

| <b>Committees:</b>                                  | <b>Dates:</b>  | <b>Item no.</b>     |
|---|--|---------------------|
| Streets and Walkways Sub-Committee                  | 04/04/2016   |                     |
| Projects Sub  | 13/04/2016   |                     |
| <b>Subject:</b><br>1 Angel Court Area Improvements  | Gateway 4/5<br>Detailed Options Appraisal &<br>Authority to Start Work | <b>Public</b>       |
| <b>Report of:</b> Director of the Built Environment |  | <b>For Decision</b> |

### Summary

#### Dashboard

|       |   |
|-------|---|
| (i)   | Project status: Green   |
| (ii)  | Timeline: Gateway 4/5   |
| (iii) | Total Project estimated cost: £333,061 (Inclusive of spend to date) |
| (iv)  | Spent to date: £24,897. Note: £45,000 was approved at Gateway 3     |
| (v)   | Overall project risk: Low   |

#### Progress to Date

An Outline Options Appraisal report (Gateway 3) was approved by Committees in July 2015 which approved the project objectives and scope. It was also reported that a Gateway 4 report would follow. However, because a single option is being tabled for this project, the Town Clerk has agreed that a combined Gateway 4/5 report can be put to Members.

The redevelopment of 1 Angel Court is currently underway, with an anticipated practical completion date of September 2016. This enhancement project is funded through the Section 106 Agreements related to this redevelopment.

The design for the S106 funded enhancements in Angel Court and surrounding streets have been further developed since the last gateway. See Appendix 1: Environmental Improvements Indicative Area Map.

The Remedial Section 278 Works have yet to be fully established at this stage simply because the development is still in progress. However, the developer has agreed to grant access to the area beyond the hoarding line from September 2016 for the City to establish the extent of the remedial works. The S278 Remedial Works will be implemented outside of the S106 process.

#### Proposed Way Forward

Officers have worked closely with the developer's architects to progress the design. This was particularly important given that a large proportion of Angel Court is the developers private land. See Appendix 2 (1 Angel Court - Public and Private Demise). The S106 funded proposals for Angel Court cover the areas of public highway and include resurfacing the footway in standard York stone pavements with sections of smaller York stone setts which provide visual contrast between areas of rest and movement. There is also an opportunity to introduce seating with a linear granite bench proposed to compliment adjacent stone building facades. Existing cycle racks will be relocated to reduce conflict with pedestrian movement and business activity associated with new active frontages.

The design for Angel Court has sufficiently progressed with due consideration of the site which falls within the Bank Conservation Area. We are now in a position to finalise the construction design in order to initiate works when the site becomes available in September 2016.

Tokenhouse Yard (south), Kings Arms Yard, Great Swan Alley and Copthall Avenue are also part of the project area and proposals here involve improving access and pedestrian movement through raised pedestrian tables, widened footways, removing unnecessary street clutter and small-scale enhancements to reinforce the pedestrian nature and character of the Conservation Area.

The Remedial Section 278 works in the area are primarily concerned with reinstating sections of highway/footway within a short catchment of the development site, that have been damaged or altered to facilitate the redevelopment. City engineers will carry out the Remedial Works Inspection, towards the end of the build to establish the full extent of the reinstatement.

### **Recommendations**

It is recommended that Members:

- Approve the design as shown in the general arrangement plan in Appendix 3;
- Approve the implementation of the project at a total estimated cost of £333,061, with works to be implemented by the City's highway term contractor, JB Riney.

## **Main Report**

### **1. Design summary**

#### ***Section 106 Works***

##### **Angel Court**

The design is relatively simple and involves resurfacing Angel Court in a York Stone patternation that better responds to the irregular footprint of the development. By utilising a mixture of standard sized York Stone pavements and smaller setts the design responds well to the irregular foot print and helps to blend the private and public areas to create a seamless space. Other elements include:

- Replacement and relocation of cycle stands to the central area to facilitate pedestrian movement;
- A linear granite bench will provide opportunities for seating. The design will include measures to reduce opportunities for skateboarding and antisocial behaviour. This is likely to be in the form of anti-skate incisions pre-cut into the bench sections during manufacture reducing the reliance on bonding less robust additional material post manufacture.
- Where sections of Angel Court fall within the private demise, these works will be funded separately by the developer but implemented concurrently with the public sections of footway installed by the approved City Highways Term Contractor (J.B Riney) as part of their duties, in order to provide a consistent paving design in Angel Court. Studs will also be installed to differentiate between public highway and private land.

