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|--|---|---------------------|
| <b>Committees:</b>   | <b>Dates:</b>   |                     |
| Streets and Walkways Sub-Committee                         | 13/07/2015  |                     |
| Projects Sub   | 21/07/2015  |                     |
| <b>Subject:</b><br>Plough Place Environmental Enhancements | <b>Gateway 4/5<br/>Detailed Options<br/>Appraisal &amp; Authority<br/>to Start Work</b> | <b>Public</b>       |
| <b>Report of:</b><br>Director of the Built Environment     |   | <b>For Decision</b> |

### Summary

#### **Dashboard**

Project Status – Green

Total Estimated Cost – £694,791

Spend to Date – £65,767

Overall project risk – Low

#### **Progress to Date**

The redevelopment of 12-14 New Fetter Lane is currently underway, with an anticipated practical completion date of September 2015. This project is funded through the Section 106 Agreement related to this development, dated 19 June 2009, which will cover enhancement works to Plough Place (Appendix 1) and two Section 278 Agreements covering the necessary Highway Improvement Works, including the relocation of motorcycle parking from Plough Place. An initial Section 278 covering the evaluation of the scope of the works and an assessment of the relocation of motorcycle parking has been paid and the implementation of works will be subject to receipt of the funds through a second agreement.

An Outline Options Appraisal (Gateway 3) was approved by Members on 23 February 2015. The Gateway 3 approval authorised the project objectives as agreed by the project Working Party, along with the pedestrianisation of Plough Place and an increase in the scope of the project to include the Section 278 Highway Improvement Works.

#### **Proposed Way Forward**

The preferred design option for Plough Place includes the full pedestrianisation of the road, new seating, lighting and soft landscaping (Appendix 2). This has been developed and unanimously agreed with the project Working Party, made up of key stakeholders. The cost of the project is £694,791.

The Section 278 works include the relocation of 12 motorcycle parking spaces from Plough Place to the central reservation on Holborn (less than 5 minutes' walking distance away), new York stone paving around the perimeter of the development, new street lighting to Plough Place and road markings to Fetter Lane and New Fetter Lane (Appendices 3 & 4).

#### **Recommendations**

It is recommended that Members:

- Approve the design as detailed in the main body of the report and set out in Appendices 2, 3 and 4;
- Approve the commencement of the project at a cost of £694,791 in line with the outline programme as detailed in section 3 of this report;
- Approve the budget as set out in section 5 and Appendix 6 of this report;
- Approve that any underspend from the evaluation stage is to be spent on implementation.

## Main Report

|                                   |   |
|-----------------------------------|---|
| <b>1. Design summary</b>          | <p><i>Section 106 Works</i></p> <p>The preferred design for Plough Place as detailed in Appendix 2 has been developed as a response to the outcomes agreed by the Working Party and approved by Members at Gateway 3. The key elements of the design are:</p> <ul style="list-style-type: none"> <li>• Pedestrianisation of the street by removing the carriageway and creating a continuous, level surface in York stone;</li> <li>• A central area containing hedge planting and accessible timber benches, paved with smaller module York stone, providing a series of 'dwell' spaces;</li> <li>• Clusters of individual, accessible timber benches below existing trees at the eastern end of the space;</li> <li>• Introduction of a new street tree at the western end of the space, acting as a focal point for people approaching from Chancery Lane;</li> <li>• Replacement and relocation of cycle stands to the central area to facilitate greater pedestrian movement;</li> <li>• New strip lighting under hedges and uplighters under the existing and new trees;</li> <li>• To design out opportunities for skateboarding.</li> </ul> <p><i>Section 278 Works</i></p> <ul style="list-style-type: none"> <li>• Footways around the development on Fetter Lane and New Fetter Lane will be upgraded from asphalt to York stone;</li> <li>• Relocation of the motorcycle parking on Plough Place to the central reservation on Holborn;</li> <li>• New street lighting on façade of building to Plough Place;</li> <li>• Road markings to Fetter Lane and New Fetter Lane.</li> </ul> <p><i>Other Works</i></p> <p>New York stone paving to the private forecourt of 8-10 New Fetter Lane will be implemented concurrently with the Plough Place works in order to provide a single consistent design for the space. This will be fully funded by the landowners.</p> |
| <b>2. Delivery team</b>           | <ul style="list-style-type: none"> <li>• Project Management – Environmental Enhancement</li> <li>• Sketch design – Townshend Landscape Architects</li> <li>• Detailed design – Highways Division</li> <li>• Construction – JB Riney (under the City's term contract)</li> </ul>   |
| <b>3. Programme and key dates</b> | <p>Implementation S278 Works – 27 July- 25 Sept 2015</p> <p>12-14 NFL Practical Completion – 28 Sept 2015</p> <p>Implementation Plough Place – October 2015-Jan 2016</p> <p>Gateway 7 – Spring 2016</p>   |
| <b>4. Outstanding risks</b>       | <p><i>1. Delays to signing second Section 278 Agreement lead to delays to the commencement of public realm works.</i></p> <p>Officers and developer have agreed a programme for signing and paying Section 278 Agreement to enable public realm works</p>   |

