

<b>Committees:</b>	<b>Dates:</b>	<b>Item no.</b>
Projects Sub Committee	20/07/2016	
Streets & Walkways Sub Committee	25/07/2016	
<b>Subject:</b> Mitre Square (EE086) (Phase 2)	<b>Gateway 4/5</b> Detailed Options Appraisal & Authority to Start Work	<b>Public</b>
<b>Report of:</b> Director of the Built Environment		<b>For Decision</b>

### Summary

#### Dashboard

**Project status:** Green

**Timeline:** Implementation commenced on 11 July 2016 (Phase 1); Phase 2 implementation anticipated to commence in October 2016

**Total project cost:** £1,361,970

**Phase 1 confirmed total cost:** £550,216

**Phase 2 confirmed total cost:** £811,754

**Spend to date:** £494,908 (as of 17 June 2016)

**Overall project risk:** Low

#### Progress to Date

A project Working Party was established following Gateway 2 approval in July 2014, comprising key local stakeholders and with a remit of providing high-level direction for the project design work. The Working Party agreed a Schedule of Issues, which Members approved as part of the Gateway 3 report in January 2015. This Schedule has formed the basis for a design brief for the project.

A full public consultation on the public realm design was held at the end of December 2015, for three weeks, which included staffed drop-in sessions at St Botolph without Aldgate church and Sir John Cass's Foundation School. Feedback was largely favourable; a small number of concerns relating to school access and facilities for children were raised by parents at the school, but these have been resolved firstly by creating a small area of hard-standing at the southeast corner to allow vehicle access into the school, and secondly by creating an attractive and flexible space in Mitre Square to accommodate a range of users.

Members approved a Gateway 4-5 report for this project in April 2016. This report proposed to separate the delivery of the project into two stages (appendix 1); this was required in order to complete the first phase in advance of practical completion of the development. This second Gateway 4-5 report concerns the proposed enhancements to Mitre Square itself (i.e. phase 2). The implementation of Phase 1 of the works commenced on 11 July 2016.

#### Proposed Way Forward

The approach to phase the delivery of the project was agreed with the developer, and subsequently approved by Members in April 2016. This report presents the proposed design for Phase 2 of the project, which has been agreed by the project Working Party. A summary of the deliverables for both phases is shown below.

#### **Phase 1 (implementation: July – September 2016)**

- Enhanced footways around the new entrance to the development;
- A new vehicle turning circle and incorporated cycle route on Creechurch

Lane;

- A realigned and widened toucan crossing on Dukes Place;
- A new footway crossover at the servicing entrance to the development.

**Phase 2 (implementation: October – December 2016)**

- An enhanced public space in Mitre Square, including new areas of lawn, trees and other green elements, with design elements included to reduce the likelihood of skateboarding;
- Additional seating and improved lighting;
- Retained vehicle access to the school.

This report presents detailed design information and costs for Phase 2 of the project (appendix 2).

The Phase 1 works are funded from the Section 278 agreement associated with the Creechurch Place development, and a small contribution from Transport for London (see section 5 of the main report and appendix 3 for more detailed financial information). The majority of the Phase 2 works are funded via the associated Section 106 agreement. The full financial details for Phase 2, and for the project in total, are set out in the main body of the report, and in appendix 3.

All S278 and S106 funding identified in this report can only be spent on highway changes and public realm enhancement works in the immediate vicinity of the development, as stipulated in the relevant legal agreements.

**Recommendations**

It is recommended that Members of Projects Sub Committee:

- Approve the implementation budget for Phase 2 (£728,998), as set out in section 5 and appendix 3 of this report, fully funded from the Section 106 agreement (subject to approval by Streets & Walkways Sub Committee).

It is recommended that Members of Streets & Walkways Sub Committee:

- Approve the design for Phase 2, as shown in appendix 2 of this report;
- Approve the implementation budget for Phase 2 (£728,998), as set out in section 5 and appendix 3 of this report, fully funded from the Section 106 agreement.

