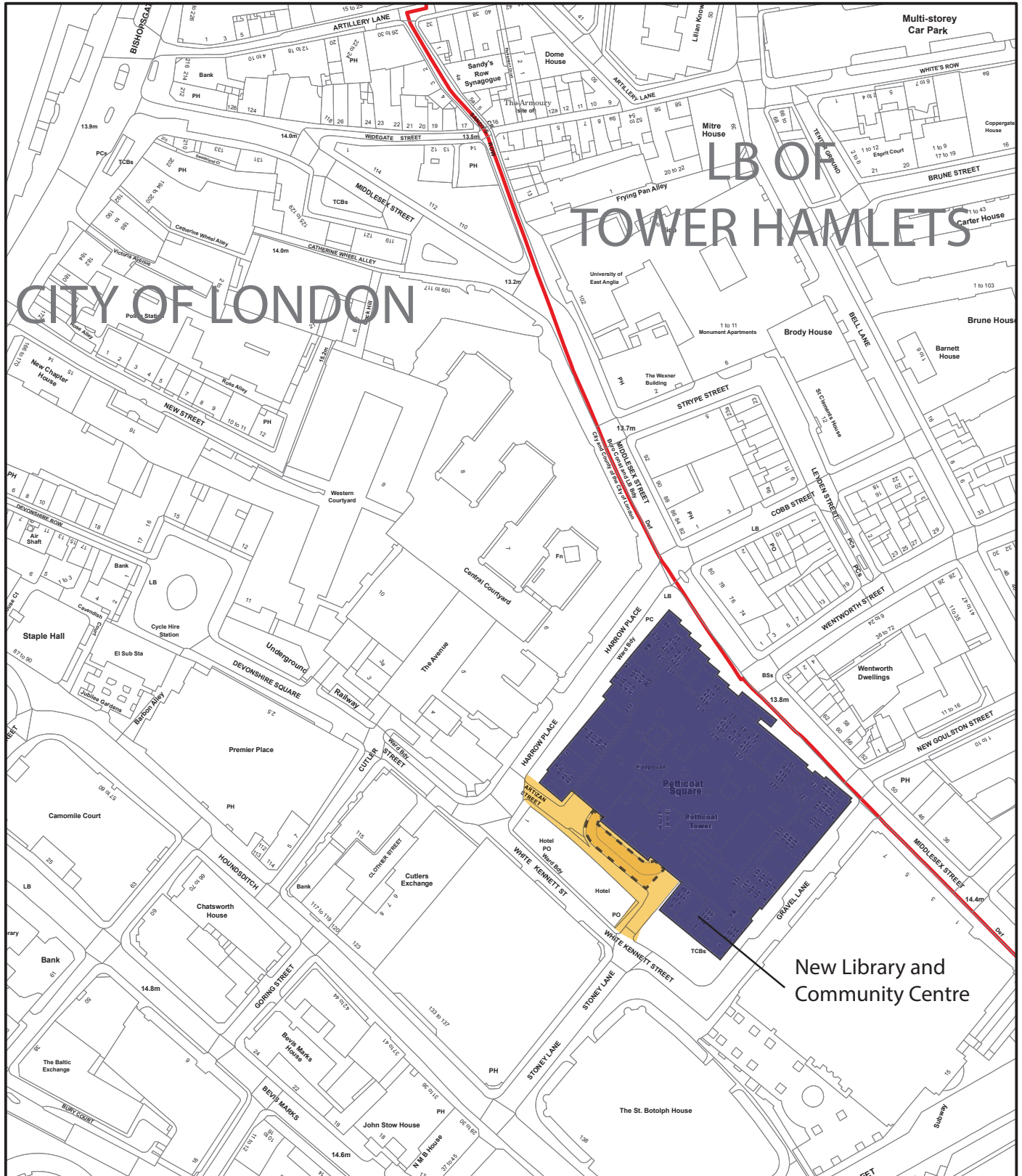


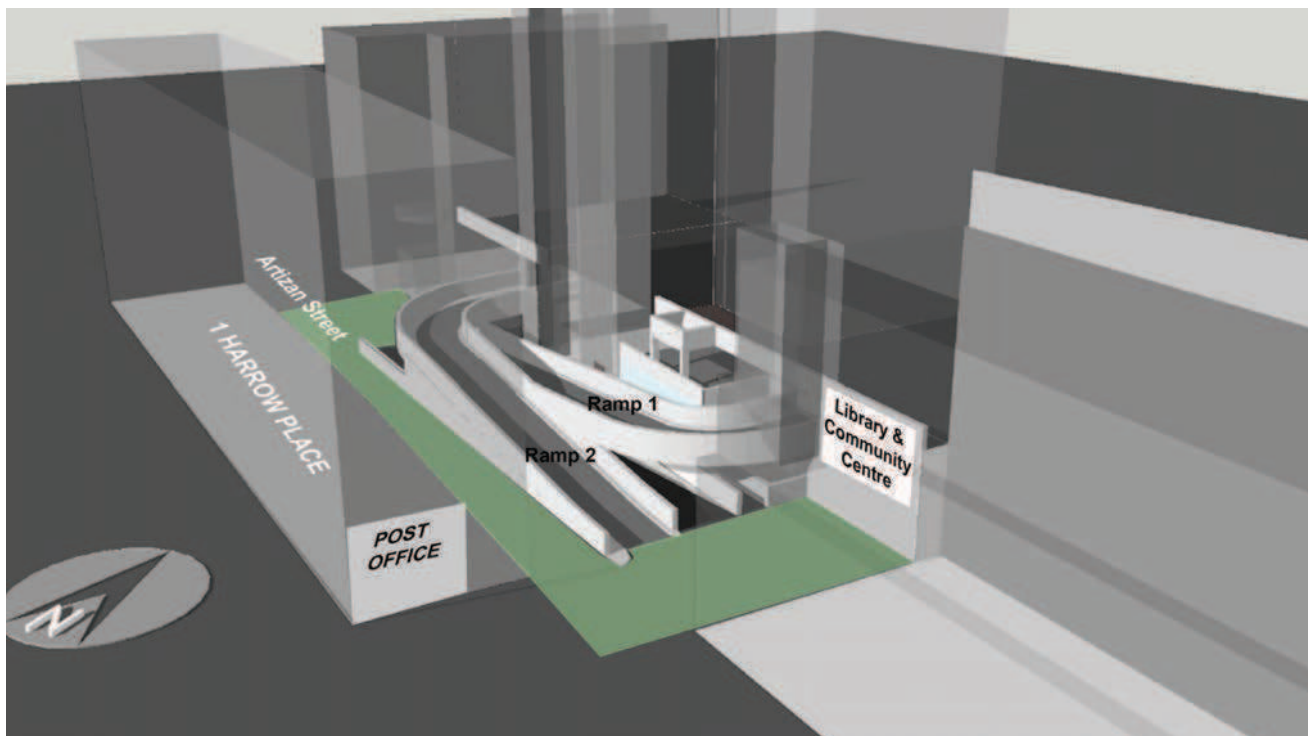
APPENDIX 1: PLAN OF PROJECT AREA



- Middlesex Street Estate
- Middlesex Street Estate Ramps removed in 2014/15
- City of London Boundary
- Project Scope



APPENDIX 2: PICTURES OF THE AREA PRE AND POST RAMPS DEMOLITION



3D view of the ramps before demolition



Photos of ramp before demolition
Harrow Place end
(August 2014)

