

Committees:	Dates:
Streets and Walkways (for Decision)	9 May 2016
Projects Sub (for Decision)	11 May 2016
Community and Children's Services (for decision)	13 May 2016
Culture Heritage and Libraries (for information)	23 May 2016
Subject: Gateway 4 - Middlesex Street Area - Redesign of new public space in Artizan Street post ramp demolition (phase B)	Public
Report of: Joint report of the Director of the Built Environment and the Director of Community and Children's Services	For Decision
Report author: Leila Ben-Hassel, Department of the Built Environment	

Summary

Dashboard

- (i) Project status: Green
- (ii) Timeline: Gateway 4
- (iii) Total project estimated cost: £994,755, inclusive of all evaluation costs.
- (iv) Spent to date: £47,755
- (v) Overall project risk: low

Progress to date

This project involves the removal of two redundant car park ramps in the area outside the Artizan Street Library and Petticoat Tower in the Middlesex Street Estate to create a new landscaped space for use by the local community and for the benefit of the library and community centre – see map of project area in Appendix 1.

In May 2013, Members considered outline options (Gateway 3) and approved to progress '*Option 3 – Remove both redundant car park ramps and enhance the new public space in Artizan Street for residents, local users the new Library and Community Centre*'.

In July 2014, Members approved splitting the project in two phases:

- Phase A of the project comprises of the demolition of the 2 car park ramps. These works were completed in May 2015. However it was not possible to remove one last section of ramp due to structural constraints. See pictures of the area pre and post-ramp demolition in Appendix 2.
- Phase B consists of the options appraisal of the last section of ramp (incl. structural investigations) and the re-landscaping of the newly created space.

In May 2015, initial consultation workshops were undertaken with residents to identify key issues related to the existing space and understand their aspirations for the re-landscaping of the new space. The feedback formed the basis of the design brief to produce initial design options. The 'Green Oasis' option (enhancement mostly through greening) and 'Urban Piazza' option (enhancement through greening and public art such as mosaics) were presented to residents during options appraisal workshops held at the end of September 2015. The Green Oasis option was unanimously chosen by residents and was therefore progressed as the preferred option and submitted to estate-wide public consultation in December 2015.

During the public consultation, options were proposed to residents on treatments for the last section of redundant ramp (informed by structural investigations), materials, planting design, and the new Petticoat Tower entrance canopy which is proposed to be included in the project scope. The public consultation materials illustrating how the design evolved through the engagement are made available in the Members' Reading room.

The entire project area is located over underground structures, including foundations of the neighbouring hotel and petticoat tower, the basement car park and the LUL Metropolitan Line Tunnel. From January to April 2016, surveys of the project area (topography and underground services) and trial holes were undertaken to assess the feasibility of the proposals and finalise the detailed design.

Proposed Way Forward

The removal of the ramps approved by Members in July 2014, has left the site area in a temporary state (temporary surfacing, drainage, unsightly concrete finishes) with ponding issues, illegal parking and risks of traffic over-runs (concrete blocks have been installed on a temporary basis to control vehicle access and ensure safety). Pictures of pre and post demolition of the ramps are included in Appendix 2. Local residents, occupiers and Ward Members are keen to see the transformation of the space completed with the design to which they actively contributed.

Approval is now sought to move forward with the detailed design of the option selected during public consultation held in December 2015, to which residents, Ward Members, local users and occupiers were invited. Further consultation with these key stakeholders will be undertaken on materials, finishes and the planting.

Next steps include finalising the structural design and undertaking statutory consultation on the necessary traffic orders in relation to the redundant section of carriageway before seeking authority to start work in summer 2016.

Procurement Approach

To date the designs have been developed by an external landscape consultant appointed following a formal expression of interest, under the direction of City's Built Environment officers with input from the City Housing Division, the Open Spaces' City Gardens Division, residents of the Middlesex Street estate (incl. Ward Members) and occupiers along White Kennett Street.

