

Appendix 1 Briefing Note (dated 2 May 2014) showing temporary highway measures

From: Wong, Christine

Sent: 02 May 2014 18:03

To: Bowman, Mr Alderman Charles; Colthurst, Henry; Cotgrove, Dennis; Howard, Robert; Rogula, Elizabeth; Barrow, Douglas (Deputy); Hewitt, Peter (Alderman); Morris, Hugh; Moys CC, Sylvia; Patel, Dhruv; Thompson, David; Simons CC, Jeremy; Fredericks, Marianne; Snyder Deputy, Sir Michael; Boleat, Mark

Cc: Everett, Philip (DBE); Presland, Steve; Simmons, Iain; Hughes, Ian; Turner, Kristian; [REDACTED]; [REDACTED]; [REDACTED]; [REDACTED]

Subject: Leadenhall Street - Relocation of Existing Pedestrian Crossing near Junction with Lime Street / St Mary Axe - Briefing Note

To: Ward Members of Aldgate Ward and Lime Street Ward

Chairman and Deputy Chairman of the Streets & Walkways Sub Committee

Chairman and Deputy Chairman of the Projects Sub Committee

From: Philip Everett, Director of the Built Environment

Subject: Leadenhall Street – Relocation of Existing Pedestrian Crossing near Junction with Lime Street and St Mary Axe

Purpose

The purpose of this briefing is to inform Members of the proposed relocation of the existing signalised pedestrian crossing at Leadenhall Street near its junction with Lime Street and St Mary Axe. The crossing is currently situated to the east of Lime Street and needs to be relocated to the west of Lime Street to facilitate the construction of the 52-54 Lime Street (Scalpel) development.

Background

The junction of Leadenhall Street / St Mary Axe / Lime Street was the subject of a “Road Danger Reduction” project to improve pedestrian crossing facilities at Leadenhall Street. The proposal was brought forward as the current facility is no longer fit for purpose since it does not support existing pedestrian desire lines. This and the general lack of pedestrian crossing facilities along Leadenhall Street are often frequently cited as problems by pedestrians and local businesses alike.

Introduction

The recommendation to introduce a large signal junction – shown in Figure 1 below – was approved by the relevant Committees in November 2012. The proposed improvements are being funded by the s106 contributions from the 122 Leadenhall Street (Cheesegrater) development and was scheduled to be implemented in the 2014 calendar year.

However, the southern kerb at Leadenhall Street between Lime Street and Billiter Street is now required to facilitate the construction of the 52-54 Lime Street (Scalpel) development. In particular, the southern kerb will be used by construction vehicles and for the temporary siting of two substations during the estimated three-year construction period.

The 52-54 Lime Street Development

The 52-54 Lime Street skyscraper - nicknamed the Scalpel - will be the new European Headquarters of insurance company W.R. Berkley. The existing buildings which form the development site are currently being demolished. The developer (WRBC Development UK Limited) intends to commence construction of the Scalpel in June 2014 with completion estimated for 2017.

Construction access to the development site is limited to the frontages of Lime Street, Leadenhall Street and Billiter Street. Having consulted their future neighbours - particularly Lloyds of London and the Willis Building - the developer proposes to utilise Leadenhall Street and Billiter Street for construction access. The current pedestrian crossing therefore needs to be relocated to facilitate this build process. Consequently, part of the “Road Danger Reduction” project will need to be deferred until the completion of the Scalpel development.

Interim Proposal

The interim proposal involves (a) The relocation of the pedestrian crossing at Leadenhall Street from the east to the west of Lime Street and (b) The introduction of a central refuge island to the west of Billiter Street as shown in Figure 2 below. These temporary highway changes will stay in place until the completion of the Scalpel and is being fully funded by the developer of the Scalpel.

The interim proposal has been developed with a view of introducing as much of the original “Road Danger Reduction” project at Leadenhall Street as is sensible given the circumstances. Overall, the relocation of the pedestrian crossing will better support the existing pedestrian desire line at the busy intersection of Leadenhall Street / St Mary Axe / Lime Street during the construction of the Scalpel. The intention is to re-use some elements of the interim proposal when the overall improvements shown in Figure 1 above can be implemented.