**Main Report**

<p><b>1. Design summary</b></p>	<p>As reported to Members in April 2016, the project is being delivered in two phases in order to align with practical completion of the development at Creechurch Place. Despite the phased delivery, the design process has run as a single coordinated process, ensuring that the completed scheme has a consistent approach.</p> <p>The coordinated design for the scheme has been developed through consultation with key project stakeholders, and all major design decisions have been approved by the project Working Party. As such, design options are not presented in this report, but a single preferred design agreed with local stakeholders is proposed.</p>
---------------------------------	--

**Phase 1 – Creechurch Lane, Dukes Place, Mitre Passage, Mitre Street (implementation: July – September 2016)**

Although already approved, a summary of the Phase 1 works follows. The first phase will deliver new footways around the northern and western edges of the development, adjacent to the new main entrance. The design has been kept purposely simple, to provide a clear approach to the new entrance whilst maintaining pedestrian routes through the area. The existing dead-end of Creechurch Lane will be raised to footway level, increasing effective footway widths and further improving conditions for pedestrians and cyclists. An improved walkway in Mitre Passage will also be included in this phase, providing a connection to the new public space in Mitre Square that will be delivered in Phase 2.

**Phase 2 – Mitre Square, St James’s Passage (implementation: October – December 2016)**

The design for Phase 2 aims to create a calm, quiet public space, introducing substantial amounts of new lawned areas, trees and other green elements. New seating and improved lighting will be provided, and vehicle access to the school from Mitre Street will be retained via a small area of hard landscaping at the southern edge of the space.

The design of the space is informed by the different building scales and land uses that front on to the Square, including the new 22 storey development and the existing Grade II-listed school building. Rather than taking design cues from one particular frontage, the design of the square is based on providing several walking routes across the Square and adjoining ‘dwell’ spaces.

The project Working Party was in agreement that the space should be available for ‘informal’ play opportunities, in line with the relevant Local Plan Policy. The design has taken this into account, and the inclusion of lawned areas and raised planter walls will facilitate informal play. Discussions are also ongoing with the school to develop an educational programme around biodiversity and planting. The introduction of substantial new green areas will also contribute to strengthening climate resilience in the City.

The design incorporates measures to reduce the likelihood of skateboarding, such as cutting grooves into the stone seating and the considered placement of other street furniture such as wooden benches. The green areas are proposed to be raised above ground level for two reasons; records show that substantial archaeological remains exist beneath Mitre Square, and so this approach reduces the risk of disturbance. Also, there are significant level changes across the square, and the use of raised planters works with the topography of the site and maintains footway widths that reflect accessibility standards within good practice guidance.

	<p>A number of parents of children at the school currently use Mitre Square to wait temporarily to pick up their children. Although the school is actively working to reduce the number of parents driving to the school, it is acknowledged that this activity still needs to be accommodated. Therefore, a number of locations on-street have been identified where this activity can take place within short 'grace' periods around the start and end of the school day. This change is being developed in liaison with the City's Traffic Manager and with full cooperation from the school, and will come into effect prior to works commencing in Mitre Square.</p> <p>The removal of car parking from Mitre Square can also make a positive contribution towards reducing noise and anti-social behaviour, as users of local nightclubs regularly use the Square to park. This situation will be monitored on completion of the scheme to ensure its effectiveness.</p> <p>The two blue plaques that were originally on display in the vicinity of the Square, relating to the Holy Trinity Priory and the Great Synagogue, will be retained but in a new location at the southern end of St James's Passage. This element is subject to approval under a separate Planning Condition relating to the development at Creechurch Place.</p> <p>The design for Phase 2 includes:</p> <ul style="list-style-type: none"> <li>• York stone paving on all footways;</li> <li>• Two raised 'green' areas, incorporating sections of accessible lawn, mixed shrubbery and small trees;</li> <li>• Low-level perimeter planting to 'soften' the hard edges of the space, including the existing school wall;</li> <li>• A mixture of seating types, including stone benches and wooden seats;</li> <li>• An area of small module York stone paving adjacent to the school gates, maintaining vehicular access whilst retaining a visual connection to the main space.</li> </ul> <p>A plan of the Phase 2 proposals is shown in appendix 2.</p>
<p><b>2. Delivery team</b></p>	<ul style="list-style-type: none"> <li>• Project Management – City Public Realm team</li> <li>• Detailed design – Highways Division &amp; Townshend Landscape Architects</li> <li>• Construction – JB Riney (under the City's term contract)</li> <li>• Construction &amp; Design Management – Highways Team</li> <li>• Green infrastructure – City Gardens Team</li> </ul>
<p><b>3. Programme and key dates</b></p>	<p><b>Implementation Phase 1:</b> July – September 2016</p> <p><b>Creechurch Place practical completion:</b> 28 September 2016</p> <p><b>Implementation Phase 2:</b> October – December 2016</p> <p><b>Gateway 7 report :</b> Spring 2017</p>
<p><b>4. Outstanding risks</b></p>	<p><i>1. Land occupied by the developer is not released to allow works</i></p>