In terms of construction, it is proposed that the works are carried out in phases to ensure pedestrian access to the library, Petticoat Tower entrance and the Post Office, as well as vehicular access to the ground floor and underground car parks, is maintained throughout the works in order to limit disruption to local occupiers and residents. The use of the City's term contractor (currently JB Riney) is therefore recommended as it offers the flexibility to enable this approach to be taken forward efficiently and at minimum cost. Their successful track record in effective liaison with residents and occupiers will also be critical to the smooth delivery of the works.

Financial Implications

The enhancement of the Middlesex Street area is a high priority of the Liverpool Area Enhancement Strategy (adopted in 2013). The proposals meet its key strategic objectives approved by Members. They are proposed to be fully funded from the Section 106 contributions relating to the following developments:

- 100 Bishopsgate: the S.106 Local Community and Environmental Improvements funding pot is to be used *'for local community and environmental improvements to the public realm or for such other purposes for the benefit of the vicinity of the Development'* in consultation with the owner.
- 5 Broadgate: the S.106 Local Community and Environmental Improvements funding pot can be used for *'health and welfare, leisure and recreation, street scene and air quality improvements in the vicinity of the site'* in consultation and agreement with the owner.

Officers recommend the use of these funds as most suitable for this project, in accordance with the Member-approved list of high priority projects within the boundary of the Liverpool Street Area Enhancement Strategy. The total funding for the implementation budget will be confirmed at Gateway 5, upon approval of the detailed proposals from the owners of both 5 Broadgate and 100 Bishopsgate.

Recommendations

It is recommended that the **Streets and Walkways Sub-Committee, Community and Children's Services** and **Projects Sub-Committee** approve:

- The enhancement proposals to be taken forward to Gateway 5;
- The statutory consultation process to be undertaken on the proposed traffic management change of the redundant section of carriageway;
- £43,000 of staff costs and fees to take the scheme to Gateway 5, funded from the Section 106 contribution from the 100 Bishopsgate Development;
- The inclusion of a new canopy to the Petticoat Tower entrance as well as a health and leisure outdoor equipment in the project scope identified through consultation.

It is recommended that the **Culture, Heritage and Libraries Committee** notes the report.

Appendices

Appendix 1	Plan of project area
Appendix 2	Pictures of the area pre and post ramps demolition
Appendix 3	Project stakeholders
Appendix 4	Proposed design
Appendix 5	Plan of Proposals
Appendix 6	Financial information

Contact

Report Author	Leila Ben-Hassel
Email Address	Leila.ben-hassel@cityoflondon.gov.uk
Telephone Number	020 7332 1569

Main Report

1. Description	<p>The enhancement of the Middlesex Street area is a high priority project of the Liverpool Street Area Enhancement Strategy (adopted in 2013). With the arrival of Liverpool Street Crossrail, the number of pedestrians in the area is anticipated to significantly increase. Key aims of the strategy are to provide an enhanced and more accessible pedestrian environment as well as creating new public spaces from existing underused spaces.</p> <p>The Area Strategy further recommends restricting vehicular access to Artizan Street to improve pedestrian access to the new Artizan Street Library and Community Centre and Petticoat Tower through the removal or remodelling of the redundant parking ramps.</p> <p>The Artizan Street Library and Community Centre was opened in 2013. The removal of the car park ramps was approved in August 2014 by Members as the first phase of the project and completed in March 2015. As shown in the pictures in Appendix 2, the visibility of the Library and Community Centre and Petticoat Tower entrances has been significantly improved. The removal of the ramps has also provided the opportunity to create a new public space for the benefit of residents and local users.</p> <p>A community-led approach was taken to develop the design of the new space. Residents' workshops were carried out from May to November 2015 leading to a preferred option, which was submitted to estate-wide public consultation (materials used available in the Members' Reading Room).</p> <p>The preferred option has been further developed by the project team to detailed design stage. The design aims to provide a flexible space in front of the library that could be used for community activities and create a 'front garden' feel to highlight the entrance to Petticoat Tower, providing much needed greenery in the area for the benefit of all users whilst preventing skateboarding and deterring opportunities for anti-social behaviour. The design is illustrated in Appendix 4 and includes:</p> <p><u>Surfacing</u></p> <ul style="list-style-type: none">• Standard York stone paving from White Kennett Street to the library and in Artizan Street. Surveys have confirmed that there is sufficient standard civil depth to accommodate standard York stone;• Standard granite setts in the carriageway from Harrow Place to the ground floor car park to highlight the pedestrian feel of the place and calm traffic. Surveys have confirmed that there is sufficient standard civil depth and no major utilities adjustments required to accommodate standard granite setts.

