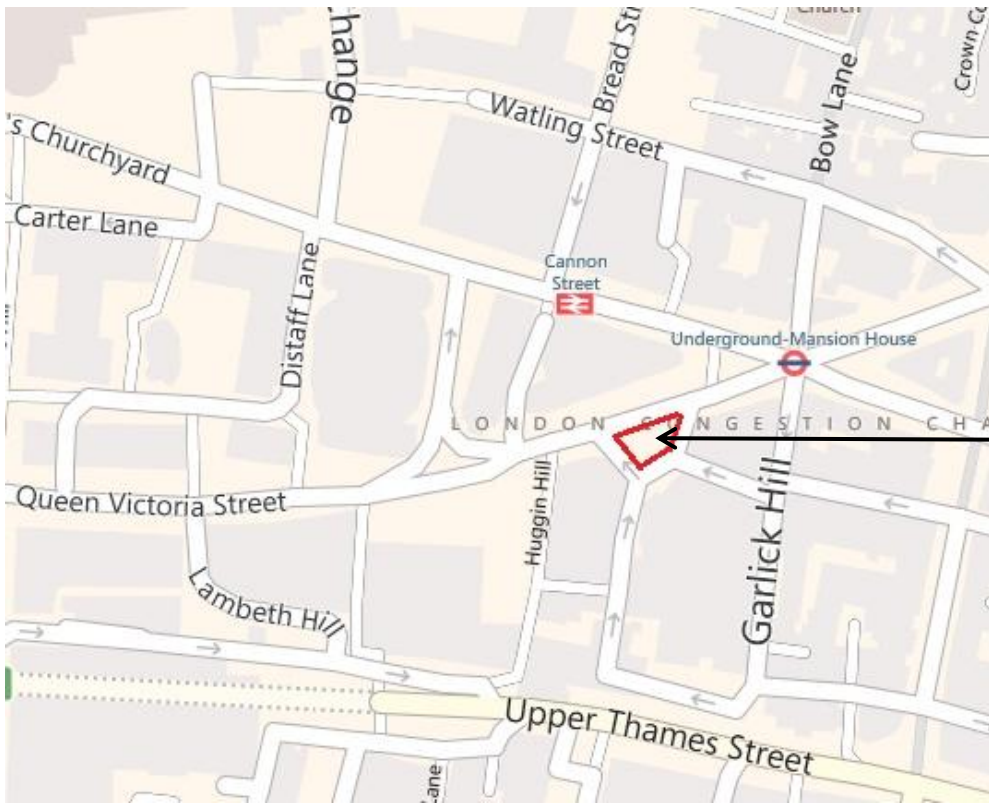
	<p>drawings.</p> <p><i>3. Risk: Key stakeholders oppose the proposed enhancement works</i></p> <p><i>Mitigation:</i> Officers have provided detailed information and briefings to stakeholders throughout the design and evaluation stages. Positive responses have been received to date.</p> <p><i>4. Risk: Objections received to Traffic order which will impact the design of the scheme.</i> A Traffic Management Order will be required to restrict vehicular access to the part of the road adjacent to 63 Queen Victoria Street. This is a separate statutory process which cannot be prejudiced.</p> <p>Mitigation; The area is public highway and initial surveys and consultation with neighbours has been positive.</p>
5. Budget	<p>The project will be fully externally funded by the developer of 71 Queen Victoria Street.</p> <p>An initial fee of £20,000 was paid by the developer in January 2014, in order to allow the City to progress the project and conduct consultation work, including liaison with local stakeholders, development of the detailed design and preparing the necessary report back to Members. It is expected that these funds will be fully utilised by the end of May 2014.</p> <p>Total estimated implementation cost is £272,500 (including staff costs, fees and works). Please refer to Appendix 3 for budget breakdown.</p> <p>In terms of revenue implications, the new planter is slightly smaller than the existing one. Furthermore, an irrigation system is proposed which will assist with maintenance of the soft landscaping areas.</p>
6. Success criteria	<ul style="list-style-type: none"> • Improvement of the appearance and amenity of the public space by enhancing the planting and providing spaces to rest. • Improvement of access through the area with wider footways and level access across carriageways. • Emphasise the views and vistas from Queen Victoria Street to Little Trinity Lane and Great Trinity Lane. • To reduce road danger risk for vulnerable road users by widening footways • To plant additional trees where possible, in line with the City of London Tree Strategy and Biodiversity Action Plan 2010-2015.
7. Progress reporting	<p>Monthly updates to be provided via Project Vision and any project changes will be sought by exception via Issue Report to Spending and Projects Sub Committees</p>