Figure 1 Proposed large signal junction at Leadenhall Street / St Mary Axe / Lime Street approved in November 2012

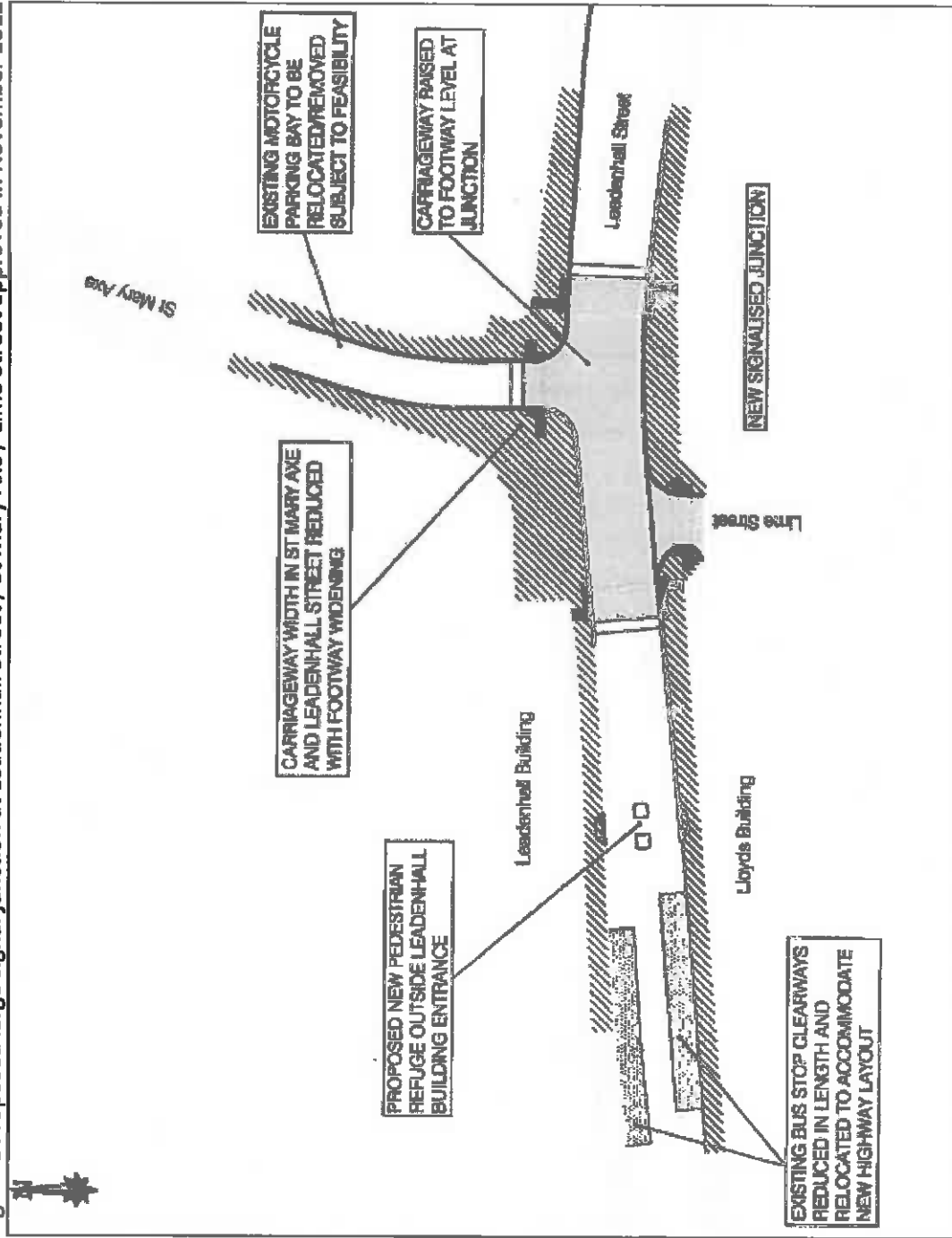
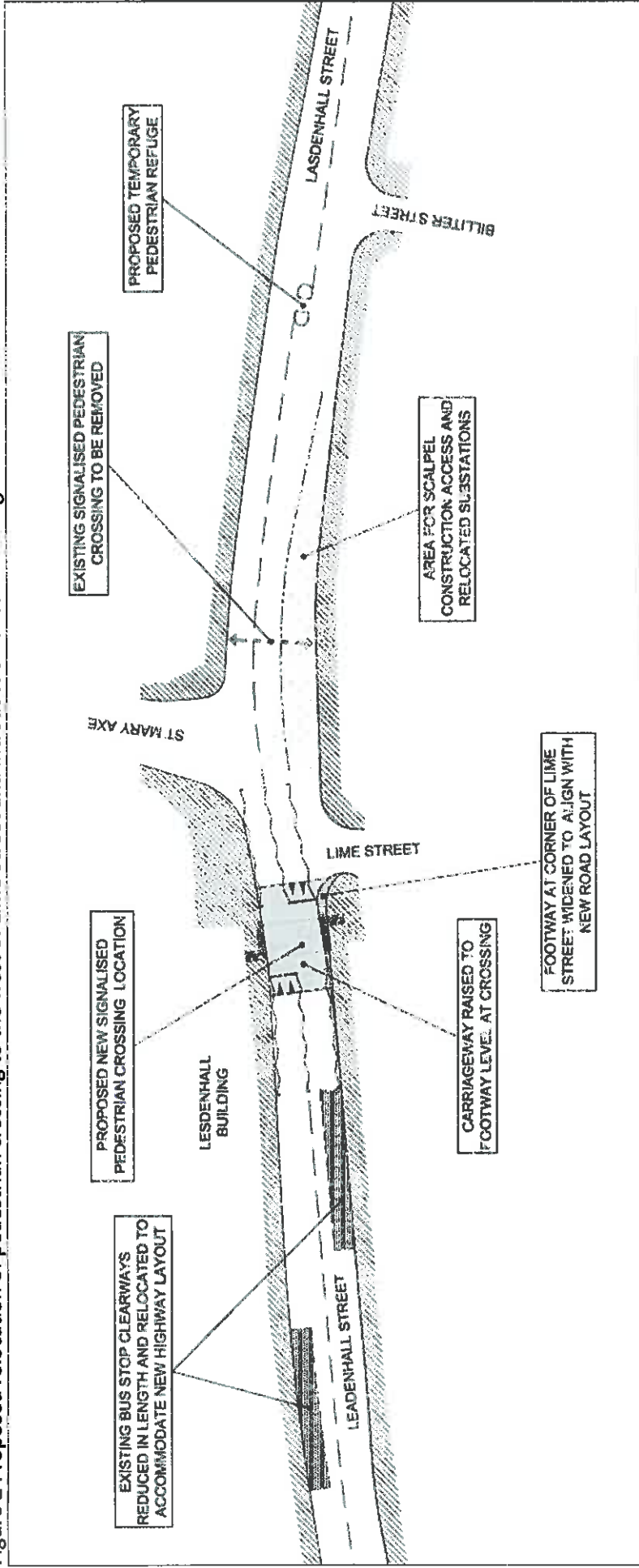