|                      | <p>to commence in line with the key dates outlined above.</p> <p><i>2. Fit-out works to 12-14 New Fetter Lane delay commencement of public realm works</i></p> <p>Officers are liaising closely with the developers of 12-14 New Fetter Lane to ensure that public realm and fit-out works are co-ordinated successfully.</p> <p><i>4. Subsurface utilities / basement structures cause issues during construction</i></p> <p>Surveys have been undertaken to determine the extent of subsurface objects as far as possible. These currently do not indicate any clashes, but these will need to be closely monitored during the construction process.</p>  |                 |                 |             |            |       |          |          |          |             |         |         |          |      |         |        |         |             |        |         |         |                      |                 |                 |                 |
|----------------------|---|-----------------|-----------------|-------------|------------|-------|----------|----------|----------|-------------|---------|---------|----------|------|---------|--------|---------|-------------|--------|---------|---------|----------------------|-----------------|-----------------|-----------------|
| 5. Budget            | <p>The total estimated cost for this project at Gateway 3 was £699,455. This cost estimate has now been revised to £694,791, representing a reduction of £4,664. Please see Appendix 7 for a detailed breakdown of the total estimated cost of the project.</p> <p>As a percentage, the staff costs for this project are proportionally higher than other projects of a similar scale due to the amount of officer time required to undertake an assessment of motorcycle parking facilities in the wider local area. This was required in order to establish an appropriate location for the motorcycle parking to be relocated from Plough Place. In addition to this extra staff resources were required to meet the developers’ tight timescales including extra meetings, negotiations over boundaries, maintenance requirements and design specification. This cost is being fully met by the developer through the Section 278 payment associated with the development.</p> <p>The Section 106 funding related to this development will be coming from the Local Community and Environmental Improvement Works payment from the Section 106 Agreement for 12-14 New Fetter Lane, dated 19 June 2009.</p> <p><b>Summary of Total Estimated Cost (including spend to date)</b></p> <table><tr><th>Item</th><th>Section 106</th><th>Section 278</th><th>Total Cost</th></tr><tr><td>Works</td><td>£300,914</td><td>£203,644</td><td>£504,558</td></tr><tr><td>Staff Costs</td><td>£70,410</td><td>£54,385</td><td>£124,795</td></tr><tr><td>Fees</td><td>£35,800</td><td>£8,600</td><td>£44,400</td></tr><tr><td>Maintenance</td><td>£4,666</td><td>£16,372</td><td>£21,038</td></tr><tr><td><b>Project total</b></td><td><b>£411,790</b></td><td><b>£283,001</b></td><td><b>£694,791</b></td></tr></table> <p>See Appendix 7 for a detailed breakdown of the total estimated cost.</p> | Item            | Section 106     | Section 278 | Total Cost | Works | £300,914 | £203,644 | £504,558 | Staff Costs | £70,410 | £54,385 | £124,795 | Fees | £35,800 | £8,600 | £44,400 | Maintenance | £4,666 | £16,372 | £21,038 | <b>Project total</b> | <b>£411,790</b> | <b>£283,001</b> | <b>£694,791</b> |
| Item                 | Section 106   | Section 278     | Total Cost      |             |            |       |          |          |          |             |         |         |          |      |         |        |         |             |        |         |         |                      |                 |                 |                 |
| Works                | £300,914  | £203,644        | £504,558        |             |            |       |          |          |          |             |         |         |          |      |         |        |         |             |        |         |         |                      |                 |                 |                 |
| Staff Costs          | £70,410   | £54,385         | £124,795        |             |            |       |          |          |          |             |         |         |          |      |         |        |         |             |        |         |         |                      |                 |                 |                 |
| Fees                 | £35,800   | £8,600          | £44,400         |             |            |       |          |          |          |             |         |         |          |      |         |        |         |             |        |         |         |                      |                 |                 |                 |
| Maintenance          | £4,666  | £16,372         | £21,038         |             |            |       |          |          |          |             |         |         |          |      |         |        |         |             |        |         |         |                      |                 |                 |                 |
| <b>Project total</b> | <b>£411,790</b>   | <b>£283,001</b> | <b>£694,791</b> |             |            |       |          |          |          |             |         |         |          |      |         |        |         |             |        |         |         |                      |                 |                 |                 |