	<p><u>Signage</u> Feedback from the various workshops has highlighted the need to provide additional signage. It is proposed to include more prominent signage over the library entrance and new canopy as well as fingerposts along White Kennett Street and Harrow Place to highlight proximity to historic buildings, markets and visitors destinations.</p> <p><u>Lighting</u></p> <ul style="list-style-type: none"> • Lighting improvements include fitting new LEDs in line with City Police criteria to discourage anti-social behaviour; • Low level lighting in the approach to the tower to signify the residential nature of the area at night as well as lighting of the new canopy; • Associated lighting to highlight the greenery. <p><u>Planting</u> The planting design reflects the feedback received during consultation: low-maintenance, all-year-round interest and sensory planting. The planting plan will be community-led and facilitated by a professor of the Landscape Architecture School of Sheffield University in liaison with the estate gardening club and the Open Spaces Department.</p> <ul style="list-style-type: none"> • Low level planting will include pioneering 'climate-change adapted' species that do not require irrigation which is well-suited to the site's depth constraints. Planters are proposed to be bespoke Cor-Ten (oxidised steel) which is a durable material. The thinness, low height and curved shape of the planters together with planting along the edge, will prevent opportunities for skateboarding and seating. • Evergreen low-maintenance climbing plants are also proposed on Petticoat Tower's eastern façade and along the hotel wall, subject to adequate depth to accommodate roots and irrigation. Trellises are proposed to be laser-cut powder coated steel panels as well as steel cables to enable vertical planting.
2. Scope and exclusions	<p><u>In scope:</u></p> <ul style="list-style-type: none"> • All of the works affect public highway and publicly accessible land in the City's ownership. • A new canopy to the Petticoat Tower entrance. The canopy was excluded at Gateway 3, as it was originally planned to be delivered as part of a City Surveyor's project of the 1st floor mezzanine redevelopment. This project is still in its development phase and the requirement of shelter has been identified and agreed during community consultation. • Outdoor gym equipment was identified as a need for young people of Middlesex Street estate through consultation. The equipment will be trialled by users in the estate and if the experiment is successful, it is proposed to include the outdoor leisure equipment as a permanent community asset.