See Appendix 4 which shows a photomontage of an Enhanced Angel Court.

##### **Streets in the wider area**

- In addition to the main works to Angel Court, nearby "Secondary streets" such as: Tokenhouse Yard (south), Kings Arms Yard, Great Swan Alley and Copthall Avenue will be enhanced with a variety of measures to improve pedestrian movement and access. These include, raised pedestrian tables, dropped kerbs, widened footways and removal of unnecessary clutter.

##### **Section 278 Remedial Works**

- Footways/carriageway around the development such as Throgmorton Street and Copthall Avenue where there is evidence of damage attributable to the adjacent development, will be reinstated as part of the S278 Remedial Works.

|  |  |
|--|--|
| <p><b>2. Delivery team</b></p>           | <ul style="list-style-type: none"> <li>• Project Management – CoL Environmental Enhancement team</li> <li>• Construction management – CoL Highways team</li> <li>• Detailed design/Construction Package – Vogt Architects (paid for separately by the developer)</li> <li>• Construction – JB Riney (under the City’s term contract)</li> </ul>  |
| <p><b>3. Programme and key dates</b></p> | <p>The works will be carried out in phases with the main project works in Angel Court starting in September 2016 followed by subsequent works to surrounding streets. S278 Remedial Works are likely to occur mid programme in order to reduce pedestrian access issues by staggering on street activity.</p> <p>Key Dates:</p> <ul style="list-style-type: none"> <li>• Angel Court development practical completion   Sept 2016</li> <li>• S278 Remedial Works Inspection   August – September 2016</li> <li>• S106 Works 1 Angel Court Implementation  Sept – Dec 2016</li> <li>• S106 Works Secondary Streets Implementation   Jan - March 2017</li> <li>• Gateway 7 – Summer 2017</li> </ul>  |
| <p><b>4. Outstanding risks</b></p>       | <ul style="list-style-type: none"> <li>• <b><i>Delays to developer’s build programme</i></b><br/>Risk response: Maintain a good working relationship with the developer through the Design Team to ensure regular communication throughout the life of the project. Use of the term contractor also allows for flexibility within the implementation programme.</li> <li>• <b><i>Complaints received about access and the noise generated by the implementation programme</i></b><br/>Risk response: Ensure that local occupiers and local ward Members receive regular communication updates. Also ensure the correct traffic orders are in place to temporarily close the street.</li> <li>• <b><i>Subsurface utilities / basement structures cause issues during construction</i></b><br/>Risk response: Carry out pre-construction inspections and surveys of Angel Court to establish the location of service equipment and conditions of basements in the area. Continue to monitor during build and carry out post works inspections.</li> </ul>        |
| <p><b>5. Budget</b></p>                  | <p>Funding Source:– Section 106 Agreement related to the approved redevelopment of 1 Angel Court totalling £333,061. The contribution breakdown is as follows: £256,550 and the Transport contribution is £76,511 giving a total of £333,061.</p> <p>The total estimated cost for this project at Gateway 3 was between £350,000 - £450,000. The cost estimate for implementation has now been revised to £308,164 following the refinement of the design and is summarised in the table below. Please also see Appendix 5 for a breakdown of the total estimated cost of the project.</p> <p>Members should notethat the table below does not include budget for Remedial S278 Works which are outside the scope of the project. They have not been captured here having received advice from the Comptroller &amp; City Solicitor that the S278 Works are part of a separate undertaking the developer will fund separately as part of developer obligations to reinstate public highway to the condition (inclusive of materials) prior to development.</p> |

