

Committees: Corporate Projects Board Projects Sub – For Decision Resource Allocation Sub – For Information	Dates: 04 February 2016 25 February 2016
Subject: Gateway 1 & 2 Project Proposal: Cousin Lane – Street Enhancements (EE122)	Public
Report of: Director of the Built Environment	For Information

Project Summary

1. Context	An opportunity has arisen to enhance one of the key routes to the Riverside Walk, which is a strategic aim of the Riverside Walk Enhancement strategy, in conjunction with the development of Cannon Bridge House – River Building.
2. Brief description of project	The project will be developed with the funder (developer of Cannon Bridge House) and will involve public realm enhancements to Cousin Lane, including improvements to carriageway and footways, fully funded under a Section 278 agreement with the developer. Where applicable, the design will take into account the desire to minimise the burden on cleansing and maintenance, limit skateboarding and improve road danger reduction.
3. Consequences if project not approved	The City would miss out on a funding opportunity to contribute to the enhancement of a key walking route leading to the Riverside Walk which is a priority objective of the above strategy.
4. Success criteria	<ul style="list-style-type: none"> ▪ An enhanced public realm, whilst maintaining the necessary function of the street; ▪ An improved walking route and connection to the Riverside Walk; ▪ Greater quality and consistency of surface materials in the local area; ▪ Improved accessibility for all, particularly for those with mobility difficulties; ▪ An enhanced setting for the designated heritage assets including the Cannon Street Station tower at the south-east corner and the Roman Governor’s Palace scheduled ancient monument at the north-east corner.
5. Notable exclusions	None.
6. Governance arrangements	Spending Committee: Streets and Walkways Sub-Committee Senior Responsible Officer: Simon Glynn Project Board: No

Prioritisation

7. Link to Strategic Aims	2. To provide modern, efficient and high quality local services and policing within the Square Mile for workers, residents and visitors with a view to delivering sustainable outcomes
8. Links to existing strategies, programmes and projects	<ul style="list-style-type: none"> ▪ This project would deliver on the priorities of the Riverside Walk Enhancement Strategy and fulfil the strategy aim, “a better connected and accessible Riverside walk”, by significantly improving a key route to the walkway. ▪ The Mayor’s vision for cycling and cycle superhighway.
9. Project category	4a. Fully reimbursable
10. Project priority	C. Desirable

Options Appraisal

11. Overview of options	<p>The design will be developed by City of London officers utilising standard CoL materials and design guidance, liaising with the developer.</p> <p>The design will include improvement of footways and carriageway in Cousin Lane between Lower Thames Street and the Riverside Walk, possibly incorporating a raised carriageway, widened footways, planting, new street furniture and lighting. As the scheme is within the City Flood Risk Area, the incorporation of Sustainable Drainage Systems (SuDS) will be investigated.</p>
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Project Planning

12. Programme and key dates	<p>Overall programme: February to December 2016</p> <p>Key dates: Design development – February to May 2016 Finalisation of the Section 278 agreement – May 2016 Gateway 5 – May 2016 Start on site – August 2016 Completion – December 2016</p>
13. Risk implications	<p>Overall project risk: Green Overall Project - Low Risk</p> <ul style="list-style-type: none"> ▪ Full cost of works unknown <p>As the design develops, the likely cost of the scheme will be established. The scope of the project will be tailored to ensure the developer is able to cover the costs.</p> <ul style="list-style-type: none"> ▪ Project not delivered to programme <p>The developer requires the environmental enhancement works to be completed to coordinate with their building refurbishment which is to be completed at the end of 2016. Therefore a programme will be developed to ensure compliance with this date.</p>

14. Stakeholders and consultees	<p>Anticipated external stakeholders:</p> <ul style="list-style-type: none"> ▪ Developer of Cannon Bridge House – River Building ▪ Owners/occupiers of adjacent buildings on Cousin Lane including Walbrook Wharf ▪ Transport for London <p>Anticipated internal consultees:</p> <ul style="list-style-type: none"> ▪ Ward Members ▪ City Transportation ▪ Highways ▪ City Surveyors ▪ Open Spaces ▪ Access team ▪ Finance ▪ Cleansing ▪ Development Division
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Resource Implications

15. Total estimated cost	<p>Likely cost range: 2. £250k to £5m It is anticipated that the total project cost would be in the region of £300k to £600k.</p>							
16. Funding strategy	All funding fully guaranteed	External - Funded wholly by contributions from external third parties						
<table border="1"> <thead> <tr> <th data-bbox="531 1193 1161 1234">Funds/Sources of Funding</th> <th data-bbox="1161 1193 1353 1234">Cost (£)</th> </tr> </thead> <tbody> <tr> <td data-bbox="531 1234 1161 1274">Section 278</td> <td data-bbox="1161 1234 1353 1274">600,000</td> </tr> <tr> <td data-bbox="531 1274 1161 1317" style="text-align: right;">Total</td> <td data-bbox="1161 1274 1353 1317">600,000</td> </tr> </tbody> </table>			Funds/Sources of Funding	Cost (£)	Section 278	600,000	Total	600,000
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Total	600,000							
17. On-going revenue implications	<p>Revenue implications for open spaces and highways maintenance are anticipated to be of minimum impact and will be confirmed at Gateway 5 when the detailed design will be finalised.</p> <p>These costs will be assessed and covered by the developer under a S278 agreement, thereby mitigating the impact on local risk budgets.</p>							
18. Procurement strategy/Route to Market	It is anticipated that all works will be undertaken by the City's Highways term contractor, J.B. Riney.							
19. Legal implications	A Section 278 Agreement is being negotiated with the developer. This will be finalised by Gateway 5.							
20. Traffic implications	It is anticipated that the proposed works will have a neutral impact on traffic.							
21. Sustainability and energy implications	It is anticipated that all materials will be sustainably sourced where possible and be suitably durable for construction purposes.							