	<p><u>Exclusion:</u></p> <ul style="list-style-type: none"> A new shutter to the ground floor car park was identified as a need for improvement during public consultation as its mechanical failings can create opportunities for anti-social behaviour and impact on the enjoyment of the public space in Artizan Street. However as there are plans currently being developed by the City Surveyor's Department to remodel the estate shops and the ground floor car park as their servicing area, a new shutter will be required to meet the needs of the new commercial operations and will be delivered as part of the City Surveyor's project. 												
<p>3. Programme and key dates</p>	<p>Key dates are set out in the table below. The scheme is proposed to be implemented over a 4 to 6 month period (to be confirmed at Gateway 5) in phases in order to ensure pedestrian access to the library, Petticoat Tower entrance and the Post Office as well as vehicular access to the ground floor and underground car parks are maintained throughout the works.</p> <table border="1"> <thead> <tr> <th>Task</th><th>Date</th></tr> </thead> <tbody> <tr> <td>Finalise construction package</td><td>May – June 2016</td></tr> <tr> <td>Traffic order process</td><td>May – July 2016</td></tr> <tr> <td>Gateway 5</td><td>June 2016</td></tr> <tr> <td>Works Start (incl. off-site works)</td><td>July/August 2016</td></tr> <tr> <td>Construction (phasing to be determined ahead of Gateway 5)</td><td>July/August 2016 – January 2017</td></tr> </tbody> </table>	Task	Date	Finalise construction package	May – June 2016	Traffic order process	May – July 2016	Gateway 5	June 2016	Works Start (incl. off-site works)	July/August 2016	Construction (phasing to be determined ahead of Gateway 5)	July/August 2016 – January 2017
Task	Date												
Finalise construction package	May – June 2016												
Traffic order process	May – July 2016												
Gateway 5	June 2016												
Works Start (incl. off-site works)	July/August 2016												
Construction (phasing to be determined ahead of Gateway 5)	July/August 2016 – January 2017												
<p>4. Risk implications</p>	<p>All the risks related to design and feasibility have been investigated, assessed and closed. The necessary surveys and investigations have been undertaken and the design has been well received by residents and occupiers and agreed by the relevant City departments.</p> <p>Remaining key risks are outlined below:</p> <ul style="list-style-type: none"> <p>Overall Costs exceed estimate Risk level - low/medium impact: cost</p> <p>Costs have been estimated based on extensive survey information (topography, radar, drainage, structural and trial holes) and on the city term contractor's standard schedule of rates, taking into consideration the structural constraints of the site during construction (e.g. loading restrictions, possible double-handling of materials and adjustments to lack of standard civil depths) and requirements to maintain access to the library, Petticoat Tower and ground floor and underground car parks. A detailed phasing programme for the works will be established and costs refined ahead of Gateway 5.</p> <p>Objection(s) to the traffic order delay programme Risk level - low impact: programme</p> <p>The proposed traffic management change relates to a redundant section of carriageway and informal consultation has been undertaken with key stakeholders; the feedback was very</p> 												

	<p>positive.</p> <ul style="list-style-type: none"> • Noise complaints delay programme Risk level: low impact: reputation/programme/costs Noise complaints during construction could lead to requirements such as restricted noisy working hours and/or sound reducing cutting sheds. This will be mitigated by liaising closely with occupiers and residents and adapting the works programme where possible to key events/business activities.
5. Stakeholders and consultees	<p>A flow chart mapping the project's stakeholders and consultees and their relation to the project is included in Appendix 3.</p> <p>Stakeholders and consultees:</p> <ul style="list-style-type: none"> • Ward Members • Residents • Hotel, Post Office and local occupiers on White Kennett Street • London Underground Ltd <p>Project Team:</p> <ul style="list-style-type: none"> • City's Housing and Public Realm Divisions (project clients) • City Transportation (project partner) • City's Highways (project engineer and principal designer) • City Gardens (project designer) • Appointed landscape consultant (project designer) • Appointed structural engineer (project designer) • Sheffield University (planting design – advisory capacity)
6. Total Estimated cost	<p>The total project cost of the Middlesex Street Area – Artizan St. new public space (phase B) is currently estimated at £994,755, inclusive of all evaluation costs but will be refined further at Gateway 5. Further detailed information is provided in table C of Appendix 5.</p> <p>This estimate has increased from £700,000 to £994,755 since the last report approved by Members in September 2015. This is because there is now greater clarity regarding the extent of the site constraints (structural, drainage and site access) informed by extensive investigations and also due to additional greenery (feedback from consultation) and the increased scope (new canopy to the Petticoat Tower and outdoor gym equipment).</p>
7. Funding strategy	<p>The project, agreed by Members as a high priority of the Liverpool Street Area Enhancement Strategy, is proposed to be funded from the Section106 obligations connected to the 100 Bishopsgate development (Local Community and Environmental Improvements funding pot limited in use and location) and 5 Broadgate development (Local Community and Environmental Improvements funding pot flexible in use and location). This will be confirmed at the next Gateway.</p>