|                                      | <p>The spend to date of £24,897, is lower than the approved budget at that stage (£45,000) due to the the landscape design being undertaken by Vogt Architects - funded separately by the Developer of 1 Angel Court. Any savings made during the evaluation stage (inclusive of interest accrued) will be allocated to the implementation stage of the project. The proposed Implementation costs are summarised in the table below.</p> <p><b>Table 1: Summary of Estimated Implementation Costs</b></p> <table border="1" data-bbox="379 405 1265 734"> <thead> <tr> <th>Item</th> <th>Proposed Budget (£)</th> </tr> </thead> <tbody> <tr> <td>Works</td> <td>224,455</td> </tr> <tr> <td>P&amp;T Staff Costs</td> <td>32,500</td> </tr> <tr> <td>Env Servs Staff Costs</td> <td>26,336</td> </tr> <tr> <td>City Transport Staff Costs</td> <td>1,000</td> </tr> <tr> <td>Fees</td> <td>18,873</td> </tr> <tr> <td>Maintenance (inclusive of cleansing)</td> <td>5,000</td> </tr> <tr> <td><b>Total</b></td> <td><b>308,164</b></td> </tr> </tbody> </table> <p>See Appendix 5 for a detailed breakdown of the estimated Implementation costs.</p> | Item | Proposed Budget (£) | Works | 224,455 | P&T Staff Costs | 32,500 | Env Servs Staff Costs | 26,336 | City Transport Staff Costs | 1,000 | Fees | 18,873 | Maintenance (inclusive of cleansing) | 5,000 | <b>Total</b> | <b>308,164</b> |
|--------------------------------------|--|------|---------------------|-------|---------|-----------------|--------|-----------------------|--------|----------------------------|-------|------|--------|--------------------------------------|-------|--------------|----------------|
| Item                                 | Proposed Budget (£)  |      |                     |       |         |                 |        |                       |        |                            |       |      |        |                                      |       |              |                |
| Works                                | 224,455  |      |                     |       |         |                 |        |                       |        |                            |       |      |        |                                      |       |              |                |
| P&T Staff Costs                      | 32,500   |      |                     |       |         |                 |        |                       |        |                            |       |      |        |                                      |       |              |                |
| Env Servs Staff Costs                | 26,336   |      |                     |       |         |                 |        |                       |        |                            |       |      |        |                                      |       |              |                |
| City Transport Staff Costs           | 1,000  |      |                     |       |         |                 |        |                       |        |                            |       |      |        |                                      |       |              |                |
| Fees                                 | 18,873   |      |                     |       |         |                 |        |                       |        |                            |       |      |        |                                      |       |              |                |
| Maintenance (inclusive of cleansing) | 5,000  |      |                     |       |         |                 |        |                       |        |                            |       |      |        |                                      |       |              |                |
| <b>Total</b>                         | <b>308,164</b>   |      |                     |       |         |                 |        |                       |        |                            |       |      |        |                                      |       |              |                |
| <p><b>6. Success criteria</b></p>    | <ul style="list-style-type: none"> <li>• A more accessible environment, through the provision of level surfaces and new seating;</li> <li>• An improved experience for pedestrians in Angel Court;</li> <li>• A safer, more attractive environment that enhances the setting of both adjacent listed buildings and the Bank Conservation Area;</li> <li>• Reduce conflict between pedestrians and cyclists.</li> </ul>   |      |                     |       |         |                 |        |                       |        |                            |       |      |        |                                      |       |              |                |
| <p><b>7. Progress reporting</b></p>  | <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>  |      |                     |       |         |                 |        |                       |        |                            |       |      |        |                                      |       |              |                |