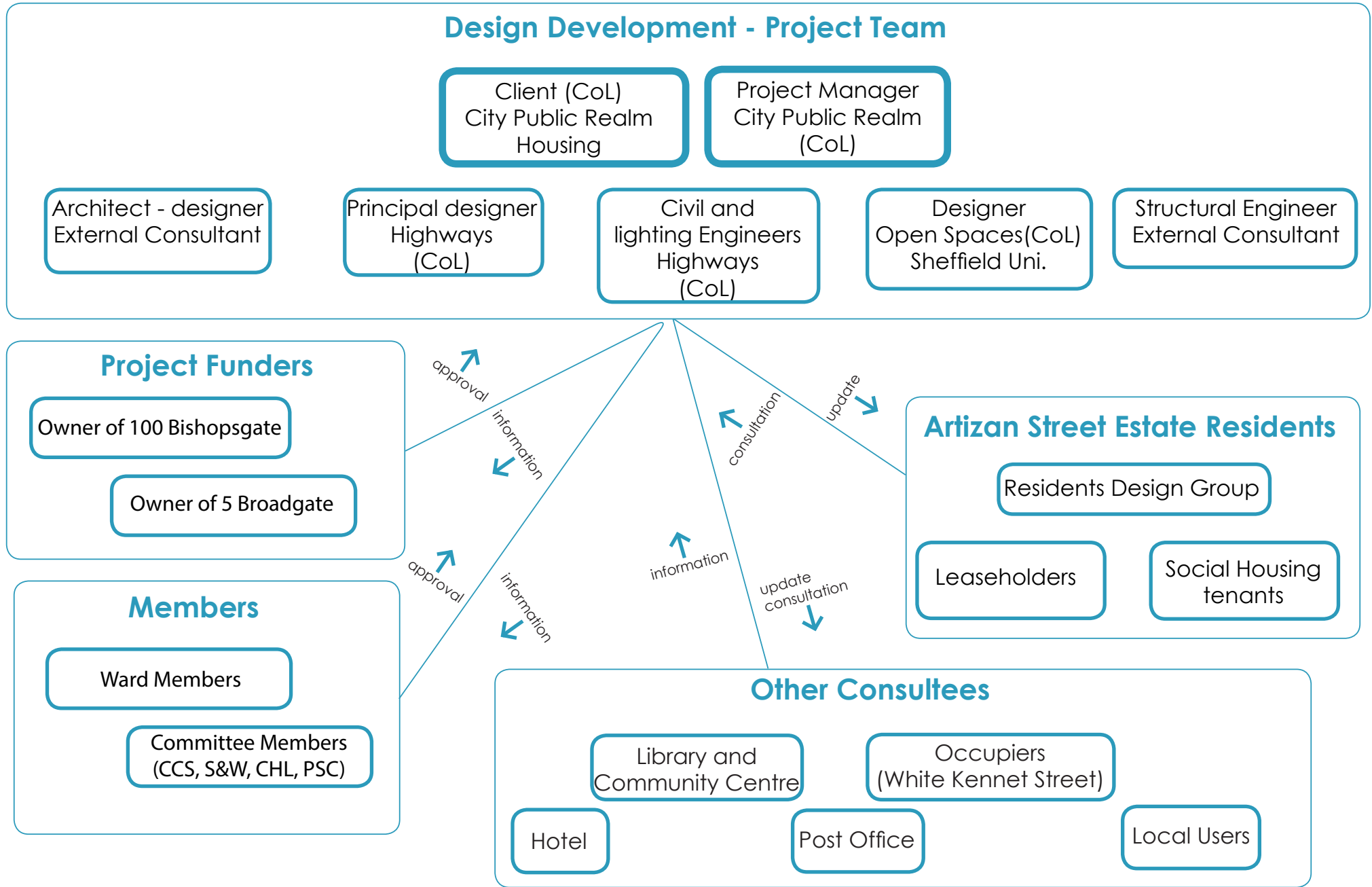


Library end
(August 2014)



Photos of Artizan Street after demolition
(May 2015)

