

Committees:	Dates:	
Streets and Walkways Sub-Committee Project Sub-Committee	09/07/2014 22/07/2014	
Subject: EE106 2-6 Cannon Street (Offsite Works) Gateway 3 report	Gateway 3 Options Appraisal	Public
Report of: Director of the Built Environment	For Decision Yes	

Dashboard

- Project Status: Green
- Timeline: Outline design proposals agreed
- Total Estimated Cost: £17,000 (externally funded to next gateway)
- Spend to Date: £3,866 (fully recoverable)
- Overall project risk: Low

Summary

Background:

The City of London (COL) and developers Pembroke Real Estate (PRE) on behalf of Cannon Street Limited have agreed a set of high quality, integrated, urban design proposals for offsite works adjacent to 2-6 Cannon Street.

PRE will carry out and complete the on-site physical improvements within property line, in accordance with landscaping planning conditions. PRE and COL have agreed to work in partnership to deliver the off-site physical improvements.

All consultancy fees will be paid for by PRE. Planting will be paid for and delivered by the PRE, the paving and associated hard landscape will be paid for by PRE and delivered by the City.

Given that the project is wholly externally funded and relates to offsite works, agreement has been reached with stakeholders through a process of engagement rather than the assessment of design options. An option appraisal is not required as part of this report. Therefore this report seeks approval from members on the intended direction for detail design proposals for the offsite landscape works.

Progress to date:

Since the last report in January, pre-application discussions have continued with DBE officers and resulted in the outline design proposals set out in Appendix 1 being agreed between officers, the landscape architecture consultants (Robert Townshend Landscape Architects) and PRE.

Table 1 – Financial Implications		
<i>Item description</i>	<i>Cost to date (£)</i>	<i>Estimated costs to next gateway (£)</i>
Consultants costs	N/A	N/A
Staff costs (transport and public realm)	3,866	12,548

Staff costs of £3,866 have already been incurred. PRE have been advised that a

further £12,548 is anticipated in order to reach the next gateway (refer to Table 1).

Procurement approach:

Consultants for the detail design work stage will be carried out and paid for by PRE in agreement with Department for the Built Environment.

The paving work will be paid for by PRE and carried out by the City's term contractor for highways. The term contractor is currently JB Riney.

The planting work will be paid for by PRE, but implemented and maintained by the City's Open Spaces Department. Any increase in maintenance costs will be funded by PRE for between 5 and 20 years but is subject to negotiation.

Proposed way forward:

Should the recommendation be approved, the next stage will involve convening a project board consisting of the following representatives:

- Assistant Director (Transportation Planning), City of London
- Assistant Director (Environmental Enhancement), City of London
- Technical Manager (Open Spaces), City of London
- Head of Access team, City of London
- Representative, Pembroke Real Estate (developer)
- Representative, St Nicholas Cole Abbey (neighbouring land owner)
- Representative, Old Change House (neighbouring land owner)

Design consultants will be appointed by PRE to enable the agreement of materials, surface finishes, confirm the location of utilities and critical dimensions with officers and stakeholders.

Recommendations:

Officers recommend members approve the project continuing to the next gateway, subject to receipt of funding from the developer.