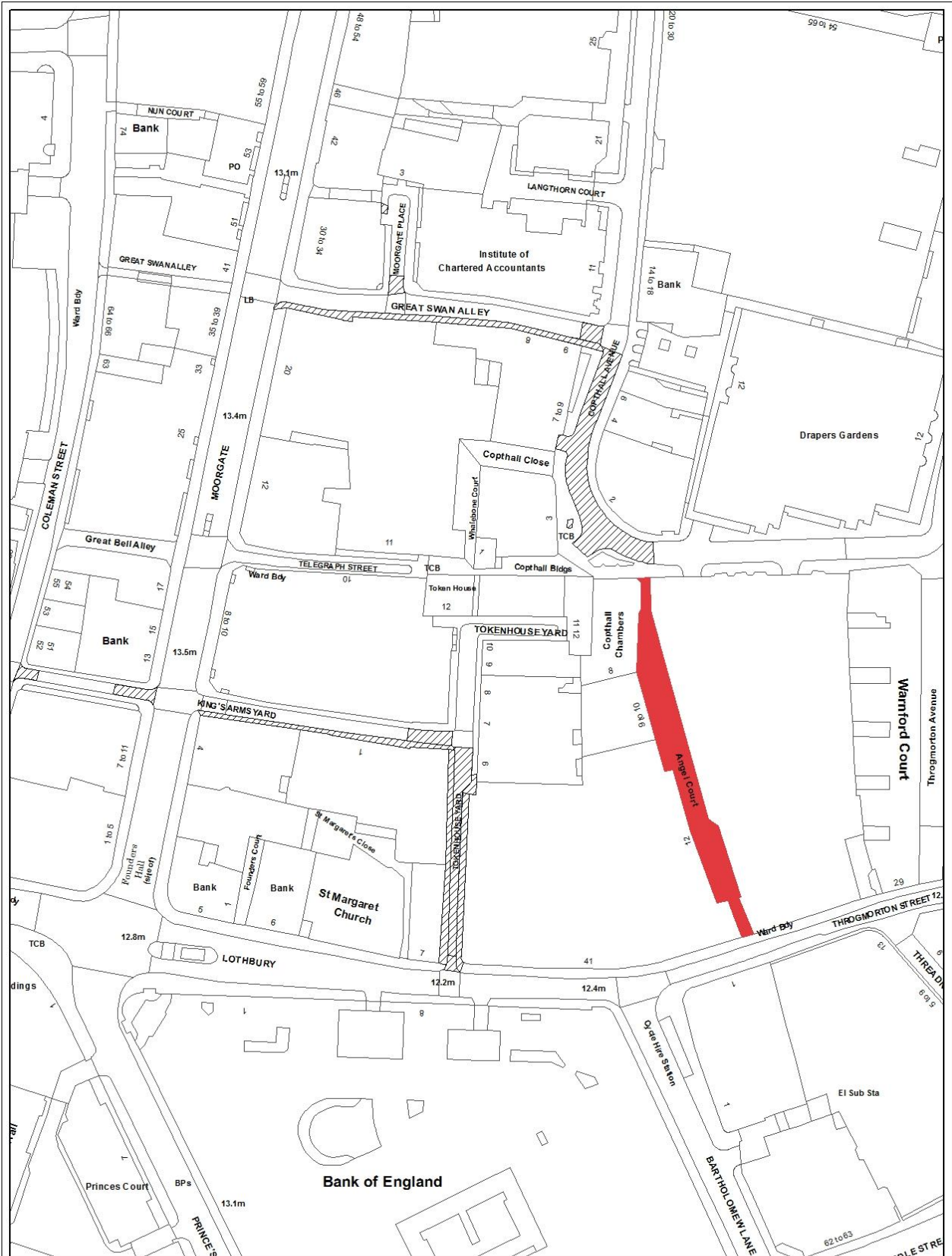
### Appendices




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| <b>Appendix 1</b> | Environmental Improvements Indicative Area Map |
| <b>Appendix 2</b> | Angel Court   Public and Private Demise        |
| <b>Appendix 3</b> | General Arrangement Plan                       |
| <b>Appendix 4</b> | Photo montage of an enhanced Angel Court       |
| <b>Appendix 5</b> | Finance Tables                                 |