Appendices

Appendix 1	Site Plan
Appendix 2	Project proposal
Appendix 3	Budget Breakdown - Implementation

Contact

Report Author	Maria Herrera
Email Address	Maria.herrera@cityofLondon.gov.uk
Telephone Number	0207 332 3526



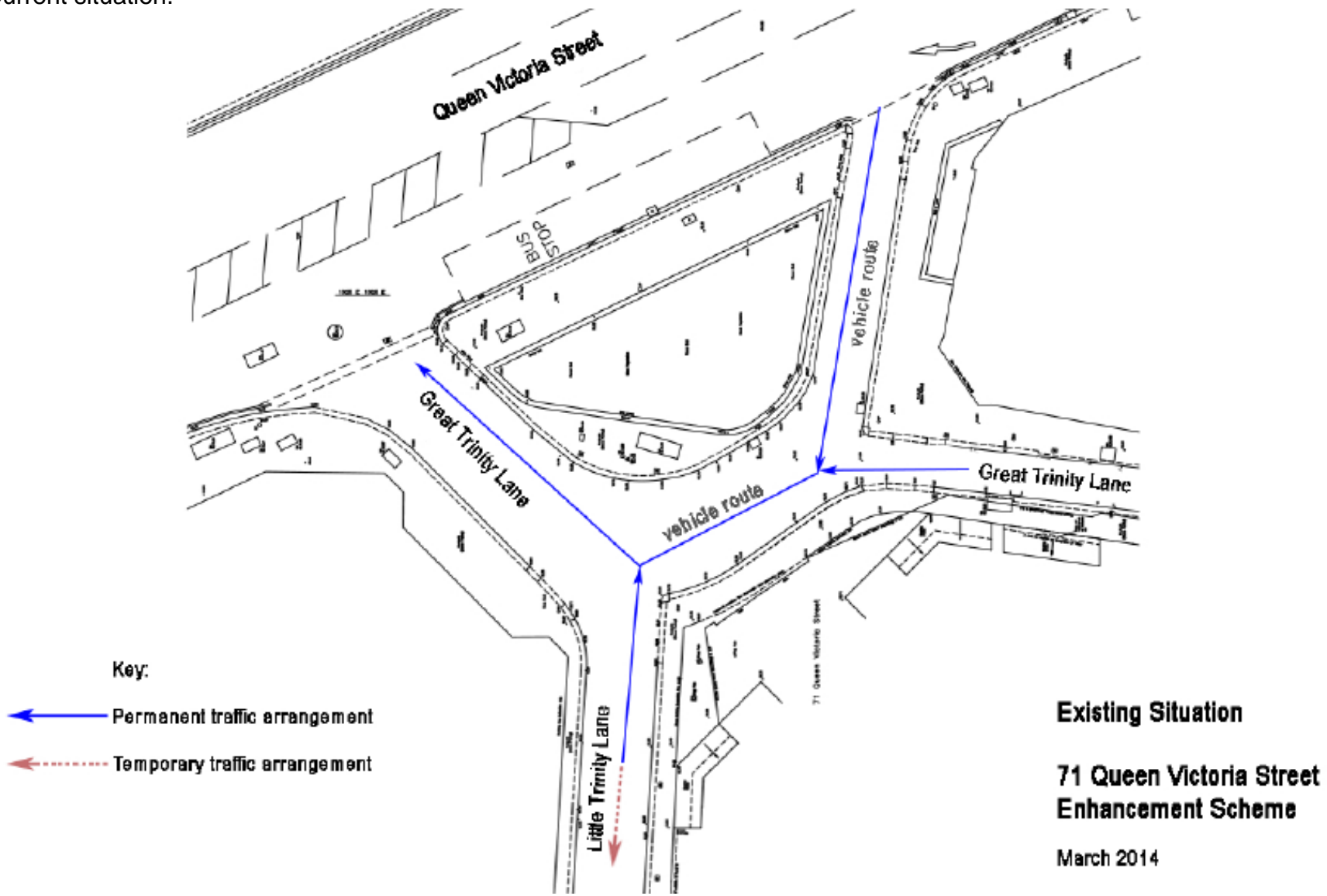
Enhancement scheme

Site plan

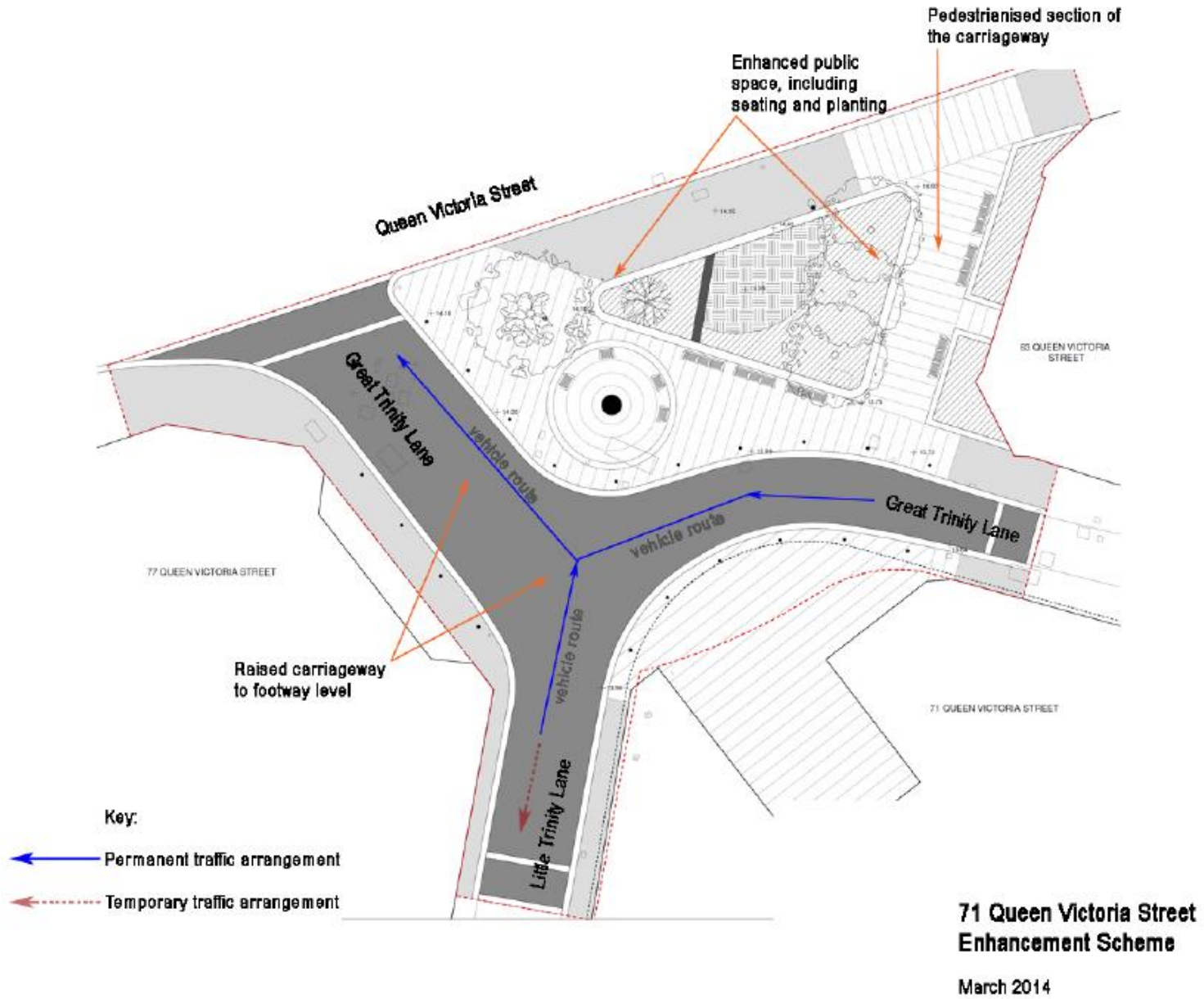


Existing view from Queen Victoria Street

Current situation.



Project Proposal



Appendix 3	Budget Breakdown - Implementation
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Description	Estimated	
	Cost (£)	
General Works:		
Site clearance	£14,000	
Paving works	£103,000	
Planter	£20,000	
Electrical	£15,000	
Drainage	£16,500	
Street Furniture	£14,000	
Planting and soft landscaping	£19,000	
Irrigation System	£15,000	
	Sub Total (Works)	£216,500
Fees:		
Design fees	£10,000	
Surveys/other related fees	5,000	
	Sub Total (Fees)	£15,000
Staff Costs:		
P&T staff costs	£22,000	
Highways Staff Costs	£14,000	
Open spaces Staff Costs	£5,000	
	Sub Total (Staff Costs)	£41,000
	Total estimated cost	£272,500*

*Total project cost does not include initial evaluation and design costs (£20,000), which has already been paid by the developer.