Appraisal															
1. Brief description	Physical improvements, including new public spaces, paving and planting, negotiated as part of the planning application for 2-6 Cannon Street.														
2. Scope and exclusions	<p><i>Scope:</i> PRE have been engaged with the City in discussions about developing the site at 2-6 Cannon Street. As part of negotiations, they have agreed to fund:</p> <ol style="list-style-type: none"> 1. A study of the wider area between Distaff Lane and Peter's Hill. 2. Detailed study and proposals for the area around St Nicholas Cole Abbey. 3. Detail proposals for the garden associated with 2-6 Cannon Street, and the landscape defined by a revised property boundary. 4. Detailed proposals for Distaff Lane. <p>The agreed offsite works are illustrated in Appendix 1. A series of options have been discussed with St Nicholas Cole Abbey.</p> <p><i>Exclusions:</i> Onsite landscape works will include a planted public plaza designed by Chelsea Gold Medal winning garden designer Tom Stuart Smith. They will be submitted to members as part of the section 106 works associated with the planning application for 2-6 Cannon Street.</p>														
Project Planning															
3. Programme and key dates	<p>Progress will be subject to the planning application being submitted by the developer. An estimate of work stage durations is given below in Table 1.</p> <table border="1"> <thead> <tr> <th colspan="2">Table 1: Estimated work stage durations</th> </tr> </thead> <tbody> <tr> <td><i>Planning application submission</i></td> <td><i>Week 0</i></td> </tr> <tr> <td><i>Appoint consultants for detail design (2 weeks)</i></td> <td><i>Week 2</i></td> </tr> <tr> <td><i>Develop detail design proposals (Stage D RIBA – 8 weeks)</i></td> <td><i>Week 10</i></td> </tr> <tr> <td><i>Internal discussion re: materials and utilities (2 weeks)</i></td> <td><i>Week 12</i></td> </tr> <tr> <td><i>Window for meeting to agree detail design with developer (1 week)</i></td> <td><i>Week 13</i></td> </tr> <tr> <td><i>Report writing:(8 weeks)</i></td> <td><i>Week 21</i></td> </tr> </tbody> </table>	Table 1: Estimated work stage durations		<i>Planning application submission</i>	<i>Week 0</i>	<i>Appoint consultants for detail design (2 weeks)</i>	<i>Week 2</i>	<i>Develop detail design proposals (Stage D RIBA – 8 weeks)</i>	<i>Week 10</i>	<i>Internal discussion re: materials and utilities (2 weeks)</i>	<i>Week 12</i>	<i>Window for meeting to agree detail design with developer (1 week)</i>	<i>Week 13</i>	<i>Report writing:(8 weeks)</i>	<i>Week 21</i>
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Appraisal	
	Report to members TBC
4. Risk implications	None
5. Benefits and disbenefits	<p>The project will improve the public realm in the vicinity of the development and deliver against the following strategic aim:</p> <p><i>Aim 1: To support and promote 'The City' as the world leader in international finance and business services</i></p> <p>The project will also deliver against the following departmental business plan objectives:</p> <p><i>SA1 To promote and facilitate the exemplary and sustainable design of streets and spaces which furthers the City's role as a leading international financial, maritime and business centre.</i></p> <p><i>SA3 To protect, maintain and enhance the quality of the City's built environment to safeguard its heritage and special character and to make it a more pleasant and inclusive place in which to work and live.</i></p> <p>The provision of very high quality public realm both on and off site will compensate for an increase in building footprint at 2-6 Cannon Street. Public spaces north and south of Distaff Lane will be enhanced to create a seamless, visually unified experience, improving access and links to public transport for business in the area.</p> <p>Offsite works will include matching improvements to the plaza adjacent to St Nicholas Abbey Cole and localised paving treatment to Distaff Lane that visually connects both spaces.</p>
6. Stakeholders and consultees	<ul style="list-style-type: none"> • Developer • Local Ward Members • Local residents and occupiers • City Surveyor • Chamberlain • Access Team • St Nicholas Cole Abbey (adjacent landowner) • One Carter Lane (adjacent landowner) • Old Change House (adjacent landowner) • Bracken House/Mizuho International PLC (adjacent landowner)
Resource Implications	

Appraisal	
7. Total Estimated cost	£1.1million - 1.25 million, subject to agreeing planting specification with Open Spaces before the next gateway.
8. Funding strategy	The proposals are fully funded by the developer, Pembroke Real Estate on behalf of Cannon Street Limited.
9. Ongoing revenue implications	<p>All land currently identified for onsite section 106 landscape works and offsite works is currently designated and maintained as either City Walkway or highway.</p> <p>There is an increase in the density of planting in proposals by St Nicholas Cole Abbey, which is expected to result in an additional £4-5,000 a year to maintain as City Walkway and funded by PRE. The period of maintenance will be between 5 and 20 years and will be subject to negotiation with PRE.</p> <p>Offsite works also include a small apron of land at the front of St Nicholas Abbey Cole on Queen Victoria Street. This land is designated as permissive path and remains the land owner's responsibility to maintain.</p>
10. Procurement strategy	For areas on public highway, permissive path and City Walkway, the works will be carried out by the City's term contractor for highways. The term contractor is currently JB Riney.
11. Legal implications	None
12. Corporate property implications	None
13. Traffic implications	None
14. Sustainability and energy implications	More efficient pedestrian access and circulation from the station to surrounding destinations for pedestrians. A modest, reduction in storm water loading on local infrastructure by directing run off from paved areas into planting beds where possible. Use of durable, high quality paving materials to reduce maintenance costs.
15. IS implications	None
16. Equality Impact Assessment	<p>No change. Further assessment will be carried out as part of detailed design proposals.</p> <p>The area has an extremely steep gradient running from north to south. There is insufficient space available</p>

<i>Appraisal</i>	
	between existing built structures to support safe wheelchair ramp gradients. Existing access via the footway on Distaff Lane has been retained.
17. <u>Recommendation</u>	Recommended Officers recommend members approve the project continuing to the next gateway, subject to receipt of funding from the developer.
18. Next Gateway	Gateway 5 - Authority to Start Work
19. Resource requirements to reach next Gateway	£17,000 staff costs (including £3,866 committed to date) will be covered by a contribution from Pembroke Real Estate.