### Contact

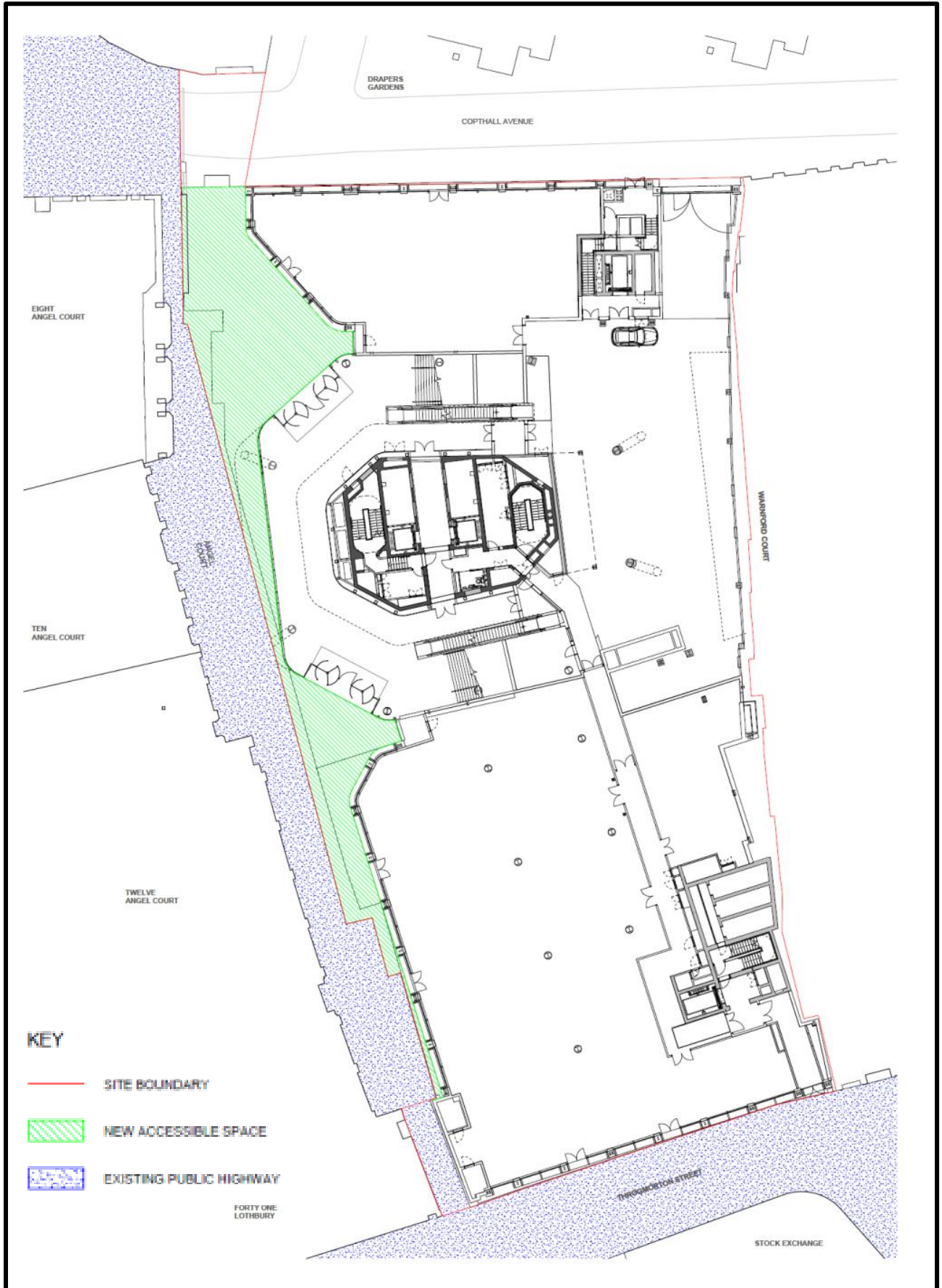
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|-------------------------|------------------------------------|
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# Appendix 1 Environmental Improvements Indicative Area Map



|   |   |  |                                      |  |
|---|---|--|--------------------------------------|--|
|   | <p align="center"><b>1 Angel Court</b><br/>Environmental Improvements<br/>Indicative Area Map</p> | <p><b>KEY</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: red; margin-right: 5px;"></span> Angel Court</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px solid black; border-style: dashed; margin-right: 5px;"></span> Streets in the Wider Area</li> </ul> | <p>Date Created:<br/>07 Mar 2016</p> |  <p>© Crown copyright and database rights<br/>2016 Ordnance Survey<br/>100023243.</p> |
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## Appendix 2 Angel Court | Public and Private Demise





**Appendix 4** Photo montage of an enhanced Angel Court





## Appendix 5 Angel Court Total Estimated Implementation Costs -post GW5

**Table 2: Pre-Evaluation stage budget (spend to date)**

| Description  | Approved Budget (£) | Expenditure (£) | Balance (£)   |
|--------------|---------------------|-----------------|---------------|
| Staff Costs  | 35,000              | 24,615          | 10,385        |
| Fees         | 10,000              | 282             | 9,718         |
| <b>TOTAL</b> | <b>45,000</b>       | <b>24,897</b>   | <b>20,103</b> |

**Table 3: Summary of Estimated Implementation Costs**

| Item  | Section 106 Works (£) |
|---|-----------------------|
| <b>Works</b>                                  |                       |
| Site Preparation                              | 9,500                 |
| Hard landscaping                              | 125,955               |
| Drainage                                      | 35,000                |
| Street Furniture                              | 23,000                |
| Utilities                                     | 30,000                |
| Signing and Lining                            | 1,000                 |
| <b>Sub-Total Works</b>                        | <b>224,455</b>        |
| <b>Staff Costs</b>                            |                       |
| P&T staff costs                               | 32,500                |
| Highways staff costs                          | 26,336                |
| City Trans Staff costs                        | 1,000                 |
| <b>Sub-Total Staff</b>                        | <b>59,836</b>         |
| <b>Fees</b>                                   |                       |
| Surveys (inclusive of Topo/Radar/Trial holes) | 13,123                |
| Traffic Orders                                | 5,750                 |
| <b>Sub-Total Fees</b>                         | <b>18,873</b>         |
| <b>Maintenance (inclusive of cleansing)</b>   | <b>5,000</b>          |
| <b>Project Total</b>                          | <b>308,164</b>        |