|                              |   |
|------------------------------|---|
| <b>6. Success criteria</b>   | <ul style="list-style-type: none"> <li>• An improved movement function for pedestrians;</li> <li>• A more accessible environment, through the provision of level surfaces and new seating;</li> <li>• A safer, more attractive environment through the increase in street lighting;</li> <li>• Relocation of motorcycle parking within the local area, without any loss of capacity.</li> </ul> |
| <b>7. Progress reporting</b> | 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  |

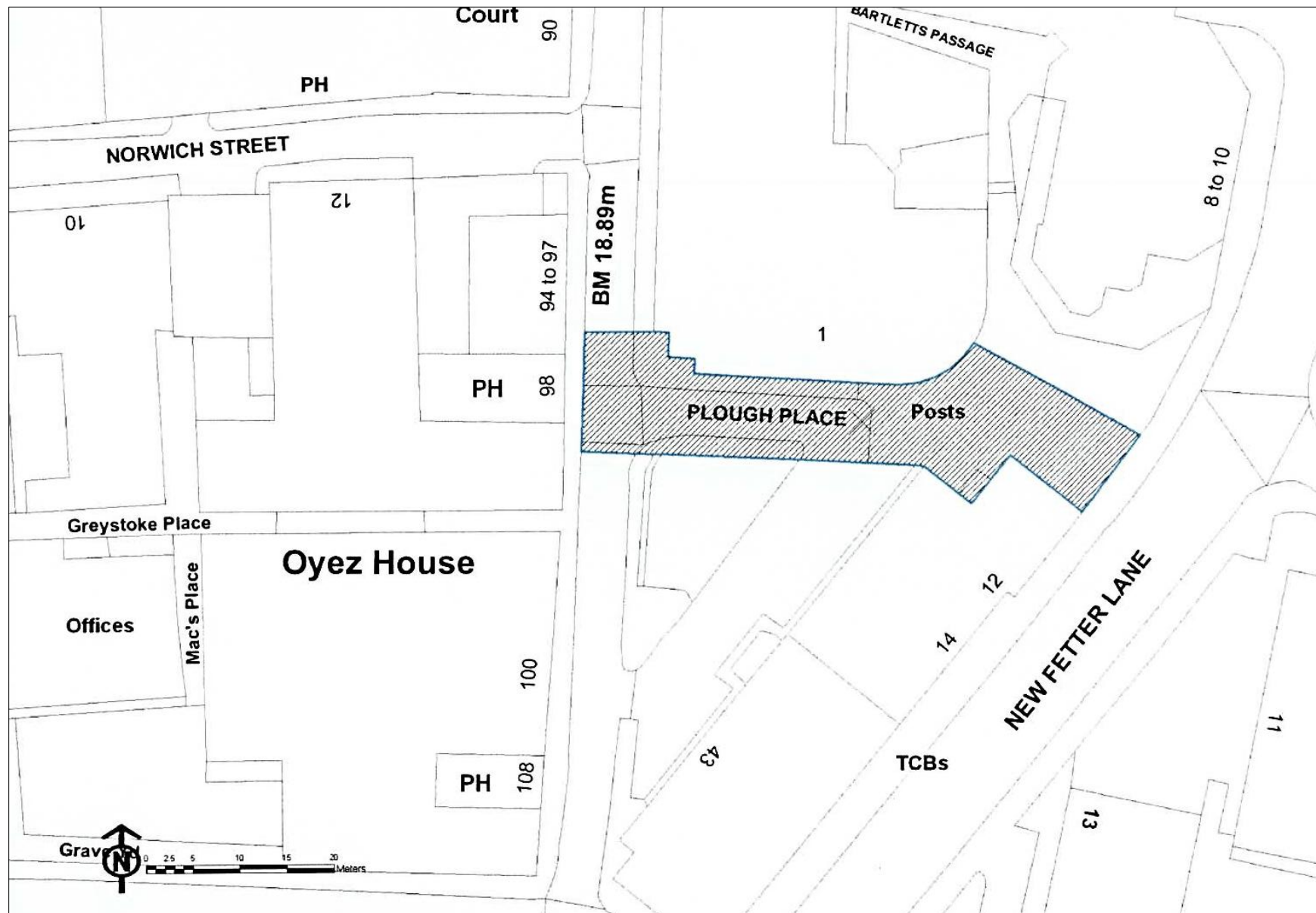
### Appendices

|                   |                                       |
|-------------------|---------------------------------------|
| <b>Appendix 1</b> | Plough Place Section 106 Works Area   |
| <b>Appendix 2</b> | Plough Place General Arrangement Plan |
| <b>Appendix 3</b> | Section 278 General Arrangement Plan  |
| <b>Appendix 4</b> | Motorcycle Parking Relocation Plan    |
| <b>Appendix 5</b> | Indicative Scheme Montages            |
| <b>Appendix 6</b> | Spend to Date                         |
| <b>Appendix 7</b> | Total Estimated Cost                  |

### Contact

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|-------------------------|--------------------------------|
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## Appendix 1 - Plough Place Section 106 Works Area