Appendices

Appendix 1	Agreed outline design proposals for offsite landscape works.
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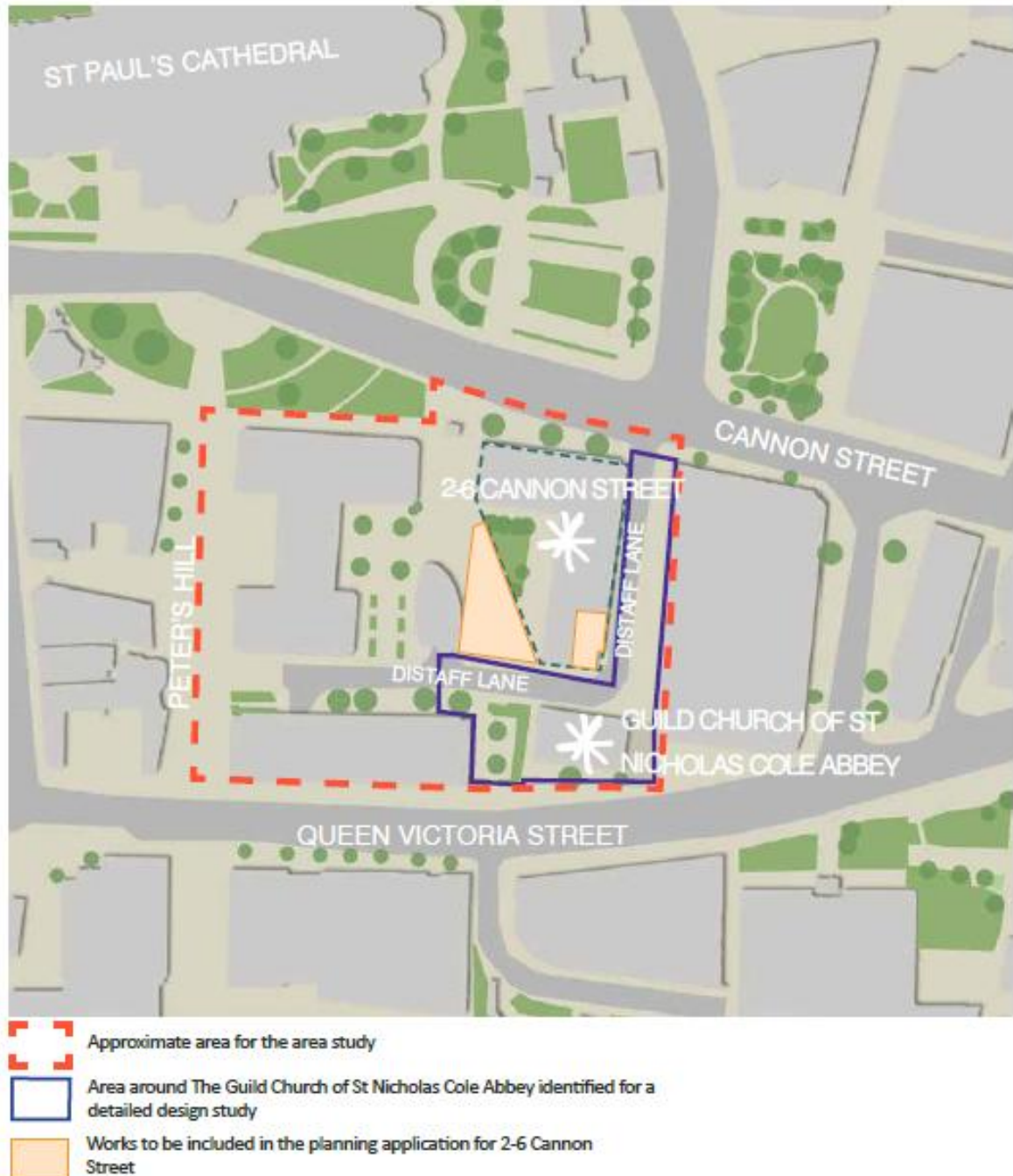
Contact

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Appendix 1: Agreed outline design proposals for offsite landscape works.

A package of on-site and off-site landscape design proposals are intended to mitigate re-development planned at 2-6 Cannon Street. The scope of the work being undertaken is described in Figure 1 below:

Figure 1 – Showing scope of on and offsite landscape mitigation works.



The offsite proposals, which are the subject of this report, are described in Figure 2 by the purple line. Figure 2 also shows on site proposals, including a garden designed by Chelsea gold medal winning garden designer, Tom Stuart-Smith.

Figure 2 – Showing the extent of off-site landscape proposals.