APPENDIX 3: PROJECT STAKEHOLDERS



APPENDIX 4: PROPOSED DESIGN

1. Visualisation of proposals



Before: view from White Kennet Street



Proposed: view from White Kennet Street

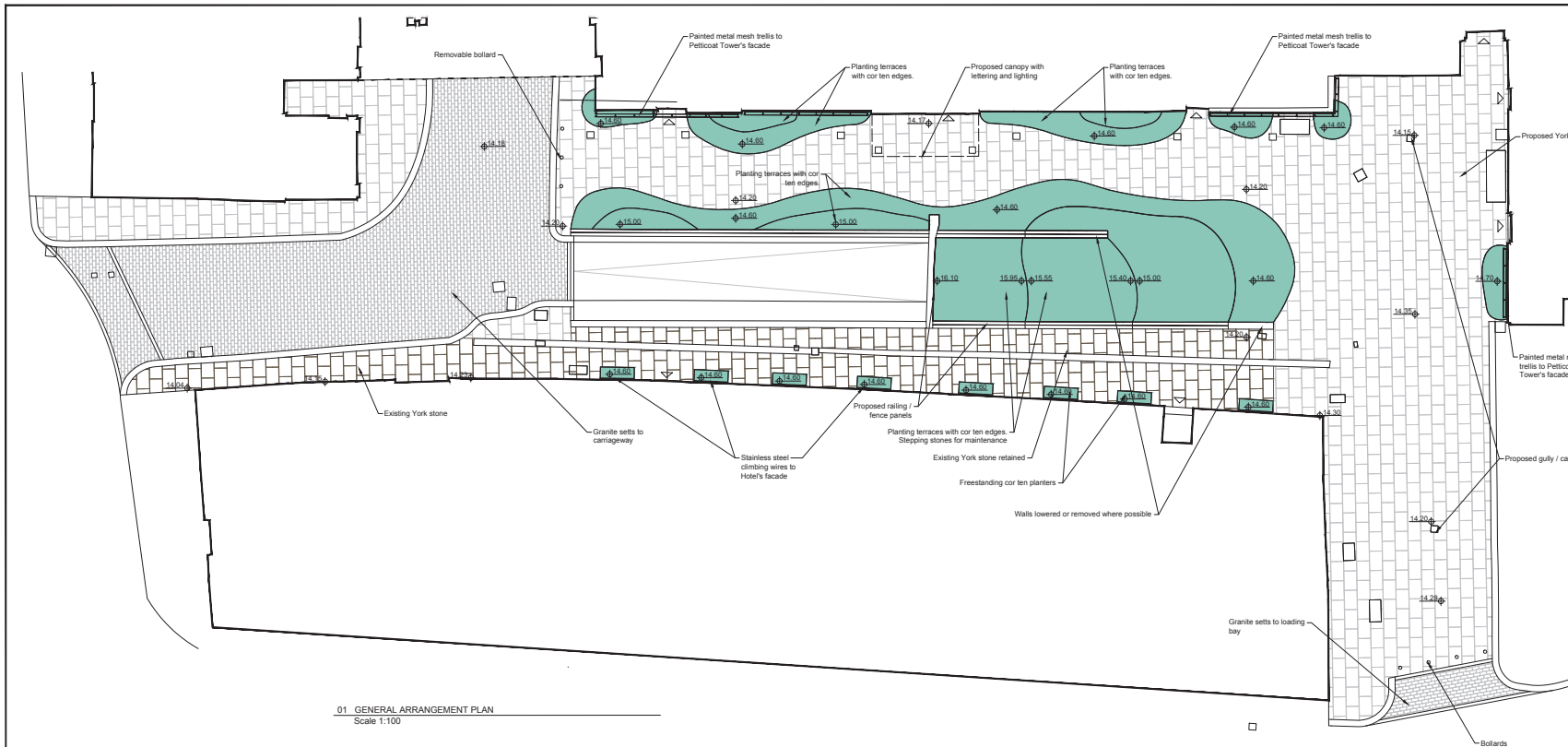


Before: view from Artizan Street

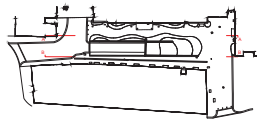


Proposed: view from Artizan Street

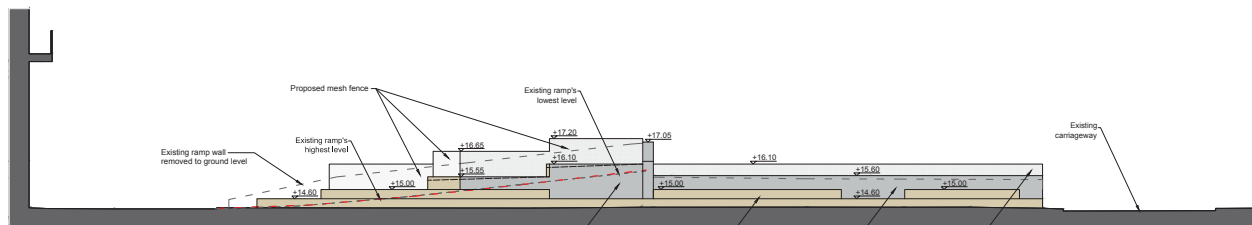
2. Plan of proposals



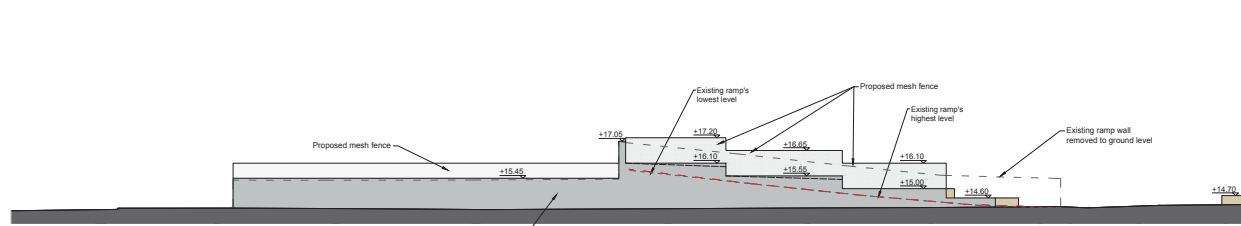
01 GENERAL ARRANGEMENT PLAN
Scale 1:100



KEY PLAN
NTS

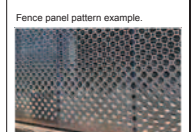


02 ELEVATION AA
Scale 1:100



03 ELEVATION BB
Scale 1:100

NOTES:
1. Copyright. The contents of this drawing may not be reproduced in whole or in part without the permission of BURNS + NICE.
2. All dimensions to be checked by site measurement prior to the commencement of works or ordering of materials. Do not scale from this drawing.