Appendix 2 - Plough Place General Arrangement Plan

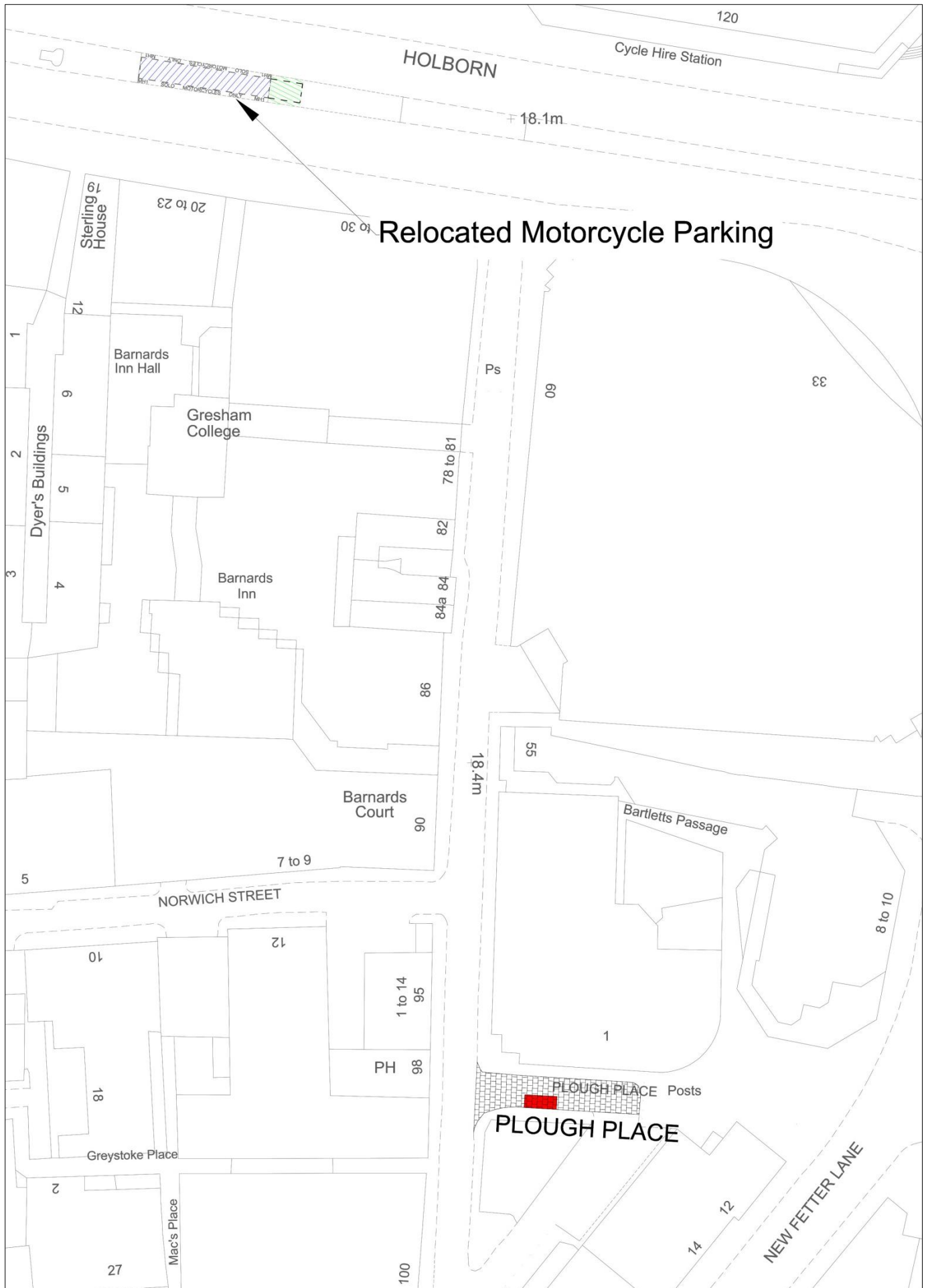




# Appendix 3 - Section 278 General Arrangement Plan



## Appendix 4 – Motorcycle Parking Relocation Plan





## Appendix 5 – Indicative Scheme Montages



Plough Place looking west to east





Plough Place looking east to west

## Appendix 6 – Spend to Date

| Plough Place s106 - 16800285            |                     |               |               |
|---|---------------------|---------------|---------------|
| Description                             | Approved Budget (£) | Actual (£)    | Balance (£)   |
| Pre-Evaluation Fees                     | 40,000              | 16,115        | 23,885        |
| <b>Pre-Evaluation Fees Total</b>        | <b>40,000</b>       | <b>16,115</b> | <b>23,885</b> |
| <b>Pre-Evaluation Staff Costs</b>       |                     |               |               |
| Open Spaces                             | 400                 | 385           | 15            |
| Highways                                | 10,000              | 0             | 10,000        |
| Planning and Transportation             | 42,600              | 34,250        | 8,350         |
| <b>Pre-Evaluation Staff Costs Total</b> | <b>53,000</b>       | <b>34,635</b> | <b>18,365</b> |
| <b>(i) Plough Place s106 - Total</b>    | <b>93,000</b>       | <b>50,750</b> | <b>42,250</b> |

| Plough Place s278 - 16800321            |                     |               |                |
|---|---------------------|---------------|----------------|
| Description                             | Approved Budget (£) | Actual (£)    | Balance (£)    |
| Pre-Evaluation Fees                     | 20,000              | 1,907         | 18,093         |
| <b>Pre-Evaluation Fees Total</b>        | <b>20,000</b>       | <b>1,907</b>  | <b>18,093</b>  |