	The scheme is within the City Flood Risk Area, so the incorporation of Sustainable Drainage Systems (SuDS) will be investigated.
22. Equality Impact Assessment	An equality impact assessment will be undertaken

Recommended Course of Action

23. Next steps	Finalise Design Finalise the Section 278 agreement Gateway 5 Report
24. Approval track and next Gateway	The project will progress directly to Gateway 5 (Chief Officer approval) as it is fully funded via Section 278 Agreement (external fund with restricted purpose, para 29 and 30 of the corporate project procedure). Officers will request early payment from the developer in order to progress the design. Approval is requested to enter into a Section 278 Agreement with the developer

25. Resource requirements to reach next Gateway	Item	Reason	Funds/ Source of Funding	Cost (£)
	Staff costs	300 hours for design development and project evaluation, consultation and communication work, including liaison with local stakeholders, section 278 negotiations and agreement, overseeing design development, and producing report for Chief Officer sign off.	S278	30,000
	Fees	Utilities surveys	S278	6,000

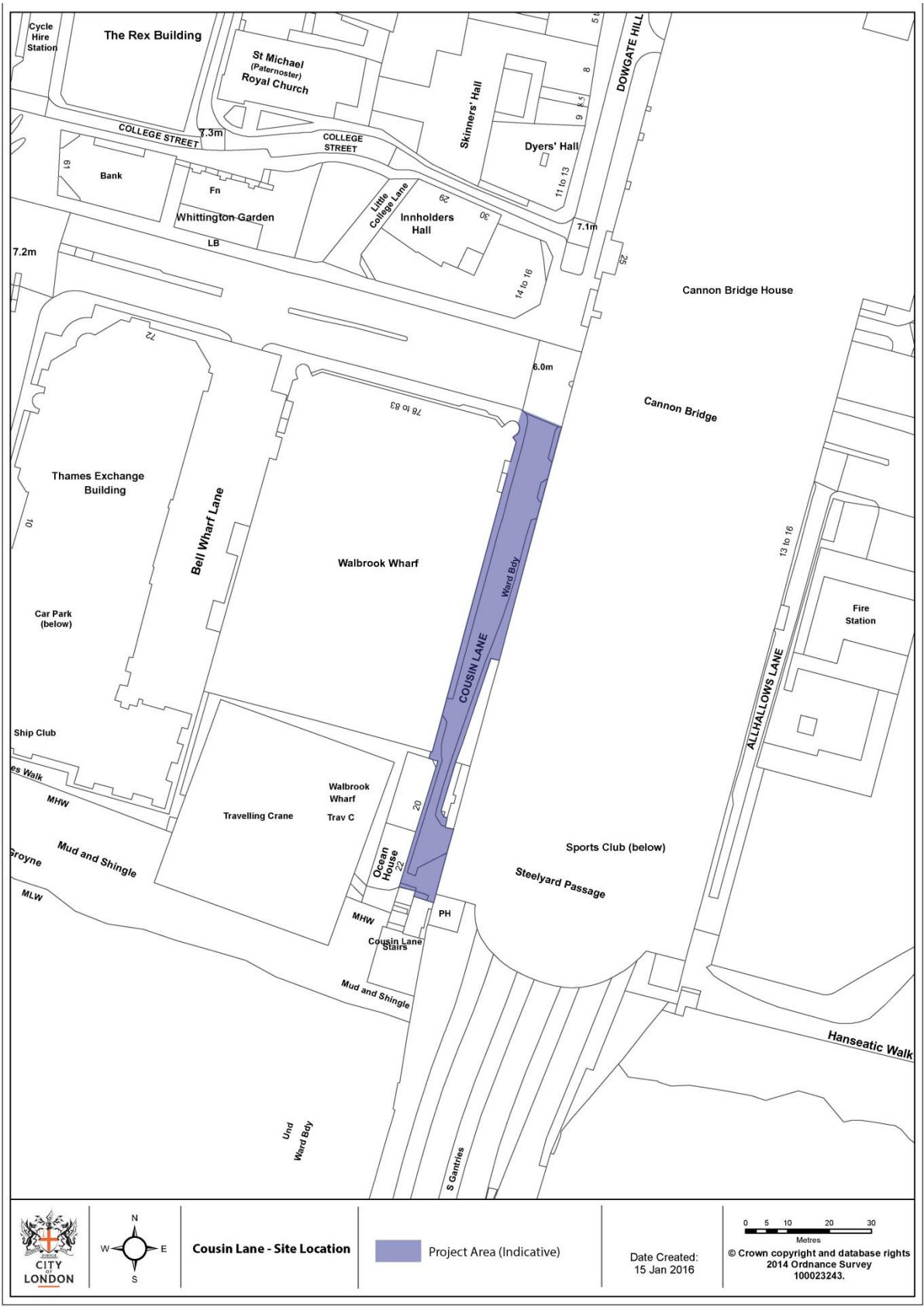
Appendices

Appendix 1	Map of the project area
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Contact

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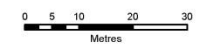
Appendix 1 – Map of the project area



Cousin Lane - Site Location

 Project Area (Indicative)

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15 Jan 2016



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