REV	DATE	DESCRIPTION	BY	CHKD

MIDDLESEX STREET

GENERAL ARRANGEMENT AND RAMP ELEVATIONS

Date: 10 MARCH 2016
Issue: DETAIL DESIGN
Drawn by:
Checked by:

Scale: 1:100 @A1

APPENDIX 6 – FINANCIAL INFORMATION

Table A: Spend to date

16800334 - Middlesex Street Area – Artizan St New Public Space - Phase B			
Description	Approved Budget (£)	Expenditure (£)	Balance (£)
Fees	34,000	33,500	500
Environmental Services Staff Costs (Highways)	4,000	3,965	35
Open Spaces Staff Costs	1,000	85	915
P&T Staff Costs (City Public Realm and Transportation)	10,000	10,204	(204)*
PRE-EVALUATION TOTAL	49,000	47,755	1,245**

* The P&T Staff Costs overspend of £204 is to be funded from the Open Spaces Staff Costs budget.

** The total Pre-evaluation underspend of £1,245 is to be re-allocated to the budget required to reach the next gateway below.

Table B: resources required to reach next Gateway (Gateway 5)

Description	Cost (£)
Fees*	30,000
P&T Staff Costs (City Public Realm and City Transportation)**	7,500
Environmental Services Staff Costs (Highways)***	5,000
Open Spaces Staff costs	500
TOTAL	43,000

* Fees include investigations into utilities adjustments, transport fees re pedestrianisation, finalisation of structural design, planting design, design of canopy and construction package.

** This corresponds to a) 73 hours of City Public Realm project officer time to undertake project management duties, including overseeing finalisation of construction package, liaison with project team, management of consultants, risk management, budget monitoring, draft of Gateway 5 report and communication activities; and b) 22 hours of transportation engineer's time to lead on Traffic Management Order processes, undertake statutory consultation and input in design team.

*** This corresponds to 60 hours of project engineer time to attend design team meetings, liaise with project manager, input and check construction drawings produced by consultants, provide cost estimate for Gateway 5, liaise with City Term Contractor and lead on pre-construction phase.

Table C: Estimated implementation costs

The estimated implementation costs are informed by surveys (topography/radar/drainage), trial-hole investigations and structural assessment. They reflect the complexity of the project site (underground structures – basements, LUL tunnel) as well as the constraints to maintain access to car parks, Petticoat Tower and the library during construction. This estimate will be refined ahead of Gateway 5.

Item	Description	Estimated cost (£)
Fees	Utilities investigations, permits and traffic order related fees	10,000
	Structural design and CDM (monthly site visits x 5)	5,000
	Design finalisation (canopy and public art work)	12,000
	Sub-total Fees	27,000
Works	Making good and structural works related to remaining ramp and finishes	40,000
	General construction works, incl. surfacing, ducting, utilities and drainage	300,000
	Lighting and connections	30,000
	Soft landscaping / irrigation system for vertical planting only	55,000
	Planters (low-level Cor-Ten bespoke planters, powder-coated steel panels, steel cable trellises)	195,000
	Petticoat Tower entrance canopy	30,000
	Signage (bespoke metal signs and finger posts) and safety fencing (last section of ramp)	20,000
	Public art production and installation	15,000
	Community gym equipment	20,000
	Sub-total works	705,000
Maintenance	Soft landscaping (20 year)	80,000
	Highways (lighting and surfacing) and cleansing	18,000
	Sub-total maintenance	98,000
Staff costs	P&T Staff Costs (City Public Realm and City transportation)	32,000
	Open Spaces Staff Costs	2,000
	Environmental Services Staff Costs (Highways)	40,000
	Sub-total staff costs	74,000
Total Implementation costs (estimated)		904,000
Total pre-evaluation costs (actual and estimated)		90,755
ESTIMATED TOTAL PROJECT COST		994,755

Table D: Proposed funding Strategy

Funding Source	Amount (£)
S. 106 connected to 100 Bishopsgate Development	£784,719
S. 106 connected to 5 Broadgate Development	£210,036
Artizan St New Public Space - Phase B TOTAL FUNDING	£994,755