	<p><i>to be completed to programme</i></p> <p>Discussions are ongoing with the developer to ensure that land is released to allow sufficient time for the City's works to be completed</p> <p><i>2. Archaeological remains or other sub-surface utilities / structures cause issues during construction</i></p> <p>Surveys have been undertaken to determine the extent of sub-surface elements as far as possible. The design work has taken this into account, but this risk will be closely monitored during the implementation phase, and avoided where possible.</p>
<b>5. Budget</b>	<p>The total estimated cost of the project at the last Gateway (April 2016) was £1,392,784. This cost estimate has now been refined as more detail has emerged, and is now revised to £1,361,970. A detailed breakdown of the project finances is contained in appendix 3.</p> <p>Both phases of the project are fully funded through the Creechurch Place development, via a Section 278 and a Section 106 agreement, save for a small contribution from Transport for London. The Phase 1 works are funded through the Section 278 agreement, being as they are changes that are required to mitigate the impact of the new development and provide an improved environment for all users. The cost of relocating the traffic signals for the improved pedestrian crossing will be met by Transport for London as part of their ongoing signal modernisation programme. Therefore, the total budget for Phase 1 is £550,216, with £416,567 of this being committed towards implementation.</p> <p>The funding for Phase 2 is provided from the Section 106 agreement, as this is classified as enhancement works. The Section 106 agreement restricts expenditure of this funding to enhancement works in the vicinity of the development at Creechurch Place. Therefore, the total budget for Phase 2 is £811,754, with £728,998 of this being committed towards implementation.</p>
<b>6. Success criteria</b>	<ul style="list-style-type: none"> <li>• A new, high quality public space in Mitre Square;</li> <li>• A simple, well-functioning space outside the new entrance to the Creechurch Place development;</li> <li>• An overall increase in green space in the area;</li> <li>• Improved, accessible routes for pedestrians across the space;</li> <li>• An increase in the number seats, including accessible seating;</li> <li>• A reduction in noise and anti-social behaviour in the vicinity of Mitre Square.</li> </ul>
<b>7. Progress reporting</b>	<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**

<b>Appendix 1</b>	Plan showing the two phases of delivery
<b>Appendix 2</b>	Plan of the Phase 2 works
<b>Appendix 3</b>	Financial tables