| <b>Pre-Evaluation Staff Costs</b>       |                     |               |                |
| Highways                                | 15,000              | 0             | 15,000         |
| Planning and Transportation             | 40,000              | 13,110        | 26,890         |
| <b>Pre-Evaluation Staff Costs Total</b> | <b>55,000</b>       | <b>13,110</b> | <b>41,890</b>  |
| <b>(ii) Plough Place s278 - Total</b>   | <b>75,000</b>       | <b>15,017</b> | <b>59,983</b>  |
|   |                     |               |                |
| <b>Total (i + ii) Plough Place</b>      | <b>168,000</b>      | <b>65,767</b> | <b>102,233</b> |

The spend to date is lower than the approved budget due to the staged payment of design fees, the timing of payments for utilities fees and the increased involvement of highways officers at a later stage in the process.

## Appendix 7 – Total Estimated Cost

| Item                      | Section 106 (£) | Section 278 (£) | Total Cost (£) |
|---------------------------|-----------------|-----------------|----------------|
| Hard landscaping          | 234,282         | 177,524         | 411,806        |
| Soft landscaping          | 13,425          | 0               | 13,425         |
| Lighting                  | 33,207          | 6,120           | 39,327         |
| Utilities                 | 20,000          | 20,000          | 40,000         |
| Maintenance               | 4,666           | 16,372          | 21,038         |
| P&T staff costs *         | 45,601          | 37,887          | 83,488         |
| Highways staff costs *    | 22,057          | 16,498          | 38,555         |
| Open Spaces staff costs * | 2,752           | 0               | 2,752          |
| Fees *                    | 35,800          | 8,600           | 44,400         |
| <b>Project total</b>      | <b>411,790</b>  | <b>283,001</b>  | <b>694,791</b> |

\*includes evaluation costs