8. Ongoing revenue implications	<p>The total project cost includes a maintenance payment towards the new planting for 20 years as per the Open Spaces Department's requirement currently estimated at £80,000. This estimated sum will be confirmed by Open Spaces at Gateway 5, once the planting design is confirmed.</p> <p>An additional lump sum towards highways and cleansing maintenance costs will be agreed with relevant officers ahead of Gateway 5 (currently estimated at £18,000).</p>
9. Procurement strategy	<p>It is proposed that the works are carried out in phases to ensure pedestrian access to the library, Petticoat Tower entrance and the Post Office as well as vehicular access to the ground floor and underground car parks are maintained throughout the works in order to limit disruption to local occupiers and residents. The use of the City's term contractor (currently JB Riney) is therefore recommended as it offers the flexibility to enable this approach to be taken forward efficiently and at minimum cost. Their successful track record in effective liaison with residents and occupiers will also be critical to the smooth delivery of the works.</p>
10. Legal implications	<p>Planning permission was granted in 2014 for the project and conditions will be discharged on details such as materials, canopy, trellises, planters and any public art such as mosaics panel(s) located on publicly accessible land in the City's ownership (CoL Housing).</p>
11. Traffic implications	<p>Residents, Ward Members and occupiers were consulted and supportive of the proposals outlined below and visualisation of proposed entry treatments is included in the additional information provided in the Members' Reading Room (p.2).</p> <p>Servicing and parking</p> <ul style="list-style-type: none"> • No changes to number of pay and display bays • Introduce inset loading bay to minimise congestion along the east side of White Kennett Street (adjacent to the hotel). This will enable safe servicing of post office activities, but will also provide an additional loading provision for other local occupiers – see plan of proposal in Appendix 4. The design of the loading bay is as per city standards. <p>Traffic changes</p> <p>It is proposed to pedestrianise the section of redundant carriageway no longer serving a purpose after the removal of the ramps (see plan of proposal in Appendix 4). This will enhance the pedestrian environment in the direct vicinity of Petticoat tower and Artizan St. Library and Community Centre. This will also provide the City's Parking Enforcement team with the powers to act against undesired motor cycle parking that currently occurs in the area.</p> <p>It is proposed that a statutory consultation on the above traffic</p>

	changes will be submitted to statutory consultation in May 2016.								
12. Sustainability and energy implications	<ul style="list-style-type: none"> • The addition of greenery to the area will improve the air quality and reduce exposure to atmospheric emissions. • The proposed planting will encourage local biodiversity and will include pioneering 'climate-change adapted' species that do not require irrigation. • Low consumption lighting fittings (LED) are proposed to be used. • Proposed paving materials are in line with the City's standard palette of materials, which are long lasting and require a low maintenance regime. 								
13. Equality Impact Assessment	An equality impact assessment has been carried out and the City's access officer has been consulted in the development of the design.								
14. Next Gateway	Gateway 5 - Authority to Start Work to be approved by Chief Officer as per the regular route of the corporate project procedure.								
15. Resource requirements to reach next Gateway	<p>In addition to the spend to date of £47,755, a budget of £43,000 for fees and staff costs is required to finalise the design for the planting, the metalwork (trellises, panels and canopy), and produce structural and construction drawings. Further details are included in table B in Appendix 5.</p> <table border="1"> <thead> <tr> <th>Description</th><th>Cost (£)</th></tr> </thead> <tbody> <tr> <td>Fees</td><td>30,000</td></tr> <tr> <td>Staff costs</td><td>13,000</td></tr> <tr> <td>TOTAL</td><td>43,000</td></tr> </tbody> </table>	Description	Cost (£)	Fees	30,000	Staff costs	13,000	TOTAL	43,000
Description	Cost (£)								
Fees	30,000								
Staff costs	13,000								
TOTAL	43,000								