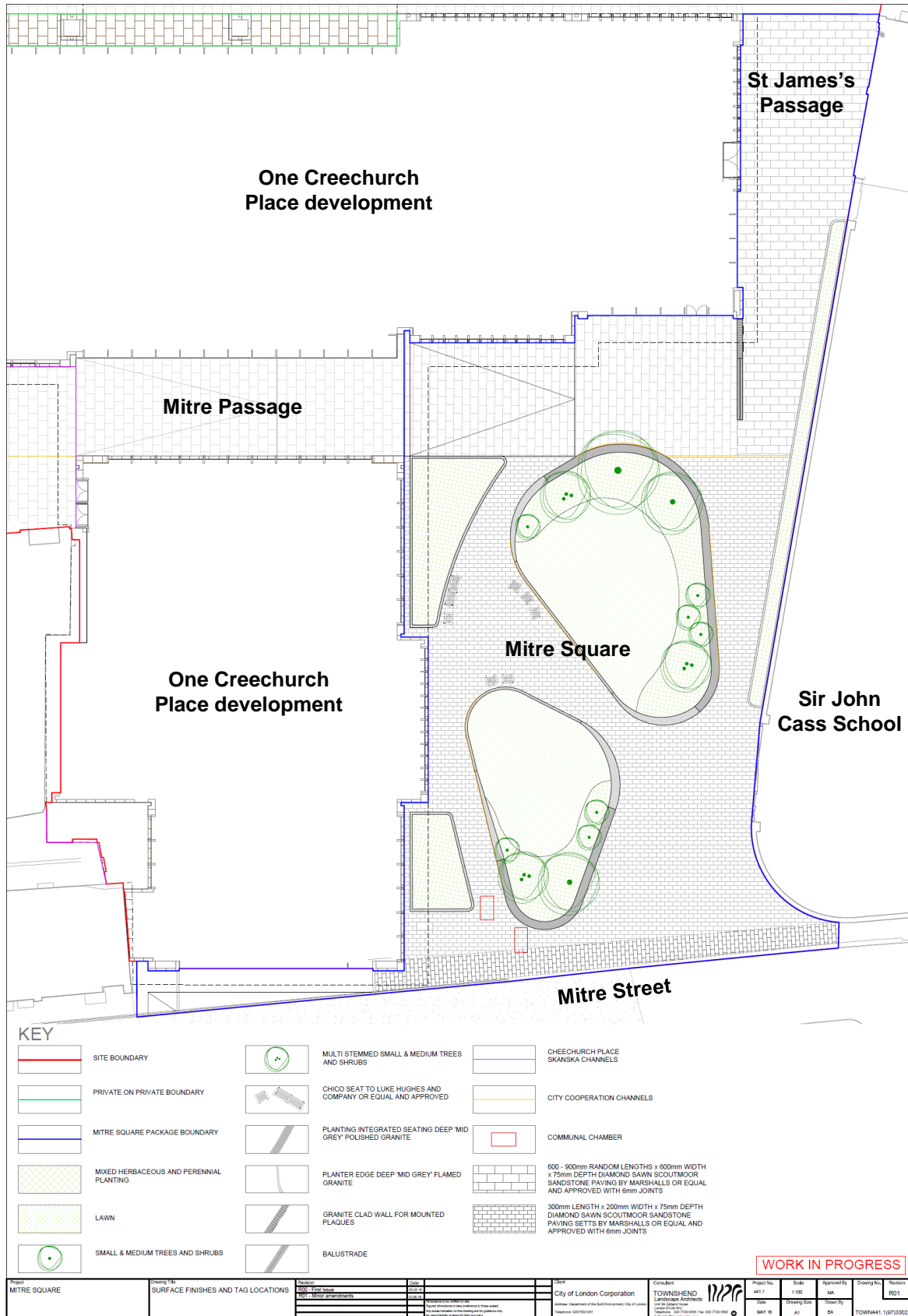
## **Contact**

<b>Report Author</b>	Tom Noble
<b>Email Address</b>	<a href="mailto:tom.noble@cityoflondon.gov.uk">tom.noble@cityoflondon.gov.uk</a>
<b>Telephone Number</b>	020 7332 1057

# Appendix 1 – plan showing the two phases of delivery



# Appendix 2 – plan of the Phase 2 works in Mitre Square & St James's Passage





## Appendix 3 – financial tables

<b>Table 1: Spend to date (inc. commitments)</b>			
<b>Description</b>	<b>Approved Budget (£)</b>	<b>Expenditure (£)</b>	<b>Balance (£)</b>
<b>Phase 1- Mitre Square S278</b>			
Pre-evaluation	133,649	133,649	0
Staff Costs	45,000	9,667.28	35,333
Fees	6,351	4,406	1,945
Hard Landscaping	245,216	171,870	73,346
Soft Landscaping	20,000	0	20,000
Utilities	100,000	92,559	7,441
<b>TOTAL S278</b>	<b>550,216</b>	<b>412,151</b>	<b>138,065</b>
<b>Phase 2 - Mitre Square S106</b>			
PreEv P&T Staff Costs	42,568	43,254	-686
PreEv P&T Fees	60,000	39,502	20,498
<b>TOTAL S106</b>	<b>102,568</b>	<b>82,756</b>	<b>19,812*</b>
<b>GRAND TOTAL</b>	<b>652,784</b>	<b>494,908</b>	<b>157,876</b>

\* The balance of £19,812 be carried forward to the implementation stage and the budgets adjusted to reflect the costs incurred

<b>Table 2: Total estimated cost (inc. spend to date)</b>			
<b>Description</b>	<b>Phase 1 (S278)</b>	<b>Phase 2 (S106)</b>	<b>Total Estimated Cost</b>
<b>Evaluation</b>			
Evaluation	133,649	82,756	216,405
<b>Implementation</b>			
CT & EE Staff Costs	5,000	41,000	46,000
Highways Staff Costs	40,000	35,000	75,000
Open Spaces Staff Costs	0	13,000	13,000
Fees	6,351	40,498	46,849
Hard Landscaping	245,216	377,500	622,716
Soft Landscaping	20,000	37,000	57,000
Lighting	0	50,000	50,000
Utilities	100,000	100,000	200,000
Maintenance	0	35,000	35,000
<b>Implementation sub-total</b>	<b>416,567</b>	<b>728,998</b>	<b>1,145,565</b>
<b>TOTAL</b>	<b>550,216</b>	<b>811,754</b>	<b>1,361,970</b>