Figure 2 Proposed relocation of pedestrian crossing to the west of Lime Street and introduction of central refuge to the west of Billiter Street



Construction Impact of Interim Proposal

The interim proposal will be implemented on 10/11 May 2014 and be substantially completed by 8 June 2014. In order to minimise inconvenience to the public, the majority of the works will be undertaken over four weekend closures. The westbound lane will however be subject to a width restriction from 12 May 2014 for up to three weeks as part of works to install a 10-metre deep drainage connection. Two-way traffic will be maintained during this period.

The drainage connections will be undertaken by a specialist drainage crew who will work as quickly as possible in a safe manner. After the initial excavation of the hard surface (1-3 days), noise and dusts levels will be minimal as the tunnelling commences in soft ground. The application of anti-skid will be undertaken at a later date.

Next Steps

Key stakeholders in the area – including British Land and Aviva – will be informed of these proposals shortly. In addition, an “Issues Report” will be submitted to formally inform the relevant Committees of the delay to the “Road Danger Reduction” project at Leadenhall Street. This will set out a revised programme and phasing, and discuss any financial implications from the delay in implementing the scheme.

Please contact Christine Wong (Project Manager, Contract) at christine.wong@cityoflondon.gov.uk or on 020 7332 1511 if you have any questions or comments on the above. (In her absence for the period 6-9 May inclusive, please contact Kristian Turner at kristian.turner@cityoflondon.gov.uk or on 020 7332 1745.) Thank you.

With kind regards,

Philip Everett
Director of the Built Environment

